



**BOARD OF COUNTY  
COMMISSIONERS HERNANDO  
COUNTY, FLORIDA WORK  
AUTHORIZATION**

This Contract, entered into this 25<sup>th</sup> day of April, 2023 by and between the Hernando County Board of County Commissioners, hereafter called the COUNTY, and Seggie Custom Builders hereinafter called the VENDOR/CONTRACTOR. Owner and Vendor/Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follow:

**CONSTRUCTION SERVICES FOR PROJECTS UNDER \$200K**

**RFQ NO. 19-R00007/BK**

**ARTICLE 1 – CONTRACT DOCUMENTS**

**1.01** The Vendor/Contractor shall furnish all labor, equipment and materials and perform the work per Construction Project in strict accordance with the General Conditions, Special Conditions, Supplementary Conditions, Exhibits, Plans, Specifications, and other Contract Documents, all of which are made a part hereof and designated as follows:

A. The Contract Documents for RFQ 19-R00007/BK consist of the following:

**Solicitation-Offer-Award**  
(Cover Page)

**Required Forms**  
(Section VI)

**Advertisement of Request for Qualifications**  
(Section I)

**Request for Quote**

**Definitions**  
(Section II)

**Work Authorization and Required Documents After Award**

**Solicitation Document**  
(Section III)

**Construction Agreement and Required Documents After Award**  
(Section IX)

**General Conditions for Quotes**  
(Section IV)

**Request for Quote Exhibits**  
Exhibit A – General Requirements and Technical Specifications  
Exhibit B – Plans/Drawings

**Special Conditions for Quotes**  
(Section V)

All addenda issued by the County prior to the receipt of Quotes and all supplementary drawings issued after award of the Contract become part of the Contract Document.

Amending and Supplementing Contract Documents:

The Contract Documents may be amended to provide for additions, deletions, and revisions in the work or to modify the terms and conditions thereof by Change Order.

The requirements of the Contract Documents may be supplemented, and minor variations and deviations in the work may be authorized, by one or more of the following ways:

- 1. A Field Order;
- 2. Engineer’s approval of a shop drawing or sample; or

3. Engineer's written interpretation or clarification per the provisions described in the Contract Documents.

In resolving such conflicts, errors and discrepancies, the documents shall be given preference in the following order: Agreement, Specifications, Drawings, Solicitation Instructions. Within the specifications the order of preference shall be as follows: Addenda, General Conditions, Technical Specifications. Figure dimensions on drawings shall govern over scale dimensions, and the detailed drawings shall govern over general drawings. Any work that may reasonably be inferred from the specifications or drawings as being required to produce the intended result shall be supplied whether or not it is specifically called for. Work materials or equipment described in words which so applied have a well-known technical or trade meaning shall be deemed to refer to such recognized standards. In case of conflict the more stringent requirements shall take precedence and govern.

The Vendor/Contractor shall take no advantage of any error or omission in the plans or of any discrepancy between the plans and specifications, and the Engineer shall make such interpretation as may be deemed necessary for the fulfillment of the intent of the plans and specifications as construed by him and his decision shall be final.

All provisions required by law to be inserted in this Contract, whether actually inserted or not.

Exhibits to this Agreement (as follows):

1. Vendor/Contractor's Quote
  2. Documentation submitted by Vendor/Contractor after to Notice of Award:
    - a. Insurance Certificate
- B. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
1. Notice to Proceed
  2. Change Order(s)
- C. The documents listed in this Article are attached to this Agreement (except as expressly noted otherwise).
- D. There are no Contract Documents other than those listed in this Article.
- E. The Contract Documents may only be amended, modified, or supplemented as stated in Paragraph 33.

## ARTICLE 2 - THE ENGINEER

- 2.01 Engineer in the administration of this Contract and any references to the Engineer or the Professional shall be deemed to mean **Engineer of Record Name**, for the plans and specifications. **Project Manager Name, or Project Manager's Supervisor Name** will act as the Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the work in accordance with their respective scope of work and the Contract Documents.

## ARTICLE 3 - CONTRACT TIMES

### 3.01 Time of the Essence:

- A. All time limits for completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

### 3.02 Days to Achieve Substantial Completion and Final Payment:

- A. Vendor/Contractor agrees that the work will be substantially complete within **days to substantial completion** calendar days after the commencement date indicated in the Notice to Proceed and ready for final payment within **days to final completion** calendar days after the date indicated on the Notice to Proceed.

**3.03** Liquidated Damages:

Vendor/Contractor and Owner agree for each consecutive calendar day that the work remains incomplete after the Contract date established for Substantial Completion and/or Final Completion, the County will retain from the compensation otherwise to be paid to the Vendor/Contractor the sum of **to be determined by each Construction Project**. This amount is the minimum measure of damages the County will sustain by failure of the Vendor/Contractor to complete all remedial work, correct deficient work, clean up the project and other miscellaneous tasks as required to complete all work specified.

**ARTICLE 4 – CONTRACT PRICE**

**4.01** Owner shall pay Vendor/Contractor for completion of the work in accordance with the Quote.

**ARTICLE 5 – PAYMENT PROCEDURES****5.01** Submittal and Processing of Payments:

A. Vendor/Contractor shall submit Applications for Payment in accordance with Paragraph 37.2.1. Applications for Payment will be processed by Owner Designated Representative as provided in the Contract Documents.

**5.02** Progress Payments; Retainage:

A. Owner shall make progress payments on account of the Contract Price on the basis of Vendor/Contractor's Applications for Payment not later than the time periods established by applicable provisions of the Florida Prompt Payment Act, Part VII, Ch. 218.735, F.S. (current version), during performance of the work as provided in Paragraphs below. All such payments will be measured by the Schedule of Values (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Completion of fifty percent (50%) of the Project, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner Designated Representative may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract Documents:
  - a. Ninety percent (90%) of work completed (with the balance being retainage); and
  - b. Ninety percent (90%) of cost of materials and equipment not incorporated in the work (with the balance being retainage).
2. Upon Completion of fifty percent (50%) of the Project, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner Designated Representative may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract Documents:
  - a. Ninety-five percent (95%) of work completed (with the balance being retainage); and
  - b. Ninety-five percent (95%) of cost of materials and equipment not incorporated in the work (with the balance being retainage).
3. Upon Completion of the fifty percent (50%) of the Project, the Vendor/Contractor may make application for payment of up to fifty percent (50%) of all retainage amount held by the Owner, and the Owner shall make payment of said amounts under the provisions the Florida Prompt Payment Act, Part VII, Ch. 218.735, F.S. (current version) unless the Owner has grounds for withholding said payment.

**5.03** Final Payment:

A. Upon receipt of the final Application for Payment accompanied by Owner Designated Representative's recommendation of payment in accordance with Paragraph 37.7.1, Owner shall pay Vendor/Contractor the remainder of the Contract Price as recommended by Owner Designated Representative, less any sum Owner

is entitled to set off against Owner Designated Representative's recommendation, including but not limited to liquidated damages.

- B. Final Payment, constituting the entire unpaid balance of the Contract Sum, shall be paid by the Owner to the Vendor/Contractor when the work has been completed, the Contract fully performed, National Pollutant Discharge Elimination System (NPDES) – Florida Department of Environmental Protection (FDEP) Notice of Termination (NOT) has been delivered to the Owner Designated Representative and a final Certificate for Payment has been issued by the Owner Designated Representative.

## **ARTICLE 6 – INTEREST**

- 6.01** All monies not paid when due shall bear interest at the maximum legal rate.

## **ARTICLE 7 – VENDOR/CONTRACTOR'S REPRESENTATIONS**

- 7.01** In order to induce Owner to enter into this Agreement Vendor/Contractor makes the following representations:

- A. Vendor/Contractor has examined and carefully studied the Contract Documents and the other related data identified in the RFQ Documents.
- B. Vendor/Contractor is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the work.
- C. Vendor/Contractor is aware of the general nature of work to be performed.
- D. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the work.

## **ARTICLE 8 – MISCELLANEOUS**

- 8.01** Terms:

- A. Terms used in this Agreement will have the meanings stated in the Contract Documents.

- 8.02** Assignment of Contract:

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, monies that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

- 8.03** Successors and Assigns:

- A. Owner and Vendor/Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, Agreements, and obligations contained in the Contract Documents.

- 8.04** Severability:

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Vendor/Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

8.05 This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

ARTICLE 9 – CONTRACT PAYMENT

9.01 The County agrees to pay the Vendor/Contractor for each Construction Project as assigned.

IN WITNESS WHEREOF, Owner and Vendor/Contractor have signed this Agreement in two (2) copies. All portions of the Contract Documents have been signed, initialed, or identified by Owner and Vendor/Contractor.

OWNER:  
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

By: JOHN ALLOCCO  
Title: CHAIRMAN

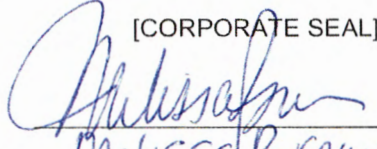
*[Handwritten Signature]*  
  
*Heidi Kuppe, Deputy Clerk*

Attest: Douglas A. Chorvat, Jr.  
Title: Clerk of Circuit Court & Comptroller

Address for giving notices:  
20 N. Main St  
Brooksville, FL 34601

VENDOR/CONTRACTOR  
SEGGIE CUSTOM BUILDERS LLC

By: JOHN SEGGIE  
Title: Pres.

*[Handwritten Signature]*  
  
*Melissa Brewer*

Attest: Melissa Brewer  
Title: Operations Manager

Address for giving notices:  
\_\_\_\_\_  
\_\_\_\_\_

Agent for service of process:  
\_\_\_\_\_

(If Vendor/Contractor is a corporation or a partnership, attach evidence of authority to sign.)

Approved as to Form and Legal Sufficiency

By: Victoria Anderson  
County Attorney's Office

## 2. Scope of Work

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*Add optional description to section*

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### + 1. Scope of Work: Specifications

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The Vendor/Contractor will supply all materials, labor, and equipment in order to accomplish the Remodel of specified area in building as described in the specifications and construction plans showing the proposed improvements in Hernando County, Florida.

Contractor to provide surveying, A/E, sign & sealed plans, and all permits required to complete project.

Owner shall provide to contractor concept drawings & notes for direction in PDF format. CAD drawing available upon request.

Contractor must provide owner schematic drawings for review at 60% and 100% for approval before proceeding with 100% sign & sealed construction drawing.

Owner will schedule a pre-construction meeting with contractor once contractor receives sign & sealed construction drawing from A/E and before permitting.

For construction, contractor must follow plans and specification per A/E

During construction any unforeseen condition are discovered report discovery to owner and A/E immediately

The Vendor/Contractor shall comply with all applicable OSHA workplace safety requirements and shall accomplish the work in a manner providing for the safety of their equipment and workers and for the safety of the general public.

All work shall comply with the latest version of Florida Building code, Florida Mechanical code and Florida Energy code.

Contractor will be responsible for final clean-up of renovated area.

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### + 2. Scope of Work: Performance Schedule

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Performance Schedule: 60 days substantial completion, 30 days final completion.



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### + 3. Scope of Work: Work Products Required

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Work Products Required: N/A

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### + 4. Minimum Qualifications

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Per terms of under 200k contract.

**SECTION I – QUOTE INSTRUCTIONS****1. TIMETABLE:**

**Date of Distribution:** March 8, 2023  
**Pre-Quote Conference:** March 15, 2023 at 10:00am  
**Last Date of Inquiries:** March 24, 2023 at 4:00pm  
**Quotes Due:** March 31, 2023 at 4:00pm

**2. LOCATION OF THE WORK:**

2.1. The work to be performed in this Contract will be performed at **6335 Blackbird Ave. Brooksville, FL 34613** in Hernando County, Florida.

**3. PRE-QUOTE CONFERENCE:**

3.1. A Pre-Quote Conference will be held March 15, 2023 at **10:00 AM** at **6335 Blackbird Ave. Brooksville, FL 34613. Conference Room**

**4. TIME OF COMPLETION:**

4.1. Vendor/Contractor agrees that the work will be substantially complete within Sixty (60) calendar days after the commencement date indicated in the Notice to Proceed and ready for final payment within Thirtieth (30) calendar days after the date indicated on the Notice to Proceed. Completion time includes material ordering lead times. Materials shall not be ordered by the Vendor/Contractor until the Notice to Proceed has been issued.

**5. LIQUIDATED DAMAGES:**

5.1. Vendor/Contractor hereby agree that time is of the essence and that a precise determination of actual damages which could be incurred by the County for delay in the completion of the work provided herein would be difficult to ascertain. Accordingly the parties agree that the liquidated damages for those items of damage not otherwise provided for by the Quote Documents, for each and every day that the time consumed in completing the work provided for herein exceeds the time allowed in achieving Substantial Completion and/or Final Completion therefore shall be in accordance with the amount(s) of one hundred (\$100.00) per day. The parties specifically agree that the liquidated damages provided herein do not constitute a penalty. The amount of liquidated damages occasioned by the Vendor/Contractor's delay will be deducted and retained out of the monies payable to the Vendor/Contractor. If not so deducted the Vendor/Contractor and sureties for the Vendor/Contractor shall be liable thereof.

**SECTION II – SCOPE AND SPECIFICATIONS****6. SCOPE OF WORK:**

- 6.1. The Vendor/Contractor will supply all materials, labor, and equipment in order to accomplish the Remodel of specified area in building as described in the specifications and construction plans showing the proposed improvements in Hernando County, Florida.
- 6.2. Contractor to provide surveying, A/E, sign & sealed plans, and all permits required to complete project.
- 6.3. Owner shall provide to contractor concept drawings & notes for direction in PDF format. CAD drawing available upon request.
- 6.4. Contractor must provide owner schematic drawings for review at 60% and 100% for approval before proceeding with 100% sign & sealed construction drawing.
- 6.5. Owner will schedule a pre-construction meeting with contractor once contractor receives sign & sealed construction drawing from A/E and before permitting.



- 6.6. For construction, contractor must follow plans and specification per A/E
- 6.7. During construction any unforeseen condition are discovered report discovery to owner and A/E immediately
- 6.8. The Vendor/Contractor shall comply with all applicable OSHA workplace safety requirements and shall accomplish the work in a manner providing for the safety of their equipment and workers and for the safety of the general public.
- 6.9. All work shall comply with the latest version of Florida Building code, Florida Mechanical code and Florida Energy code.
- 6.10. Contractor will be responsible for final clean-up of renovated area.

**7. GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS:**

- 7.1. Refer to Exhibit "A" for Concept Drawings with notes.

**END OF SECTION II - THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**