



The School Board of Broward County, Florida  
 Procurement & Warehousing Services Department  
 7720 W. Oakland Park Blvd., Suite 323  
 Sunrise, Florida 33351 (754) 321-0505

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**Document 00520: Agreement Form**

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**THIS AGREEMENT** made and entered into this 6th day of November 2019 by and between

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

(Hereinafter referred to as "**Owner**" and

**ADVANCED ROOFING, INC.**

(Hereinafter referred to as "**Contractor**").

**WHEREAS**, Owner is the owner of certain real property located in Broward County and Owner desires to have:

Bid No.:	18-181C
Project No.:	P.001732
Location No.:	2961
Project Title:	SMART Program Renovations
Facility Name:	Chapel Trail Elementary School

Work of this Contract comprises the general construction and renovation of, but not limited to:

Chapel Trail Elementary School has nine individual buildings designated as building 1A, 1B, 2A & B, 3A & B, 4, 5, 6 and 85; each one to receive a new air handler units, roofing and all associated accessories including but not limited to roof drains, curbs, flashing, coping scuppers and walking pads. As a result, mechanical and electrical equipment will be removed and reinstalled or replaced, see construction drawings, specifications and addendum one, two and three for direction. The work also includes replacing both cooling towers and roof top air handler units as noted on drawings with corresponding electrical associated with each piece of equipment being replaced.

The existing buildings consists of three separate types of roofing systems that are unique to its' structure; seven of those buildings have two types of roofing systems, an asphaltic built-up roofing system on lightweight concrete and metal roof deck and clay tile roofs over metal deck protecting the open air stair towers and corridors. The remaining two buildings have a structural concrete deck with elastomeric coating. All roof decks are to remain; patched and repaired where needed and prepared per manufactures recommendations to receive the new roofing material. Notify the architect of areas that have deteriorated beyond repair immediately for direction. Additionally there are approximately 11,600 square feet of covered walk to be cleaned and 4,400 square feet of acrylic domes to be replaced and all existing covered walk structure is to remain. All lighting attached to the covered walk ways and exterior meeting areas will be replaced with new as specified.

Constructed pursuant to drawings, specifications, and other design documents prepared by GLE Associates, Inc. (Hereinafter referred to as **Project Consultant**). **WHEREAS**, the Contractor is

desirous of performing the Work in accordance with the Contract Documents and all applicable laws, codes, and ordinances.

**NOW THEREFORE**, in exchange for the mutual covenants and promises set forth herein and the sums of money agreed to be paid by the Owner to Contractor, the parties agree as follows:

**ARTICLE 1. ENTIRE AGREEMENT**

- 1.01 This Construction Contract, along with the Contract Documents consisting of the Agreement Form, M/WBE Program Requirements, Documents contained in the Project Manual, General and Supplementary Conditions, Addenda, Drawings, Specifications, and modifications issued after execution of the Contract embodies the entire agreement between Owner and Contractor and supersedes all other writings, oral agreements, or representations.
- 1.02 The parties shall not be bound by or be liable for any statement, representation, promise, inducement or understanding of any kind or nature not set forth herein.
- 1.03 NO CHANGES, AMENDMENTS OR MODIFICATIONS OF ANY OF THE TERMS OR CONDITIONS OF THE CONTRACT SHALL BE VALID UNLESS REDUCED TO WRITING AND SIGNED BY BOTH PARTIES.

**ARTICLE 2. ENUMERATION OF THE CONTRACT DOCUMENTS.**

- 2.01 The Contract Documents consisting of the Agreement Form, M/WBE Program Requirements, Documents contained in the Project Manual, General and Supplementary Conditions, Drawings, Specifications, and all Addenda and modifications issued after execution of the Contract thereto together form the Contract, and they are fully a part of the Contract as if written herein word for word. The following is an enumeration of the Drawings and Project Manual for this Project:
- 2.02 The Drawings:

<b>Drawing Number</b>	<b>Drawing Title</b>	<b>Revision No.</b>	<b>Revision Date</b>
<b>GENERAL</b>			
G0.01	Cover Sheet	1	06/22/2018
G0.02	GENERAL INFO AND SHEET INDEX	4	05/10/2019
G0.03	PRODUCT APPROVAL	4	05/10/2019
<b>ARCHITECTURAL</b>			
A0.01	ARCHITECTURAL SITE PLAN	0	
A1.00	OVERALL DEMOLITION ROOF PLAN	4	05/10/2019
A1.01A	DEMOLITION ROOF PLAN AREA "1A"	4	05/10/2019
A1.01B	DEMOLITION ROOF PLAN AREA "1B"	4	05/10/2019
A1.02A	DEMOLITION ROOF PLAN AREA "2A"	4	05/10/2019
A1.02B	DEMOLITION ROOF PLAN AREA "2B"	4	05/10/2019
A1.03A	DEMOLITION ROOF PLAN AREA "3A"	4	05/10/2019
A1.03B	DEMOLITION ROOF PLAN AREA "3B"	4	05/10/2019

A1.04	DEMOLITION ROOF PLAN AREA "4"	4	05/10/2019
A1.05	DEMOLITION ROOF PLAN AREA "5, 6, 85"	1	06/22/2018
A1.06	OVERALL DEMOLITION PLAN COVERED WALKWAYS	1	05/10/2019
A1.07	DEMOLITION PLAN COVERED WALKWAYS	4	05/10/2019
A1.08	COVERED WALKWAYS REPAIR AREA "B" AREA "A"	4	05/10/2019
A1.09	DEMOLITION PLAN COVERED WALKWAYS AREA 'C'	4	05/10/2019
A1.10	EXISTING PHOTOS	1	06/22/2019
A1.11	EXISTING PHOTOS	0	
A1.12	EXISTING PHOTOS	0	
A1.13	EXISTING PHOTOS	0	
A1.14	EXISTING PHOTOS	0	
A2.00	OVERALL ROOF PLAN & DRAINAGE 4 CALCULATIONS	4	05/10/2019
A2.01A	ROOF PLAN AREA "1A"	4	05/10/2019
A2.01B	ROOF PLAN AREA "1B"	4	05/10/2019
A2.02A	ROOF PLAN AREA "2A"	4	05/10/2019
A2.02B	ROOF PLAN AREA "2B"	4	05/10/2019
A2.03A	ROOF PLAN AREA "3A"	4	05/22/2019
A2.03B	ROOF PLAN AREA "3B"	4	05/10/2019
A2.04	ROOF PLAN AREA "4"	4	05/10/2019
A2.05	ROOF PLAN AREA "5, 6, 85"	4	05/10/2019
A2.06	EXISTING ELEVATIONS	4	05/10/2019
A2.07	COVERED WALKWAYS AREA "A"	4	05/10/2018
A2.08	COVERED WALKWAYS AREA "C"	4	05/10/2018
A2.09	COVERED WALKWAYS REPAIR	1	06/22/2018
A3.01	ROOF DETAILS	4	05/10/2019
A3.02	ROOF DETAILS	4	05/10/2019
A3.03	ROOF DETAILS	4	05/10/2019
A3.04	ROOF DETAILS	4	05/10/2019
A3.05	ROOF DETAILS	4	05/10/2019
A3.06	ROOF DETAILS	4	05/10/2019

**STRUCTURAL**

S101	WIND DESIGN DATA & LOAD SCHEDULE BLDG #1A
S102	WIND DESIGN DATA & LOAD SCHEDULE BLDG #1B
S103	WIND DESIGN DATA & LOAD SCHEDULE BLDG #4
S104	WIND DESIGN DATA & LOAD SCHEDULE BLDG #2
S105	WIND DESIGN DATA & LOAD SCHEDULE BLDG #3
S106	WIND DESIGN DATA & LOAD SCHEDULE BLDG #5, 6 & 85
S301	TYPICAL DETAILS

**MECHANICAL**

0M0.00	LEGEND AND ABBREVIATIONS	1	03/30/2018
0M0.01	GENERAL NOTES	1	03/30/2018
M100	MECHANICAL SITE PLAN	1	03/30/2018
1MD2.01B	BLDG 1 MECHANICAL FLOOR PLAN DEMOLITION AREA B	1	03/30/2018
2MD2.02A	BLDG 2 MECH. 2ND FLOOR PLAN DEMOLITION AREA A	1	03/30/2018
3MD2.02A	BLDG 3 MECH. 2ND FLOOR PLAN DEMOLITION AREA A	1	03/30/2018
1MD2.01	OVERALL MECHANICAL FLOOR PLAN	1	03/30/2018
1M2.01A	BLDG 1 MECHANICAL FLOOR PLAN AREA A	1	03/30/2018
1M2.01B	BLDG 1 MECHANICAL FLOOR PLAN AREA B	1	03/30/2018
2M2.01A	BLDG 2 MECHANICAL 1ST FLOOR PLAN AREA A	1	03/30/2018
2M2.01B	BLDG 2 MECHANICAL 1ST FLOOR PLAN AREA B	1	03/30/2018
2M2.02A	BLDG 2 MECHANICAL 2ND FLOOR PLAN AREA A	1	03/30/2018
2M2.02B	BLDG 2 MECHANICAL 2ND FLOOR PLAN AREA B	1	03/30/2018

3M2.01A	BLDG 3 MECHANICAL 1ST FLOOR PLAN AREA A	1	03/30/2018
3M2.03B	BLDG 3 MECHANICAL 1ST FLOOR PLAN AREA B	1	03/30/2018
3M2.02A	BLDG 3 MECHANICAL 2ND FLOOR PLAN AREA A	1	03/30/2018
3M2.02B	BLDG 3 MECHANICAL 2ND FLOOR PLAN AREA B	1	03/30/2018
4M2.01	BLDG 4 MECHANICAL ROOF PLAN	1	03/30/2018
M2.01	OVERALL MECHANICAL FLOOR PLAN	1	03/30/2018
M4.01	OVERALL MECHANICAL ROOF PLAN	1	03/30/2018
1M4.01A	BLDG 1 MECHANICAL ROOF PLAN AREA A	1	03/30/2018
1M4.01B	BLDG 1 MECHANICAL ROOF PLAN AREA B	1	03/30/2018
2M4.01A	BLDG 2 MECHANICAL ROOF PLAN AREA A	1	03/30/2018
2M4.01B	BLDG 2 MECHANICAL ROOF PLAN AREA B	1	03/30/2018
3M4.01A	BLDG 3 MECHANICAL ROOF PLAN AREA A	1	03/30/2018
3M4.01B	BLDG 3 MECHANICAL ROOF PLAN AREA B	1	03/30/2018
4M4.01	BLDG 3 MECHANICAL ROOF PLAN AREA 4	1	03/30/2018
M5.00	ENLARGED PLAN MECHANICAL	1	03/30/2018
M5.01	MECHANICAL ROOM SECTIONS	1	03/30/2018
M5.02	MECHANICAL ROOM SECTIONS	1	03/30/2018
M5.03	MECHANICAL ROOM SECTIONS	1	03/30/2018
M5.04	ENLARGED MECHANICAL ROOM	1	03/30/2018
M6.00	MECHANICAL DETAILS	1	03/30/2018
M8.00	MECHANICAL SCHEDULES	1	03/30/2018
M8.01	MECHANICAL SCHEDULES	1	03/30/2018
OM9.00	MECHANICAL CONTROL SCHEMATIC		
OM9.01	MECHANICAL CONTROL SCHEMATIC		
OM9.02	MECHANICAL CONTROL SCHEMATIC		

## **ELECTRICAL**

E0.01	ELECTRICAL GENERAL NOTES & LEGENDS	2	12/07/2018
E1.01B	ELECTRICAL BUILDING 1B ROOF DEMOLITION PLAN	2	12/07/2018
E1.02A	ELECTRICAL BUILDING 2A ROOF DEMOLITION PLAN	2	12/07/2018
E1.03A	ELECTRICAL BUILDING 3A ROOF DEMOLITION PLAN	2	12/07/2018
E1.07	ELECTRICAL DEMOLITION PLAN COVERED WALK AREA A	2	12/07/2018
E1.08	ELECTRICAL DEMOLITION PLAN COVERED WALK AREA B	2	12/07/2018
E1.09	ELECTRICAL DEMOLITION PLAN COVERED WALK AREA C	2	12/07/2018
E1.10	ELECTRICAL DEMOLITION PLAN COVERED WALK AREA D	2	12/07/2018
E1.11	ELECTRICAL CANOPY PHOTOMETRIC PLAN AND STATISTICS	2	12/07/2018
E1.12	ELECTRICAL EF-5 DEMOLITION PLAN	2	12/07/2018
E2.01B	ELECTRICAL BUILDING 1B ROOF RENOVATION PLAN	2	12/07/2018
E2.02A	ELECTRICAL BUILDING 2A ROOF RENOVATION PLAN	2	12/07/2018
E2.03A	ELECTRICAL BUILDING 3A ROOF RENOVATION PLAN	2	12/07/2018
E2.07	ELECTRICAL RENOVATION PLAN COVERED WALK AREA A	2	12/07/2018
E2.08	ELECTRICAL RENOVATION PLAN COVERED WALK AREA B	2	12/07/2018
E2.09	ELECTRICAL RENOVATION PLAN COVERED WALK AREA C	2	12/07/2018
E2.10	ELECTRICAL RENOVATION PLAN COVERED WALK AREA D	2	12/07/2018
E2.12	ELECTRICAL RM-1-1, VFD & EF-1B-5 RENOVATION PLAN	2	12/07/2018
E6.01	ELECTRICAL LIGHTING AND PANEL SCHEDULES	2	12/07/2018
E6.02	ELECTRICAL PANEL SCHEDULE BLDG 1B	2	12/07/2018
E6.03	ELECTRICAL PANEL SCHEDULE BLDG 2 & 3	2	12/07/2018
E6.04	ELECTRICAL PANEL SCHEDULES BLDG 1A & 1B	2	12/07/2018
E6.05	ELECTRICAL PANEL SCHEDULES BLDG 3 & 4	2	12/07/2018
E6.06	ELECTRICAL PANEL SCHEDULES BLDG 1B	2	12/07/2018

2.03 The Project Manual:

- Division 0 – Documents
- Division 1 – General Requirements
- Division 2 – Site Work
- Division 3 – Concrete
- Division 5 – Metals
- Division 6 – Wood & Plastic
- Division 7 – Thermal & Moisture Protection
- Division 9 – Finishes
- Division 10 – Specialties
- Division 15 – Mechanical
- Division 16 – Electrical

**ARTICLE 3. CONTRACT SUM**

- 3.01 The Owner shall pay, and the Contractor shall accept, as full and complete payment for the Contractor's timely performance of its obligations hereunder, the lump-sum amount of:

Three Million Four Hundred Fifty-Seven Thousand Three Hundred Six Dollars

**\$3,457,306.00**

This shall constitute the Contract Price, which shall not be modified except by Change Order or by Unit Prices, if any, as provided in the Contract Documents.

**ARTICLE 4. TIME FOR CONTRACTOR'S PERFORMANCE.**

- 4.01 Upon execution of the contract by both the successful Bidder and the Owner, submittal of the required performance and payment bonds, certificates of insurance, and receipt and approval of the required post-bid information, the Owner will issue **Document 00550, Notice to Proceed** which will stipulate the commencement date for the Work.

- 4.02 The Contractor shall commence the performance of the Work on the date stipulated on Document 00550, Notice to Proceed, and shall diligently continue its performance to and until final completion of the Project.

**4.03 Required date(s) of Substantial Completion**

- 4.03.01 The Contractor shall accomplish Substantial Completion of the Work on or before: **340 Consecutive calendar days from the commencement date stipulated on Document 00550: Notice To Proceed**

- 4.03.02 Preceding Substantial Completion, the following Milestone Dates are required to commence and be completed as follows:

**Required Substantial**

**Phase**

**Commencement Date:**

**Completion Date**

N/A

**4.04 Liquidated Damages for Substantial Completion:**

4.04.01 Owner and Contractor acknowledge that any sums due and payable hereunder by the Contractor shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs, likely to be sustained by the Owner, estimated at the time of executing this Contract. If the Owner reasonably believes in its discretion that Substantial Completion will be delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the Contractor an amount then believed by the Owner to be adequate to recover liquidated damages applicable to such delays. If and when in its discretion the Contractor overcomes the delay in achieving Substantial Completion, or any part thereof, for which the Owner has withheld payment, the Owner shall promptly release to the Contractor those funds withheld, but no longer applicable, as liquidated damages.

4.04.02 In the event more than one Milestone is involved, then the liquidated damages due for each Milestone shall be as follows:

Each Milestone Five Hundred Dollars \$500.00 per day

4.04.03 Partial use or occupancy of the Work shall not result in the Work deemed substantially completed, and such partial use or occupancy shall not be evidence of Substantial Completion.

4.04.04 Substantial Completion, in the context of this Contract, does not refer to any prior dates wherein the Owner employs other contractors to work on the same site of the Project or Work.

**ARTICLE 5. SUBSTANTIAL COMPLETION AND FINAL PAYMENT.**

**5.01 Substantial Completion:**

5.01.01 When the Contractor believes that Substantial Completion has been achieved, the Contractor shall notify the Project Consultant in writing and shall provide to the Project Consultant a listing of those matters yet to be finished. The Project Consultant will determine whether the Work (or portion thereof) is appropriately ready for a Substantial Completion Inspection.

5.01.02 If the Work is determined to be ready for a Substantial Completion Inspection, the Project Consultant and Owner will thereupon conduct an inspection of the Work to determine if the Work is, in fact, substantially complete and establish a list of items necessary for the Contractor to correct or finish. When Substantial Completion has been granted as evidenced by the Substantial Completion Inspection, the Project Consultant will issue a letter formally establishing the Substantial Completion Date for the Work or portion thereof.

5.01.03 Upon Substantial Completion, the Owner shall pay the Contractor an amount sufficient to increase total payments to the Contractor to the Contract Price, less any amounts attributable to liquidated damages, together with two hundred percent (200%) of the reasonable costs (as determined by the Owner at its sole discretion), for completing all incomplete work, correcting and bringing into conformance all defective and nonconforming Work and handling any outstanding or threatened claims or any other matters which could cause the Owner damage, cost, expense or delay.

5.02 **Final Completion:**

5.02.01 When the Contractor believes that the Work or portion thereof, is finally complete and is ready for a final inspection, the Contractor shall notify the Project Consultant. in writing. The Project Consultant will then determine whether the Work (or portion thereof) is appropriately ready for a Final Completion Inspection.

5.02.02 If the Work is determined to be ready for a Final Completion Inspection, the Project Consultant and Owner will thereupon conduct an inspection of the Work to determine if the Work is, in fact, finally complete. When Final Completion has been granted as evidenced by the Final Completion Inspection, the Project Consultant will issue a letter formally establishing the Final Completion Date for the Work or portion thereof.

5.02.03 When the Project Consultant and Owner confirms that the Project is complete in full accordance with the Contract Documents and has passed all required inspections, including but not limited to those required by the State Department of Education, and/or from any and all governmental bodies, boards, entities, etc., and that the Contractor has performed all of its obligations to the Owner, the Project Consultant will provide a final Approval for Payment to the Owner certifying to the Owner that the Project is complete and the Contractor is entitled to the remainder of the unpaid Contract Price, less any amount withheld pursuant to Contract Documents.

5.03 **Liquidated Damages for Final Completion:**

5.03.01 If the Contractor fails to achieve final completion within 30 consecutive calendar days of the date of Substantial Completion, the Contractor shall pay the Owner the sum of:

Five Hundred Dollars \$ 500

per day for each and every calendar day of unexcused delay in achieving final completion beyond the date set forth for final completion of the Work.

5.03.02 In the event the Project involves more than one Milestone Date; the final completion date and liquidated damages amount for each Milestone Date shall be as follows:

Each Milestone	Five Hundred Dollars \$500.00 per day
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5.03.03 Any sums due and payable hereunder by the Contractor shall be payable, not as a penalty, but as liquidated damages representing a reasonable estimate of delay damages, inconvenience, additional overhead and costs likely to be sustained by the Owner, estimated at or before the time of executing this Contract. When the Owner reasonably believes that final completion will be inexcusably delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the

Contractor an amount then believed by the Owner to be adequate to recover liquidated damages applicable to such delays.

- 5.04 Prior to being entitled to receive final payment and as a condition precedent thereto, the Contractor shall provide the Owner, in the form and manner required by Owner, if any, with a copy to the Project Consultant: of the following:
  - 5.04.01 An affidavit that all of the Contractor's obligations to subcontractors, laborers, equipment or suppliers, or other third parties in connection with the Project, have been paid or otherwise satisfied;
  - 5.04.02 Such other documents as required by the Owner from each subcontractor, lower tier subcontractor, laborer, supplier or other person or entity who has or might have a claim against the Owner;
  - 5.04.03 All product warranties, operating manuals, instruction manuals and other things or documents customarily required of the Contractor, or reasonably required by Owner, including but not limited to those required elsewhere in the Contract Documents, as part of its Project Closeout procedures;
  - 5.04.04 The Owner shall, subject to its rights set forth in the Contract Documents, make final payment of all sums due the Contractor within thirty (30) days of the final Approval for Payment.
  - 5.04.05 The Owner and Project Consultant may acknowledge satisfactory completion and accept the Work notwithstanding the existence of certain items of Work which are incomplete. As set forth in Article 5.03.03 of Article 5 hereof, the Owner may, but is not obligated to guarantee completion of incomplete items of Work by escrowing funds equal to two hundred (200%) percent of the estimated cost of the incomplete Work and shall establish a reasonable date by which all incomplete Work must finally be complete.

#### **ARTICLE 6. TIME AND DELAYS.**

- 6.01 All time in the Contract Documents is calculated on a consecutive calendar day basis.
- 6.02 Time is of the essence in this Contract, and any breach of same shall go to the essence hereof, and Contractor, in agreeing to complete the Work within the time herein mentioned, has taken into consideration and made allowances for all reasonable hindrances and delays incident to his work.
- 6.03 Contractor agrees to commence the Work when directed by Owner and to diligently and continuously perform such Work and to coordinate the Work with other Work being performed on the Project by other trades so that the Owner shall not be delayed by any act or omission of Contractor in completion of the Project within the time specified above.
- 6.04 Contractor shall make payments promptly to its vendors, subcontractors, suppliers and for labor, material and equipment used by it in the performance of its work.

- 6.05 The Contractor shall not be entitled to any claim for damages or an extension of Time on account of hindrance or delays from any cause whatsoever, but if caused by any act of God or active interference on the part of the Owner, such act, hindrance, or delay may only entitle the Contractor to receive an extension of time as its sole and exclusive remedy.
- 6.05.01 Adverse weather such as rain is not to be considered to be an Act of God unless it exceeds the ten (10) year average as published by the National Weather Service (or equivalent organization acceptable to the Owner at its sole discretion) for that time of year in Broward County.
- 6.05.02 An extension of time to complete the Work shall be determined by the Owner provided that the Contractor provides the Owner with notice in writing of the cause of said act, hindrance or delay within twenty (20) days after its occurrence.
- 6.05.03 In the event the request for extension is not made in writing within that twenty (20) day time period, Contractor acknowledges and agrees it has forever waived any and all rights to such an extension.
- 6.05.04 All extensions of time shall be authorized only by a written change order executed by the Owner and Project Consultant.
- 6.05.05 This "no damage for delay" clause will encompass any damages for delay or disruption even if the Contractor completes construction of the Work in a timely fashion in accordance with this Contract.
- 6.05.06 Damages as referenced in this "no damage for delay" shall include any type of damages that are or could be awarded by any court or arbitration panel such as, by way of general example, but not limitation, tort, contract, strict liability, consequential damages, liquidated damages and/or punitive damages.
- 6.05.07 By way of specific example but not limitation, damages as referenced within this clause includes loss of use, loss of profits, labor inefficiency, loss of bonding capacity, overhead and repair costs, costs of capital replacement, loss of wages, pain and suffering, loss of production costs to replace facilities, equipment and/or product loss, increased and/or extended home office overhead, increased general conditions, costs of mobilization and demobilization, decrease in value, and/or any other damage or loss.
- 6.05.08 The Contractor recognizes and specifically acknowledges the terms and conditions of the "no damage for delay" clause upon execution of this Contract.

## **ARTICLE 7. CONTRACT BONDS**

- 7.01 The Contract shall become effective and in full force upon the execution of this agreement, concurrently with the delivery of a bond issued by a Surety Company acceptable to Owner in its sole discretion, such Surety being qualified and rated in accordance with Article 42.08 of Document 00700, General Conditions of the

Contract, and approved by the United States Treasury Department and licensed to do business in the State of Florida.

- 7.02 This Agreement must be executed and signed by a resident agent having an office in Florida, representing such Surety Company, for one hundred per cent (100%) of the Contract price, said bond guaranteeing the performance of this Contract and as security for the payment of all persons performing labor and providing materials in connection with this Contract.
- 7.03 The form of Bonds required is included elsewhere in the Contract Documents. This is in addition to any bonds of subcontractors or others.
- 7.04 Insurance Provider and Surety: Refer to Document 00700 - General Conditions, Article 42.09 Contractor's Insurance.
- 7.04.01 Contractor and Surety shall have a continuing obligation to insure that all insurance or surety requirements are satisfied throughout the construction of the project and until all post completion obligations, including punch list and warranty requirements, are completed or expire.

**ARTICLE 8. NOTICES**

8.01 Any notices provided for hereunder shall be in writing and may be served either personally on the authorized representative of the receiving party at the jobsite, with a copy via telecopy or facsimile to the addresses shown below, or by registered mail or overnight delivery/courier service (e.g., Federal Express) to that party at the addresses shown below:

<b>Party:</b>	<b>Address:</b>	
Owner:	Superintendent of Schools The School Board of Broward County, Florida	600 SE Third Avenue Ft. Lauderdale, FL 33301 Attn: Robert W. Runcie
With Copies To:	Project Manager Office of Facilities and Construction The School Board of Broward County, Florida	2301 NW 26th Street Ft. Lauderdale, FL 33311 Attn: Jim Proano
	AND Director Procurement & Warehousing Services The School Board of Broward County, Florida	Mary C. Coker Procurement & Warehousing Services Department 7720 W. Oakland Park Blvd. Suite 323 Sunrise, Florida 33351
Contractor:	ADVANCED ROOFING, INC.	1950 NW 22 <sup>nd</sup> Street Fort Lauderdale, FL 33311
Surety's Agent:	THE GUARANTEE COMPANY OF NORTH AMERICA USA	One Towne Square, Suite 1470 Southfield, MI 48076

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Project Consultant: GLE Associates, Inc.

5405 Cypress Center Drive  
Suite 110  
Tampa, Florida 33609

8.02 These addresses may be changed by either of the parties by written notice to the other party.

## **ARTICLE 9. CONTRACTOR'S RESPONSIBILITIES**

9.01 The Contractor must comply with public records laws. Florida State Statute 119.0701 requires that the Contractor keep, maintain and provide public access to public records. The Contractor shall ensure that public records that are confidential and exempt from public records disclosure are not disclosed, except as authorized by law. The Contractor shall be responsible for retaining public records and transfer, at no cost to the public agency, all public records in their possession upon completion or termination of the contract. Electronically stored records must be provided in a format compatible with the information technology systems of the public agency. Failure to comply with these provisions will constitute a breach of contract and will have financial consequences.

9.02 **e-Builder.** The Contractor shall use the Owner's Project Management software, e-Builder, as a conduit for all project management tasks, including, but not limited to: communications to, from and between Owner, Project Consultant and Contractor; pay applications/invoicing; requests for change orders and change orders; material, equipment and systems submittals; requests for information; Architect's Supplemental Instructions; SMWBE Monthly Utilization Reporting; periodic Project observations; Weekly Progress Reports and meeting minutes. Licenses shall be provided to Contractor to permit access and use of e-Builder for all projects awarded by Owner. Such license(s) shall be valid throughout the duration of the project(s). See Article 9.02.05 below for license request instructions.

9.02.01 Forms Module. The e-Builder Forms Module shall be used as the exclusive method to create Action Items that require a response from another Project Construction Team member. The required use of the Forms Module includes ALL e-mailed communications.

9.02.02 Work Flows. Any and all responses or required responses to an open Action Item or to an initiated Work Flow process shall be input and managed through e-Builder. Work Flow processes that will be executed through e-Builder include but are not limited to those processes identified in Article 3.1.2 above.

9.02.03 Calendar Module. The identification of Project events and required deliverables shall be input and maintained in the Calendar Module. At a minimum, such events include bi-weekly design meetings (while in design), weekly construction meetings, public meetings for the project (ex. Project Charter Meetings, Big Three-Monthly Updates, etc.) and other design and/or construction milestones and deadlines.

9.02.04 Meetings. Information to be input into e-Agenda related to any meeting includes, but is not limited to an agenda, a reminder of the meeting (which must occur a minimum of two (2) days prior to the meeting), meeting minutes (using the approved meeting minutes' template) and confirmation of actual meeting attendees.

9.02.05 Access to e-Builder and Licensing. Vendor shall designate and identify the employee(s) that shall personally access e-Builder, the projects to which the employee(s) is assigned, and the employee(s)'s duties and responsibilities as it relates to e-Builder.

This information, together with a request for licensing, shall be sent to Programs Controls Support, telephone number (754) 321-1537, [eBuilderLicense@browardschools.com](mailto:eBuilderLicense@browardschools.com). Upon receipt, review, and acceptance of the request, access information and logins shall be provided to the Vendor.

Training shall be coordinated, scheduled, and provided to those provided access and licenses with Programs Control Support. Additional training may be provided based on availability. The Contractor shall be required to use the Owner's Project Management software, e-Builder. One (1) license will be provided to the Contractor at no cost.

**In witness thereof**, the said Contractor, **ADVANCED ROOFING, INC.**, and the Owner, The School Board of Broward County, Florida, have caused this contract to be executed and their corporate seals affixed by and through their proper officers, thereunto duly authorized, on this day and year first above written.

**OWNER**

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
Heather P. Brinkworth, Chair

\_\_\_\_\_  
Robert W. Runcie, Superintendent of  
Schools

Approved as to form and legal content

  
\_\_\_\_\_  
Office of the General Counsel

**CONTRACTOR**



**ADVANCED ROOFING, INC.**

By *RPK*

Robert P. Kornahrens, President

\_\_\_\_\_, Secretary  
Or *Debbie Giuliani*  
Witness

*Faith Williams*  
Witness

**CONTRACTOR NOTARIZATION**

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 27 day of September, by Robert P. Kornahrens of Advanced Roofing, Inc., and, Debbie Giuliani & Faith Williams of Advanced Roofing, Inc., on behalf of the Contractor.

Robert P. Kornahrens, and, Debbie Giuliani & Faith Williams are personally known to me or produced \_\_\_\_\_ as identification and did/did not first take an oath.

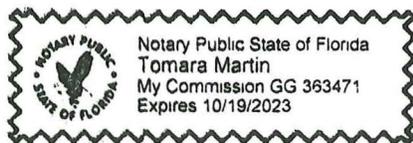
My commission expires:

*Tomara Martin*  
Signature – Notary Public

Tomara Martin  
Printed Name of Notary

GG363471  
Notary's Commission No.

(SEAL)



**SURETY ACKNOWLEDGMENT**

The Surety acknowledges that it has read the foregoing Construction Contract and has familiarized itself with the obligations of the Contractor and the Surety as stated therein, which obligations are agreed to by Surety and are incorporated, by reference to the Construction Contract, in the Payment and Performance Bonds.

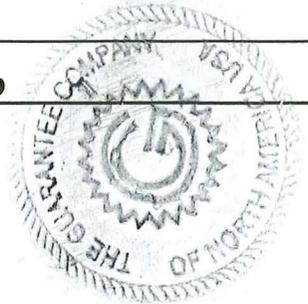
**SURETY:** The Guarantee Company of North America USA

*W. G. Griffin*  
*William Grefe Griffin*

By: *W. G. Griffin* William Grefe Griffin

Its: Attorney-In-Fact

Date: September 27, 2019



STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 27th day of September,  
2019 by William Grefe Griffin of  
The Guarantee Company of North America USA, on behalf of the Surety.

He/~~she~~ is personally known to me or produced \_\_\_\_\_ as  
identification and did/~~did not~~ first take an oath.

My commission expires: May 16, 2021

(SEAL)

*Vivian Santiago*  
Signature - Notary Public

Vivian Santiago  
Printed Name of Notary

GG 104601  
Notary's Commission No.



**END OF DOCUMENT**



The Guarantee Company of North America USA  
Southfield, Michigan

**POWER OF ATTORNEY**

**KNOW ALL BY THESE PRESENTS:** That **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, a corporation organized and existing under the laws of the State of Michigan, having its principal office in Southfield, Michigan, does hereby constitute and appoint

Michael Marino, William Grefe Griffin, Torre Taylor, Ricardo Davila Lamar  
American Global LLC

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **THE GUARANTEE COMPANY OF NORTH AMERICA USA** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of Article IX, Section 9.03 of the By-Laws adopted by the Board of Directors of **THE GUARANTEE COMPANY OF NORTH AMERICA USA** at a meeting held on the 31<sup>st</sup> day of December, 2003. The President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority:

1. To appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof; and
2. To revoke, at any time, any such Attorney-in-fact and revoke the authority given, except as provided below
3. In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.
4. In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted at a meeting duly called and held on the 6th day of December 2011, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, contracts of indemnity and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **THE GUARANTEE COMPANY OF NORTH AMERICA USA** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 1st day of March, 2018.



**THE GUARANTEE COMPANY OF NORTH AMERICA USA**

**STATE OF MICHIGAN  
County of Oakland**

**Stephen C. Ruschak, Chief Executive Officer**

**Randall Musselman, Secretary**

On this 1st day of March, 2018 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of The Guarantee Company of North America USA; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.



Cynthia A. Takai  
Notary Public, State of Michigan  
County of Oakland

My Commission Expires February 27, 2024  
Acting in Oakland County

IN WITNESS WHEREOF, I have hereunto set my hand at The Guarantee Company of North America USA offices the day and year above written.

I, Randall Musselman, Secretary of **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **THE GUARANTEE COMPANY OF NORTH AMERICA USA**, which is still in full force and effect.

IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 27<sup>th</sup> day of September, 2019



**Randall Musselman, Secretary**