

BACKGROUND

1. The City of Ocala is seeking an experienced concrete restoration and structural repair contractor to provide comprehensive structural concrete repair, restoration, and protection services. Bidder will be responsible for investigating and addressing issues such as concrete spalling, cracking, delamination, and corrosion-related damage in multiple City buildings, facilities, and parking garages. The scope of work encompasses both structural and non-structural repairs, as well as the application of traffic coatings, waterproofing systems, and sealants. The contractor must implement essential safety measures to extend the service life and restore the structure's capacity.

MANDATORY PRE-BID MEETING: SCHEDULED FOR THURSDAY, JULY 9, 2026, AT 9:00 AM, LOCATED AT FLEET AND FACILITIES MANAGEMENT, 1805 NE 30TH AVENUE, BLDG 200, OCALA, FL 34471.

LICENSING AND EXPERIENCE REQUIREMENTS

1. **Licensing Requirement:** Bidder must hold a valid Florida General Contractor License or Specialty License legally permitting concrete structural repair and restoration work. Bidder must either employ or retain a Florida-licensed Professional Engineer (PE) with demonstrated expertise in parking structures and concrete repair.
2. **Experience Requirement:** Bidder must possess ten (10) years' experience in providing structural concrete repair and restoration. Bidder must have demonstrated experience with, at a minimum, three (3) projects of similar scope.

INSURANCE REQUIREMENTS

NOTE: STANDARD INSURANCE REQUIREMENTS include General & Auto Liability and Workers Comp.

1. **Commercial General Liability:** with limits of \$1,000,000 per occurrence/\$2,000,000 aggregate.
2. **Commercial Automotive Liability:** a combined limit of not less than \$1,000,000.
3. **Workers' Compensation and Employer's Liability:** per Florida statutory requirements.

CONTRACT TERM/DELIVERY TIMELINE

1. **Term:** The resulting contract will be for an initial term of 3 years.
2. **Renewals:** Two (2) optional, one-year renewal terms.
3. **Escalation:** Any price increase for contract renewal will be subject to negotiation as approved by the City of Ocala. In no case will the increase exceed three percent (3%) annually unless there are mitigating market conditions. Price increases shall be based on the CPI-U, and Bidder must submit their request for an increase with CPI justification at least 90 days prior to the end of the current term.
4. **Lead Time:** The maximum acceptable lead time on materials is two (2) weeks.

PROJECT SUMMARY, DELIVERABLES AND HOURS

1. **Project Summary:** The Bidder will be required to perform the following services for the City of Ocala:
 - Work shall include, but is not limited to, the following:
 - Condition assessment and investigation of existing concrete structures
 - Identification and documentation of deteriorated or compromised areas
 - Selective demolition and removal of unsound or deteriorated concrete
 - Cleaning, repair, and replacement of reinforcing steel as required
 - Crack repair, including epoxy or polyurethane injection where applicable
 - Spall repairs and patching of horizontal and vertical surfaces
 - Structural repair of slabs, beams, columns, and other load-bearing elements

- Corrosion mitigation measures, including treatment of embedded reinforcement
 - Surface preparation and application of protective coatings or sealers
 - Installation of repair materials in accordance with manufacturer specifications
 - Final finishing to match adjacent surfaces where applicable
 - All associated tasks necessary to restore structural capacity, durability, and serviceability
- All work shall comply, at a minimum, with the most current editions of the following:
 - International Building Code (IBC)
 - American Concrete Institute (ACI) standards
 - International Concrete Repair Institute (ICRI) guidelines
- The Professional Engineer (PE) shall adhere to the following:
 - Review investigation findings
 - Approved repair methods/materials
 - Provide design-assist services (when applicable)
 - Review structural crack classifications
 - Approve all modifications to reinforce steel or post-tension systems
 - All engineered repair drawings/details must be signed and sealed by the Florida Professional Engineer

The Bidder shall also adhere to all applicable federal, state, and local codes, ordinances, and Authority Having Jurisdiction (AHJ) requirements.

2. **Deliverables:** The Bidder shall provide monthly reports of all work in progress. Deliverables must be provided to the City of Ocala Project Manager before payment for such work.
3. **Working Hours:** The normal/standard working hours for this project are 7:00 AM – 5:00 PM Monday through Friday, excluding holidays. Bidder shall provide 48-hour advance notice to the City Project Manager for work outside normal shift hours. The city may decline the request.

WRITTEN QUOTES

1. The Bidder shall submit a detailed written estimate of the proposed services prior to any work being performed by the Bidder. The detailed estimate must include the method of repair, materials, phasing, traffic control, and QA/QC. Written quotes shall be submitted within three (3) days of the initial request by the City. The Bidder shall submit an itemized not-to-exceed price, giving a full description of the project for each project covered by this contract.
2. Written quotes shall list the location, name and address. The project estimate shall list each and every item per bid specifications, i.e., items and quantity, and all hardware items used. Each quote shall be submitted to the City Project Manager by email with a clear sketch or drawing (if applicable).

BIDDER EMPLOYEES AND EQUIPMENT

1. Bidder must utilize competent employees in performing the work. Employees performing the work must be properly licensed or qualified as required by the scope/project.
2. The Bidder shall provide an assigned Project Manager, who will be the primary point of contact. Bidder must provide a valid telephone number and address at all times to the City Project Manager. The telephone must be answered during normal working hours, or voicemail must be available to take a message.
3. At the request of the City, the Bidder must replace any incompetent, unfaithful, abusive, or disorderly person in their employment. The City and the Bidder must each be promptly notified by the other of any complaints received.

4. The employees of the Bidder must wear suitable work clothes and personal protective equipment as defined by OSHA. Employees shall be clean and in as good an appearance as the job conditions permit.
5. Bidder will operate as an independent contractor and not as an agent, representative, partner or employee of the City of Ocala, and shall control their operations at the work site, and be solely responsible for the acts or omissions of their employees.
6. No smoking is allowed on City property or projects.
7. Bidder must possess/obtain all required equipment to perform the work. A list of equipment shall be provided to the City upon request.
8. All company trucks must have a visible company name/logo on the outside of the vehicle.

CITY OF OCALA RESPONSIBILITIES

1. The City of Ocala will furnish the following services/data to the Bidder for the performance of services:
 - A. Access to City buildings and facilities to perform the work.
 - B. Provide access to drawings, specifications, schedules, reports, and other information prepared by/for the City of Ocala pertinent to the Bidder's responsibilities.
 - C. Provide office facilities for the Bidder, if needed.
2. The City reserves the right to purchase any materials for the Bidder to use. The Bidder shall not charge a mark-up fee for material furnished by the City.

BIDDER RESPONSIBILITIES

1. The Bidder shall complete all work performed under this solicitation in accordance with the policies and procedures of the City of Ocala and all applicable State and Federal laws, policies, procedures, and guidelines.
2. The Bidder shall obtain and pay for any and all licenses, additional equipment, dumping and/or disposal fees, etc., required to fulfill this contract.
3. Installation shall be in compliance with all requirements and instructions of applicable manufacturers.
4. Bidder is responsible for any and all damages, including but not limited to buildings, curbing, pavement, landscaping, or irrigation systems caused by their activity. Should any public or private property be damaged or destroyed, the Bidder at their expense shall repair or make restoration as acceptable to the City of destroyed or damaged property no later than one (1) month from the date damage occurred.
5. If the Bidder is advised to leave a property by the property owner or their representative, the Bidder shall leave at once without altercation. Bidder shall then contact the City Project Manager within 24 hours and advise them of the reason for not completing the assigned project.
6. Data collected by the Bidder shall be in a format compatible with or easily converted to City's databases. A sequential naming convention should be applied to the files and documentation provided to the City.
7. The Bidder shall ensure that all documents prepared under this contract have been prepared on a Windows-based operating system computer using the most current version of Microsoft Office, which includes Word, Excel, PowerPoint, Access, or any other software as specified and approved by City staff.

SUB-CONTRACTORS

1. Bidder must perform a minimum of 30% of the work with their own forces.
2. Services assigned to subcontractors must be approved in advance by the City Project Manager.

SITE HOUSEKEEPING AND CLEANUP

1. **Cleanup:** The Bidder shall keep the premises free at all times from the accumulation of waste materials and rubbish caused by operations and employees. Such responsibilities shall include, but not limited to:

- A. Periodic cleanup to avoid hazards or interference with operations at the site, and to leave the site in a reasonably neat condition.
 - B. Work site will be completely cleaned after each day of work.
 - C. Bidder shall dispose of debris in a legal manner.
2. **Final Cleaning:** Upon completion of work, clean the entire work area as applicable.
- A. All furnishings and equipment shall be placed back in the original locations.
 - B. All work areas must be returned to their original condition.
 - C. The Bidder shall clean and remove from the premises, all surplus and discarded materials, rubbish, and temporary structures, and shall restore in an acceptable manner all property, both public and private, which has been damaged during the prosecution of the work and shall have the work in a neat and presentable condition. *Note: Any and all debris shall be removed from the premises. New construction debris, trash, etc., shall not be left or buried on site.*

SAFETY

1. The Bidder shall be fully responsible for the provision of adequate and proper safety precautions meeting all OSHA, local, state, and national codes concerning safety provisions for their employees, sub-contractors, all building and site occupants, staff, public, and all persons in or around the work area.
2. In no event shall the City be responsible for any damages to any of the Bidder's equipment, materials, property, or clothing lost, damaged, destroyed or stolen.
3. Prior to completion, storage and adequate protection of all material and equipment will be the Bidder's responsibility.

WARRANTY

1. Bidder will provide a three-year material and labor warranty and a five-year material and labor warranty for traffic coatings from the date of completion, against operational failure caused by defective material or workmanship that occurs during normal use.
2. All manufacturer warranty documentation and owner/operator manuals must be provided before the final payment request.

INVOICING

1. All original invoices will be sent to: Gary Crews, Project Manager, Facilities Management Department, 1805 NE 30th Avenue, Building 200, Ocala, FL 34470, email: Facilities@ocalafl.gov.
2. Bidder will invoice at least once a month.

PRICING AND AWARD

1. Bidder must upload a completed Price Proposal with their response.
2. Bidder must bid on all line items, with the exception of optional items.