

**CONTRACT FOR CONSTRUCTION**  
**(Cooperative Purchase Quote Based)**

THIS CONTRACT FOR CONSTRUCTION ("Contract") is entered on \_\_\_\_\_, by and between the **City of Lake Worth Beach**, a Florida municipal corporation with its primary office located at 7 N. Dixie Highway, Lake Worth Beach, FL 33460 ("City"), and **The Watts Group, LLC**, a limited liability company authorized to do business in the State of Florida with its primary office located at 8310 N River Highlands PL, Tampa, FL 33617 ("Contractor").

WHEREAS, Sourcewell, a State of Minnesota local government entity, issued an invitation for bid for an indefinite delivery-indefinite quantity construction contract which can be utilized by participating entities like the City of Lake Worth Beach ("IFB"); and

WHEREAS, Sourcewell advertised the IFB in Palm Beach County in compliance with Florida Statutes and received a responsive bid from the Contractor with unit pricing for general contractor construction services; and

WHEREAS, Sourcewell awarded the IFB to the Contractor (Contract #FL-R6-GC-092524-WATT) inclusive of the General Terms and Conditions and Contract Documents identified therein) based on the Contractor's responsive bid ("Sourcewell Agreement"); and

WHEREAS, the City requested and obtained a quote from the Contractor based on the Sourcewell Agreement to provide construction work associated with The City of Lake Worth Beach City Hall Annex Roof Framing Reinforcement (generally located at 1749 3<sup>rd</sup> Ave South, Lake Worth Beach, FL 33460; and

WHEREAS, the City desires to accept the Contractor's Quote for the Project; and

WHEREAS, the City finds entering this Contract with the Contractor for all work set forth herein serves a valid public purpose.

NOW THEREFORE, the City hereby engages the Contractor, and in consideration of the mutual promises herein contained, the sufficient of which is hereby acknowledged by both parties, the parties agree as follows:

**Article 1. DEFINITIONS.**

1.1 Contract Documents. The Contract Documents are incorporated herein by reference as if originally set forth in this Contract, and comprise the entire agreement between the City and Contractor. The Contract Documents consist of this Contract, the Contractor's Quote (which is attached hereto as **Exhibit "A"**); the Sourcewell Agreement (Contract # FL-R6-GC-092524-WATT inclusive of the General Terms and Conditions and Contract Documents identified therein), and any duly executed and issued Change Orders, Work Directive Changes, Field Orders and amendments relating thereto. If, during the performance of the work, the Contractor finds an ambiguity, error or discrepancy in the Contract Documents, the Contractor shall so notify the City, in writing, within five (5) business days and before proceeding shall obtain a written interpretation or clarification. Failure to obtain a written interpretation or clarification will be deemed a waiver of the ambiguity, error or discrepancy by the Contractor. The City will not be responsible for any oral instructions, clarifications, or other communications except those provided in writing in response to Contractor's request for clarification of an ambiguity, discrepancy or error.

In resolving conflicts in any of the Contract Documents, the order of precedence shall be as follows:

First Priority:	Duly executed Change Orders
Second Priority:	This Contract
Third Priority:	Sourcwell Agreement (inclusive of the General Terms and Conditions and Contract Documents identified therein)
Fourth Priority:	Contractor's Quote (Exhibit "A")

1.2 Contract Administrator. Whenever the term Contract Administrator is used herein, it is intended to mean **the Asst. Director of Public Works or designee, City of Lake Worth Beach, Florida.** In the administration of this Contract, all parties may rely upon instructions or determinations made by the Contract Administrator except that all determinations that result in an increase in Contract Time and/or an increase in the Contract Price, shall require a formal Change Order executed by the City Manager or the City Council (depending on the authority set forth in the City's Procurement Code).

1.3 Contract Price. The total Contract Price is **Three Hundred Eight-Three Thousand Three Hundred Thirty-Two Dollars and Sixty-One/100 cents (\$383,332.61).** The City shall not reimburse the Contractor for any additional costs incurred as a direct or indirect result of the Contractor performing the work under this Contract unless the Contractor receives prior written approval from the City's Contract Administrator. The Contract price shall be payable in accordance with paragraph 3 of this Contract.

1.4 Work. The Work under the Contract Documents shall consist of all goods and services necessary for the Contractor to complete all Work associated with structural reinforcement of the existing wood roof framing system at the City Hall Annex to support roof tile replacement, including sistering of existing rafters and joists, installation of new girders, posts, and blocking, and installation of specified Simpson Strong-Tie connectors and hardware. Work includes all associated selective demolition required to access framing, temporary shoring as required to maintain structural stability and as set forth in the Contractor's Quote (Exhibit "A"). The Contractor's Work set forth in Exhibit "A" shall be performed consistent with this Contract and the Sourcwell Agreement inclusive of the General Terms and Conditions and Contract Documents identified therein. The City acknowledges and accepts that the Contractor's Quote (Exhibit "A"), including all scope clarifications, assumptions, exclusions, limitations, and defined responsibilities, forms the basis of the Contractor's pricing and performance obligations. The Contractor shall not be required to perform any work, services, or responsibilities not expressly included in Exhibit "A" unless authorized by a written Change Order executed by both parties. If the Contract Documents are silent, unclear, or inconsistent regarding a specific task, responsibility, or condition, the clarifications, assumptions, and exclusions contained in Exhibit "A" shall govern the Contractor's obligations and shall be used to interpret the scope of the Work and the associated with the Contract Price.

**Article 2. CONTRACT TIME; PUNCH-LIST; LIQUIDATED DAMAGES.**

2.1 Upon Contractor's receipt of a completed, coordinated, approved and fully permitted set of construction documents for the Work, the City shall issue a notice to proceed or purchase order to the Contractor. Substantial completion of the Work shall be within **90 calendar days** from the notice to proceed or City issued purchase order (whichever is earlier). Final completion of all Work and all punch-list items (if any) shall be within **120 calendar days** from the notice to proceed or City issued purchase order (whichever is earlier). The foregoing timeframes are subject to a force majeure event as set forth in Article 8 (below).

2.2 At least ten (10) days prior to reaching substantial completion, the Contractor shall create a proposed punch-list of items that must be completed by the Contractor prior to submitting its

final payment request. The Contractor's proposed punch-list must include all items of Work which remain to be completed and the estimated cost to complete each Work item on the list. Upon receipt of the Contractor's proposed punch-list, the City will have ten (10) days to review, make modifications, or agree to the proposed punch-list. If the City does not make any modifications to the Contractor's proposed punch-list within ten (10) days of receipt, the proposed punch-list will be deemed accepted by the City. The City's Contract Administrator or designee will resolve any disputes in the punch-list and determine the final punch-list for the parties no later than 30-days from the date the Contractor is determined to have reached substantial completion. Once the punch-list is accepted by the City and finalized by the City's Contract Administrator or designee, the final punch-list will be delivered to the Contractor. Thereafter, the Contractor will have thirty (30) days to complete all items on the finalized punch-list and all Work (unless additional time is provided in accordance with the Contract Documents for final completion). The failure of either party to include any corrective work or pending items on the finalized punch-list does not alter the responsibility of the Contractor to complete all construction services in accordance with the Contract Documents (or applicable work order). The Contractor's proposed punch-list and responses by the City may be by informal written notice by: (1) email (with delivery receipt requested and received); (2) hand-delivery (with proof of hand-delivery); (3) by certified mail (RRR); or, (4) by national overnight courier utilizing the contact information set forth above in this Agreement. Proof of delivery shall be kept by the party providing the informal written notice to the other party.

- 2.3 **Liquidated Damages. The City and Contractor recognize that time is of the essence of this Contract and that the City will suffer financial loss if the Work described in the Contract Documents is not completed within the times specified in paragraph 2.1 above subject to an extension of time for a force majeure event. The City and Contractor recognize, agree and acknowledge that it would be impractical and extremely difficult to ascertain and fix the actual damages that the City would suffer in the event Contractor neglects, refuses, or otherwise fails to complete the Work within the time specified. Accordingly, instead of requiring any such proof, the City and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay the City Five Hundred Dollars (\$500.00) for each day that expires after the times specified in paragraph 2.1 above.**

### Article 3. PAYMENT PROCEDURES

- 3.1 Generally. The Contractor shall submit invoices detailing all Work completed and in place and all materials installed for the Project. The invoices shall be consistent with the Contractor's quote (Exhibit "A") in terms of payment timeframes. The Contractor's invoices shall be submitted to:

City of Lake Worth Beach  
Attn: Finance Department/Procurement Division  
7 N. Dixie Highway  
Lake Worth Beach, FL 33460

With a copy to: Mina Tawadros, Asst. Director Public Works at:  
[mtawadros@lakeworthbeachfl.gov](mailto:mtawadros@lakeworthbeachfl.gov)

The City's Contract Administrator or designee will review each invoice submitted by the Contractor. If approved by the City's Contract Administrator or designee, the City will make payment in accordance with the Contractor's Quote (Exhibit "A") and Florida's Prompt Payment

Act (for construction services), section 218.735, Florida Statutes (2025). If an invoice is not approved, the City will notify the Contractor within twenty (20) business days of the City's receipt and identify the action necessary to correct the invoice or a deficiency.

### 3.2 **CHANGE ORDER FOR CHANGE IN CONTRACT PRICE (REQUESTED BY THE CITY).**

3.2.1 Pursuant to section 218.755, Florida Statutes (2025), for any Change Order(s) where there is an addition and/or revision in the Work that increases the Contract Price and said addition and/or revision is requested by the City, the Contractor shall complete the Change Order form (attached as **Exhibit "B"** hereto and incorporated by reference), execute the form, and submit the form to the City's Contract Administrator with all supporting documentation attached. The supporting documentation shall include any price quote(s) or other documentation establishing the increase in the Contract Price (and any related extension of the Contract Time), the cost of the additional Work and/or revised Work, the Contractor's Fee (if applicable), and all necessary documents for permitting including, but not limited to, engineered drawings, specifications, and product approvals.

3.2.2 Upon receipt of the completed and executed Change Order form from the Contractor with the supporting documentation, the City's Contract Administrator or designee will review the same and either deny the Change Order or process the Change Order for approval. **The City will send a written notice to the Contractor within thirty-five (35) days after receipt of the properly completed and executed Change Order form as to whether the same has been approved or denied.**

3.2.3 If the Change Order is denied, the City will specify in the written notice to the Contractor any alleged deficiencies in the Change Order and the actions necessary for the Contractor to remedy the same. If the City timely notifies the Contractor that a Change Order is denied (or the Change Order form submitted by the Contractor otherwise fails to conform to all statutory requirements or the requirements set forth herein), the Contractor may resubmit the completed and executed Change Order form after all deficiencies have been corrected and the timeframe set forth herein for the City's written notice of approval or denial will start anew.

3.2.4 If the Change Order is approved, the Contractor shall include the additional and/or revised Work covered by the Change Order in the appropriate invoice or pay application for payment consistent with this Agreement.

3.2.5 If the City fails to provide a timely written notice to the Contractor as set forth in this paragraph and the Change Order form is properly submitted, completed, and executed by the Contractor as required by this Agreement, the Change Order will be deemed approved and the Contractor shall be paid for the additional and/or revised Work covered by the Change Order once the additional and/or revised Work is completed.

3.2.6 The Contractor shall submit the completed and executed Change Order form to the City's Contract Administrator or designee by: (1) email (with delivery receipt requested and received); (2) hand-delivery (with proof of hand-delivery); (3) by certified mail (RRR); or, (4) by national overnight courier utilizing the contact information set forth above in this Agreement.

3.2.7 The City shall send the City's written notice required in this paragraph to the

Contractor by: (1) email (with delivery receipt requested and receipt received); (2) by hand-delivery (with proof of hand-delivery); (3) by certified mail (RRR); or, (4) by national overnight courier utilizing the contact information set forth above in this Agreement.

3.2.8 All Contractor proposed Change Orders or Change Orders for only an increase in the Contract Time shall be handled as agreed upon between the City's Contract Administrator or designee and the Contractor; however, all Change Orders shall include the following language: *The Contractor and the City agree that this CHANGE ORDER represents the complete agreement of the parties with respect to the Work as modified herein as of the date of this CHANGE ORDER. By approving this Change Order, the Contractor releases any and all claims that it may have against the City under the subject Contract Documents including, but not limited to claims for equitable adjustments, which occurred or accrued prior to the effective date of this CHANGE ORDER except those claims made in writing to the City prior to the effective date of this CHANGE ORDER.*

3.2.9 The City acknowledges that unsuitable soils beyond excavation limits, expanded dewatering, unknown or incorrectly shown utilities in the City's permitted plans, permitting driven changes, and design revisions are excluded from the Contractor's scope of Work set forth in Exhibit "A". If any of these conditions arise, the Contractor will promptly request a Change Order with for additional labor, materials, equipment, and time prior to proceeding with the additional scope of Work. The Contractor's request for Change Order shall include reasonable documentation to support the requested scope of Work including without limitation pricing for all additional labor, materials, and equipment. Upon verification by the City that the stated condition(s) exist, the City will promptly review the Change Order either request approval by the appropriate approval authority or promptly notify the Contractor of any issues with the proposed Change Order. The City's appropriate approval authority is the City Manager for a Change Order or combination of Change Orders that do not exceed \$50,000 (Fifty Thousand Dollars).

- 3.3 Final Payment. Upon final completion and acceptance of all of the Work in accordance with the Contract Documents (including all punch-list items) and final inspection by the City, the Contractor shall submit a "final invoice" to the City. In order for both parties to close their books and records, the Contractor will clearly state "FINAL" on the Contractor's final invoice. This certifies that all Work and the Project have been properly completed and all charges have been invoiced to the City. The FINAL invoice shall include a request for payment of all retainage. Since this account will thereupon be closed, any and other further charges if not properly included in this final invoice are waived by the Contractor. If the Contractor's Final Invoice is approved as set forth above, the City shall pay the remainder of the Contract Price including any amount held as retainage.
- 3.4 Notwithstanding the foregoing, the City shall not be required to pay the Contractor or release any amount of retainage to the Contractor that is subject of a good faith dispute, the subject of any claim by the Contractor or anyone employed by or utilized by the Contractor for the Project, or otherwise the subject of a claim or demand by the City.
- 3.5 Acceptance of final payment by the Contractor shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final invoice.

#### Article 4. SUBCONTRACTS AND INDEPENDENT CONTRACTOR.

**There are no identified subcontractors for the Project.** The Contractor represents that it has, or will secure at its own expense, all necessary personnel required to perform the work under this Contract. Such personnel shall not be employees of or have any contractual relationship with the City. All of the work required hereunder shall be performed by the Contractor or under its supervision, and all personnel engaged in performing the work shall be fully qualified and authorized or permitted under federal, state and local law to perform such work.

#### Article 5. CONTRACTOR'S REPRESENTATIONS

In order to induce the City to enter into this Contract, the Contractor makes the following representations:

- 5.1 Contractor has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the work.
- 5.2 Contractor has obtained at his/her own expense and carefully studied, or assumes responsibility for obtaining and carefully studying, soil investigations, explorations, and test reports which pertain to the subsurface conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the work as Contractor considers necessary for the performance or furnishing of the work at the Contract Price, within the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or is deemed necessary by Contractor for such purposes.
- 5.3 Contractor has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or is deemed necessary by the Contractor in order to perform and furnish the work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.
- 5.4 Contractor has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
- 5.5 If applicable, the Contractor has given the City Contract Administrator written notice of all conflicts, errors or discrepancies that the Contractor has discovered in the Contract Documents and the written resolution thereof (if any) by the City is acceptable to the Contractor.
- 5.6 The Contractor's representations set forth in this Article 5 do not extend to subsurface conditions, soil interpretation, groundwater behavior, unknown or incorrectly shown utilities on the City's permitted plans, or any concealed condition outside the Contractor's reasonable control. The Contractor will not be responsible for identifying, guaranteeing, or correcting such conditions beyond the limits of excavation described in the Contractor's Quote at Exhibit "A"; however, the Contractor shall promptly bring such conditions to the attention of the City or its

representative upon knowledge of the same.

Article 6. INDEMNITY, INSURANCE, BOND AND WARRANTY.

- 6.1 The Contractor agrees to assume liability for and indemnify, hold harmless, and defend the City, its commissioners, mayor, officers, employees, agents, and attorneys of, from, and against all liability and expense, including reasonable attorney's fees, in connection with any and all claims, demands, damages, actions, causes of action, and suits in equity of whatever kind or nature, including claims for personal injury, property damage, equitable relief, or loss of use, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Contractor, its agents, officers, Contractors, subcontractors, employees, or anyone else utilized by the Contractor in the performance of this Contract. The Contractor's liability hereunder shall include all attorney's fees and costs incurred by the City in the enforcement of this indemnification provision. This includes claims made by the employees of the Contractor against the City and the Contractor hereby waives its entitlement, if any, to immunity under Section 440.11, Florida Statutes. The obligations contained in this provision shall survive termination of this Contract and shall not be limited by the amount of any insurance required to be obtained or maintained under this Contract. Notwithstanding the foregoing, the Contractor shall not be responsible for damages arising from or related to the negligence of the City, its employees, its consultants, representatives or agents.

Subject to the limitations set forth in this Section, Contractor shall assume control of the defense of any claim asserted by a third party against the City and, in connection with such defense, shall appoint lead counsel, in each case at the Contractor's expense. The City shall have the right, at its option, to participate in the defense of any third party claim, without relieving Contractor of any of its obligations hereunder. If the Contractor assumes control of the defense of any third party claim in accordance with this paragraph, the Contractor shall obtain the prior written consent of the City before entering into any settlement of such claim. Notwithstanding anything to the contrary in this Section, the Contractor shall not assume or maintain control of the defense of any third party claim, but shall pay the fees of counsel retained by the City and all expenses, including experts' fees, if (i) an adverse determination with respect to the third party claim would, in the good faith judgment of the City, be detrimental in any material respect to the City's reputation; (ii) the third party claim seeks an injunction or equitable relief against the City; or (iii) the Contractor has failed or is failing to prosecute or defend vigorously the third party claim. Each party shall cooperate, and cause its agents to cooperate, in the defense or prosecution of any third party claim and shall furnish or cause to be furnished such records and information, and attend such conferences, discovery proceedings, hearings, trials, or appeals, as may be reasonably requested in connection therewith.

It is the specific intent of the parties hereto that the foregoing indemnification complies with Section 725.06, Florida Statutes, as amended. Contractor expressly agrees that it will not claim, and waives any claim, that this indemnification violates Section 725.06, Florida Statutes. Nothing contained in the foregoing indemnification shall be construed as a waiver of any immunity or limitation of liability the City may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

- 6.2 Prior to commencing any work, the Contractor shall provide proof of insurance coverage as required in the Sourcewell Agreement's terms and conditions. Such insurance policy(s) shall be issued by the United States Treasury or insurance carriers approved and authorized to do business in the State of Florida, and who must have a rating of no less than "excellent" by A.M. Best or as mutually agreed upon by the City and the Contractor. All such insurance policies may not be modified or terminated without the express written authorization of the City.

The commercial general liability and automobile policies will name the City as an additional insured on primary, non-contributory basis and proof of all insurance coverage shall be furnished to the City by way of an endorsement to same or certificate of insurance prior to the provision of services. The certificates shall clearly indicate that the Contractor has obtained insurance of the type, amount, and classification as required for strict compliance with this section and the Sourcewell Agreement. Failure to comply with the foregoing requirements shall not relieve Contractor of its liability and obligations under this Contract.

- 6.3 Contractor hereby waives any and all rights to subrogation against the City, its officers, employees and agents for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then Contractor shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which a condition to the policy specifically prohibits such an endorsement, or voids coverage should Contractor enter into such an agreement on a pre-loss basis.

- 6.4 Public Construction Bond. Within ten (10) days following the City's and the Contractor's execution of this Contract, the Contractor shall provide a Public Construction Bond pursuant to section 255.05, Florida Statutes ("Bond"), which shall satisfy the following minimum qualifications:

- a. The Bond shall name the City as Owner;
- b. The Bond shall be in the amount of 100% of this Contract as may be amended by Change Order;
- c. The Surety Company shall have a currently valid Certificate of Authority, issued by the State of Florida Department of Insurance, authorizing it to write surety bonds in the State of Florida.
- d. The Surety Company shall have currently valid Certificate of Authority issued by the United States Department of Treasury under Sections 9304 to 9308 of Title 31 of the United States Code.
- e. The Surety Company shall be in full compliance with the provisions of the Florida Insurance Code.
- f. The Surety Company shall have at least twice the minimum surplus and capital required by the Florida Insurance Code at the time of Contractor's Quote to the City.
- g. The Surety Company shall have at least the ratings of A-/Class V in the latest issue of Best's Key Rating Guide.
- h. The Surety Company shall not expose itself to any loss on any one risk in an amount exceeding ten (10) percent of its surplus to policyholders, provided:

(i) Any risk or portion of any risk being reinsured shall be deducted in determining the limitation of the risk as prescribed in this section. These minimum requirements shall apply to the reinsuring carrier providing authorization or approval by the State of Florida, Department of Insurance to do business in this state have been met.

(ii) In the case of the surety insurance company, in addition to the deduction for reinsurance, the amount assumed by any co-surety, the value of any security deposited, pledged or held subject to the consent of the surety and for the protection of the surety shall be deducted.

- i. The Bond shall be in the same format as the bond form set forth in **Exhibit "C"**, which is incorporated herein by reference.
- j. The executed Bond shall be recorded in the Official Records of Palm Beach County by the Contractor and a certified copy of the recorded Bond provided to the City prior to the commencement of any construction work. The City will not pay for any Work until it has received a certified copy of the recorded Bond.
- k. If the Surety is declared bankrupt, becomes insolvent, its right to do business in the State is terminated or it ceases to meet the requirements set forth above, the Contractor shall within thirty days after notification by the City substitute another Bond and surety company, at no cost to the City, meeting the above requirements.

6.5 Warranty. Unless the Contractor's Quote or the applicable manufacturer provides a longer warranty period, the Contractor warrants and guarantees to the City that all Work provided under the Contract Documents by the Contractor shall be performed in accordance with the Contract Documents and all materials and parts supplied under the Contract Documents shall be free from all defects for one (1) year from the final completion of the Work. The Contractor shall provide the City any and all manufacturers' warranties for the goods and services being provided under the Contract Documents and shall be responsible for coordinating all such warranties until final acceptance which warranties are within the Contractor's scope of Work as set forth in Exhibit "A" or by fully executed Change Order(s). Upon receipt of written notice from the City of any non-conforming Work or any defect in any such equipment, materials, or labor during the applicable warranty period, the Contractor shall correct, repair, replace, or otherwise remedy, at its sole cost and expense, any nonconforming or defective Work discovered, including all associated access, removal, reinstallation, patching, finishing, testing, and re-inspection necessary to deliver conforming Work at a time and in a manner acceptable to the City. The Contractor agrees to pay for all transportation and handling costs of returned materials, if required, for repair or replacement. The Contractor's warranty in this Article 6 shall not apply to failures in the Work that arise from or relate to failures related design deficiencies or work by third parties not under the control or under contract with the Contractor.

Should the Contractor fail to promptly make the necessary repair, replacement, and tests, City may perform or cause to be performed the same at the Contractor's expense. The Contractor shall perform such tests as City may require verification that such repairs and replacements comply with the requirements of the Contract Documents. All costs incidental to such repair, replacement, and testing, including the removal, replacement, and reinstallation of equipment and materials necessary to gain access, shall be borne exclusively by the Contractor.

The Contractor shall commence Work to remedy or replace the defective, deficient Work within five (5) business days after receiving written (including transmittals by email) notice from the City. If the Contractor fails to remedy or remove or replace that Work or material which has been found to be defective, then the City may remedy or replace the defective or deficient Work at the Contractor's expense; provided, however, all repairs to natural gas, telephone, radio, computer security, water, electric, air conditioning services and all emergency services

shall be commenced within forty-eight (48) hours of notification, and Contractor shall complete the repairs in an expeditious manner befitting the nature of the deficiency. The Contractor shall immediately pay the expenses incurred by the City for remedying the defects. If the City is not paid within ten (10) calendar days, the City may pursue any and all legal or equitable remedies it may have against the Contractor.

The Contractor is required to provide a designated telephone number for warranty related emergencies which occur outside the normal workday. The Contractor is solely responsible for ensuring that all warranty Work is completed in the manner described above. If the City agrees, in writing, a subcontractor may be the point of contact for notices regarding warranty items, but such agreement shall not absolve the Contractor of its responsibility.

- 6.6 The terms of this section shall not modify, restrict or limit the City's other available remedies or restrict, limit or be construed as the sole or exclusive remedy for defective performance or failure to meet all of Contractor's obligations under the Contract Documents. This section shall not relieve the Contractor of its responsibilities for the performance of the original Work in accordance with the requirements of the Contract Documents and will not limit the City's remedies at law, in equity or under the Contract Documents. Additionally, the terms of a later signed manufacturer's warranty shall not modify or abridge the Contractor's warranties (express or implied), Contractor's performance, or Contractor's duties and liabilities under the Contract Documents and the warranties therein and shall not limit or restrict the City's remedies or damages at law, in equity, or under Contract Documents.

The Contractor shall deliver to City all original manufacturer and trade warranties and guarantees, properly executed and assignable to City, with effective dates not earlier than Substantial Completion (unless required for startup/commissioning). The Contractor remains responsible for coordinating and pursuing manufacturer remedies until final completion of the Project; use of a manufacturer's warranty does not relieve Contractor of obligations under the Contract Documents.

To the extent applicable, Contractor shall flow down these warranty obligations to all Subcontractors and shall remain the single point of responsibility to the City, regardless of tier. The use of subcontractors does not diminish the Contractor's warranty obligations.

The Contractor and its surety or sureties shall be liable for the satisfaction and full performance of the Contractor, completion of the project and the warranties therein and any damage to other parts of the Work caused by the Contractor's failure to perform pursuant to the Contract Documents and this Contract.

The Contractor shall maintain records of each warranty claim, proposed remedy, dates of response, permits/inspections (if any), and completion confirmation, and shall promptly submit a closeout report upon completion of corrective work to the City (but no later than ten (10) business days).

For avoidance of doubt, the provisions of this section shall survive the termination or expiration of the Contract Documents.

## Article 7. INDEPENDENT CONTRACTOR.

No relationship of employer or employee is created by this Contract; it being understood that

Contractor will act hereunder as an independent contractor and none of the Contractor's, officers, directors, employees, independent contractors, representatives or agents performing services for Contractor shall have any claim under the Contract Documents or otherwise against the City for compensation of any kind. The relationship between the City and Contractor is that of independent contractors, and neither shall be considered a joint venturer, partner, employee, agent, representative or other relationship of the other for any purpose expressly or by implication.

#### Article 8. FORCE MAJEURE.

Neither party hereto shall be liable for its failure to perform hereunder due to any circumstances beyond its reasonable control, such as acts of God, wars, riots, national emergencies, sabotage, epidemics, strikes, labor disputes, accidents, significant weather events lasting longer than three (3) days, unreasonable delays by permitting agencies, design professionals, utility providers, modular building vendors, inspectors, and governmental laws, ordinances, rules, or regulations. The Contractor or the City may suspend its performance under this Contract as a result of a force majeure without being in default of this Contract, but upon the removal of such force majeure, the Contractor or City shall resume its performance as soon as is reasonably possible. Upon the Contractor's request, the City shall consider the facts and extent of any failure to perform the work and, if the Contractor's failure to perform was without its fault or negligence, the schedule may be revised accordingly, subject to the City's rights to change, terminate, or stop any or all of the work at any time. No extension shall be made for delay occurring more than five (5) days before a notice of delay or claim therefore is made in writing to the City. In the case of continuing cause of delay, only one (1) notice of delay or claim is necessary. Failure to timely provide notice of any delay shall waive the delay until notice is properly provided in accordance with this provision and the Contract. If an extension of time is granted, the Contract Time will be extended on a day for day basis to account for the force majeure event.

#### Article 9. TERMINATION.

**A. TERMINATION BY CITY:** The City may terminate the Contract and the Contract Documents if the Contractor:

- (a) refuses or fails to supply enough properly skilled workers or proper materials;
- (b) fails to timely prosecute the work or any portion thereof;
- (c) disregards or takes action contrary to any laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction;
- (d) takes action, short of declaring bankruptcy, evidencing insolvency;
- (e) fails or refuses to provide and/or maintain insurance or proof of insurance as required by the Contract Documents; or,
- (f) otherwise is in breach of a provision of the Contract Documents.

If any of the above exist, the City, may without prejudice to any other rights or remedies of the City and after giving the Contractor three (3) days' written notice, and fourteen (15) days to cure, terminate the Contract and Contract Documents and may:

- (a) take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by or paid for by the City; and,
- (b) finish the Work by whatever reasonable method the City may deem expedient.

The Contractor shall be liable for any damage to the City, including additional attorney and engineering/architectural fees, resulting from the Contractor's termination under this provision by the City, including but not limited to, and any increased costs incurred by the City in completing the work.

When the City terminates the Contract for one of the reasons stated above, the Contractor shall not be entitled to receive further payment, if any, until the work is finished.

Should it be determined by a mediator or a court of competent jurisdiction that the City wrongfully terminated the Contract, then the Contractor agrees to treat such termination as a termination for convenience.

## **B. TERMINATION BY THE CITY FOR CONVENIENCE**

The City may, at any time, terminate the Contract and Contract Documents for the City's convenience and without cause. Upon receipt of written notice from the City of such termination for the City's convenience, the Contractor shall:

- (a) cease operations as directed by the City in the notice;
- (b) take actions necessary, or that the City may direct, for the protection and preservation of the Work; and
- (c) except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing orders and enter into no further orders.

In case of such termination for the City's convenience, the Contractor shall be entitled to receive payment for all Work executed and materials in place and reasonable demobilization costs (if any). The City shall not be liable to the Contractor for any loss of profit or any other indirect or consequential costs or damages.

## Article 10. MISCELLANEOUS.

- 10.1 The City and Contractor each binds itself, its partners, its successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.
- 10.2 Additional work, changes to the Contract Price, or Contract Time, is subject to the City's prior written approval. The Contractor has no authority to approve such changes and has no authority to waive the requirement of prior written authorization for extra work, changes in the Contract Time, Contract Time, or change orders
- 10.3 Headings and References & Exhibits: The headings contained in this Contract are inserted for convenience of reference only and shall not be a part or control or affect the meaning hereof. All references herein to Articles are to the Articles of this Contract. All references herein to Exhibits are to the exhibits hereto, each of which shall be incorporated into and deemed to be a part of this Contract.
- 10.4 Counterparts: This Contract may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which shall be deemed to be an original, but each of which together shall constitute one and the same instrument. The parties may sign this

Contract and all Contract Documents electronically or digitally and the same shall be deemed an original signature of that party.

- 10.5 Entire Contract; Amendment and Waiver: This Contract (together with the other Contract Documents) supersedes any and all prior negotiations and oral or written agreements heretofore made relating to the subject matter hereof and, except for written agreements, if any, executed and delivered simultaneously with or subsequent to the date of this Contract, constitutes the entire agreement of the parties relating to the subject matter hereof. This Contract may not be altered or amended except by a writing signed by the parties hereto. No waiver of any of the terms or conditions of this Contract shall be effective unless in writing and executed by the party to be changed therewith. No waiver of any condition or of the breach of any term, covenant, representation, warranty or other provision hereof shall be deemed to be construed as a further or continuing waiver of any such condition or breach or a waiver of any other condition or of any breach of any other term, covenant, representation, warranty or other provision contained in this Contract.
- 10.6 Successors and Assigns: This Contract shall be binding upon, and shall inure to the benefit of the parties hereto and their respective successors and assigns.
- 10.7 Governing Law; Consent to Jurisdiction: This Contract shall be governed by and construed and interpreted in accordance with the laws of the State of Florida. Each of the parties hereto (a) irrevocably submit itself to the exclusive jurisdiction of the Fifteenth Judicial Circuit Court in and for Palm Beach County, Florida for state actions and jurisdiction of the United States District Court for the Southern District of Florida, Palm Beach Division, for the purposes of any suit, action or other proceeding arising out of, or relating to, this Contract; (b) waives and agrees not to assert against any party hereto, by way of motion, as a defense of otherwise, in any suit, action or other proceeding, any claim that it is not personally subject to the jurisdiction of the above-named courts for any reason whatsoever; and (ii) to the extent permitted by applicable law, any claim that such suit, action or proceeding by any part hereto is brought in an inconvenient forum or that the venue of such suit, action or proceeding is improper or that this Contract or the subject matter hereof may not be enforced in or by such courts.
- 10.8 Third Party Beneficiary rights: This Contract shall create no rights or claims whatsoever in any person other than a party herein.
- 10.9 Severability: If any one or more of the provisions of the Contract shall be held to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.
- 10.10 Effective date: The effective date of this Contract is the date the Contract is approved by the City Commission.
- 10.11 Public Records: The Contractor shall comply with Florida's Public Records Act, Chapter 119, Florida Statutes, and, if determined to be acting on behalf of the City as provided under section 119.011(2), Florida Statutes, specifically agrees to:
- (a) Keep and maintain public records required by the City to perform the service.
  - (b) Upon request from the City's custodian of public records or designee, provide the City with a copy of the requested records or allow the records to be inspected or copied within a

reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Contract and following completion of this Contract if the Contractor does not transfer the records to the City.

(d) Upon completion of this Contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records or designee, in a format that is compatible with the information technology systems of the City.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS OR DESIGNEE AT (561) 586-1662, OR VIA: [CITYCLERK@LAKEWORTHBEACHFL.GOV](mailto:CITYCLERK@LAKEWORTHBEACHFL.GOV) OR AT 7 NORTH DIXIE HIGHWAY, LAKE WORTH BEACH, FL 33460.**

- 10.12 Preparation: This Contract shall not be construed more strongly against either party regardless of who was more responsible for its preparation.
- 10.13 PALM BEACH COUNTY IG: In accordance with Palm Beach County ordinance number 2011-009, the Contractor acknowledges that this Agreement may be subject to investigation and/or audit by the Palm Beach County Inspector General. The Contractor has reviewed Palm Beach County ordinance number 2011-009 and is aware of its rights and/or obligations under such ordinance.
- 10.14 Except where specifically provided for in the Contract Documents, the Contractor shall not be entitled to an increase in the Contract Price or payment or compensation of any kind from the City for direct, indirect, consequential, impact or other costs, expenses or damages, including, but not limited to, costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever. Provided, however, and subject to sovereign immunity under section 768.28, Florida Statutes, that this provision shall not preclude recovery or damages by the Contractor for hindrances or delays due solely to fraud, bad faith or active interference on the part of the City. Otherwise, the Contractor shall be entitled only to extensions of the Contract Times as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.
- 10.15 If any legal action or other proceeding is brought for the enforcement of this Contract or the Contract Documents, or because of an alleged dispute, breach, default or misrepresentation in connection with any provisions of this Contract or the Contract Documents, each party shall

be responsible for their own attorney's fees at all levels. **EACH PARTY ALSO AGREES AND VOLUNTARILY WAIVES ANY RIGHT TO A JURY TRIAL ARISING OUT OF ALLEGED DISPUTE, BREACH, DEFAULT, MISREPRESENTATION OR ANY OTHER CLAIM IN CONNECTION WITH OR ARISING FROM ANY PROVISION OF THIS CONTRACT OR THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ANY COUNTERCLAIMS.**

- 10.16 Each of the parties agrees to perform its obligations under the Contract Documents in conformance with all laws, regulations and administrative instructions that relate to the parties' performance of the Work and under the Contract Documents.
- 10.17 All documents, including but not limited to drawings, specifications, plans, reports, other items and data or programs stored in hard-copy, electronically or otherwise (collectively referred to as "Documents" hereafter), prepared by the Contractor under this Contract shall be considered a "Work for Hire" and the exclusive property of the City. To the extent such Documents may not be deemed a "Work for Hire" under applicable law, Contractor will assign to the City all right, title and interest in and to Contractor's copyright(s) for such Documents. Contractor shall execute and deliver to City such instruments of transfer and take such other action that City may request, including, without limitation, executing and filing, at City's expense, copyright applications, assignments and other documents required for the protection of City's right to such Documents. The Contractor shall retain copies of the Documents for a period of three (3) years from the date of completion of the Project. The City grants to the Contractor the right and/or limited license to use a portion of the Documents prepared by the Contractor in future projects of the Contractor with said right and/or limited license to use a portion at Contractor's own risk and without any liability to City. Any modifications made by the City to any of the Contractor's Documents, or any use, partial use or reuse of the Documents without written authorization or adaptation by the Contractor will be at the City's sole risk and without liability to the Contractor.
- 10.18 COMPLIANCE WITH SECTION 787.06. By executing this Contract before a notary public and taking an oath under the penalty of perjury, the Contractor attests and warrants that the Contractor does not use coercion for labor or services as defined in section 787.06, Florida Statutes (2025).
- 10.19 Any provision of this Contract which is of a continuing nature or imposes an obligation which extends beyond the term of this Contract shall survive its expiration or earlier termination.
- 10.20 As provided in Sections 287.132-133, Florida Statutes, as amended from time to time, by entering into the Contract Documents, the Contractor certifies that it and its affiliates who will perform hereunder have not been placed on the convicted vendor list maintained by the State of Florida Department of Management Services within the thirty-six (36) months immediately preceding the date hereof.
- 10.21 As provided in Section 287.135, Florida Statutes, as amended from time to time, by entering into the Contract Documents, the Contractor certifies that it is not participating in a boycott of Israel. City and Contractor agree that the City will have the right to terminate the Contract Documents if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.
- 10.22 Pursuant to Section 448.095(2), Florida Statutes, the Contractor shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees and require

all subcontractors (receiving funding under this Contract) to register with and use the E-Verify system to verify the work authorization status of all the subcontractors' newly hired employees.

- 10.23 Except as otherwise provided herein, any formal notice required to be given under the Contract Documents shall be sent by certified mail (return receipt requested) or by nationally recognized overnight courier as to the parties' primary office location provided at the outset of this Contract. Either party may amend this notice provision by written notice to the other party.
- 10.24 By executing this Contract, on behalf of the Contractor, the undersigned hereby warrants and represents to the City that he or she has the authority and full legal power to execute this Contract and any and all documents necessary to effectuate and implement the terms of this Contract on behalf of the Contractor for whom he or she is signing and to bind and obligate such party with respect to all provisions contained in this Contract.
- 10.25 **PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.**
- 10.26 Since all work is being performed on City real property, Florida's Construction Lien Law (Sections 713.001 – 713.37, Florida Statutes) is not applicable to this Contract or the Contract Documents.
-

IN WITNESS WHEREOF, the City and Contractor have caused this Contract for Construction to be executed the day and year shown above.

**CITY OF LAKE WORTH BEACH, FLORIDA**

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

By: \_\_\_\_\_  
Melissa Ann Coyne, MMC, City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL  
SUFFICIENCY

By: \_\_\_\_\_  
Glen J. Torcivia, City Attorney

By: \_\_\_\_\_  
Yannick Ngendahayo, Financial Services Director

CONTRACTOR:

**The Watts Group, LLC**

By: \_\_\_\_\_  
*[Signature]*

Print Name: Courtnei Watts

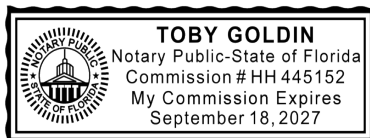
[Corporate Seal]

STATE OF Florida )  
COUNTY OF Hillsborough )

THE FOREGOING instrument was acknowledged before me by means of  physical presence or  online notarization on this 25th day of March 2026, by Courtnei Watts, as the Manager [title] of The Watts Group, LLC, a company authorized to do business in the State of Florida, who is  personally known to me or  who has produced \_\_\_\_\_ as identification, and who did take an oath under penalty of perjury that the facts stated with regard to section 787.06, Florida Statutes, are true and correct, and that he or she is duly authorized to execute the foregoing instrument and bind The Watts Group, LLC to the same.

*Toby Goldin*  
\_\_\_\_\_  
Notary Public Signature

[Notary Seal]



**EXHIBIT "A"**  
**(Contractor's Quote – 11 pages dated January 28, 2026)**

**Work Order Signature Document**

<b>EZIQC Contract No.: FL-R6-GC-092524-WATT</b>			
<input checked="" type="checkbox"/>	<b>New Work Order</b>	<input type="checkbox"/>	<b>Modify an Existing Work Order</b>
Work Order Number.:	151920.00	Work Order Date:	<u>03/17/2026</u>
Work Order Title:	City of Lake Worth Beach - City Hall Annex Roof Framing Reinforcement		
Owner Name:	<u>City of Lake Worth Beach</u>	Contractor Name:	<u>The Watts Group LLC</u>
Contact:	<u>Mina Tawadros</u>	Contact:	<u>Marcel Moreno</u>
Phone:	<u>561-670-0549</u>	Phone:	<u>470-557-7296</u>

<b>Work to be Performed</b>	
Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No FL-R6-GC-092524-WATT.	
<u>Brief Work Order Description:</u>	

<b>Time of Performance</b>	Estimated Start Date:	
	Estimated Completion Date:	
<b>Liquidated Damages</b>	Will apply: <input checked="" type="checkbox"/>	Will not apply: <input type="checkbox"/>

<b>Work Order Firm Fixed Price: \$383,332.61</b>
Owner Purchase Order Number:

**Approvals**

Owner	Date	Contractor <span style="float: right;">3/25/26</span>
		Date

**Detailed Scope of Work**

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**To:** Marcel Moreno  
The Watts Group LLC  
8310 N River Highlands PL  
Tampa, FL 33617  
470-557-7296

**From:** Mina Tawadros  
City of Lake Worth Beach  
1749 3rd Avenue South  
City of Lake Worth Beach, FL 33460  
561-670-0549

**Date Printed:** March 17, 2026

**Work Order Number:** 151920.00

**Work Order Title:** City of Lake Worth Beach - City Hall Annex Roof Framing Reinforcement

**Brief Scope:**

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Preliminary

Revised


Final

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Per attached scope of work.

Subject to the terms and conditions of JOC Contract **FL-R6-GC-092524-WATT**.

  
\_\_\_\_\_  
Contractor

3/25/26  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

# Contractor's Price Proposal - Summary

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**Date:** March 17, 2026

**Re:** IQC Master Contract #: FL-R6-GC-092524-WATT  
Work Order #: 151920.00  
Owner PO #:  
Title: City of Lake Worth Beach - City Hall Annex Roof Framing Reinforcement  
Contractor: The Watts Group LLC  
Proposal Value: \$383,332.61

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**Section - 01** **\$238,244.90**

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**Section - 06** **\$145,087.71**

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**Proposal Total** **\$383,332.61**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**The Percentage of NPP on this Proposal:** **32.17%**

# Contractor's Price Proposal - Detail

Date: March 17, 2026

Re: IQC Master Contract #: FL-R6-GC-092524-WATT  
 Work Order #: 151920.00  
 Owner PO #:  
 Title: City of Lake Worth Beach - City Hall Annex Roof Framing Reinforcement  
 Contractor: The Watts Group LLC  
 Proposal Value: \$383,332.61

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		

## Section - 01

1	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$6,267.35								
			Installation	<table> <tr> <td>Quantity</td> <td>Unit Price</td> <td>Factor</td> <td>Total</td> </tr> <tr> <td>5,697.59 x</td> <td>1.00 x</td> <td>1.1000 =</td> <td>6,267.35</td> </tr> </table>	Quantity	Unit Price	Factor	Total	5,697.59 x	1.00 x	1.1000 =	6,267.35	
Quantity	Unit Price	Factor	Total										
5,697.59 x	1.00 x	1.1000 =	6,267.35										
				P&P Bond at 1.5%									
2	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$4,070.00								
			Installation	<table> <tr> <td>Quantity</td> <td>Unit Price</td> <td>Factor</td> <td>Total</td> </tr> <tr> <td>3,700.00 x</td> <td>1.00 x</td> <td>1.1000 =</td> <td>4,070.00</td> </tr> </table>	Quantity	Unit Price	Factor	Total	3,700.00 x	1.00 x	1.1000 =	4,070.00	
Quantity	Unit Price	Factor	Total										
3,700.00 x	1.00 x	1.1000 =	4,070.00										
				Allowance for 123 Simpson Strong-Tie MTSM16 Masonry Twist Strap replacement.									
3	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$5,500.00								
			Installation	<table> <tr> <td>Quantity</td> <td>Unit Price</td> <td>Factor</td> <td>Total</td> </tr> <tr> <td>5,000.00 x</td> <td>1.00 x</td> <td>1.1000 =</td> <td>5,500.00</td> </tr> </table>	Quantity	Unit Price	Factor	Total	5,000.00 x	1.00 x	1.1000 =	5,500.00	
Quantity	Unit Price	Factor	Total										
5,000.00 x	1.00 x	1.1000 =	5,500.00										
				Permits									
4	01 22 20 00 0006		HR	Carpenter For tasks not included in the Construction Task Catalog® and as directed by owner only.	\$222,407.55								
			Installation	<table> <tr> <td>Quantity</td> <td>Unit Price</td> <td>Factor</td> <td>Total</td> </tr> <tr> <td>3,360.00 x</td> <td>53.42 x</td> <td>1.2391 =</td> <td>222,407.55</td> </tr> </table>	Quantity	Unit Price	Factor	Total	3,360.00 x	53.42 x	1.2391 =	222,407.55	
Quantity	Unit Price	Factor	Total										
3,360.00 x	53.42 x	1.2391 =	222,407.55										
				The labor for this project is based on 3,360 total man-hours, calculated from a seven-person crew working 40 hours per week over a 12-week period. All labor is associated with retrofit work that is not represented in the Gordian Construction Task Catalog, as the scope involves reinforcing an existing truss system rather than new construction. The work is performed within a tight crawl space with limited access, restricted movement, and constrained material handling, which significantly reduces production rates. Labor hours reflect the time required for continuous field verification, fitting, fastening, and installation under confined conditions, where productivity is driven by access and sequencing rather than standard catalog units.									

**Subtotal for Section - 01** **\$238,244.90**

## Section - 06

5	06 05 23 00 0000		1	Simpson Strong-Tie HU26-2 Mount Joist Hanger - Stainless Steel	\$34,011.05								
		<b>NPP</b>	Installation	<table> <tr> <td>Quantity</td> <td>Unit Price</td> <td>Factor</td> <td>Total</td> </tr> <tr> <td>301.00 x</td> <td>91.19 x</td> <td>1.2391 =</td> <td>34,011.05</td> </tr> </table>	Quantity	Unit Price	Factor	Total	301.00 x	91.19 x	1.2391 =	34,011.05	
Quantity	Unit Price	Factor	Total										
301.00 x	91.19 x	1.2391 =	34,011.05										

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 151920.00

**Work Order Title:** City of Lake Worth Beach - City Hall Annex Roof Framing Reinforcement

**Section - 06**

6	06 05 23 00 0000	1	Simpson Strong-Tie MTS16 Medium Twist Strap - Stainless Steel						\$3,245.50
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				146.00	17.94	1.2391		3,245.50	
7	06 05 23 00 0000	1	Simpson Strong-Tie HGA10KT Hurricane Gusset Angle W/Screws - G90 Galvanized						\$32,268.47
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				234.00	111.29	1.2391		32,268.47	
8	06 05 23 00 0000	1	Simpson Strong-Tie HUCQ210-3 Concealed Flange Heavy Hanger - Stainless Steel						\$6,052.14
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				18.00	271.35	1.2391		6,052.14	
9	06 05 23 00 0000	1	Simpson Strong-Tie HUC212-3 Concealed Flange Heavy Face Mount Hanger - Stainless Steel						\$12,490.13
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				36.00	280.00	1.2391		12,490.13	
10	06 05 23 00 0000	1	Simpson Strong-Tie HUS210 Face Mount Hanger - Stainless Steel						\$1,754.42
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				36.00	39.33	1.2391		1,754.42	
11	06 05 23 00 0000	1	Simpson Strong-Tie HGA10 Hurricane Gusset Angle - G90 Galvanized						\$21,512.31
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				156.00	111.29	1.2391		21,512.31	
12	06 05 23 00 0000	1	Simpson Strong-Tie MTS12 Medium Twist Strap - Stainless Steel						\$594.77
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				48.00	10.00	1.2391		594.77	
13	06 05 23 00 0000	1	Simpson Strong-Tie BA4.75/11.88 Top Flange Hanger - Hot Dipped Galvanized						\$6,679.10
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				36.00	149.73	1.2391		6,679.10	
14	06 05 23 00 0000	1	Simpson Strong-Tie 1212HT Heavy T Strap - G90 Galvanized						\$4,728.11
		<b>NPP</b>	Installation	Quantity	Unit Price	Factor	=	Total	
				78.00	48.92	1.2391		4,728.11	
15	06 05 23 00 0053	EA	6" x 1-3/8" Wide, 18 Gauge, Stainless Steel Hurricane Ties (Simpson Strong Tie® H2.5ASS)						\$2,750.80
			Installation	Quantity	Unit Price	Factor	=	Total	
				300.00	7.40	1.2391		2,750.80	
16	06 05 23 00 0285	EA	1-1/4" Wide x 12" Long, 18 Gauge, Galvanized Strap Tie (Simpson Strong Tie® MST12)						\$270.62
			Installation	Quantity	Unit Price	Factor	=	Total	
				78.00	2.80	1.2391		270.62	
17	06 11 16 00 0008	LF	2" x 6" Pressure Treated Wood Rafter						\$2,347.48
			Installation	Quantity	Unit Price	Factor	=	Total	
				842.00	2.25	1.2391		2,347.47	
18	06 11 16 00 0008	LF	2" x 6" Pressure Treated Wood Rafter						\$3,763.77
			Installation	Quantity	Unit Price	Factor	=	Total	
				1,350.00	2.25	1.2391		3,763.77	
19	06 11 16 00 0010	LF	2" x 10" Pressure Treated Wood Rafter						\$3,843.69
			Installation	Quantity	Unit Price	Factor	=	Total	
				825.00	3.76	1.2391		3,843.69	
20	06 11 16 00 0011	LF	2" x 12" Pressure Treated Wood Rafter						\$7,451.25
			Installation	Quantity	Unit Price	Factor	=	Total	
				1,296.00	4.64	1.2391		7,451.25	

**Contractor's Price Proposal - Detail Continues..**

**Work Order Number:** 151920.00

**Work Order Title:** City of Lake Worth Beach - City Hall Annex Roof Framing Reinforcement

**Section - 06**

21	06	11	16	00	0049	LF	2" x 4" Wood Stud Framing, For Partition Walls										\$618.56	
						Installation		Quantity		Unit Price		Factor	=	Total				
								390.00	x	1.28	x	1.2391	=	618.56				
22	06	11	16	00	0052	LF	2" x 4" Pressure Treated Wood Stud Framing, For Partition Walls											\$705.54
						Installation		Quantity		Unit Price		Factor	=	Total				
								390.00	x	1.46	x	1.2391	=	705.54				

**Subtotal for Section - 06**

**\$145,087.71**

**Proposal Total**

**\$383,332.61**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**The Percentage of NPP on this Proposal: 32.17%**



## Subcontractor Listing

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**Date:** March 17, 2026

**Re:** IQC Master Contract #: FL-R6-GC-092524-WATT  
Work Order #: 151920.00  
Owner PO #:  
Title: City of Lake Worth Beach - City Hall Annex Roof Framing Reinforcement  
Contractor: The Watts Group LLC  
Proposal Value: \$383,332.61

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		\$0.00	0.00

**Project Title: City of Lake Worth Beach – City Hall Annex Structural Roof Framing Reinforcement**

**Work Order: 151920**

**Date: January 28, 2026**

## **General Description**

The work consists of selective structural reinforcement of the existing wood roof framing system at the City Hall Annex to support roof tile replacement, including sistering of existing rafters and joists, installation of new girders, posts, and blocking, and installation of specified Simpson Strong-Tie connectors and hardware. Work includes all associated selective demolition required to access framing, temporary shoring as required to maintain structural stability. All work shall be performed in accordance with the issued structural permit drawings prepared by IWG Engineering dated 11/05/2025, the Florida Building Code (2023), and applicable local requirements. Roofing demolition, roof tile replacement, underlayment, flashing, and weatherproofing are under a separate permit and are not included in this contract.

### **Scope Includes**

#### **Selective Demolition**

- Remove limited portions of existing finishes, sheathing, or framing as required to access structural members indicated for reinforcement.
- Carefully expose existing rafters, joists, girders, posts, and bearing locations without damaging adjacent materials to remain.
- Protect existing CMU walls, ceilings, finishes, and structural elements not designated for modification.
- Remove and dispose of demolition debris generated directly from the work.

#### **Structural Framing Reinforcement**

- Sister existing roof joists and rafters with new dimensional lumber as shown on the drawings, including:
- Sistering 2x6 members to existing 2x6 joists.
- Sistering 2x10 members where existing joists are verified in the field to be 2x6, as detailed.
- Furnish and install new built-up wood girders, including but not limited to 3-2x12 members, at locations shown.
- Install new wood posts, including sistered posts where required, and connect to existing beams and girders per details.
- Provide all required blocking, shims, and bearing materials necessary for proper load transfer and alignment.
- Perform all work in accordance with field-verified existing conditions and applicable details shown on Sheets S-2.0 and S-2.1.

#### **Structural Connectors and Hardware**

- Furnish and install all specified Simpson Strong-Tie connectors
- Install all connectors with manufacturer-specified fasteners, quantities, sizes, and installation methods.
- Provide stainless steel fasteners where connectors are in contact with treated lumber, masonry, or as otherwise required by the drawings.
- Install connectors at masonry bearing locations using approved concrete fasteners as detailed.

#### **Temporary Shoring and Structural Stability**

- Provide temporary shoring and bracing as required to maintain the integrity and stability of the existing structure during reinforcement activities.
- Sequence work to avoid overloading existing framing.
- Maintain safe load paths at all times during construction.
- Inspections and Coordination
- Coordinate all required inspections related to the structural reinforcement work.
- Provide access and assistance to inspectors as required.
- Correct deficiencies directly related to work expressly included in this Scope.

#### **Project-Specific Exclusions**

- The following items are specifically excluded from this Scope of Work:

- Roofing system demolition, roof tile removal, roof tile installation, underlayment, flashing, fasteners, sealants, waterproofing, or roofing warranties.
- Replacement of existing roof sheathing except where explicitly required to perform structural reinforcement shown on the drawings.
- Structural repairs to existing framing, CMU walls, foundations, slabs, or footings not expressly shown on the permitted structural drawings.
- Electrical, mechanical, plumbing, fire alarm, or low-voltage work of any kind.
- Interior ceiling removal, replacement, or finish restoration beyond limited access required for structural work.
- Architectural finishes, painting, or aesthetic restoration.

### **Global Exclusions:**

The following items are excluded from the Contractor's scope of work unless expressly stated otherwise in the Scope Includes or added by written amendment.

- Unforeseen conditions, concealed conditions, latent defects, or undocumented existing conditions, including conditions discovered as a result of demolition, inspection, or field verification.
- Hazardous materials identification, testing, monitoring, abatement, removal, handling, or disposal, including but not limited to asbestos, lead, mold, contaminated soil, or hazardous substances of any kind.
- Design, engineering, delegated design, or professional services beyond those explicitly shown on the permit drawings or required for standard shop drawing preparation.
- Certified as-built drawings; record drawings shall be limited to contractor redlines only.
- Phased, segmented, or accelerated work beyond a single continuous mobilization unless explicitly stated.
- Third-party testing, inspections, certifications, or special inspections not expressly required by the permit drawings or specifically identified as included.
- Corrections, upgrades, or modifications required to bring existing systems, components, or assemblies into compliance with current codes or standards beyond the scope shown on the permit drawings.
- Temporary facilities, services, or utilities beyond the use of existing on-site utilities made available by the Owner, unless specifically noted.
- Protection, repair, or replacement of existing conditions not directly impacted by the Contractor's work.

### **Insurance and Financial:**

The following insurance, bonding, financial, and cost-related items are not included in the Contractor's scope of work unless expressly stated otherwise in the Scope Includes or required by the executed contract documents.

- Builder's risk insurance (unless reimbursed).
- Payment and performance bond (unless reimbursed).
- Certified payroll / Davis-Bacon wages (unless required).
- Liquidated damages (unless contractually agreed).
- Sales tax (unless otherwise specified).
- DBE/SBE/MWBE/SLBE participation (unless required).

### **Permits and Utilities:**

The following permit, utility, and agency-related items are excluded from the Contractor's scope of work unless expressly stated otherwise in the Scope Includes or specifically identified as included by written amendment.

- Permit fees are included, subject to the allowance and clarification stated herein.
- Environmental or specialty permits (e.g., wetlands, historical).
- Utility relocations or modifications.
- Temporary utility services, relocations, or shutdown coordination beyond existing on-site utilities made available by the Owner.

### **Work Scope and Materials:**

The following items related to warranties, certifications, materials, and responsibility for third-party actions are excluded from the Contractor's scope of work unless expressly stated otherwise in the Scope Includes.

- Extended warranties beyond standard 1-year.
- Responsibility for delays by third parties.
- LEED or sustainability certifications (unless included).
- Special insurance policies (e.g., pollution, professional liability).

**Safety and Logistics:**

The following safety, access, security, and logistical requirements are excluded from the Contractor's scope of work unless expressly stated otherwise in the Scope Includes or required by applicable authorities having jurisdiction.

- Job site security beyond standard safety.
- Aerial lifts or scaffolding for elevated work (unless stated).
- Fire watch.
- Material substitutions subject to change post-submittal.
- After-hours/weekend work (unless noted).

**General Clarifications:**

The following clarifications are provided to define assumptions, coordination responsibilities, and interpretation of the Scope of Work, and do not expand the Contractor's scope beyond that expressly included herein.

**Note to Inspections & Testing:**

This proposal does not include inspections, special inspections, threshold inspections, third-party testing, material testing, or inspection services of any kind. All inspections required by the Authority Having Jurisdiction or any third party, unless expressly identified as included in the Scope of Work or permit drawings, are excluded and shall be the responsibility of others.

**Note on Temporary Shoring Design**

Temporary shoring, if required, shall be provided solely as a means and method of construction. This proposal does not include engineered shoring design, shoring calculations, delegated design, or shoring drawings. Any requirement for engineered or sealed shoring design imposed by the Authority Having Jurisdiction or others shall be considered outside the scope of this proposal and addressed by written modification.

**Note to Staging Area:**

This proposal is based on the availability of a staging area immediately adjacent to the building sufficient to support material storage, equipment access, and normal construction operations. Any restrictions, relocations, limitations, or loss of access to the staging area shall be considered a change in conditions and may require a written adjustment to cost and schedule.

**Note to Temporary Power:**

This proposal assumes that temporary electrical power will be made available by the Owner at or adjacent to the building for construction use. Provision of temporary power, generators, additional services, or electrical upgrades beyond existing available power is excluded and may require a written adjustment to cost and schedule.

**Note to Existing Conditions and Incidental Damage:**

All work will be performed within the attic space above an existing museum space that is not in operation. This proposal assumes the space below will remain unoccupied during construction. The Contractor shall take reasonable measures to perform the work carefully; however, the Contractor shall not be responsible for damage to existing finishes, exhibits, displays, or contents below the work area. Any special protection, removal, or protection of items within the space below shall be by others or addressed by written modification.

**Note to Owner-Furnished Items and Existing Contents:**

The Contractor's scope excludes the relocation, protection, disconnection, reconnection, storage, or reinstallation of Owner-furnished items, furniture, fixtures, equipment, signage, IT systems, security devices, or

contents unless expressly shown on the permit drawings or specifically listed in the Scope Includes. Any handling of such items required for access or construction shall be addressed by written amendment.

**Note to Existing Conditions and Tolerances:**

All work is based on the dimensions, elevations, and conditions shown on the permit drawings. The Contractor has not performed a survey or verification of existing structural dimensions, plumbness, or squareness beyond normal visual observation. Variances between existing conditions and the permit drawings, including out-of-plumb walls, dimensional inconsistencies, or irregular substrates, are excluded and may require additional work to be addressed by written amendment.

**Work Schedule and Coordination**

- Normal business hours: Monday–Friday, 7:00 AM – 5:00 PM (excluding holidays).
- After-hours work: Sunday–Thursday, 8:00 PM – 5:00 AM (only if explicitly stated).
- Work to be completed in one continuous mobilization unless otherwise noted.
- Owner to provide unrestricted site access during work hours.

**Permits and Inspections**

- Contractor will obtain permits as required.
- Contractor will coordinate with municipalities and utility companies as needed.

**Submittals, Testing, and Closeout**

- Standard submittals and applicable testing included only if specified.
- Certified as-builts are not included unless noted.
- Final cleanup included.
- Assumes owner-provided staging area. No off-site storage or site security included.
- Contractor will protect adjacent work areas from dust, debris, and damage.

**Order of Precedence**

- In the event of a conflict between this Scope of Work and the permit drawings, the terms of this Scope of Work shall govern for purposes of scope definition and cost responsibility.

**Project Duration and Liquidated Damages**

The Contractor's schedule and pricing are based on achieving Substantial Completion within three (3) months from the date the permit is issued and the Contractor is authorized to proceed. Final Completion shall be achieved within thirty (30) calendar days after Substantial Completion.

Liquidated damages in the amount of **\$500 per calendar day** will apply only if Substantial Completion or Final Completion is not achieved within the durations stated above. These durations and any associated liquidated damages are expressly contingent on the following:

1. The Owner and Architect/Engineer providing a complete, coordinated, and permit-ready set of construction documents.
2. All required permits, approvals, and releases being issued in a timely manner.
3. Timely inspections, re-inspections, and approvals by all governing agencies.
4. No delays caused by utilities, other contractors, or third parties not under the Contractor's control.
5. Delays caused by weather, including rain events, unsafe conditions, or other force majeure events, shall extend the contract time on a day-for-day basis and shall not trigger liquidated damages.

If any of the above conditions delay the start or progress of the Work, the Contractor's schedule shall be extended on a day-for-day basis, and liquidated damages shall not apply to the impacted period.

**EXHIBIT "B"**

**CHANGE ORDER FORM**

**(Addition or Revision to Work Requested by City that increases Contract Price)**

Project Number: \_\_\_\_\_ Contractor: \_\_\_\_\_

Contractor's Project Representative's E-Mail: \_\_\_\_\_

Contractor's Project Representative's Phone Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

Contract Effective Date: \_\_\_\_\_

Change Order Number: \_\_\_\_\_

Change Order Effective Date: \_\_\_\_\_ [TO BE COMPLETED BY CITY]

Change Order Type: **INCREASE IN CONTRACT PRICE**

Associated Change in Contract Time: \_\_\_\_\_ (work days)

Existing Purchase Order / Work Order Number: \_\_\_\_\_ (if applicable)

**Description of Change as requested by Owner:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Price of Original Contract: \$ \_\_\_\_\_

Current Price of Contract (including prior Change Orders): \$ \_\_\_\_\_

Price of Current Change Order: \$ \_\_\_\_\_

New Contract Price: \$ \_\_\_\_\_

Basis of Price Change: \_\_\_ Unit Price      \_\_\_ Time & Material      \_\_\_ Lump Sum

Contract Time Change: \_\_\_ No Change      \_\_\_ Extended      \_\_\_ Decreased      by \_\_\_ work days

**\* Contractor shall attach all supporting documentation, which will be incorporated herein by reference.**



IN WITNESS WHEREOF, the City of Lake Worth Beach has approved this Change Order No. \_\_\_\_\_ to the \_\_\_\_\_ Project on \_\_\_\_\_.

**CITY OF LAKE WORTH BEACH, FLORIDA**

By: \_\_\_\_\_  
Betty Resch, Mayor

ATTEST:

By: \_\_\_\_\_  
Melissa Ann Coyne, MMC, City Clerk

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

APPROVED FOR FINANCIAL  
SUFFICIENCY:

By: \_\_\_\_\_  
Glen J. Torcivia, City Attorney

By: \_\_\_\_\_  
Yannick Ngendahayo, Financial Services Director

*\*The City Manager may be authorized to execute a Change Order(s) under the City's Purchasing Code.*

**Attachments: (Contractor shall attach all supporting documentation)**

**EXHIBIT "C"**

**PUBLIC CONSTRUCTION BOND**

**Prepared by and return to:**

**PUBLIC CONSTRUCTION BOND**  
(Pursuant to sec. 255.05, Florida Statutes)

Surety Bond No. \_\_\_\_\_

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**PRINCIPAL/CONTRACTOR:**

Name:

[Principal Business Address]

Telephone Number:

**SURETY:**

Name:

[Principal Business Address]

Telephone Number: **OWNER:**

**CONTRACT:**

Date:

Amount:

Description (Name and Location):

**BOND:**

Date (Not earlier than Contract Date):

Amount:

This Bond is issued in favor of the \_\_\_\_\_, as Owner and Obligee, and conditioned on the full and faithful performance of the Contract.

1. Principal/Contractor has entered into a contract with \_\_\_\_\_ for the project generally identified as the "\_\_\_\_\_" ("Contract"), with conditions and provisions as are further described in the aforementioned Contract, which Contract, including all of its attachments, exhibits, and incorporated documents (hereinafter, collectively, the "Contract Documents") is incorporated by reference and made a part hereof in its entirety.
2. Principal and Surety are bound to the Owner and Obligee in the sum of the Contract Amount set forth above for payment of which we bind ourselves, our heirs, personal representatives, executors, administrators, successors, and assigns, jointly and severally.
3. THE CONDITION OF THIS BOND is that if Principal:
  - a. Performs the Work required of and in accordance with the Contract Documents at the times and in the manner prescribed in the Contract Documents, which are made a part of this bond by reference; and
  - b. In accordance with Section 255.05, Florida Statutes, promptly makes payments to all

claimants, as defined in Section 255.05, Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the Contract Documents; and

c. Pays Owner all losses, damages (including liquidated damages), expenses, costs, and professional fees, including but not limited to attorneys' fees, including all trial and appellate proceedings, that the Owner sustains because of a default by Principal under the Contract Documents; and

d. Performs the warranty and guarantee of all work and materials furnished under the Contract Documents for the time specified in the Contract Documents, then this bond is void; otherwise it remains in full force.

If the Owner declares Contractor in default, the Owner shall notify the Surety if the Owner seeks the Surety to complete the project in accordance with the Contract Documents and the Surety may promptly remedy the default, or shall promptly complete the project in accordance with the Contract Documents.

4. Any changes in or under the Contract Documents and compliance or noncompliance with any formalities connected with the Contract Documents or the changes do not affect Surety's obligation under this bond and Surety waives notice of such changes. Any increase in the Contract Amount as authorized by the Owner shall accordingly increase the Surety's obligation by the same dollar amount of said increase. Principal/Contractor shall be responsible for notification to Surety of all changes to the Contract Amount. The Owner reserves the right to request an addendum or rider to this Bond for any increase in the Contract Amount, and if requested the same shall be provided by the Principal/Contractor and Surety. If the Contract Amount is increased above **twenty-five percent (25%)**, the Principal/Contractor shall promptly obtain an addendum or rider from the Surety for the increased Contract Amount and record the same in the official records. A copy of the recorded addendum or rider shall be provided to the Owner.
5. Principal and Surety expressly acknowledge and agree to be bound by all terms and conditions of the Contract Documents related to liquidated, delay, and time or impact-related damages. Surety shall be bound by the warranty or warranties contained in the Contract Documents and shall be responsible for any and all warranty obligations or damages as a result of latent defects or deficiencies in the work performed under the Contract Documents. The Surety waives all rights against Owner and its agents and employees for damages or other causes of loss by the Surety's performance of its obligations under this Bond, including claims by Surety against the Owner for costs it asserts were not warranted by the Contract Documents, excluding only such rights as the Surety shall have to proceeds of such insurance held by Owner as fiduciary (if any). Principal and Surety acknowledge that any such provisions lie within their obligations and within the policy coverage's and limitations of this instrument.
6. Section 255.05, Florida Statutes, as amended, together with all notice and time provisions contained therein, is incorporated herein, by reference, in its entirety. Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes. This instrument regardless of its form, shall be construed and deemed a statutory bond issued in accordance with Section 255.05, Florida Statutes.
7. Any action brought under this instrument shall be brought exclusively in the state court of competent jurisdiction in Palm Beach County, Florida, and not elsewhere.

Surety and Contractor, intending to be legally bound hereby, subject to the terms included herein and as required under Florida Statutes, do each cause this Bond to be duly executed on its behalf by its authorized officer, agent, or representative.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Witness  
Address: \_\_\_\_\_

\_\_\_\_\_  
Principal

\_\_\_\_\_  
Title

(Corporate Seal)

\_\_\_\_\_  
Witness  
Address: \_\_\_\_\_

\_\_\_\_\_  
Surety

\_\_\_\_\_  
Attorney-in-Fact  
(Attach Power of Attorney)

\_\_\_\_\_  
Print Name

(Corporate Seal)

**IMPORTANT:** Surety companies executing bonds must appear and remain on the U.S. Treasury Department's most current list (Federal Register) during construction, guarantee, and warranty periods, and be authorized to transact business in the State of Florida.

**BOND MUST CONTAIN ORIGINAL SIGNATURES. NO COPIES WILL BE ACCEPTED**