



PEST CONTROL SERVICES FOR VARIOUS CITY LOCATIONS

INVITATION FOR BID # CS-25-04

Issuance of Solicitation: Tuesday, August 19, 2025
Questions Due Date: Monday, September 1, 2025
Bid Submission Deadline: Tuesday, September 16, 2025

THE CITY OF PEMBROKE PINES
PROCUREMENT DEPARTMENT
8300 SOUTH PALM DRIVE
PEMBROKE PINES, FLORIDA 33025
(954) 518-9020

Table of Contents

1. NOTICE
2. GENERAL PROJECT INFORMATION & TIMELINE
3. PURPOSE AND BACKGROUND
4. SCOPE OF WORK
5. SUBMITTAL DOCUMENTS
6. EVALUATION OF PROPOSALS & PROCESS SELECTION
7. INSURANCE REQUIREMENTS
8. GENERAL TERMS AND CONDITIONS
9. SPECIAL TERMS & CONDITIONS

Attachments:

A - Sample Insurance Certificate

B - Specimen Contract - Contractual Services Agreement

C - Pines Place & Pines Point (Senior Residence) Floorplans

D - Howard C Forman Campus Floorplans

E - Focal Point Community Center

F - HEALTH PARK ADDITIONAL BUILDINGS FLOOR PLAN

G - SENIOR RECREATION CENTER FLOORPLAN

H - SENIOR RESIDENT APARTMENTS FLOOR PLAN

I - SENIOR RESIDENT TOWER LOBBY FLOORPLAN

J - Monthly Pest Control Schedule for Pines Place



SECTION 1 - NOTICE

Notice is hereby given that the City Commission of the City of Pembroke Pines is seeking sealed proposals for:

IFB # CS-25-04

Pest Control Services for Various City Locations

Solicitations may be found on the City of Pembroke Pines website under the Procurement Department at <http://www.ppines.com/index.aspx?NID=667>, and may be downloaded directly from the OpenGov platform at <https://procurement.opengov.com/portal/pembrokepines>.

For Technical Support, proposers can reach the OpenGov Service Desk between 7:00 am to 10:00 pm from Monday through Friday via the following methods:

- Chat (preferred method): Click the button in the lower right-hand corner of the portal.
- E-mail: procurement-support@opengov.com
- Phone: 1 (650) 336-7167

If additional help is needed with downloading the solicitation package please contact the Procurement Department at (954) 518-9020 or by email at purchasing@ppines.com. The Procurement Department hours are between 7:00 am to 6:00 pm on Monday through Thursday and is located at 8300 South Palm Drive, Pembroke Pines, FL 33025.

Bidders shall submit all questions regarding this bid via the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/pembrokepines>. Please note the deadline for submitting questions. All answers will be posted on the City's e-Procurement Portal. Bidders may also click "Follow" on this bid to receive an email notification when answers are posted. It is the bidder's responsibility to check the portal for updates. Only written responses issued through the OpenGov platform will be considered official for interpretations or clarifications.

Proposals will be accepted until 2:00 pm on Tuesday, September 16, 2025, electronically at <https://procurement.opengov.com/portal/pembrokepines/projects/178165>.

Bid Opening: The sealed electronic proposals will be publicly opened at 2:30 pm, on the bid due date, by the City Clerk's Office, in the **City Clerk's Office Conference Room located on the 4th Floor in the Charles F. Dodge City Center**/City Hall Administration Building, located at 601 City Center Way, Pembroke Pines, Florida, 33025.

Virtual Bid Opening: In light of public health concerns and to ensure accessibility for all, the City encourages interested parties and the public to participate virtually via live streaming instead of attending the meeting in person. As a result, meetings may be a combination of in-person and virtual, all as provided by law. To virtually attend the bid opening, please use the Cisco Webex Meetings platform.

Virtual Meeting Details:



City of Pembroke Pines

- WebEx Meeting Link: <https://ppines.webex.com/meet/purchasing>
- Cisco Webex Meeting Number: 717 019 586
- Join by Phone Number: +1-408-418-9388

The public may download the **Cisco Webex Meetings app** from <https://www.webex.com/downloads.html/>.

To ensure an efficient meeting process, participants are requested to mute their audio and camera during the meeting. While the public is welcome to attend the virtual bid opening, **please note that active participation and commenting will not be allowed during the proceedings.**

For further information about the bid opening or assistance in accessing the virtual meeting, please contact:

Jamie Chen or other Procurement Staff in the Procurement Department
City of Pembroke Pines
8300 South Palm Drive,
Pembroke Pines, FL 33025
(954) 518-9061 or 954-518-9020
purchasing@ppines.com



SECTION 2 - GENERAL PROJECT INFORMATION & TIMELINE

2.1 Project Timeline

This contract shall be for an initial **two (2) year** period with **three (3) additional two-year** renewal terms.

2.2 Tentative Schedule of Events

Issuance of Solicitation (Posting Date):	August 19, 2025
Pre-Bid Meeting (Mandatory):	August 25, 2025, 10:00am 8210 Florida Drive, Pembroke Pines, FL 33025
Question Due Date:	September 1, 2025, 11:30pm
Issuance of Final Answers to Questions:	September 4, 2025
Bid Submission Deadline:	September 16, 2025, 2:00pm
Bid Opening:	Will be held at 2:30 pm on the day the bid submissions are due.
Evaluations by Staff:	To Be Determined (TBD)

2.3 Mandatory Pre-Bid Meeting/Site Visit

There will be a **MANDATORY** scheduled pre-bid meeting on **Monday, August 25, 2025 at 10:00 am**.

Mandatory Pre-Bid will begin at Pines Place Housing, **8210 Florida Drive, Pembroke Pines, FL 33025** at 10:00 am and continue to R&R Village in the same complex. The site visit will then continue to **501 NW 103rd Avenue, Pembroke Pines, FL 33026** for Pines Point Housing/501 Management Office, Carl Schechter Southwest Focal Point Community Center, Howard C. Forman Campus.

- A. **Proof of Attendance:** Vendors may be required to sign in at any of the meetings to show proof of attendance. It is the **Vendor's** responsibility to make sure that they sign in at the meeting.

2.4 Follow-Up Pre-Bid Meeting(s)

Follow-Up Meetings: In the event that a **Vendor** cannot attend the scheduled pre-bid meeting, or if a **Vendor** would like a follow up visit to the site, they may request a site visit by contacting **Jamie**



Chen at (954) 518-9061. We urge all **Vendors** to attend the scheduled meeting, as a separate or follow-up meeting may not be afforded to the requester due to scheduling and availability of staff to assist with any additional meetings. In addition, if making a request for a separate or follow-up meeting, **Vendors** are urged to make these requests as early as possible.

2.5 Estimated Project Cost

\$47,000 annually

2.6 Grant/Federal Funding

Not applicable for this project.

2.7 Proposal Security/Bid Bond

A Proposal Security shall not be required for this project.

2.8 Payment and Performance Bonds

Payment and Performance Bonds shall not be required for this project.



SECTION 3 - PURPOSE AND BACKGROUND

3.1 Purpose

The City of Pembroke Pines is seeking bids from qualified firms, hereinafter referred to as the Contractor, to provide exterminating services at various city locations, in accordance with the terms, conditions, and specifications contained in this solicitation.

3.2 Background

Pembroke Pines, Florida, ranked as the eleventh largest city among the state's four hundred plus municipalities and the second largest in Broward County, maintains a welcoming small-town ambiance that resonates with its residents. Located conveniently in southwest Broward County, the city provides seamless access to major highways, employment centers, entertainment venues, parks, golf courses, and a diverse array of dining and shopping options.

With a population of approximately 170,000 residents spread across 32.68 square miles, Pembroke Pines is renowned as one of the best cities to live in America. The city boasts 28 superior parks, lush landscaping, and a distinctive South Florida charm that contributes to its natural beauty. Notably recognized as 2024's Best Place to Raise a Family in Florida, and 2024's Best City of Hispanic Entrepreneurs by WalletHub, Pembroke Pines also earned a place as the on Money Magazine's esteemed Best Places to Live list in 2014, as the sole Florida representative, ranking in at #32 in the nation.

Incorporated in 1960, Pembroke Pines is celebrated as a safe and desirable community, having received accolades such as the All-America City designation. The city's commitment to arts and culture, exceptional schools, diverse population, numerous parks, and forward-thinking approach in an ever-evolving world make it a standout destination.

Pembroke Pines is also the home to the largest municipal-run charter school system in the nation, serving over 6,000 students across five separate campuses. The City's award-winning charter school system is located in the Broward County School District, which is the sixth largest school district in the nation.



SECTION 4 - SCOPE OF WORK

4.1 General Pest Control Services Requirements

- General Pest Control Services shall include the control of ants, roaches, palmetto bugs, beetles, spiders, mites, flies, water-bugs, wasps, silverfish, ticks, fleas, centipedes, millipedes, caterpillars, earwigs, crickets, and all other common insect infestation known to this region.
- Additional Services may be provided on an as needed basis for bed bug treatment and eradication, rodent control, and termite treatment and eradication.
- Contractor shall assign a single point of contact to act as a liaison between the City and the Contractor for any and all questions.
- The Contractor's Account Manager will be responsible for overseeing services and be the liaison coordinating all services through the Property Manager's (or designee) office, scheduling service calls/inspections and ensuring that all terms and conditions of this contract are carried out accordingly.
- Bidder shall submit name of individual whom they designate as being the Contractor's Account Manager, together with the required licenses, certifications, and resume detailing at least three (3) years' experience overseeing like size accounts.
- Substitutions for the dedicated Account Manager, for any reason, shall only be allowed with prior approval of the Community Services Department; the substituted individual shall meet or exceed the same minimum qualifications and experience.

4.2 Commercial Structural Pest Control License Requirements

For Pest Control Business:

- Certified Pest Control Operator License (JB Designation) (in the Category of General Household Pest and Rodent Control)

For Pest Control Account Manager (For General Pest, Rodent Control and Bed Bug Treatment and Eradication Services):

- Certified Pest Control Operator in Charge License (JF Designation) (in the Category of General Household Pest and Rodent Control)
- Certified Pest Control Operator License (JE Designation) (in the Category of General Household Pest and Rodent Control)

For Pest Control Account Manager (For Termite Treatment and Eradication (Non-Fumigation) Services):



- Certified Pest Control Operator in Charge License (JF Designation) (In the Category of Termite and Other Wood-Destroying Organisms)
- Certified Pest Control Operator License (JE Designation) (In the Category of Termite and Other Wood-Destroying Organisms)

For Pest Control Technicians (For General Pest, Rodent Control and Bed Bug Treatment and Eradication Services):

- Certified Pest Control Operator License (JE Designation) (In the Category of General Household Pest and Rodent Control)

For Pest Control Technicians (For Termite Treatment and Eradication (Non-Fumigation) Services):

- Certified Pest Control Operator License (JE Designation) (In the Category of Termite and Other Wood-Destroying Organisms)

4.3 Locations

Pines Place Housing:

- 8210 Florida Drive, Pembroke Pines, FL 33025
- 8103 S. Palm Drive, Pembroke Pines, FL 33025
- 8203 S. Palm Drive, Pembroke Pines, FL 33025

Pines Point Housing/501 Management Office:

- 401 N.W. 103rd Avenue, Pembroke Pines, FL 33026
- 501 NW 103rd Avenue, Pembroke Pines, FL 33026
- 601 N.W. 103rd Avenue, Pembroke Pines, FL 33026

Carl Schechter Southwest Focal Point Community Center:

- 301 N.W. 103rd Avenue, Pembroke Pines, FL 33026

Howard C. Forman Campus:

- 901 Poinciana Drive, Pembroke Pines, FL 33025
- 911 Poinciana Drive, Pembroke Pines, FL 33025
- 851 Poinciana Drive, Pembroke Pines, FL 33025
- 8400 West Cypress Drive, Pembroke Pines, FL 33025

Health Park:



- 1003 Poinciana Drive, Pembroke Pines, FL 33025
- 1001 Poinciana Drive, Pembroke Pines, FL 33025

R&R Village:

- 1401 SW 81st Avenue, Pembroke Pines, FL 33025
- 1421 SW 81st Avenue, Pembroke Pines, FL 33025
- 1441 SW 81st Avenue, Pembroke Pines, FL 33025
- 1461 SW 81st Avenue, Pembroke Pines, FL 33025
- 1481 SW 81st Avenue, Pembroke Pines, FL 33025

Areas covered by this Specification:

Apartments	Stairwell Corridors	Gym/Exercise Rooms
All Administrative Offices	Pool Deck & Furniture Lounge Areas	Stage Area/Rear Stage
Lobbies / Rotunda	Restrooms	Card Rooms
Common Areas	Conference Rooms	Pool Room
Main Lobby Elevator	Activity Rooms	Alzheimer's Center
Elevator Rooms	Loading Dock Area	Daycare
Electrical Rooms	Restaurant	South Activities
Offices / Kitchen	Rotunda Area	North Activities
Trash Rooms	Classrooms	Alzheimer's/Day Care

4.4 Work to be Done - Pines Place

Housing Division - Pines Place				
Item #	Pest Control Tower I - 8103 S. Palm Drive. Pembroke Pines 33025	Per Request	APT	Frequency
1	1st floor	First Tuesday of the Month	101-120	Once a Month
2	2nd floor	First Tuesday of the Month	201-221	Once a Month
3	3rd floor	First Tuesday of the Month	301-321	Once a Month
4	4th floor	First Tuesday of the Month	401-421	Once a Month
5	5th floor	First Tuesday of the Month	501-521	Once a Month



Item #	Pest Control Tower I - 8103 S. Palm Drive. Pembroke Pines 33025	Per Request	APT	Frequency
1	1st floor	Fourth Tuesday of the Month	121-140	Once a Month
2	2nd floor	Fourth Tuesday of the Month	222-242	Once a Month
3	3rd floor	Fourth Tuesday of the Month	322-342	Once a Month
4	4th floor	Fourth Tuesday of the Month	422-442	Once a Month
5	5th floor	Fourth Tuesday of the Month	522-542	Once a Month
6	Spray Garbage Chute - 2 per floor, 4 floors Tower I	Monthly	8	Once a Month
7	Spray Garbage room on the 1st floor - 2 per bldg.	Monthly	2	Once a Month
6	Spray lawn for ants (around the bldgs.)	Quarterly	3	Quarterly
Housing Division - Pines Place				
Item #	Pest Control Tower II - 8210 Florida Drive. Pembroke Pines 33025	Per Request	APT	Frequency
1	1st floor	Third Thursday of the Month	101-117	Once a Month
2	2nd floor	Third Thursday of the Month	201-219	Once a Month
3	3rd floor	Third Thursday of the Month	301-319	Once a Month
4	4th floor	Third Thursday of the Month	401-419	Once a Month
5	5th floor	Third Thursday of the Month	501-519	Once a Month
Item #	Pest Control Tower II - 8210 Florida Drive. Pembroke Pines 33025	Per Request	APT	Frequency
1	1st floor	Fourth Thursday of the Month	118-134	Once a Month
2	2nd floor	Fourth Thursday of the Month	220-238	Once a Month
3	3rd floor	Fourth Thursday of the Month	320-338	Once a Month
4	4th floor	Fourth Thursday of the Month	420-438	Once a Month
5	5th floor	Fourth Thursday of the Month	520-538	Once a Month
6	Spray Leasing Office Tower II	Monthly	1	Once a Month



7	Spray Garbage Chute - 2 per floor, 4 floors Total III	Monthly	8	Once a Month
8	Spray Garbage room on the 1st floor - 2 per bldg.	Monthly	2	Once a Month
9	Spray lawn for ants (around the bldgs.)	Quarterly	3	Quarterly
Housing Division - Pines Place				
Item #	Pest Control III - 8203 S. Palm Drive. Pembroke Pines 33025	Per Request	QTY	Frequency
1	1st floor	First Thursday of the Month	101-122	Once a Month
2	2nd floor	First Thursday of the Month	201-222	Once a Month
3	3rd floor	First Thursday of the Month	301-322	Once a Month
4	4th floor	First Thursday of the Month	401-422	Once a Month
5	5th floor	First Thursday of the Month	501-522	Once a Month
Item #	Pest Control III - 8203 S. Palm Drive. Pembroke Pines 33025	Per Request	QTY	Frequency
1	1st floor	Second Thursday of the Month	123-144	Once a Month
2	2nd floor	Second Thursday of the Month	223-244	Once a Month
3	3rd floor	Second Thursday of the Month	323-344	Once a Month
4	4th floor	Second Thursday of the Month	423-444	Once a Month
5	5th floor	Second Thursday of the Month	523-544	Once a Month
6	Spray Garbage Chute - 2 per floor, 4 floors Total III	Monthly	8	Once a Month
7	Spray Garbage room on the 1st floor - 2 per bldg.	Monthly	2	Once a Month
8	Spray lawn for ants (around the bldgs.)	Quarterly	3	Quarterly



Pest Control Tower I - 8103 S. Palm Drive. Pembroke Pines 33025	QTY
1 Bedroom (small) (575 SQ FT)	138
1-Bedroom (large) (750 SQ FT)	70
Spray Garbage Chute - 2 per floor, 4 floors Tower I	8
Spray Garbage room on the 1st floor - 2 per bldg.	2
Spray lawn for ants (around the bldgs.)	3
Pest Control Tower II - 8210 Florida Drive. Pembroke Pines 33025	QTY
1 Bedroom (small) (575 SQ FT)	78
2-Bedroom (750 SQ FT)	108
Spray Garbage Chute - 2 per floor, 4 floors Tower II	8
Spray Garbage room on the 1st floor - 2 per bldg.	2
Spray lawn for ants (around the bldgs.)	3
Pest Control III - 8203 S. Palm Drive. Pembroke Pines 33025	QTY
1 Bedroom (small) (575 SQ FT)	210
1-Bedroom (large) (750 SQ FT)	10
Spray Garbage Chute - 2 per floor, 4 floors Total III	8
Spray Garbage room on the 1st floor - 2 per bldg.	2
Spray lawn for ants (around the bldgs.)	3

4.5 Work to be Done - Pines Place - Optional Services

Item #	Optional Services	Per Request	Frequency
1	Roach infestation treatment (bomb)	Per apt as needed	as needed
2	Bedbug treatment	as needed	as needed
3	Subterranean termites treatment	as needed	as needed
4	Termites treatment	as needed	as needed

4.6 Work to be Done - Pines Point

Housing Division - Pines Point				
Item #	401 Building - 401 NW 103rd Avenue, Pembroke Pines 33026	Per Request	QTY	Frequency
1	Studio (554 SQ FT)	Second Tuesday of the Month	5	Once a Month
2	1-Bedroom Small (580 SQ FT)	Second Tuesday of the Month	30	Once a Month
3	1-Bedroom Large (750 SQ FT)	Second Tuesday of the Month	60	Once a Month
4	Spray Garbage chute - 1 per floor, 5 floors - Building 401	Monthly	5	Once a Month
5	Spray Garbage room on the 1st floor - Building 401	Monthly	1	Once a Month
6	Spray lawn for ants (around the bldgs.)	Quarterly	1	Quarterly
Item #	601 Building - 601 NW 103rd Avenue, Pembroke Pines 33026	Per Request	QTY	Frequency
1	Studio (554 SQ FT)	Third Tuesday of the Month	5	Once a Month
2	1-Bedroom Small (580 SQ FT)	Third Tuesday of the Month	30	Once a Month
3	1-Bedroom Large (750 SQ FT)	Third Tuesday of the Month	60	Once a Month
4	Spray Garbage chute - 1 per floor, 5 floors - Building 601	Monthly	5	Once a Month
5	Spray Garbage room on the 1st floor - Building 601	Monthly	1	Once a Month
6	Spray lawn for ants (around the bldgs.)	Quarterly	1	Quarterly
Item #	501 NW 103rd Avenue, Pembroke Pines, FL 33026	Per Request	QTY	Frequency
1	Spray Leasing Office 501 Building	Second Tuesday of the Month	1	Once a Month

4.7 Work to be Done - Pines Point - Optional Services

Item #	Optional Services	Per Request	QTY	Frequency
1	Roach infestation treatment (bomb)	as needed		as needed
2	Bedbug treatment	as needed		as needed
3	Subterranean termites treatment	as needed		as needed



4	Termites treatment	as needed		as needed
---	--------------------	-----------	--	-----------

4.8 Work to be Done - Southwest Focal Point

Southwest Focal Point			
Item #	Pest Control 301 Building (Senior Center) - 301 NW 103rd Avenue, Pembroke Pines 33026	Per Request	QTY
1	Administrative Offices	Monthly	1
2	Lobby / Rotunda	Monthly	1
3	Common Areas	Monthly	1
4	Kitchen	Monthly	1
5	Pool Deck / Furniture	Monthly	1
6	Lounge Areas	Monthly	1
7	Restrooms	Monthly	1
8	Conference Rooms / Activity Rooms	Monthly	1
9	Loading Dock Area	Monthly	1
10	Restaurant	Monthly	1
11	Classrooms	Monthly	1
12	Gym / Exercise Rooms	Monthly	1
13	Stage Area / Rear Stage	Monthly	1
14	Card Rooms / Pool Room	Monthly	1
15	Alzheimer's Center	Monthly	1
16	Daycare	Monthly	1

4.9 Work to be Done - Howard C. Forman Campus

Howard C. Forman Campus			
Item #	Bus Transportation - 901 Poinciana Drive, Pembroke Pines, FL 33025	Per Request	QTY
1	Office	Monthly	1
2	Maintenance Area	Monthly	1
Item #	Office- 911 Poinciana Drive, Pembroke Pines, FL 33025	Per Request	QTY
1	Office Area - Inside and Out	Monthly	1
Item #	Warehouse - 851 Poinciana Drive, Pembroke Pines, FL 33025	Per Request	QTY
1	Office Area	Monthly	1
Item #	Chartwells Kitchen - 8400 West Cypress Drive, Pembroke Pines, FL 33025	Per Request	QTY
1	Kitchen Area - Inside and Out / Roach Control & Outdoor Rodent Prevention	Monthly	1

4.10 Work to be Done - Health Park

Health Park			
Item #	1003 Poinciana Drive, Pembroke Pines, FL 33025	Per Request	QTY
1	Perimeter	Monthly	1
Item #	1001 Poinciana Drive, Pembroke Pines, FL 33025	Per Request	QTY
1	Perimeter and Office Area	Monthly	1

**4.11 Work to be Done - R&R Village**

R&R Village			
Item #	1401 SW 81st Ave, Pembroke Pines, FL 33025	Per Request	QTY
1	Lawn Services - Outside Perimeter of Houses	Quarterly	1
Item #	1421 SW 81st Ave, Pembroke Pines, FL 33025	Per Request	QTY
1	Lawn Services - Outside Perimeter of Houses	Quarterly	1
Item #	1441 SW 81st Ave, Pembroke Pines, FL 33025	Per Request	QTY
1	Lawn Services - Outside Perimeter of Houses	Quarterly	1
Item #	1461 SW 81st Ave, Pembroke Pines, FL 33025	Per Request	QTY
1	Lawn Services - Outside Perimeter of Houses	Quarterly	1
Item #	1481 SW 81st Ave, Pembroke Pines, FL 33025	Per Request	QTY
1	Lawn Services - Outside Perimeter of Houses	Quarterly	1



SECTION 5 - SUBMITTAL DOCUMENTS

Bids must be submitted electronically at <https://procurement.opengov.com/portal/pembrokepines> on or before **2:00 pm on Tuesday, September 16, 2025**. Please note vendors should be registered on OpenGov under the name of the organization that they are operating as and it should match the organization name on the documents that they are submitting and utilizing when responding to the solicitation. In addition, the vendor must complete the required documents in this section and provide any additional information requested throughout this solicitation. Any additional information requested in the solicitation should be scanned and uploaded. The City recommends for proposers to submit their proposals as soon as they are ready to do so. Please allow ample time to submit your proposals on the <https://procurement.opengov.com/portal/pembrokepines> website. Proposals may be modified or withdrawn prior to the deadline for submitting Proposals.

PLEASE DO NOT SUBMIT ANY PROPOSALS VIA MAIL, E-MAIL OR FAX.

Prospective proposers interested in responding to this solicitation are requested to provide all of the applicable information listed in this section. Submittals that do not respond completely to all of the requirements specified herein may be considered non-responsive and eliminated from the process. Brevity and clarity are encouraged.

1 CONFIRMATION TO BIND

1.1 I certify that I have read, understood and agree to the terms in this solicitation, and that I am authorized to submit this response on behalf of my company.*

Please confirm

*Response required

2 CERTIFICATION OF INSURANCE COMPLIANCE AND INTENT TO PROCURE REQUIRED COVERAGE

NOTE: Vendors are not required to purchase any additional insurance in order to submit a bid. However, they must certify that they either currently hold, or are able and willing to obtain, all required insurance coverages, endorsements, and limits prior to award and execution of the contract.

2.1 I certify that, if awarded this contract, I will be required to obtain and maintain all insurance policies as detailed in the INSURANCE REQUIREMENTS Section of this solicitation before any work may commence, and throughout the life of the contract.*

Please confirm

*Response required

2.2 Do you confirm that you will only use insurance carriers licensed to do business in the State of Florida and rated no less than "A" as to management, and no less than "Class VI" as to financial strength by A.M. Best, and that you understand all endorsements required (e.g., Additional Insured, Waiver of Subrogation, etc.) must be included?*

Yes

No



*Response required

2.3 Do you currently carry insurance policies that meet or exceed the minimum requirements outlined in the INSURANCE REQUIREMENTS section of this solicitation?*

Yes

No

*Response required

When equals "Yes"

2.3.1 Please upload your current certificate(s) of insurance that demonstrate compliance with the insurance requirements outlined in this solicitation.*

*Response required

When equals "No"

2.3.2 Please upload documentation showing that you have obtained a letter from your insurance broker or carrier, such as a Letter of Intent to Insure, Evidence of Insurability, or a Conditional Certificate of Insurance.*

Documentation should show that:

- You can obtain the required insurance.
- The limits and types of coverage will meet the INSURANCE REQUIREMENTS outlined in the solicitation.
- You will provide a COI upon contract award.

*Response required

When equals "No"

2.3.3 Please upload your current certificate(s) of insurance.*

*Response required

2.4 Do you believe you are exempt from one or more insurance requirements (e.g., Workers' Compensation)?*

Yes

No

*Response required

When equals "Yes"

2.4.1 Please upload written documentation requesting an exemption on your company letterhead, subject to City approval.*

*Response required

2.5 Do you plan on using subcontractors for this project?*

Yes



No

*Response required

When equals "Yes"

2.5.1 Do you acknowledge that all subcontractors must also carry the same insurance or be covered under your policy, and that proof of such coverage must be provided to the City?*

Yes

No

*Response required

3 PRICE PROPOSAL

3.1 PRICING/BID TABLE(S)*

- a. The Vendor must provide their pricing through the designated line items listed on the attached Excel Sheet.
- b. Please download the attached document, complete all required fields, and upload the completed form here.
 - [CS-25-04 - Price Proposals ...](#)

*Response required

4 REFERENCE # 1

The minimum experience for this project is **five (5) years**. Provide specific examples of similar experience conducting licensed work of equal or similar scope of work, preferably delivered by the proposed team members. A **minimum of 5** references should be from the last **five years** and should be capable of explaining and confirming your firm's capacity to successfully complete the scope of work outlined herein. As part of the proposal evaluation process, the City may conduct an investigation of references, including a record check or consumer affairs complaints. Proposers' submission of a proposal constitutes acknowledgment of the process and consent to investigate. The City is the sole judge in determining Proposers qualifications. In this section you will have the ability to enter information for 5 different references including their contact details and specific project information.

Please note that the City prefers references who are not current employees of the City of Pembroke Pines, as we generally do not contact our own employees for reference checks.

Proposers are advised to confirm that:

- A. Each reference provided by the Respondent has up to date contact persons and contact information;
- B. The contact person provided for each reference is someone who has personal knowledge of the Proposer's performance during the referenced project; and



C. The contact person for each reference has been contacted by the Proposer regarding this specific bid submittal and such person confirmed their willingness to serve as a reference.

4.1 Reference Contact Information - Name of Firm, City, County or Agency*

*Response required

4.2 Reference Contact Information - Reference's Business Address*

*Response required

4.3 Reference Contact Information - Reference's Contact Name & Title*

*Response required

4.4 Reference Contact Information - Reference's E-mail Address*

*Response required

4.5 Reference Contact Information - Reference's Phone Number*

*Response required

4.6 Project Information - Was your firm the prime contractor for the listed project?*

Yes

No

*Response required

4.7 Project Information - Name of Contactor Performing the Work*

*Response required

4.8 Project Information - Name and location of the project*

*Response required

4.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*

*Response required

4.10 Project Information - Project Duration*

*Response required

4.11 Project Information - Completion (Anticipated) Date*

*Response required

4.12 Project Information - Size of Project*

*Response required

4.13 Project Information - Cost of Project*

*Response required

5 REFERENCE # 2

5.1 Reference Contact Information - Name of Firm, City, County or Agency*

*Response required



-
- 5.2 Reference Contact Information - Reference's Business Address*
*Response required
- 5.3 Reference Contact Information - Reference's Contact Name & Title*
*Response required
- 5.4 Reference Contact Information - Reference's E-mail Address*
*Response required
- 5.5 Reference Contact Information - Reference's Phone Number*
*Response required
- 5.6 Project Information - Was your firm the prime contractor for the listed project?*
- Yes
- No
- *Response required
- 5.7 Project Information - Name of Contactor Performing the Work*
*Response required
- 5.8 Project Information - Name and location of the project*
*Response required
- 5.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*
*Response required
- 5.10 Project Information - Project Duration*
*Response required
- 5.11 Project Information - Completion (Anticipated) Date*
*Response required
- 5.12 Project Information - Size of Project*
*Response required
- 5.13 Project Information - Cost of Project*
*Response required
- 6 REFERENCE # 3**
- 6.1 Reference Contact Information - Name of Firm, City, County or Agency*
*Response required
- 6.2 Reference Contact Information - Reference's Business Address*
*Response required
- 6.3 Reference Contact Information - Reference's Contact Name & Title*
*Response required



6.4 Reference Contact Information - Reference's E-mail Address*

*Response required

6.5 Reference Contact Information - Reference's Phone Number*

*Response required

6.6 Project Information - Was your firm the prime contractor for the listed project?*

Yes

No

*Response required

6.7 Project Information - Name of Contactor Performing the Work*

*Response required

6.8 Project Information - Name and location of the project*

*Response required

6.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*

*Response required

6.10 Project Information - Project Duration*

*Response required

6.11 Project Information - Completion (Anticipated) Date*

*Response required

6.12 Project Information - Size of Project*

*Response required

6.13 Project Information - Cost of Project*

*Response required

7 REFERENCE # 4

7.1 Reference Contact Information - Name of Firm, City, County or Agency

7.2 Reference Contact Information - Reference's Business Address

7.3 Reference Contact Information - Reference's Contact Name & Title

7.4 Reference Contact Information - Reference's E-mail Address

7.5 Reference Contact Information - Reference's Phone Number

7.6 Project Information - Was your firm the prime contractor for the listed project?

Yes

No



- 7.7 Project Information - Name of Contactor Performing the Work
- 7.8 Project Information - Name and location of the project
- 7.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for
- 7.10 Project Information - Project Duration
- 7.11 Project Information - Completion (Anticipated) Date
- 7.12 Project Information - Size of Project
- 7.13 Project Information - Cost of Project

8 REFERENCE # 5

- 8.1 Reference Contact Information - Name of Firm, City, County or Agency
- 8.2 Reference Contact Information - Reference's Business Address
- 8.3 Reference Contact Information - Reference's Contact Name & Title
- 8.4 Reference Contact Information - Reference's E-mail Address
- 8.5 Reference Contact Information - Reference's Phone Number
- 8.6 Project Information - Was your firm the prime contractor for the listed project?

Yes

No

- 8.7 Project Information - Name of Contactor Performing the Work
- 8.8 Project Information - Name and location of the project
- 8.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for
- 8.10 Project Information - Project Duration
- 8.11 Project Information - Completion (Anticipated) Date
- 8.12 Project Information - Size of Project
- 8.13 Project Information - Cost of Project

9 PROJECT DOCUMENTS

- 9.1 PROPOSERS BACKGROUND INFORMATION FORM*
- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Proposers Background Inform...](#)

*Response required

10 SWORN STATEMENT ON PUBLIC ENTITY CRIMES UNDER FLORIDA STATUTES CHAPTER 287.133(3)(a)

- 10.1 SWORN STATEMENT ON PUBLIC ENTITY CRIMES FORM*
- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Sworn Statement on Public E...](#)

*Response required



10.2 Public Entity Crimes Status*

- Which option did you select on the Sworn Statement on Public Entity Crimes Form:
 - A) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
 - B1) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)
 - B2) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)
 - B3) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

- A) No convictions.
- B1) Convicted, final order did not place on the convicted vendor list.
- B2) Convicted, listed, then removed.
- B3) Convicted, not listed, action pending.

*Response required



10.3 Did you select option B1 or B2 above?*

Yes

No

*Response required

When equals "Yes"

10.3.1 Please upload a copy of the final order issued by the hearing officer of the State of Florida, Division of Administrative Hearings.*

*Response required

10.4 Did you select option B3 above?*

Yes

No

*Response required

When equals "Yes"

10.4.1 Please describe any action taken by or pending with the Department of General Services.*

*Response required

11 EQUAL BENEFITS CERTIFICATION FOR DOMESTIC PARTNERS AND ALL MARRIED COUPLES

11.1 EQUAL BENEFITS CERTIFICATION FORM*

a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Equal Benefits Certificatio...](#)

*Response required

11.2 Equal Benefits Status*

▪ Which option did you select on the Equal Benefits Certification Form:

- A. Contractor currently complies with the requirements of this section; or
- B. Contractor will comply with the conditions of this section at the time of contract award; or
- C. Contractor will not comply with the conditions of this section at the time of contract award: or
- D. Contractor does not comply with the conditions of this section because of the following allowable exemption (Check only one box below):



- 1. The Contractor does not provide benefits to employees' spouses in traditional marriages;
- 2. The Contractor provides an employee the cash equivalent of benefits because the Contractor is unable to provide benefits to employees' Domestic Partners or spouses despite making reasonable efforts to provide them. To meet this exception, the Contractor shall provide a notarized affidavit that it has made reasonable efforts to provide such benefits. The affidavit shall state the efforts taken to provide such benefits and the amount of the cash equivalent. Cash equivalent means the amount of money paid to an employee with a Domestic Partner or spouse rather than providing benefits to the employee's Domestic Partner or spouse. The cash equivalent is equal to the employer's direct expense of providing benefits to an employee's spouse;
- 3. The Contractor is a religious organization, association, society, or any non-profit charitable or educational institution or organization operated supervised or controlled by or in conjunction with a religious organization, association, or society;
- 4. The Contractor is a governmental agency;

- A) Contractor currently complies.
- B) Will comply by contract award.
- C) Will not comply.
- D1) Does not comply due to an exemption: No spousal benefits for anyone.
- D2) Does not comply due to an exemption: Provides cash equivalent after trying.
- D3) Does not comply due to an exemption: Religious or related nonprofit.
- D4) Does not comply due to an exemption: Government agency.

*Response required

11.3 Did you select option D2 above?*

- Yes
- No

*Response required

When equals "Yes"

11.3.1 Please upload a notarized affidavit detailing the reasonable efforts made to provide benefits to employees' Domestic Partners or spouses, along with the amount of the cash equivalent provided.*

*Response required

12 DRUG-FREE WORKPLACE CERTIFICATION



12.1 VENDOR DRUG FREE WORKPLACE CERTIFICATION FORM*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Vendor Drug-Free Workplace ...](#)

*Response required

12.2 Drug-Free Status*

- Complies fully.
 Does not comply.

*Response required

13 STANDARD DOCUMENTS

The following documents are standard documents that the City generally requires for every solicitation. As a result, we recommend vendors to keep these documents updated and readily available so that they can be easily uploaded for each project that the vendor would like to participate in. In the event that the City does not have one of the forms or documents listed below for your company, the City may reach out to your company after the bid has closed to obtain the document(s).

13.1 NON-COLLUSIVE AFFIDAVIT*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Non-Collusive Affidavit.pdf](#)

*Response required

13.2 SCRUTINIZED COMPANY CERTIFICATION*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Scrutinized Company Certifi...](#)

*Response required

13.3 E-VERIFY SYSTEM CERTIFICATION*

- a. Please download the attached document, complete all required fields, and upload the completed form here.
- b. Effective January 1, 2021, pursuant to Section 448.095, Florida Statutes, the City may not enter into a contract with a vendor/contractor/subcontractor unless that vendor/contractor/subcontractor is registered with and uses the E-Verify system administered by the U.S. Department of Homeland Security ("DHS").



- c. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract.

- [E-Verify System Certificati...](#)

*Response required

13.4 HUMAN TRAFFICKING AFFIDAVIT*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Human Trafficking Affidavit...](#)

*Response required

14 VENDOR REGISTRATION

14.1 Do you currently have a City of Pembroke Pines Vendor Number registered in the PaymentWorks System?*

- The City of Pembroke Pines utilizes OpenGov as its e-Procurement platform for solicitation and bid submission purposes. However, please be advised that **vendor registration for onboarding and processing payments is handled separately** through the City's Accounts Payable Division using **PaymentWorks**, a secure online vendor management platform.
- All vendors that will be submitting invoices and requiring payments from the City are required to register on the PaymentWorks platform. If the vendor is not currently registered with the City via PaymentWorks and does not have a Vendor Number, the City will have to invite the vendor to register.
- For formal solicitations such as this project, the Procurement Department will send PaymentWorks registration invitations to vendor(s) who are under active consideration for award. Please be aware that not all vendors who submit proposals will receive an invitation, in order to manage system usage and avoid onboarding vendors who are unlikely to receive payments from the City.
- Invitations will typically be sent to the contact listed on the submitted Vendor Information Form.

Yes

No

*Response required

When equals "Yes"



14.1.1 What is your Vendor Number?*

*Response required

14.2 VENDOR INFORMATION FORM*

a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Vendor Information Form.pdf](#)

*Response required

14.3 FORM W-9 (REVISED MARCH 2024)*

a. Please download the attached document, complete all required fields, and upload the completed form here.

b. Note - Please use the March 2024 version of the form as previously dated versions of this form may delay the processing of any payments to the selected vendor.

- [Form W-9 \(Rev March 2024\).pdf](#)

*Response required

15 OPTIONAL DOCUMENTATION

15.1 TRADE SECRETS

a. The Proposer's response to this solicitation is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City shall permit public access to all documents, papers, letters or other material submitted in connection with this solicitation and the Contract to be executed for this solicitation, subject to the provisions of Chapter 119.07 of the Florida Statutes.

b. Any language contained in the Proposer's response to the solicitation purporting to require confidentiality of any portion of the Proposer's response to the solicitation, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Proposer submits any documents or other information to the City which the Proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes 119.07. The City shall be the final arbiter of whether any information contained in the Proposer's response to the solicitation constitutes a Trade Secret.

c. EXCEPT FOR CLEARLY MARKED PORTIONS THAT ARE BONA FIDE TRADE SECRETS PURSUANT TO FLORIDA LAW, DO NOT MARK YOUR



RESPONSE TO THE SOLICITATION AS PROPRIETARY OR CONFIDENTIAL. DO NOT MARK YOUR RESPONSE TO THE SOLICITATION OR ANY PART THEREOF AS COPYRIGHTED. ALL DOCUMENTS THAT THE FIRM PURPORTS TO BE CONFIDENTIAL, PROPRIETARY OR A TRADE SECRET SHALL BE UPLOADED TO THE OPENGOV WEBSITE AS A SEPARATE ATTACHMENT, IN THIS SECTION, CLEARLY IDENTIFYING THE EXEMPTION BEING CLAIMED UNDER FLORIDA STATUTES 119.07.

- d. The city's determination of whether an exemption applies shall be final, and the proposer agrees to defend, indemnify, and hold harmless the city and the city's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records.

15.2 FINANCIAL STATEMENTS

- a. The City is **NOT** requesting the vendor to submit any financial statements for this project and prefers if the vendor does not submit financial statements. In addition, if the City needs a copy of the vendor's financial statements, the City can contact the vendor after the bid due date to request those documents. However, if the vendor does submit the financial statements, they should be uploaded in this section.
- b. Any claim of confidentiality on financial statements must be asserted at the time of submittal. The firm must identify the specific statute that authorizes the exemption from the Public Records Law. Please note that the financial statement exemption provided for in Section 119.071(1)c, Florida Statutes only applies to submittals in response to a solicitation for a "public works" project.

15.3 ALTERNATIVES

- a. If you are submitting an alternative product, please upload any related information in this section (such as specification sheets, etc.).
- b. In addition, pursuant to the "**Brand Names**" Section included in the [GENERAL TERMS AND CONDITIONS](#) Section if and wherever in the specifications a brand name, make, name of manufacturer, trade name, or vendor catalog number is mentioned, it is for the purpose of establishing a grade or quality of material only. Since the City does not wish to rule out other competition and equal brands or makes, the phrase "OR EQUAL" is added. However, if a product other than that specified is bid, Proposers shall indicate on their proposal and clearly state the proposed substitution and deviation. It is the vendor's responsibility to provide any necessary documentation and samples within their bid submittal to prove that the product is equal to that specified. Such samples are to be furnished before the date of bid opening, unless otherwise specified. Additional evidence in the form of documentation and samples may be requested if the proposed brand is other than that



specified. The City retains the right to determine if the proposed brand shall be considered as an approved equivalent or not.

15.4 ADDITIONAL INFORMATION

- a. Please provide any additional information that you deem necessary to complete your proposal in this section, if it has not been requested in another section.

15.5 PROFESSIONAL LICENSES

- a. If applicable, please upload any professional licenses that may be required to perform the services outlined in the solicitation.

16 VENDOR CLASSIFICATION

16.1 Is your firm a Local Pembroke Pines Vendor (LPPV) and Local Broward County Vendor (LBCV)?*

- a. The evaluation of competitive bids is subject to section 35.36 of the City's Procurement Procedures which, except where contrary to federal and state law, or any other funding source requirements, provides that preference be given to local businesses. To satisfy this requirement, the vendor shall affirm in writing its compliance with either of the following objective criteria as of the bid or proposal submission date stated in the solicitation. A local business shall be defined as:
 1. **"Local Pembroke Pines Vendor"** shall mean a business entity which has maintained a permanent place of business with full-time employees within the City limits for a minimum of one (1) year prior to the date of issuance of a bid or proposal solicitation. The permanent place of business may not be a post office box. The business location must actually distribute goods or services from that location. In addition, the business must have a current business tax receipt from the City of Pembroke Pines, **OR**;
 2. **"Local Broward County Vendor"** shall mean or business entity which has maintained a permanent place of business with full-time employees within the Broward County limits for a minimum of one (1) year prior to the date of issuance of a bid or proposal solicitation. The permanent place of business may not be a post office box. The business location must actually distribute goods or services from that location. In addition, the business must have a current business tax receipt from the Broward County or the city within Broward County where the business resides.
- b. A preference of five percent (5%) of the total evaluation point, or five percent (5%) of the total price, shall be given to the Local Pembroke Pines Vendor(s); A preference of two and a half percent (2.5%) of the total evaluation point for local, or two and a half percent (2.5%) of the total price, shall be given to the Local Broward County Vendor(s).



Yes

No

*Response required

When equals "Yes"

16.1.1 Please indicate your Local Vendor Status*

Local Pembroke Pines Vendor (LPPV)

Local Broward County Vendor (LBCV)

*Response required

When equals "Yes"

16.1.2 Local Vendor Preference Certification*

1. Please download the attached document, complete all required fields, and upload the completed form here.

- [Local Vendor Preference Cer...](#)

*Response required

When equals "Yes"

16.1.3 Local Business Tax Receipts*

1. If claiming Local Vendor Preference, please upload any previous business tax receipts to indicate that the business entity has maintained a permanent place of business for a minimum of one (1) year.

*Response required

16.2 Is your firm a Veteran Owned Small Business (VOSB)?*

- The evaluation of competitive bids is subject to section 35.37 of the City's Procurement Procedures which, except where contrary to federal and state law, or any other funding source requirements, provides that preference be given to veteran owned small businesses. To satisfy this requirement, the vendor shall affirm in writing its compliance with the following objective criteria as of the bid or proposal submission date stated in the solicitation.
- A preference of two and a half percent (2.5%) of the total evaluation point, or two and a half percent (2.5%) of the total price, shall be given to the Veteran Owned Small Business (VOSB).

Yes

No

*Response required



When equals "Yes"

16.2.1 Upload the "Determination Letter" from the United States Department of Veteran Affairs Center notifying the business that they have been approved as a Veteran Owned Small Business (VOSB)

When equals "Yes"

16.2.2 Upload Veteran Owned Small Business Certification(s) from any relevant agency(ies)

16.3 Is your firm a Minority-Owned Business Enterprise (MBE)?*

Yes

No

*Response required

When equals "Yes"

16.3.1 Please indicate the classification of your Minority-Owned Business Enterprise (MBE)*

Select all that apply

African-American MBE

Asian-American MBE

Hispanic-American MBE

Native-American MBE

Other option not listed above

*Response required

When equals "Yes"

16.3.2 MBE Certification Documentation*

1. Upload your MBE Certification Documentation here, preferably with the State of Florida's Office of Supplier Diversity. If you have multiple MBE certifications, please combine them into one (1) document and upload.

*Response required

16.4 Is your firm a Woman-Owned Business Enterprise (WBE)?*

Yes

No

*Response required

When equals "Yes"

16.4.1 WMBE Certification Documentation*

1. Upload your WMBE Certification Documentation here, preferably with the State of Florida's Office of Supplier Diversity. If you have multiple WMBE certifications, please combine them into one (1) document and upload.



*Response required

16.5 Is your firm a HubZone Business / Labor Surplus Area Firm?*

Yes

No

*Response required

When equals "Yes"

16.5.1 HubZone Business / Labor Surplus Area Firm Certification Documentation*

1. Upload your HubZone Business / Labor Surplus Area Firm Certification Documentation, preferably with the U.S. Small Business Administration (SBA). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

16.6 Is your firm a Broward County Small Business Enterprise (SBE)?*

Yes

No

*Response required

When equals "Yes"

16.6.1 SBE Certification Documentation*

1. Upload your SBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

16.7 Is your firm a Broward County Business Enterprise (CBE)?*

Yes

No

*Response required

When equals "Yes"

16.7.1 CBE Certification Documentation*

1. Upload your CBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required



16.8 Is your firm a Broward County Disadvantaged Business Enterprise (DBE)?*

Yes

No

*Response required

When equals "Yes"

16.8.1 DBE Certification Documentation*

1. Upload your DBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

16.9 Does your firm have a Vendor Classification that was not listed above?*

Yes

No

*Response required

When equals "Yes"

16.9.1 Other Vendor Classification Certification Documentation*

1. Upload your other Certification Documentation here. If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

16.10 Are you currently registered as an active entity on SAM.gov (System for Award Management)?*

- a. All vendors submitting bids for this project must be registered and active in the System for Award Management (SAM.gov) at the time of bid award. This is a federal requirement for entities receiving federal funds, including contracts, grants, or other financial assistance. Registration on SAM.gov ensures that vendors are eligible to do business with the U.S. government and are not suspended, debarred, or otherwise excluded from participation in federal programs. SAM registration is free and can be completed at <https://sam.gov>. Bidders must provide their Unique Entity ID (UEI) and proof of active registration as part of their proposal.

Yes

No

*Response required

When equals "Yes"



16.10.1 If yes, please provide your Unique Entity ID (UEI)*

*Response required

When equals "Yes"

16.10.2 What is the expiration date of your current SAM.gov registration?

(MM/DD/YYYY)*

*Response required

When equals "Yes"

16.10.3 Proof of Registration Upload*

1. Please upload a PDF copy or screenshot of your entity's active registration status from SAM.gov that includes:
 - A. Entity Name
 - B. Unique Entity ID (UEI)
 - C. DUNS (if applicable)
 - D. Registration Status ("Active")
 - E. Expiration Date
2. *This document must be downloaded from <https://sam.gov> and must show the current status at the time of bid submission.*

*Response required

16.11 Debarment Status - Is your entity currently debarred, suspended, or otherwise excluded from receiving federal contracts or financial assistance?*

Yes

No

*Response required

When equals "Yes"

16.11.1 If yes, please provide an explanation.*

*Response required

When equals "Yes"

16.11.2 If yes, please upload any relevant documentation, if applicable.

16.12 I certify that the information provided above is true and correct to the best of my knowledge. I understand that false or misleading statements may disqualify this bid and subject the entity to federal penalties.*

Please confirm

*Response required



SECTION 6 - EVALUATION OF PROPOSALS & PROCESS SELECTION

6.1 Qualifying & Selecting Firms

- A. Staff will evaluate all responsive proposals received from proposers who meet or exceed the bid requirements contained in the solicitation. Evaluations shall be based upon the information and references contained in the proposals as submitted.
- B. Staff will make a recommendation to the City Commission for award of contract.
- C. The contract shall be awarded to the most responsive/responsible bidder whose bid is determined to be the most advantageous to the City taking into consideration the evaluation criteria.



SECTION 7 - INSURANCE REQUIREMENTS

7.1 General Indemnification

The Vendor shall indemnify and hold harmless the CITY and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the CITY or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Vendor or its employees, agents, servants, partners, principals or subcontractors. The Vendor shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the CITY, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon. The Vendor expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Vendor shall in no way limit the responsibility to indemnify, keep and save harmless and defend the CITY or its officers, employees, agents and instrumentalities as herein provided.

7.2 Insurance Coverage

- A. **Vendor** shall not commence work under this Agreement until it has obtained all insurance required under this paragraph and such insurance has been approved by the Risk Manager of the CITY nor shall the **Vendor** allow any subcontractor to commence work on any subcontract until all similar such insurance required of the subcontractor has been obtained and similarly approved.
- B. Certificates of Insurance, reflecting evidence of the required insurance, shall be filed with the CITY's Risk Manager prior to the commencement of this Agreement. Policies shall be issued by companies authorized to do business under the laws of the State of Florida. The insurance company shall be rated no less than "A" as to management, and no less than "Class VI" as to financial strength according to the latest edition of Best's Insurance Guide published by A.M. Best Company.
- C. Certificates of Insurance shall provide for thirty (30) days' prior written notice to the CITY in case of cancellation or material changes in the policy limits or coverage states. If the carrier cannot provide thirty (30) days' notice of cancellation, either the **Vendor** or their Insurance Broker must agree to provide notice.
- D. Insurance shall be in force until all obligations required to be fulfilled under the terms of the Agreement are satisfactorily completed as evidenced by the formal acceptance by the CITY. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, the **Vendor** shall furnish, at least forty-five (45) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the



Agreement and extension thereunder is in effect. The **Vendor** shall neither commence nor continue to provide any services pursuant to this Agreement unless all required insurance remains in full force and effect. **Vendor** shall be liable to CITY for any lapses in service resulting from a gap in insurance coverage.

- E. **Vendor** shall be required to obtain all applicable insurance coverage, as indicated in the sections below, prior to commencing any work pursuant to this Agreement.

7.3 Comprehensive General Liability Insurance

Comprehensive General Liability Insurance written on an occurrence basis including, but not limited to: coverage for bodily injury and property damage, personal & advertising injury, products & completed operations, and contractual liability. Coverage must be written on an occurrence basis, with limits of liability no less than:

- A. Each Occurrence Limit - \$1,000,000
- B. Fire Damage Limit (Damage to rented premises) - \$100,000
- C. Personal & Advertising Injury Limit - \$1,000,000
- D. General Aggregate Limit - \$2,000,000
- E. Products & Completed Operations Aggregate Limit - \$2,000,000

Products & Completed Operations Coverage shall be maintained for the later of three (3) years after the delivery of goods/services or final payment under the Agreement. *(For Construction projects: Increase to ten (10) years and include a Designated Construction Project(s) General Aggregate Limit)*

The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.

7.4 Required Endorsements

- A. The City of Pembroke Pines shall be named as an Additional Insured on each of the Liability Policies required herein.
- B. Waiver of all Rights of Subrogation against the CITY.
- C. Thirty (30) Day Notice of Cancellation or Non-Renewal to the CITY.
- D. **Vendor's** policies shall be Primary & Non-Contributory.
- E. All policies shall contain a "severability of interest" or "cross liability" clause without obligation for premium payment of the CITY.



- F. The City of Pembroke Pines shall be named as a Loss Payee on all Property and/or Inland Marine Policies as their interest may appear.

7.5 Additional Requirements

- A. Any and all insurance required of the **Vendor** pursuant to this Agreement must also be required by any subcontractor in the same limits and with all requirements as provided herein, including naming the CITY as an additional insured, in any work that is subcontracted unless such subcontractor is covered by the protection afforded by the **Vendor** and provided proof of such coverage is provided to CITY. The **Vendor** and any subcontractors shall maintain such policies during the term of this Agreement.
- B. The CITY reserves the right to require any other additional types of insurance coverage and/or higher limits of liability it deems necessary based on the nature of work being performed under this Agreement.
- C. The insurance requirements specified in this Agreement are minimum requirements and in no way reduce any liability the **Vendor** has assumed in the indemnification/hold harmless section(s) of this Agreement.

SECTION 8 - GENERAL TERMS AND CONDITIONS

8.1 EXAMINATION OF CONTRACT DOCUMENTS

Before submitting a Proposal, each Proposer should:

- A. consider federal, state and local laws, ordinances, rules and regulations that may in any manner affect cost or performance of the work,
- B. study and carefully correlate the Proposer's observations with the Proposal Documents; and
- C. notify the Purchasing Manager of all conflicts, errors and discrepancies, if any, in the Proposal Documents.

The Proposer, by and through the submission of a Proposal, agrees that Proposer shall be held responsible for having familiarized themselves with the nature and extent of the work and any local conditions that may affect the work to be done and the services, equipment, materials, parts and labor required.

8.2 CONFLICT OF INSTRUCTIONS

If a conflict exists between the General Conditions and Instructions stated herein and specific conditions and instructions contained in specifications, the specifications shall govern.

8.3 ADDENDA or ADDENDUM

A formal solicitation may require an Addendum to be issued. An addendum in some way may clarify, correct or change the original solicitation (i.e. due date/time, specifications, terms, conditions, line item).

Bidders must register for an account on the City's e-Procurement Portal, hosted by OpenGov. Once the bidder has completed registration, they will receive addenda notifications via email by clicking "Follow" on this project. Ultimately, it is the sole responsibility of each bidder to periodically check the site for any addenda at <https://procurement.opengov.com/portal/pembrokepines>.

Vendors are cautioned not to consider verbal modifications to the solicitation, as the addendum issued through OpenGov will be the only official method whereby changes will be made.

8.4 INTERPRETATIONS AND QUESTIONS

If the Proposer is in doubt as to the meaning of any of the Proposal Documents, is of the opinion that the Conditions and Specifications contain errors or contradictions or reflect omissions, or has any question concerning the conditions and specifications, the Proposer shall submit a question for interpretation or clarification.

The City requires all questions relating to the solicitation to be submitted through the "Question & Answer" tab, for the specific project, on the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/pembrokepines>. Questions and inquiries must be received by the "Question Due Date" stated in the solicitation. Questions received after the "Question Due



Date” shall not be answered. Interpretations or clarifications in response to such questions will be issued via OpenGov. Bidders may also click “Follow” on this solicitation to receive an e-mail notification(s) when answers are posted. It is the responsibility of the bidder to check the website for answers to inquiries. The issuance of a response via OpenGov is considered an Addendum and shall be the only official method whereby such an interpretation or clarification will be made.

OpenGov Support is also available to assist proposers with submitting their proposal and to ensure that proposers are submitting their proposals correctly. Proposers should ensure that they contact OpenGov support, with ample time before the bid closing date and time, via one of the following methods:

- A. Chat (preferred method): Click the button in the lower right-hand corner of the portal when logged in.
- B. E-mail: support@opengov.com
- C. Phone: 1 (605) 336-7167
- D. <https://opengov.my.site.com/support/s/contactsupport>

For all other questions related to this solicitation, please contact the Procurement Department at purchasing@ppines.com.

8.5 RULES, REGULATIONS, LAWS, ORDINANCES and LICENSES

The awarded **Vendor** shall observe and obey all laws, ordinances, rules, and regulations of the federal, state, and CITY, which may be applicable to the service being provided. The awarded firm shall have or be responsible for obtaining all necessary permits or licenses required, if necessary, in order to provide this service.

Proposer warrants by submittal that prices quoted here are in conformity with the latest federal price guidelines, if any.

8.6 WARRANTIES FOR USAGE

Whenever a bid is sought, seeking a source of supply for a specified time for materials or service, the quantities or usage shown are estimated only. No guarantee or warranty is given or implied by the City as to the total amount that may or may not be purchased from any resulting contracts. These quantities are for proposer’s information only and will be used for tabulation and presentation of bid.

8.7 BRAND NAMES

If and wherever in the specifications a brand name, make, name of manufacturer, trade name, or vendor catalog number is mentioned, it is for the purpose of establishing a grade or quality of material only. Since the City does not wish to rule out other competition and equal brands or makes, the phrase “OR EQUAL” is added. However, if a product other than that specified is bid, Proposers shall indicate on their proposal and clearly state the proposed substitution and deviation. It is the **Vendor’s responsibility** to provide any necessary documentation and samples within their bid submittal to prove that the product is equal to that specified. Such samples are to be furnished before the date of bid opening, unless otherwise specified. Additional evidence in the form of



documentation and samples may be requested if the proposed brand is other than that specified. The City retains the right to determine if the proposed brand shall be considered as an approved equivalent or not.

8.8 QUALITY

All materials used for the manufacture or construction of any supplies, materials, or equipment covered by this bid shall be new, the latest model, of the best quality, and highest grade workmanship, unless otherwise noted.

8.9 SAMPLES

Samples, when requested, must be furnished before, or at the bid opening, unless otherwise specified, and delivered free of expense to the City and if not used in testing or destroyed, will upon request within thirty (30) days of bid award be returned at the proposer's expense.

8.10 ESTIMATED QUANTITIES

No guarantee is expressed or implied as to the total quantity of commodities/services to be purchased pursuant to this solicitation. Estimated quantities will be used for comparison and ranking purposes only. The City is not obligated to contract for a given amount of commodities/services subsequent to the award of this solicitation. The City reserves the right to issue separate purchase orders as needed, issue a blanket purchase order, and release partial quantities, or any combination of the preceding as deemed necessary by the City.

8.11 DEVELOPMENT COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with the preparation, submission or presentation of a Bid in response to this solicitation. All information in the Bid shall be provided at no cost to the City.

8.12 PRICING

Prices should be stated in units of quantity specified in the bidding specifications. In case of discrepancy in computing the amount of the bid, the unit prices quoted will govern.

Proposer warrants by virtue of bidding that prices, terms, and conditions quoted in his bid will be firm for acceptance for a period of ninety (90) days from date of bid opening unless otherwise stated by the City or proposer.

8.13 DELIVERY POINT

All items shall be delivered F.O.B. destination, and delivery cost and charges included in the bid price. Failure to do so may be cause for rejection of bid.

8.14 TAX EXEMPT STATUS

The City is exempt from Florida Sales and Federal Excise taxes on direct purchase of tangible property.

8.15 CONTRACT TIME



By virtue of the submission of the Proposal, Proposer agrees and fully understands that the completion time of the work of the Contract is an essential and material condition of the Contract and that time is of the essence. The Successful Proposer agrees that all work shall be prosecuted regularly, diligently and uninterrupted at such rate of progress as will ensure full completion thereof within the time specified. Failure to complete the work within the time period specified shall be considered a default.

In addition, time will be of the essence for any orders placed as a result of this bid. Purchaser reserves the right to cancel such orders, or part thereof, without obligation if delivery is not made at the time(s) or place(s) specified.

8.16 COPYRIGHT OR PATENT RIGHTS

Proposer warrants that there have been no violations of copyrights or patent rights in manufacturing, producing, or selling other goods shipped or ordered as a result of this bid, and seller agrees to hold the purchaser harmless from any and all liability, loss or expense occasioned by such violation.

8.17 ANTI-TRUST VIOLATIONS

Pursuant to Section 287.137, Florida Statutes, as may be amended, a person or an affiliate who has been placed on the antitrust violator vendor list following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply for any new contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply for a new contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on new leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a new contract with a public entity; and may not transact new business with a public entity.

8.18 PUBLIC ENTITY CRIMES

Pursuant to Sec. 287.133(2)(a), Fla. Stat., a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime or who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

Pursuant to Sec. 287.134(2)(b), Fla. Stat., a public entity may not accept any bid, proposals, or replies from, award any contract to, or transact any business with any entity or affiliate on the discriminatory vendor list for a period of 36 months following the date that entity or affiliate was placed on the discriminatory vendor list unless that entity or affiliate has been removed from the list. A public entity that was transacting business with an entity at the time of the discrimination resulting in that entity being placed on the discriminatory vendor list may not accept any bid, proposal, or reply from, award any contract to, or transact any business with any other entity who is under the



same, or substantially the same, control as the entity whose name appears on the discriminatory vendor list so long as that entity's name appears on the discriminatory vendor list.

The Sworn Statement of Public Entity Crime Affidavit Form, in the Submittal Documents section on the OpenGov portal for this solicitation, includes documentation that shall be executed by an individual authorized to bind the Proposer. The Proposer further understands and accepts that any contract issued as a result of this solicitation shall be either voidable or subject to immediate termination by the City. In the event there is any misrepresentation or lack of compliance with the mandates of Section 287.133 or Section 287.134, respectively, Florida Statutes. The City in the event in such termination, shall not incur any liability to the Proposer for any goods, services or materials furnished.

8.19 CONFLICT OF INTEREST

The award of any contract hereunder is subject to the provisions of Chapter 112, Florida Statutes. Proposers must disclose with their Proposal the name of any officer, director, partner, proprietor, associate or agent who is also an officer or employee of CITY or any of its agencies. Further, all Proposers must disclose the name of any officer or employee of CITY who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer 's firm or any of its branches or affiliate companies.

8.20 FACILITIES

The City reserves the right to inspect the Proposer's facilities at any time with prior notice.

8.21 ENVIRONMENTAL REGULATIONS

CITY reserves the right to consider Proposer's history of citations and/or violations of environmental regulations in determining a Proposer's responsibility, and further reserves the right to declare a Proposer not responsible if the history of violations warrant such determination. Proposer shall submit with the Proposal, a complete history of all citations and/or violations, notices and dispositions thereof. The non-submission of any such documentation shall be deemed to be an affirmation by the Proposer that there are no citations or violations. Proposer shall notify CITY immediately of notice of any citation or violation that Proposer may receive after the Proposal opening date and during the time of performance of any contract awarded to Proposers.

8.22 SIGNATURE REQUIRED

All proposals must be signed with the firm name and by an officer or employee having authority to bind the company or firm by his signature. FAILURE TO PROPERLY SIGN PROPOSAL SHALL INVALIDATE SAME, AND IT MAY NOT BE CONSIDERED FOR AWARD.

The individual executing this Bid on behalf of the Company warrant to the City that the Company is authorized to do business in the State of Florida, is in good standing and that Company possesses all of the required licenses and certificates of competency required by the State of Florida and Broward County to provide the goods or perform the services herein described.



The signed bid shall be considered an offer on the part of the proposer or **Vendor**, which offer shall be deemed accepted upon approval by the City Commission of the City of Pembroke Pines and in case of default on the part of the proposer or **Vendor** after such acceptance, the City of Pembroke Pines may take such action as it deems appropriate including legal action for damages or specific performance.

8.23 MANUFACTURER'S CERTIFICATION

The City of Pembroke Pines reserves the right to request from proposer separate manufacturer certification of all statements made in the proposal.

8.24 MODIFICATION OR WITHDRAWAL OF PROPOSAL

The City recommends for proposers to submit their proposals as soon as they are ready to do so. Please allow ample time to submit your proposals on the OpenGov website. Proposals may be modified or withdrawn prior to the deadline for submitting Proposals.

8.25 PUBLIC BID; BID OPENING AND GENERAL EXEMPTIONS

All submittals received by the deadline will be recorded, and will subsequently be publicly opened on the same business day at 2:30 pm at the office of the City Clerk, 4th Floor, 601 City Center Way, Pembroke Pines, Florida, 33025.

All Proposals received from Proposers in response to the solicitation will become the property of CITY and will not be returned to the Proposers. In the event of Contract award, all documentation produced as part of the Contract shall become the exclusive property of CITY. Proposers are requested to identify specifically any information contained in their Proposals which they consider confidential and/or proprietary and which they believe to be exempt from disclosure, citing specifically the applicable exempting law.

Pursuant to Section 119.071 of the Florida Statutes, sealed bids, proposals, or replies received by a Florida public agency shall remain exempt from disclosure until an intended decision is announced or until 30 days from the opening, whichever is earlier.

Therefore, proposers will not be able to procure a copy of their competitor's bids until an intended decision is reached or 30 days has elapsed since the time of the bid opening.

However, pursuant to Section 255.0518 of the Florida Statutes, when opening sealed bids that are received pursuant to a competitive solicitation for **construction or repairs on a public building or public work**, the entity shall:

- A. Open the sealed bids at a public meeting.
- B. Announce at that meeting the name of each bidder and the price submitted in the bid.
- C. Make available upon request the name of each bidder and the price submitted in the bid.



For solicitations that are **not** for “**construction or repairs on a public building or public work**” the City shall not reveal the prices submitted in the bids until an intended decision is announced or until 30 days from the opening, whichever is earlier.

8.26 RESERVATIONS FOR REJECTION AND AWARD

The City of Pembroke Pines reserves the right to accept or reject any and all bids or parts of bids, to waive irregularities and technicalities, and to request rebids. The City also reserves the right to award a contract on such items(s) or service(s) the City deems will best serve its interests. All bids shall be awarded to the most responsive/responsible proposer, provided the (City) may for good cause reject any bid or part thereof. It further reserves the right to award a contract on a split order basis, or such combinations as shall best serve the interests of the City unless otherwise specified. No premiums, rebates or gratuities permitted, either with, prior to, or after award. This practice shall result in the cancellation of said award and/or return of items (as applicable) and the recommended removal of proposer from bid list(s).

8.27 BID PROTEST

Any protests or challenges to this competitive procurement shall be governed by Section 35.38 of the City’s Code of Ordinances.

8.28 INDEMNIFICATION

The Successful Proposer shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with the subsequent indemnifications including, but not limited to, reasonable attorney's fees (including appellate attorney's fees) and costs.

CITY reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of Successful Proposer under the indemnification agreement. Nothing contained herein is intended nor shall it be construed to waive City’s rights and immunities under the common law or Florida Statute 768.28 as amended from time to time.

Additional indemnification requirements may be included under Special Terms and Conditions and/or as part of a specimen contract included in the solicitation package.

General Indemnification: To the fullest extent permitted by laws and regulations, Successful Proposer shall indemnify, defend, save and hold harmless the CITY, its officers, agents and employees, harmless from any and all claims, damages, losses, liabilities and expenses, direct, indirect or consequential arising out of or in consequential arising out of or alleged to have arisen out of or in consequence of the products, goods or services furnished by or operations of the Successful Proposer or his subcontractors, agents, officers, employees or independent contractors pursuant to or in the performance of the Contract.

Indemnification for Design Professionals and Construction Contracts: The Successful Proposer shall indemnify and hold harmless the CITY, its officers and employees, from any and all liability, losses or damages, including reasonable attorneys' fees and costs of defense, which the CITY, its



officers and employees, may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature to the extent such claims are caused by the negligence, recklessness, or intentional wrongful conduct of the Successful Proposer and other persons employed or utilized by the Successful Proposer during performance of the resulting Agreement.

Patent and Copyright Indemnification: Successful Proposer agrees to indemnify, defend, save and hold harmless the CITY, its officers, agents and employees, from all claims, damages, losses, liabilities and expenses arising out of any alleged infringement of copyrights, patent rights and/or the unauthorized or unlicensed use of any invention, process, material, property or other work manufactured or used in connection with the performance of the Contract, including its use by CITY.

8.29 DEFAULT PROVISION

In the case of default by the proposer or **Vendor**, the City of Pembroke Pines may procure the articles or services from any other sources and hold the proposer or **Vendor** responsible for any excess costs occasioned or incurred thereby.

The City shall be the sole judge of nonperformance, which shall include any failure on the part of the successful Proposer to accept the Award, to furnish required documents, and/or to fulfill any portion of the contract within the time stipulated. Upon default by the successful Proposer to meet any terms of this agreement, the City will notify the Proposer five (5) days (weekends and holidays excluded) to remedy the default. Failure on the **Vendor's** part to correct the default within the required five (5) days shall result in the contract being terminated and upon the City notifying in writing the **Vendor** of its intentions and the effective date of the termination. The following shall constitute default:

- A. Failure to perform the Work required under the contract and/or within the time required or failing to use the subcontractor, entities and personnel as identified and set forth, and to the degree specified in the contract.
- B. Failure to begin the Work under this Bid within the time specified.
- C. Failure to perform the Work with sufficient Workers and equipment or with sufficient materials to ensure timely completion.
- D. Neglecting or refusing to remove materials or perform new Work where prior Work has been rejected as non-conforming with the terms of the contract.
- E. Becoming insolvent, being declared bankrupt, or committing act of bankruptcy or insolvency, or making an assignment renders the successful Proposer incapable of performing the Work in accordance with and as required by the contract.
- F. Failure to comply with any of the terms of the contract in any material respect.

In the event of default of a contract, the successful Proposer shall pay all attorney's fees and court costs incurred in collecting any damages. The successful Proposer shall pay the City for any and all costs incurred in ensuing the completion of the project.

Additional provisions may be included in the specimen contract.

8.30 ACCEPTANCE OF MATERIAL

The material delivered under this proposal shall remain the property of the seller until a physical inspection and actual usage of this material and/or services is made and thereafter accepted to the satisfaction of the City and must comply with the terms herein, and be fully in accord with specifications and of the highest quality. In the event the material and/or services supplied to the City are found to be defective or do not conform to specifications, the City reserves the right to cancel the order upon written notice to the seller and return product to seller at the sellers expense.

8.31 LOCAL GOVERNMENT PROMPT PAYMENT ACT

The City complies with Florida Statute 218.70, Local Government Prompt Payment Act.

8.32 SCRUTINIZED COMPANIES LIST

In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services of:

- A. Any amount if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or
- B. One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:
 1. Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, created pursuant to Section 215.473, Florida Statutes; or
 2. Is engaged in business operations in Syria.

By submitting a bid, proposal or response, the company, its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or is engaged in business operations in Syria.

8.33 PUBLIC RECORDS; TRADE SECRET, PROPRIETARY AND CONFIDENTIAL SUBMITTALS

The Proposer's response to this solicitation is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City shall permit public access to all documents, papers, letters or other material submitted in connection with this solicitation and the Contract to be executed for this solicitation, subject to the provisions of Chapter 119.07 of the Florida Statutes.



Any language contained in the Proposer's response to the solicitation purporting to require confidentiality of any portion of the Proposer's response to the solicitation, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Proposer submits any documents or other information to the City which the Proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes 119.07. The City shall be the final arbiter of whether any information contained in the Proposer's response to the solicitation constitutes a Trade Secret.

Any claim of confidentiality on financial statements must be asserted at the time of submittal. The firm must identify the specific statute that authorizes the exemption from the Public Records Law. Please note that the financial statement exemption provided for in Section 119.071(1)c, Florida Statutes only applies to submittals in response to a solicitation for a "public works" project.

EXCEPT FOR CLEARLY MARKED PORTIONS THAT ARE BONA FIDE TRADE SECRETS PURSUANT TO FLORIDA LAW, DO NOT MARK YOUR RESPONSE TO THE SOLICITATION AS PROPRIETARY OR CONFIDENTIAL. DO NOT MARK YOUR RESPONSE TO THE SOLICITATION OR ANY PART THEREOF AS COPYRIGHTED. ALL DOCUMENTS THAT THE FIRM PURPORTS TO BE CONFIDENTIAL, PROPRIETARY OR A TRADE SECRET SHALL BE UPLOADED TO THE OPENGOV WEBSITE AS A SEPARATE ATTACHMENT CLEARLY IDENTIFYING THE EXEMPTION BEING CLAIMED UNDER FLORIDA STATUTES 119.07.

The city's determination of whether an exemption applies shall be final, and the proposer agrees to defend, indemnify, and hold harmless the city and the city's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records.

8.34 PURCHASING AGREEMENTS WITH OTHER GOVERNMENT AGENCIES

It is hereby made part of this solicitation that the submission of any bid response to this advertised request constitutes a bid made under the same or similar terms and conditions, for the same price, or better price, to other government agencies if agreeable by the proposer and the government agency.

At the option of the **Vendor**, the use of the contract resulting from this solicitation may be extended to other governmental agencies, including the State of Florida, its agencies, political subdivisions, counties, and cities.

Each governmental agency allowed by the **Vendor** to use this contract shall do so independently of any other governmental entity. Each agency shall be responsible for its own purchases and shall be liable only for goods or services ordered, received, and accepted. No agency receives any liability by virtue of this bid and subsequent contract award.

8.35 CONE OF SILENCE



Prohibited Communication: In accordance with the Cone of Silence Ordinance, Section 35.40 of the City's Code of Ordinances, during the course of a sealed competitive solicitation, a cone of silence shall be in effect between:

- A. Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a sealed competitive solicitation or that is subject to being evaluated or having its response evaluated in connection with a sealed competitive solicitation, including a person or entity's representative; and
- B. The City Manager or any person or group of persons appointed or designated by the City Commission or the City Manager to evaluate, select, or make a recommendation to the City Commission or the City Manager regarding a sealed competitive solicitation, including any member of the selection/evaluation committee.

Effective Dates: A cone of silence shall be in effect during a sealed competitive solicitation process beginning upon the advertisement for the sealed competitive solicitation or during such other procurement activities as declared by the City Commission, and shall terminate at the time the City Commission takes final action or gives final approval of a contract, rejects all bids or responses to the sealed competitive solicitation, or takes other action which ends the sealed competitive solicitation process.

Permitted Communication: The cone of silence shall not apply to:

- A. Written or oral communications with legal counsel for the city, the Procurement Department staff for the city, and the person or persons designated in the sealed competitive solicitation as the contact person for clarification or information related to the sealed competitive solicitation.
- B. Public presentations, asking questions, or providing feedback at pre-bid meetings, site visits or conferences or at a selection, evaluation or negotiation meeting related to the sealed competitive solicitation.
- C. Contract negotiations with the selected entity.

Violations: Any action in violation of this section shall be cause for disqualification of the bid or the proposal.

8.36 E-VERIFY

Contractor certifies that it is aware of and complies with the requirements of Section 448.095, Florida Statutes, as may be amended from time to time and briefly described herein below.

A. Definitions for this Section:

1. "Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. "Contractor" includes, but is not limited to, a vendor or consultant.



2. "Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.
3. "E-Verify system" means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

B. Registration Requirement; Termination:

Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

1. All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and
2. All persons (including subvendors / subconsultants / subcontractors) assigned by Contractor to perform work pursuant to the contract with the City of Pembroke Pines. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Pembroke Pines; and
3. The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

8.37 JESSICA LUNSFORD ACT

Background screening requirements for **Vendor's** performing services for or at City's Charter Schools.



- A. Except as provided in §§1012.467 or 1012.468, Florida Statutes, non-instructional school employees or contractual personnel who:
1. are permitted access on school grounds when students are present,
 2. have direct contact with students or,
 3. have access to or control of school funds must meet level 2 screening requirements as described in §1012.32, Florida Statutes. Contractual personnel shall include any **Vendor**, individual, or entity under contract with the City engaged to perform services for or at City's Charter Schools.
- B. Every 5 years following employment or entry into a resulting contract in a capacity described in subsection (A), each person who is so employed or under contract with the City must meet level 2 screening requirements as described in §1012.32, Florida Statutes, at which time the City shall request the Department of Law Enforcement to forward the fingerprints to the Federal Bureau of Investigation for the level 2 screening. If, for any reason following employment or entry into a resulting contract in a capacity described in subsection (A), the fingerprints of a person who is so employed or under contract with the City are not retained by the Department of Law Enforcement under §1012.32(3)(a) and (b), Florida Statutes, the person must file a complete set of fingerprints with the City. Upon submission of fingerprints for this purpose, the City shall request the Department of Law Enforcement to forward the fingerprints to the Federal Bureau of Investigation for the level 2 screening, and the fingerprints shall be retained by the Department of Law Enforcement under §1012.32(3)(a) and (b), Florida Statutes. The cost of the state and federal criminal history check required by level 2 screening shall be borne by the **Vendor**, or the person fingerprinted. Under penalty of perjury, each person who is employed or engaged to perform a resulting contract in a capacity described in subsection (A) must agree to inform his or her employer or the party with whom he or she is under contract within 48 hours if convicted of any disqualifying offense while he or she is employed or under a resulting contract in that capacity.
- C. If it is found that a person who is employed or under contract in a capacity described in subsection (A) does not meet the level 2 requirements, the person shall be immediately suspended from working in that capacity and shall remain suspended until final resolution of any appeals.

8.38 PROHIBITION AGAINST CONSIDERING SOCIAL, POLITICAL OR IDEOLOGICAL INTERESTS IN GOVERNMENT CONTRACTING

Bidders are hereby notified of the provisions of Section 287.05701, Florida Statutes, as amended, that the City will not request documentation of or consider a Bidder's social, political, or ideological interests when determining if the Bidder is a responsible Bidder. Bidders are further notified that the



City of Pembroke Pines

City's governing body may not give preference to a Bidder based on the Bidder's social, political, or ideological interests.



SECTION 9 - SPECIAL TERMS & CONDITIONS

9.1 OWNER'S CONTINGENCY

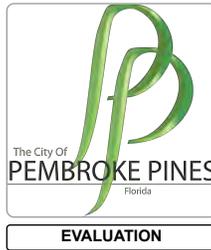
While the specifications contained in this solicitation and any ensuing Purchase Orders or contracts have incorporated all anticipated work to be accomplished, there may be unanticipated work required of the **Vendor** in conjunction with a specific project. For this reason, the City Commission may award a project with an "Owner's Contingency". This contingency or allowance authorizes the City execute change orders up to the amount of the contingency without the need to obtain additional Commission approval. The Owner's Contingency is usually based on a specified percent of the proposed project amount and is established for the specific project being performed under the contract. This dollar amount shall be shown on the specific project purchase order as a distinct item from the **Vendor's** overall offer to determine the total potential dollar value of the contract. It is hereby understood and agreed that the **Vendor** shall not expend any dollars in connection with the Owner's Contingency without the expressed prior approval of the City's authorized representative. Any Owner's Contingency funds that have not been utilized at the end of the project will remain with the Owner, the **Vendor** shall only be paid for the proposed project cost as approved by the City Commission along with any Owner Contingency expenses that were approved by the City's authorized representative.



SECTION 9 - SPECIAL TERMS & CONDITIONS

9.1 OWNER'S CONTINGENCY

While the specifications contained in this solicitation and any ensuing Purchase Orders or contracts have incorporated all anticipated work to be accomplished, there may be unanticipated work required of the **Vendor** in conjunction with a specific project. For this reason, the City Commission may award a project with an "Owner's Contingency". This contingency or allowance authorizes the City execute change orders up to the amount of the contingency without the need to obtain additional Commission approval. The Owner's Contingency is usually based on a specified percent of the proposed project amount and is established for the specific project being performed under the contract. This dollar amount shall be shown on the specific project purchase order as a distinct item from the **Vendor's** overall offer to determine the total potential dollar value of the contract. It is hereby understood and agreed that the **Vendor** shall not expend any dollars in connection with the Owner's Contingency without the expressed prior approval of the City's authorized representative. Any Owner's Contingency funds that have not been utilized at the end of the project will remain with the Owner, the **Vendor** shall only be paid for the proposed project cost as approved by the City Commission along with any Owner Contingency expenses that were approved by the City's authorized representative.



Pest Control Services for Various City Locations

Invitation For Bid

Community Services

02046, 02243, 48562, 91059, 98872

Project ID: CS-25-04

Release Date: Tuesday, August 19, 2025

Due Date: Tuesday, September 16, 2025 2:00pm

Posted Tuesday, August 19, 2025 11:21am

Bid Unsealed Tuesday, September 16, 2025 2:33pm by Debra Rogers

Pricing Unsealed Tuesday, September 16, 2025 2:33pm by Debra Rogers

All dates & times in Eastern Time

Edit Preview

Addenda & Official Notices

Addenda & Notices issued following the posting of the project

All	4
Addenda	0
Notices	4

No Addenda Have Been Issued

Draft Addendum

+ New Notice

Official Notice #1: Secondary Pre-bid Meeting

Aug 25, 2025 5:30 PM

This notice is to inform all interested bidders that a **secondary pre-bid meeting** will be held as follows:

Date: Thursday, August 28th, 2025

Time: 10 AM

Location: Mandatory Pre-Bid will begin at Pines Place Housing, **8210 Florida Drive, Pembroke Pines, FL 33025** at 10:00 am and continue to R&R Village & Howard C. Forman Campus in the same complex. The site visit will then continue to **501 NW 103rd Avenue, Pembroke Pines, FL 33026** for Pines Point Housing/501 Management Office, Carl Schechter Southwest Focal Point Community Center.

Attendance at this meeting is MANDATORY in order to be eligible to submit a bid for this project.

However, **this requirement does not apply to those who attended the initial pre-bid meeting held on Monday, August 25th, 2025.** If your organization was represented at that meeting, attendance at the secondary meeting is optional.

Exhibit "A"

This meeting will cover the same key information as the initial session, including scope of work, bidding procedures, and questions from prospective bidders.

Please ensure your company is represented by a qualified individual familiar with the project and bidding requirements.

JC Jamie Chen *a month ago*

Official Notice #2: CS-25-04 Pest Control Services for Various City Locations - Sign In Sheets for 08.25 & 08.28

Aug 28, 2025 3:52 PM

Sign In Sheets for 08.25 & 08.28

[CS-25-04_Pest_Control_Services_for_Various_City_Locations_-_Sign_In_Sheet_8.25.pdf](#)

[CS-25-04_Pest_Control_Services_for_Various_City_Locations_-_Sign_In_Sheet_8.28.pdf](#)

JC Jamie Chen *a month ago*

Official Notice #3: Floorplan Attachments and Scope of Work

Sep 2, 2025 4:08 PM

This notice is to inform all interested bidders that all **floorplans** have been added as **attachments** for your reference and use.

Additionally, please be advised that both buildings in the **'Health Park'** have been **added to the scope of work**. The **pricing Excel sheet** has been updated accordingly to reflect this change.

Bidders are expected to review the updated documents and ensure that their pricing includes the updated scope.

Be advised the schedule for the Pines Place services will be updated and uploaded soon.

Should you have any questions, please reach out via the designated communication channels.

DB Danny Benedit *a month ago*

Official Notice #4: Pines Place Service Schedule

Sep 3, 2025 9:32 AM

This notice is to inform all interested bidders of an update to the **Schedule of Services for Pines Place**. As mentioned during the pre-bid meeting, **each of the three buildings** at Pines Place will be **divided into two sections**, with **each section completed on separate days**.

Bidders must ensure they can comply with this phased schedule as outlined. Adherence to this schedule is **required** for bid consideration.

Thank you for your attention.

JC Jamie Chen *a month ago*

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD[YY])
PRODUCER	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
INSURERS AFFORDING COVERAGE		
INSURED YOUR COMPANY NAME HERE	INSURER A: INSURER B. INSURER C. INSURER D. INSURER E.	Companies providing coverage

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DDYY)	POLICY EXPIRATION DATE (MM/DDYY)	LIMITS								
	GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> policy <input type="checkbox"/> project <input type="checkbox"/> loc	Must Include General Liability			EACH OCCURRENCE \$ FIRE DAMAGE (Any one fire) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$								
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	SAMPLE CERTIFICATE											
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$								
	EXCESS LIABILITY OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$								
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">WC STATUTORY LIMITS</td> <td style="width: 50%;">OTHER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </table>	WC STATUTORY LIMITS	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
WC STATUTORY LIMITS	OTHER												
E.L. EACH ACCIDENT	\$												
E.L. DISEASE - EA EMPLOYEE	\$												
E.L. DISEASE - POLICY LIMIT	\$												
	OTHER												

Certificate must contain wording similar to what appears below

"THE CERTIFICATE HOLDER IS NAMED AS ADDITIONALLY INSURED WITH REGARD TO GENERAL LIABILITY"

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCL	Certificate must contain wording similar to what appears below	
	"THE CERTIFICATE HOLDER IS NAMED AS ADDITIONALLY INSURED WITH REGARD TO GENERAL LIABILITY"	
CITY OF PEMBROKE PINES	ADDITIONAL INSURED; INSURER LETTER:	CANCELLATION
City of Pembroke Pines 601 City Center Way Pembroke Pines FL 33025	City Must Be Named as Certificate Holder	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE, THE POLICY CANCELLATION SHALL BE IN WRITING AND SHALL BE MAILED <u>30</u> DAYS WRITTEN LEFT.
		AUTHORIZED REPRESENTATIVE



CONTRACTUAL SERVICES AGREEMENT
BETWEEN THE CITY OF PEMBROKE PINES
AND {---Company Name---}

THIS IS AN AGREEMENT (“Agreement”), dated _____, by and between:

CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida with a business address of **601 City Center Way, Pembroke Pines, Florida 33025** (hereinafter referred to as the "CITY")

and

{---Company Name---}, **{---Corporation Type---}**, as listed with the Florida Division of Corporations, authorized to do business in the State of Florida, and with a business address of **{---Street1---} {---Street2---}, {---City---}, {---State/Province---} {---Postal Code---}** (hereinafter referred to as the “CONTRACTOR”). CITY and CONTRACTOR may hereinafter be referred to collectively as the "Parties."

WITNESSETH:

In consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, CITY and CONTRACTOR agree as follows:

ARTICLE 1
PREAMBLE

In order to establish the background, context and form of reference for this Agreement, and to generally express the objectives and intentions of the respective parties herein, the following statements, representations, and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions which follow, and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

1.1 On **{---Solicitation Advertisement Date---}**, the CITY advertised its notice to bidders of the CITY's desire to hire a firm to provide **{---Solicitation Service Description---}** as more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof, for the said bid entitled:

{---Solicitation Type Abbreviation---} # {---Solicitation Number---}
“{---Solicitation Title---}”

1.2 On **{---Bid Opening Date---}**, the bids were opened at the offices of the City Clerk.



1.3 On _____, the CITY Commission awarded the bid to CONTRACTOR and authorized the proper CITY officials to negotiate and enter into an agreement with CONTRACTOR to render the services more particularly described herein below.

1.4 Negotiations pertaining to the services to be performed by the CONTRACTOR were undertaken and this Agreement incorporates the results of such negotiation.

ARTICLE 2

SERVICES AND RESPONSIBILITIES

2.1 CONTRACTOR hereby agrees to perform the services for the **{---Solicitation Service Description---**}, at location address ("Property") as more particularly described in and in accordance with the CITY's "**{---Solicitation Type Abbreviation---** # **{---Solicitation Number---**}", attached hereto and made a part hereof as **Exhibit "A"** and CONTRACTOR's response thereto, attached hereto and made a part hereof as **Exhibit "B"**. CONTRACTOR agrees to perform all services required pursuant to this Agreement, the Sealed Bid Package, Addenda to this Agreement, and Commission award complete with proposal form.

2.2 CONTRACTOR shall furnish all services, labor, equipment, and materials necessary and as may be required in the performance of this Agreement, except as otherwise specifically provided for herein, and all work performed under this Agreement shall be done in a professional manner.

2.3 CONTRACTOR shall supervise the work force to ensure that all workers conduct themselves and perform their work in a safe and professional manner. CONTRACTOR shall comply with all OSHA safety rules and regulations in the operation of equipment and in the performance of the work. CONTRACTOR shall at all times have a competent field supervisor on the job site to enforce these policies and procedures at the CONTRACTOR'S expense.

2.4 CONTRACTOR shall schedule regular meetings with the CITY representatives at least once a month to discuss the progress of the work and maintenance of the **{---Solicitation Service Description---**}, as more specifically described in **Exhibit A**.

2.5 CONTRACTOR hereby represents to CITY, with full knowledge that CITY is relying upon these representations when entering into this Agreement with CONTRACTOR, that CONTRACTOR has the professional expertise, experience and manpower to perform the services to be provided by CONTRACTOR pursuant to the terms of this Agreement.

2.6 CONTRACTOR hereby represents to CITY that CONTRACTOR is properly licensed by the applicable federal, state, and local agencies to provide the services under this Agreement. Furthermore, CONTRACTOR agrees to maintain such licenses during the term of this Agreement. If CONTRACTOR's license is revoked, suspended, or terminated for any reason by any governmental agency, CONTRACTOR shall notify the CITY immediately.

2.7 CONTRACTOR shall comply with any and all Federal, State, and local laws and regulations now in effect, or hereinafter enacted during the term of this Agreement, which are



applicable to CONTRACTOR, its employees, agents or subcontractors, if any, with respect to the work and services described herein. A violation of any federal, state, or local law or regulation may be cause for breach, allowing the CITY to terminate this Agreement.

2.8 CONTRACTOR shall gain prior written approval from the CITY prior to engaging any subconsultants, subcontractors, or other professional associates to perform in connection with this Agreement. Any subcontract with a subcontractor or subconsultant shall afford to the CONTRACTOR rights against the subcontractor or subconsultant which correspond to those rights afforded to the CITY against the CONTRACTOR herein, including but not limited to those rights of termination as set forth herein. No reimbursement shall be made to the CONTRACTOR for any subconsultants that have not been previously approved by the CITY for use by the CONTRACTOR.

ARTICLE 3

TERM AND TERMINATION

3.1 CONTRACTOR shall perform the maintenance services associated with the Property as identified in **Exhibit "A"** attached hereto and made part hereof, for an initial **{---Initial Contract Length---**} period commencing on **«Commencement_Date»** and ending on **«Expiration_Date»**.

3.2 This Agreement may be renewed for **{---Renewal Terms---**} upon mutual consent of the Parties, evidenced by a written amendment to this Agreement extending the term thereof.

3.3 **Post Contractual Obligations.** In the event that the term of this agreement expires, the CONTRACTOR agrees to continue providing services, at the current rates, on a month to month basis until the CITY establishes a new contract for services.

3.4 **Termination for Convenience.** This Agreement may be terminated by CITY for convenience, upon providing **{---Termination for Convenience---**} of written notice to CONTRACTOR for such termination in which event CONTRACTOR shall be paid its compensation for services performed to termination date, including services reasonably related to termination. In the event that CONTRACTOR abandons this Agreement or causes it to be terminated, CONTRACTOR shall indemnify CITY against loss pertaining to this termination.

3.5 **Default by CONTRACTOR.** In addition to all other remedies available to CITY, this Agreement shall be subject to cancellation by CITY for cause, should CONTRACTOR neglect or fail to perform or observe any of the terms, provisions, conditions, or requirements herein contained, if such neglect or failure shall continue for a period of **thirty (30) calendar days** after receipt by CONTRACTOR of written notice of such neglect or failure.

ARTICLE 4

COMPENSATION AND METHOD OF PAYMENT

4.1 CITY hereby agrees to compensate CONTRACTOR for all services performed and materials provided by CONTRACTOR as provided for in Exhibit "B", an annual amount NOT TO EXCEED



«**Compensation_Type**» {---**Request Amount Written**---} (\$**{---Request Amount Numerical---**}), payable in monthly payments for actual services performed and as set forth here below:

4.2 CITY hereby agrees to compensate CONTRACTOR based on a «**Compensation_Type**» {---**Request Amount Written**---} (\$**{---Request Amount Numerical---**}), which includes an owner's contingency fee of {---**Contingency Fee in Words**---} (---**Contingency Fee Amount**---), payable in monthly payments for actual services performed for maintenance services. Future price adjustments, up or down shall be based on «**Nationally Recognized or Published Index**», including fuel surcharge adjustments, relevant to providing these services.

4.3 All payments shall be governed by the Local Government Prompt Payment Act, as set forth in Part VII, Chapter 218, Florida Statutes.

4.4 **Method of Billing and Payment.** The CITY shall within thirty (30) calendar days, from the date the City's Public Service Director approves the Application for Payment, pay the CONTRACTOR the amount approved by the CITY's Public Services Director or his/her assignees.

Payment will be made to CONTRACTOR at:

{---**Company Name**---}
 {---**Payment Street 1**---}, {---**Payment Street 2**---}
 {---**Payment City**---}, {---**Payment State/Province**---} {---**Payment Postal Code**---}
 }

ARTICLE 5

CHANGES IN SCOPE OF WORK

5.1 CITY or CONTRACTOR may request changes that would increase, decrease, or otherwise modify the Scope of Services, as described herein. These changes may affect the monthly compensation accordingly. Such changes or additional services must be in accordance with the provisions of the Code of Ordinances of the CITY, and must be contained in a written amendment, executed by the Parties hereto, with the same formality, equality and dignity herewith prior to any deviation from the terms of this Agreement, including the initiation of any additional or extra work. In no event will the CONTRACTOR be compensated for any work which has not been described either herein or in a separate written agreement executed by the Parties hereto.

5.2 While requesting changes that would increase, decrease, or otherwise modify the scope of services CONTRACTOR shall continue work, however, in no event will CONTRACTOR be compensated for any work that has not been described either herein, in a purchase order, or separate written agreement executed by the parties hereto.

ARTICLE 6

INDEMNIFICATION



6.1 CONTRACTOR shall indemnify and hold harmless the CITY, its officers, agents, assigns, employees, consultants, separate contractors, any of their subcontractors, and sub-subcontractors from and against claims, demands, or causes of action whatsoever, and the resulting losses, damages, costs and expenses, including but not limited to attorneys' fees, including paralegal expenses, liabilities, damages, orders, judgments, or decrees, sustained by the CITY arising out of or resulting from performance of this Agreement, the failure of CONTRACTOR to take out and maintain insurance as required under this Agreement, and any negligent act or omission of CONTRACTOR, its employees, agents, partners, principals, subcontractors, and officers. The CONTRACTOR shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the CITY, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

6.2 Upon completion of all services, obligations and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, the terms and conditions of this Article shall survive indefinitely.

6.3 CITY reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of CONTRACTOR.

6.4 CONTRACTOR shall be liable for any accident, loss, injury or damages to persons and/or property arising out of and/or resulting from CONTRACTOR's performance of the work required by this Agreement.

6.5 Nothing contained herein is intended nor shall be construed to waive CITY's rights and immunities under the common law or Section 768.28, Florida Statutes, as may be amended from time to time.

ARTICLE 7 **INSURANCE**

7.1 CONTRACTOR expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the CONTRACTOR shall in no way limit the responsibility to indemnify, keep and save harmless and defend the CITY or its officers, employees, agents and instrumentalities as herein required.

7.2 CONTRACTOR AND ALL SUBCONTRACTORS, SHALL NOT BE ALLOWED TO commence work under this AGREEMENT until the Contractor has obtained all insurance required by this Insurance Section, including the purchase of a Policy of Insurance naming the City of Pembroke Pines as an Additional Named Insured, which Insurance Policy and its terms must be agreed to and approved in writing by the Risk Manager for the City of Pembroke Pines, nor shall any SUBCONTRACTOR be allowed to commence work under this AGREEMENT until the SUBCONTRACTOR complies with the Insurance requirements required by this Insurance Section, including the duty to purchase a Policy of Insurance which names the City of Pembroke



Pines as an Additional Named Insured, which Insurance Policy and its terms are agreed to and approved in writing by the Risk Manager for the City of Pembroke Pines.

7.3 Certificates of Insurance, reflecting evidence of the required insurance, shall be filed with the CITY's Risk Manager prior to the commencement of this Agreement. Policies shall be issued by companies authorized to do business under the laws of the State of Florida. The insurance company shall be rated no less than "A" as to management, and no less than "Class VI" as to financial strength according to the latest edition of Best's Insurance Guide published by A.M. Best Company.

7.4 Certificates of Insurance shall provide for thirty (30) calendar days' prior written notice to the CITY in case of cancellation or material changes in the policy limits or coverage states. If the carrier cannot provide thirty (30) calendar days' notice of cancellation, either the CONTRACTOR or their Insurance Broker must agree to provide notice.

7.5 Insurance shall be in force until all obligations required to be fulfilled under the terms of the Agreement are satisfactorily completed as evidenced by the formal acceptance by the CITY. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, the CONTRACTOR shall furnish, at least forty-five (45) calendar days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the Agreement and extension thereunder is in effect. The CONTRACTOR shall neither commence nor continue to provide any services pursuant to this Agreement unless all required insurance remains in full force and effect. CONTRACTOR shall be liable to CITY for any lapses in service resulting from a gap in insurance coverage.

7.6 REQUIRED INSURANCE

CONTRACTOR shall be required to obtain all applicable insurance coverage, as indicated below, prior to commencing any work pursuant to this Agreement:

Yes No

7.6.1 Comprehensive General Liability Insurance written on an occurrence basis including, but not limited to: coverage for bodily injury and property damage, personal & advertising injury, products & completed operations, and contractual liability. Coverage must be written on an occurrence basis, with limits of liability no less than:

1. Each Occurrence Limit - \$1,000,000
2. Fire Damage Limit (Damage to rented premises) - \$100,000
3. Personal & Advertising Injury Limit - \$1,000,000
4. General Aggregate Limit - \$2,000,000
5. Products & Completed Operations Aggregate Limit - \$2,000,000

Aggregate Reduction: CONTRACTOR shall advise the CITY in the event any aggregate limits are reduced below the required per-occurrence limit. At its own expense, the CONTRACTOR will reinstate the aggregate limits to comply with the minimum requirements and shall furnish the CITY with a new certificate of insurance showing such coverage is in force.



Products & Completed Operations Coverage shall be maintained for the later of three (3) years after the delivery of goods/services or final payment under the Agreement. *(For Construction projects: Increase to ten (10) years and include a Designated Construction Project(s) General Aggregate Limit)* **The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.**

Yes No

7.6.2 Workers' Compensation and Employers' Liability Insurance covering all employees, and/or volunteers of the CONTRACTOR engaged in the performance of the scope of work associated with this Agreement. In the case any work is sublet, the CONTRACTOR shall require the subcontractors similarly to provide Workers' Compensation Insurance for all the latter's employees unless such employees are covered by the protection afforded by the CONTRACTOR. Coverage for the CONTRACTOR and all subcontractors shall be in accordance with applicable state and/or federal laws that may apply to Workers' Compensation Insurance with limits of liability no less than:

1. Workers' Compensation: Coverage A – Statutory
2. Employers Liability: Coverage B \$500,000 Each Accident
\$500,000 Disease – Policy Limit
\$500,000 Disease – Each Employee

If CONTRACTOR claims to be exempt from this requirement, CONTRACTOR shall provide CITY proof of such exemption for CITY to exempt CONTRACTOR.

Yes No

7.6.3 Comprehensive Auto Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the performance of work under this Agreement, with a combined single limit of liability for bodily injury and property damage no less than:

1. Any Auto (Symbol 1)
Combined Single Limit (Each Accident) - \$1,000,000
2. Hired Autos (Symbol 8)
Combined Single Limit (Each Accident) - \$1,000,000
3. Non-Owned Autos (Symbol 9)
Combined Single Limit (Each Accident) - \$1,000,000

If work under this Agreement includes transportation of hazardous materials, policy shall include pollution liability coverage equivalent to that provided by the latest version of the ISO pollution liability broadened endorsement for auto and the latest version of the ISO Motor Carrier Act endorsement, equivalents or broader language.

Yes No

7.6.3.1 If CONTRACTOR requests reduced limits under a Personal Auto Liability Policy and it is agreed to by the CITY, coverage shall include Bodily Injury limits of \$100,000 per person/\$300,000 per occurrence and Property Damage limits of \$300,000 per occurrence

Yes No



- 7.6.4 Umbrella/Excess Liability Insurance in the amount of \$_____ as determined appropriate by the CITY depending on the type of job and exposures contemplated. Coverage must be follow form of the General Liability, Auto Liability and Employer's Liability. This coverage shall be maintained for a period of no less than the later of three (3) years after the delivery of goods/services or final payment pursuant to this Agreement. **The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.**

Yes No

- 7.6.5 Professional Liability/Errors & Omissions Insurance with a limit of liability no less than \$1,000,000 per wrongful or negligent act. This coverage shall be maintained for a period of no less than three (3) years after the delivery of goods/services final payment pursuant to this Agreement. Retroactive date, if any, to be no later than the first calendar day of service to the CITY. *(Limit to align with size and scope of the Agreement and exposure inherent with operation/services being performed. For Construction projects: Increase to ten (10) years.)*

Yes No

- 7.6.6 Environmental/Pollution Liability insurance shall be required with a limit of no less than \$1,000,000 per wrongful act. Coverage shall include: CONTRACTOR's completed operations, sudden, accidental and gradual pollution conditions. This coverage shall be maintained for a period of no less than the later of three (3) years after the delivery of goods/services or final payment pursuant to this Agreement. Retroactive date, if any, to be no later than the first calendar day of service to the CITY. *(Limit to align with size and scope of the Agreement and exposure inherent with operation/services being performed. For Construction projects: Increase to ten (10) years).* **The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.**

Yes No

- 7.6.7 Cyber Liability including Network Security and Privacy Liability with a limit of liability no less than \$1,000,000 per loss. Coverage shall include liability arising from: theft, dissemination and/or use of confidential information stored or transmitted in electronic form, unauthorized access to, use of, or tampering with computer systems, including hacker attacks or inability of an authorized third party to gain access to your services, including denial of service, and the introduction of a computer virus into, or otherwise causing damage to, a customer's or third person's computer, computer system, network, or similar computer-related property and the data, software and programs thereon. If vendor is collecting credit card information, it shall cover all PCI breach expenses. Coverage is to include the various state monitoring and state required remediation as well as meet the various state notification requirements. This coverage shall be maintained for a period of no less than the later of three (3) years after delivery of goods/services or final payment of the Agreement. Retroactive date, if any, to be no later than the first calendar day of service to the CITY. **The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.**

Yes No

- 7.6.8 Crime Coverage shall include employee dishonesty, forgery or alteration, and



computer fraud in an amount of no less than \$1,000,000 per loss. If CONTRACTOR is physically located on CITY's premises, a third-party fidelity coverage extension shall apply.

Yes No

7.6.9 Garage Liability & Garage-keepers Legal Liability for those that manage parking lots for the CITY or service CITY vehicles. Coverage must be written on an occurrence basis, with limits of liability no less than \$1,000,000 per Occurrence, including products & completed operations. This coverage shall be maintained for a period of no less than the later of three (3) years after the delivery of goods/services or final payment of this Agreement. **The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.**

Yes No

7.6.10 Liquor Liability for those in the business of selling, serving or furnishing of any alcoholic beverages, whether licensed or not, shall carry a limit of liability of no less than \$1,000,000 per occurrence. Coverage shall be maintained for the later of three (3) years after the delivery of goods/services or final payment under the Agreement. **The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.**

Yes No

7.6.11 Sexual Abuse & Molestation for any agreement involving a vulnerable population. Limits shall be no less than \$500,000 per occurrence. This coverage shall be maintained for a period of no less than the later of three (3) years after the delivery of goods/services or final payment of this Agreement. Retroactive date, if any, to be no later than the first calendar day of service to the CITY. *(Limit to align with size and scope of the Agreement and exposure inherent with operation/services being performed.)* **The City of Pembroke Pines must be shown as an additional insured with respect to this coverage. The CITY's additional insured status shall extend to any coverage beyond the minimum limits of liability found herein.**

Yes No

7.6.12 Builder's Risk Insurance shall be "All Risk" for one hundred percent (100%) of the completed value of the project that is the subject of this Agreement with a deductible of not more than five percent (5%) for Named Windstorm and \$20,000 per claim for all other perils. The Builder's Risk Insurance shall include interests of the CITY, the CONTRACTOR and subcontractors of the project. The CONTRACTOR shall include a separate line item for all costs associated with the Builder's Risk Insurance Coverage for the project. The CITY reserves the right at its sole discretion to utilize the CONTRACTOR's Builder's Risk Insurance or for the CITY to purchase its own Builder's Risk Insurance for the Project. Prior to the CONTRACTOR purchasing the Builder's Risk insurance for the project, the CONTRACTOR shall allow the CITY the opportunity to analyze the CONTRACTOR's coverage and determine who shall purchase the coverage. Should the CITY utilize the CONTRACTOR's Builder's Risk Insurance, the CONTRACTOR shall be responsible for all deductibles. If the CITY chooses to purchase the Builder's Risk Coverage on the project, the CONTRACTOR shall provide the CITY with a change order deduct for all premiums and costs associated with the Builder's Risk



insurance in their schedule. Should the CITY choose to utilize the CITY’s Builder’s Risk Program, the CITY shall be responsible for the Named Windstorm Deductible and the CONTRACTOR shall be responsible for the All Other Perils Deductible.

If and when 100% is not available or reasonable, the CITY Risk Manager is to make the determination as to what limits are appropriate for the given project.

Yes No

7.6.13 Other Insurance

7.7 REQUIRED ENDORSEMENTS

- 7.7.1 The City of Pembroke Pines shall be named as an Additional Insured on each of the Liability Policies required herein.
- 7.7.2 Waiver of all Rights of Subrogation against the CITY.
- 7.7.3 Thirty (30) calendar day Notice of Cancellation or Non-Renewal to the CITY.
- 7.7.4 CONTRACTOR’s policies shall be Primary & Non-Contributory.
- 7.7.5 All policies shall contain a “severability of interest” or “cross liability” clause without obligation for premium payment of the CITY.
- 7.7.6 The City of Pembroke Pines shall be named as a Loss Payee on all Property and/or Inland Marine Policies as their interest may appear.

7.8 Any and all insurance required of the CONTRACTOR pursuant to this Agreement must also be required by any subcontractor in the same limits and with all requirements as provided herein, including naming the CITY as an additional insured, in any work that is subcontracted unless such subcontractor is covered by the protection afforded by the CONTRACTOR and provided proof of such coverage is provided to CITY. The CONTRACTOR and any subcontractors shall maintain such policies during the term of this Agreement.

7.9 The CITY reserves the right to require any other additional types of insurance coverage and/or higher limits of liability it deems necessary based on the nature of work being performed under this Agreement.

7.10 The insurance requirements specified in this Agreement are minimum requirements and in no way reduce any liability the CONTRACTOR has assumed in the indemnification/hold harmless section(s) of this Agreement.



ARTICLE 8
NON-DISCRIMINATION & EQUAL OPPORTUNITY EMPLOYMENT

During the performance of the Agreement, neither the CONTRACTOR nor any subcontractors shall discriminate against any employee or applicant for employment because of race, religion, color, gender, national origin, sex, age, marital status, political affiliation, familial status, sexual orientation, or disability if qualified. CONTRACTOR will take affirmative action to ensure that employees are treated during employment, without regard to their race, religion, color, gender, national origin, sex, age, marital status, political affiliation, familial status, sexual orientation, or disability if qualified. Such actions must include, but not be limited to, the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CONTRACTOR shall agree to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause. CONTRACTOR further agrees that CONTRACTOR will ensure that subcontractors, if any, will be made aware of and will comply with this nondiscrimination clause.

ARTICLE 9
INDEPENDENT CONTRACTOR

This Agreement does not create an employee/employer relationship between the Parties. It is the intent of the Parties that the CONTRACTOR is an independent contractor under this Agreement and not the CITY's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The CONTRACTOR shall retain sole and absolute discretion in the judgment of the manner and means of carrying out CONTRACTOR's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of CONTRACTOR, which policies of CONTRACTOR shall not conflict with CITY, State, Federal, or United States policies, rules or regulations relating to the use of CONTRACTOR's funds provided for herein. The CONTRACTOR agrees that it is a separate and independent enterprise from the CITY, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the CONTRACTOR and the CITY and the CITY will not be liable for any obligation incurred by CONTRACTOR, including but not limited to unpaid minimum wages and/or overtime premiums.

ARTICLE 10
AGREEMENT SUBJECT TO FUNDING

This agreement shall remain in full force and effect only as long as the expenditures provided for in the Agreement have been appropriated by the City Commission of the City of Pembroke Pines in the annual budget for each fiscal year of this Agreement, and is subject to termination based on lack of funding.



ARTICLE 11

UNCONTROLLABLE FORCES

11.1 Neither CITY nor CONTRACTOR shall be considered to be in default of this Agreement if delays in or failure of performance shall be due to Uncontrollable Forces, the effect of which, by the exercise of reasonable diligence, the non-performing party could not avoid. The term "Uncontrollable Forces" shall mean any event which results in the prevention or delay of performance by a party of its obligations under this Agreement and which is beyond the reasonable control of the nonperforming party. It includes, but is not limited to fire, flood, earthquakes, storms, lightning, epidemic, pandemic, acts of God, war, riot, civil disturbance, sabotage, and governmental actions.

11.2 Neither party shall, however, be excused from performance if nonperformance is due to forces, which are preventable, removable, or remediable, and which the nonperforming party could have, with the exercise of reasonable diligence, prevented, removed, or remedied with reasonable dispatch. The nonperforming party shall, within a reasonable time of being prevented or delayed from performance by an uncontrollable force, give written notice to the other party describing the circumstances and uncontrollable forces preventing continued performance of the obligations of this Agreement.

ARTICLE 12

GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida as now and hereafter in force. The venue for any and all actions or claims arising out of or related to this Agreement shall be in Broward County, Florida.

ARTICLE 13

SIGNATORY AUTHORITY

CONTRACTOR shall provide CITY with copies of requisite documentation evidencing that the signatory for CONTRACTOR has the authority to enter into this Agreement.

ARTICLE 14

DEFAULT OF CONTRACT & REMEDIES

14.1 **Damages.** CITY reserves the right to recover any ascertainable actual damages incurred as a result of the failure of CONTRACTOR to perform in accordance with the requirements of this Agreement, or for losses sustained by CITY resultant from CONTRACTOR's failure to perform in accordance with the requirements of this Agreement.

14.2 **Liquidated Damages.** As a breach of the service provided by this Agreement would cause serious and substantial damage to CITY Property, and the nature of this Agreement would render it impracticable or extremely difficult to fix the actual damage sustained by CITY by such breach, it is agreed that, in case of breach of service wherein CONTRACTOR fails to maintain the Property,



leaving the said property in disrepair, CITY may elect to collect liquidated damages for each such breach, and CONTRACTOR will pay CITY as liquidated damages, and not as penalty, {---**Liquidated Damages Amount Written---**} ({---**Liquidated Damages Amount---**}) for every day of such malfunction. This sum is the agreed upon amount by which CITY will be damaged by the breach of such service. An election to seek such remedies shall not be construed as a waiver of any legal remedies CITY may have as to any subsequent breach of service under this Agreement.

14.3 **Correction of Work.** If, in the judgment of CITY, work provided by CONTRACTOR does not conform to the requirements of this Agreement, or if the work exhibits poor workmanship, CITY reserves the right to require that CONTRACTOR correct all deficiencies in the work to bring the work into conformance without additional cost to CITY, and / or replace any personnel who fail to perform in accordance with the requirements of this Agreement. CITY shall be the sole judge of non-conformance and the quality of workmanship.

14.4 **Default of Contract.** The occurrence of any one or more of the following events shall constitute a default and breach of this Agreement by CONTRACTOR:

14.4.1. The abandonment of the Property by CONTRACTOR for a period of more than seven (7) business days.

14.4.2 The abandonment, unnecessary delay, refusal of, or failure to comply with any of the terms of this Agreement or neglect, or refusal to comply with the instructions of the Public Services Director relative thereto.

14.4.3. The failure by CONTRACTOR to observe or perform any of the terms, covenants, or conditions of this Agreement to be observed or performed by CONTRACTOR, where such failure shall continue for a period of seven (7) calendar days after written notice thereof by CITY to CONTRACTOR; provided, however, that if the nature of CONTRACTOR's default is such that more than seven (7) calendar days are reasonably required for its cure, then CONTRACTOR shall not be deemed to be in default if CONTRACTOR commences such cure within said seven (7) calendar day period and thereafter diligently prosecutes such cure to completion.

14.4.4. The assignment and/or transfer of this Agreement or execution or attachment thereon by CONTRACTOR or any other party in a manner not expressly permitted hereunder.

14.4.5. The making by CONTRACTOR of any general assignment or general arrangement for the benefit of creditors, or the filing by or against CONTRACTOR of a petition to have CONTRACTOR adjudged a bankruptcy, or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against CONTRACTOR, the same is dismissed within sixty (60) calendar days); or the appointment of a trustee or a receiver to take possession of substantially all of CONTRACTOR's assets, or for CONTRACTOR's interest in this Agreement, where possession is not restored to CONTRACTOR within thirty (30) calendar days; for attachment, execution or other judicial



seizure of substantially all of CONTRACTOR's assets, or for CONTRACTOR's interest in this Agreement, where such seizure is not discharged within thirty (30) calendar days.

14.5 **Remedies in Default.** In case of default by CONTRACTOR, CITY shall notify CONTRACTOR, in writing, of such abandonment, delay, refusal, failure, neglect, or default and direct CONTRACTOR to comply with all provisions of this Agreement. If the abandonment, delay, refusal, failure, neglect or default is not cured within seven (7) calendar days of when notice was sent by CITY, CITY may declare a default of the Agreement and notify CONTRACTOR of such declaration of default and terminate the Agreement.

14.5.1. Upon such declaration of default, all payments remaining due CONTRACTOR at the time of default, less all sums due CITY for damages suffered, or expenses incurred by reason of default, shall be due and payable to CONTRACTOR.

14.5.2. CITY may complete the Agreement, or any part thereof, either by day labor or re-letting a contract for the same, and procure the equipment and the facilities necessary for the completion of the Agreement, and charge the cost of same to CONTRACTOR together with the costs incident thereto to such default.

14.5.3. In the event CITY completes the Agreement at a lesser cost than would have been payable to CONTRACTOR under this Agreement, if the same had been fulfilled by CONTRACTOR, CITY shall retain such differences. Should such cost to CITY be greater, CONTRACTOR shall pay the amount of such excess to the CITY.

14.5.4 Notwithstanding the other provisions in this Article, CITY reserves the right to terminate the Agreement at any time, whenever the service provided by CONTRACTOR fails to meet reasonable standards of the trade after CITY gives written notice to the CONTRACTOR of the deficiencies as set forth in the written notice within fourteen calendar (14) calendar days of the receipt by CONTRACTOR of such notice from CITY.

ARTICLE 15 **BANKRUPTCY**

It is agreed that if CONTRACTOR is adjudged bankrupt, either voluntarily or involuntarily, then this Agreement shall terminate effective on the date and at the time the bankruptcy petition is filed.

ARTICLE 16 **MERGER; AMENDMENT**

This Agreement constitutes the entire Agreement between CONTRACTOR and CITY, and all negotiations and oral understandings between the Parties are merged herein. This Agreement can be supplemented or amended only by a written document executed by both CONTRACTOR and CITY with the same formality and equal dignity herewith.



ARTICLE 17

DISPUTE RESOLUTION

In the event that a dispute, if any, arises between CITY and CONTRACTOR relating to this Agreement, performance or compensation hereunder, CONTRACTOR shall continue to render service in full compliance with all terms and conditions of this Agreement as interpreted by CITY regardless of such dispute. CONTRACTOR expressly recognizes the paramount right and duty of CITY to provide adequate maintenance of CITY's Property, and further agrees, in consideration for the execution of this Agreement, that in the event of such a dispute, if any, it will not seek injunctive relief in any court, but will negotiate with CITY for an adjustment on the matter or matters in dispute and, upon failure of said negotiations to resolve the dispute, may present the matter to a court of competent jurisdiction in an appropriate suit therefore instituted by it or by CITY.

ARTICLE 18

PUBLIC RECORDS

18.1 The City of Pembroke Pines is public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law. Specifically, the Contractor shall:

18.1.1 Keep and maintain public records required by the CITY to perform the service;

18.1.2 Upon request from the CITY's custodian of public records, 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;

18.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and, following completion of the contract, CONTRACTOR shall destroy all copies of such confidential and exempt records remaining in its possession after the CONTRACTOR transfers the records in its possession to the CITY; and

18.1.4 Upon completion of the contract, CONTRACTOR shall transfer to the CITY, at no cost to the CITY, all public records in CONTRACTOR's possession. All records stored electronically by the CONTRACTOR must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

18.2 The failure of Contractor to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement and the CITY shall enforce the Default in accordance with the provisions set forth herein.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE
APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO
CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS**



RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
601 CITY CENTER WAY, 4th FLOOR
PEMBROKE PINES, FL 33025
(954) 450-1050
mgraham@ppines.com**

**ARTICLE 19
SCRUTINIZED COMPANIES**

19.1 CONTRACTOR, its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria. In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services of:

19.1.1 Any amount if, at the time bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or

19.1.2 One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:

19.1.2.1 Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes; or

19.1.2.2 Is engaged in business operations in Syria.

**ARTICLE 20
EQUAL BENEFITS FOR EMPLOYEES**

20.1 CONTRACTOR certifies that it is aware of the requirements of Section 35.39 of the CITY's Code of Ordinances and certifies that it is aware of the requirements of Section 35.39 of the CITY's Code of Ordinances and certifies that (**check only one box below**):

- CONTRACTOR currently complies with the requirements of Section 35.39 of the CITY's Code of Ordinances; or
- CONTRACTOR will comply with the conditions of Section 35.39 of the CITY's Code of Ordinances; or



- CONTRACTOR will not comply with the conditions of Section 35.39 of the CITY's Code of Ordinances; or
- CONTRACTOR does not comply with the conditions of Section 35.39 of the CITY's Code of Ordinances because of the following allowable exemption (**check only box below**):
 - CONTRACTOR does not provide benefits to employees' spouses in traditional marriages; or
 - CONTRACTOR provides an employee the cash equivalent of benefits because CONTRACTOR is unable to provide benefits to employees' Domestic Partners or spouses despite making reasonable efforts to provide them. To meet this exception, CONTRACTOR shall provide a notarized affidavit that it has made reasonable efforts to provide such benefits. The affidavit shall state the efforts taken to provide such benefits and the amount of the cash equivalent. Case equivalent means the amount of money paid to an employee with a Domestic Partner or spouse rather than providing benefits to the employee's Domestic Partner or spouse. The case equivalent is equal to the employer's direct expense of providing benefits to an employee's spouse; or
 - CONTRACTOR is a religious organization, association, society, or any non-profit charitable or educational institution or organization operated, supervised, or controlled by or in conjunction with a religious organization, association, or society; or
 - CONTRACTOR is a governmental agency.

20.2 Except where federal or state law mandates to the contrary, a contractor awarded a contract pursuant to a competitive solicitation shall provide benefits to Domestic Partners and spouses of its employees, irrespective of gender, on the same basis as it provides benefits to employees' spouses in traditional marriages.

20.3 CONTRACTOR shall provide the City Manager and his/her designee, access to its records for the purpose of audits and/or investigations to ascertain compliance with the provisions of this Article, and upon request shall provide evidence that the CONTRACTOR is in compliance with the provisions of this Article upon the renewal of this AGREEMENT or when the City Manager or his/her designee receives a complaint or has reason to believe CONTRACTOR may not be in compliance with the provisions of this Article. Records shall include but not be limited to providing the City Manager and his/her designee with certified copies of CONTRACTOR's records pertaining to its benefits policies and its employment policies and practices.

20.4 CONTRACTOR must conspicuously make available to all employees and applicants for employment the following statement:

“During the performance of a contract with the City of Pembroke Pines, Florida, the CONTRACTOR will provide Equal Benefits to its



employees with spouses, as defined by Section 35.39 of the City of Pembroke Pines Code of Ordinances, and its employees with Domestic Partners and all Married Couples”.

If CONTRACTOR has questions regarding the application of Section 35.39 of the City of Pembroke Pines Code of Ordinances to CONTRACTOR’s duties pursuant to this Agreement, contact Human Resources at (954) 954-392-2092 or drotstein@ppines.com.

20.5 By executing this Agreement, CONTRACTOR certifies that it agrees to comply with the above and Section 35.39 of the City of Pembroke Pines Code of Ordinances, as may be amended from time to time.

ARTICLE 21

EMPLOYMENT ELIGIBILITY

21.1 **E-Verify.** CONTRACTOR certifies that it is aware of and complies with the requirements of Section 448.095, Florida Statutes, as may be amended from time to time and briefly described herein below.

21.1.1 **Definitions for this Section.**

21.1.1.1 “Contractor” means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

21.1.1.2 “Contractor” includes, but is not limited to, a vendor or consultant.

21.1.1.3 “Subcontractor” means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

21.1.1.4 “E-Verify system” means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

21.2 **Registration Requirement; Termination.** Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

21.2.1 All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and

21.2.2 All persons (including subvendors/subconsultants/subcontractors) assigned by



Contractor to perform work pursuant to the contract with the City of Pembroke Pines. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Pembroke Pines; and

21.2.3 The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of contract and may not be considered as such. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

ARTICLE 22

MISCELLANEOUS

22.1 **Ownership of Documents.** Reports, surveys, studies, and other data provided in connection with this Agreement are and shall remain the property of CITY, whether or not the project for which they are made is completed.

22.2 **Legal Representation.** It is acknowledged that each party to this Agreement had the opportunity to be represented by counsel in the preparation of this Agreement, and accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply herein due to the joint contributions of both Parties.

22.3 **Records.** CONTRACTOR shall keep such records and accounts and require any and all subcontractors to keep records and accounts as may be necessary in order to record complete and correct entries as to personnel hours charged to this engagement, and any expenses for which CONTRACTOR expects to be reimbursed. Such books and records will be available at all reasonable times for examination and audit by CITY and shall be kept for a period of ten (10) years after the completion of all work to be performed pursuant to this Agreement. Incomplete or incorrect entries in such books and records will be grounds for disallowance by CITY of any fees or expenses based upon such entries. All records shall be maintained and available for disclosure, as appropriate, in accordance with Chapter 119, Florida Statutes.

22.4 **Assignments; Amendments.** This Agreement, and any interests herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by CONTRACTOR without the prior written consent of CITY. For purposes of this Agreement, any change of ownership



of CONTRACTOR shall constitute an assignment which requires CITY approval. However, this Agreement shall run to the benefit of CITY and its successors and assigns. It is further agreed that no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

22.5 **No Contingent Fees.** CONTRACTOR warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for CONTRACTOR to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONTRACTOR any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, CITY shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

22.6 **Notice.** Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, CONTRACTOR and CITY designate the following as the respective places for giving of notice:

CITY Charles F. Dodge, City Manager
City of Pembroke Pines
601 City Center Way, 4th Floor
Pembroke Pines, Florida 33025
Telephone No. (954) 450-1040

Copy To: Samuel S. Goren, City Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 East Commercial Boulevard, Suite 200
Fort Lauderdale, Florida 33308
Telephone No. (954) 771-4500
Facsimile No. (954) 771-4923

CONTRACTOR {---Primary Contact Name---}, {---Primary Contact Title---}
{---Company Name---}
{---Street1---}, {---Street2---}
{---City---}, {---State/Province---} ---Postal Code---
E-mail: {---E-mail---}
Telephone No: {---Phone---}
Cell phone No: {---Primary Contact Cell Phone Number---}
}
Facsimile No: {---Fax---}



22.7 **Binding Authority.** Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

22.8 **Headings.** Headings herein are for the convenience of reference only and shall not be considered in any interpretation of this Agreement.

22.9 **Exhibits.** Each exhibit referred to in this Agreement forms an essential part of this Agreement. The exhibits, if not physically attached, should be treated as part of this Agreement and are incorporated herein by reference.

22.10 **Severability.** If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

22.11 **Entire Agreement and Conflicts:** This Agreement is intended by the parties hereto to be final expression of this Agreement, and it constitutes the full and entire understanding between the parties with respect to the subject hereof, notwithstanding any representations, statements, or agreements to the contrary heretofore made. In the event of a conflict between this Agreement, Exhibit "A", and Exhibit "B", this Agreement shall prevail, followed by Exhibit "A", and then Exhibit "B".

22.12 **Waiver.** Failure of CITY to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be construed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

22.13 **Attorneys' Fees.** In the event that either party brings suit for enforcement of this Agreement, each party shall bear its own attorney's fees and court costs, except as otherwise provided under the indemnification provisions set forth herein above.

22.14 **Protection of CITY Property.** At all times during the performance of this Agreement, CONTRACTOR shall protect CITY's property from all damage whatsoever on account of the work being carried on under this Agreement.

22.15 **Counterparts and Execution.** This Agreement may be executed by hand or electronically in multiple originals or counterparts, each of which shall be deemed to be an original and together shall constitute one and the same agreement. Execution and delivery of this Agreement by the Parties shall be legally binding, valid and effective upon delivery of the executed documents to the other party through facsimile transmission, email, or other electronic delivery.



22.16 **Compliance with Statutes.** It shall be the CONTRACTOR's responsibility to be aware of and comply with all statutes, ordinances, rules, orders, regulations and requirements of all local, City, state, and federal agencies as applicable.

SIGNATURE PAGE FOLLOWS



IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written above.

CITY:

CITY OF PEMBROKE PINES, FLORIDA

APPROVED AS TO FORM:

BY: _____

Print Name: _____
OFFICE OF THE CITY ATTORNEY

MAYOR FRANK C. ORTIS

ATTEST:

BY: _____

MARLENE D. GRAHAM, CITY CLERK

CHARLES F. DODGE, CITY MANAGER

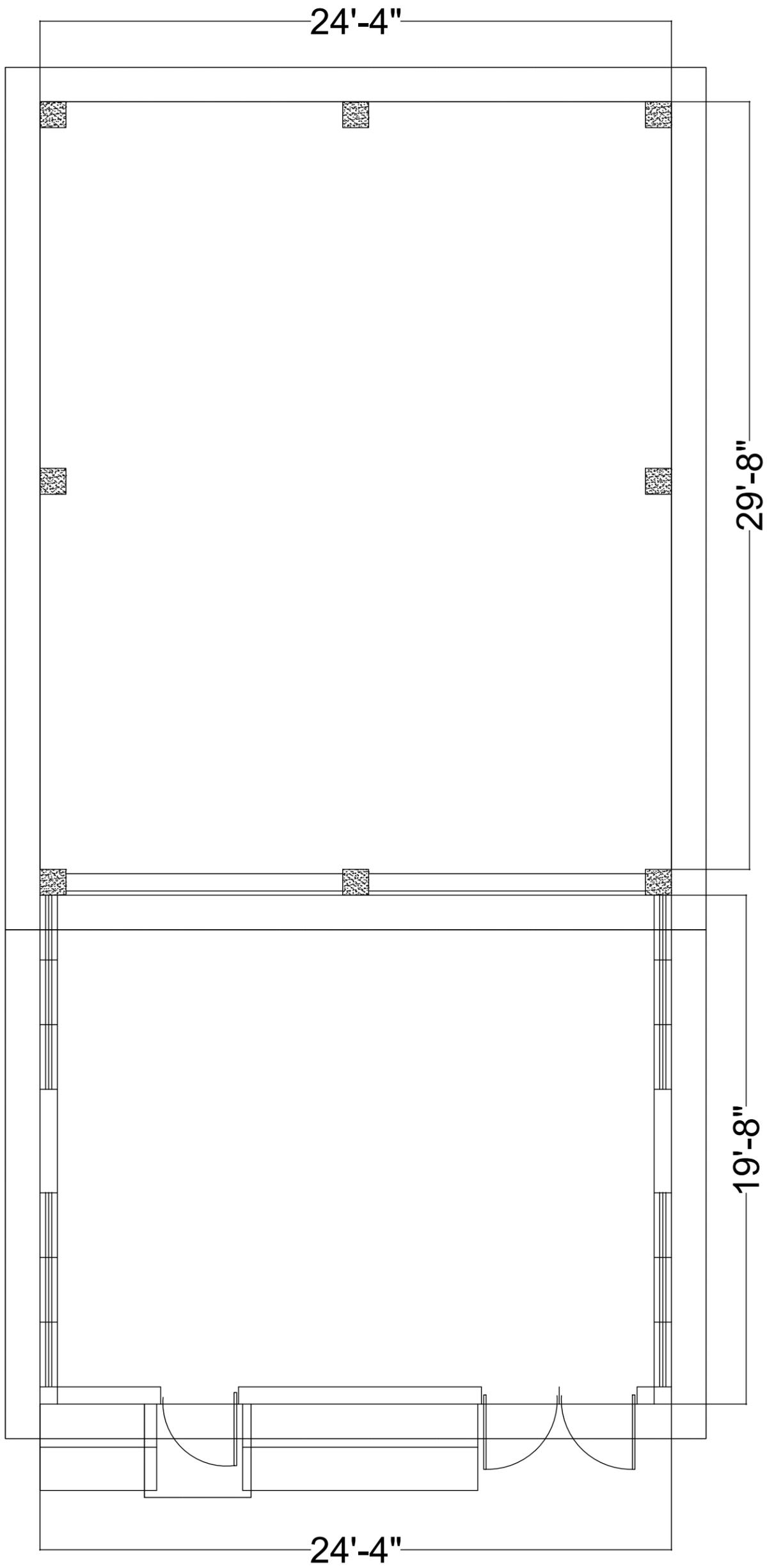
CONTRACTOR:

{---Company Name---}

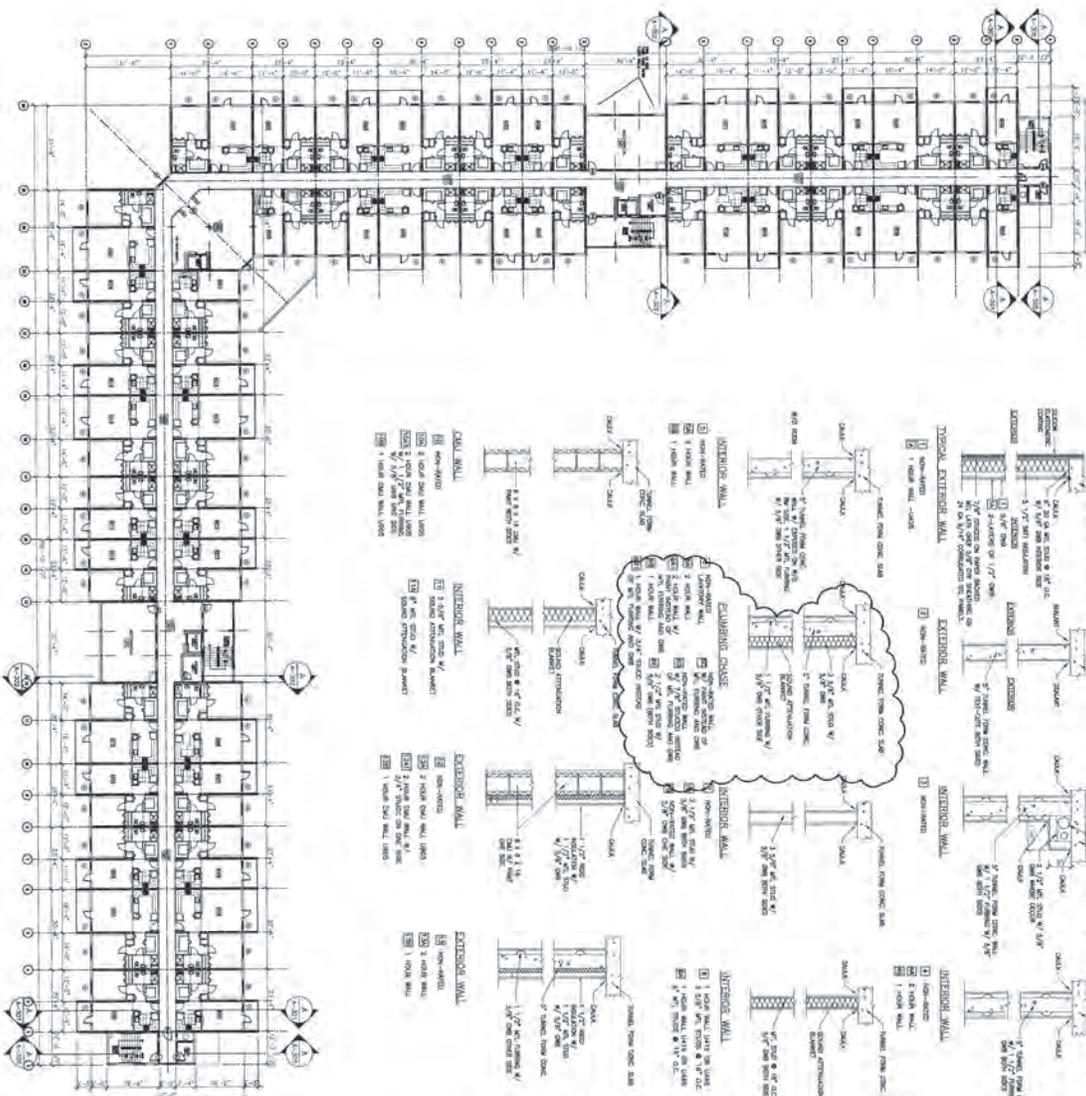
Signed By: _____

Printed Name: _____

Title: _____

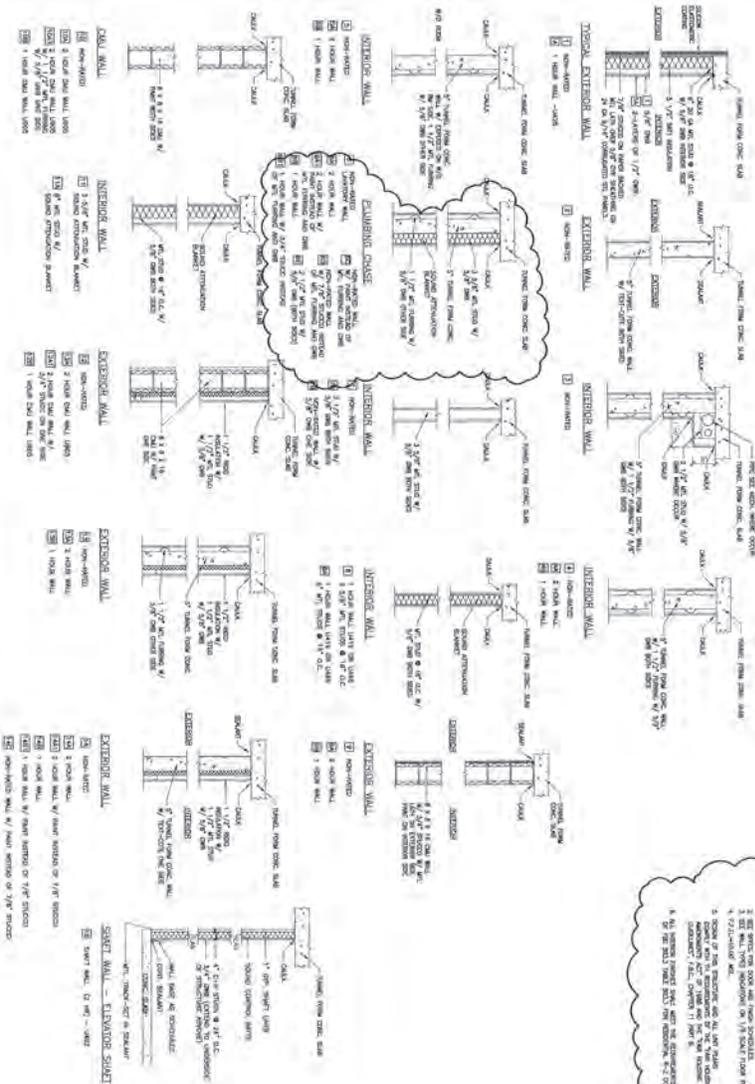


BUILDING 34



TOWER ONE -
SECOND THRU FIFTH FLOOR PLAN

WALL TYPES



GENERAL NOTES

1. SEE SPEC. (1) FOR WALLING UNIT RATES.
2. SEE WALL TYPES FOR WALL AND PARTITION WALLS.
3. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>
- 4. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>
- 5. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>
- 6. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>
- 7. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>
- 8. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>
- 9. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>
- 10. SEE WALL TYPES FOR PARTITION WALLS ON 1/2\"/>

NO.	DATE	DESCRIPTION
1	11/18/2020	ISSUED FOR PERMITS
2	11/18/2020	ISSUED FOR CONSTRUCTION
3	11/18/2020	ISSUED FOR RECORD

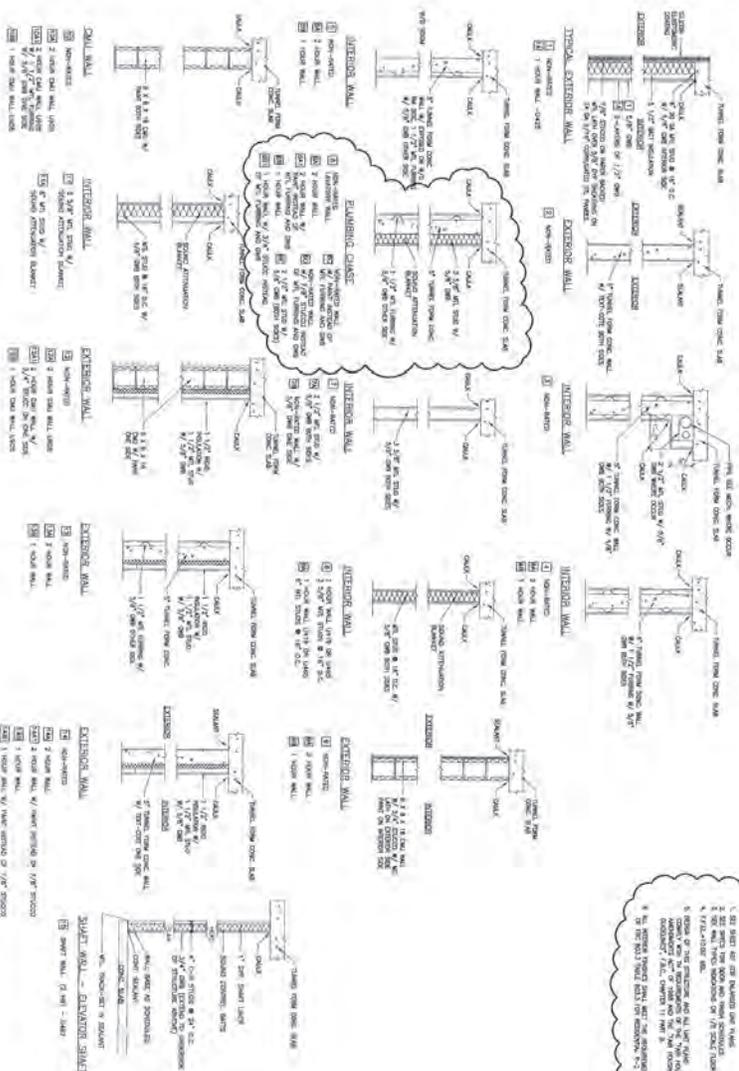
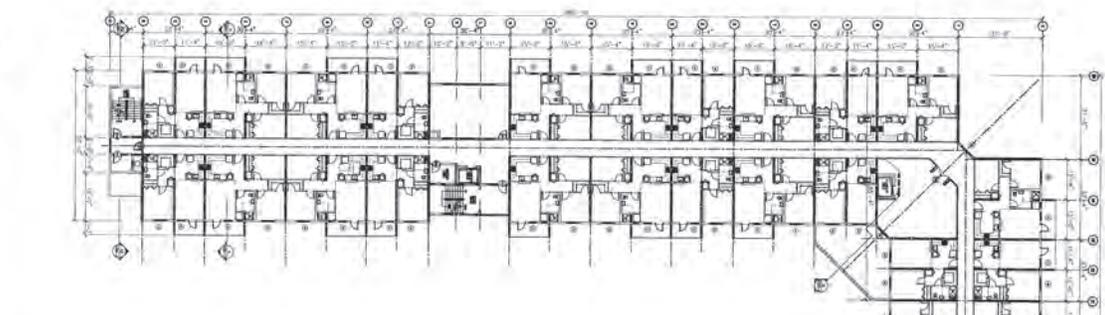
PROJECT	SENIOR RESIDENCES AT THE PINES PLACE
OWNER	TRISTAR REAL ESTATE DEVELOPMENT, LLC
ARCHITECT	THE HASKELL COMPANY
DATE	11/18/2020
DRAWN BY	...
CHECKED BY	...
SCALE	AS SHOWN

SENIOR RESIDENCES AT THE
PINES PLACE
8103 SOUTH PALM DR., PEMBROKE PINES FLORIDA 33025

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®
111 Bluebell Avenue • Jacksonville, Florida 32202 • 904/771-4900

ISSUED & REVISIONS
PROJECT ARCHITECT

TOWER TWO -
SECOND THRU FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



WALL TYPES

GENERAL NOTES

- SEE SHEET FOR THE FINISHED FLOOR FINISH.
- SEE SHEET FOR THE FINISHED CEILING FINISH.
- SEE SHEET FOR THE FINISHED WALL FINISH.
- SEE SHEET FOR THE FINISHED DOOR FINISH.
- SEE SHEET FOR THE FINISHED WINDOW FINISH.
- SEE SHEET FOR THE FINISHED STAIR FINISH.
- SEE SHEET FOR THE FINISHED ELEVATOR FINISH.
- SEE SHEET FOR THE FINISHED MECHANICAL FINISH.
- SEE SHEET FOR THE FINISHED ELECTRICAL FINISH.
- SEE SHEET FOR THE FINISHED PLUMBING FINISH.
- SEE SHEET FOR THE FINISHED FIRE PROTECTION FINISH.
- SEE SHEET FOR THE FINISHED SECURITY FINISH.
- SEE SHEET FOR THE FINISHED ACCESSIBILITY FINISH.
- SEE SHEET FOR THE FINISHED SUSTAINABILITY FINISH.
- SEE SHEET FOR THE FINISHED WELLNESS FINISH.
- SEE SHEET FOR THE FINISHED SMART BUILDING FINISH.

A-121-2

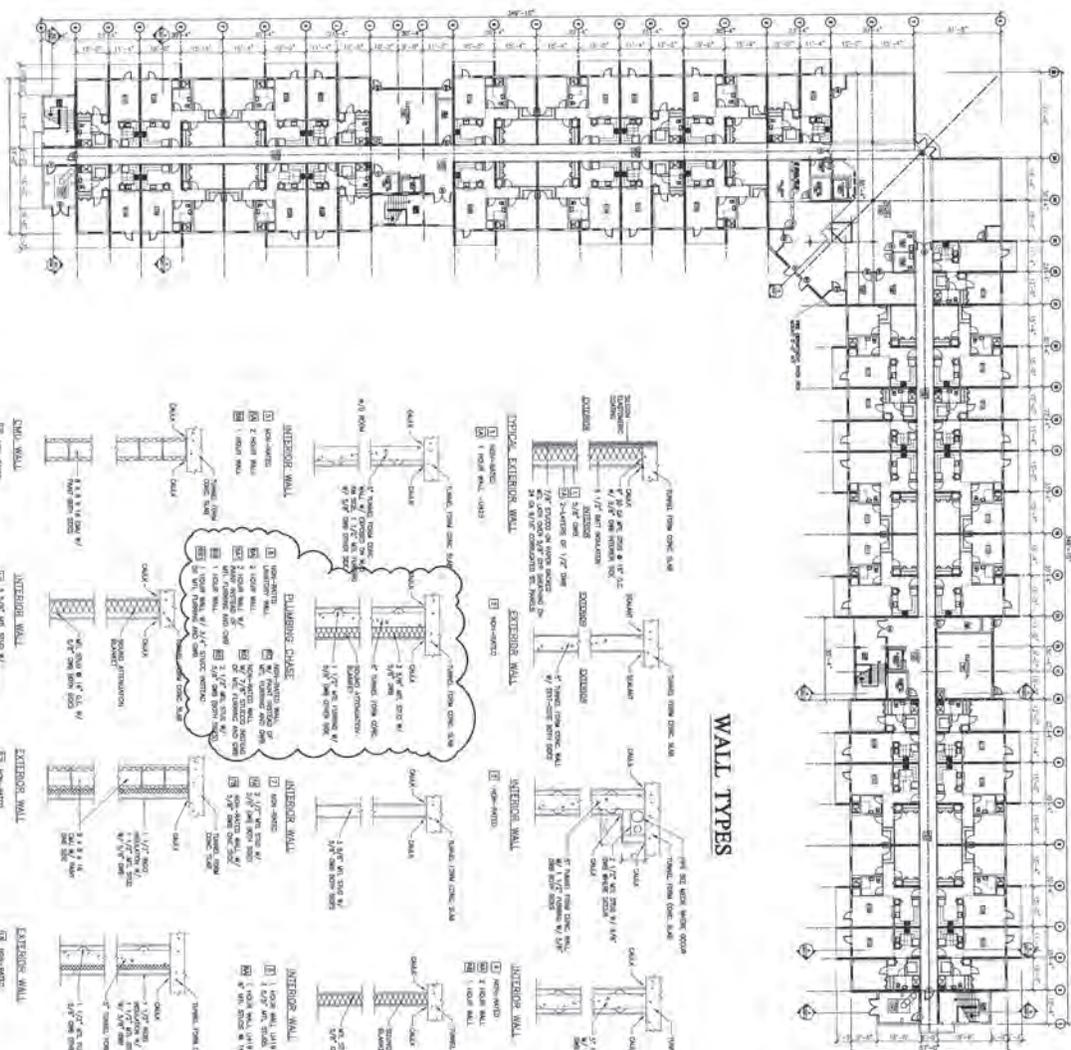
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/2021
2	ISSUED FOR CONSTRUCTION	11/15/2021
3	ISSUED FOR CORRECTIONS	11/15/2021
4	ISSUED FOR CORRECTIONS	11/15/2021
5	ISSUED FOR CORRECTIONS	11/15/2021
6	ISSUED FOR CORRECTIONS	11/15/2021
7	ISSUED FOR CORRECTIONS	11/15/2021
8	ISSUED FOR CORRECTIONS	11/15/2021
9	ISSUED FOR CORRECTIONS	11/15/2021
10	ISSUED FOR CORRECTIONS	11/15/2021
11	ISSUED FOR CORRECTIONS	11/15/2021
12	ISSUED FOR CORRECTIONS	11/15/2021
13	ISSUED FOR CORRECTIONS	11/15/2021
14	ISSUED FOR CORRECTIONS	11/15/2021
15	ISSUED FOR CORRECTIONS	11/15/2021
16	ISSUED FOR CORRECTIONS	11/15/2021
17	ISSUED FOR CORRECTIONS	11/15/2021
18	ISSUED FOR CORRECTIONS	11/15/2021
19	ISSUED FOR CORRECTIONS	11/15/2021
20	ISSUED FOR CORRECTIONS	11/15/2021
21	ISSUED FOR CORRECTIONS	11/15/2021
22	ISSUED FOR CORRECTIONS	11/15/2021
23	ISSUED FOR CORRECTIONS	11/15/2021
24	ISSUED FOR CORRECTIONS	11/15/2021
25	ISSUED FOR CORRECTIONS	11/15/2021
26	ISSUED FOR CORRECTIONS	11/15/2021
27	ISSUED FOR CORRECTIONS	11/15/2021
28	ISSUED FOR CORRECTIONS	11/15/2021
29	ISSUED FOR CORRECTIONS	11/15/2021
30	ISSUED FOR CORRECTIONS	11/15/2021
31	ISSUED FOR CORRECTIONS	11/15/2021
32	ISSUED FOR CORRECTIONS	11/15/2021
33	ISSUED FOR CORRECTIONS	11/15/2021
34	ISSUED FOR CORRECTIONS	11/15/2021
35	ISSUED FOR CORRECTIONS	11/15/2021
36	ISSUED FOR CORRECTIONS	11/15/2021
37	ISSUED FOR CORRECTIONS	11/15/2021
38	ISSUED FOR CORRECTIONS	11/15/2021
39	ISSUED FOR CORRECTIONS	11/15/2021
40	ISSUED FOR CORRECTIONS	11/15/2021
41	ISSUED FOR CORRECTIONS	11/15/2021
42	ISSUED FOR CORRECTIONS	11/15/2021
43	ISSUED FOR CORRECTIONS	11/15/2021
44	ISSUED FOR CORRECTIONS	11/15/2021
45	ISSUED FOR CORRECTIONS	11/15/2021
46	ISSUED FOR CORRECTIONS	11/15/2021
47	ISSUED FOR CORRECTIONS	11/15/2021
48	ISSUED FOR CORRECTIONS	11/15/2021
49	ISSUED FOR CORRECTIONS	11/15/2021
50	ISSUED FOR CORRECTIONS	11/15/2021
51	ISSUED FOR CORRECTIONS	11/15/2021
52	ISSUED FOR CORRECTIONS	11/15/2021
53	ISSUED FOR CORRECTIONS	11/15/2021
54	ISSUED FOR CORRECTIONS	11/15/2021
55	ISSUED FOR CORRECTIONS	11/15/2021
56	ISSUED FOR CORRECTIONS	11/15/2021
57	ISSUED FOR CORRECTIONS	11/15/2021
58	ISSUED FOR CORRECTIONS	11/15/2021
59	ISSUED FOR CORRECTIONS	11/15/2021
60	ISSUED FOR CORRECTIONS	11/15/2021
61	ISSUED FOR CORRECTIONS	11/15/2021
62	ISSUED FOR CORRECTIONS	11/15/2021
63	ISSUED FOR CORRECTIONS	11/15/2021
64	ISSUED FOR CORRECTIONS	11/15/2021
65	ISSUED FOR CORRECTIONS	11/15/2021
66	ISSUED FOR CORRECTIONS	11/15/2021
67	ISSUED FOR CORRECTIONS	11/15/2021
68	ISSUED FOR CORRECTIONS	11/15/2021
69	ISSUED FOR CORRECTIONS	11/15/2021
70	ISSUED FOR CORRECTIONS	11/15/2021
71	ISSUED FOR CORRECTIONS	11/15/2021
72	ISSUED FOR CORRECTIONS	11/15/2021
73	ISSUED FOR CORRECTIONS	11/15/2021
74	ISSUED FOR CORRECTIONS	11/15/2021
75	ISSUED FOR CORRECTIONS	11/15/2021
76	ISSUED FOR CORRECTIONS	11/15/2021
77	ISSUED FOR CORRECTIONS	11/15/2021
78	ISSUED FOR CORRECTIONS	11/15/2021
79	ISSUED FOR CORRECTIONS	11/15/2021
80	ISSUED FOR CORRECTIONS	11/15/2021
81	ISSUED FOR CORRECTIONS	11/15/2021
82	ISSUED FOR CORRECTIONS	11/15/2021
83	ISSUED FOR CORRECTIONS	11/15/2021
84	ISSUED FOR CORRECTIONS	11/15/2021
85	ISSUED FOR CORRECTIONS	11/15/2021
86	ISSUED FOR CORRECTIONS	11/15/2021
87	ISSUED FOR CORRECTIONS	11/15/2021
88	ISSUED FOR CORRECTIONS	11/15/2021
89	ISSUED FOR CORRECTIONS	11/15/2021
90	ISSUED FOR CORRECTIONS	11/15/2021
91	ISSUED FOR CORRECTIONS	11/15/2021
92	ISSUED FOR CORRECTIONS	11/15/2021
93	ISSUED FOR CORRECTIONS	11/15/2021
94	ISSUED FOR CORRECTIONS	11/15/2021
95	ISSUED FOR CORRECTIONS	11/15/2021
96	ISSUED FOR CORRECTIONS	11/15/2021
97	ISSUED FOR CORRECTIONS	11/15/2021
98	ISSUED FOR CORRECTIONS	11/15/2021
99	ISSUED FOR CORRECTIONS	11/15/2021
100	ISSUED FOR CORRECTIONS	11/15/2021

SENIOR RESIDENCES AT THE
PINES PLACE
820 SOUTH PALM DR., PEMBERO PINES FLORIDA 33025

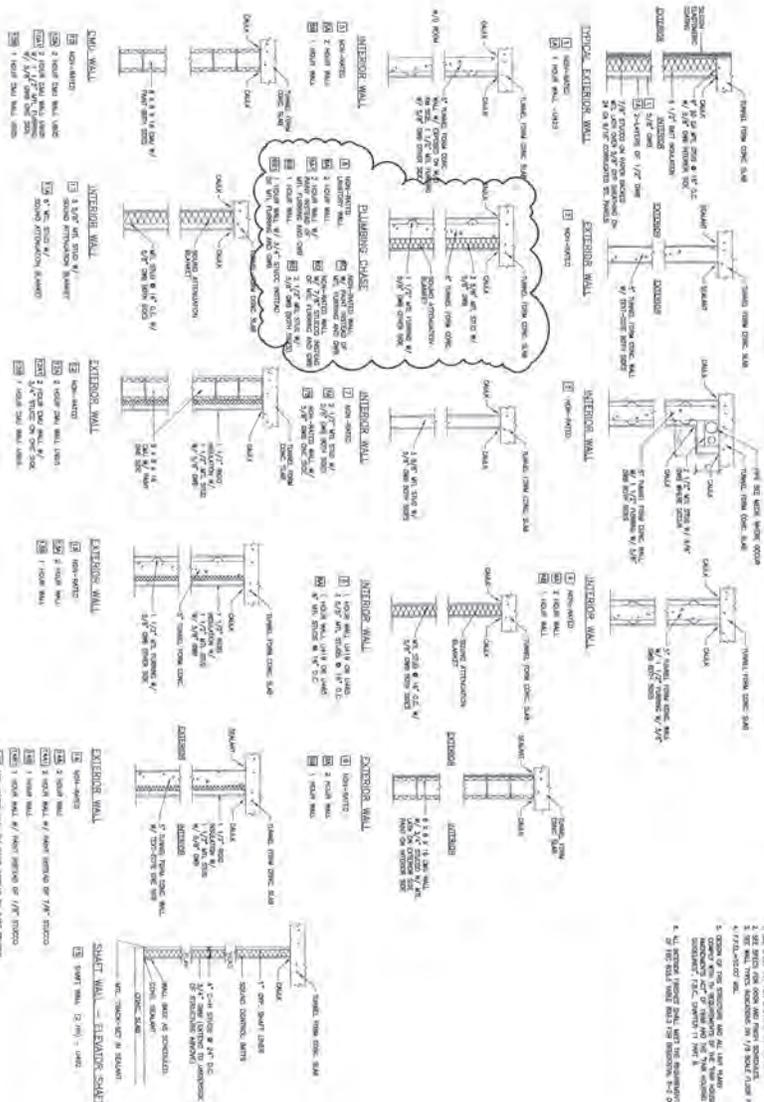
THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®
111 South River - Jacksonville, FL 32202 - (904) 711-4336

DAVID S. HASKELL
PROJECT ARCHITECT

**TOWER TWO -
FIRST FLOOR PLAN**



WALL TYPES



GENERAL NOTES

1. SEE NOTES ON THE DRAWINGS FOR DETAILS.
2. SEE NOTES ON THE DRAWINGS FOR FINISHES.
3. SEE WALL TYPES INCORPORATED IN 1/8 SCALE FLOOR PLANS.
4. FINISHES TO BE DETERMINED BY THE ARCHITECT.
5. CONCRETE SHALL BE 4000 PSI STRENGTH.
6. CONCRETE SHALL BE 3000 PSI STRENGTH UNLESS OTHERWISE NOTED.
7. ALL REINFORCING SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED.
8. ALL REINFORCING SHALL BE 1/4" DIA. UNLESS OTHERWISE NOTED.
9. ALL REINFORCING SHALL BE 3/8" DIA. UNLESS OTHERWISE NOTED.
10. ALL REINFORCING SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED.
11. ALL REINFORCING SHALL BE 3/4" DIA. UNLESS OTHERWISE NOTED.
12. ALL REINFORCING SHALL BE 1" DIA. UNLESS OTHERWISE NOTED.
13. ALL REINFORCING SHALL BE 1 1/4" DIA. UNLESS OTHERWISE NOTED.
14. ALL REINFORCING SHALL BE 1 1/2" DIA. UNLESS OTHERWISE NOTED.
15. ALL REINFORCING SHALL BE 2" DIA. UNLESS OTHERWISE NOTED.

UNIT REPLICATION DATA			
FLOOR	UNIT TYPE	NO. OF UNITS	NO. OF UNITS
1	TYPE 1 - 1000 RESIDENCE	14	14
2	TYPE 2 - 1000 RESIDENCE	14	14
3	TYPE 3 - 1000 RESIDENCE	14	14
4	TYPE 4 - 1000 RESIDENCE	14	14
5	TYPE 5 - 1000 RESIDENCE	14	14
6	TYPE 6 - 1000 RESIDENCE	14	14
7	TYPE 7 - 1000 RESIDENCE	14	14
8	TYPE 8 - 1000 RESIDENCE	14	14
9	TYPE 9 - 1000 RESIDENCE	14	14
10	TYPE 10 - 1000 RESIDENCE	14	14
11	TYPE 11 - 1000 RESIDENCE	14	14
12	TYPE 12 - 1000 RESIDENCE	14	14
13	TYPE 13 - 1000 RESIDENCE	14	14
14	TYPE 14 - 1000 RESIDENCE	14	14
15	TYPE 15 - 1000 RESIDENCE	14	14
16	TYPE 16 - 1000 RESIDENCE	14	14
17	TYPE 17 - 1000 RESIDENCE	14	14
18	TYPE 18 - 1000 RESIDENCE	14	14
19	TYPE 19 - 1000 RESIDENCE	14	14
20	TYPE 20 - 1000 RESIDENCE	14	14
21	TYPE 21 - 1000 RESIDENCE	14	14
22	TYPE 22 - 1000 RESIDENCE	14	14
23	TYPE 23 - 1000 RESIDENCE	14	14
24	TYPE 24 - 1000 RESIDENCE	14	14
25	TYPE 25 - 1000 RESIDENCE	14	14
26	TYPE 26 - 1000 RESIDENCE	14	14
27	TYPE 27 - 1000 RESIDENCE	14	14
28	TYPE 28 - 1000 RESIDENCE	14	14
29	TYPE 29 - 1000 RESIDENCE	14	14
30	TYPE 30 - 1000 RESIDENCE	14	14
31	TYPE 31 - 1000 RESIDENCE	14	14
32	TYPE 32 - 1000 RESIDENCE	14	14
33	TYPE 33 - 1000 RESIDENCE	14	14
34	TYPE 34 - 1000 RESIDENCE	14	14
35	TYPE 35 - 1000 RESIDENCE	14	14
36	TYPE 36 - 1000 RESIDENCE	14	14
37	TYPE 37 - 1000 RESIDENCE	14	14
38	TYPE 38 - 1000 RESIDENCE	14	14
39	TYPE 39 - 1000 RESIDENCE	14	14
40	TYPE 40 - 1000 RESIDENCE	14	14
41	TYPE 41 - 1000 RESIDENCE	14	14
42	TYPE 42 - 1000 RESIDENCE	14	14
43	TYPE 43 - 1000 RESIDENCE	14	14
44	TYPE 44 - 1000 RESIDENCE	14	14
45	TYPE 45 - 1000 RESIDENCE	14	14
46	TYPE 46 - 1000 RESIDENCE	14	14
47	TYPE 47 - 1000 RESIDENCE	14	14
48	TYPE 48 - 1000 RESIDENCE	14	14
49	TYPE 49 - 1000 RESIDENCE	14	14
50	TYPE 50 - 1000 RESIDENCE	14	14
51	TYPE 51 - 1000 RESIDENCE	14	14
52	TYPE 52 - 1000 RESIDENCE	14	14
53	TYPE 53 - 1000 RESIDENCE	14	14
54	TYPE 54 - 1000 RESIDENCE	14	14
55	TYPE 55 - 1000 RESIDENCE	14	14
56	TYPE 56 - 1000 RESIDENCE	14	14
57	TYPE 57 - 1000 RESIDENCE	14	14
58	TYPE 58 - 1000 RESIDENCE	14	14
59	TYPE 59 - 1000 RESIDENCE	14	14
60	TYPE 60 - 1000 RESIDENCE	14	14
61	TYPE 61 - 1000 RESIDENCE	14	14
62	TYPE 62 - 1000 RESIDENCE	14	14
63	TYPE 63 - 1000 RESIDENCE	14	14
64	TYPE 64 - 1000 RESIDENCE	14	14
65	TYPE 65 - 1000 RESIDENCE	14	14
66	TYPE 66 - 1000 RESIDENCE	14	14
67	TYPE 67 - 1000 RESIDENCE	14	14
68	TYPE 68 - 1000 RESIDENCE	14	14
69	TYPE 69 - 1000 RESIDENCE	14	14
70	TYPE 70 - 1000 RESIDENCE	14	14
71	TYPE 71 - 1000 RESIDENCE	14	14
72	TYPE 72 - 1000 RESIDENCE	14	14
73	TYPE 73 - 1000 RESIDENCE	14	14
74	TYPE 74 - 1000 RESIDENCE	14	14
75	TYPE 75 - 1000 RESIDENCE	14	14
76	TYPE 76 - 1000 RESIDENCE	14	14
77	TYPE 77 - 1000 RESIDENCE	14	14
78	TYPE 78 - 1000 RESIDENCE	14	14
79	TYPE 79 - 1000 RESIDENCE	14	14
80	TYPE 80 - 1000 RESIDENCE	14	14
81	TYPE 81 - 1000 RESIDENCE	14	14
82	TYPE 82 - 1000 RESIDENCE	14	14
83	TYPE 83 - 1000 RESIDENCE	14	14
84	TYPE 84 - 1000 RESIDENCE	14	14
85	TYPE 85 - 1000 RESIDENCE	14	14
86	TYPE 86 - 1000 RESIDENCE	14	14
87	TYPE 87 - 1000 RESIDENCE	14	14
88	TYPE 88 - 1000 RESIDENCE	14	14
89	TYPE 89 - 1000 RESIDENCE	14	14
90	TYPE 90 - 1000 RESIDENCE	14	14
91	TYPE 91 - 1000 RESIDENCE	14	14
92	TYPE 92 - 1000 RESIDENCE	14	14
93	TYPE 93 - 1000 RESIDENCE	14	14
94	TYPE 94 - 1000 RESIDENCE	14	14
95	TYPE 95 - 1000 RESIDENCE	14	14
96	TYPE 96 - 1000 RESIDENCE	14	14
97	TYPE 97 - 1000 RESIDENCE	14	14
98	TYPE 98 - 1000 RESIDENCE	14	14
99	TYPE 99 - 1000 RESIDENCE	14	14
100	TYPE 100 - 1000 RESIDENCE	14	14

A-110-2

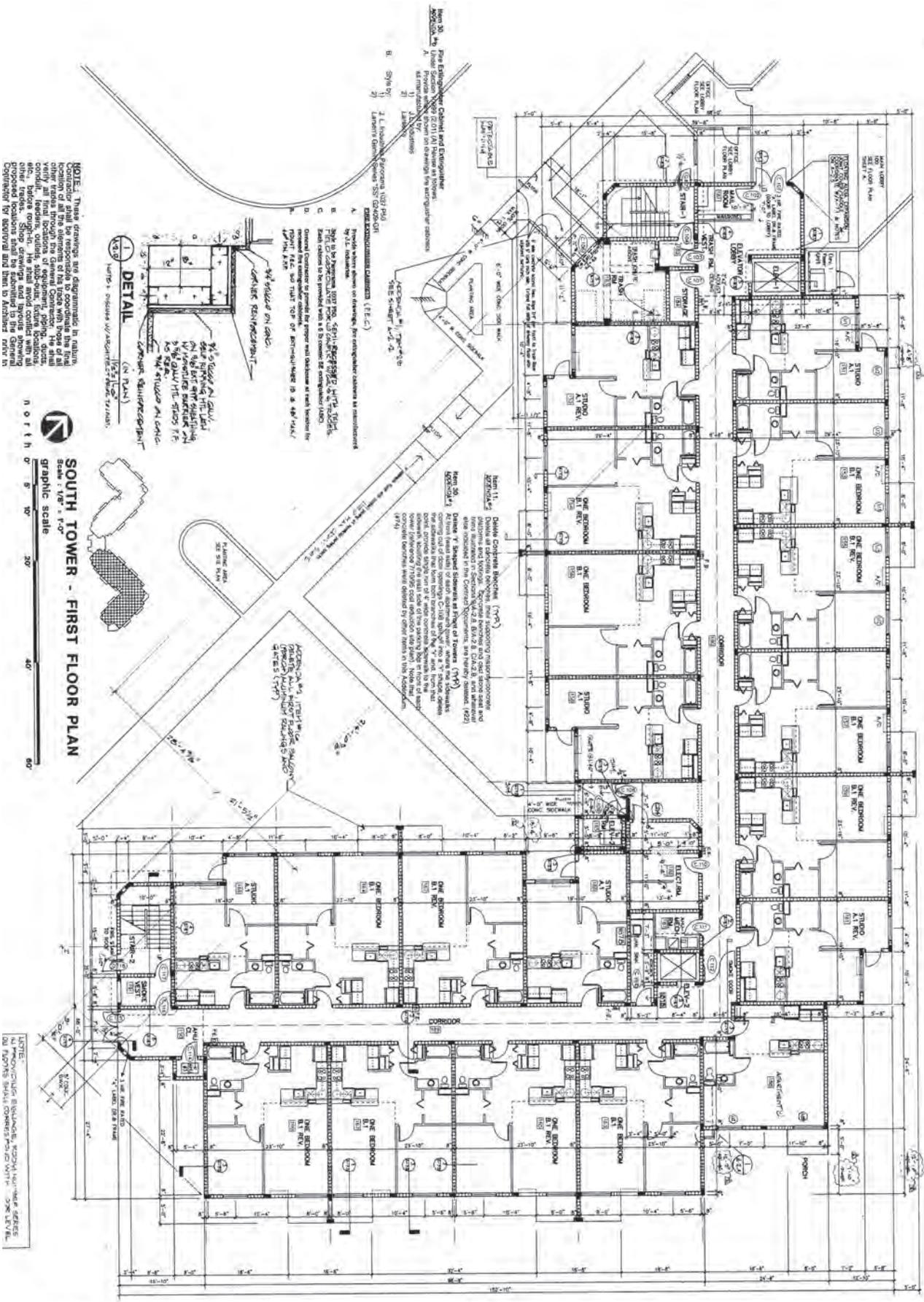
TOWER TWO
FIRST FLOOR
PLAN & WALL
TYPES

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/18/2021
2	ISSUED FOR CONSTRUCTION	11/18/2021
3	ISSUED FOR AS-BUILT	11/18/2021

SENIOR RESIDENCES AT THE
PINES PLACE
8210 SOUTH PALM DR., PEMBROKE PINES FLORIDA 33025

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®
111 Haskell Avenue • Jacksonville, Florida 32202 • 904.779.4300

PHOTO & RENDERING
PROJECT ARCHITECT



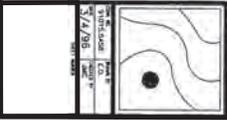
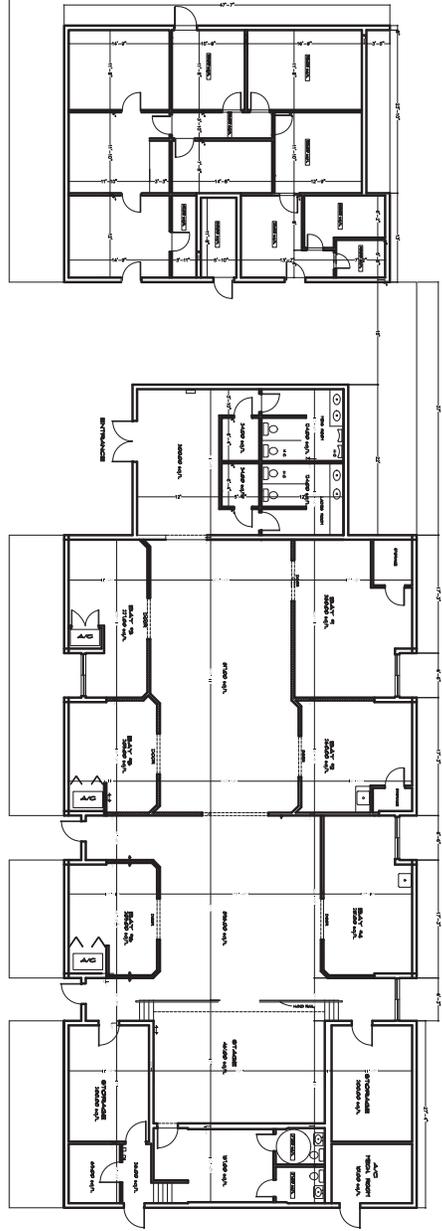
NOTE: These drawings are diagrammatic in nature. Location of all the elements of the facade with those of all other views through the General Contractor. He shall coordinate, including, but not limited to, window locations, etc., before construction. He shall avoid conflict with all proposed locations shall be submitted to the General Contractor for approval and then to Architect prior to construction.

SOUTH TOWER - FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"
 graphic scale
 0' 10' 20' 40' 60'

NOTE:
 (A) PROVIDING ELEVATIONS, MOON LIGHT, WALKWAY SERIES
 (B) PROVIDING SHIELD CORNERS FOR DOOR WITH 1/2" RADIUS

	Pembroke Pines Senior Complex Senior Residences 401 N.W. 103 AVE. 33026 Pembroke Pines, Florida		<p>GENERAL NOTES</p> <p>1. THIS PRINT IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED.</p> <p>2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED BY THE CLIENT.</p> <p>3. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED BY THE CLIENT.</p> <p>4. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED BY THE CLIENT.</p>
	DATE: 3/1/2016 TIME: 10:00 AM SCALE: 1/8" = 1'-0" SHEET: A-2.0	1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0" 1 1/4" = 1'-0" 1 1/2" = 1'-0" 1 3/4" = 1'-0" 2" = 1'-0" 2 1/4" = 1'-0" 2 1/2" = 1'-0" 2 3/4" = 1'-0" 3" = 1'-0" 3 1/4" = 1'-0" 3 1/2" = 1'-0" 3 3/4" = 1'-0" 4" = 1'-0" 4 1/4" = 1'-0" 4 1/2" = 1'-0" 4 3/4" = 1'-0" 5" = 1'-0" 5 1/4" = 1'-0" 5 1/2" = 1'-0" 5 3/4" = 1'-0" 6" = 1'-0" 6 1/4" = 1'-0" 6 1/2" = 1'-0" 6 3/4" = 1'-0" 7" = 1'-0" 7 1/4" = 1'-0" 7 1/2" = 1'-0" 7 3/4" = 1'-0" 8" = 1'-0" 8 1/4" = 1'-0" 8 1/2" = 1'-0" 8 3/4" = 1'-0" 9" = 1'-0" 9 1/4" = 1'-0" 9 1/2" = 1'-0" 9 3/4" = 1'-0" 10" = 1'-0" 10 1/4" = 1'-0" 10 1/2" = 1'-0" 10 3/4" = 1'-0" 11" = 1'-0" 11 1/4" = 1'-0" 11 1/2" = 1'-0" 11 3/4" = 1'-0" 12" = 1'-0" 12 1/4" = 1'-0" 12 1/2" = 1'-0" 12 3/4" = 1'-0" 13" = 1'-0" 13 1/4" = 1'-0" 13 1/2" = 1'-0" 13 3/4" = 1'-0" 14" = 1'-0" 14 1/4" = 1'-0" 14 1/2" = 1'-0" 14 3/4" = 1'-0" 15" = 1'-0" 15 1/4" = 1'-0" 15 1/2" = 1'-0" 15 3/4" = 1'-0" 16" = 1'-0" 16 1/4" = 1'-0" 16 1/2" = 1'-0" 16 3/4" = 1'-0" 17" = 1'-0" 17 1/4" = 1'-0" 17 1/2" = 1'-0" 17 3/4" = 1'-0" 18" = 1'-0" 18 1/4" = 1'-0" 18 1/2" = 1'-0" 18 3/4" = 1'-0" 19" = 1'-0" 19 1/4" = 1'-0" 19 1/2" = 1'-0" 19 3/4" = 1'-0" 20" = 1'-0" 20 1/4" = 1'-0" 20 1/2" = 1'-0" 20 3/4" = 1'-0" 21" = 1'-0" 21 1/4" = 1'-0" 21 1/2" = 1'-0" 21 3/4" = 1'-0" 22" = 1'-0" 22 1/4" = 1'-0" 22 1/2" = 1'-0" 22 3/4" = 1'-0" 23" = 1'-0" 23 1/4" = 1'-0" 23 1/2" = 1'-0" 23 3/4" = 1'-0" 24" = 1'-0" 24 1/4" = 1'-0" 24 1/2" = 1'-0" 24 3/4" = 1'-0" 25" = 1'-0" 25 1/4" = 1'-0" 25 1/2" = 1'-0" 25 3/4" = 1'-0" 26" = 1'-0" 26 1/4" = 1'-0" 26 1/2" = 1'-0" 26 3/4" = 1'-0" 27" = 1'-0" 27 1/4" = 1'-0" 27 1/2" = 1'-0" 27 3/4" = 1'-0" 28" = 1'-0" 28 1/4" = 1'-0" 28 1/2" = 1'-0" 28 3/4" = 1'-0" 29" = 1'-0" 29 1/4" = 1'-0" 29 1/2" = 1'-0" 29 3/4" = 1'-0" 30" = 1'-0" 30 1/4" = 1'-0" 30 1/2" = 1'-0" 30 3/4" = 1'-0" 31" = 1'-0" 31 1/4" = 1'-0" 31 1/2" = 1'-0" 31 3/4" = 1'-0" 32" = 1'-0" 32 1/4" = 1'-0" 32 1/2" = 1'-0" 32 3/4" = 1'-0" 33" = 1'-0" 33 1/4" = 1'-0" 33 1/2" = 1'-0" 33 3/4" = 1'-0" 34" = 1'-0" 34 1/4" = 1'-0" 34 1/2" = 1'-0" 34 3/4" = 1'-0" 35" = 1'-0" 35 1/4" = 1'-0" 35 1/2" = 1'-0" 35 3/4" = 1'-0" 36" = 1'-0" 36 1/4" = 1'-0" 36 1/2" = 1'-0" 36 3/4" = 1'-0" 37" = 1'-0" 37 1/4" = 1'-0" 37 1/2" = 1'-0" 37 3/4" = 1'-0" 38" = 1'-0" 38 1/4" = 1'-0" 38 1/2" = 1'-0" 38 3/4" = 1'-0" 39" = 1'-0" 39 1/4" = 1'-0" 39 1/2" = 1'-0" 39 3/4" = 1'-0" 40" = 1'-0" 40 1/4" = 1'-0" 40 1/2" = 1'-0" 40 3/4" = 1'-0" 41" = 1'-0" 41 1/4" = 1'-0" 41 1/2" = 1'-0" 41 3/4" = 1'-0" 42" = 1'-0" 42 1/4" = 1'-0" 42 1/2" = 1'-0" 42 3/4" = 1'-0" 43" = 1'-0" 43 1/4" = 1'-0" 43 1/2" = 1'-0" 43 3/4" = 1'-0" 44" = 1'-0" 44 1/4" = 1'-0" 44 1/2" = 1'-0" 44 3/4" = 1'-0" 45" = 1'-0" 45 1/4" = 1'-0" 45 1/2" = 1'-0" 45 3/4" = 1'-0" 46" = 1'-0" 46 1/4" = 1'-0" 46 1/2" = 1'-0" 46 3/4" = 1'-0" 47" = 1'-0" 47 1/4" = 1'-0" 47 1/2" = 1'-0" 47 3/4" = 1'-0" 48" = 1'-0" 48 1/4" = 1'-0" 48 1/2" = 1'-0" 48 3/4" = 1'-0" 49" = 1'-0" 49 1/4" = 1'-0" 49 1/2" = 1'-0" 49 3/4" = 1'-0" 50" = 1'-0" 50 1/4" = 1'-0" 50 1/2" = 1'-0" 50 3/4" = 1'-0" 51" = 1'-0" 51 1/4" = 1'-0" 51 1/2" = 1'-0" 51 3/4" = 1'-0" 52" = 1'-0" 52 1/4" = 1'-0" 52 1/2" = 1'-0" 52 3/4" = 1'-0" 53" = 1'-0" 53 1/4" = 1'-0" 53 1/2" = 1'-0" 53 3/4" = 1'-0" 54" = 1'-0" 54 1/4" = 1'-0" 54 1/2" = 1'-0" 54 3/4" = 1'-0" 55" = 1'-0" 55 1/4" = 1'-0" 55 1/2" = 1'-0" 55 3/4" = 1'-0" 56" = 1'-0" 56 1/4" = 1'-0" 56 1/2" = 1'-0" 56 3/4" = 1'-0" 57" = 1'-0" 57 1/4" = 1'-0" 57 1/2" = 1'-0" 57 3/4" = 1'-0" 58" = 1'-0" 58 1/4" = 1'-0" 58 1/2" = 1'-0" 58 3/4" = 1'-0" 59" = 1'-0" 59 1/4" = 1'-0" 59 1/2" = 1'-0" 59 3/4" = 1'-0" 60" = 1'-0" 60 1/4" = 1'-0" 60 1/2" = 1'-0" 60 3/4" = 1'-0" 61" = 1'-0" 61 1/4" = 1'-0" 61 1/2" = 1'-0" 61 3/4" = 1'-0" 62" = 1'-0" 62 1/4" = 1'-0" 62 1/2" = 1'-0" 62 3/4" = 1'-0" 63" = 1'-0" 63 1/4" = 1'-0" 63 1/2" = 1'-0" 63 3/4" = 1'-0" 64" = 1'-0" 64 1/4" = 1'-0" 64 1/2" = 1'-0" 64 3/4" = 1'-0" 65" = 1'-0" 65 1/4" = 1'-0" 65 1/2" = 1'-0" 65 3/4" = 1'-0" 66" = 1'-0" 66 1/4" = 1'-0" 66 1/2" = 1'-0" 66 3/4" = 1'-0" 67" = 1'-0" 67 1/4" = 1'-0" 67 1/2" = 1'-0" 67 3/4" = 1'-0" 68" = 1'-0" 68 1/4" = 1'-0" 68 1/2" = 1'-0" 68 3/4" = 1'-0" 69" = 1'-0" 69 1/4" = 1'-0" 69 1/2" = 1'-0" 69 3/4" = 1'-0" 70" = 1'-0" 70 1/4" = 1'-0" 70 1/2" = 1'-0" 70 3/4" = 1'-0" 71" = 1'-0" 71 1/4" = 1'-0" 71 1/2" = 1'-0" 71 3/4" = 1'-0" 72" = 1'-0" 72 1/4" = 1'-0" 72 1/2" = 1'-0" 72 3/4" = 1'-0" 73" = 1'-0" 73 1/4" = 1'-0" 73 1/2" = 1'-0" 73 3/4" = 1'-0" 74" = 1'-0" 74 1/4" = 1'-0" 74 1/2" = 1'-0" 74 3/4" = 1'-0" 75" = 1'-0" 75 1/4" = 1'-0" 75 1/2" = 1'-0" 75 3/4" = 1'-0" 76" = 1'-0" 76 1/4" = 1'-0" 76 1/2" = 1'-0" 76 3/4" = 1'-0" 77" = 1'-0" 77 1/4" = 1'-0" 77 1/2" = 1'-0" 77 3/4" = 1'-0" 78" = 1'-0" 78 1/4" = 1'-0" 78 1/2" = 1'-0" 78 3/4" = 1'-0" 79" = 1'-0" 79 1/4" = 1'-0" 79 1/2" = 1'-0" 79 3/4" = 1'-0" 80" = 1'-0" 80 1/4" = 1'-0" 80 1/2" = 1'-0" 80 3/4" = 1'-0" 81" = 1'-0" 81 1/4" = 1'-0" 81 1/2" = 1'-0" 81 3/4" = 1'-0" 82" = 1'-0" 82 1/4" = 1'-0" 82 1/2" = 1'-0" 82 3/4" = 1'-0" 83" = 1'-0" 83 1/4" = 1'-0" 83 1/2" = 1'-0" 83 3/4" = 1'-0" 84" = 1'-0" 84 1/4" = 1'-0" 84 1/2" = 1'-0" 84 3/4" = 1'-0" 85" = 1'-0" 85 1/4" = 1'-0" 85 1/2" = 1'-0" 85 3/4" = 1'-0" 86" = 1'-0" 86 1/4" = 1'-0" 86 1/2" = 1'-0" 86 3/4" = 1'-0" 87" = 1'-0" 87 1/4" = 1'-0" 87 1/2" = 1'-0" 87 3/4" = 1'-0" 88" = 1'-0" 88 1/4" = 1'-0" 88 1/2" = 1'-0" 88 3/4" = 1'-0" 89" = 1'-0" 89 1/4" = 1'-0" 89 1/2" = 1'-0" 89 3/4" = 1'-0" 90" = 1'-0" 90 1/4" = 1'-0" 90 1/2" = 1'-0" 90 3/4" = 1'-0" 91" = 1'-0" 91 1/4" = 1'-0" 91 1/2" = 1'-0" 91 3/4" = 1'-0" 92" = 1'-0" 92 1/4" = 1'-0" 92 1/2" = 1'-0" 92 3/4" = 1'-0" 93" = 1'-0" 93 1/4" = 1'-0" 93 1/2" = 1'-0" 93 3/4" = 1'-0" 94" = 1'-0" 94 1/4" = 1'-0" 94 1/2" = 1'-0" 94 3/4" = 1'-0" 95" = 1'-0" 95 1/4" = 1'-0" 95 1/2" = 1'-0" 95 3/4" = 1'-0" 96" = 1'-0" 96 1/4" = 1'-0" 96 1/2" = 1'-0" 96 3/4" = 1'-0" 97" = 1'-0" 97 1/4" = 1'-0" 97 1/2" = 1'-0" 97 3/4" = 1'-0" 98" = 1'-0" 98 1/4" = 1'-0" 98 1/2" = 1'-0" 98 3/4" = 1'-0" 99" = 1'-0" 99 1/4" = 1'-0" 99 1/2" = 1'-0" 99 3/4" = 1'-0" 100" = 1'-0" 100 1/4" = 1'-0" 100 1/2" = 1'-0" 100 3/4" = 1'-0" 101" = 1'-0" 101 1/4" = 1'-0" 101 1/2" = 1'-0" 101 3/4" = 1'-0" 102" = 1'-0" 102 1/4" = 1'-0" 102 1/2" = 1'-0" 102 3/4" = 1'-0" 103" = 1'-0" 103 1/4" = 1'-0" 103 1/2" = 1'-0" 103 3/4" = 1'-0" 104" = 1'-0" 104 1/4" = 1'-0" 104 1/2" = 1'-0" 104 3/4" = 1'-0" 105" = 1'-0" 105 1/4" = 1'-0" 105 1/2" = 1'-0" 105 3/4" = 1'-0" 106" = 1'-0" 106 1/4" = 1'-0" 106 1/2" = 1'-0" 106 3/4" = 1'-0" 107" = 1'-0" 107 1/4" = 1'-0" 107 1/2" = 1'-0" 107 3/4" = 1'-0" 108" = 1'-0" 108 1/4" = 1'-0" 108 1/2" = 1'-0" 108 3/4" = 1'-0" 109" = 1'-0" 109 1/4" = 1'-0" 109 1/2" = 1'-0" 109 3/4" = 1'-0" 110" = 1'-0" 110 1/4" = 1'-0" 110 1/2" = 1'-0" 110 3/4" = 1'-0" 111" = 1'-0" 111 1/4" = 1'-0" 111 1/2" = 1'-0" 111 3/4" = 1'-0" 112" = 1'-0" 112 1/4" = 1'-0" 112 1/2" = 1'-0" 112 3/4" = 1'-0" 113" = 1'-0" 113 1/4" = 1'-0" 113 1/2" = 1'-0" 113 3/4" = 1'-0" 114" = 1'-0" 114 1/4" = 1'-0" 114 1/2" = 1'-0" 114 3/4" = 1'-0" 115" = 1'-0" 115 1/4" = 1'-0" 115 1/2" = 1'-0" 115 3/4" = 1'-0" 116" = 1'-0" 116 1/4" = 1'-0" 116 1/2" = 1'-0" 116 3/4" = 1'-0" 117" = 1'-0" 117 1/4" = 1'-0" 117 1/2" = 1'-0" 117 3/4" = 1'-0" 118" = 1'-0" 118 1/4" = 1'-0" 118 1/2" = 1'-0" 118 3/4" = 1'-0" 119" = 1'-0" 119 1/4" = 1'-0" 119 1/2" = 1'-0" 119 3/4" = 1'-0" 120" = 1'-0" 120 1/4" = 1'-0" 120 1/2" = 1'-0" 120 3/4" = 1'-0" 121" = 1'-0" 121 1/4" = 1'-0" 121 1/2" = 1'-0" 121 3/4" = 1'-0" 122" = 1'-0" 122 1/4" = 1'-0" 122 1/2" = 1'-0" 122 3/4" = 1'-0" 123" = 1'-0" 123 1/4" = 1'-0" 123 1/2" = 1'-0" 123 3/4" = 1'-0" 124" = 1'-0" 124 1/4" = 1'-0" 124 1/2" = 1'-0" 124 3/4" = 1'-0" 125" = 1'-0" 125 1/4" = 1'-0" 125 1/2" = 1'-0" 125 3/4" = 1'-0" 126" = 1'-0" 126 1/4" = 1'-0" 126 1/2" = 1'-0" 126 3/4" = 1'-0" 127" = 1'-0" 127 1/4" = 1'-0" 127 1/2" = 1'-0" 127 3/4" = 1'-0" 128" = 1'-0" 128 1/4" = 1'-0" 128 1/2" = 1'-0" 128 3/4" = 1'-0" 129" = 1'-0" 129 1/4" = 1'-0" 129 1/2" = 1'-0" 129 3/4" = 1'-0" 130" = 1'-0" 130 1/4" = 1'-0" 130 1/2" = 1'-0" 130 3/4" = 1'-0" 131" = 1'-0" 131 1/4" = 1'-0" 131 1/2" = 1'-0" 131 3/4" = 1'-0" 132" = 1'-0" 132 1/4" = 1'-0" 132 1/2" = 1'-0" 132 3/4" = 1'-0" 133" = 1'-0" 133 1/4" = 1'-0" 133 1/2" = 1'-0" 133 3/4" = 1'-0" 134" = 1'-0" 134 1/4" = 1'-0" 134 1/2" = 1'-0" 134 3/4" = 1'-0" 135" = 1'-0" 135 1/4" = 1'-0" 135 1/2" = 1'-0" 135 3/4" = 1'-0" 136" = 1'-0" 136 1/4" = 1'-0" 136 1/2" = 1'-0" 136 3/4" = 1'-0" 137" = 1'-0" 137 1/4" = 1'-0" 137 1/2" = 1'-0" 137 3/4" = 1'-0" 138" = 1'-0" 138 1/4" = 1'-0" 138 1/2" = 1'-0" 138 3/4" = 1'-0" 139" = 1'-0" 139 1/4" = 1'-0" 139 1/2" = 1'-0" 139 3/4" = 1'-0" 140" = 1'-0" 140 1/4" = 1'-0" 140 1/2" = 1'-0" 140 3/4" = 1'-0" 141" = 1'-0" 141 1/4" = 1'-0" 141 1/2" = 1'-0" 141 3/4" = 1'-0" 142" = 1'-0" 142 1/4" = 1'-0" 142 1/2" = 1'-0" 142 3/4" = 1'-0" 143" = 1'-0" 143 1/4" = 1'-0" 143 1/2" = 1'-0" 143 3/4" = 1'-0" 144" = 1'-0" 144 1/4" = 1'-0" 144 1/2" = 1'-0" 144 3/4" = 1'-0" 145" = 1'-0" 145 1/4" = 1'-0" 145 1/2" = 1'-0" 145 3/4" = 1'-0" 146" = 1'-0" 146 1/4" = 1'-0" 146 1/2" = 1'-0" 146 3/4" = 1'-0" 147" = 1'-0" 147 1/4" = 1'-0" 147 1/2" = 1'-0" 147 3/4" = 1'-0" 148" = 1'-0" 148 1/4" = 1'-0" 148 1/2" = 1'-0" 148 3/4" = 1'-0" 149" = 1'-0" 149 1/4" = 1'-0" 149 1/2" = 1'-0" 149 3/4" = 1'-0" 150" = 1'-0" 150 1/4" = 1'-0" 150 1/2" = 1'-0" 150 3/4" = 1'-0" 151" = 1'-0" 151 1/4" = 1'-0" 151 1/2" = 1'-0" 151 3/4" = 1'-0" 152" = 1'-0" 152 1/4" = 1'-0" 152 1/2" = 1'-0" 152 3/4" = 1'-0" 153" = 1'-0" 153 1/4" = 1'-0" 153 1/2" = 1'-0" 153 3/4" = 1'-0" 154" = 1'-0" 154 1/4" = 1'-0" 154 1/2" = 1'-0" 154 3/4" = 1'-0" 155" = 1'-0" 155 1/4" = 1'-0" 155 1/2" = 1'-0" 155 3/4" = 1'-0" 156" = 1'-0" 156 1/4" = 1'-0" 156 1/2" = 1'-0" 156 3/4" = 1'-0" 157" = 1'-0" 157 1/4" = 1'-0" 157 1/2" = 1'-0" 157 3/4" = 1'-0" 158" = 1'-0" 158 1/4" = 1'-0" 158 1/2" = 1'-0" 158 3/4" = 1'-0" 159" = 1'-0" 159 1/4" = 1'-0" 159 1/2" = 1'-0" 159 3/4" = 1'-0" 160" = 1'-0" 160 1/4" = 1'-0" 160 1/2" = 1'-0" 160 3/4" = 1'-0" 161" = 1'-0" 161 1/4" = 1'-0" 161 1/2" = 1'-0" 161 3/4" = 1'-0" 162" = 1'-0" 162 1/4" = 1'-0" 162 1/2" = 1'-0" 162 3/4" = 1'-0" 163" = 1'-0" 163 1/4" = 1'-0" 163 1/2" = 1'-0" 163 3/4" = 1'-0" 164" = 1'-0" 164 1/4" = 1'-0" 164 1/2" = 1'-0" 164 3/4" = 1'-	

FLOOR PLAN SCALE: 1/8"=1'-0"

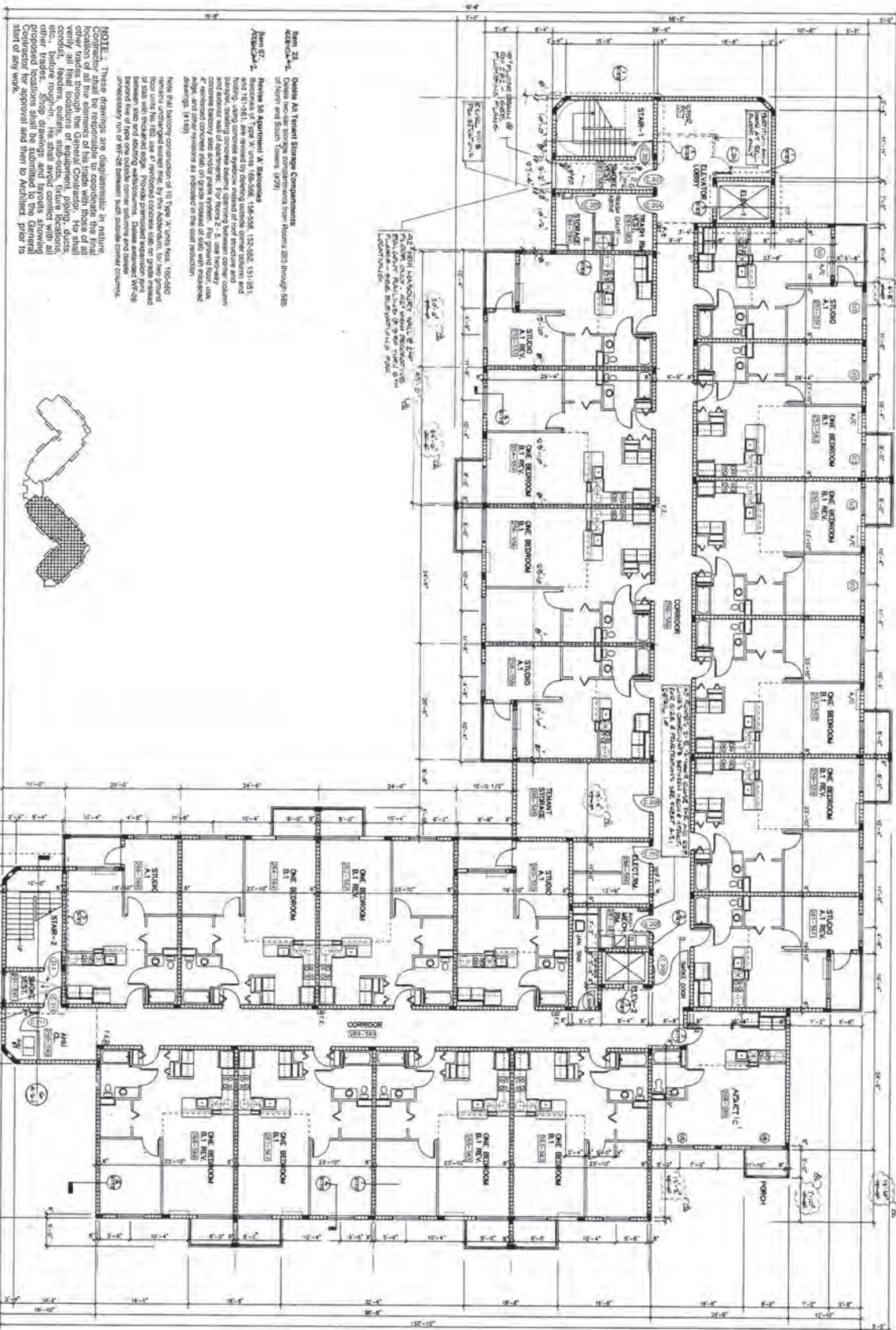


**FRIMET
DESIGN
ASSOC.**
ARCHITECTS
501 N.W. 103 AVE. SUITE 200
PEMBROKE PINES, FL 33026
TEL: 954.385.1111
WWW.FRIMETDESIGN.COM

**Pembroke Pines Senior Complex
Senior Residences**
501 N.W. 103 AVE. 33026
Pembroke Pines, Florida

GENERAL NOTES:
1. THIS PRINT IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT.
2. WRITTEN AMENDMENTS TO THESE DRAWINGS SHALL HAVE PRECEDENCE OVER THESE DRAWINGS.
3. FOR THE LIFE OF THE PROJECT, THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE BUILDING.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL SYSTEMS.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY LANDSCAPE SYSTEMS.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY INTERIOR FINISHES.
8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY EXTERIOR FINISHES.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY SPECIALTY ITEMS.
10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF ANY EQUIPMENT.

NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/14/2018	ISSUED FOR PERMITS	JM	MS
2	11/14/2018	ISSUED FOR CONSTRUCTION	JM	MS
3	11/14/2018	ISSUED FOR OCCUPANCY	JM	MS
4	11/14/2018	ISSUED FOR AS-BUILT	JM	MS
5	11/14/2018	ISSUED FOR ARCHIVE	JM	MS

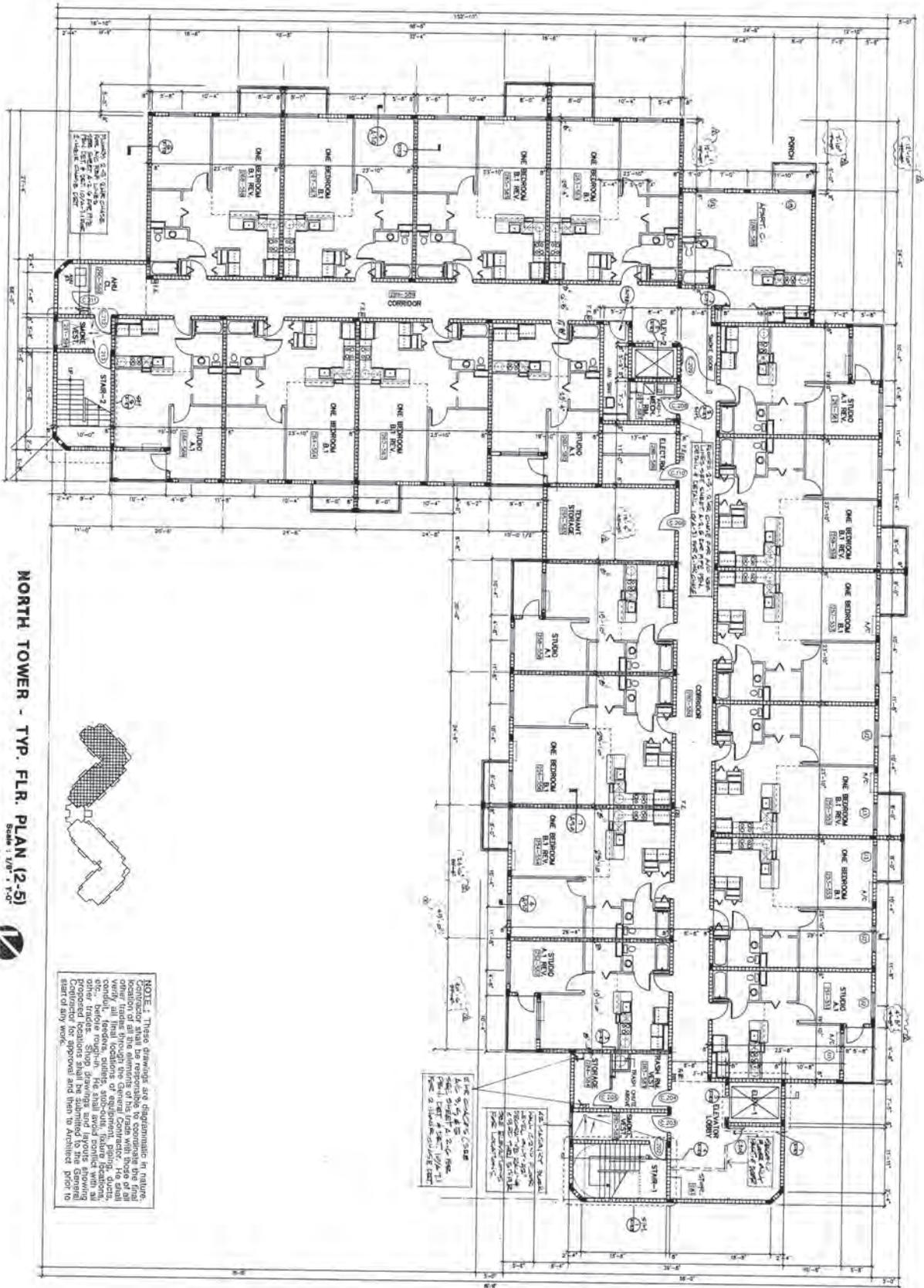


SOUTH TOWER - TYP. FLR. PLAN (2-5)
 Scale: 1/8" = 1'-0"
 graphic scale
 0' 10' 20' 40'

Item 23. Omit All Tenant Storage Components.
 Item 24. Omit all tenant storage components from Rooms 203 through 303 of North and South Towers (2/27)

Item 25. Remove 316 Apartment 'A' Balconies. Units 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

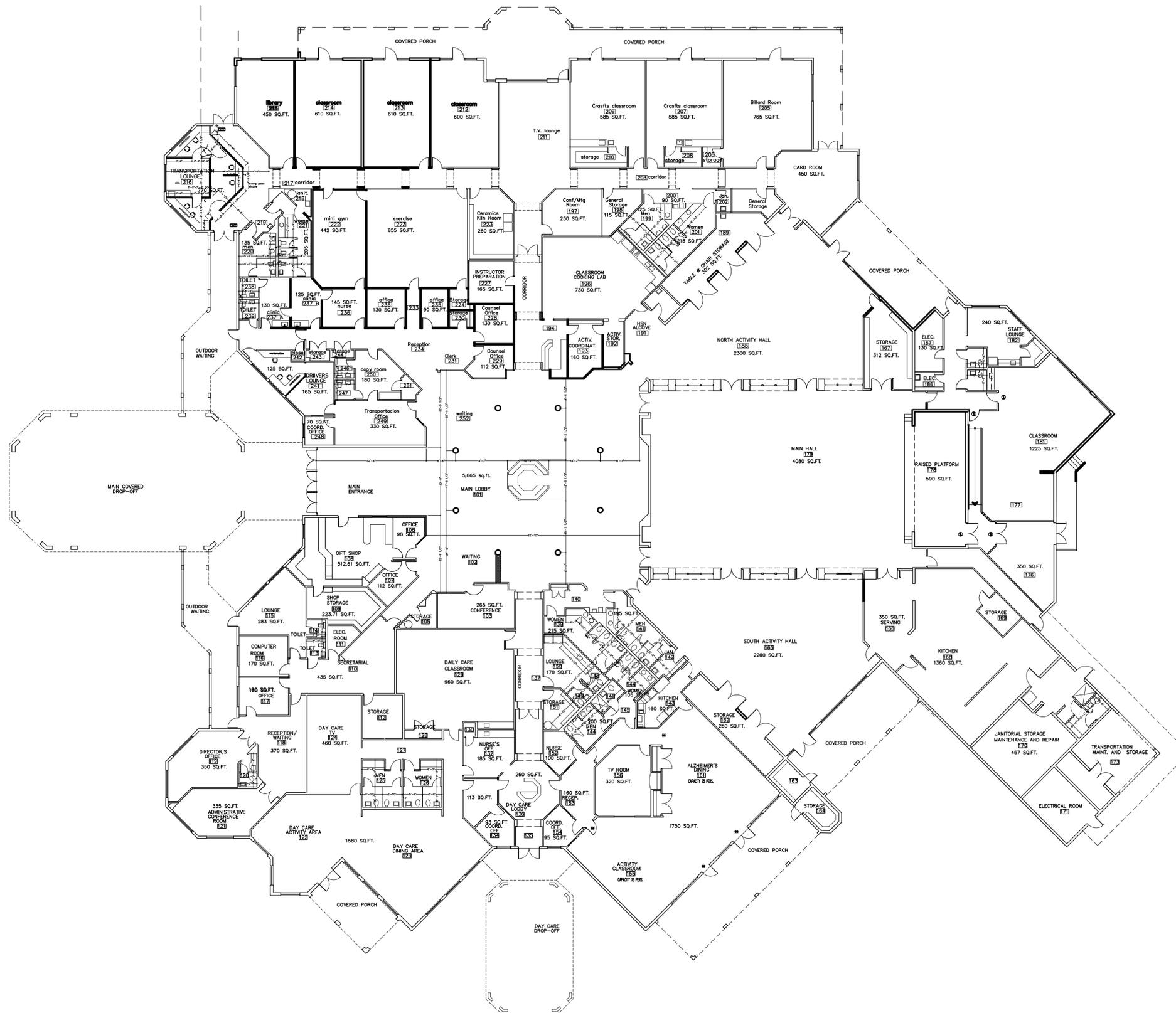
	FRIMET DESIGN ASSOC. 314/98 DATE: 11/11/11	Pembroke Pines Senior Complex Senior Residences 401 N.W. 103 AVE. 33026 Pembroke Pines, Florida		GENERAL NOTES: 1. THIS PLAN IS THE INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT. 2. NO PART OF THIS INSTRUMENT OF SERVICE SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. 3. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. 5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. 6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. 8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. 9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. 10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES.
		A-2.1	11/11/11	11/11/11



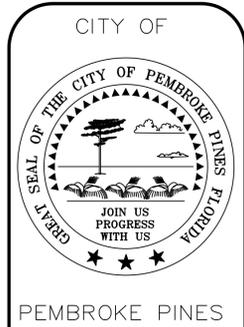
NORTH TOWER - TYP. FLR. PLAN (2-5)
 Scale: 1/8" = 1'-0"
 Graphic scale
 60' 40' 20' 0' NORTH

NOTE: These drawings are diagrams in nature. Contractor shall be responsible to coordinate the location of all the elements of this grade with those of all other drawings. Verify all final locations of equipment, conduits, feeders, outlets, sub-cuts, fixture locations, other trades. Stop drawings and/or notes with all proposed locations shall be submitted to the General Contractor for approval and then to Architect prior to start of any work.

	Pembroke Pines Senior Complex Senior Residences 801 N.W. 103 AVE. 33026 Pembroke Pines, Florida		<p>GENERAL NOTES</p> <p>1. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND IS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>2. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR FINISHES, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER TRADES.</p> <p>3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE EXTERIOR FINISHES, LANDSCAPE ARCHITECTURE, OR OTHER TRADES.</p> <p>4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OF THE BUILDING OR FOR THE DESIGN OF THE FOUNDATION.</p> <p>5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR OR EXTERIOR LIGHTING.</p> <p>6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR OR EXTERIOR SOUNDING.</p> <p>7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR OR EXTERIOR SECURITY.</p> <p>8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR OR EXTERIOR ACCESSIBILITY.</p> <p>9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR OR EXTERIOR SUSTAINABILITY.</p> <p>10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR OR EXTERIOR WELL-BEING.</p>
	DATE: 3/4/98 DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO.: [Number] SHEET NO.: [Number]	



FLOOR PLAN SCALE: 1/16=1'-0"



REVISIONS	BY

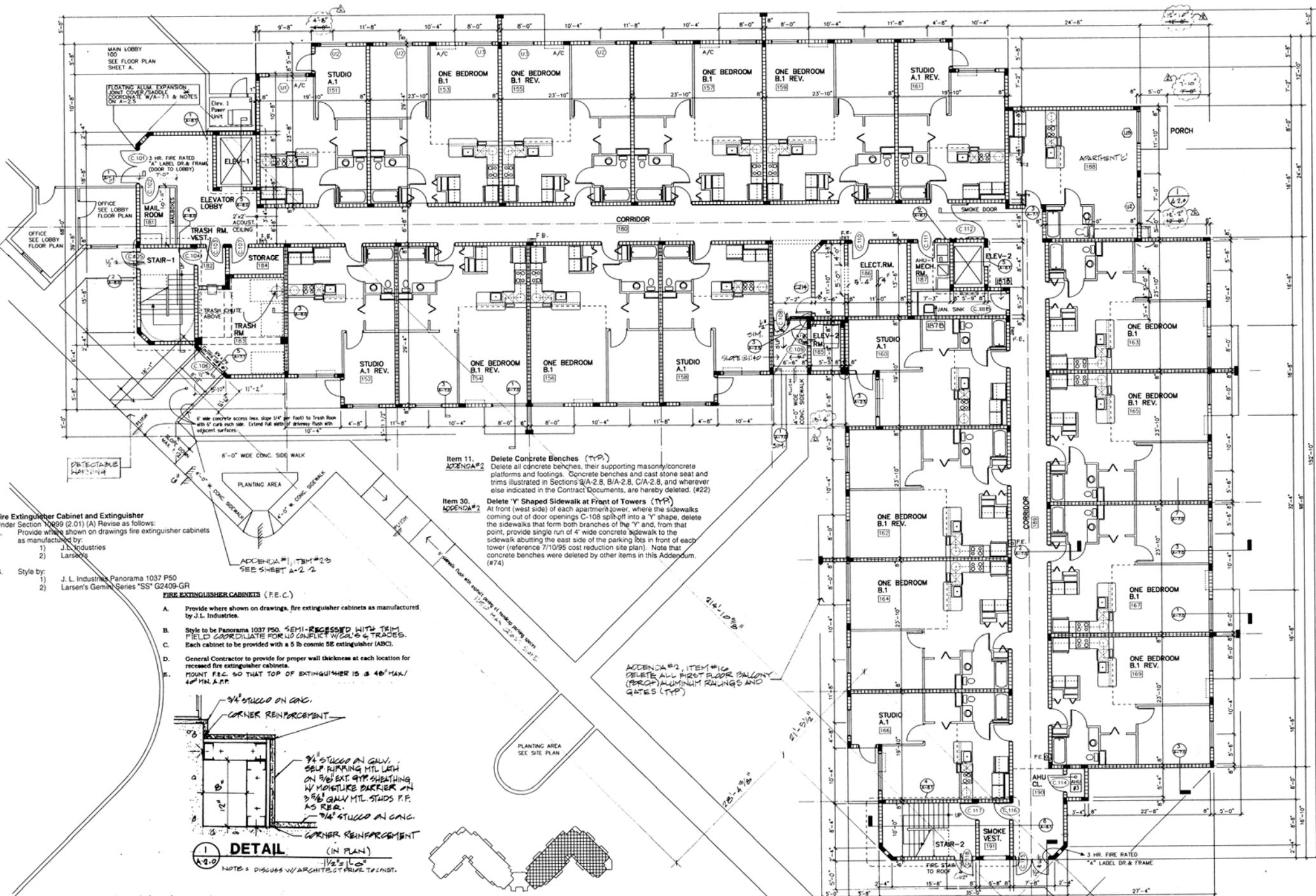
LICENSE NO.

SEAL

PROJECT
SENIOR COMPLEX
RECREATION CENTER
301 NW 103rd AVE. PEMBROKE PINES, FL., 33026

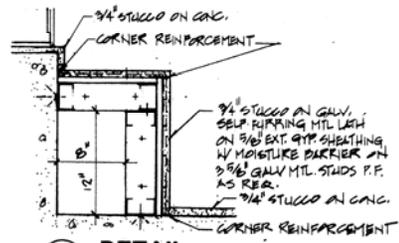
SCALE:
AS NOTE
DATE:
11-5-2001
DRAWN BY:
A. NUNEZ

DRAWING NO.
PG-1



- Item 11. **ADDENDA#2** Delete Concrete Benches (TYP)
Delete all concrete benches, their supporting masonry/concrete platforms and footings. Concrete benches and cast stone seat and trims illustrated in Sections 3/A-2.8, 4/A-2.8, C/A-2.8, and wherever else indicated in the Contract Documents, are hereby deleted. (#22)
- Item 30. **ADDENDA#2** Delete 'Y' Shaped Sidewalk at Front of Towers (TYP)
At front (west side) of each apartment tower, where the sidewalks coming out of door openings C-108 split off into a 'Y' shape, delete the sidewalks that form both branches of the 'Y' and, from that point, provide single run of 4' wide concrete sidewalk to the sidewalk abutting the east side of the parking lots in front of each tower (reference 7/10/95 cost reduction site plan). Note that concrete benches were deleted by other items in this Addendum. (#74)

- FIRE EXTINGUISHER CABINETS (P.E.C.)**
- A. Provide where shown on drawings, fire extinguisher cabinets as manufactured by J.L. Industries.
 - B. Style to be Panorama 1037 P50. SEMI-RECESSED WITH TRIM FIELD COORDINATE FOR NO CONFLICT W/ C/W & TRADES.
 - C. Each cabinet to be provided with a 5 lb cosmic 8E extinguisher (ABC).
 - D. General Contractor to provide for proper wall thickness at each location for recessed fire extinguisher cabinets.
 - E. MOUNT P.E.C. SO THAT TOP OF EXTINGUISHER IS 48" MAX/ 48" MIN. A.P.F.



DETAIL (IN PLAN)
NOTE: DISCUSS W/ ARCHITECT PRIOR TO INST.

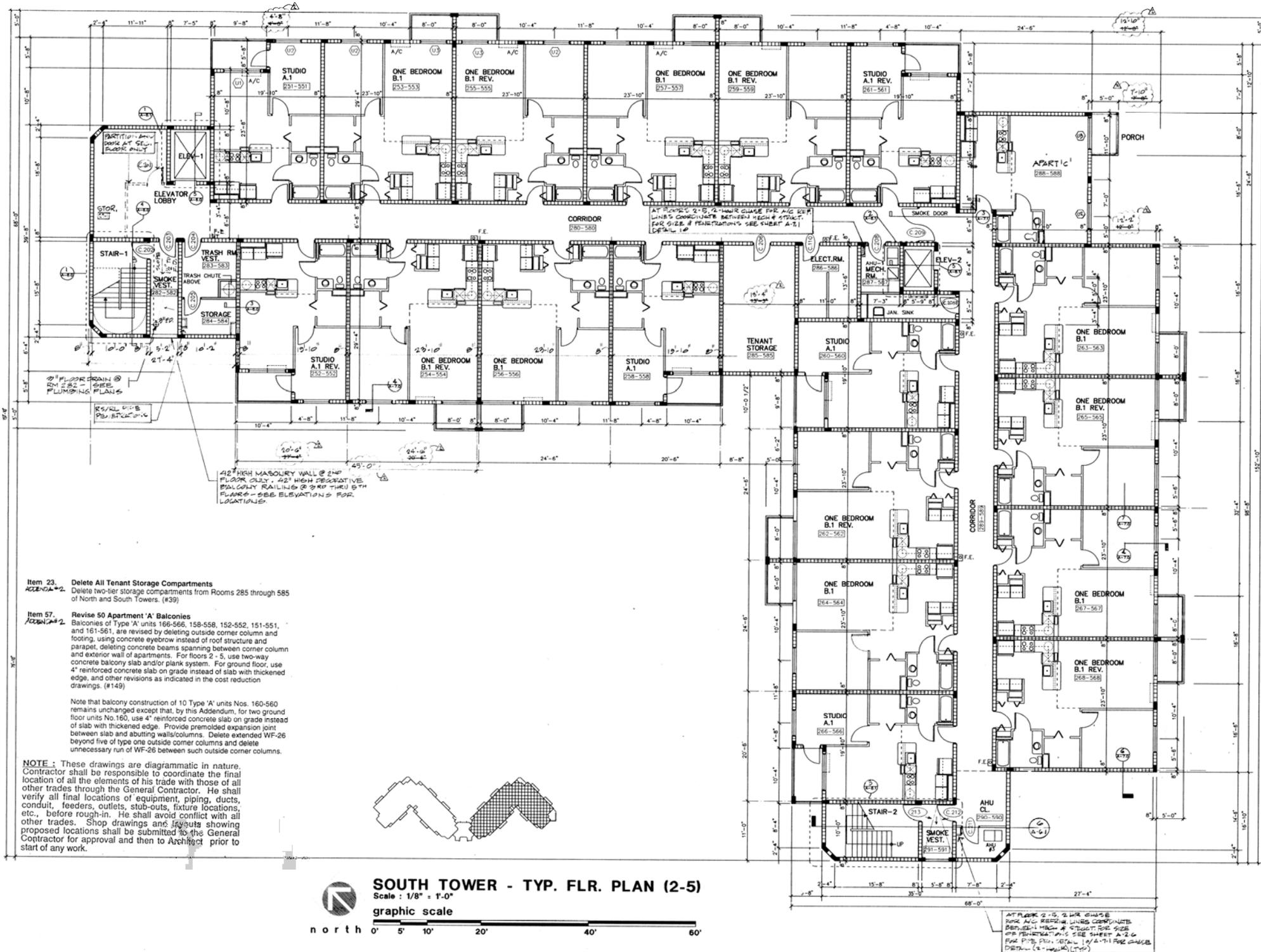
SOUTH TOWER - FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"
graphic scale



NOTE: These drawings are diagrammatic in nature. Contractor shall be responsible to coordinate the final location of all the elements of his trade with those of all other trades through the General Contractor. He shall verify all final locations of equipment, piping, ducts, conduit, feeders, outlets, stub-outs, fixture locations, etc., before rough-in. He shall avoid conflict with all other trades. Shop drawings and layouts showing proposed locations shall be submitted to the General Contractor for approval and then to Architect prior to

NOTE: IN PROVIDING SIGNAGE, ROOM NUMBER, SERIES OR FLOOR SHALL CORRESPOND WITH FLOOR LEVEL



Item 23. Delete All Tenant Storage Compartments
 Delete two-tier storage compartments from Rooms 285 through 585 of North and South Towers. (#39)

Item 57. Revise 50 Apartment 'A' Balconies
 Balconies of Type 'A' units 166-566, 158-558, 152-552, 151-551, and 161-561, are revised by deleting outside corner column and footing, using concrete eyebrow instead of roof structure and parapet, deleting concrete beams spanning between corner column and exterior wall of apartments. For floors 2-5, use two-way concrete balcony slab and/or plank system. For ground floor, use 4" reinforced concrete slab on grade instead of slab with thickened edge, and other revisions as indicated in the cost reduction drawings. (#149)

Note that balcony construction of 10 Type 'A' units Nos. 160-560 remains unchanged except that, by this Addendum, for two ground floor units No. 160, use 4" reinforced concrete slab on grade instead of slab with thickened edge. Provide preformed expansion joint between slab and abutting walls/columns. Delete extended WF-26 beyond five of type one outside corner columns and delete unnecessary run of WF-26 between such outside corner columns.

NOTE : These drawings are diagrammatic in nature. Contractor shall be responsible to coordinate the final location of all the elements of his trade with those of all other trades through the General Contractor. He shall verify all final locations of equipment, piping, ducts, conduit, feeders, outlets, stub-outs, fixture locations, etc., before rough-in. He shall avoid conflict with all other trades. Shop drawings and layouts showing proposed locations shall be submitted to the General Contractor for approval and then to Architect prior to start of any work.



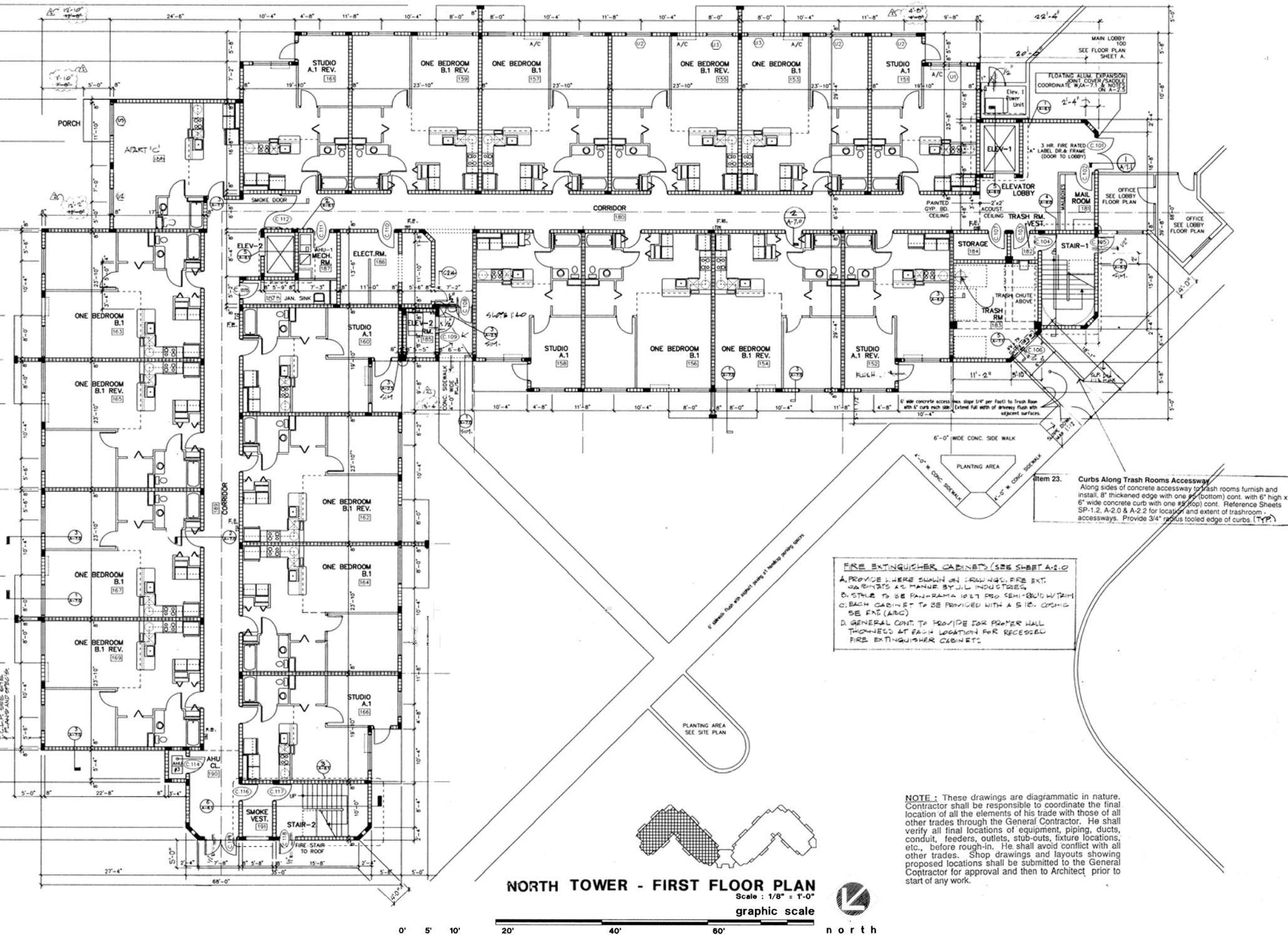
SOUTH TOWER - TYP. FLR. PLAN (2-5)

Scale : 1/8" = 1'-0"

graphic scale



AT FLOOR 2-5, 2 HR GUAGE FOR ALL RESERVING LINES COORDINATE BETWEEN MECH & STRUCT. FOR SIZE & PENETRATIONS SEE SHEET A-2.6 FOR PIPE SIZES, DETAILS [OF A-1] FOR GUAGE DETAILS (2-5) (TYP)



Item 23. Curbs Along Trash Rooms Accessway
 Along sides of concrete accessway to trash rooms furnish and install, 8" thickened edge with one (1) 5/8" (bottom) cont. with 6" high x 6" wide concrete curb with one (1) 5/8" (top) cont. Reference Sheets SP-1.2, A-2.0 & A-2.2 for location and extent of trashroom accessways. Provide 3/4" radius tool-edged curbs (TYP.)

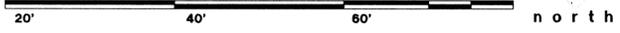
FIRE EXTINGUISHER CABINETS (SEE SHEET A-2.0)
 A. PROVIDE WHERE SHOWN ON DRAWING. FIRE EXT. CABINETS AS MANUFACTURED BY J.L. INDUSTRIES.
 B. STYLE TO BE PALRAMA 1027 PEO SEMI-RETR. WITHIN C. EACH CABINET TO BE PROVIDED WITH A S.I.C. CO2/HC BE EXT. (ABC)
 D. GENERAL CONT. TO PROVIDE FOR PROPER HALL THROTTLES AT EACH LOCATION FOR RECESSED FIRE EXTINGUISHER CABINETS.

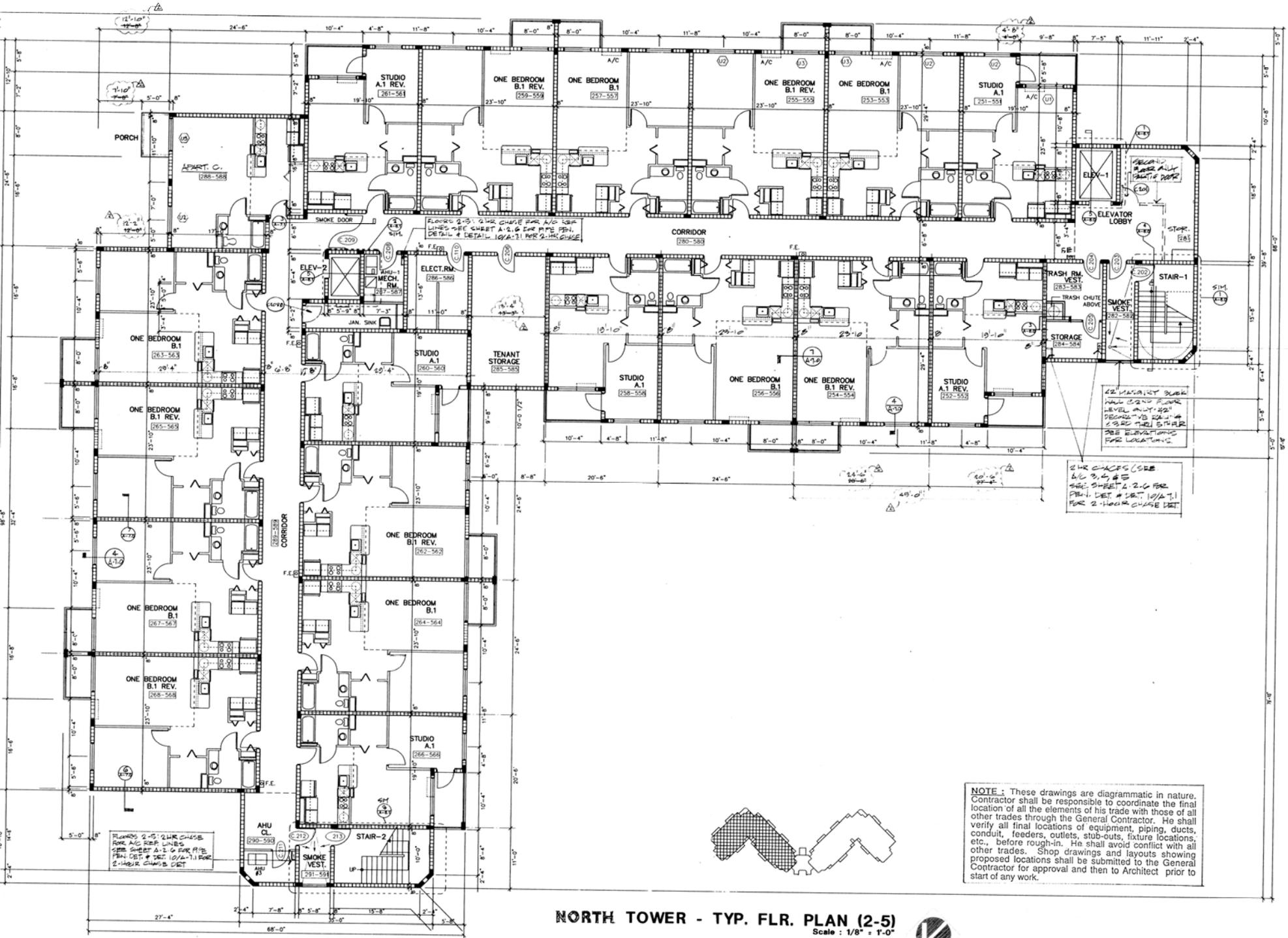
NOTE: These drawings are diagrammatic in nature. Contractor shall be responsible to coordinate the final location of all the elements of his trade with those of all other trades through the General Contractor. He shall verify all final locations of equipment, piping, ducts, conduit, feeders, outlets, stub-outs, fixture locations, etc., before rough-in. He shall avoid conflict with all other trades. Shop drawings and layouts showing proposed locations shall be submitted to the General Contractor for approval and then to Architect prior to start of any work.

NORTH TOWER - FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

graphic scale





3rd FLOOR DRAIN
 OF RM 280 - SEE
 PLUMBING PLANS.

NOTE: These drawings are diagrammatic in nature. Contractor shall be responsible to coordinate the final location of all the elements of his trade with those of all other trades through the General Contractor. He shall verify all final locations of equipment, piping, ducts, conduit, feeders, outlets, stub-outs, fixture locations, etc., before rough-in. He shall avoid conflict with all other trades. Shop drawings and layouts showing proposed locations shall be submitted to the General Contractor for approval and then to Architect prior to start of any work.

NORTH TOWER - TYP. FLR. PLAN (2-5)

Scale: 1/8" = 1'-0"

graphic scale

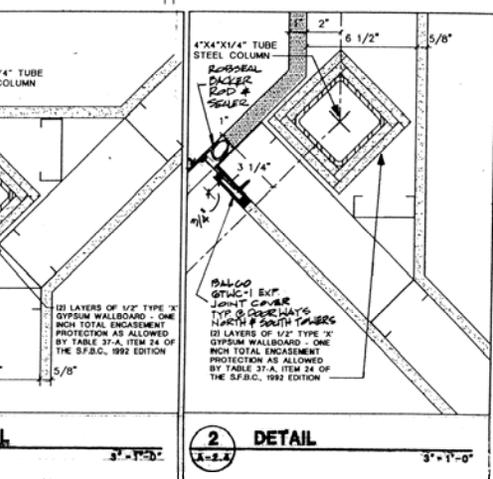
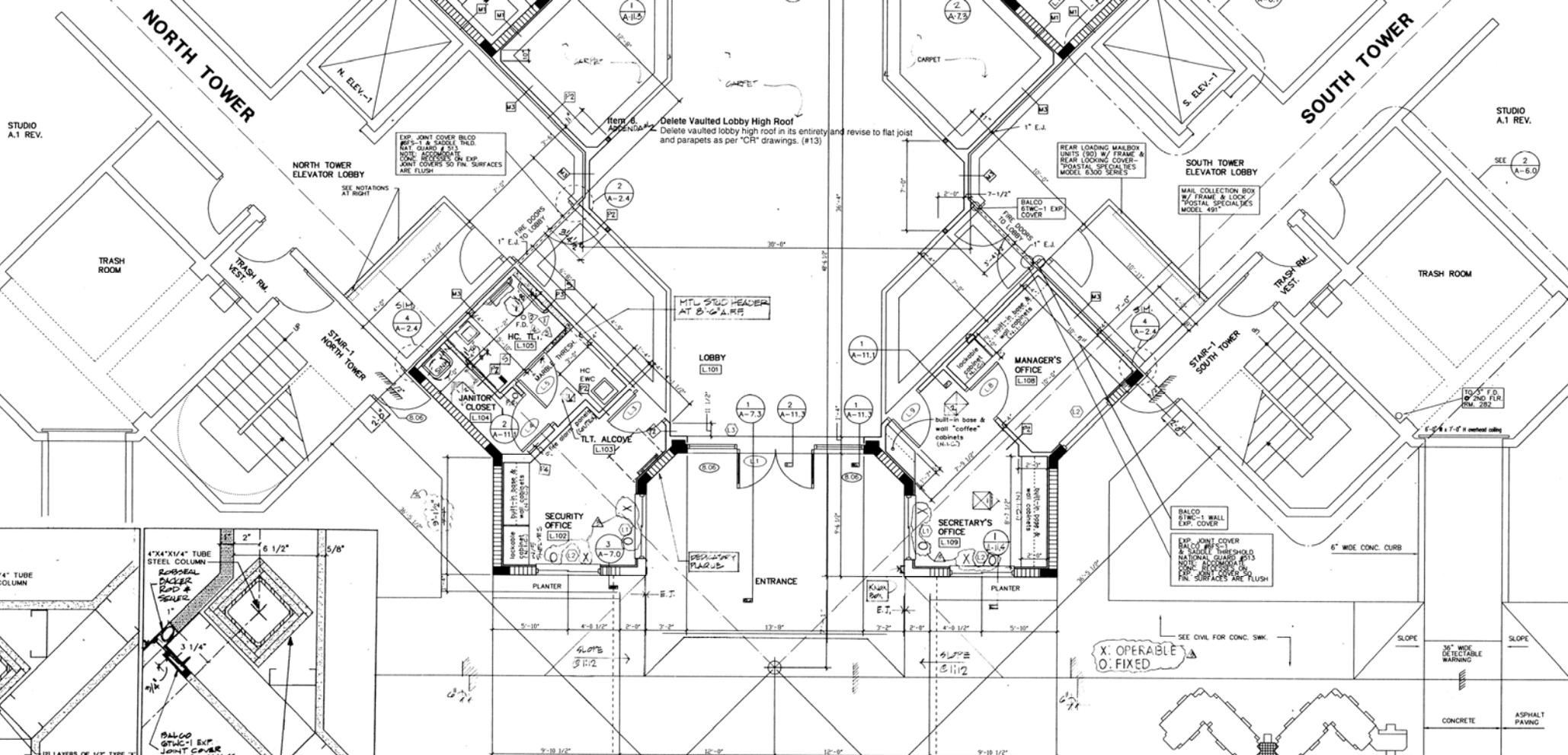
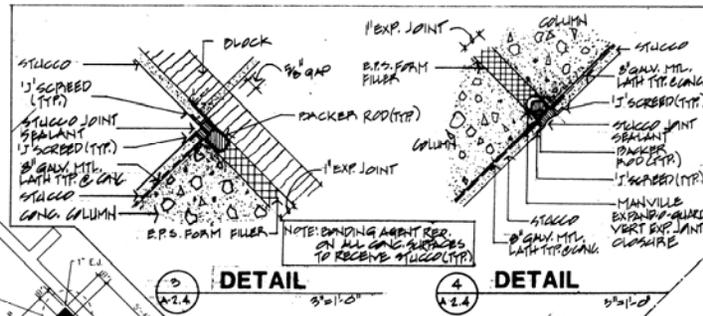


Exhibit "A"

PARTITION KEY

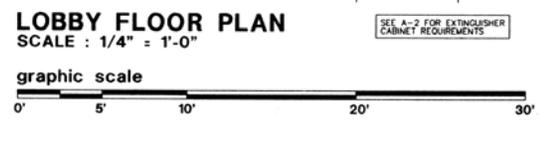
- ① DENOTES TYPICAL 3-5/8" METAL STUD INTERIOR PARTITION
- ② ONE-HOUR FIRE-RATED PARTITION DENOTES TYPICAL 3-5/8" METAL STUD INTERIOR PARTITION TABLE 517-D #12 S.F.B.C. #1
- ③ ONE-HOUR FIRE-RATED PARTITION DENOTES TYPICAL 8" METAL STUD INTERIOR PARTITION TABLE 517-D #12 S.F.B.C. #1
- ④ ONE-HOUR FIRE-RATED PARTITION DENOTES TYPICAL 8" METAL STUD INTERIOR PARTITION TABLE 517-D #12 S.F.B.C. #1
- ⑤ INSTALL SOUND ATTENUATION TREATMENT FOR FULL HEIGHT OF PARTITION AS ACCORDING TO DETAIL
- ⑥ ONE-HOUR FIRE-RATED TYPICAL 8" CONCRETE MASONRY UNIT BEARING WALL CONSTRUCTION: SEE STRUCTURAL ENGINEERING DRAWINGS FOR REINFORCEMENT. TABLE 517-D #12 S.F.B.C. #1
- ⑦ 3-HOUR FIRE-RATED TYPICAL 8" CONCRETE MASONRY UNIT BEARING WALL CONSTRUCTION: SEE STRUCTURAL ENGINEERING DRAWINGS FOR REINFORCEMENT. INTERIOR FINISH MATERIALS SHALL BE 5/8" TYPE 'X' GYPSUM WALLBOARD: INSTALL HLT FS 601 FIRE RATED SEALANT AT ALL GAPS AND VOIDS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION SPECIFICATIONS: PACK ALL VOIDS TIGHTLY AS NECESSARY WITH 2" MINERAL BACKING MATERIAL: INSTALL FS 601 SEALANT AT TOP AND BOTTOM EDGES OF GYPSUM WALLBOARD INSTALLATION U.C. U-914

- Item 18. ACCENDA #1 Floor Bands at Lobby Interior
Sheet A-2.4, where not called out as carpet, 16" wide bands are tile accent bands (see Sheet A18.0). Where shown in carpet areas, bands are carpet borders. Carpet is an allowance item. See Addendum No. 2 for deletion of lobby floor tile.
- Item 36. ACCENDA #2 Delete Traffic Mats at Lobby
Sheet A-2.4, and wherever else indicated in the Contract Documents, delete both traffic mats and traffic mat specification. Delete slab recess incidental to traffic mats. (#88)



- Item 17. ACCENDA #1 Cabinetwork
All cabinet work (casework, wall cabinets, base cabinets, drawer units, storage cabinets, etc. as shown on the Drawings) is in the Contract and is not part of the "Fixture and Furniture Allowance." See Addendum No. 2 for deletion of lobby and recreation building cabinet work and revised cabinet work spec.
- Item 61. ACCENDA #2 Delete All Cabinet Work in Lobby Building
Delete all cabinet work indicated in the following rooms L-102, L-109, L-108 & L-101. Extend finishes (wall, floor, ceiling) to surfaces exposed by deletion of cabinet work. (Reference Sheet A-2.4 & A-10.0.) (#28)

- Item 34. ACCENDA #1 Handicap Toilet L105
On Sheet A-2.4, extend the northwest wall of Room L105 1'-4" in a westerly direction to create an interior nominal dimension of Room L105 of 5'10" x 7'-2". Coordinate all work in ceiling space (A/C, vent, piping, etc.) to accommodate new wall location. Only portion encompassing H.C. Toilet Room L105 wall shall encroach into janitor closet. Door L4 to be relocated so that leading edge shall be exactly 12" to toilet room wall. Relocate roof hatch so that 30" dimension is running NW to SE and stair is located on SW wall of janitor closet. Reduce 8"-P-4 partition, common to Rooms L104/L5/L103, to 6"-P-3 partition. Take the 2" out of rooms L104 and L103, thus changing 4'-7" & 1'-6" dimensions (string SE of EWC) to 4'-9" and 1'-4".



SEE A-2 FOR EXTINGUISHER CABINET REQUIREMENTS

MONTHLY PEST CONTROL

TOWER I

FIRST TUESDAY OF THE MONTH

1st Floor Apartments 101 – 120
2nd Floor Apartments 201 – 221
3rd Floor Apartments 301 – 321
4th Floor Apartments 401 – 421
5th Floor Apartments 501 – 521

FOURTH TUESDAY OF THE MONTH

1st Floor Apartments 121 – 140
2nd Floor Apartments 222 – 242
3rd Floor Apartments 322 – 342
4th Floor Apartments 422 – 442
5th Floor Apartments 522 – 542

TOWER II

THIRD THURSDAY OF THE MONTH

1st Floor Apartments 101 – 117
2nd Floor Apartments 201 – 219
3rd Floor Apartments 301 – 319
4th Floor Apartments 401 – 419
5th Floor Apartments 501 – 519

FOURTH THURSDAY OF THE MONTH

1st Floor Apartments 118 – 134
2nd Floor Apartments 220 – 238
3rd Floor Apartments 320 – 338
4th Floor Apartments 420 – 438
5th Floor Apartments 520 – 538

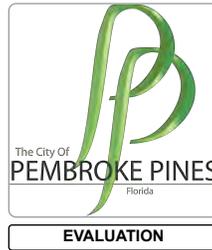
TOWER III

FIRST THURSDAY OF THE MONTH

1st Floor Apartments 101 – 122
2nd Floor Apartments 201 – 222
3rd Floor Apartments 301 – 322
4th Floor Apartments 401 – 422
5th Floor Apartments 501 – 522

SECOND THURSDAY OF THE MONTH

1st Floor Apartments 123 – 144
2nd Floor Apartments 223 – 244
3rd Floor Apartments 323 – 344
4th Floor Apartments 423 – 444
5th Floor Apartments 523 – 544



Pest Control Services for Various City Locations

 Invitation For Bid

 Community Services

 02046, 02243, 48562, 91059, 98872

Project ID: CS-25-04

Release Date: Tuesday, August 19, 2025

Due Date: Tuesday, September 16, 2025 2:00pm

  Tuesday, August 19, 2025 11:21am

 Bid Unsealed Tuesday, September 16, 2025 2:33pm by Debra Rogers

 Pricing Unsealed Tuesday, September 16, 2025 2:33pm by Debra Rogers

All dates & times in Eastern Time

Edit   Preview

1. NOTICE

Notice is hereby given that the City Commission of the City of Pembroke Pines is seeking sealed proposals for:

IFB # CS-25-04

Pest Control Services for Various City Locations

Solicitations may be found on the City of Pembroke Pines website under the Procurement Department at <http://www.ppines.com/index.aspx?NID=667>, and may be downloaded directly from the OpenGov platform at <https://procurement.opengov.com/portal/pembrokepines>.

For Technical Support, proposers can reach the OpenGov Service Desk between 7:00 am to 10:00 pm from Monday through Friday via the following methods:

- Chat (preferred method): Click the button in the lower right-hand corner of the portal.
- E-mail: procurement-support@opengov.com
- Phone: 1 (650) 336-7167

If additional help is needed with downloading the solicitation package please contact the Procurement Department at (954) 518-9020 or by email at purchasing@ppines.com. The Procurement Department hours are between 7:00 am to 6:00 pm on Monday through Thursday and is located at 8300 South Palm Drive, Pembroke Pines, FL 33025.

Bidders shall submit all questions regarding this bid via the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/pembrokepines>. Please note the deadline for submitting questions. All answers will be posted on the City's e-Procurement Portal. Bidders may also click "Follow" on this bid to receive an email notification when answers are posted. It is the bidder's responsibility to check the portal for updates. Only written responses issued through the OpenGov platform will be considered official for interpretations or clarifications.

Proposals will be accepted until 2:00 pm on Tuesday, September 16, 2025, electronically at

<https://procurement.opengov.com/portal/pembrokepines/projects/178165>.

Bid Opening: The sealed electronic proposals will be publicly opened at 2:30 pm, on the bid due date, by the City Clerk's Office, in the **City Clerk's Office**

Conference Room located on the 4th Floor in the Charles F. Dodge City Center/City Hall Administration Building, located at 601 City Center Way, Pembroke Pines, Florida, 33025.

Exhibit "A"

Virtual Bid Opening: In light of public health concerns and to ensure accessibility for all, the City encourages interested parties and the public to participate virtually via live streaming instead of attending the meeting in person. As a result, meetings may be a combination of in-person and virtual, all as provided by law. To virtually attend the bid opening, please use the Cisco Webex Meetings platform.

Virtual Meeting Details:

- WebEx Meeting Link: <https://ppines.webex.com/meet/purchasing>
- Cisco Webex Meeting Number: 717 019 586
- Join by Phone Number: +1-408-418-9388

The public may download the **Cisco Webex Meetings app** from <https://www.webex.com/downloads.html/>.

To ensure an efficient meeting process, participants are requested to mute their audio and camera during the meeting. While the public is welcome to attend the virtual bid opening, **please note that active participation and commenting will not be allowed during the proceedings.**

For further information about the bid opening or assistance in accessing the virtual meeting, please contact:

Jamie Chen or other Procurement Staff in the Procurement Department

City of Pembroke Pines

8300 South Palm Drive,

Pembroke Pines, FL 33025

(954) 518-9061 or 954-518-9020

purchasing@ppines.com

QUESTION & ANSWER REPORT
IFB No. CS-25-04
Pest Control Services for Various City Locations

RESPONSE DEADLINE: September 16, 2025 at 2:00 pm

Thursday, October 9, 2025

Approved, Unanswered Questions

Approved, Answers Provided

1. Previous tabulation

Aug 19, 2025 11:33 AM

Question: Can we have access to the previous tabulation

Aug 19, 2025 11:33 AM

Answered: Please visit the link below for access to the previous bid:

<https://ppines.legistar.com/LegislationDetail.aspx?ID=5197668&GUID=0734E119-2AB0-4593-8244-F9B373687581&Options=ID|Text|&Search=pest+control>

Aug 20, 2025 12:19 PM

2. Callbacks

Aug 21, 2025 1:18 PM

Question: If an apartment tenant requests pest service outside the monthly schedule, is that included in the base contract or billable separately? How about callbacks?

Aug 21, 2025 1:18 PM

Answered: All tenant requests must be submitted through the leasing office. Pest control services are set on a monthly schedule, and No treatments will be performed outside of this schedule unless specifically requested by management for detailed services/specific problem. If a treatment is unsuccessful, a callback may be necessary, and any follow-up will still be coordinated through the leasing office. Tenants will not have direct contact with the pest control vendor.

Aug 28, 2025 3:24 PM

3. Lowest Bidder not necessarily most qualified

Aug 21, 2025 1:19 PM

Question: Besides price and references, will environmental/sustainability/IPM practices be evaluated or will the award be strictly going to the lowest bidder?

Aug 21, 2025 1:19 PM

Answered: The contract will be awarded to the lowest most responsive/responsible bidder. However, per section 8.26 of the bid package, the City also reserves the right to award a contract on such items(s) or service(s) the City deems will best serve its interests. 8.26. RESERVATIONS FOR REJECTION AND AWARD The City of Pembroke Pines reserves the right to accept or reject any and all bids or parts of bids, to waive irregularities and technicalities, and to request rebids. The City also reserves the right to award a contract on such items(s) or service(s) the City deems will best serve its interests. All bids shall be awarded to the most responsive/responsible proposer, provided the (City) may for good cause reject any bid or part thereof. It further reserves the right to award a contract on a split order basis, or such combinations as shall best serve the interests of the City unless otherwise specified. No premiums, rebates or gratuities permitted, either with, prior to, or after award. This practice shall result in the cancellation of said award and/or return of items (as applicable) and the recommended removal of proposer from bid list(s).

Aug 28, 2025 3:37 PM

4. Service Frequency

Aug 28, 2025 2:23 PM

Question: Pines Place housing is currently being serviced twice a week. The bid states once a week however Karen and the Rep from Tower Pest control both confirmed that service is currently being done twice a week. Please advise on what the current schedule would be.

Aug 28, 2025 2:23 PM

Answered: The Service Schedule has been updated. Please refer to Section 4.4 of the Scope of Work for more details.

Sep 8, 2025 7:36 AM

5. No subject

Aug 25, 2025 10:54 AM

Question: The agreement sets an annual payment cap. Under what conditions can contingency funds be accessed, and who has final approval authority for their use?

Aug 25, 2025 10:54 AM

Answered: The contingency allowance is included to address unforeseen conditions or circumstances that may arise during the course of the project. These funds are not automatically available; they can only be accessed if a justified need is identified and documented. Final approval authority for the use of contingency funds rests with the City of Pembroke Pines and must follow the City's Procurement Code and approval processes. If the project was awarded by the City Commission, any expenditure of contingency funds would also require the appropriate level of approval consistent with the original contract award.

Sep 9, 2025 10:28 AM