

**GREEN MOUNTAIN SCENIC OVERLOOK & TRAILHEAD –
SECOND OBSERVATION TOWER (REBID)****Florida Department of Transportation (FDOT) Project****Federal Aid-Funded****FPN: 450898-1-58-01/450898-1-68-01**

This project is funded by the Federal Highway Administration (FHWA)/Florida Department of Transportation (FDOT).

FDOT has the rights to review and approve recommended Contractor’s qualifications and resulting contract.

Contractor and subcontractors shall comply with the terms of the Grant Agreement.

1. SCOPE OF WORK

1.1 A qualified licensed contractor” (hereinafter “Contractor”) shall furnish all labor, materials, equipment, component/devices, transportation, fuel, supervision, surveying, permits, inspections, and all other incidentals necessary to complete all necessary work listed, all in accordance with all parts of this solicitation and bid documents provided for the Green Mountain Scenic Overlook & Trailhead, located at 20700 County Road 455, Minneola, FL 34715.

1.2 Contractor is to provide complete, turn-key construction of Green Mountain Scenic Overlook & Trailhead - Second Observation Tower as described in the Green Mountain Scenic Overlook & Trailhead - Second Observation Tower Construction Plans, prepared by Powell Studio Architecture, LLC, for Lake County.

1.3 BASE BID:

1.3.1 Construction of a new tower addition to the existing overlook tower including but not limited to installation of Corten Steel columns and beams tower structure, concrete footings/mat foundation, installation of helical piles, piles load testing, construction of retaining wall, metal roof, accessible elevator including power supply/connection, construction of electrical/machine room, installation of sump pump, air conditioner split unit, prefabricated steel stairs, extruded aluminum deck, extruded steel railings, screen, lighting system and installation of fire extinguishers with cabinet.

1.3.2 Electrical Service Work: Connection of the proposed facilities to the existing electrical system including but not limited to installation of meter and service disconnects, electrical service panels, installation of electrical conduits, conductors, pull boxes, junction box, secondary transformer, electrical distribution panels and all necessary electrical components to provide power service to the proposed facilities. Installation of electrical conduits under existing asphalt pavement and concrete pathways/sidewalks by directional boring. Contractor also responsible for coordinating with SECO Energy the connection of new electrical system to the existing electrical service.

1.3.3 Contractor to provide the services of a licensed threshold building inspector in the State of Florida. Refer to Construction Plans, Sheet S-002, Section 014000 Special Inspections (Threshold), and Sheet S-004 Threshold Inspection Plan for additional requirements.

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- 1.3.4 Contractor to provide the services of a licensed geotechnical engineer in the State of Florida to monitor the installation of helical piles. Refer to Construction Plans, Sheet S-003, Section 316600 Helical Piles for additional requirements.
- 1.3.5 Contractor shall be responsible for providing a helical pile system designed by a delegated specialty engineer registered in the State of Florida. Refer to Construction Plans, Sheet S-003, Section 316600 Helical Piles for additional requirements. Contractor must include in their bid pricing any related cost associated with the design of the helical piles.
- 1.3.6 Contractor shall provide an As-Built survey of pile locations performed by a professional land surveyor registered in the State of Florida. Refer to Construction Plans, Sheet S-003, Section 316600 Helical Piles and Sheet S-004 Threshold Inspection Plan Section B.2 Foundation - Helical Piles for additional requirements.

*****Note:** The Lake County will be building an access road with limerock to allow the contractor to mobilize to and from the construction site without impacting the existing trail system. Refer to Exhibit “Temporary Construction Entrance and Access Road Aerial Map”.

2. CONTRACTOR RESPONSIBILITIES

- 2.1 Contractor is responsible for locating/identifying all utilities before starting construction; refer to *Utilities* section below for additional requirements. Contractor must take every precaution to avoid damage to any underground utilities. Contractor will be responsible for any damage caused to the existing utilities. In the event that Contractor or any of its subcontractors damage an existing utility, the Contractor will be responsible for the repair and must repair the same at its own cost.
- 2.2 The Contractor will be responsible for planning and providing perimeter site fencing and signage to ensure the safety and security of the site from the public, including park neighbors and visitors, children and staff, during construction as well as after park hours. Park must remain open for public use during work.
- 2.3 Contractor is responsible for the installation of silt fencing for entire perimeter of working area prior to start any construction activity.
- 2.4 No burning of trees allowed. Contractor will be responsible for removing and disposing of existing trees in a legal and proper manner as necessary for the construction of the proposed improvements.
- 2.5 Contractor shall be responsible for providing all necessary clean fill material, grading and compaction to level site area before construction of proposed improvements.
- 2.6 Contractor to remove and relocate existing fencing and park signs/kiosks as necessary for the construction of proposed park improvements.
- 2.7 Contractor is responsible for debris/trash management and must provide a dumpster or remove all construction debris/discarded materials/trash daily. No discarded construction material shall be dumped or remain on site unless contained within a dumpster provided by the Contractor. Dumpsters shall be maintained to prevent overflow of debris.
- 2.8 Contractor responsible for re-grading and re-sodding all areas impacted by construction of the proposed improvements. Contractor shall provide all sod required. No grass seeding allowed.

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- 2.9 Lake County Parks and Water Resources will be providing the Building Permit (Plan Review Only) for the proposed improvements, however, the Office of Building Services has indicated Contractor will be required to complete a Building Permit Application prior to issuance of this Permit. In addition, the Contractor and any subcontractors must be added to the building permit and pay all related permit and inspection cost/fees for the required work included under this solicitation. Refer to *Permit Requirements* section below for additional requirements.
- 2.10 The proposed timeframe (calendar days) noted in the pricing sheet shall include all items to provide a turnkey project as noted in the Scope of Work, and shall include the lead time, shop drawings, and permitting.
- 2.11 Contractor will be required to provide a timeline/work schedule and a detailed cost breakdown (schedule of values) at the preconstruction meeting for review which shall be the base for all payment applications.
- 2.12 Final Payment: A Certificate of Occupancy/Completion issued by the Office Building Services, (352) 343-9653, must be provided on or before submittal of the final payment application.

3. ACCEPTANCE

Lake County will review each installation to determine compliance prior to final acceptance of the work. Any work not installed in accordance with the plans and specifications and rejected by Lake County must be removed and replaced at the Contractor's expense.

4. CLEANING

Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soil, debris, and equipment. Any spoils created from this work must become the property of the Contractor and must be disposed of in a legal and proper manner.

5. FIELD CONDITIONS

It is the responsibility of the Contractor to verify all site conditions before they submit their bid. Verify and coordinate all work to field locations and dimensions. Contractor is responsible for the installation of temporary construction fencing and signage to safely enclose the work area along with silt fencing for entire perimeter of site work.

6. INSTALLATION

- 6.1 Installation must be in accordance with the terms and conditions in this Invitation to Bid, construction documents provided and as stated in the Scope of Work.
- 6.2 All work must meet applicable Federal, State, and local building codes and must be performed by qualified licensed contractors in their respective areas (electrical, mechanical, plumbing, fire, etc.). The Contractor must complete all work per Construction Documents including the associated specifications.

7. LEAD TIME

Any long lead item must be ordered within one (1) week after approved submittals are received.

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Contractor is responsible for obtaining all necessary building permits and inspection approvals and paying all related costs/fees for the work included under this solicitation. Contractor is responsible to obtain directly from the engineering firm at his own expense, if needed, any necessary engineering drawings (CAD drawings, signed/sealed electronic plans or hard copies). Contractor must provide copies of all permits obtained by Contractor to Parks and Water Resources prior to the start of construction. Contractor responsible for installing a Permit Posting Box Unit. Approved plans and permits must be available on site for the inspector. For questions regarding building permits and review process please contact the Office Building Services at (352) 343-9653.

9. PRODUCT HANDLING

Contractor is responsible for the proper packaging, shipping, handling and storage of materials to be incorporated in the work, so as to ensure the preservation of the quality and fitness of the materials for proper installation as required by the contract documents. Products are to be delivered to the site in the manufacturer's container or packaging. Contractor shall provide the following: storage containers for material as necessary; sufficient manpower and equipment necessary to off load equipment/materials at jobsite per scheduled deliveries; and dumpsters for cardboard waste and packing debris. Contractor must store materials in a secure, weather-protected area and provide adequate security to protect delivered and stored products from theft, vandalism, or damage during the installation. Contractor is responsible for the return of all damaged products to manufacturer and the replacement of damaged items.

10. PROPERTY REPLACEMENT

Property at the site, including turf (rubber, sod), concrete pavement, asphalt, lime rock path, and fencing removed or relocated during the course of construction and any damage due to the work performed by Contractor, must be reinstalled, repaired or replaced before final payment is made.

11. SAFETY PRECAUTIONS

Contractor shall be responsible for initiating, maintaining, and supervising all safety related precautions in connection with the work throughout the contract term. Contractor must erect and maintain all reasonable safeguards for safety and protection, including posting danger signs and other warning signs against hazards. It is the responsibility of the Contractor to provide a safe environment for Contractor's employees, subcontractors, and all other users of the park, including patrons and County staff, and must monitor and maintain fencing/barricades to ensure continued safety.

12. USE OF SITE

The Contractor must confine its operations at the site to areas permitted by law, ordinances, and permits. The Contractor must not unreasonably encumber the site with materials, equipment, or trailers. The Contractor shall not cause the site entrance to be blocked or otherwise prevent reasonable access to the site, other working and parking areas, completed portions of the work and/or properties, or storage areas. The Contractor will be given 24-hour notice by the County to remove or relocate any materials, equipment, or trailers improperly placed on the site. If Contractor

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fails to remove or relocate the items within the 24-hours provided, the County will remove the items at the Contractor's expense.

13. UTILITIES

Contractor is responsible for making appropriate contact to ensure utility locations have been marked prior to excavation and trenching. Call 811 before you dig (www.Sunshine811.com). The Contractor must protect all utilities (including irrigation) encountered while performing its work. The Contractor must exercise due care when excavating around utilities and must restore any damaged utilities, at its own expense, to the same condition or better as existed prior to start of work.

14. VENDOR SUBMITTAL

Submit product data/specifications and shop drawings electronically to Parks and Water Resources for review and approval for all items of work. All submittals are to be approved by the engineer/architect and/or Parks and Water Resources prior to Contractor delivering materials to job site and installation.

15. AS-BUILT DRAWINGS

One (1) complete set of As-Built Drawings (signed/sealed by a licensed professional) in hard copy and electronic format along with operation and maintenance manuals (if applicable) shall be supplied to the County upon completion of the work and before submitting final payment application.

16. WARRANTY AND GUARANTEES

Contractor must furnish Parks and Water Resources with a signed minimum one (1) year warranty and maintenance program covering all systems from the date of final acceptance of the project by Lake County. Provide a 5 year compressor warranty for the air conditioning condensing unit (CU-1), refer to sheet M101, note #3. The Contractor is responsible for securing warranties and guarantees for any materials, equipment, or fixtures to be incorporated into the project.

17. WORKMANSHIP

- 17.1 All furnishings described in this solicitation must be installed by qualified tradesman. All installation work and materials to be manufacturer's specifications, or as directed by the County's Representative.
- 17.2 All work and materials are subject to the approval of the County.
- 17.3 All products must be inspected by the County for damage and chipped or marred finish. Contractor must replace any damaged or rejected products at no additional cost to the County. The County's Representative may at his option authorize acceptance of chipped or scratched painted surface repaired by Contractor at his own risk.

18. 'EQUAL' PRODUCT CAN BE CONSIDERED UPON RECEIPT OF SPECIFIED DATA

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- 18.1 Vendors must submit any equivalent request two (2) weeks prior to bid opening. Failure to submit timely will make equivalent submittal non-responsive.
- 18.2 The manufacturer's name, brand name and/or model number information contained in this solicitation are being used for the sole purpose of establishing the minimum requirement of level of quality, standard of performance, and design and is in no way intended to prohibit the offer of another manufacturer's items of equal material unless otherwise indicated elsewhere in this solicitation.
- 18.3 If an “equal” product may be considered by the County in accordance with this solicitation, the unit shall be equal in quality and standards of performance to the item specified in the solicitation. Where an “or equal” item is offered, and product information sheets are required, the initial offer must be accompanied with a complete set of product information sheets (such as factory specifications, standard manufacturer information sheets, catalogues, and brochures), and if required, a copy of performance test results of the unit offered as an equal. For product information submittals, all supporting documentation submitted by the vendor must in total meet the required specifications set forth in this solicitation. Where the standard product literature submitted with the offer provides information that does not comply with the specifications, the vendor shall state, in an official letter on corporate letterhead as part of their initial offer, the differences between the item they are specifically offering, and the equipment described by the standard product literature, to substantiate compliance to all of the specifications set forth in this solicitation. In such cases, any offer submitted with standard product literature but without the letter explaining compliance will result in the rejection of the offer for not meeting the solicitation specifications.
- 18.4 If samples of all “or equal” items bid are required for evaluation, such items are to be provided at no cost to the County, and should be submitted with the initial offer, or at the time of specific request. Failure to meet this requirement may result in your offer being rejected.
- 18.5 For “equal” products to be evaluated based on submission of product labels, the initial offer should be accompanied with labels indicating the specification and ingredients for each “or equal” item offered. Failure to meet this requirement may result in your offer being rejected.
- 18.6 The County shall be sole judge of equivalence, based on the best interests of the County, and its decision in this regard shall be final. Items labeled "No Substitute" on the County’s Bid/Proposal Submission Form are the only products that will be accepted under this solicitation
- 18.7 This specific solicitation requires submission of the following documentation to enable County evaluation of “equal” products.

- _____ : Product Information Sheets
- _____ : Product Samples with Initial Offer
- _____ : Product Samples Upon Specific Request
- _____ : Product labels
- _____ : Performance Test Results

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