

BID SCOPE OF WORK

PROJECT:	Pasco Sheriff – Mental, Physical, Emotional Health Center		
OWNER:	Pasco County Sheriff	DATE OF ISSUANCE:	September 15, 2025
TO:	Jasmin Ortiz-Olson Pasco Sheriff's Office Purchasing Manager	ARCHITECT:	Furr, Wegman & Banks Architects, P.A. 625 E. Orange Street Lakeland, FL 33801
		ARCHITECT'S PROJECT NO:	25-14

General Conditions for Contractor (GC) Scope of Work

- General Contractor to cover all scopes of work to complete the new Wellness Building under 1 contract.
- **Contract to be completed in 360 days,** unless otherwise specified in proposal.
- **GC to pull all permits for associated work.** Owner to reimburse on receipt.
- Permits to remain active until all work is completed and turned over.
- GC to provide payment & performance bond, owner to reimburse on receipt of bond.
- GC to provide all necessary insurance per contract.
- GC is responsible for all temp sanitation facilities on site for all trades.
- GC to install temporary construction fencing.
- All debris and removal will be the responsibility of the GC.
- Excess soil is the responsibility of GC, no allowance or change order will be given.
- GC to provide and maintain access to the site for all subcontractors.
- Final grading of site is responsibility of GC.
- Underground utilities will be within 5ft from outside of building.
- **Underground storm drainage by GC.** ← **This is the site, not the building**
- Drainage to be connected to storm system.
- **Parking lot and concrete sidewalks along parking lot are not in GC Scope, except where specified within the Architectural Finish Floor Plan and Architectural Site Plan.**
- Landscape, sod, irrigation, playground, trash cans, and other site furnishing by Owner. GC to coordinate with Owner and allow storage of materials as necessary.
- Any damage to existing work in place at time of construction is GC's responsibility to repair or replace.
- **All fencing at new mechanical yard to be by GC.**
- Finish Schedule by GC, all substitutions must be submitted to owner for review and approval before installation.
- GC to provide temporary power for its work and subcontractors.
- GC to coordinate with Withlacoochee River Electric Cooperative for installation of meter and permitted power.
- **Water meter & backflow connection by GC.** ← **This should be on the site**
- Conduit, wire, electric card readers furnished & installed by GC.
- All shop drawings need to be reviewed before installation.
- All OEM paperwork to be submitted before closeout of project sign off.
- Any changes in work or required plan modifications shall be in written form.

- All change orders will require written RFP's and written approval from the owner before any work can be done.
- The owner/engineer has up to 14 days to review and comment on all submittals and RFI's.
- Monthly schedules and 2 week look ahead schedules will be required in written form to the owner's representative.
- Pay applications are to be submitted by no later than the 25th of each month to the owners' representative for approval.
- GC shall provide a complete and fully operational building in accordance with the construction documents (drawings and specifications).

Metal Building by Kirby Building Systems, LLC

Direct purchasing of Metal Building by Owner to include the following:

- Frame
- Roof Panel
- Roof line trim
- Roof Insulation
- Insulated Wall panels
- Framed openings
- Walk-doors
- Mezzanine framing
- One (1) canopy at door 102
- Canopy supports

General Contractor responsible for the following:

- Foundation and slab
- Metal Building erection