



CONSTRUCTION MANAGEMENT AT RISK THROUGH CONTINUING  
SERVICE AGREEMENT  
RFQ-4721-22-GJ

**CITY OF HOLLYWOOD**  
**FIRE STATION 74 - CEP**  
**UPGRADES**

**FIRE STATION 74**

2741 Stirling Rd, Fort Lauderdale, FL 33312



**WE ARE**

**PASSIONATE**

**ABOUT WHAT WE**

**DO, BECAUSE**

**WE LOVE**

**WHAT WE DO.**

**GMP**  
**TRANE VE OPTION**

Tuesday, April 15, 2025

24-012

City Number TBD

**VERSION**  
**4.0**



**CITY OF HOLLYWOOD  
GMP PROPOSAL**



**TABLE OF CONTENTS**

**PROJECT NAME:** FIRE STATION 74 - CEP UPGRADES

**RFQ NO.:** 4721-22-GJ

**PROJECT NO.:** City Number TBD

**FIRM:** LEBOLO CONSTRUCTION MANAGEMENT, INC.

Prior to the performance of construction services, the CMAR shall prepare and deliver to the PROJECT MANAGER, with a copy to the CONSULTANT, a GMP proposal. The CMAR shall include in the GMP proposal the following:

FORM LCM-PC-37 | 04/04/2023

	GMP PROPOSAL SUBMITTAL	INCLUDED
1	Recital of the specific contract documents	
	a) Drawing Log	<input checked="" type="checkbox"/>
2	GMP Summary	
	a) Cost of Work	<input checked="" type="checkbox"/>
	b) Construction Fee	<input checked="" type="checkbox"/>
	c) General Conditions & General Requirements	<input checked="" type="checkbox"/>
	d) Construction Contingency	<input checked="" type="checkbox"/>
	e) Owners Contingency	<input checked="" type="checkbox"/>
3	Schedule of Values	<input checked="" type="checkbox"/>
4	Description of all other inclusions / exclusions - Allowances & Alternates	<input checked="" type="checkbox"/>
5	Assumptions and Clarifications	<input checked="" type="checkbox"/>
6	Construction Schedule	<input checked="" type="checkbox"/>
7	Certificate of Insurance	<input checked="" type="checkbox"/>
8	Exhibit A - Pre-Construction Scope of Services	<input checked="" type="checkbox"/>
9	Exhibit B - Pre-Construction Project Schedule	<input checked="" type="checkbox"/>
10	Exhibit C - Project Team and Roles	<input checked="" type="checkbox"/>
11	Exhibit E - Subcontractor and Material Supplier Payment Certification	<input checked="" type="checkbox"/>
12	Exhibit F - Tabulation Of Subcontractors and Material Suppliers	<input checked="" type="checkbox"/>
13	Good Faith Effort Report	<input checked="" type="checkbox"/>
14	Pre-Bid Conference & Site Visit Attendance	<input checked="" type="checkbox"/>
15	Proof of Public Ad	n/a <input type="checkbox"/>
16	Value of Engineering Items	n/a <input type="checkbox"/>
17	Risk Assessment	<input checked="" type="checkbox"/>



GMP

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
CONTINUING SERVICE AGREEMENT - RFQ 4721-22-GJ



Section (1)

## SPECIFIC CONTRACT DOCUMENTS

Article 1 - 1.5a - (i)

DRAWING LOG  
SPECIFICATIONS LOG  
ADDENDUMS



Lebolo Construction Management, Inc.

Printed on Wed Dec 4, 2024 at 06:03 pm EST

Job #: 2024-0012 Fire Station 74 Chiller Replacement  
2741 Stirling Road  
Hollywood, Florida 33312

## BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>Electrical</b>					
E001	ELECTRICAL SYMBOLS LIST & GENERAL NOTES	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
E301	ELECTRICAL POWER PLAN - RENOVATION	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
E701	ELECTRICAL SCHEDULES	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
E801	ELECTRICAL DETAILS	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
E802	ELECTRICAL DETAILS	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
ED301	ELECTRICAL POWER PLAN - DEMOLITION	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
<b>Mechanical</b>					
M001	MECHANICAL SYMBOLS LEGEND	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
M002	MECHANICAL GENERAL NOTES	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
M201	MECHANICAL RENO FLOOR PLAN	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
M701	MECHANICAL SCHEDULES & DETAILS	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
M801	MECHANICAL DETAILS	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
MD201	MECHANICAL DEMO FLOOR PLAN	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)
T001	TITLE SHEET	2	10/04/2024	11/18/2024	BID SET - 100% CDs Fire Station 74 Chiller Replacement (11/18/24)



## Section (2)

# GMP SUMMARY

Article 1 - 1.5a - (ii)



# CITY OF HOLLYWOOD



## GMP SUMMARY

**PROJECT NAME:** FIRE STATION 74 - CEP UPGRADES

**RFQ NO.:** 4721-22-GJ **PROJECT NO.:** City Number TBD

**FIRM:** LEBOLO CONSTRUCTION MANAGEMENT, INC.

<b>A</b>	<b>PROJECT TOTAL</b>	
	\$1,244,155.00	

<b>B</b>	<b>CONSTRUCTION FEE</b>	
	\$105,549.00	10.0%

<b>C</b>	<b>GENERAL CONDITIONS</b>	<b>GENERAL REQUIREMENTS</b>
	\$116,459.00	\$28,664.00

<b>D</b>	<b>CONSTRUCTION CONTINGENCY</b>	
	\$0.00	0.0%

<b>E</b>	<b>OWNERS CONTINGENCY</b>	
	\$52,775.00	5.0%



# GENERAL REQUIREMENTS

Project Estimate Duration - On Site  days  
 week(s)  
 month(s)

PROJECT NAME:   
 LEBOLO PROJECT No:   
 CITY PROJECT No:   
 VERSION:   
 DATE:

FORM LCM-PC-02 | 08/20/2021

## GENERAL REQUIREMENTS DIV.17

LEBOLO COST CODE	SPEC. COST CODE	SAFETY	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$5,234
17-105		<a href="#">Safety/Protection</a>	1.00	ls	\$5,234	\$5,234		\$0	\$5,234	
LEBOLO COST CODE	SPEC. COST CODE	CLEANING	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$10,330
17-205		Clean-up	48.00	hr	\$55	\$2,640		\$0	\$2,640	
17-210		Final Cleaning	1.00	sf	\$1,750	\$1,750		\$0	\$1,750	
17-220		Dumpsters	3.0	ea	\$1,200	\$3,600		\$0	\$3,600	
17-225		Temporary Toilets	3.00	2*mth	\$180	\$540	\$300	\$1,800	\$2,340	
LEBOLO COST CODE	SPEC. COST CODE	TEMPORARY SERVICES	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$2,000
17-305		<a href="#">Temporary Fence</a>	1.00	ls	\$2,000	\$2,000		\$0	\$2,000	
LEBOLO COST CODE	SPEC. COST CODE	PLANS & DOCUMENTS	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$900
17-665		Plans & Documents	3.00	set		\$0	\$300	\$900	\$900	
LEBOLO COST CODE	SPEC. COST CODE	TEMPORARY PROTECTION	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$10,000
17-710		Temporary Protection	1.00	ls	\$3,000	\$3,000	\$7,000	\$7,000	\$10,000	
LEBOLO COST CODE	SPEC. COST CODE	OTHER GENERAL REQUIREMENTS	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$200
17-982		Bond Recording Cost	1.00	ls	\$200	\$200		\$0	\$200	
GENERAL REQUIREMENTS TOTAL			.			\$18,964		\$9,700	\$28,664	OK



# GENERAL CONDITIONS

Project Estimate Duration - On Site  days  
 week(s)  
 month(s)

PROJECT NAME:   
 LEBOLO PROJECT No:   
 CITY PROJECT No:   
 VERSION:   
 DATE:

FORM LCM-PC-03 | 08/20/2021

## GENERAL CONDITIONS DIV.80

LEBOLO COST CODE	SPEC. COST CODE	PERSONNEL	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$39,312
		<b>FIELD SUPERVISION</b>								<b>\$39,312</b>
80-120		Superintendent	2.10	mth		\$39,312		\$0	\$39,312	100%
		<b>PROJECT MANAGEMENT</b>								<b>\$69,368</b>
80-220		Project Manager	1.95	mth		\$36,504		\$0	\$36,504	65%
80-280		Project Administrator	2.40	mth		\$32,864		\$0	\$32,864	80%
LEBOLO COST CODE	SPEC. COST CODE	SITE OFFICE EQUIPMENT & SUPPLIES	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$300
80-550		Postage/Shipping	3.00	mth		\$0	\$100.00	\$300	\$300	
LEBOLO COST CODE	SPEC. COST CODE	DRINKING WATER	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$360
80-520		Drinking Water	3.00	mth		\$0	\$120	\$360	\$360	
LEBOLO COST CODE	SPEC. COST CODE	LISS	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$7,119
80-045		LISS - Lebolo Integrated Software Solutions	3.00	month	\$783	\$2,349		\$0	\$2,349	
LEBOLO COST CODE	SPEC. COST CODE	OTHER	Qty	Unit	Labor Unit Cost	Labor Total	Material Unit Cost	Material Total	Total	\$4,770
80-940		Procore	2.00	\$/million	\$2,385	\$4,770		\$0	\$4,770	
<b>GENERAL CONDITIONS TOTAL</b>			.			<b>\$115,799</b>		<b>\$660</b>	<b>\$116,459</b>	<b>OK</b>





## Section (3)

# SCHEDULE OF VALUES

Article 1 - 1.5a - (iii)



# GMP

**PROJECT NAME:**  
**LEBOLO PROJECT No:**  
**CITY PROJECT No:**  
**VERSION:**  
**DATE:**

FIRE STATION 74 - CEP UPGRADES
24-012
City Number TBD
4.0
04/15/25

FORM LCM-PC-01 | 01/13/2023

## SCOPE OF WORK

Rooftop Chiller Replacement (Glycol Stack System) Tie-In Chiller to existing EMS system, isolation valves, piping & fittings as required.  
Removal and reinstallation of the existing metal enclosure. Steel stands modification.  
Provide temporary HVAC.

CITY OF HOLLYWOOD		FIRE STATION 74 - CEP UPGRADES								
LEBOLO COST CODE	DESCRIPTION OF WORK	FIRE STATION 74 - CEP UPGRADES	TOTAL	# PROP.	VENDOR	RISK	BOND REQ.	BOND COST	DEPOSIT	COMMENTS
<b>DIVISION 7</b>	<b>THERMAL AND MOISTURE PROTECTION</b>		<b>\$10,000</b>							
07-440	Roofing-Miscellaneous	\$10,000	\$10,000	0	ALLOWANCE	n/a	N/A	\$0	No	
<b>DIVISION 15</b>	<b>MECHANICAL</b>		<b>\$846,294</b>							
15-205	HVAC Package	\$846,294	\$846,294	5	Sunshine State Air	Low	BOND	\$16,594	No	
<b>DIVISION 16</b>	<b>ELECTRICAL</b>		<b>\$45,054</b>							
16-005	Electrical Package	\$45,054	\$45,054	3	Protect Video	Low	N/A	\$0	No	
	<b>SUBTOTAL</b>	<b>\$901,348</b>	<b>\$901,348</b>	<b>22.00</b>				<b>\$16,594</b>		
Div. 17	General Requirements (See GR Detail)	\$28,664	\$28,664							
Div. 80	General Conditions (See GC Detail)	\$116,459	\$116,459							3 month(s)
90-030	Builders Risk Policy	\$0	\$0							by owner
90-025	General Liability - On Site	\$9,014	\$9,014							1.0%
	<b>SUBTOTAL</b>	<b>\$1,055,485</b>	<b>\$1,055,485</b>							
91-105	Owner Contingency	\$52,775	\$52,775							5.0%
91-120	Contractor Fee	\$105,549	\$105,549							10.0%
	<b>SUBTOTAL</b>	<b>\$1,213,809</b>	<b>\$1,213,809</b>							
90-035	Payment & Performance Bond	\$30,346	\$30,346							2.5%
<b>TOTAL CONSTRUCTION COST</b>		<b>\$1,244,155</b>	<b>\$1,244,155</b>							



# GMP

LEBOLO COST CODE	DESCRIPTION OF WORK	FIRE STATION 74 - CEP UPGRADES
<b>DIVISION 7</b>	<b>THERMAL AND MOISTURE PROTECTION</b>	
07-440	Roofing-Miscellaneous	\$10,000
<b>DIVISION 15</b>	<b>MECHANICAL</b>	
15-205	HVAC Package	\$846,294
<b>DIVISION 16</b>	<b>ELECTRICAL</b>	
16-005	Electrical Package	\$45,054
	<b>SUBTOTAL</b>	<b>\$901,348</b>
Div. 17	General Requirements (See GR Detail)	\$28,664
Div. 80	General Conditions (See GC Detail)	\$116,459
90-030	Builders Risk Policy	\$0
90-025	General Liability - On Site	\$9,014
	<b>SUBTOTAL</b>	<b>\$1,055,485</b>
91-105	Owner Contingency	\$52,775
91-120	Contractor Fee	\$105,549
	<b>SUBTOTAL</b>	<b>\$1,213,809</b>
90-035	Payment & Performance Bond	\$30,346
<b>TOTAL CONSTRUCTION COST</b>		<b>\$1,244,155</b>



## PRE-CONSTRUCTION DEPARTMENT

## SCOPE SHEET

PROJECT NAME: FIRE STATION 74 - CEP UPGRADES

LOCATION: FIRE STATION 74

DIVISION: HVAC PACKAGE

FORM LCM-PC-11 | 08/20/2021

								VENDOR 1		VENDOR 2		VENDOR 3		VENDOR 4		VENDOR 5	
								Advanced Air Systems		Master Mechanical		Sunshine State Air		Southern Mechanical		Weathertrol	
C.C.	QTY	UT	UT\$	DRAWING	DETAIL	SCOPE OF WORK	COMMENTS										
15-205																	
15-205								XS	\$ 945,030	XS	\$ 680,300	XS	\$ 697,700	XS	\$ 758,596	XS	\$ 885,000
15-205						DEMO											
15-205						Metal Grate											
15-205	1.0	ls				Remove selective aluminum grating and steel beams to allow access for the chiller removal		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls	\$ 5,000			Provide temporary support to perimeter metal grate to keep antennas undisturbed		XS	ok	XS	ok	XS	ok	XL	\$ 5,000	XS	ok
15-205	1.0	ls				Reinstall beams and metal grate		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
						Chiller - CH-1											
15-205	1.0	ls		MD201	PKN1	Remove and dispose existing CH-1		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	51.0	lf		MD201	PKN1	Remove chiller water piping system including pipe, valves & fittings		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205				M201	PKN1	Exist. Isolation valves to be returned to city of Hollywood		XS	Confirmed	XS	Confirmed	XS	Confirmed	XS	Confirmed	XS	Confirmed
15-205																	
15-205						NEW											
15-205	83.4	ton		M201	1	Provide CH-1 127.3 Tons TRANE		XS	ok	XS	ok	XS	150 tons	XS	ASP30X is a different unit	XS	ok
15-205	1.0	ls	\$ 5,000			Provide Chiller Hurricane Tie-down cables w/NOA compliance		XL	\$ 5,000	XS	ok	XS	ok	XL	\$ 5,000	XL	\$ 5,000
15-205	2.0	ea		ED301	1	Provide chiller Starters J-boxes	RFI#7P	XS	ok	XS	ok	XS	Single point connection	XS	ok	XS	ok
15-205	51.0	lf		M201	PKN6	Provide 1.5" thick chiller water piping insulation and aluminum jacketing		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	2.0	ea		M201	PKN1	Provide isolation valves		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls		M201	PKN6	Provide label for pipe classification and flow direction		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls		MD201	PKN6	Complete a pipe testing, flushing & cleaning of new chilled water piping installed		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls		MD201	Writeup	Final Test & Balance	RFI#4P	XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls	\$ 2,000	M201	Note 3	Provide anti corrosive paint to refurbish and finish existing structural stand		XL	\$ 2,000	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls	\$ 10,000			Adjust existing structural support	ALLOWANCE	XL	\$ 10,000	XL	\$ 10,000	XL	\$ 10,000	XL	\$ 10,000	XL	\$ 10,000
15-205	1.0	ls				Provide temporary chiller connections with blind flange and isolation valves	RFI#14P	XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205																	
15-205						CONTROLS											
15-205	1.0	ls		MD201	PKN1	Existing Allerton system to be updated to latest version at the CEP, provide all new devices at CEP	RFI#5P	XO	\$ 30,000	XO	\$ 30,000	XS	Included Allerton Controls to be integrated with Chiller	XS	ok	XS	Only for the air cooled chiller scope
15-205											Does not provide controls						
15-205	1.0	ls				Addendum 4 acknowledged (revised bid set)		XS	ok	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls				RFI's Acknowledged											
15-205	1.0	ls	\$ 7,000			Provide signed and sealed shop drawings to confirm compliance with weight and uplift wind pressures on existing structural stand.	RFI#9P	XL	\$ 7,000	XL	\$ 7,000	XS	ok	XL	\$ 7,000	XL	\$ 7,000



## PRE-CONSTRUCTION DEPARTMENT

## SCOPE SHEET

PROJECT NAME: FIRE STATION 74 - CEP UPGRADES

LOCATION: FIRE STATION 74

DIVISION: HVAC PACKAGE

FORM LCM-PC-11 | 08/29/2021

PROJECT NAME: FIRE STATION 74 - CEP UPGRADES								VENDOR 1		VENDOR 2		VENDOR 3		VENDOR 4		VENDOR 5	
LOCATION: FIRE STATION 74																	
DIVISION: HVAC PACKAGE								Advanced Air Systems		Master Mechanical		Sunshine State Air		Southern Mechanical		Weathertrol	
FORM LCM-PC-11  08/20/2021																	
C.C.	QTY	UT	UT\$	DRAWING	DETAIL	SCOPE OF WORK	COMMENTS										
15-205	1.0	ls	\$ 2,000			Provide shop drawings indicating pipe supports as necessary for new installation and connection to roof deck	RFI#10P/11P	XL	\$ 2,000	XL	\$ 2,000	XL	\$ 2,000	XL	\$ 2,000	XL	\$ 2,000
15-205																	
15-205						TEMPORARY HVAC											
15-205	1.0	mt	\$ 28,000			Provide (1) 90 Ton temporary chiller		XL	\$ 28,000	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ea		M201	PKN4	Provide new supply & return temporary chiller connections		XL	above	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls		M201	PKN4	Provide new isolation valve		XL	above	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	ls		M201	PKN4	Provide new blind flanges		XL	above	XS	ok	XS	ok	XS	ok	XS	ok
15-205	1.0	mt				(1) month rental		XL	above	XS	\$ 19,500	XS	ok	XS	ok	XS	ok
15-205	1.0	ls	\$ 20,000			Temporary local units during start-up (most critical rooms/to be done during weekend)	ALLOWANCE	XL	\$ 20,000	XL	\$ 20,000	XL	\$ 20,000	XL	\$ 20,000	XL	\$ 20,000
15-205	1.0	ls	\$ 10,000	GMP Comm	Ass.&Clar.	Generator in case existing panel is not working	ALLOWANCE	XL	\$ 10,000	XL	\$ 10,000	XL	\$ 10,000	XL	\$ 10,000	XL	\$ 10,000
15-205	1.0	ls	\$ 5,000	GMP Comm	Ass.&Clar.	Low voltage for temp. air controls	ALLOWANCE	XL	\$ 5,000	XL	\$ 5,000	XL	\$ 5,000	XL	\$ 5,000	XL	\$ 5,000
15-205																	
15-205	2.0	ea	\$ 2,500	GMP Comm	Ass.&Clar.	CHWS/R isolation valves repairs if required	ALLOWANCE	XL	\$ 5,000	XL	\$ 5,000	XL	\$ 5,000	XL	\$ 5,000	XL	\$ 5,000
15-205																	
15-205						ALTERNATES											
15-205	1.0	ls				Temporary HVAC rental per week (after 1 month)		XS	Not provided	XS	add\$6,500	XS	add\$7,000	XS	Not provided	XS	Not provided
15-205																	
15-205	1.0	ls				Warranty 10 years parts, labor & refrigerant covering entire machine		XO	\$ 80,000	XO	\$ 80,000	XS	\$ 20,000	XS	ok	XS	
15-205																	
15-205	1.0	ls				Price increase contingency	ALLOWANCE	XL	\$ 60,000	XL	\$ 60,000	XL	\$ 60,000	XL	\$ 60,000	XL	\$ 60,000
15-205																	
15-205	1.0	ls				Prequalified vendor		XS	YES	XS	NO	XS	YES	XS	NO	XS	NO
15-205	1.0	ls				Subcontractor risk if selected		XS	Low	XS	Disqualified	XS	Low	XS	Disqualified	XS	Moderate
15-205	1.0	ls				Lead Time		XS	40 weeks after approved submittal	XS	38 weeks after approved submittals	XS	22 Weeks after approved Submittals	XS	52 weeks	XS	34-36 wks
15-205	1.0	ls				Time to install		XS	4 weeks	XS	7-10 days	XS	4 wks	XS	4-5 days	XS	1 week
15-205	1.0	ls				Shop drawings (REQUIRED)		XS	yes	XS	yes	XS	2 wks	XS	yes	XS	ok
15-205	1.0	ls				Deposit		XS	No	XS	No	XS	No	XS	No	XS	No
15-205	1.0	ls				Proposal valid for 90 days		XS	30 days	XS	10 days	XS	30 days	XS	30 days	XS	30 days
15-205																	
Bond								1.5%	\$18,136	3.0%	\$27,864	2.0%	\$16,594	4.0%	\$35,504	1.4%	\$12,081
LEBOLO CONTINGENCY								0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
Totals									\$ 1,227,166		\$ 956,664		\$ 846,294		\$ 923,100		\$ 1,021,081
									Advanced Air Systems		Master Mechanical		Sunshine State Air		Southern Mechanical		Weathertrol
									OK		OK		OK		OK		OK
XO= Another Sub Value XS= Sub Value, XL= Lebolo Budget Value											CARRY FORWARD: \$846,294						
LEBOLO CONSTRUCTION MANAGEMENT INC. ESTIMATING PROCESS SCOPE SHEETS TEMPLATE VERSION 4.0 02/19/21																	



## Sunshine State

Air Conditioning - Refrigeration  
Ph: 305-474-8484 / Fax: 305-474-7370  
State License: CAC1816239

### PROPOSAL

Date: March 5, 2025.

Proposal submitted to:  
LEBOLO – Attn: Sebastian Fonnegra  
2100 Corporate Dr,  
Boynton Beach, FL 33426  
Phone: 561-742-7644  
Email: sfonnegra@Lebolo.com

Work To Be Performed At:  
Fire Station 74.  
Chiller Replacement – City Hollywood.

We hereby propose to furnish the materials and perform the labor necessary for the completion of: Chiller replacement based on existing conditions, site visit report and Project as built dated July 10, 2000.

1. Demo and disposal of existing modular air-cooled chiller.
2. Furnish and Install (1) TRANE Units as follows:

Qty	Tag(s)	Description
1	CH-01	(150Tons) Inverter Scroll Modular Chiller

- Air-Cooled Modular Chiller – (5) modules at 30 tons per module 460V/60Hz/3Ph Incoming Line Voltage.
  - R454B Refrigerant.
  - Compressor Sound Attenuation Package.
  - Fused Disconnect – dual point power, 65kA SCCR.
  - BACnet with BMS Interface.
  - Corrosion protected condenser coil.
  - Scroll compressors, (2) per Module, (2) Refrigerant Circuits per Module Double thickness insulation for high humidity.
  - Electronic isolation valves.
3. Modify existing chiller platform to accommodate new YLAA0155 Chiller.
  4. Modify existing chiller water lines to connect new air-cooled chiller as follows:
    - Furnish and install ASTM A53 schedule 40 black steel pipes for chiller water Lines.
    - Insulate chiller water lines with 1.5 inches thick cell foam glass with aluminum jacket.
  5. Provide a crane service to set the equipment on place.
  6. Pull city permit.
  7. Provide Test and Balance report by an independent certified contractor. (Chiller Water Pumps Only to verify total flow).
  8. Start-up equipment and check proper operation.
  9. Integrate new chiller with existing ALERTON control system.
  10. The compressor will be guaranteed for a period of five years and one year for labor and parts, starting from the day of installation.



## Sunshine State

Air Conditioning - Refrigeration  
Ph: 305-474-8484 / Fax: 305-474-7370  
State License: CAC1816239

### EXCLUSIONS

1. Engineering Drawings or calculations by others.
2. All electrical is completed by others.
3. X-rays, Cutting, and Patching of all wall and roof penetrations by others.
4. Slab or structural reinforcement by others.
5. Fire Caulking for any penetrations by others.
7. All work is to be performed during normal working hours.
8. Portable Air Conditioning Unit.
9. Any scope not described on items 1 through 9 of this proposal.


All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner, with payments to be made as follows:

### PAYMENTS

Total job is \$ 707,700.00

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our controls.

Respectfully Submitted By:  
Sunshine State Air Conditioning, Inc.

  
Mauricio Correa

Note - This proposal may be withdrawn by us if not accepted within 30 days.

=====

### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

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

Signature \_\_\_\_\_ Date \_\_\_\_\_



**Florida's Premier HVAC Contractor**  
1950 NW 22<sup>nd</sup> St, Fort Lauderdale, FL 33311  
Toll Free: (84) TO-KEEP-COOL  
Office: (954) 332-1418  
Web: [advancedairsystem.com](http://advancedairsystem.com)

State License: CAC1818806

## Proposal Agreement

**Customer Name:** Advanced Roofing, Inc.  
**Job Name:** 30214 – Hollywood Firestation 74  
**Job Address:** 2741 Sterling Rd. Hollywood, FL 33312

**Date:** November 26, 2024  
**Attention:** Sebastian Fonnegra  
**Project:** Chiller Replacement

### Scope of Work:

1. CCR on the existing pumps and associated air handling units before construction is started.
  - a. Any units deemed failed will need to be replaced and be charged to the client on a cost-plus basis.
  - b. AAS is not responsible for any malfunctions if denied purchase of new units.
2. Remove and reinstall aluminum grating and steel beam framework above the chiller.
  - a. All existing materials are to be reused.
    - i. Any repairs or replacement needed will be charged to the client on a cost-plus basis.
3. Remove existing air-cooled chiller from their existing structure.
  - a. Lockout/tagout existing electrical.
  - b. Disconnect and remove existing piping up to selected point per plans.
4. Furnish and install a new Multistack air-cooled chiller per the equipment schedule specifications.
  - a. Existing structural stand is to remain and be reused.
  - b. Furnish and install new piping and accessories up to selected point per plans.
5. Perform system start up and calibrate for peak performance.
  - a. All Equipment that was condemned on pre-construction CCR will not be started up unless issues found that were found have been remediated.
  - b. Third-party Test & Balance services.
6. Mechanical permit and tie down engineering fees Included in proposal.

**Proposal Price: \$945,030.00**

**Alternate Deduct for Daikin A/C Chiller: -\$461,110.00 ☐**

### Exclusions:

- Structural work, deck reinforcement and/or framing below the deck.
- Any work related to the roof and/or reinforcement of the structure.
- Metal pitch pans, goosenecks, line jacks, temporary and/or permanent flashings.
- Fire Alarm, controls, disconnects or electrical outside of scope above.
- Electrical high or low voltage work not included in the scope of work above.
- Any work to satellite dishes, antennas, camera's, hot stacks, electrical conduit and/or supports.
- GPR scanning/X-Ray of existing roof deck where new stands are to be mounted.
- Any condensate, water, and/or gas piping not mentioned in the scope of work.
- Any engineering, drawings, drafting and/or plan sets.
- Functionality of any other existing HVAC Equipment.
- Work to any other RTU's, ducting, intake and exhaust fans on the roof not mentioned in the scope of work.
- Painting, patching, cutting, and/or pouring concrete.
- Equipment screening and/or line of sight.
- Duct and/or pipe supports.
- Any ductwork above or below the roof deck.
- Any upgrades required due to ordinances or codes required by the authority having jurisdiction not specifically included in this proposal.
- Water damage repairs due to existing piping conditions.
- Service walk pads and/or hand railings.
- Any coatings and/or weather protection of any kind.
- Travel time, lodging and per diem.
- After hours, overtime and overnight labor hours.
- Temporary freezers and/or cold storage.
- Any temporary cooling of any type.
- Prevailing wages, Miami-Dade Responsible wages and/or Davis Bacon wages.
- Anything not mentioned in proposal scope of work above.

### General Conditions:

- Project pricing is valid for 30 days. Additional charges may apply regarding material pricing after 30 days as the industry is currently seeing significant price increases due to raw material and logistics shortages daily. Any change in price will be documented at the time of bid and updated to the current pricing at the time of contract execution and/or time of shipment.
- This proposal may be withdrawn by Advanced Air Systems if not accepted and signed within 30 days.
- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications and anything not specifically mentioned in this proposal involving extra costs are executed from this proposal and can only be included upon signed change order.
- Advanced Air Systems agrees to provide all labor, material, tools, equipment, and proper insurance with excess liability up to one million dollars to perform scope of work listed above.
- If the Building Permit cost is not included above the additional cost of permit and processing fee will be billed as an additional cost to the above quoted price.

### Proposal Submitted by:

**Gabriel Jordan**

*HVAC Estimator*

Advanced Air Systems, A Division of Advanced Roofing, Inc.

**Addr** 1950 NW 22nd Street, Fort Lauderdale, FL 33311

**Phone** 84-TO-KEEP-COOL

**Fax** 954-337-0111

**Web** [www.AdvancedAirSystem.com](http://www.AdvancedAirSystem.com)

**Email** [GabrielJ@advancedairsystem.com](mailto:GabrielJ@advancedairsystem.com)

### Proposal Accepted by:

\_\_\_\_\_  
Authorized Representative Signature:

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Title:

\_\_\_\_\_  
Purchase Order:

\_\_\_\_\_  
Acceptance Date:





**Master Mechanical  
Services, Inc.**

CMC 057200

15181 NW 33 Place  
Miami, FL 33054  
Office 305/825-3004  
Fax 305/825-1607

info@mastermechanicalservices.com

NOVEMBER 14, 2024

PROPOSAL SUBMITTED TO:

LEBOLO CONSTRUCTION MANAGEMENT INC.  
2100 CORPORATE DRIVE  
BOYNTON BEACH, FL 33426

ATTN: NATALIA RODRIGUEZ  
Email: [bids3@lebolo.com](mailto:bids3@lebolo.com)

JOB NAME/LOCATION:

CITY OF HOLLYWOOD FIRE STATION 74 – CHILLER  
2741 STIRLING ROAD  
FT LAUDERDALE, FL 33312

CONTRACT PRICE: **\$680,300.00**

AFTER AN ONSITE REVIEW FOR THE ABOVE-REFERENCED PROJECT MASTER MECHANICAL SERVICES PROPOSES:

- REMOVAL AND DISPOSAL OF EXISTING MULTI-STACK CHILLER
- FURNISH AND INSTALL (5) MULTI-STACK ASP30X CHILLER MODULES
- RECONNECT TO EXISTING CHILLED WATER PIPING
- REPLACE BUTTERFLY SHUT-OFF VALVES
- RE-INSULATE NEW CHILLED WATER PIPING
- RECONNECT TO EXISTING ELECTRICAL
- CRANE / RIGGING
- TRANSPORT
- TEMPORARY CHILLER HOOKUP AND RENTAL
- REMOVE AND RE-INSTALL GRATE ABOVE CHILLER
- GLYCOL TEST WATER
- FACTORY ASSISTED START-UP
- EXCLUDES BUILDING CONTROLS
- PERMIT

PROPOSAL COST

**\$680.300.00**

◆◆◆◆

**PROPOSAL AGREEMENT**

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR – COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:  
**SIX HUNDRED AND EIGHTY THOUSAND THREE HUNDRED DOLLARS AND 00/00 .....\$680.300.00**

WITH PAYMENT TO BE PAID AS FOLLOWS: **NET 30**

THIS PROPOSAL IS SUBJECT TO ACCEPTANCE WITHIN 10 DAYS AND IS VOID THEREAFTER AT THE OPTION OF THE UNDERSIGNED. AUTHORIZED SIGNATURE \_\_\_\_\_

**ACCEPTANCE OF PROPOSAL** – THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT TO BE MADE AS OUTLINED ABOVE.

OWNER OR CONTRACTOR:

MASTER MECHANICAL SERVICES, INC:

LEBOLO CONSTRUCTION MANAGEMENT INC

DATE

SEAN PINNA

DATE



# Southern Mechanical Systems, Inc.

Air Conditioning • Refrigeration

954.475.2220

15491 SW 12<sup>th</sup> St. #409 • Sunrise, FL 33326

November 25<sup>th</sup>, 2024

Lebolo Construction Management  
2100 Corporate Drive  
Boynton Beach, FL 33426

## **PROPOSAL**

Attn: Natalia Rodriguez

Re: City of Hollywood Fire Rescue – Station #74 – Chiller Replacement  
2741 Stirling Road, Fort Lauderdale, FL 33312

Southern Mechanical Systems is pleased to provide a proposal for the above referenced project. This Proposal is based on plans & drawings M001, M002, MD201, M201, M701 & M801 by SGM Engineering dated 10/04/24 with (1) revision received on 11/19/24. We include the following:

### **MultiStack Chiller**

- ASP30X Air Cooled Chiller – (5) Module
  - 30-Tons
  - 150psig Waterside maximum working pressure
  - Stainless steel evaporator
  - Lead compressor sequencing (24hrs)
  - Automatic internal rescheduling if fault occurs
  - Automatic logging of any fault condition
  - Electronic chilled water control
  - Quick interconnect modular design
  - Designed for quiet operation (sound attenuation package)
  - Filters in evaporator supply headers
  - Stainless steel inlet header
  - R-454b Refrigerant & POE oil
  - 65kA SCCR
  - Static option – 0.0" ESP (1hp) Standard
  - Electrical connection type – Junction box
  - Manual isolation valves
  - Power phase monitor per module
  - 1-1/2" Closed cell foal insulation
  - Al/CU Condenser coil
  - Compressor wrap
  - Coating on condenser coils
  - Independent refrigerant circuits
  - ECMs on fans
  - Brazed plate evaporator
  - 2-Condenser fan per module
  - Dual point power
  - External master controller box
  - Evap flow switch – Thermal dispersion type (24v factory powered & installed on each module)

- Factory assisted start-up
- UL207 (CSA C22.2 NO. 140.3-15) Evaporator
- 10-Years Compressor Only P&L warranty
- 10-Years All parts & labor warranty
- 10-Years Refrigerant P&L warranty

#### Alerton Controls

- Remove & protect BACnet wiring from existing chiller
- Reconnect BACnet wiring into new chiller factory controller
- Discover & integrate new chiller factory controller into existing BAS
- Provide updated graphical displays for the new chiller integration
- Confirm operation of the existing Alerton pump controller
- Manpower to support system startup, check-out & commissioning where applicable

#### Insulation

- Insulate the new 6" chiller connection for isolation valve to chiller w/ 2" ASJ Foamglass insulation & .016 aluminum jacketing as final application
- Insulate two new temporary CHW connections for future & strainer w/ 2" ASJ Foamglass insulation & Armaflex caps
- *Excludes – Any/all pumps, tanks, and/or fixing damaged insulation on existing piping*

#### HERC Rentals Temporary Chiller @ 1-Month Coverage

- *Current temporary chiller on site to remain in operation*

#### 75-Ton Crane Rental

#### Labor to Install

- Removal & replacement of portion of existing open air grating above chiller to facilitate replacement of existing chiller w/ new chiller
- Re-Prime existing chiller stand w/ zinc rich primer for corrosion protection
- Demolition & removal of existing chiller, installation of new chiller referenced above

#### 6" CHW Steel Pipe w/ Accessories per Updated Drawings

- Includes (2) new temporary connection ports w/ blind flanges

#### Test & Balance w/ Pre-construction Test

#### Glycol, Installation Hardware, Misc. Install Materials

#### Exclusions:

- *Any/all cutting, patching and/or painting*
- *Cleaning of existing HVAC systems*
- *Structural support and/or alterations of existing structure*
- *Removal & re-installation of any/all antenna, electrical apparatuses, or other items attached to the welded grated ceiling of the chiller housing outside of the area being remove for chiller replacement*
- *Re-Use of existing electrical connections*
- *Re-Use of existing chiller stand*
- *Engineering and/or drawings of any kind*
- *Any/all Fire Alarm scope*
- *Any item not explicitly listed above*

**Total Price will be: \$758,569.00**

Notes:

- 1) Permit fee(s) will be as levied.
- 2) Above listed "Total Price" valid for 30-days from proposal issuance date.

**List of Exclusions:** Permit, Bonds, Commissioning, Overtime, Prevailing Wages and/or Davis Bacon wages, Ductwork Pressure Testing, Duct Cleaning, Ceiling Removal and/or Replacement, HVLS Fans, Crane Lift Plans and/or Provision of Additional Crane Documents, High and Low Voltage Wiring, Conduit, Motor Starters, Time Clocks, Variable Frequency Drives, Fire Alarm Tie-ins, Factory Start-Up, Condensate Drains (beyond P-Trap or Lift Pump), Fire Caulking/Sealing, Door Undercuts, All Cutting and/or Patching, Painting, Structural Steel, Curb Adapters, Roofing, Roof Penetrations, Equipment Screens, Vibration Isolators, Cable-operated dampers, Ceiling-mounted access panels, Lighting Protection, Housekeeping Pads, Protective Bollards, Negative Air Units, Air Scrubbers, Temporary A/C, Generators, Generator Intake/Exhaust, Generator Duct Insulation, Kitchen Hoods/Fans/Ducts, Kitchen Hood Duct Insulation, Fire Wrap, Gas Piping, Flues and/or B-Vents, Combustion Air Ducts/Piping, Hazardous Material Removal, Dumpsters, Badging & Security, Parking Fees, Drywells, Excavation, Underground Work, Engineering, Drawings of any kind, CAD/BIM, Any upgrades requested by city, Surveys, X-Rays, and any other items not specified in INCLUSIONS, unless explicitly approved by Southern Mechanical Systems, Inc. written documentation.

Respectfully,

Evan Brysman | Estimator & Project Manager  
Southern Mechanical Systems, Inc.

**TERMS AND CONDITIONS OF THIS CONTRACT:** It is expressly understood and agreed that Southern Mechanical Systems, Inc. retains title to the above-described property. In addition, it shall not pass or become vested in the purchaser until the entire purchase price has been paid. Said property shall be and remain personal property and retain its character as such and purchaser shall not attach or affix said property to any realty so that it does not lose its character as personal property nor shall purchaser resell said property until the full purchase price thereof has been paid. The purchase price shall be due and payable as provided under "terms" above. Finance charges will be applied to all late payments. Upon the failure of the purchaser to make any payments on the due date, the seller, at its option, may declare the entire balance of the purchase price due and payable. In case of default, purchaser shall pay all costs and damages including a reasonable attorney's fee incurred by seller in collecting this account or repossessing the described property, whether suit be brought or not. Purchaser hereby waives presentments, demand, and all other pre-requisites required to make it liable. No warranties, representations, or promises not appearing in writing in this contract shall be recognized. This agreement shall not be considered executed or binding to the seller until duly accepted by an authorized officer of the seller. The execution by seller of this agreement is subject to force majeure and its contingent upon strikes, accidents, acts of God, weather conditions, regulations, or other restrictions imposed by any Government or Governmental agency or other delays beyond seller's control. All work to be performed during normal working hours Monday through Friday 8: 00 am to 5:00 pm. unless otherwise specified. Excludes any code upgrades on existing equipment. All quotes are good for 30 days from date.

---

Authorizing Signature

---

Date

---

Title

---

P.O. Number



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## JOB INFORMATION

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PROJECT NAME : Fire Station 74 CEP  
DATE : 14 November 2024  
TRADE : Heating, Ventilating, & Air Conditioning  
DESIGNER : SGM Engineering  
PLANS : M001, M002, MD201, M201, M701 & M801 plans dated 10/04/24, revision dated 11/18/2024  
SPECIFICATIONS : Not Available  
ADDENDA : 1,2,3

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## SCOPE OF WORK

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Weathertrol Maintenance Corp. to provide all materials, labor, & equipment necessary for complete working installation of HVAC system as per plans and specifications including:

- Furnish and install (1) 127 ton air cooled chiller, CH-1
- Furnish and install a temporary air-cooled chiller
- Furnish and install 6" piping in PVC from temporary chiller location to interior of mechanical room and tie into existing taps on existing building supply and return piping. Flex hoses will be provided also.
- Reuse existing steel pipe supports along wall to support temporary piping
- Removal and disposal of existing chiller and associated chill water piping
- Recover and dispose of existing refrigerant in compliance with DERM and code regulations
- Furnish and install all CHWR hydronic piping
- Furnish and install piping insulation and jacketing
- Furnish and supply DDC HVAC controls and low voltage wiring
- Rigging & Hoisting
- Independent test and balance
- Startup & Checkout
- 1 year warranty parts & labor (extended warranty on equipment where specified)
- Sales taxes & fees
- All work to be performed during regular working hours
- All work to be in accordance with South Florida Building Code

<b>BASE BID .....</b>	<b>\$ 885,000.00</b>
<b>BOND PREMIUM .....</b>	<b>\$ 12,081.00</b>

### NOTES & EXCLUSIONS:

1. Modifications to steel support structure if required, signed and sealed calculations, structural steel beams will be reused
2. Apply anticorrosive paint to structure stand
3. Wall Painting / patching / concrete work is excluded
4. Electrical wiring(High voltage, fire alarm)
5. Asbestos testing/ mitigation
6. Permit fees are excluded
7. Electrical wiring for temporary chiller is excluded



## PRE-CONSTRUCTION DEPARTMENT

## SCOPE SHEET

PROJECT NAME: FIRE STATION 74 - CEP UPGRADES

LOCATION: FIRE STATION 74

DIVISION: ELECTRICAL PACKAGE

FORM LCM-PC-11 | 08/20/2021

							VENDOR 1		VENDOR 2		VENDOR 3		VENDOR 4	
C.C.	QTY	UT	UT\$	DRAWING	DETAIL	SCOPE OF WORK	COMMENTS	Electric Pro Solutions		Brown Electrical		Protect Video		
16-005														
16-005						CH-1		XS	\$ 8,240	XS	\$ 79,178	XS	\$ 35,054	
16-005	2.0	ea		ED301	PKN 1	Remove & replace disconnect		XS	ok	XS	ok	XS	ok	
16-005	2.0	ea		ED301	PKN 2/3	Chiller starters disconnect switches to be connected to existing feeders		XS	Not Included	XS	ok	XS	ok	
16-005	1.0	ls		E301	PKN 3	Exist. Circuit from panel H4 to be re-used for new chiller		XS	ok	XS	ok	XS	ok	
16-005														
16-005	1.0	ls				Connect temp. chiller to the panel		XS	Not provided	XS	ok	XS	ok	
16-005														
16-005	1.0	ls				Addendum 1 to 4 acknowledged		XS	ok	XS	ok	XS	ok	
16-005														
16-005	1.0	ls	\$ 10,000			Minor modifications due to York unit in leu of Multistak	ALLOWANCE	XL	\$ 10,000	XL	\$ 10,000	XL	\$ 10,000	
16-005														
16-005														
16-005														
16-005	1.0	ls				Prequalified vendor		XS	YES	XS	YES	XS	YES	XS
16-005	1.0	ls				Subcontractor risk if selected		XS	Disqualified	XS	Low	XS	Low	XS
16-005	1.0	ls				Lead Time		XS	n/a	XS	n/a	XS	n/a	XS
16-005	1.0	ls				Time to install		XS	5 days	XS	5 days	XS	5 days	XS
16-005	1.0	ls				Shop drawings		XS	n/a	XS	n/a	XS	n/a	XS
16-005	1.0	ls				Deposit		XS	No	XS	No	XS	No	XS
16-005	1.0	ls				Proposal valid for 90 days		XS	30 days	XS	30 days	XS	30 days	XS
16-005														
Bond							0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
CONSTRUCTION CONTINGENCY							0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
Totals								\$ 18,240		\$ 89,178		\$ 45,054		\$ -
								Electric Pro Solutions		Brown Electrical		Protect Video		0
								OK		OK		OK		OK

CARRY FORWARD: \$45,054

XS= Another Sub Value XS= Sub Value, XL= LeboLo Budget Value

**\*\*PROTECT VIDEO\*\***

**\*\*Proposal for Chiller Unit Work\*\***

**\*\*City of Hollywood - FD#74\*\***

**\*\*2741 Sterling Rd\*\***

**\*\*Hollywood, FL 33312\*\***

---

**\*\*Scope of Work:\*\***

- Disconnect one (1) chiller unit comprising five (5) modules.
- Install a new chiller unit using existing wiring and conduit, while maintaining the current configuration.
- Replace two (2) existing disconnects with two (2) 200 amp fused disconnects, 3-phase, NEMA 3 rated (suitable for outdoor use).

---

**\*\*Pricing Overview:\*\***

1. **\*\*Chiller Unit Disconnection and Installation:\*\***

- **\*\*Total Price:\*\*** \$23,895

- **\*\*Notes:\*\***

- Price includes the disconnection and reconnection of the AC chiller.
- This quote is based on a direct one-to-one swap of the existing AC, utilizing the existing circuit, conduit, and supports.

2. **\*\*Temporary Power Provision for Chiller Connection:\*\***

- **\*\*Total Price:\*\*** \$11,159

- **\*\*Notes:\*\***

- This cost covers the temporary power provisions for electrical connection to the temporary chiller, which will be craned by others.

---

We appreciate the opportunity to submit this proposal and look forward to your approval to proceed with the outlined work. Please feel free to reach out with any questions or for further clarifications.



# Electric Pro Solutions llc

State Certified Electrical Contractor  
GST # EC 13008895  
6800 SW 40th St # 480  
Miami Fl, 33155  
Cell 786 368 3793  
castillo.alfre@gmail.com

ESTIMATE  
EST20241013

DATE  
Oct 18, 2024

TOTAL  
USD \$8,240.00

TO  
**Lebolo Construction**

Project: City of Hollywood Fire Station 74. 2741 Stirling Rd

DESCRIPTION	RATE	QTY	AMOUNT
Disconnect existing mechanical equipment & starter disconnect switches & replace them by new at same locations. Note: New chiller provided by others.	\$8,240.00	1	\$8,240.00
TOTAL			USD \$8,240.00





# ESTIMATE

**Brown Electrical Solutions LLC**  
1421 West 13th Street, Suite #104  
Riviera Beach, Florida 33404  
United States

(561) 557-2011  
www.brownelectricalsolutions.com

## BILL TO

**Lebolo Construction Management, Inc.**  
Sebastian Fonnegra - Pre-Construction  
Manager  
2100 Corporate Dr.  
Boynton Beach, Florida 33426  
United States

561-742-7644  
sfonnegra@lebolo.com

**Estimate Number:** 89

**Estimate Date:** November 13, 2024

**Valid Until:** December 13, 2024

**Estimate Total (USD):** **\$79,177.50**

Services	Quantity	Price	Amount
<b>Demo</b> *DISCONNECT ELECTRICAL TO MECHANICAL EQUIPMENT ONLY PLAN NOTE #1 *DISCONNECT ELECTRICAL CIRCUIT AND REMOVE EXISTING MECHANICAL DISCONNECT SWITCHES PLAN NOTE #2 *DISCONNECT AND REMOVE EXISTING J-BOXES, CONDUITS, AND FEEDER WIRES PER ED301 PLAN NOTE #3	1	\$15,000.00	\$15,000.00
<b>Estimate</b> *RECONNECT ELECTRICAL TO MECHANICAL EQUIPMENT ONLY PLAN NOTE #1 *RECONNECT ELECTRICAL CIRCUIT AND REMOVE EXISTING MECHANICAL DISCONNECT SWITCHES PLAN NOTE #2 *RECONNECT AND REMOVE EXISTING J-BOXES, CONDUITS, AND FEEDER WIRES PER ED301 PLAN NOTE #3	1	\$53,850.00	\$53,850.00
<b>O&amp;P</b> 15% FOR O & P: (5%) OVERHEAD & (10%) PROFIT	1	\$10,327.50	\$10,327.50

**Total:** **\$79,177.50**

**Estimate Total (USD):** **\$79,177.50**

## Notes / Terms

"CHILLER REPLACEMENT"



# ESTIMATE

**Brown Electrical Solutions LLC**  
1421 West 13th Street, Suite #104  
Riviera Beach, Florida 33404  
United States

(561) 557-2011  
[www.brownelectricalsolutions.com](http://www.brownelectricalsolutions.com)

## Notes / Terms

CITY OF HOLLYWOOD: FIRE STATION #74  
2741 STIRLING ROAD  
FT. LAUDERDALE, FL 33312



## Section (4)

# DESCRIPTION OF INCLUSIONS / EXCLUSIONS ALLOWANCES & ALTERNATES

Article 1 - 1.5a - (iv)



# ALLOWANCES

PROJECT NAME:	FIRE STATION 74 - CEP UPGRADES
LEBOLO PROJECT No:	24-012
CITY PROJECT No:	City Number TBD
VERSION:	4.0
DATE:	Tuesday, April 15, 2025

FORM LCM-PC-05 | 10/25/2022

CITY OF HOLLYWOOD					
Cost Code	Allowance #	Division	Sub-Division	Description	Budget \$
15-205	Allowance #1	15 - Mechanical	HVAC Package	Temporary local units during start-up (most critical rooms/to be done during weekend)	\$20,000
15-205	Allowance #2	15 - Mechanical	HVAC Package	Adjust existing structural support	\$10,000
15-205	Allowance #3	15 - Mechanical	HVAC Package	Warranty 10 years parts, labor & refrigerant covering entire machine	\$20,000
16-005	Allowance #4	16 - Electrical	Electrical Package	Minor modifications due to TRANE unit in leu of Multistak	\$10,000
07-440	Allowance #5	7 - Thermal And Moisture Protection	Roofing-Miscellaneous	Patch & repair flashing due to structural support modifications	\$10,000
15-205	Allowance #6	15 - Mechanical	HVAC Package	Generator in case existing panel is not working	\$10,000
15-205	Allowance #7	15 - Mechanical	HVAC Package	Low voltage for temp. air controls	\$5,000
15-205	Allowance #8	15 - Mechanical	HVAC Package	CHWS/R isolation valves repairs if required	\$5,000
15-205	Allowance #9	15 - Mechanical	HVAC Package	Price increase contingency due to tariffs	\$60,000
Total Allowances =					\$150,000



# ALTERNATES

PROJECT NAME:	FIRE STATION 74 - CEP UPGRADES
LEBOLO PROJECT No:	24-012
CITY PROJECT No:	City Number TBD
VERSION:	4.0
DATE:	Tuesday, April 15, 2025

FORM LCM-PC-05   10/25/2022						
CITY OF HOLLYWOOD						
Cost Code	Alternate #	Division	Sub-Division	Select Building/Site Area	Description	Cost \$
0	Alternate #	0	#N/A		No Alternates	



Section (5)

## ASSUMPTIONS & CLARIFICATIONS

Article 1 - 1.5a - (v)



# ASSUMPTIONS & CLARIFICATIONS

PROJECT NAME:	FIRE STATION 74 - CEP UPGRADES
LEBOLO PROJECT No:	24-012
CITY PROJECT No:	City Number TBD
VERSION:	4.0
DATE:	Tuesday, April 15, 2025

FORM LCM-PC-04 | 10/25/2022

## CITY OF HOLLYWOOD

Cost Code	A&C #	Division	Sub-Division	Description
<b>DIVISION 1 - GENERAL</b>				
01-000	1	1 - General	General	Assumptions and Clarifications document supersedes the Pre-Construction Services Agreement on Articles 1.2c and 1.5b.
01-000	2	1 - General	General	Subcontractors buyout will be reconciled w/contingency. Article 9 Contingencies - 9.2 CMAR Phase II Construction Services Contract.
01-000	3	1 - General	General	Cost is as per plans only. Specifications provided only apply to what is shown in drawings. If specifications document is calling for scope not included in drawings it is not included in our cost and, if required, will be included as a change order.
01-000	4	1 - General	General	Any note in drawings or specifications calling to include quantities "as required" are not included unless the Consultant approve in writing an allowance to cover such scope. If such scope is required will be a change order.
01-000	5	1 - General	General	All existing as-builts and calculations assumed provided by owner during preconstruction or at the beginning of construction. There are no costs included to develop existing conditions as-builts or calculations of any kind.
01-000	6	1 - General	General	During the pre-construction phase, we thoroughly reviewed the provided drawings and specifications. If any discrepancies were overlooked that resulted in additional scope, please note that we cannot assume responsibility for design oversights as part of our proposal.
01-000	7	1 - General	General	During the pre-construction phase, we are unable to verify all existing conditions in advance. Any discrepancies encountered will be promptly brought to the attention of the architect and engineer. Should additional scope be necessary, we will provide the required documentation for change order approval before proceeding with any extra work.
01-000	8	1 - General	General	We will only provide shop drawings for areas included in the project scope of work.
01-000	9	1 - General	General	Work to be performed during regular working hours, weekends, and as needed to complete the work on time.
01-000	10	1 - General	General	All costs shown to be added are direct costs.
01-000	11	1 - General	General	Cost is based on plans, as-builts, and specifications provided.
01-000	12	1 - General	General	Assumed that the owner will provide a laydown area for dumpsters and temp. restrooms.
01-000	13	1 - General	General	Permit fee by owner.
01-000	14	1 - General	General	No provision included for special inspections.
01-000	15	1 - General	General	Rental property for storage of materials and equipment is excluded.
01-000	16	1 - General	General	Temporary office not included. Assume the City will provide an office space on site for construction purposes.
<b>DIVISION 5 - METALS</b>				
05-005	1	5 - Metals	Structural Steel Package	RFI#13P (pending response) excluded any required additional interior beam structural reinforcement to maintain the roof deck integrity
<b>DIVISION 15 - MECHANICAL</b>				
15-205	1	15 - Mechanical	HVAC Package	Existing façade PVC sleeves for temporary chiller piping are assumed existing to remain.
15-205	2	15 - Mechanical	HVAC Package	The covered metal grate is existing to be removed and reinstalled with no additional modifications in height.
15-205	3	15 - Mechanical	HVAC Package	Existing CHWS/R isolation valves are assumed working correctly for a complete seal during chiller replacement. The GMP includes an allowance to repair valves if required.
15-205	4	15 - Mechanical	HVAC Package	Assumed existing 400amp panel available for temporary chiller power connection.
15-205	5	15 - Mechanical	HVAC Package	Building Alerton system assumed existing to remain. New equipment to be integrated with existing system.
<b>DIVISION 16 - ELECTRICAL</b>				
16-005	1	16 - Electrical	Electrical Package	RFI#116P existing chiller feeders to remain. No additional feeders included.
16-205	2	16 - Electrical	Fire Alarm Package	RFI#6P No scope for fire alarm package.
<b>DRAWING NOTES</b>				
15-205	1	15 - Mechanical	HVAC Package	M002 - Mechanical General Notes - Note 3 - GMP as per plans and specs. Missing scope in drawings is not included in the GMP.
15-205	2	15 - Mechanical	HVAC Package	M002 - Mechanical General Notes - Note 20 - The project scope does not have any material to be removed and reused. GMP does not include additional costs for reconditioning and testing any item.
15-205	3	15 - Mechanical	HVAC Package	M002 - Specification for Existing Conditions - Equipment Moving - The project scope does not have any material to be removed and reused. GMP does not include additional costs for reconditioning and testing any item.



GMP

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
CONTINUING SERVICE AGREEMENT - RFQ 4721-22-GJ

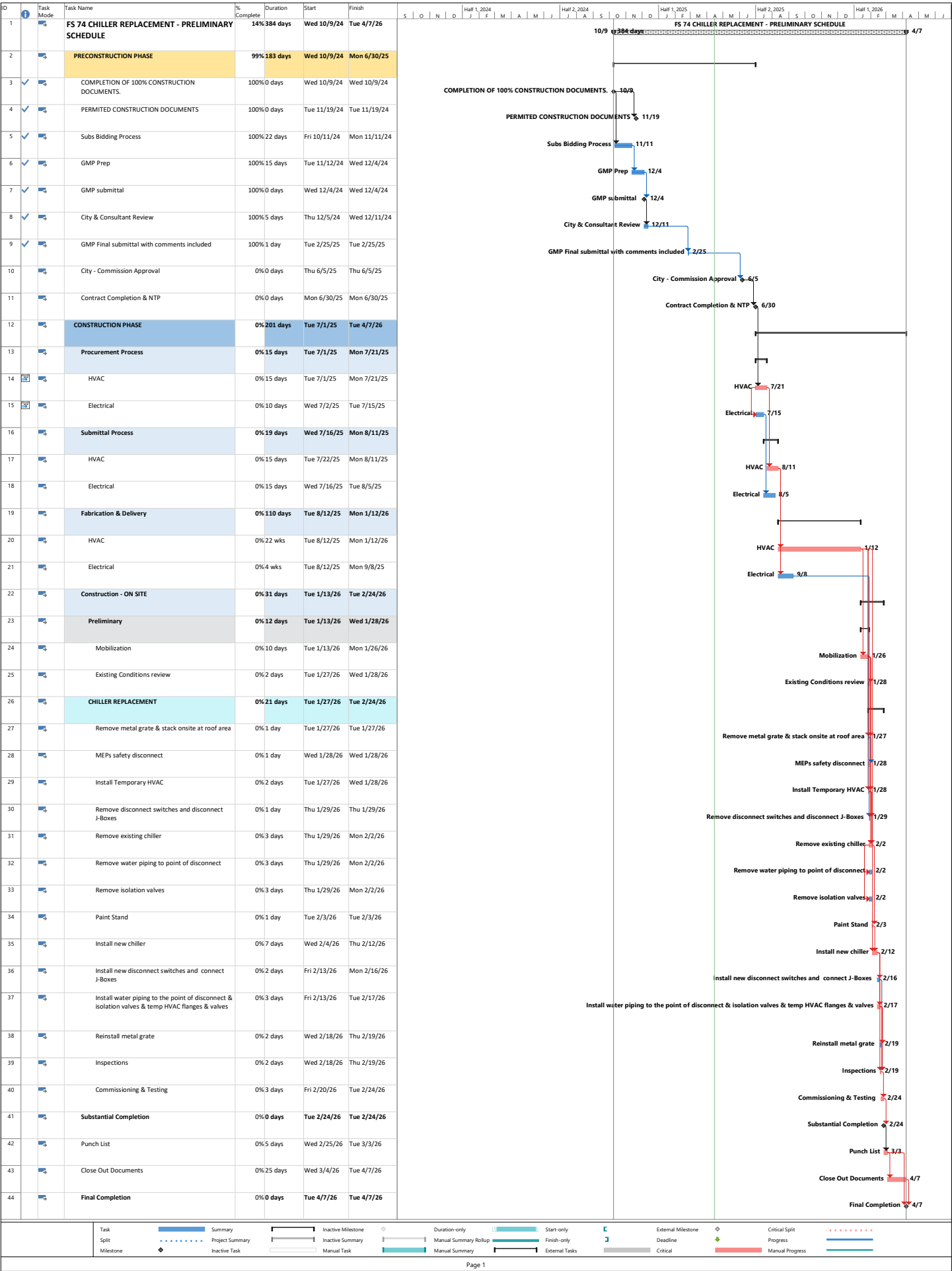


Section (6)

# CONSTRUCTION SCHEDULE

Article 1 - 1.5a - (vi)







GMP

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
CONTINUING SERVICE AGREEMENT - RFQ 4721-22-GJ



Section (7)

**CERTIFICATE OF INSURANCE**

Article 7 - 7.1



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/8/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Bateman Gordon and Sands 3050 North Federal Hwy Lighthouse Point FL 33064	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> 954-941-0900 <b>E-MAIL ADDRESS:</b> certs@bgsagency.com <b>FAX (A/C, No):</b> 954-941-2006
<b>INSURED</b> Lebolo Construction Management, Inc. 2100 Corporate Drive Boynton Beach FL 33426	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Amerisure Insurance Co. <b>INSURER B:</b> Amerisure Mutual Insurance Co. <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
	<b>NAIC #</b> 19488 23396

**COVERAGES****CERTIFICATE NUMBER:** 968380353**REVISION NUMBER:**

THIS IS TO CERTIFY THAT 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. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	GL21152930401	9/11/2024	9/11/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Ded: \$ \$1,000
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CA21152920401	9/11/2024	9/11/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	Y	Y	CU21152940402	9/11/2024	9/11/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	Y	WC21152950402	9/11/2024	9/11/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Leased or Rented Equipment			IM21184490302	9/11/2024	9/11/2025	Limit: \$100,000 Deductible \$1,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
DOCUMENT IS NOT COMPLETE UNLESS ACCOMPANIED BY THE ACORD 101.

General Liability: Additional Insured, Primary & Non-Contributory, Including On-Going & Completed Operations as required by written contract, per form CG7324(0323); Waiver of Subrogation, as required by written contract, per form CG7289(0417).

Auto Liability: Additional Insured & Waiver of Subrogation as required by written contract, per form CA7171(0508); Covered Autos are Primary; Non-owned Autos are excess over any other collectible insurance, per form CA0001(1120).

See Attached...

**CERTIFICATE HOLDER****CANCELLATION**

City of Hollywood  
Design and Construction Management  
2600 Hollywood Blvd  
Hollywood FL 33020

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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## ADDITIONAL REMARKS SCHEDULE

AGENCY Bateman Gordon and Sands		NAMED INSURED Lebolo Construction Management, Inc. 2100 Corporate Drive Boynton Beach FL 33426
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

### ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**  
**FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Workers' Compensation: Waiver of Subrogation, as required by written contract, per form WC000313.

Excess Liability: Extends coverage to underlying General Liability, Auto Liability and Workers' Compensation/Employers Liability coverage.

30 Day Notice of Cancellation, Nonrenewal or Material Change - Third Party, per form IL7074(0116) applies.

ALL COVERAGES ARE SUBJECT TO THE POLICY TERMS, CONDITIONS AND EXCLUSIONS.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **FLORIDA ADVANTAGE COMMERCIAL AUTOMOBILE BROAD FORM ENDORSEMENT**

This endorsement modifies insurance provided under the

### **BUSINESS AUTO COVERAGE FORM**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

The premium for this endorsement is \$ \$350.00

#### **1. EXTENDED CANCELLATION CONDITION**

**COMMON POLICY CONDITIONS - CANCELLATION**, Paragraph **A.2.** is replaced by the following:

- 2.** We may cancel this policy by mailing or delivering to the first Named Insured written notice of cancellation at least:
  - a.** 10 days before the effective date of cancellation if we cancel for nonpayment of premium; or
  - b.** 60 days before the effective date of cancellation if we cancel for any other reason.

#### **2. BROAD FORM INSURED**

**SECTION II - LIABILITY COVERAGE A.1. WHO IS AN INSURED** is amended by the addition of the following:

- d.** Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, and over which you maintain ownership or a majority interest, will qualify as a Named Insured. However,
  - (1)** Coverage under this provision is afforded only until the end of the policy period;
  - (2)** Coverage does not apply to "accidents" or "loss" that occurred before you acquired or formed the organization; and
  - (3)** Coverage does not apply to an organization that is an "insured" under any other policy or would be an "insured" but for its termination or the exhausting of its limit of insurance.
- e.** Any "employee" of yours using:
  - (1)** A covered "auto" you do not own, hire or borrow, or a covered "auto" not owned by the "employee" or a member of his or her household, while performing duties related to the conduct of your business or your personal affairs; or
  - (2)** An "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business. However, your "employee" does not qualify as an insured under this paragraph (2) while using a covered "auto" rented from you or from any member of the "employee's" household.
- f.** Your members, if you are a limited liability company, while using a covered "auto" you do not own, hire, or borrow, while performing duties related to the conduct of your business or your personal affairs.
- g.** Any person or organization with whom you agree in a written contract, written agreement or permit, to provide insurance such as is afforded under this policy, but only with respect to your covered "autos".

This provision does not apply:

  - (1)** Unless the written contract or agreement is executed or the permit is issued prior to the "bodily injury" or "property damage";

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- (2) To any person or organization included as an insured by an endorsement or in the Declarations; or
- (3) To any lessor of "autos" unless:
  - (a) The lease agreement requires you to provide direct primary insurance for the lessor;
  - (b) The "auto" is leased without a driver; and
  - (c) The lease had not expired.

Leased "autos" covered under this provision will be considered covered "autos" you own and not covered "autos" you hire.

- h. Any legally incorporated organization or subsidiary in which you own more than 50% of the voting stock on the effective date of this endorsement.

This provision does not apply to "bodily injury" or "property damage" for which an "insured" is also an insured under any other automobile policy or would be an insured under such a policy, but for its termination or the exhaustion of its limits of insurance, unless such policy was written to apply specifically in excess of this policy.

### **3. COVERAGE EXTENSIONS - SUPPLEMENTARY PAYMENTS**

Under SECTION II - LIABILITY COVERAGE, A.2.a. Supplementary Payments, paragraphs (2) and (4) are deleted and replaced with the following:

- (2) Up to \$2500 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

### **4. AMENDED FELLOW EMPLOYEE EXCLUSION**

**SECTION II - LIABILITY COVERAGE, B. EXCLUSIONS**, paragraph **5. FELLOW EMPLOYEE** is deleted and replaced by the following:

"Bodily injury" to any fellow "employee" of the "insured" arising out of and in the course of the fellow "employee's" employment or while performing duties related to the conduct of your business. However, this exclusion does not apply to your "employees" that are officers or managers if the "bodily injury" results from the use of a covered "auto" you own, hire or borrow. Coverage is excess over any other collectible insurance.

### **5. HIRED AUTO PHYSICAL DAMAGE COVERAGE AND LOSS OF USE EXPENSE**

- A. Under SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE**, the following is added:

If any of your owned covered "autos" are covered for Physical Damage, we will provide Physical Damage coverage to "autos" that you or your "employees" hire or borrow, under your name or the "employee's" name, for the purpose of doing your work. We will provide coverage equal to the broadest physical damage coverage applicable to any covered "auto" shown in the Declarations, Item Three, Schedule of Covered Autos You Own, or on any endorsements amending this schedule.

- B. Under SECTION III - PHYSICAL DAMAGE COVERAGE, A.4. COVERAGE EXTENSIONS**, paragraph **b. Loss of Use Expenses** is deleted and replaced with the following:

#### **b. Loss Of Use Expenses**

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver, under a written rental contract or agreement. We will pay for loss of use expenses if caused by:

- (1) Other than collision, only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";
- (2) Specified Causes of Loss, only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or

- (3) Collision, only if the Declarations indicate that Collision Coverage is provided for any covered "auto".

However, the most we will pay for any expenses for loss of use is \$30 per day, to a maximum of \$2,000.

- C. Under **SECTION IV – BUSINESS AUTO CONDITIONS**, paragraph **5.b. Other Insurance** is deleted and replaced by the following:

- b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

1. Any covered "auto" you lease, hire, rent or borrow; and
2. Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto", nor is any "auto" you hire from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company), or members of their households.

## 6. LOAN OR LEASE GAP COVERAGE

Under **SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE**, the following is added:

If a covered "auto" is owned or leased and if we provide Physical Damage Coverage on it, we will pay, in the event of a covered total "loss", any unpaid amount due on the lease or loan for a covered "auto", less:

- (a) The amount paid under the Physical Damage Coverage Section of the policy; and
- (b) Any:
- (1) Overdue lease or loan payments including penalties, interest or other charges resulting from overdue payments at the time of the "loss";
  - (2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
  - (3) Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease;
  - (4) Security deposits not refunded by a lessor; and
  - (5) Carry-over balances from previous loans or leases.

## 7. RENTAL REIMBURSEMENT

**SECTION III - PHYSICAL DAMAGE COVERAGE, A. COVERAGE**, paragraph **4. Coverage Extensions** is deleted and replaced by the following:

### 4. Coverage Extensions

- (a) We will pay up to \$75 per day to a maximum of \$2000 for transportation expense incurred by you because of covered "loss". We will pay only for those covered "autos" for which you carry Collision Coverage or either Comprehensive Coverage or Specified Causes of Loss Coverage. We will pay for transportation expenses incurred during the period beginning 24 hours after the covered "loss" and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss". This coverage is in addition to the otherwise applicable coverage you have on a covered "auto". No deductibles apply to this coverage.
- (b) This coverage does not apply while there is a spare or reserve "auto" available to you for your operation.

## **8. AIRBAG COVERAGE**

**SECTION III - PHYSICAL DAMAGE, B. EXCLUSIONS**, Paragraph **3.** is deleted and replaced by the following:

We will not pay for "loss" caused by or resulting from any of the following unless caused by other "loss" that is covered by this insurance:

- a. Wear and tear, freezing, mechanical or electrical breakdown. However, this exclusion does not include the discharge of an airbag.
- b. Blowouts, punctures or other road damage to tires.

## **9. GLASS REPAIR - WAIVER OF DEDUCTIBLE**

**SECTION III - PHYSICAL DAMAGE COVERAGE, D. DEDUCTIBLE** is amended to add the following:

No deductible applies to glass damage.

## **10. COLLISION COVERAGE – WAIVER OF DEDUCTIBLE**

**SECTION III - PHYSICAL DAMAGE COVERAGE, D. DEDUCTIBLE** is amended to add the following:

When there is a "loss" to your covered "auto" insured for Collision Coverage, no deductible will apply if the "loss" was caused by a collision with another "auto" insured by us.

## **11. KNOWLEDGE OF ACCIDENT**

**SECTION IV - BUSINESS AUTO CONDITIONS, A. LOSS CONDITIONS, 2. DUTIES IN THE EVENT OF ACCIDENT, CLAIM, SUIT OR LOSS**, paragraph a. is deleted and replaced by the following:

- a. You must see to it that we are notified as soon as practicable of an "accident", claim, "suit" or "loss". Knowledge of an "accident", claim, "suit" or "loss" by your "employees" shall not, in itself, constitute knowledge to you unless one of your partners, executive officers, directors, managers, or members (if you are a limited liability company) has knowledge of the "accident", claim, "suit" or "loss". Notice should include:
  - (1) How, when and where the "accident" or "loss" occurred;
  - (2) The "insured's" name and address; and
  - (3) To the extent possible, the names and addresses of any injured persons and witnesses.

## **12. TRANSFER OF RIGHTS (BLANKET WAIVER OF SUBROGATION)**

**SECTION IV - BUSINESS AUTO CONDITIONS A.5. TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US** is deleted and replaced by the following:

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them. However, if the insured has waived rights to recover through a written contract, or if your work was commenced under a letter of intent or work order, subject to a subsequent reduction in writing with customers whose customary contracts require a waiver, we waive any right of recovery we may have under this Coverage Form.

## **13. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS**

**SECTION IV - BUSINESS AUTO CONDITIONS, B. GENERAL CONDITIONS, 2. CONCEALMENT, MISREPRESENTATION OR FRAUD** is amended by the addition of the following:

We will not deny coverage under this Coverage Form if you unintentionally fail to disclose all hazards existing as of the inception date of this policy. You must report to us any knowledge of an error or omission in your representations as soon as practicable after its discovery. This provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.



## 14. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT COVERAGE

### SCHEDULE

#### Description of Covered "Auto":

**Limit of Insurance**  
\$500

**Deductible**  
\$250

#### A. Coverage

1. We will pay, with respect to a covered "auto" described in the above Schedule, for "loss" to any electronic equipment that receives or transmits audio, visual or data signals and that is not designed solely for the reproduction of sound. This coverage applies only if the equipment is permanently installed in the covered "auto" at the time of the "loss" or the equipment is removable from a housing unit that is permanently installed in the covered "auto" at the time of "loss", and such equipment is designed to be solely operated by use of the power from the "auto's" electrical system, in or upon the covered "auto".
2. We will pay, with respect to a covered "auto" described in the above Schedule, for "loss" to any accessories used with the electronic equipment described in paragraph A.1. above. However, this does not include tapes, records or discs.

#### B. Exclusions

For purposes of this provision 14, the exclusions that apply to Physical Damage Coverage, except for the exclusion relating to Audio, Visual and Data Electronic Equipment, also apply to coverage provided by this endorsement. In addition, the following exclusions apply:

We will not pay, under this endorsement, for either any electronic equipment or accessories used with such electronic equipment that is:

1. Necessary for the normal operation of the covered "auto" or the monitoring of the covered "auto's" operating system; or
2. Both:
  - a. An integral part of the same unit housing any sound reproducing equipment designed solely for the reproduction of sound if the sound reproducing equipment is permanently installed in the covered "auto"; and
  - b. Permanently installed in the opening of the dash or console normally used by the manufacturer for the installation of a radio.
3. A device designed or used to detect speed measuring equipment such as radar or laser detectors or a jamming apparatus intended to elude or disrupt speed measurement equipment, whether permanently installed or temporarily mounted in or on the covered "auto".

#### C. Limit of Insurance

With respect to coverage under provision 14. of this endorsement, the Limit of Insurance provision of Physical Damage Coverage is replaced by the following:

1. The most we will pay for all "loss" to audio, visual or data electronic equipment and any accessories used with this equipment, as described in paragraph A. above, as a result of any one "accident", is the lesser of:
  - a. The actual cash value of the damaged or stolen property as of the time of the "loss"; or
  - b. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality; or
  - c. The amount shown in the Schedule.

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2. An adjustment for depreciation and physical condition will be made in determining actual cash value at the time of the "loss".
3. If a repair or replacement results in better than like kind or quality, we will not pay for the amount of betterment.

**D. Deductible**

1. If "loss" to the audio, visual or data electronic equipment or accessories used with this equipment, as described in paragraph A. above, is the result of a "loss" to the covered "auto" under this Coverage Form's Comprehensive or Collision Coverage, then for each covered "auto" our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Declarations. Any Comprehensive Coverage deductible shown in the Declarations does not apply to "loss" to audio, visual or data electronic equipment caused by fire or lightning.
2. If "loss" to the audio, visual or data electronic equipment or accessories used with this equipment, as described in paragraph A. above, is the result of a "loss" to the covered "auto" under this Coverage Form's Specified Causes of Loss Coverage, then for each covered "auto" our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Schedule of this endorsement.
3. If "loss" occurs solely to the audio, visual or data electronic equipment or accessories used with this equipment, as described in paragraph A. above, then for each covered "auto" our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Schedule of this endorsement.
4. In the event that there is more than one applicable deductible, only the highest deductible will apply. In no event will more than one deductible apply.

**E. When This Provision Becomes Void**

This provision, **AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT COVERAGE**, is void if CA 99 60, Audio, Visual And Data Electronic Equipment Coverage, is attached to the policy.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**CONTRACTOR'S BLANKET FLEX ADDITIONAL INSURED  
ENDORSEMENT – FORM A**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

<b>Policy Number</b> GL21152930401	<b>Agency Number</b> 0825368	<b>Policy Effective Date</b> 09/11/2024
<b>Policy Expiration Date</b> 09/11/2025	<b>Date</b> 09/11/2024	<b>Account Number</b> 20027908
<b>Named Insured</b> LEBOLO CONSTRUCTION MANAGEMENT, INC.	<b>Agency</b> BATEMAN, GORDON & SANDS, INC.	<b>Issuing Company</b> AMERISURE INSURANCE COMPANY

**A. SECTION II - WHO IS AN INSURED** is amended to add as an additional insured:

1. Any person or organization with whom you have agreed in a "written agreement" that such person or organization be added as an additional insured on this policy, and any other person or organization you are required to add as an additional insured under such "written agreement".
2. If "your work" began under a written letter of intent or written work order, any person or organization who issued the written letter of intent or written work order, but:
  - a. such coverage will apply only for 30 calendar days following the date the written letter of intent or written work order was issued; and
  - b. the person or organization is an additional insured only for, and to the extent of, liability arising out of "bodily injury", "property damage", or "personal and advertising injury" caused, in whole or in part, by your negligent acts or omissions, or the negligent acts or omissions of others working on your behalf, in the performance of your work as specified in the written letter of intent or written work order. This coverage does not apply to liability arising out of the independent acts or omissions of the additional insured.

For the purposes of the coverage provided by this endorsement, a "written agreement" means a written contract or written agreement that:

1. requires you to include a person or organization as an additional insured for a period of time during the policy period; and
2. is executed prior to the occurrence of "bodily injury", "property damage", or "personal and advertising injury" that forms the basis for a claim under this policy.

The insurance provided by this endorsement does not apply to any person or organization that is specifically listed as an additional insured on another endorsement attached to this policy.

**B.** The coverage provided to any person or organization added as an additional insured pursuant to Paragraph **A.1** is limited as follows:

1. If the “written agreement” specifically and exclusively requires you to name the person or organization as an additional insured using the ISO CG 20 10 endorsement with edition dates of 11 85 or 10 01, or the ISO CG 20 37 10 01 endorsement, that person or organization is an additional insured, but only with respect to liability for “bodily injury”, “property damage”, or “personal and advertising injury” arising out of “your work” for that insured by or for you.
2. If the “written agreement” requires you to name the person or organization as an additional insured using the ISO CG 20 10 and or CG 20 37 endorsements without specifically and exclusively requiring the 11 85 or 10 01 edition dates, that person or organization is an additional insured, but only with respect to liability for “bodily injury”, “property damage”, or “personal and advertising injury” caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf.
3. If the “written agreement” requires you to name the person or organization as an additional insured for operations arising out of your work and does not specify an ISO additional insured endorsement, that person or organization is an additional insured, but only with respect to liability for “bodily injury”, “property damage”, or “personal and advertising injury” arising out of your acts or omissions, or the acts or omissions of others working on your behalf, in the performance of your work as specified in the “written agreement”. This coverage does not apply to liability arising out of the sole negligence of the additional insured unless specifically required in the “written agreement”.
4. If none of the above paragraphs apply, then the person or organization is an additional insured only for, and to the extent of, liability arising out of “bodily injury”, “property damage”, or “personal and advertising injury” caused, in whole or in part, by your negligent acts or omissions, or the negligent acts or omissions of others working on your behalf, in the performance of your work as specified in the “written agreement”. This coverage does not apply to liability arising out of the independent acts or omissions of the additional insured.

However, the insurance afforded to such additional insured only applies to the extent permitted by law.

**C.** The insurance provided to an additional insured under this endorsement does not apply to:

1. “Bodily injury” or “property damage” included in the “products-completed operations hazard” unless the “written agreement” specifically requires such coverage (including by specifically requiring the CG 20 10 11 85). To the extent the “written agreement” requires such coverage for a specified amount of time, the coverage provided by this endorsement is limited to the amount of time required for such coverage by the “written agreement”.
2. “Bodily injury”, “property damage”, or “personal and advertising injury” arising out of an architect’s, engineer’s, or surveyor’s rendering of, or failure to render, any professional services, including but not limited to:
  - a. The preparing, approving, or failing to prepare or approve:
    - (1) Maps;
    - (2) Drawings;
    - (3) Opinions;
    - (4) Reports;
    - (5) Surveys;
    - (6) Change orders;

(7) Design specifications; and

b. Supervisory, inspection, or engineering services.

- D. The limits of insurance that apply to the additional insured are the least of those specified in the “written agreement” or declarations of this policy.

Coverage provided by this endorsement for any additional insured shall not increase the applicable Limits of Insurance shown in the Declarations. The limits of insurance that apply to the additional insured are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations.

- E. With respect to the coverage provided by this endorsement, **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 4. **Other Insurance** is deleted and replaced with the following:

**4. Other Insurance.**

- a. Coverage provided by this endorsement is excess over any other valid and collectible insurance available to the additional insured whether:

- (1) Primary;
- (2) Excess;
- (3) Contingent; or
- (4) On any other basis.

In addition, this insurance is excess over any self-insured retentions, deductibles, or captive retentions payable by the additional insured or payable by any person or organization whose coverage is available to the additional insured.

However, if the “written agreement” requires primary and non-contributory coverage, this insurance will be primary and non-contributory relative only to the other insurance available to the additional insured which covers that person or organization as a Named Insured, and we will not share with that other insurance. For any other insurance available to the additional insured where that person or organization is not a Named Insured, this policy will share coverage with that other insurance based on the terms specified in Paragraph b. Method of Sharing below.

**b. Method of Sharing**

If all the other insurance permits contribution by equal shares, we will follow this method also. Under this method, each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**FLORIDA**  
**CONTRACTORS GENERAL LIABILITY EXTENSION ENDORSEMENT**

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This endorsement modifies insurance provided under the following:

### **COMMERCIAL GENERAL LIABILITY COVERAGE FORM**

Under **SECTION I – COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, paragraph **2. EXCLUSIONS**, provisions **1.** through **6.** of this endorsement are excess over any valid and collectible insurance (including any deductible) available to the insured, whether primary, excess or contingent (**SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, paragraph **4. Other Insurance** is changed accordingly). Provisions **1.** through **6.** of this endorsement amend the policy as follows:

#### **1. PROPERTY DAMAGE LIABILITY – ALIENATED PREMISES**

- A.** Exclusion **j. Damage to Property**, paragraph **(2)** is deleted.
- B.** The following paragraph is also deleted from Exclusion **j. Damage to Property**:  
Paragraph **(2)** of this exclusion does not apply if the premises are “your work” and were never occupied, rented or held for rental by you.

#### **2. PROPERTY DAMAGE LIABILITY – ELEVATORS AND SIDETRACK AGREEMENTS**

- A.** Exclusion **j. Damage to Property**, paragraphs **(3)**, **(4)**, and **(6)** do not apply to the use of elevators.
- B.** Exclusion **k. Damage to Your Product** does not apply to:
  - 1.** The use of elevators; or
  - 2.** Liability assumed under a sidetrack agreement.

#### **3. PROPERTY DAMAGE LIABILITY – PROPERTY LOANED TO THE INSURED OR PERSONAL PROPERTY IN THE CARE, CUSTODY AND CONTROL OF THE INSURED**

- A.** Exclusion **j. Damage to Property**, paragraphs **(3)** and **(4)** are deleted.
- B.** Coverage under this provision **3.** does not apply to “property damage” that exceeds \$25,000 per occurrence or \$25,000 annual aggregate.

#### **4. PRODUCT RECALL EXPENSE**

- A.** Exclusion **n. Recall Of Products, Work Or Impaired Property** does not apply to “product recall expenses” that you incur for the “covered recall” of “your product”. This exception to the exclusion does not apply to “product recall expenses” resulting from:
  - 1.** Failure of any products to accomplish their intended purpose;
  - 2.** Breach of warranties of fitness, quality, durability or performance;
  - 3.** Loss of customer approval or any cost incurred to regain customer approval;
  - 4.** Redistribution or replacement of “your product”, which has been recalled, by like products or substitutes;
  - 5.** Caprice or whim of the insured;
  - 6.** A condition likely to cause loss, about which any insured knew or had reason to know at the inception of this insurance;
  - 7.** Asbestos, including loss, damage or clean up resulting from asbestos or asbestos containing materials;
  - 8.** Recall of “your product(s)” that have no known or suspected defect solely because a known or suspected defect in another of “your product(s)” has been found.
- B.** Under **SECTION III – LIMITS OF INSURANCE**, paragraph **3.** is replaced in its entirety as follows and paragraph **8.** is added:
  - 3.** The Products-Completed Operations Aggregate Limit is the most we will pay for the sum of:

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- a. Damages under **COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** because of “bodily injury” and “property damage” included in the “products-completed operations hazard” and
- b. “Product recall expenses”.

8. Subject to paragraph 5. above [of the CGL Coverage Form], \$25,000 is the most we will pay for all “product recall expenses” arising out of the same defect or deficiency.

## 5. **NONOWNED WATERCRAFT AND NONOWNED AIRCRAFT (HIRED, RENTED OR LOANED WITH PAID CREW)**

Exclusion **g. Aircraft, Auto or Watercraft**, paragraph (2) is deleted and replaced with the following:

[This exclusion does not apply to:]

(2) A watercraft you do not own that is:

- (a) Less than 75 feet long; and
- (b) Not being used to carry any person or property for a charge;

Exclusion **g. Aircraft, Auto or Watercraft**, paragraph (6) is added as follows:

[This exclusion does not apply to:]

(6) An aircraft you do not own, provided that:

- (a) The pilot in command holds a currently effective certificate issued by the duly constituted authority of the United States of America or Canada, designating that person as a commercial or airline transport pilot;
- (b) The aircraft is rented to you with a trained, paid crew; and
- (c) The aircraft is not being used to carry any person or property for a charge.

## 6. **BLANKET CONTRACTUAL LIABILITY – RAILROADS**

Under **SECTION V – DEFINITIONS**, paragraph c. of “Insured Contract” is deleted and replaced by the following:

- c. Any easement or license agreement;

'Under **SECTION V – DEFINITIONS**, paragraph f.(1) of “Insured Contract” is deleted.

## 7. **CONTRACTUAL LIABILITY – PERSONAL AND ADVERTISING INJURY**

Under **SECTION I – COVERAGE B.**, paragraph 2. **Exclusions**, paragraph e. **Contractual Liability** is deleted.

## 8. **SUPPLEMENTARY PAYMENTS**

Under **SECTION I – SUPPLEMENTARY PAYMENTS – COVERAGES A AND B**, paragraphs 1.b. and 1.d. are deleted and replaced with the following:

- b. Up to \$5,000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.
- d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or “suit”, including actual loss of earnings up to \$1,000 a day because of time off from work.

## 9. **BROADENED WHO IS AN INSURED**

**SECTION II – WHO IS AN INSURED** is deleted and replaced with the following:

- 1. If you are designated in the Declarations as:



- a. An individual, you and your spouse are insureds, but only with respect to the conduct of a business of which you are the sole owner.
  - b. A partnership or joint venture, you are an insured. Your members, your partners, and their spouses are also insureds, but only with respect to the conduct of your business.
  - c. A limited liability company, you are an insured. Your members are also insureds, but only with respect to the conduct of your business. Your managers are insureds, but only with respect to their duties as your managers.
  - d. An organization other than a partnership, joint venture or limited liability company, you are an insured. Your "executive officers" and directors are insureds, but only with respect to their duties as your officers or directors. Your stockholders are also insureds, but only with respect to their liability as stockholders.
  - e. A trust, you are an insured. Your trustees are also insureds, but only with respect to their duties as trustees.
2. Each of the following is also an insured:
- a. Your "volunteer workers" only while performing duties related to the conduct of your business, or your "employees," other than either your "executive officers," (if you are an organization other than a partnership, joint venture or limited liability company) or your managers (if you are a limited liability company), but only for acts within the scope of their employment by you or while performing duties related to the conduct of your business. However, none of these "employees" or "volunteer workers" are insured for:
    - (1) "Bodily injury" or "personal and advertising injury":
      - (a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;
      - (b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of paragraph (1)(a) above;
      - (c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in paragraphs (1)(a) or (b) above; or
      - (d) Arising out of his or her providing or failing to provide professional health care services except as provided in provision 10. of this endorsement.
    - (2) "Property damage" to property:
      - (a) Owned, occupied or used by;
      - (b) Rented to, in the care, custody or control of, or over which physical control is being exercised for any purpose by  
 you, any of your "employees," "volunteer workers", any partner or member (if you are a partnership or joint venture), or any member (if you are a limited liability company).
  - b. Any person (other than your "employee" or "volunteer worker"), or any organization while acting as your real estate manager.
  - c. Any person or organization having proper temporary custody of your property if you die, but only;
    - (1) With respect to liability arising out of the maintenance or use of that property; and
    - (2) Until your legal representative has been appointed.
  - d. Your legal representative if you die, but only with respect to duties as such. That representative will have all your rights and duties under this Coverage Form.

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**e.** Your subsidiaries if:

- (1)** They are legally incorporated entities; and
- (2)** You own more than 50% of the voting stock in such subsidiaries as of the effective date of this policy.

If such subsidiaries are not shown in the Declarations, you must report them to us within 180 days of the inception of your original policy.

**f.** Any person or organization, including any manager, owner, lessor, mortgagee, assignee or receiver of premises, to whom you are obligated under a written contract to provide insurance such as is afforded by this policy, but only with respect to liability arising out of the ownership, maintenance or use of that part of any premises or land leased to you, including common or public areas about such premises or land if so required in the contract.

However, no such person or organization is an insured with respect to:

- (1)** Any "occurrence" that takes place after you cease to occupy or lease that premises or land; or
- (2)** Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.

**g.** Any state or political subdivision but only as respects legal liability incurred by the state or political subdivision solely because it has issued a permit with respect to operations performed by you or on your behalf.

However, no state or political subdivision is an insured with respect to:

- (1)** "Bodily injury", "property damage", and "personal and advertising injury" arising out of operations performed for the state or municipality; or
- (2)** "Bodily injury" or "property damage" included within the "products-completed operations hazard."

**h.** Any person or organization who is the lessor of equipment leased to you to whom you are obligated under a written contract to provide insurance such as is afforded by this policy, but only with respect to their liability arising out of the maintenance, operation or use of such equipment by you or a subcontractor on your behalf with your permission and under your supervision.

However, no such person or organization is an insured with respect to any "occurrence" that takes place after the equipment lease expires.

**i.** Any architect, engineer, or surveyor engaged by you under a written contract but only with respect to liability arising out of your premises or "your work."

However, no architect, engineer, or surveyor is an insured with respect to "bodily injury," "property damage," or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services by or for you, including:

- (1)** The preparing, approving, or failing to prepare or approve maps, drawings, opinions, reports, surveys, change orders, designs or specifications; or
- (2)** Supervisory, inspection, or engineering services.

This paragraph **i.** does not apply if a separate Additional Insured endorsement providing liability coverage for architects, engineers, or surveyors engaged by you is attached to the policy.

If the written contract, written agreement, or certificate of insurance requires primary and non-contributory coverage, the insurance provided by paragraphs **f.** through **i.** above will be primary and non-contributory relative to other insurance available to the additional insured which covers that person or organization as a Named Insured, and we will not share with that other insurance.

3. Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:
  - a. Coverage under this provision is afforded until the end of the policy period.
  - b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization.
  - c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.
  - d. Coverage **A** does not apply to "product recall expense" arising out of any withdrawal or recall that occurred before you acquired or formed the organization.
4. Any person or organization (referred to below as vendor) with whom you agreed under a written contract to provide insurance is an insured, but only with respect to "bodily injury" or "property damage" arising out of "your products" that are distributed or sold in the regular course of the vendor's business.

However, no such person or organization is an insured with respect to:

- a. "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement.
- b. Any express warranty unauthorized by you;
- c. Any physical or chemical change in "your product" made intentionally by the vendor;
- d. Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
- e. Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of "your products";
- f. Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of "your product";
- g. "Your products" which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor.
- h. "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
  - (1) The exceptions contained in subparagraphs **d.** or **f.**; or
  - (2) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

This paragraph **4.** does not apply to any insured person or organization from which you have acquired "your product", or any ingredient, part, or container, entering into, accompanying or containing "your product". This paragraph **4.** also does not apply if a separate Additional Insured endorsement, providing liability coverage for "bodily injury" or "property damage" arising out of "your product" that is distributed or sold in the regular course of a vendor's business, is attached to the policy.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations.

## 10. INCIDENTAL MALPRACTICE LIABILITY

As respects provision 9., **SECTION II – WHO IS AN INSURED**, paragraph 2.a.(1)(d) does not apply to any “employee” who provides incidental medical or paramedical services, provided that you are not engaged in the business or occupation of providing such services. This incidental malpractice coverage is excess over any available medical professional liability coverage.

Under **SECTION III – LIMITS OF INSURANCE**, provisions 11. through 14. of this endorsement amend the policy as follows:

### 11. AGGREGATE LIMITS PER PROJECT

The General Aggregate Limit applies separately to each of your construction projects away from premises owned by or rented to you.

### 12. AGGREGATE LIMITS PER LOCATION

The General Aggregate Limit applies separately to each of your locations, but only when required by written contract, written agreement or certificate of insurance. As respects this provision 12., your locations are premises you own, rent or use involving the same or connecting lots or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad. However, your locations do not include any premises where you, or others acting on your behalf, are performing construction operations.

### 13. INCREASED MEDICAL PAYMENTS LIMIT

A. **SECTION III – LIMITS OF INSURANCE**, paragraph 7., the Medical Expense Limit, is subject to all of the terms of **SECTION III – LIMITS OF INSURANCE** and is the greater of:

1. \$10,000; or
2. The amount shown in the Declarations for Medical Expense Limit.

B. This provision 13. does not apply if **COVERAGE C MEDICAL PAYMENTS** is excluded either by the provisions of the Coverage Form or by endorsement.

### 14. DAMAGE TO PREMISES RENTED TO YOU – SPECIFIC PERILS AND INCREASED LIMIT

A. The word fire is changed to "specific perils" where it appears in:

1. The last paragraph of **SECTION I – COVERAGE A**, paragraph 2. **Exclusions**;
2. **SECTION IV**, paragraph 4.b. **Excess Insurance**.

B. The Limits of Insurance shown in the Declarations will apply to all damage proximately caused by the same event, whether such damage results from a "specific peril" or any combination of "specific perils."

C. The Damage To Premises Rented To You Limit described in **SECTION III – LIMITS OF INSURANCE**, paragraph 6., is replaced by a new limit, which is the greater of:

1. \$1,000,000; or
2. The amount shown in the Declarations for Damage To Premises Rented To You Limit.

D. This provision 14. does not apply if the Damage To Premises Rented To You Limit of **SECTION I – COVERAGE A** is excluded either by the provisions of the Coverage Form or by endorsement.

E. “Specific Perils” means fire; lightning; explosion; windstorm or hail; smoke; aircraft or vehicles; riot or civil commotion; vandalism; leakage from fire extinguishing equipment; weight of snow, ice or sleet; or “water damage”.

“Water damage” means accidental discharge or leakage of water or steam as the direct result of the breaking or cracking of any part of a system or appliance containing water or steam.

## **15. BROADENED LEGAL LIABILITY COVERAGE FOR LANDLORD'S BUSINESS PERSONAL PROPERTY**

Under **SECTION I – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY, 2.**

**Exclusions, j. Damage to Property**, the first paragraph following paragraph **(6)** is deleted and replaced with the following:

Paragraphs **(1)**, **(3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire) to a landlord's business personal property that is subject to, or part of, a premises lease or rental agreement with that landlord.

The most we will pay for damages under this provision **15.** is \$10,000. A \$250 deductible applies.

Under **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, provisions **16.** through **18.** of this endorsement amend the policy as follows:

## **16. BROADENED KNOWLEDGE OF OCCURRENCE**

Under **2. Duties In The Event Of Occurrence, Offense, Claim, Or Suit**, paragraph **a.** is deleted and replaced and paragraphs **e.** and **f.** are added as follows:

- a.** You must see to it that we are notified as soon as practicable of an "occurrence" or an offense, regardless of the amount, which may result in a claim. Knowledge of an "occurrence" or an offense by your "employee(s)" shall not, in itself, constitute knowledge to you unless one of your partners, members, "executive officers", directors, or managers has knowledge of the "occurrence" or offense. To the extent possible, notice should include:
  - (1)** How, when and where the "occurrence" or offense took place;
  - (2)** The names and addresses of any injured persons and witnesses; and
  - (3)** The nature and location of any injury or damage arising out of the "occurrence" or offense.
- e.** If you report an "occurrence" to your workers compensation carrier that develops into a liability claim for which coverage is provided by this Coverage Form, failure to report such an "occurrence" to us at the time of the "occurrence" shall not be deemed a violation of paragraphs **a.**, **b.**, and **c.** above. However, you shall give written notice of this "occurrence" to us as soon you become aware that this "occurrence" may be a liability claim rather than a workers compensation claim.
- f.** You must see to it that the following are done in the event of an actual or anticipated "covered recall" that may result in "product recall expense":
  - (1)** Give us prompt notice of any discovery or notification that "your product" must be withdrawn or recalled. Include a description of "your product" and the reason for the withdrawal or recall;
  - (2)** Cease any further release, shipment, consignment or any other method of distribution of like or similar products until it has been determined that all such products are free from defects that could be a cause of loss under the insurance.

## **17. UNINTENTIONAL FAILURE TO DISCLOSE HAZARDS**

Paragraph **6. Representations** is deleted and replaced with the following:

### **6. Representations**

By accepting this policy, you agree:

- a.** The statements in the Declarations are accurate and complete;
- b.** Those statements are based upon representations you made to us;
- c.** We have issued this policy in reliance upon your representations; and
- d.** This policy is void in any case of fraud by you as it relates to this policy or any claim under this policy.

We will not deny coverage under this Coverage Form if you unintentionally fail to disclose all hazards existing as of the inception date of this policy. You must report to us any knowledge of an error or omission in the description of any premises or operations intended to be covered by this Coverage Form as soon as practicable after its discovery. However, this provision does not affect our right to collect additional premium or exercise our right of cancellation or nonrenewal.

## **18. TRANSFER OF RIGHTS (BLANKET WAIVER OF SUBROGATION)**

Paragraph **8. Transfer of Rights Of Recovery Against Others To Us** is deleted and replaced with the following:

- 8.** If the insured has rights to recover all or part of any payment we have made under this Coverage Form, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them. However, if the insured has waived rights to recover through a written contract, or if "your work" was commenced under a letter of intent or work order, subject to a subsequent reduction to writing with customers whose customary contracts require a waiver, we waive any right of recovery we may have under this Coverage Form.

## **19. MOBILE EQUIPMENT REDEFINED**

Under **SECTION V – DEFINITIONS**, paragraph **12. "Mobile equipment"**, paragraph **f. (1)** does not apply to self-propelled vehicles of less than 1,000 pounds gross vehicle weight.

## **20. ADDITIONAL DEFINITIONS**

- 1. SECTION V – DEFINITIONS**, paragraph **4. "Coverage territory"** is replaced by the following definition:

"Coverage territory" means anywhere in the world with respect to liability arising out of "bodily injury," "property damage," or "personal and advertising injury," including "personal and advertising injury" offenses that take place through the Internet or similar electronic means of communication provided the insured's responsibility to pay damages is determined in a settlement to which we agree or in a "suit" on the merits, in the United States of America (including its territories and possessions), Puerto Rico and Canada.

- 2. SECTION V – DEFINITIONS** is amended by the addition of the following definitions:

"Covered recall" means a recall made necessary because you or a government body has determined that a known or suspected defect, deficiency, inadequacy, or dangerous condition in "your product" has resulted or will result in "bodily injury" or "property damage".

"Product Recall expenses" mean only reasonable and necessary extra costs, which result from or are related to the recall or withdrawal of "your product" for:

- a.** Telephone and telegraphic communication, radio or television announcements, computer time and newspaper advertising;
- b.** Stationery, envelopes, production of announcements and postage or facsimiles;
- c.** Remuneration paid to regular employees for necessary overtime or authorized travel expense;
- d.** Temporary hiring by you or by agents designated by you of persons, other than your regular employees, to perform necessary tasks;
- e.** Rental of necessary additional warehouse or storage space;
- f.** Packaging of or transportation or shipping of defective products to the location you designate; and
- g.** Disposal of "your products" that cannot be reused. Disposal expenses do not include:
  - (1)** Expenses that exceed the original cost of the materials incurred to manufacture or process such product; and
  - (2)** Expenses that exceed the cost of normal trash discarding or disposal, except as are necessary to avoid "bodily injury" or "property damage".

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## 21. REASONABLE FORCE – BODILY INJURY OR PROPERTY DAMAGE

Under **SECTION I – COVERAGE A.**, paragraph 2. **Exclusions**, subparagraph a. **Expected Or Intended Injury** is deleted and replaced with the following:

[This insurance does not apply to:]

### a. **Expected Or Intended Injury**

“Bodily injury” or “property damage” expected or intended from the standpoint of the insured. This exclusion does not apply to “bodily injury” or “property damage” resulting from the use of reasonable force to protect persons or property.

## 22. BROADENED LIABILITY COVERAGE FOR DAMAGE TO YOUR PRODUCT AND YOUR WORK

A. Under **SECTION I – COVERAGE A.**, paragraph 2. **Exclusions**, exclusion k. **Damage to Your Product** and exclusion l. **Damage to Your Work** are deleted and replaced with the following:

[This insurance does not apply to:]

### k. **Damage to Your Product**

“Property damage” to “your product” arising out of it or any part of it, except when caused by or resulting from:

- (1) Fire;
- (2) Smoke;
- (3) “Collapse”; or
- (4) Explosion.

For purposes of exclusion k. above, “collapse” means an abrupt falling down or caving in of a building or any part of a building with the result that the building or part of the building cannot be occupied for its intended purpose.

### l. **Damage to Your Work**

“Property damage” to “your work” arising out of it or any part of it and included in the “products-completed operations hazard”. This exclusion does not apply:

- (1) If the damaged work or the work out of which the damage arises was performed on your behalf by a subcontractor; or
- (2) If the cause of loss to the damaged work arises as a result of:
  - (a) Fire;
  - (b) Smoke;
  - (c) “Collapse”; or
  - (d) Explosion.

For purposes of exclusion l. above, “collapse” means an abrupt falling down or caving in of a building or any part of a building with the result that the building or part of the building cannot be occupied for its intended purpose.

B. The following paragraph is added to **SECTION III – LIMITS OF INSURANCE**:

Subject to 5. above [of the CGL Coverage Form], \$100,000 is the most we will pay under Coverage A for the sum of damages arising out of any one “occurrence” because of “property damage” to “your product” and “your work” that is caused by fire, smoke, collapse or explosion and is included within the “product-completed operations hazard”. This sublimit does not apply to “property damage” to “your work” if the damaged work, or the work out of which the damage arises, was performed on your behalf by a subcontractor.

## **23. BROADENED BODILY INJURY COVERAGE**

Under **SECTION V – DEFINITIONS**, the definition of “bodily injury” is deleted and replaced with the following:

### **3. "Bodily injury"**

#### **a. Means physical:**

- (1)** Injury;
- (2)** Disability;
- (3)** Sickness; or
- (4)** Disease;

sustained by a person, including death resulting from any of these at any time.

#### **b. Includes mental:**

- (5)** Anguish;
- (6)** Injury;
- (7)** Humiliation;
- (8)** Fright; or
- (9)** Shock;

directly resulting from any "bodily injury" described in paragraph **3.a.**

#### **c. All "bodily injury" described in paragraph 3.b. shall be deemed to have occurred at the time the "bodily injury" described in paragraph 3.a. occurred.**

## **24. DESIGNATED COMPLETED PROJECTS – AMENDED LIMITS OF INSURANCE**

When a written contract or written agreement between you and another party requires project-specific limits of insurance exceeding the limits of this policy;

- A.** for “bodily injury” or “property damage” that occurs within any policy period for which we provided coverage; and
- B.** for “your work” performed within the “products-completed operation hazard”; and
- C.** for which we previously issued Amendment Of Limits Of Insurance (Designated Project Or Premises) CG 71 94 either during this policy term or a prior policy term; and
- D.** that designated project is now complete;

the limits of insurance shown in the CG 71 94 schedule will replace the limits of insurance of this policy for the designated project and will continue to apply for the amount of time the written contract or written agreement requires, subject to the Florida 10-year statute of repose. These limits are inclusive of and not in addition to the replaced limits.



---

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT**

We have the right **to** recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only **to** the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

"Any person or organization required by written contract or certificate of insurance."

"This endorsement is not applicable in California, Kentucky, New Hampshire, New Jersey, Texas and Utah."

The endorsement does not apply to policies or exposure in Missouri where the employer is in the construction group of classifications. According to Section 287.150(6) of the Missouri statutes, a contractual provision purporting to waive subrogation rights is against public policy and void where one party to the contract is an employer in the construction group of code classifications. For policies or exposure in Missouri, the following must be included in the Schedule:

- Any person or organization for which the employer has agreed by written contract, executed prior to loss, may execute a waiver of subrogation. However, for purposes of work performed by the employer in Missouri, this waiver of subrogation does not apply to any construction group of classifications as designated by the waiver of right to recover from others (subrogation) rule in our manual.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.



GMP

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
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Section (8)

**EXHIBIT A**  
**PRE-CONSTRUCTION SCOPE OF SERVICES**  
Article 1 - 1.1



Purchase Order PFY-2500967

Order	PFY-2500967
Order Date	21-NOV-2024
Change Order	0
Change Order Date	21-NOV-2024
Revision	0
Ordered	12,969.00 USD

Sold To

City of Hollywood, Florida  
2600 Hollywood Blvd  
HOLLYWOOD, FL 33020Broward

Supplier

Lebolo Construction Management, Inc  
2100 Corporate Drive  
Boynton Beach, FL

VENDORS MUST INCLUDE THE CITY'S PURCHASE ORDER NUMBER ON ALL INVOICES. PLEASE SUBMIT ALL INVOICES TO [ACCOUNTSPAYABLE@HOLLYWOODFL.ORG](mailto:ACCOUNTSPAYABLE@HOLLYWOODFL.ORG).

OR  
Mail To

City of Hollywood  
Accounts Payable, Room 119  
P.O. Box 229045  
Hollywood, FL 33022-9045

Ship To

2600 Hollywood Blvd  
Hollywood, FL 33020

Customer Account Number	Supplier Number	Payment Terms	Freight Terms	FOB
	103853	Net 30	None	Destination
Deliver To Contact		Shipping Method		
Tiffany Phillip				
E-mail tphillip@hollywoodfl.org				

File	1._Contract_Routing_Form.pdf	1._Contract_Routing_Form.pdf
File	2._Chiller_Replacement_CMAR_Phase_I_Pre-Construction_Services_(Executed_Lebolo)_R1.pdf	2._Chiller_Replacement_CMAR_Ph
File	Summary.pdf	Summary.pdf
File	3._LEBOLO_PRECON_Chiller_Fire_Station_74_V.2.pdf	3._LEBOLO_PRECON_Chiller_Fire_
File	4._R-2022-271_CSA_CMAR.pdf	4._R-2022-271_CSA_CMAR.pdf
File	5._COI.pdf	5._COI.pdf
File	6._Risk_Management_Approval.pdf	6._Risk_Management_Approval.pd

Line	Item	Price	Quantity	UOM	Ordered	Taxable
1	To provide Phase I Preconstruction Services for the Fire Station 74 Chiller Replacement Project.	12,969.00				
Attachments						
	Type	File Name or URL	Title	Description		
	File	1._Contract_Routing_Form.pdf	1._Contract_Routing_Form.pdf			
	File	2._Chiller_Replacement_CMAR_Ph	2._Chiller_Replacement_CMAR_Ph			

Purchase Order PFY-2500967

Line	Item	Price	Quantity	UOM	Ordered	Taxable
Attachments						
	Type	File Name or URL	Title	Description		
	File	ase_I_Pre-Construction_Services_(Executed_Lebolo)_R1.pdf	Summary.pdf			
	File	3._LEBOLO_PRECON_Chiller_Fire_Station_74_V.2.pdf	3._LEBOLO_PRECON_Chiller_Fire_			
	File	4._R-2022-271_CSA_CMAR.pdf	4._R-2022-271_CSA_CMAR.pdf			
	File	5._COI.pdf	5._COI.pdf			
	File	6._Risk_Management_Approval.pdf	6._Risk_Management_Approval.pdf			
Promised					12,969.00	
11/19/24						
Requested						
11/19/24						
Requested and Promised Dates correspond to the date of arrival at the Ship-to Location.						
Line Total					12,969.00	
Total					12,969.00	



# EXHIBIT A-1

## CONSTRUCTION MANAGER AT RISK

### PRE-CONSTRUCTION SERVICES FEE PROPOSAL

PROJECT NAME:  
LEBOLO PROJECT No:  
CITY PROJECT No:  
VERSION:  
DATE:

CHILLER REPLACEMENT
24-012
City Number
2.0
Thursday, August 8, 2024

SCOPE OF WORK				
Rooftop Chiller Replacement (Glycol Stack System) Tie-In Chiller to existing EMS system, isolation valves, piping & fittings as required. Removal and reinstallation of the existing metal enclosure. Steel stands modification. Provide temporary HVAC with a generator.				
CITY OF HOLLYWOOD		CHILLER REPLACEMENT		
Project Phases	Fee %	Estimate	Comments	
CONCEPTUAL CONSTRUCTION COST		\$720,290		
CONCEPTUAL PRE-CONSTRUCTION COST		\$12,966	1.80%	
Scheduling	10%	\$1,297	Included	
Constructability Review	20%	\$2,594	Included	
Cost Estimating	25%	\$3,242	Included	
Value Engineering	10%	\$1,297	Included	
Prequalification of Subcontractors	10%	\$1,297	Included	
Guaranteed Maximum Price (GMP)	25%	\$3,242	Included	
ESTIMATED PRE-CONSTRUCTION COST	100%	\$12,969		



**GMP**

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
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**Section (9)**

**EXHIBIT B**  
**PRE-CONSTRUCTION PROJECT SCHEDULE**  
Article 1 - 1.3



**EXHIBIT B**  
**PRE-CONSTRUCTION PROJECT SCHEDULE**



**PROJECT NAME:** FIRE STATION 74 - CEP UPGRADES

**RFQ NO.:** 4721-22-GJ **PROJECT NO.:** City Number TBD

**FIRM:** LEBOLO CONSTRUCTION MANAGEMENT, INC.

PRECONSTRUCTION	25-Sep-24	30-Jun-25
Preconstruction proposal and negotiations	25-Sep-24	2-Oct-24
Preconstruction contract routed for approval	7-Oct-24	10-Oct-24
GMP Preparation	11-Oct-24	25-Feb-25
GMP and contract negotiations	25-Feb-25	15-Apr-25
City - Commission Approval	15-Apr-25	5-Jun-25
Contract Completion & NTP	5-Jun-25	30-Jun-25



Section (10)

**EXHIBIT C**  
**PROJECT TEAM AND ROLES**

Article 1 - 1.4





## EXHIBIT C



### PROJECT TEAM AND ROLES

**PROJECT NAME:** FIRE STATION 74 - CEP UPGRADES

**PROJECT CITY NO.:** City Number TBD

#### CITY OF HOLLYWOOD AUTHORIZED REPRESENTATIVE:

<b>Role:</b>	<u>Senior Project Manager</u>	<u>CM Support Services Manager</u>
<b>Name:</b>	<u>Karyn Sashi</u>	<u>Dana Nelson</u>
<b>Telephone No.:</b>	<u>(954) 921-3410 (ext. 6035)</u>	<u>(954) 921-3992</u>
<b>Cellular No.:</b>	<u>(813) 892-9331</u>	<u>(754) 295-6950</u>
<b>Email Address:</b>	<u>KSASHI@hollywoodfl.org</u>	<u>Dnelson@hollywoodfl.org</u>

#### ARCHITECT/ENGINEER

SGM Engineering

<b>Address:</b>	<u>5301 Waterford District Dr., Suite 750</u>		
<b>City/State/ZIP:</b>	<u>Miami</u>	<u>FL</u>	<u>33126</u>
<b>Name:</b>	<u>Bobby Shahnami</u>		
<b>Role:</b>	<u>President</u>		
<b>Telephone No.:</b>	<u>(954) 421-1944 Ext 500</u>		
<b>Cellular No.:</b>	<u>(407) 920-0896</u>		
<b>Email Address:</b>	<u>bobby@sgmengineering.com</u>		

#### LEBOLO CONSTRUCTION MANAGEMENT, INC.

<b>Role:</b>	<u>Preconstruction Director</u>	<u></u>
<b>Name:</b>	<u>Sebastian Fonnegra</u>	<u></u>
<b>Telephone No.:</b>	<u>(561) 742-7644</u>	<u></u>
<b>Cellular No.:</b>	<u>(561) 634-4894</u>	<u></u>
<b>Email Address:</b>	<u>sfonnegra@lebolo.com</u>	<u></u>

<b>Role:</b>	<u>Project Manager</u>	<u>Superintendent</u>
<b>Name:</b>	<u>Maria Manjon</u>	<u>Michael LeChapelle</u>
<b>Telephone No.:</b>	<u>(561) 742-7644</u>	<u>(561) 742-7644</u>
<b>Cellular No.:</b>	<u>(561) 859-6598</u>	<u>(561) 232-5578</u>
<b>Email Address:</b>	<u>memanjon@lebolo.com</u>	<u>mlachapelle@lebolo.com</u>

<b>Role:</b>	<u>Project Administrator</u>	<u></u>
<b>Name:</b>	<u>Betty Morales</u>	<u></u>
<b>Telephone No.:</b>	<u>(561) 742-7644</u>	<u></u>
<b>Cellular No.:</b>	<u>(561) 420-9259</u>	<u></u>
<b>Email Address:</b>	<u>bmorales@lebolo.com</u>	<u></u>



## EXHIBIT C



### PROJECT TEAM AND ROLES

**PROJECT NAME:** FIRE STATION 74 - CEP UPGRADES

**PROJECT CITY NO.:** City Number TBD

**CITY OF HOLLYWOOD AUTHORIZED REPRESENTATIVE:**

<b>Role:</b>	<u>Senior Project Manager</u>	<u>CM Support Services Manager</u>
<b>Name:</b>	<u>Karyn Sashi</u>	<u>Dana Nelson</u>
<b>Telephone No.:</b>	<u>(954) 921-3410 (ext. 6035)</u>	<u>(954) 921-3992</u>
<b>Cellular No.:</b>	<u>(813) 892-9331</u>	<u>(754) 295-6950</u>
<b>Email Address:</b>	<u>KSASHI@hollywoodfl.org</u>	<u>Dnelson@hollywoodfl.org</u>

**ARCHITECT/ENGINEER**

SGM Engineering

<b>Address:</b>	<u>5301 Waterford District Dr., Suite 750</u>		
<b>City/State/ZIP:</b>	<u>Miami</u>	<u>FL</u>	<u>33126</u>
<b>Name:</b>	<u>Bobby Shahnami</u>		
<b>Role:</b>	<u>President</u>		
<b>Telephone No.:</b>	<u>(954) 421-1944 Ext 500</u>		
<b>Cellular No.:</b>	<u>(407) 920-0896</u>		
<b>Email Address:</b>	<u>bobby@sgmengineering.com</u>		

**LEBOLO CONSTRUCTION MANAGEMENT, INC.**

<b>Role:</b>	<u>Preconstruction Director</u>	<u>Construction Director</u>
<b>Name:</b>	<u>Sebastian Fonnegra</u>	<u>Maria Manjon</u>
<b>Telephone No.:</b>	<u>(561) 742-7644</u>	<u>(561) 742-7644</u>
<b>Cellular No.:</b>	<u>(561) 634-4894</u>	<u>(561) 859-6598</u>
<b>Email Address:</b>	<u>sfonnegra@lebolo.com</u>	<u>memanjon@lebolo.com</u>

<b>Role:</b>	<u>Project Manager</u>	<u>Superintendent</u>
<b>Name:</b>	<u></u>	<u></u>
<b>Telephone No.:</b>	<u>(561) 742-7644</u>	<u>(561) 742-7644</u>
<b>Cellular No.:</b>	<u></u>	<u></u>
<b>Email Address:</b>	<u></u>	<u></u>

<b>Role:</b>	<u>Project Administrator</u>	<u></u>
<b>Name:</b>	<u>Betty Morales</u>	<u></u>
<b>Telephone No.:</b>	<u>(561) 742-7644</u>	<u></u>
<b>Cellular No.:</b>	<u>(561) 420-9259</u>	<u></u>
<b>Email Address:</b>	<u>bmorales@lebolo.com</u>	<u></u>



GMP

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
CONTINUING SERVICE AGREEMENT - RFQ 4721-22-GJ



Section (11)

**EXHIBIT E**  
**SUBCONTRACTOR AND MATERIAL SUPPLIER**  
**PAYMENT CERTIFICATION**



## EXHIBIT "E"

### City of Hollywood, FL Subcontractor and Material Supplier Payment Certification

(Check the category that applies to this certification. One form to be completed for each Subcontractor and Material Supplier)

- a. ☐ Local SBE Subcontractor/Material Supplier  
b. ☐ Local MBE Subcontractor/Material Supplier  
c. ☐ Other Subcontractor/Material Supplier

Release of Lien information (agrees with) ☐ or (does not come from) \_\_\_\_\_ Payment Application.

Amount of Contract with Subcontractor ☐ or Material Supplier ☐ \$ \_\_\_\_\_.

Amount Paid to Date \$ \_\_\_\_\_ Percentage Paid to Date \_\_\_\_\_

This is to certify that \_\_\_\_\_  
(Subcontractor of Material Supplier)

Received Partial ☐ or Final ☐ payment in the amount of \$ \_\_\_\_\_ on \_\_\_\_\_  
(actual amount) (date)  
from \_\_\_\_\_ for labor ☐ or materials ☐ used on  
(Name of Prime Contractor)

\_\_\_\_\_  
(Contract/Project Name) (Contract/Project Number)

Printed \_\_\_\_\_ Signed \_\_\_\_\_  
(Prime Contractor Official)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20 \_\_\_\_\_

\_\_\_\_\_  
(Notary Public) Commission Expires Notary Seal

Printed \_\_\_\_\_ Signed \_\_\_\_\_  
(Official of Subcontractor or Material Supplier of over \$1,000 value)

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20 \_\_\_\_\_

\_\_\_\_\_  
(Notary Public) Commission Expires Notary Seal

**Due:** Contractor shall provide a partial released of lien for each subcontractor and/or material supplier for amounts over \$1,000 based on the current schedule of values as attached to each Application and Certificate for Payment. This partial release of lien shall include the percentage of work completed this period and be provided to the City of Hollywood the earlier of 30 days after payment made to prime contractor or prior to the next payment request by the prime contractor.

**NOTE:** If the Contractor without reasonable cause fails to make payment to Subcontractors and/or Material Suppliers within 15 working days after receipt by the Contractor of full or partial payment, the Contractor shall pay the Subcontractor and/or Material Supplier a penalty in the amount of one percent (1%) of the amount due, per month, from the expiration of the period allowed herein for payment. Such penalty shall be in addition to the actual payments owed.

SAMPLE



Section (12)

**EXHIBIT F**  
**TABULATION OF SUBCONTRACTORS AND**  
**MATERIALS SUPPLIERS**



PROJECT NAME: FIRE STATION 74 - CEP UPGRADES  
PROJECT NO.: City Number TBD



## CONSTRUCTION MANAGEMENT AT RISK MANAGEMENT

### EXHIBIT F

#### TABULATION OF SUBCONTRACTORS AND MATERIAL SUPPLIERS

The Undersigned states that the following is a complete list of the proposed Subcontractors and Material Suppliers on this Project and the class of work to be performed by each, and that such list will not be added to nor altered without written consent of the City of Hollywood. Please add more lines if necessary

			(Check appropriate Business Type)		
<u>Subcontractor name and adress</u>	<u>Class of Work Material</u>	<u>Must provide Percentage or Price of Work/Materials to complete work</u>	<u>Local Minority Business</u>	<u>Local Small Business</u>	<u>Other Business</u>
30 ALLOWANCE	Roofing-Miscellaneous	\$10,000.00	- No	- No	- No
65 Sunshine State Air	HVAC Package	\$846,294.00	- No	- No	- No
67 Protect Video	Electrical Package	\$45,054.00	- No	- No	- No

<u>Materials Supply Name &amp; Address</u>	<u>Supply/ Material</u>				
1			No	No	X Yes
2			No	No	X Yes
3			No	No	X Yes
4			No	No	X Yes

Company Name: LEBOLO CONSTRUCTION MANAGEMENT, INC.

By: 

Date: Tuesday, April 15, 2025

Title: Executive Director

Completion and submission of this form with the bid is mandatory for bid to be considered responsive.

FORM LCM-PC-36 | 04/04/2023



GMP

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
CONTINUING SERVICE AGREEMENT - RFQ 4721-22-GJ



Section (13)

GOOD FAITH EFFORT REPORT



Project:2024-0012 Chiller Replacement FS74 - Invited - List All

INVITED	78
PROPOSED	15
DECLINED	63

Group By	Company Name	Status	Date/Time for Initial Communication	Notes
ROOFING				
	A&E Brothers Roofing	Declined	10/17/2024 11:26	10-18-2024 9:21 AM Juna Hagaman said: Added and resent; grabriela@ae, 10-18-2024 9:21 AM Juna Hagaman said: Added and resent; grabriela@aebrothersroofing.com
	A-Star Contractors	Declined	10/17/2024 11:26	10-18-2024 9:25 AM Juna Hagaman said: She will remind him
	Advanced Roofing	Proposed	10/17/2024 11:26	10-18-2024 9:31 AM Juna Hagaman said: Added and resent; clints@agt.com SOLAR, 10-29-2024 10:52 AM Natalia Rodriguez said: Will bid total scope of the project, 11-15-2024 8:21 AM Natalia Rodriguez said: Proposed
	All American Roofing	Declined	10/17/2024 11:26	10-18-2024 9:33 AM Juna Hagaman said: She will forward it to correct person
	All Phase Roofing	Declined	10/17/2024 11:26	10-18-2024 9:35 AM Juna Hagaman said: Not Bidding
	Atlas-Apex Roofing LLC	Proposed	10/17/2024 11:26	10-18-2024 9:37 AM Juna Hagaman said: VM
	Best Roofing	Declined	10/17/2024 11:26	10-18-2024 9:40 AM Juna Hagaman said: Added and resent; info@bestroofing.net
	Campany Roofing	Declined	10/17/2024 11:26	11-12-2024 9:18 AM Juna Hagaman said: Bidding
	Certified Roofing	Proposed	10/17/2024 11:26	10-18-2024 9:42 AM Juna Hagaman said: Sent to correct email, 11-12-2024 9:20 AM Juna Hagaman said: Sent to correct email No answer or VM, 11-14-2024 1:06 PM Sebastian Fonnegra said: Proposed, 11-14-2024 1:51 PM Natalia Rodriguez said: Proposed
	Crowther Roofing	Declined	10/17/2024 11:26	10-18-2024 9:45 AM Juna Hagaman said: Phone went silent, 10-18-2024 9:53 AM Juna Hagaman said: Bidding, 10-18-2024 9:54 AM Juna Hagaman said: Bidding Will attend, 11-12-2024 9:22 AM Juna Hagaman said: Bidding Will attend Recep will remind them of due date, 11-13-2024 11:03 AM Natalia Rodriguez said: Will send bid on 11/20
	Grace Roofing and Sheet Metal Enter	Proposed	10/17/2024 11:26	10-18-2024 9:58 AM Juna Hagaman said: Will be at site visit, 11-12-2024 9:24 AM Juna Hagaman said: Will be at site visit Phone is silent, 11-14-2024 7:59 AM Sebastian Fonnegra said: Proposed
	Latite Roofing & Sheetmetal LLC	Proposed	10/17/2024 11:26	10-18-2024 9:56 AM Juna Hagaman said: VM, 11-12-2024 9:25 AM Juna Hagaman said: VM VM, 11-14-2024 1:48 PM Natalia Rodriguez said: Proposed
	North American Roofing	Declined	10/17/2024 11:26	10-18-2024 10:00 AM Juna Hagaman said: They will respond to email
	Precision Roofing	Declined	10/17/2024 11:26	10-18-2024 10:02 AM Juna Hagaman said: VM
	Reimagine Roofing	Declined	10/24/2024 14:09	
	Wolverine Roofing, LLC	Declined	10/17/2024 11:26	10-18-2024 10:04 AM Juna Hagaman said: VM
HVAC				
	Phoenix Air Conditioning, Inc.	Declined	10/11/2024 11:05	10-15-2024 4:02 PM Juna Hagaman said: She will remind them
	AA Advanced Air	Declined	10/11/2024 11:05	10-15-2024 3:29 PM Juna Hagaman said: VM
	Advanced Air Systems	Proposed	10/11/2024 11:05	10-15-2024 3:32 PM Juna Hagaman said: Phone kept repeating, 11-14-2024 8:15 AM Natalia Rodriguez said: Proposed
	Air Electric	Declined	10/11/2024 11:05	10-15-2024 3:32 PM Juna Hagaman said: Not Bidding
	Air South Mechanical	Declined	10/11/2024 11:05	10-15-2024 3:33 PM Juna Hagaman said: Not Bidding
	Ameritemp Air Conditioning	Declined	10/11/2024 11:05	
	Archon Air Management, Inc.	Declined	10/11/2024 11:05	11-12-2024 9:27 AM Juna Hagaman said: Recep no help
	Briggs Cooling	Declined	10/28/2024 14:00	
	Cool Solutions A/C	Declined	10/11/2024 11:05	10-15-2024 3:38 PM Juna Hagaman said: VM
	Cool-Breeze Air	Declined	10/11/2024 11:05	10-15-2024 3:41 PM Juna Hagaman said: Will give NINI the message
	EDS Air Conditioning	Declined	10/11/2024 11:05	10-15-2024 3:42 PM Juna Hagaman said: May not want to go to Ft Lauderdale
	Farmer & Irwin	Declined	10/11/2024 11:05	10-15-2024 3:44 PM Juna Hagaman said: VM
	Florida HVAC Contractor, Inc.	Declined	10/11/2024 11:05	10-15-2024 3:47 PM Juna Hagaman said: Will send email to estimator
	Florida Mechanical Air Conditioning	Declined	10/11/2024 11:05	10-15-2024 3:48 PM Juna Hagaman said: Not Bidding

## Project:2024-0012 Chiller Replacement FS74 - Invited - List All

INVITED	78
PROPOSED	15
DECLINED	63

Group By	Company Name	Status	Date/Time for Initial Communication	Notes
	Florida Mechanical LLC	Declined	10/11/2024 11:05	10-15-2024 3:51 PM Juna Hagaman said: VM
	Gamma Air Systems, Inc	Declined	10/11/2024 11:05	10-15-2024 3:52 PM Juna Hagaman said: VM
	H. Lamm Industries	Declined	10/11/2024 11:05	10-15-2024 3:54 PM Juna Hagaman said: Review
	Harper's Air	Declined	10/11/2024 11:05	
	Hyvac	Declined	10/11/2024 11:05	10-15-2024 3:55 PM Juna Hagaman said: VM
	Master Mechanical Services, Inc.	Proposed	10/28/2024 10:31	11-12-2024 9:30 AM Juna Hagaman said: Recep will remind them, 11-14-2024 11:54 AM Sebastian Fonnegra said: Proposed, 11-14-2024 1:44 PM Natalia Rodriguez said: Proposed
	Mechanical Air Masters	Declined	10/11/2024 11:05	10-15-2024 3:57 PM Juna Hagaman said: VM full
	Natal Air Conditioning	Declined	10/11/2024 11:05	10-15-2024 4:01 PM Juna Hagaman said: Not Bidding
	Quantum Mechanical	Declined	10/11/2024 11:05	10-14-2024 4:12 PM Sebastian Fonnegra said: Accepted, 11-12-2024 9:31 AM Juna Hagaman said: Accepted VM
	Reclamation Technologies	Declined	10/16/2024 14:59	10-18-2024 10:06 AM Juna Hagaman said: Will attend site visit
	Southeast Mechanical Contractors	Declined	10/11/2024 11:05	10-15-2024 4:04 PM Juna Hagaman said: VM
	Southern Mechanical Systems, Inc.	Proposed	10/11/2024 11:05	10-15-2024 3:34 PM Juna Hagaman said: Bidding, 11-12-2024 9:33 AM Juna Hagaman said: Bidding Will have it by 14th, 11-14-2024 4:06 PM Sebastian Fonnegra said: Proposed
	Stokes Mechanical Contractor	Declined	10/11/2024 11:05	
	Sunshine State	Proposed	10/11/2024 11:05	10-15-2024 3:11 PM Juna Hagaman said: Bidding, 11-15-2024 1:29 PM Natalia Rodriguez said: Proposed
	Weathertrol Maintenance Corp	Proposed	10/16/2024 14:09	10-18-2024 10:08 AM Juna Hagaman said: Fax number., 11-12-2024 9:36 AM Juna Hagaman said: Fax number
ELECTRICAL				
	ABW Electric, Inc.	Declined	10/11/2024 11:05	10-16-2024 8:25 AM Juna Hagaman said: Resent as requested
	Alcor Electric	Declined	10/11/2024 11:05	10-16-2024 8:34 AM Juna Hagaman said: VM
	Bates Electric Service & Technology,	Declined	10/11/2024 11:05	10-16-2024 8:36 AM Juna Hagaman said: VM
	Bosco Electric	Declined	10/11/2024 11:05	10-16-2024 8:38 AM Juna Hagaman said: Not Bidding
	Brown Electrical Solutions, LLC	Proposed	10/21/2024 13:16	11-12-2024 9:38 AM Juna Hagaman said: Recep took message, 11-14-2024 11:55 AM Sebastian Fonnegra said: Proposed, 11-14-2024 1:47 PM Natalia Rodriguez said: Proposed
	Carsan Electric	Declined	10/11/2024 11:05	10-16-2024 8:40 AM Juna Hagaman said: VM
	Construct Connect	Declined	10/11/2024 11:05	
	Dayron's Electric Inc.	Declined	10/11/2024 11:05	10-16-2024 9:10 AM Juna Hagaman said: Added and resent; dayron@dayronselectric.com
	Dodge Construction Network	Declined	10/15/2024 14:16	10-16-2024 9:11 AM Juna Hagaman said: VM
	Electotel Corp	Declined	10/11/2024 11:05	10-16-2024 9:13 AM Juna Hagaman said: Not Bidding
	Electric Pro Solutions	Proposed	10/11/2024 11:05	10-16-2024 9:16 AM Juna Hagaman said: Resent emails
	EU Electrical Contractor, LLC	Declined	10/11/2024 11:05	10-16-2024 9:19 AM Juna Hagaman said: P(hone number is for ex employee. Added and resent to owner; eduardo@euelectrical.com, 10-16-2024 9:21 AM Juna Hagaman said: Phone number is for ex employee. Added and resent to owner; eduardo@euelectrical.com
	Fine Line Electric, Inc.	Declined	10/11/2024 11:05	10-16-2024 9:22 AM Juna Hagaman said: Not Bidding
	Hamker Electric	Declined	10/11/2024 11:05	10-16-2024 9:23 AM Juna Hagaman said: Not Bidding
	Keylite Power & Lighting Corp.	Declined	10/11/2024 11:05	10-16-2024 9:26 AM Juna Hagaman said: She will give him info.
	Langer Electric Company	Declined	10/11/2024 11:05	10-16-2024 9:27 AM Juna Hagaman said: Not helpful
	Mr. Wireman (Arbor Electrical Servic	Declined	10/21/2024 13:16	
	Protect Video	Proposed		
	Proton Electric Service Llc	Declined	10/11/2024 11:05	
	Pure Energy Systems	Declined	10/11/2024 11:05	10-16-2024 9:28 AM Juna Hagaman said: VM
	PYD ELECTRIC CORP	Declined	10/11/2024 11:05	10-16-2024 9:30 AM Juna Hagaman said: VM, 10-22-2024 1:44 PM Sebastian Fonnegra said: Bidding, 11-12-2024 9:41 AM Juna Hagaman said: Bidding He will remind them
	Sigler Advanced Solutions, Inc.	Declined	10/11/2024 11:05	10-16-2024 9:31 AM Juna Hagaman said: Will review
	Skype Electric, Inc.	Declined	10/11/2024 11:05	10-16-2024 9:33 AM Juna Hagaman said: VM
	Tri-Systems	Declined	10/11/2024 11:05	10-16-2024 9:34 AM Juna Hagaman said: No VM
	WEA Electric Contractor, Inc	Declined	10/11/2024 11:05	10-16-2024 9:35 AM Juna Hagaman said: VM



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CONSTRUCTION MANAGEMENT AT RISK THROUGH  
CONTINUING SERVICE AGREEMENT - RFQ 4721-22-GJ



Section (14)

PRE-BID CONFERENCE &  
SITE VISIT ATTENDANCE

SUBCONTRACTORS

SITE VISIT & PRE-CONFERENCE MEETING ATTENDANCE

PROJECT NAME:

## FIRE STATION 74 - CEP UPGRADES

LEBOLO PROJECT No:

24-012

CITY PROJECT No:

City Number TBD

SITE VISIT DATE:

Wednesday, October 23, 2024

FORM LCM-PC-17 | 08/20/2021

**CITY OF HOLLYWOOD**  
**FIRE STATION 74 - CEP UPGRADES**

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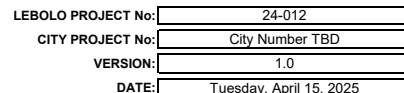
GMP

CONSTRUCTION MANAGEMENT AT RISK THROUGH  
CONTINUING SERVICE AGREEMENT - RFQ 4721-22-GJ



Section (17)

RISK ASSESSMENT



Uncertainty	Consequences				
<b>Insignificant</b> Risk is easily relegated by Additional cost to the process	Minor Delays up to 10% of schedule Additional cost up to 10% of Budget	Moderate Delays up to 30% of schedule Additional cost up to 30% of Budget	Major Delays up to 50% of schedule Additional cost up to 50% of Budget	Catastrophic Project abandoned	
<b>Certain</b> +90% chance	High	High	Extreme	Extreme	Extreme
<b>Likely</b> +80 - 90% chance	Moderate	High	High	Extreme	Extreme
<b>Moderate</b> +60% - 80% chance	Low	Moderate	High	Extreme	Extreme
<b>Unlikely</b> +30 - 60% chance	Low	Low	Moderate	High	Extreme
<b>Rare</b> +2% chance	Low	Low	Moderate	High	High

## FORM J CM-RC-18 | 08/30/2021

[illegible]