



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.3.

12/17/2019

Subject:

Approval of revisions to Board Policy BCC-27 Construction Contracts.

Fiscal Impact:

None

Dept/Office:

Public Works/Facilities

Requested Action:

It is requested that the Board of County Commissioners approve minor revisions to Policy BCC-27.

Summary Explanation and Background:

Minor revisions are being made to Policy BCC-27 due to County procedures, forms and recent changes in Florida Statutes. Changes are outlined in the attached "redlined" document.

Clerk to the Board Instructions:

N/A

**BREVARD COUNTY
BOARD OF COUNTY COMMISSIONERS**

INITIAL CONTRACT REVIEW AND APPROVAL FORM

SECTION I - GENERAL INFORMATION

1. Contractor: n/a	
2. Fund/Account #:	3. Department Name: Public Works/Facilities
4. Contract Description: Policy BCC-27	
5. Contract Monitor: Mary Bowers	7. Contract Type:
6. Dept/Office Director: Corrina Gumm	CONSTRUCTION

SECTION II - REVIEW AND APPROVAL TO ADVERTISE

COUNTY OFFICE	APPROVAL		SIGNATURE
	YES	NO	
User Agency	<input type="checkbox"/>	<input type="checkbox"/>	_____
Risk Management	<input type="checkbox"/>	<input type="checkbox"/>	_____
County Attorney	<input type="checkbox"/>	<input type="checkbox"/>	_____

SECTION III - REVIEW AND APPROVAL TO EXECUTE

COUNTY OFFICE	APPROVAL		SIGNATURE
	YES	NO	
User Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Risk Management	<input type="checkbox"/>	<input type="checkbox"/>	_____
County Attorney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Valliere, Christine <small>Digitally signed by Valliere, Christine Date: 2019.12.02 13:29:30 -05'00'</small>

SECTION IV - CONTRACTS MANAGEMENT DATABASE CHECKLIST

CM DATABASE REQUIRED FIELDS	Complete ✓
Department Information	<input type="checkbox"/>
Department	<input type="checkbox"/>
Program	<input type="checkbox"/>
Contact Name	<input type="checkbox"/>
Cost Center, Fund, and G/L Account	<input type="checkbox"/>
Vendor Information (SAP Vendor #)	<input type="checkbox"/>
Contract Status	<input type="checkbox"/>
Contract Title	<input type="checkbox"/>
Contract Type	<input type="checkbox"/>
Contract Amount	<input type="checkbox"/>
Storage Location (SAP)	<input type="checkbox"/>
Contract Approval Date	<input type="checkbox"/>
Contract Effective Date	<input type="checkbox"/>
Contract Expiration Date	<input type="checkbox"/>
Contract Absolute End Data (No Additional Renewals/Extensions)	<input type="checkbox"/>
Material Group	<input type="checkbox"/>
Contract Documents Uploaded in CM database (Initial Contract Form with County Attorney/ Risk Management Approval; Signed/Executed Contract)	<input type="checkbox"/>
"Right To Audit" Clause Included in Contract	<input type="checkbox"/>
Monitored items: Uploaded to database (Insurance, Bonds, etc.)	<input type="checkbox"/>



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

December 18, 2019

M E M O R A N D U M

TO: Frank Abbate, County Manager

RE: Item F.3, Approval of Revisions to Board Policy BCC-27, Construction Contracts

The Board of County Commissioners, in regular session on December 17, 2019, approved minor revisions to Policy BCC-27, Construction Contracts. Enclosed is a fully-executed copy of the Policy.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/cmw

Encl. (1)

cc: Public Works Director



POLICY

TITLE: CONSTRUCTION CONTRACTS

NUMBER: BCC-27
CANCELS August 23, 2016
APPROVED: December 17, 2019
ORIGINATOR: Public Works/Facilities
REVIEW: December 17, 2022

I. OBJECTIVES:

A. BOND REQUIREMENTS:

To specify and establish the criteria that the Board of County Commissioners shall utilize in considering the type and necessity of security for the performance by Contractors for public building and public works projects.

B. CHANGE ORDERS:

To specify and establish the criteria that the Board of County Commissioners shall utilize in authorizing Change Orders and Construction Change Directives, and delegating the authority to authorize Change Orders and Construction Change Directives. It is the Policy of the Board of County Commissioners not to encourage the use of Change Orders to construction contractors. The Board of County Commissioners, nonetheless, recognizes construction projects sometimes present unique circumstances that will require the use of Change Orders. Therefore, it is necessary to delineate the Change Order process and to delegate limited authority to approve the commencement of work associated with Change Order and Construction Change Directives.

C. PAYMENT & RETAINAGE:

To specify and establish the criteria that the Board of County Commissioners shall utilize in authorizing payment and retainage release payment, and delegating to the County Manager the authority to authorize payment and retainage release payment.

II. REFERENCES & DEFINITIONS:

- A. Board – Board of County Commissioners of Brevard County, Florida.
- B. Letter of Credit – An irrevocable agreement to pay, upon the Contractor’s failure to comply with the contract, those amounts necessary to properly complete the work, up to the dollar amount of the contract.
- C. Construction Bond – Bond to be posted by a Contractor, specifically conditioned upon said Contractor properly paying for all material or labor provided by the subcontractors, suppliers or laborers, or others in the completion of work prescribed in an executed contract with Brevard County for construction or repair of a building or public work, and performing the executed contract in the time and manner prescribed in the contract.
- D. Contractor – Any person entering into a formal contract with Brevard County for the construction of a public building, for the prosecution and completion of public work, or for repairs upon a public building or public work.

- E. Section 255.05 Florida Statutes – State Statutes requiring a construction bond with a surety insurer authorized to do business in the State of Florida as surety for the public building and public work contracts.
- F. Change Order – is a change to the construction contract required due to incorrect information in the construction documents, unforeseen conditions, change of usage, added value to the project, or deletion of items or areas, and must be approved by the Board of County Commissioners (Board). The Board may delegate authority to the County Manager or Department Director to authorize the initiation of work described in a Change Order when in compliance with the criteria approved by the Board. A Change Order is prepared by the Owner and/or Project Architect/Engineers; signed by the Contractor, Project Architect/Engineer, County Oversight Agency, and the County Manager, if required, stating their agreement upon the following:
 - 1. A change in the Scope of Work;
 - 2. The amount of the adjustment in the contract sum, if any; and
 - 3. The extend of the adjustment in the contract time, if any.
- G. Construction Change Directive – is a change directive prepared by the Owner and/or Project Architect/Engineer, signed by the County Oversight Agency, and the County Manager, if required, directing an addition, deletion, or revision in the Scope of Work. The Construction Change Directive is necessary when no agreement exists among the Architect/Engineer of Record, Brevard County and the Contractor on the dollar amount of a necessary change in the Scope of Work and/or an extension of time to the construction contract. The Construction Change Directive is used when an unsafe, hazardous or other similar condition exists, and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the work. A Construction Change Directive does not change the contract price or the contract time, but is evidence that the parties expect that the change will be incorporated into a subsequently issued Change Order following negotiations by all parties.
- H. User Agency – is defined as the County Department or Agency who will operate or manage the facility or infrastructure after the construction project is completed.
- I. County Oversight Agency – is the County Department or Agency with the designated responsibility of acting as the Agent or Representative for the Board during the design and construction phases.
- J. Project Architect/Engineer – is a consultant or employee retained to design the construction project and prepare specifications.
- K. Emergency – is a situation during the construction phase of a County-owned facility where failure to act or abate a problem will lead to a substantial delay in the construction schedule, demobilization of the Contractor's construction forces, cause substantial cost overruns, endanger lives or construction workers or the public, or endanger the environment.

III. DIRECTIVES:

BOND REQUIREMENTS:

- A. It is the intent of the Board that any person entering into a contract where the cost will exceed \$100,000 for the construction of a public building, for the prosecution or completion of a public work, or for repairs on a public building or public work shall be

required to execute a construction bond or other substitute surety authorized herein. The Contractor must record the bond per Chapter 255 of the Florida Statutes. Additionally, the Contractor must provide a copy of the bond to all subcontractors and notify them of deadlines to make claims under the bond.

Surety provisions are considered necessary to provide assurance that the Contractor will perform the contract in the time and manner prescribed in the contract and promptly make payments to all persons whose claims derive directly from the prosecution of the work provided for in the contract. When no Construction Bond has been submitted on a project, all Contractors will be required to submit original, final releases signed by materialmen and suppliers indicating that they have been paid for all work, materials, and supplies prior to release of the final amount the Board is obligated to pay the Contractor.

Notwithstanding the foregoing, pursuant to Section 255.05(11), Florida Statutes, when the Contractor has furnished and recorded a Construction Bond and provided the County with a written consent from the Surety regarding the Project or payment in question, no such releases shall be required. The Surety may, in writing served on the County, revoke its consent or direct that the County withhold a specified amount from a payment, which shall be effective upon receipt.

- B. A letter of credit, assignment of a certificate of deposit, or cash shall be permitted in lieu of a surety-insured bond for construction projects on public buildings or public work projects when the contract price exceeds \$100,000. Any such substitute surety shall contain a provision to the effect that such surety shall reimburse the Board for all costs, including attorney's fees, sustained by the Board because of the Contractor's default, or incurred by the Board in enforcing a surety's obligation to the Board. Substitute sureties must conform to the following standards:
1. All letters of credit and accompanying performance sureties shall be in the form prescribed and approved by the County Attorney and available in Risk Management. All letters of credit shall be issued by a federally or state-chartered bank or savings and loan association doing business in Brevard County, Florida, and shall provide the following:
 - a. A date of expiration at least fourteen (14) months beyond completion of the project;
 - b. A business office in Brevard County, Florida at which drafts against the letter of credit may be presented.
- C. The Board hereby exempts a Contractor from all surety requirements for construction projects on public buildings or public works where the construction cost will not exceed \$100,000.
- D. The Board may exempt a Contractor from all surety requirements when the contract price is between \$100,000 and \$200,000 when the Board determines that the Contractor's reputation, financial solvency, experience on projects similar to the project to be undertaken, and prior work performance for the Board are such that surety requirements are not necessary. Board members shall not be personally liable to persons suffering loss because of the granting of such exemption.
- E. The County Manager may exempt a Contractor from all surety requirements for emergency construction projects necessary to correct a life, health or safety hazard where the construction costs will not exceed \$200,000.

- F. In conjunction with exempting surety requirements for contracts below \$100,000 the Contractor must agree, in writing, to the following conditions:
1. A document notifying all suppliers and materialmen that the Contractor has not executed a construction bond shall be posted in a conspicuous place at the construction site or location where materials or supplies are to be delivered;
 2. The Contractor shall not be paid except for work satisfactorily completed and inspected by the appropriate representative of the Board. The Board may withhold up to ten percent (10%) of the total amount owed to the Contractor for the longer of 100 days or such period of time it takes the Board to determine that Subsection 3. and 4. of this Section have been complied with;
 3. The Contractor shall submit original releases signed by materialmen and suppliers indicating that they have been paid for all work, materials, and supplies prior to the release of the amount the Board is obligated to pay the Contractor unless otherwise waived by the Board;
 4. Prior to final payment by the Board, the Contractor shall execute a notarized sworn affidavit stating that all suppliers, including suppliers of labor, and materialmen have been fully paid for the project labor, materials and supplies;
 5. At the discretion of Brevard County joint checks in the name of the Contractor and Subcontractor(s) may be issued if the County has indications that Subcontractor(s) are not being paid in a timely manner.

G. Required surety construction bonds shall be issued from a surety company meeting all requirements of Florida Statute 287.0935. In cases where the amount of a surety bond exceeds \$500,000 the surety company shall also have an A.M. Best's rating of no less than B+ and, depending on the amount of the bond, shall have a minimum A.M. Best's financial size category ranking as follows:

<u>Bond Amount Up To</u>	<u>Financial Class</u>
\$ 1,000,000	V
\$ 2,500,000	VI
\$ 5,000,000	VII
\$ 10,000,000	VIII
\$ 25,000,000	IX
\$ 50,000,000	X
\$ 75,000,000	XI
\$100,000,000	XII

H. The Board reserves the right at any time to require a surety construction bond to be posted if it determines that any exemption of bond surety provided for herein is or becomes inadequate or insufficient, or if the Contractor fails to comply with its obligations to suppliers, materialmen, subcontractors or the Board.

IV. CHANGE ORDERS:

- A. Change Orders over the authority limits delegated to the County Manager will be approved by the Board prior to initiation of the work described.
- B. The Board hereby delegates to the County Manager, Assistant County Manager and Department Directors the authority to perform the following:

1. The County Manager may authorize work associated with Construction Contract Change Orders in any amount under \$100,000, and when within the budgeted amount of the project;
2. The Assistant County Manager may authorize work associated with Construction Contract Change Orders in any amount under \$50,000 and when within the budgeted amount of the project;
3. The Department Director may authorize work associated with the Construction Change Order in any amount under \$25,000, and when within the budgeted amount of the project;
4. The County Manager may authorize work associated with Change Orders to construction contracts when an unsafe, hazardous condition exists and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the project, in any amount under \$100,000, and when within the budgeted amount of the project;
5. The Assistant County Manager may authorize work associated with Change Orders to construction contracts when an unsafe, hazardous condition exists and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the project, in any amount under \$50,000, and when within the budgeted amount of the project;
6. The Department Director may authorize work associated with Change Orders to construction contracts when an unsafe, hazardous condition exists and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the project, in any amount under \$25,000, and when within the budgeted amount of the project;
7. The County Manager may authorize work associated with Construction Change Directives in any amount under \$100,000, and when within the budgeted amount of the project;
8. The Assistant County Manager may authorize work associated with Construction Change Directives in any amount under \$50,000, and when within the budgeted amount of the project;
9. The Department Director may authorize work associated with Construction Change Directives in any amount under \$25,000, and when within budgeted amount of the project.

C. The Board directs the following:

1. Prior to initiation of work all Change Orders, in an amount not exceeding \$100,000, must be authorized by the County Manager, Assistant County Manager or Department Director as delegated in Section IV.B. of this Policy.
2. All Change Orders and Construction Change Directives authorized by the County Manager, Assistant County Manager or Department Director, and as delegated in Section IV.B. for work to be initiated, will not require Board approval. Only those Change Orders and Construction Change Directives \$100,000 and over will need to be brought to the Board's attention.

3. The County Manager, Assistant County Manager or Department Director shall initiate internal administrative procedures to ensure the following:
 - a. Change Orders are certified by the County Oversight Agency and User Agency, as required, to complete the project in a timely, prudent and efficient manner and within the budgeted amount of the project.
 - b. Change Orders and Construction Change Directives necessary to mitigate problems associated with health and safety hazards, emergencies or other situations which may lead to demobilization of the Contractor or significantly delay the project, be certified as such by the County Oversight Agency and User Agency.
 - c. All Change Orders will identify the actual change in contract price, contract time, the reason for the change, the technical analysis of the change, the value benefits to the project, a listing of all previous changes and a status of the contract dollars.
 - d. All forms associated with Change Orders authorized under the County Manager's, Assistant County Manager's or Department Director's authority will be completed within sixty (60) days.
 - e. Impasses or disagreements among the Contractor, Project Architect/Engineer and County Oversight Agency will be submitted through the process delineated in the Contract Documents for resolution within thirty (30) days after impasse or disagreement is identified. However, if resolution is not feasible within thirty (30) days after the occurrence, the impasse or disagreement shall be resolved prior to final completion of the project and final payment to the Contractor.
- D. The Board reserves the right to rebid the contract changes where the work has not been previously initiated, where the change increases the original Scope of Work and where the rebid process will not impact existing work by the awarded Contractor. Language to this effect shall be incorporated in all solicitations and contractual documents.
- E. The following performance measurements will be utilized for each project:
 1. At the time of Board approval (or approved Capital Improvement Plan (CIP)) of the project, the project budget will be submitted to the Board.
 2. At the completion of the project, performance will be measured as relates to compliance with project budget, schedule and specifications. In accordance with Brevard County Ordinance 98-37, Contractor/Subcontractor Performance Evaluations should be forwarded to Purchasing Services for future reference.
- F. The Board hereby delegates to the County Oversight Agency, with concurrence of the User Agency, the authority to authorize work associated with all Change Orders which do not result in a change to the contract time or a change in the contract amount.

V. PAYMENT REQUIREMENTS:

- A. The Contractor will put all Subcontractors on written notice at the onset of a project notifying them that the Contractor will be paid directly by the County, and that the County cannot have liens placed upon it.

- B. The following will be included in the Contract between the County and the General Contractor:
1. A requirement of a written certification by the General Contractor that they will pay the Subcontractor(s) in a timely manner upon receipt of payment from the County for work satisfactorily completed by the Subcontractor(s).
 2. Include a requirement that the General Contractor inform Subcontractor(s) not to execute Waivers of Rights Against Payment Bond unless the Subcontractor has in fact been paid.
- C. The General Contractor must provide Subcontractor(s) releases from the prior payment draw prior to making the next payment draw, and require Subcontractor Waivers of Rights Against Payment Bond for only the previous pay request. Notwithstanding the foregoing, pursuant to Section 255.05(11), Florida Statutes, when the Contractor has furnished and recorded a Public Construction Bond and provided the County with a written consent from the Surety regarding the Project or payment in question, no such releases shall be required. The Surety may, in a writing served on the County, revoke its consent or direct that the County withhold a specified amount from a payment, which shall be effective upon receipt.
- D. Retainage – Reduction of retainage for construction services exceeding \$200,000 shall be withheld by the County Oversight Agency in accordance with Florida Statute 218.735.

VI. RESERVATION OF AUTHORITY:

The Board reserves the right to amend or modify this Policy at any time, subject to the provisions of Section 255.05, Florida Statutes.

ATTEST:



Scott Ellis, Clerk

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA



Bryan Lober, Chairman

As approved by the Board: 12/17/19

PUBLIC CONSTRUCTION BOND

(Payment and Performance)

BY THIS BOND, We _____, having its principal place of business at _____, (____)____-____, herein called Principal, and _____, having its principal place of business at _____, (____)____-____, a corporation as Surety, are bound to Board of County Commissioners of Brevard County, Florida, 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, (321) 633-2000, herein called Owner, in the sum of _____ (\$____.00) for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITIONS OF THIS BOND are that if Principal:

1. Performs the contract number _____ dated _____ between Principal and Owner for construction of (project description) _____, the contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the contract; and

4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2) and (10), Florida Statutes.

Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond.

Signed and sealed this ____ day of _____, 20__.

Witness:

(Principal) (Seal)

Its: _____
(Title)

Witness:

(Surety) (Seal)

Its _____
(Title)



Strike through

POLICY

TITLE: CONSTRUCTION CONTRACTS

NUMBER: BCC-27
CANCELS August 23, 2016
APPROVED: December 17, 2019
ORIGINATOR: Public Works/Facilities
REVIEW: December 17, 2022

I. OBJECTIVES:

A. BOND REQUIREMENTS:

To specify and establish the criteria that the Board of County Commissioners shall utilize in considering the type and necessity of security for the performance by Contractors for public building and public works projects.

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A. Board – Board of County Commissioners of Brevard County, Florida.

B. Letter of Credit – An irrevocable agreement to pay, upon the Contractor’s failure to comply with the contract, those amounts necessary to properly complete the work, up to the dollar amount of the contract.

C. ~~Payment and Performance~~ **Construction Bond – Bond to be posted by a Contractor, specifically conditioned upon said Contractor properly paying for all material or labor provided by the subcontractors, suppliers or laborers, or others in the completion of work prescribed in an executed contract with Brevard County for construction or repair of a building or public work, and performing the executed contract in the time and manner prescribed in the contract.**

- D. Contractor – Any person entering into a formal contract with Brevard County for the construction of a public building, for the prosecution and completion of public work, or for repairs upon a public building or public work.
- E. Section 255.05 Florida Statutes – State Statutes requiring ~~payment and performance~~ a construction bond with a surety insurer authorized to do business in the State of Florida as surety for the public building and public work contracts.
- F. Change Order – is a change to the construction contract required due to incorrect information in the construction documents, unforeseen conditions, change of usage, added value to the project, or deletion of items or areas, and must be approved by the Board of County Commissioners (Board). The Board may delegate authority to the County Manager or Department Director to authorize the initiation of work described in a Change Order ~~prior to Board approval~~ when in compliance with the criteria approved by the Board. A Change Order is prepared by the Owner and/or Project Architect/Engineers; signed by the Contractor, Project Architect/Engineer, County Oversight Agency, and the County Manager, if required, stating their agreement upon the following:
1. A change in the Scope of Work;
 2. The amount of the adjustment in the contract sum, if any; and
 3. The extend of the adjustment in the contract time, if any.
- G. Construction Change Directive – is a change directive prepared by the Owner and/or Project Architect/Engineer, signed by the County Oversight Agency, and the County Manager, if required, directing an addition, deletion, or revision in the Scope of Work. The Construction Change Directive is necessary when no agreement exists among the Architect/Engineer of Record, Brevard County and the Contractor on the dollar amount of a necessary change in the Scope of Work and/or an extension of time to the construction contract. The Construction Change Directive is used when an unsafe, hazardous or other similar condition exists, and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the work. A Construction Change Directive does not change the contract price or the contract time, but is evidence that the parties expect that the change will be incorporated into a subsequently issued Change Order following negotiations by all parties.
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- I. County Oversight Agency – is the County Department or Agency with the designated responsibility of acting as the Agent or Representative for the Board during the design and construction phases.
- J. Project Architect/Engineer – is a consultant or employee retained to design the construction project and prepare specifications.
- K. Emergency – is a situation during the construction phase of a County-owned facility where failure to act or abate a problem will lead to a substantial delay in the construction schedule, demobilization of the Contractor's construction forces, cause substantial cost overruns, endanger lives or construction workers or the public, or endanger the environment.

III. DIRECTIVES:

BOND REQUIREMENTS:

- A. It is the intent of the Board that any person entering into a contract where the cost will exceed \$100,000 for the construction of a public building, for the prosecution or completion of a public work, or for repairs on a public building or public work shall be required to execute a ~~payment and performance construction~~ construction bond or other substitute surety authorized herein. The Contractor must record the bond per Chapter 255 of the Florida Statutes. Additionally, the Contractor must provide a copy of the bond to all subcontractors and notify them of deadlines to make claims under the bond.

Surety provisions are considered necessary to provide assurance that the Contractor will perform the contract in the time and manner prescribed in the contract and promptly make payments to all persons whose claims derive directly from the prosecution of the work provided for in the contract. **When no Construction Bond has been submitted on a project**, all Contractors will be required to submit original, final releases signed by materialmen and suppliers indicating that they have been paid for all work, materials, and supplies prior to release of the final amount the Board is obligated to pay the Contractor. Notwithstanding the foregoing, pursuant to Section 255.05(11), Florida Statutes, when the Contractor has furnished and recorded a **Payment and Performance Construction** Bond and provided the County with a written consent from the Surety regarding the Project or payment in question, no such releases shall be required. The Surety may, in writing served on the County, revoke its consent or direct that the County withhold a specified amount from a payment, which shall be effective upon receipt.

- B. A letter of credit, assignment of a certificate of deposit, or cash shall be permitted in lieu of a surety-insured bond for construction projects on public buildings or public work projects when the contract price exceeds \$100,000. Any such substitute surety shall contain a provision to the effect that such surety shall reimburse the Board for all costs, including attorney's fees, sustained by the Board because of the Contractor's default, or incurred by the Board in enforcing a surety's obligation to the Board. Substitute sureties must conform to the following standards:

1. All letters of credit and accompanying performance sureties shall be in the form prescribed and approved by the County Attorney and available in Risk Management. All letters of credit shall be issued by a federally or state-chartered bank or savings and loan association doing business in Brevard County, Florida, and shall provide the following:
 - a. A date of expiration at least fourteen (14) months beyond completion of the project;
 - b. A business office in Brevard County, Florida at which drafts against the letter of credit may be presented.

- C. The Board hereby exempts a Contractor from all surety requirements for construction projects on public buildings or public works where the construction cost will not exceed \$100,000.

- D. The Board may exempt a Contractor from all surety requirements when the contract price is between \$100,000 and \$200,000 when the Board determines that the Contractor's reputation, financial solvency, experience on projects similar to the project to be undertaken, and prior work performance for the Board are such that surety requirements

are not necessary. Board members shall not be personally liable to persons suffering loss because of the granting of such exemption.

- E. The County Manager may exempt a Contractor from all surety requirements for emergency construction projects necessary to correct a life, health or safety hazard where the construction costs will not exceed \$200,000.
- F. In conjunction with exempting surety requirements for contracts below \$100,000 the Contractor must agree, in writing, to the following conditions:
 - 1. A document notifying all suppliers and materialmen that the Contractor has not executed a ~~payment and performance~~ **construction** bond shall be posted in a conspicuous place at the construction site or location where materials or supplies are to be delivered;
 - 2. The Contractor shall not be paid except for work satisfactorily completed and inspected by the appropriate representative of the Board. The Board may withhold up to ten percent (10%) of the total amount owed to the Contractor for the longer of 100 days or such period of time it takes the Board to determine that Subsection 3. and 4. of this Section have been complied with;
 - 3. The Contractor shall submit original releases signed by materialmen and suppliers indicating that they have been paid for all work, materials, and supplies prior to the release of the amount the Board is obligated to pay the Contractor unless otherwise waived by the Board;
 - 4. Prior to final payment by the Board, the Contractor shall execute a notarized sworn affidavit stating that all suppliers, including suppliers of labor, and materialmen have been fully paid for the project labor, materials and supplies;
 - 5. At the discretion of Brevard County joint checks in the name of the Contractor and Subcontractor(s) may be issued if the County has indications that Subcontractor(s) are not being paid in a timely manner.
- G. Required surety ~~payment and performance~~ **construction** bonds shall be issued from a surety company meeting all requirements of Florida Statute 287.0935. In cases where the amount of a surety bond exceeds \$500,000 the surety company shall also have an A.M. Best's rating of no less than B+ and, depending on the amount of the bond, shall have a minimum A.M. Best's financial size category ranking as follows:

<u>Bond Amount Up To</u>	<u>Financial Class</u>
\$ 1,000,000	V
\$ 2,500,000	VI
\$ 5,000,000	VII
\$ 10,000,000	VIII
\$ 25,000,000	IX
\$ 50,000,000	X
\$ 75,000,000	XI
\$100,000,000	XII

- H. The Board reserves the right at any time to require a surety ~~payment and performance~~ **construction** bond to be posted if it determines that any exemption of bond surety provided for herein is or becomes inadequate or insufficient, or if the Contractor fails to comply with its obligations to suppliers, materialmen, subcontractors or the Board.

IV. CHANGE ORDERS:

- A. Change Orders over the authority limits delegated to the County Manager will be approved by the Board prior to initiation of the work described.

- B. The Board hereby delegates to the County Manager, Assistant County Manager and Department Directors the authority to perform the following:
 - 1. The County Manager may authorize work associated with Construction Contract Change Orders in any amount under \$100,000, and when within the budgeted amount of the project;
 - 2. The Assistant County Manager may authorize work associated with Construction Contract Change Orders in any amount under \$50,000 and when within the budgeted amount of the project;
 - 3. The Department Director may authorize work associated with the Construction Change Order in any amount under \$25,000, and when within the budgeted amount of the project;
 - 4. The County Manager may authorize work associated with Change Orders to construction contracts when an unsafe, hazardous condition exists and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the project, in any amount under \$100,000, and when within the budgeted amount of the project;
 - 5. The Assistant County Manager may authorize work associated with Change Orders to construction contracts when an unsafe, hazardous condition exists and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the project, in any amount under \$50,000, and when within the budgeted amount of the project;
 - 6. The Department Director may authorize work associated with Change Orders to construction contracts when an unsafe, hazardous condition exists and/or when failure to achieve prompt resolution of the change will result in demobilization of the Contractor, or a significant delay in completing the project, in any amount under \$25,000, and when within the budgeted amount of the project;
 - 7. The County Manager may authorize work associated with Construction Change Directives in any amount under \$100,000, and when within the budgeted amount of the project;
 - 8. The Assistant County Manager may authorize work associated with Construction Change Directives in any amount under \$50,000, and when within the budgeted amount of the project;
 - 9. The Department Director may authorize work associated with Construction Change Directives in any amount under \$25,000, and when within budgeted amount of the project.

- C. The Board directs the following:
 - 1. Prior to initiation of work all Change Orders, in an amount not exceeding \$100,000, must be authorized by the County Manager, Assistant County Manager or Department Director as delegated in Section IV.B. of this Policy.

2. All Change Orders and Construction Change Directives authorized by the County Manager, Assistant County Manager or Department Director, and as delegated in Section IV.B. for work to be initiated, will not require Board approval. Only those Change Orders and Construction Change Directives \$100,000 and over will need to be brought to the Board's attention.
3. The County Manager, Assistant County Manager or Department Director shall initiate internal administrative procedures to ensure the following:
 - a. Change Orders are certified by the County Oversight Agency and User Agency, as required, to complete the project in a timely, prudent and efficient manner and within the budgeted amount of the project.
 - b. Change Orders and Construction Change Directives necessary to mitigate problems associated with health and safety hazards, emergencies or other situations which may lead to demobilization of the Contractor or significantly delay the project, be certified as such by the County Oversight Agency and User Agency.
 - c. All Change Orders will identify the actual change in contract price, contract time, the reason for the change, the technical analysis of the change, the value benefits to the project, a listing of all previous changes and a status of the contract dollars.
 - d. All forms associated with Change Orders authorized under the County Manager's, Assistant County Manager's or Department Director's authority will be completed within sixty (60) days.
 - e. Impasses or disagreements among the Contractor, Project Architect/Engineer and County Oversight Agency will be submitted through the process delineated in the Contract Documents for resolution within thirty (30) days after impasse or disagreement is identified. However, if resolution is not feasible within thirty (30) days after the occurrence, the impasse or disagreement shall be resolved prior to final completion of the project and final payment to the Contractor.
- D. The Board reserves the right to rebid the contract changes where the work has not been previously initiated, where the change increases the original Scope of Work and where the rebid process will not impact existing work by the awarded Contractor. Language to this effect shall be incorporated in all solicitations and contractual documents.
- E. The following performance measurements will be utilized for each project:
 1. At the time of Board approval **(or approved Capital Improvement Plan (CIP))** of the project, the project budget will be submitted to the Board.
 2. At the completion of the project, performance will be measured as relates to compliance with project budget, schedule and specifications. In accordance with Brevard County Ordinance 98-37, Contractor/Subcontractor Performance Evaluations should be forwarded to Purchasing Services for future reference.
- F. The Board hereby delegates to the County Oversight Agency, with concurrence of the User Agency, the authority to authorize work associated with all Change Orders which do not result in a change to the contract time or a change in the contract amount.

V. PAYMENT REQUIREMENTS:

- A. The Contractor will put all Subcontractors on written notice at the onset of a project notifying them that the Contractor will be paid directly by the County, and that the County cannot have liens placed upon it.
- B. The following will be included in the Contract between the County and the General Contractor:
 - 1. A requirement of a written certification by the General Contractor that they will pay the Subcontractor(s) in a timely manner upon receipt of payment from the County for work satisfactorily completed by the Subcontractor(s).
 - 2. Include a requirement that the General Contractor inform Subcontractor(s) not to execute Waivers of Rights Against Payment Bond unless the Subcontractor has in fact been paid.
- C. The General Contractor must provide Subcontractor(s) releases from the prior payment draw prior to making the next payment draw, and require Subcontractor Waivers of Rights Against Payment Bond for only the previous pay request. Notwithstanding the foregoing, pursuant to Section 255.05(11), Florida Statutes, when the Contractor has furnished and recorded a **Payment and Performance Public Construction** Bond and provided the County with a written consent from the Surety regarding the Project or payment in question, no such releases shall be required. The Surety may, in a writing served on the County, revoke its consent or direct that the County withhold a specified amount from a payment, which shall be effective upon receipt.
- D. Retainage – Reduction of retainage for construction services exceeding \$200,000 shall be withheld by the County Oversight Agency **in accordance with Florida Statute 218.735 one of the following manners:**
 - ~~1. The County Oversight Agency may choose to withhold retainage in accordance with Florida Statute 255.078, adopted October 01, 2005;~~
 - ~~2. The County Oversight Agency may choose to withhold retainage in the amount of five percent (5%) for the duration of the project;~~
 - ~~3. The County Oversight Agency may choose to withhold no retainage for the duration of the project.~~

VI. RESERVATION OF AUTHORITY:

The Board reserves the right to amend or modify this Policy at any time, subject to the provisions of Section 255.05, Florida Statutes.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

Scott Ellis, Clerk

Bryan Lober, Chair

As approved by the Board: _____

PUBLIC CONSTRUCTION BOND

(Payment and Performance)

BY THIS BOND, We _____, having its principal place of business at _____, (____)____ - _____, herein called Principal, and _____, having its principal place of business at _____, (____)____ - _____, a corporation as Surety, are bound to Board of County Commissioners of Brevard County, Florida, 2725 Judge Fran Jamieson Way, Viera, Florida, 32940, (321) 633-2000, herein called Owner, in the sum of _____ (\$____.00) for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITIONS OF THIS BOND are that if Principal:

1. Performs the contract number _____ dated _____ between Principal and Owner for construction of (project description) _____, the contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the contract; and

4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2) and (10), Florida Statutes.

Any changes in or under the contract documents and compliance or noncompliance with any formalities connected with the contract or the changes does not affect Surety's obligation under this bond.

Signed and sealed this _____ day of _____, 20__.

Witness:

(Principal) (Seal)

Its: _____
(Title)

Witness:

(Surety) (Seal)

Its _____
(Title)