

SECTION V

CONTRACT DOCUMENTS

Table of Contents

PUBLIC CONSTRUCTION BOND.....1

CONTRACT3

CONSENT OF SURETY TO FINAL PAYMENT.....7

PROPOSAL/BID BOND8

AFFIDAVIT.....9

NON-COLLUSION AFFIDAVIT.....10

PROPOSAL11

CITY OF CLEARWATER ADDENDUM SHEET13

BIDDER’S PROPOSAL.....14

**SCRUTINIZED COMPANIES AND BUSINESS OPERATIONS WITH CUBA AND SYRIA
CERTIFICATION FORM15**

SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST CERTIFICATION FORM.....16

Bond No.: _____

PUBLIC CONSTRUCTION BOND

(1)

This bond is given to comply with § 255.05, Florida Statutes, and any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in subsections (2) and (10).

Pursuant to § 255.05(1)(b), Florida Statutes, “**Before commencing the work** or before recommencing the work after a default or abandonment, **the contractor shall provide to the public entity a certified copy of the recorded bond**. Notwithstanding the terms of the contract or any other law governing prompt payment for construction services, the public entity may not make a payment to the contractor until the contractor has complied with this paragraph.”

<u>CONTRACTOR</u>	<u>SURETY</u>	<u>OWNER</u>
_____ Creative Contractors, Inc.	_____ [name]	City of Clearwater Public Works 100 South Myrtle Avenue Clearwater, FL 33756 (727) 562-4750
_____ 101 Creative Way, Clearwater, FL	_____ [principal business address]	
_____ 727-461-5522	_____ [phone number]	

PROJECT NAME: S. Osceola Ave. Parking Garage**PROJECT NO.: 22-0011-EN**

PROJECT DESCRIPTION: Construct a 7-story, mixed use, open parking garage with 397 parking spaces and future retail at the first floor of S. Osceola Ave. frontage.

BY THIS BOND, We, _____, as Contractor, and _____, a corporation, as Surety, are bound to the City of Clearwater, Florida, herein called Owner, in the sum of \$ **19,043,118.96**, for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Contractor:

1. Performs the contract dated _____, between Contractor and Owner for construction of **S. Osceola Ave. Parking Garage Project # 22-0011-EN**, the contract documents being made a part of this bond by reference (which include the Advertisement for Bids, Proposal, Contract, Surety Bond, Instructions to Bidders, General Conditions, Plans, Technical Specifications and Appendix, and such alterations as may be made in said Plans and Specifications as therein provided for), 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 Contractor with labor, materials, or supplies, used directly or indirectly by Contractor in the prosecution of the work provided for in the contract; and

Bond No.: _____

PUBLIC CONSTRUCTION BOND

(2)

3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Contractor under the contract; and
4. To the limits of § 725.06(2), Florida Statutes, shall indemnify and hold harmless Owner, their officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Contractor and persons employed or utilized by Contractor in the performance of the construction contract; and
5. 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.
6. 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), Florida Statutes.
7. 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, and Surety does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

IN TESTIMONY WHEREOF, witness the hands and seals of the parties hereto this _____ day of _____, 20____.

(If sole Ownership or Partnership, two (2) Witnesses required).

(If Corporation, Secretary only will attest and affix seal).

Creative Contractors, Inc.

By: _____
 Title: _____
 Print Name: _____

WITNESS:

WITNESS:

 Corporate Secretary or Witness
 Print Name: _____

 Print Name: _____

(affix corporate seal)

(Corporate Surety)

By: _____
 ATTORNEY-IN-FACT
 Print Name: _____

(affix corporate seal)

(Power of Attorney must be attached)

CONTRACT

(1)

This **CONTRACT** made and entered into this ____ day of _____, 2025 by and between the City of Clearwater, Florida, a municipal corporation, hereinafter designated as the "City", and **Creative Contractors, Inc.**, of the City of **Clearwater** County of **Pinellas** and State of Florida, hereinafter designated as the "Contractor".

[Or, if out of state:]

This **CONTRACT** made and entered into this ____ day of _____, 20____ by and between the City of Clearwater, Florida, a municipal corporation, hereinafter designated as the "City", and _____, a/an _____ (State) Corporation authorized to do business in the State of Florida, of the City of _____ County of _____ and State of _____, hereinafter designated as the "Contractor".

WITNESSETH:

That the parties to this contract each in consideration of the undertakings, promises and agreements on the part of the other herein contained, do hereby undertake, promise and agree as follows:

The Contractor, and his or its successors, assigns, executors or administrators, in consideration of the sums of money as herein after set forth to be paid by the City and to the Contractor, shall and will at **their** own cost and expense perform all labor, furnish all materials, tools and equipment for the following:

PROJECT NAME: S. Osceola Ave. Parking Garage

PROJECT NO.: 22-0011-EN

in the amount of \$ **19,043,118.96**

In accordance with such proposal and technical supplemental specifications and such other special provisions and drawings, if any, which will be submitted by the City, together with any advertisement, instructions to bidders, general conditions, technical specifications, proposal and bond, which may be hereto attached, and any drawings if any, which may be herein referred to, are hereby made a part of this contract, and all of said work to be performed and completed by the contractor and its successors and assigns shall be fully completed in a good and workmanlike manner to the satisfaction of the City.

If the Contractor should fail to comply with any of the terms, conditions, provisions or stipulations as contained herein within the time specified for completion of the work to be performed by the Contractor, then the City, may at its option, avail itself of any or all remedies provided on its behalf and shall have the right to proceed to complete such work as Contractor is obligated to perform in accordance with the provisions as contained herein.

CONTRACT

(2)

THE CONTRACTOR AND HIS OR ITS SUCCESSORS AND ASSIGNS DOES HEREBY AGREE TO ASSUME THE DEFENSE OF ANY LEGAL ACTION WHICH MAY BE BROUGHT AGAINST THE CITY AS A RESULT OF THE CONTRACTOR'S ACTIVITIES ARISING OUT OF THIS CONTRACT AND FURTHERMORE, IN CONSIDERATION OF THE TERMS, STIPULATIONS AND CONDITIONS AS CONTAINED HEREIN, AGREES TO HOLD THE CITY FREE AND HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES, COSTS OF SUITS, JUDGMENTS OR DECREES RESULTING FROM ANY CLAIMS MADE UNDER THIS CONTRACT AGAINST THE CITY OR THE CONTRACTOR OR THE CONTRACTOR'S SUB CONTRACTORS, AGENTS, SERVANTS OR EMPLOYEES RESULTING FROM ACTIVITIES BY THE AFOREMENTIONED CONTRACTOR, SUB CONTRACTOR, AGENT SERVANTS OR EMPLOYEES, TO THE LIMITS OF § 725.06(2).

In addition to the foregoing provisions, the Contractor agrees to conform to the following requirements:

In connection with the performance of work under this contract, the Contractor agrees not to discriminate against any employee or applicant for employment because of race, sex, religion, color, or national origin. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; lay off or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post hereafter in conspicuous places, available for employees or applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the non-discrimination clause.

The Contractor further agrees to insert the foregoing provisions in all contracts hereunder, including contracts or agreements with labor unions and/or worker's representatives, except sub-contractors for standard commercial supplies or raw materials.

It is mutually agreed between the parties hereto that time is of the essence of this contract, and in the event that the work to be performed by the Contractor is not completed within the time stipulated herein, it is then further agreed that the City may deduct from such sums or compensation as may be due to the Contractor the sum of **\$1,000.00 per day** for each day that the work to be performed by the Contractor remains incomplete beyond the time limit specified herein, which sum of **\$1,000.00 per day** shall only and solely represent damages which the City has sustained by reason of the failure of the Contractor to complete the work within the time stipulated, it being further agreed that this sum is not to be construed as a penalty but is only to be construed as liquidated damages for failure of the Contractor to complete and perform all work within the time period as specified in this contract.

It is further mutually agreed between the City and the Contractor that if, any time after the execution of this contract and the public construction bond which is attached hereto for the faithful performance of the terms and conditions as contained herein by the Contractor, that the City shall at any time deem the surety or sureties upon such public construction bond to be unsatisfactory or if, for any reason, the said bond ceases to be adequate in amount to cover the performance of the work the Contractor shall, at his or its own expense, within ten (10) days after receipt of written notice from the City to do so, furnish an additional bond or bonds in such term and amounts and with such surety or sureties as shall be satisfactory to the City. If such an event occurs, no further payment shall be made to the Contractor under the terms and provisions of this contract until such new or additional security bond guaranteeing the faithful performance of the work under the terms hereof shall be completed and furnished to the City in a form satisfactory to it.

CONTRACT

(3)

In addition to all other contract requirements as provided by law, the contractor executing this agreement agrees to comply with public records law.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT. CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Rosemarie Call, City Clerk, AT Rosemarie.Call@myclearwater.com, 727-562-4092, 600 Cleveland St. Clearwater, FL 33756.

The contractor's agreement to comply with public records law applies specifically to:

- a) Keep and maintain public records required by the City of Clearwater (hereinafter "public agency") to perform the service being provided by the contractor hereunder.
- b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for in Chapter 119, Florida Statutes, as may be amended from time to time, or as otherwise provided by law.
- c) Ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.
- e) A request to inspect or copy public records relating to a public agency's contract for services must be made directly to the public agency. If the public agency does not possess the requested records, the public agency shall immediately notify the contractor of the request and the contractor must provide the records to the public agency or allow the records to be inspected or copied within a reasonable time.
- f) The contractor hereby acknowledges and agrees that if the contractor does not comply with the public agency's request for records, the public agency shall enforce the contract provisions in accordance with the contract.
- g) A contractor who fails to provide the public records to the public agency within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes.
- h) If a civil action is filed against a contractor to compel production of public records relating to a public agency's contract for services, the court shall assess and award against the contractor the reasonable costs of enforcement, including reasonable attorney fees, if:
 1. The court determines that the contractor unlawfully refused to comply with the public records request within a reasonable time; and

CONTRACT

(4)

2. At least 8 business days before filing the action, the plaintiff provided written notice of the public records request, including a statement that the contractor has not complied with the request, to the public agency and to the contractor.
- i) A notice complies with subparagraph (h)2. if it is sent to the public agency's custodian of public records and to the contractor at the contractor's address listed on its contract with the public agency or to the contractor's registered agent. Such notices must be sent by common carrier delivery service or by registered, Global Express Guaranteed, or certified mail, with postage or shipping paid by the sender and with evidence of delivery, which may be in an electronic format.
- j) A contractor who complies with a public records request within 8 business days after the notice is sent is not liable for the reasonable costs of enforcement.

IN WITNESS WHEREOF, the parties to the agreement have hereunto set their hands and seals and have executed this Agreement, the day and year first above written.

**CITY OF CLEARWATER
IN PINELLAS COUNTY, FLORIDA**

By: _____ (SEAL)
Jennifer Poirrier
City Manager

Attest:

Countersigned:

Rosemarie Call
City Clerk

By: _____ Approved as to form:
Bruce Rector
Mayor

Jerrod Simpson
Senior Assistant City Attorney

Contractor must indicate whether:

_____ Corporation, _____ Partnership, _____ Company, or _____ Individual

(Contractor)

By: _____ (SEAL)
Print Name: _____
Title: _____

The person signing shall, in his own handwriting, sign the Principal's name, his own name, and his title; where the person is signing for a Corporation, he must, by Affidavit, show his authority to bind the Corporation – **provide Affidavit.**

CONSENT OF SURETY TO FINAL PAYMENT

TO OWNER: City of Clearwater PROJECT NAME: S. Osceola Ave. Parking Garage
Public Works PROJECT NO.: 22-0011-EN
100 S. Myrtle Ave. CONTRACT DATE: [REDACTED]
Clearwater, FL 33756 BOND NO.: [REDACTED], recorded in O.R. Book [REDACTED],
Page [REDACTED], of the Public Records of Pinellas County, Florida.

CONTRACTOR: Creative Contractors, Inc.

Pursuant to § 255.05(11), Florida Statutes, and in accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the:

[insert name of Surety]
[address]
[address]

, SURETY,

on bond of

Creative Contractors, Inc
101 Creative Way
Clearwater, FL 33759

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve Surety of any of its obligations to

City of Clearwater
Public Works
100 S. Myrtle Ave.
Clearwater, FL 33756

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand this ____ day of _____, _____

(Surety)

(Signature of authorized representative)

(Printed name and title)

Attest:
(Seal):

PROPOSAL/BID BOND

(Not to be filled out if a certified check is submitted)

KNOWN ALL MEN BY THESE PRESENTS: That we, the undersigned, Creative Contractors, Inc. as Contractor, and Travelers Casualty and Surety Company of America as Surety, whose address is One Tower Square, Hartford, CT 06183, are held and firmly bound unto the City of Clearwater, Florida, in the sum of TEN percent of the amount bid Dollars (\$ 10% of amount bid) (being a minimum of 10% of Contractor's total bid amount) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

The condition of the above obligation is such that if the attached Proposal of Creative Contractors, Inc. as Contractor, and Travelers Casualty and Surety Company of America as Surety, for work specified as: South Osceola Parking Garage, ITB 22-0011-EN

all as stipulated in said Proposal, by doing all work incidental thereto, in accordance with the plans and specifications provided herefor, all within Pinellas County, is accepted and the contract awarded to the above named bidder, and the said bidder shall within ten days after notice of said award enter into a contract, in writing, and furnish the required Public Construction Bond with surety or sureties to be approved by the City Manager, this obligation shall be void, otherwise the same shall be in full force and virtue by law and the full amount of this Proposal/Bid Bond will be paid to the City as stipulated or liquidated damages.

Principal must indicate whether:

☒ Corporation, ☐ Partnership, ☐ Company, or ☐ Individual

Signed this 5th day of August, 2025.

Creative Contractors, Inc.
Contractor

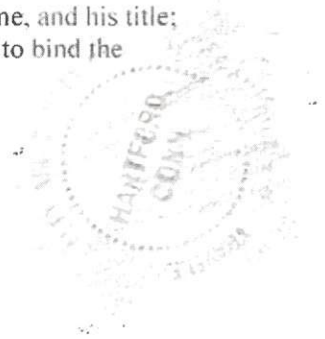
Joshua Bomstein
Principal

By: JOSHUA BOMSTEIN, CEO + PRESIDENT
Title

Travelers Casualty and Surety Company of America

Kevin R. Wojtowicz
Surety Kevin R. Wojtowicz, Attorney-in-Fact

The person signing shall, in his own handwriting, sign the Principal's name, his own name, and his title; where the person is signing for a Corporation, he must, by Affidavit, show his authority to bind the Corporation – **provide Affidavit.**





Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **KEVIN R WOJTOWICZ** of **ST PETERSBURG**, **Florida**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st day of April, 2021**.



State of Connecticut

City of Hartford ss.

By: 
 Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **5th** day of **August**, **2025**




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ANNUAL CORPORATE ACTION BY
STOCKHOLDERS AND DIRECTORS OF
CREATIVE CONTRACTORS, INC.

The stockholders and Directors of CREATIVE CONTRACTORS, INC., a corporation organized and existing under the laws of the State of Florida, do hereby unanimously agree, consent to, adopt and order the following corporate action:

1. Each of the undersigned does hereby waive all formal requirements, including the necessity of holding a formal or informal meeting, and any requirements that notice of such meeting be given.
2. The stockholders and Directors agree that this corporate action shall stand in lieu of the annual meeting to be held during the month of **December 2024**.
3. The following individuals are elected as Directors for the corporation to serve until the next annual meeting and until their successors are elected and qualified:

ALAN C. BOMSTEIN
JOSHUA BOMSTEIN
H. ALAN HOLDERITH, JR.
4. The actions of the Directors and Officers of the corporation from the last annual meeting of stockholders until the date of this meeting are hereby ratified and confirmed as the acts of the corporation.
5. Regarding the 401(k) facet of the CREATIVE CONTRACTORS, INC. 401 (K) PROFIT SHARING PLAN, it was agreed that the corporation will match 50 cents for each dollar of employee contribution, up to 6 percent of an employee's annual salary (max match = 3% of salary) for the fiscal year beginning January 1, 2025.
6. The Following were duly nominated and, a vote having been taken, were unanimously elected Officers of the Corporation to serve for one year or until their successors are elected and shall qualify:

Alan C. Bomstein
Joshua Bomstein
H. Alan Holderith, Jr.
Jerry Siminski
H. Alan Holderith, Jr.
Jim Cacini
Joe Primiani

Founder
Chief Executive Officer /President
Chief Operating Officer/ Secretary
Chief Construction Officer
Treasurer
Vice President
Vice President

Todd Pope
Troy Powell
Aixa Santiago

Vice President
Vice President
Vice President

7. Of the above-mentioned elected Officers, ONLY the following shall have check signing authority:

Alan C. Bomstein

Chief Executive Officer

Joshua Bomstein

President


H. Alan Holderith, Jr.

Chief Operating Officer / Secretary

8. The action contained herein, and not noted otherwise, shall be effective as of the 1st day of January 2025.

IN WITNESS WHEREOF, the undersigned stockholders and directors have each executed the foregoing Annual Corporate Action by Stockholders and Directors for the purpose of giving their consent thereto, this 28 day of JANUARY, 2025.


DIRECTORS:


ALAN C. BOMSTEIN


JOSHUA BOMSTEIN


H. ALAN HOLDERITH

STOCKHOLDERS:


ALAN C. BOMSTEIN

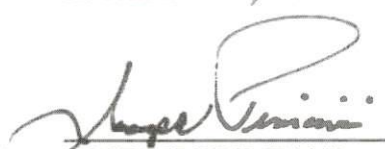

JIM CACINI

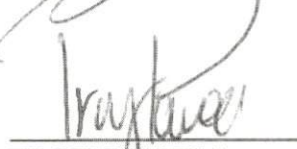

JERRY SIMINSKI



JOSHUA BOMSTEIN


H. ALAN HOLDERITH


AIXA SANTIAGO


JOSEPH PRIMIANI


TROY POWELL


TODD POPE

AFFIDAVIT

(To be filled in and executed if the bidder is a corporation)

STATE OF FLORIDA)

COUNTY OF Pinellas)

H. Alan Holderith, being duly sworn, deposes and says that he/she is
Secretary of Creative Contractors, Inc.
a corporation organized and existing under and by virtue of the laws of the State of Florida, and having its
principal office at:

101 Creative Way Clearwater Pinellas FL
(Street & Number) (City) (County) (State)

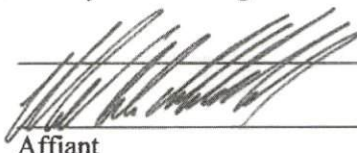
Affiant further says that he is familiar with the records, minute books and by-laws of
Creative Contractors, Inc.
(Name of Corporation)

Affiant further says that Joshua Bomstein is CEO & President
(Officer's Name) (Title)

of the corporation, is duly authorized to sign the Proposal for Creative Contractors, Inc.

or said corporation by virtue of

(state whether a provision of by laws or a Resolution of
Board of Directors. If by Resolution give date of adoption).



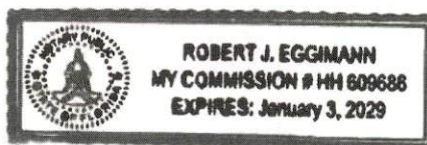
Affiant

Sworn to before me this 28th day of July, 2025.

Robert J. Eggmann
Notary Public

Type/print/stamp name of Notary

Title or rank, and Serial No., if any



NON-COLLUSION AFFIDAVIT

STATE OF FLORIDA)

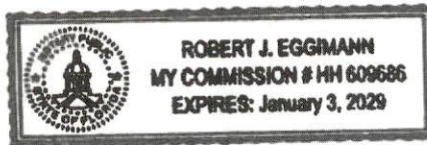
COUNTY OF Pinellas)Joshua Bomstein being, first duly sworn, deposes and says that he is

CEO & President of Creative Contractors, Inc.,
 the party making the foregoing Proposal or Bid; that such Bid is genuine and not collusive or sham: that
 said bidder is not financially interested in or otherwise affiliated in a business way with any other bidder
 on the same contract; that said bidder has not colluded, conspired, connived, or agreed, directly or indirectly,
 with any bidders or person, to put in a sham bid or that such other person shall refrain from bidding, and
 has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or
 conference, with any person, to fix the bid price or affiant or any other bidder, or to fix any overhead, profit
 or cost element of said bid price, or that of any other bidder, or to secure any advantage against the City of
 Clearwater, Florida, or any person or persons interested in the proposed contract; and that all statements
 contained in said proposal or bid are true; and further, that such bidder has not directly or indirectly
 submitted this bid, or the contents thereof, or divulged information or data relative thereto to any association
 or to any member or agent thereof.

Joshua Bomstein
 Affiant

Sworn to and subscribed before me this 28th day of July, 2025.

Robert J. Eggmann
 Notary Public



PROPOSAL

(1)

TO THE CITY OF CLEARWATER, FLORIDA, for

S. Osceola Ave. Parking Garage Project # 22-0011-EN

and doing such other work incidental thereto, all in accordance with the contract documents, marked

S. Osceola Ave. Parking Garage Project # 22-0011-EN

Every bidder must take notice of the fact that even though his proposal be accepted and the documents signed by the bidder to whom an award is made and by those officials authorized to do so on behalf of the City of Clearwater, Florida, that no such award or signing shall be considered a binding contract without a certificate from the Finance Director that funds are available to cover the cost of the work to be done, or without the approval of the City Attorney as to the form and legality of the contract and all the pertinent documents relating thereto having been approved by said City Attorney; and such bidder is hereby charged with this notice.

The signer of the Proposal, as bidder, also declares that the only person, persons, company or parties interested in this Proposal, are named in this Proposal, that he has carefully examined the Advertisement, Instructions to Bidders, Contract Specifications, Plans, Supplemental Specifications, General Conditions, Special Provisions, and Public Construction Bond, that he or his representative has made such investigation as is necessary to determine the character and extent of the work and he proposes and agrees that if the Proposal be accepted, he will contract with the City of Clearwater, Florida, in the form of contract; hereto annexed, to provide the necessary labor, materials, machinery, equipment, tools or apparatus, do all the work required to complete the contract within the time mentioned in the General Conditions and according to the requirements of the City of Clearwater, Florida, as herein and hereinafter set forth, and furnish the required surety bonds for the following prices to wit:

If the foregoing Proposal shall be accepted by the City of Clearwater, Florida, and the undersigned shall fail to execute a satisfactory contract as stated in the Advertisement herein attached, then the City may, at its option determine that the undersigned has abandoned the contract, and thereupon this Proposal shall be null and void, and the certified check or bond accompanying this Proposal, shall be forfeited to become the property of the City of Clearwater, Florida, and the full amount of said check shall be retained by the City, or if the Proposal Bond be given, the full amount of such bond shall be paid to the City as stipulated or liquidated damages; otherwise, the bond or certified check accompanying this Proposal, or the amount of said check, shall be returned to the undersigned as specified herein.

PROPOSAL

(2)

Attached hereto is a bond or certified check on _____

_____ Bank, for the sum of Ten percent (10%)_____ of the amount of bid _____ (\$ \$22,000,000)
(being a minimum of 10% of Contractor's total bid amount).

The full names and residences of all persons and parties interested in the foregoing bid are as follows:

(If corporation, give the names and addresses of the President and Secretary. If a firm or partnership, the names and addresses of the members or partners. The Bidder shall list not only his name but also the name of any person with whom bidder has any type of agreement whereby such person's improvements, enrichment, employment or possible benefit, whether sub-contractor, materialman, agent, supplier, or employer is contingent upon the award of the contract to the bidder).

NAMES:

ADDRESSES:

Joshua Bomstein, CEO & President _____

H. Alan Holderith, Secretary _____

_____Signature of Bidder: Joshua Bomstein

The person signing shall, in his own handwriting, sign the Principal's name, his own name and his title. Where the person signing for a corporation is other than the President or Vice President, he must, by affidavit, show his authority, to bind the corporation.

Principal: Joshua BomsteinBy: JOSHUA BOMSTEIN Title: CEO + PRESIDENTCompany Legal Name: Creative Contractors, Inc.

Doing Business As (if different than above): _____

Business Address of Bidder: 101 Creative WayCity and State: Clearwater, Florida Zip Code 33759Phone: 727-461-5522 Email Address: jbomstein@creativecontractors.comDated at 2:00 PM, this 29th day of July, A.D., 2025.

CITY OF CLEARWATER ADDENDUM SHEET

PROJECT: South Osceola Parking Garage (22-0011-EN)

Acknowledgment is hereby made of the following addenda received since issuance of Plans and Specifications.

Addendum No. <u>1</u>	Date: <u>May 30, 2025</u>
Addendum No. <u>2</u>	Date: <u>May 30, 2025</u>
Addendum No. <u>3</u>	Date: <u>June 4, 2025</u>
Addendum No. <u>4</u>	Date: <u>June 20, 2025</u>
Addendum No. <u>5</u>	Date: <u>June 24, 2025</u>
Addendum No. <u>6</u>	Date: <u>June 27, 2025</u>
Addendum No. <u>7</u>	Date: <u>June 26, 2025</u>
Addendum No. <u>8</u>	Date: <u>June 30, 2025</u>
Addendum No. <u>9</u>	Date: <u>July 21, 2025</u>
Addendum No. <u>10</u>	Date: <u>July 30, 2025</u>
Addendum No. _____	Date: _____

Creative Contractors, Inc.
(Name of Bidder)


(Signature of Officer)

CEO & President
(Title of Officer)

July 28, 2025
(Date)

BIDDER'S PROPOSAL

PROJECT: S. Osceola Ave. Parking Garage Project # 22-0011-EN

CONTRACTOR: Creative Contractors, Inc.

BIDDER'S GRAND TOTAL: \$ 19,043,118.96 (Numbers)

BIDDER'S GRAND TOTAL: Nineteen Million, Forty Three Thousand. One Hundred Eighteen and Ninety Six cents. (Words)

Insert Bid Tab Table Here

THE BIDDER'S GRAND TOTAL ABOVE IS HIS TOTAL BID BASED ON HIS UNIT PRICES AND LUMP SUM PRICES AND THE ESTIMATED QUANTITIES REQUIRED FOR EACH SECTION. THIS FIGURE IS FOR INFORMATION ONLY AT THE TIME OF OPENING BIDS. THE CITY WILL MAKE THE TABULATION FROM THE UNIT PRICES AND LUMP SUM PRICE BID. IF THERE IS AN ERROR IN THE TOTAL BY THE BIDDER, IT SHALL BE CHANGED AS ONLY THE UNIT PRICES AND LUMP SUM PRICE SHALL GOVERN.

THE CONTRACTOR SHALL PROVIDE COPIES OF A CURRENT CONTRACTOR LICENSE/REGISTRATION WITH THE STATE OF FLORIDA AND PINELLAS COUNTY IN THE BID RESPONSE.

South Osceola Ave. Parking Garage Project # 22-0011-EN

Bid Opening August 5, 2025 @ 2pm

Low bidder: Creative Contractors \$19,043,118.96

Tentative Award Date September 4, 2025

Base Bid Pricing				Creative Contractors, Inc.	JE Dunn Construction Comp	Kokolakis Contracting	MANHATTAN CONSTRUCTION COMPANY LLC	Roy Anderson Corp
Selected	Line Item	Description	Unit of Measure	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM
X	1	Division 01-General Requirements	LUMP SUM	\$1,707,817.00	\$1,435,624.00	\$1,408,413.79	\$1,454,061.88	\$1,285,877.00
X	2	Division 02-Existing Conditions	LUMP SUM	\$170,402.00	\$0.00	\$71,811.82	\$0.00	\$0.00
X	3	Division 03-Concrete	LUMP SUM	\$6,297,464.00	\$1,367,180.00	\$6,381,856.68	\$6,965,723.76	\$6,900,616.00
X	4	Division 04-Masonry	LUMP SUM	\$338,854.00	\$355,707.00	\$240,829.54	\$319,385.32	\$243,089.00
X	5	Division 05-Metal	LUMP SUM	\$620,277.00	\$379,422.00	\$619,031.91	\$870,939.13	\$569,359.00
X	6	Division 06-Wood and Plastics	LUMP SUM	\$5,432.00	\$0.00	\$181,159.72	\$0.00	\$1,425.00
X	7	Division 07-Thermal and Moisture Protection	LUMP SUM	\$813,645.00	\$720,939.00	\$1,075,579.14	\$1,162,608.00	\$865,945.00
X	8	Division 08-Doors and Windows	LUMP SUM	\$664,316.00	\$674,679.00	\$678,349.09	\$674,027.61	\$656,729.00
X	9	Division 09-Finishes	LUMP SUM	\$494,894.00	\$668,194.00	\$277,878.59	\$377,120.78	\$778,692.00
X	10	Division 10-Specialties	LUMP SUM	\$363,153.00	\$183,693.00	\$455,786.04	\$536,169.30	\$398,139.00
X	11	Division 11-Equipment	LUMP SUM	\$243,601.00	\$269,405.00	\$352,970.94	\$345,260.11	\$330,532.00
X	12	Division 12-Furnishings	LUMP SUM	\$32,781.00	\$0.00	\$34,909.53	\$35,221.44	\$53,256.00
X	13	Division 13-Special Construction	LUMP SUM	\$0.00	\$5,745,137.00	\$0.00	\$0.00	\$0.00
X	14	Division 14-Conveying Systems	LUMP SUM	\$393,793.00	\$369,210.00	\$374,145.90	\$343,959.42	\$330,991.00
X	15	Division 21-Fire Suppression	LUMP SUM	\$631,868.00	\$501,058.00	\$574,432.22	\$681,393.70	\$369,372.00
X	16	Division 22-Plumbing	LUMP SUM	\$682,448.00	\$634,813.00	\$645,169.91	\$704,425.86	\$694,533.00
X	17	Division 23-Heating, Ventilating and Air Conditioning	LUMP SUM	\$444,897.00	\$492,273.00	\$445,212.11	\$298,861.76	\$460,978.00
X	18	Division 26-Electrical	LUMP SUM	\$1,551,719.00	\$1,570,861.00	\$1,547,215.85	\$1,607,729.00	\$1,561,729.00
X	19	Division 28-Electronic Safety and Security	LUMP SUM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
X	20	Division 31-Earthwork	LUMP SUM	\$2,240,948.00	\$3,363,439.00	\$3,638,748.93	\$3,250,530.01	\$2,948,804.00
X	21	Division 32-Exterior Improvements	LUMP SUM	\$285,887.00	\$98,521.00	\$78,354.70	\$80,618.90	\$96,934.00
X	22	Division 33-Utilities	LUMP SUM	\$504,270.00	\$0.00	\$213,951.25	\$0.00	\$0.00
Base Bid Total				\$18,488,466.00	\$18,830,155.00	\$19,295,807.65	\$19,708,036.58	\$18,547,000.00

Base Bid and Contingency				Creative Contractors, Inc.	JE Dunn Construction Comp	Kokolakis Contracting	MANHATTAN CONSTRUCTION COMPANY LLC	Roy Anderson Corp
Selected	Line Item	Description	Unit of Measure	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM
	1	Base Bid: Single-Prime (All Trades)	LUMP SUM	\$18,488,465.00	\$18,830,155.00	\$19,295,807.65	\$19,708,036.58	\$18,547,000.00
X	2	Owners Contingency Allowance (3% of Base Bid)	LUMP SUM	\$554,653.96	\$564,904.65	\$578,874.23	\$591,241.10	\$556,410.00
Grand Total				\$19,043,118.96	\$19,395,059.65	\$19,874,681.88	\$20,299,277.68	\$19,103,410.00

3% Contingency was incorrectly subtracted from base bid of \$19,708,036.58 making the base bid \$19,134,016.09 making the base bid incorrect and then making the rest of the totals incorrect.

3% Contingency should have been added to base bid of \$19,708,036.58 making the grand total \$20,299,277.68

Compliance with Anti-Human Trafficking Laws

Pursuant to Section 787.06 (13), Florida Statutes, this form must be completed by an officer or representative of a non-governmental entity when a contract is executed, renewed, or extended between the non-governmental entity and the City of Clearwater.

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury that:

Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

The undersigned is authorized to execute this form on behalf of Entity.

Date: July 28, 2025

Signed: 

Entity: Creative Contractors, Inc.

Name: Joshua Bomstein

Title: CEO & President

SCRUTINIZED COMPANIES FORMS

**SCRUTINIZED COMPANIES AND BUSINESS OPERATIONS WITH
CUBA AND SYRIA CERTIFICATION FORM**

**IF YOUR BID/PROPOSAL IS \$1,000,000 OR MORE, THIS FORM MUST BE COMPLETED AND
SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY
DEEM YOUR SUBMITTAL NONRESPONSIVE.**

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaging in business operations in Cuba and Syria; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria; and
3. Business Operations means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria.

Joshua Bomstein
Authorized Signature

Joshua Bomstein
Printed Name

CEO & President
Title

Creative Contractors, Inc.
Name of Entity/Corporation

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on, this 28th day of July, 2025, by Joshua Bomstein (name of person whose signature is being notarized) as the CEO & President (title) of Creative Contractors, Inc. (name of corporation/entity), personally known x, or produced _____ (type of identification) as identification, and who did/did not take an oath.

Robert J. Eggmann
Notary Public

Printed Name

My Commission Expires: _____
NOTARY SEAL ABOVE



SCRUTINIZED COMPANIES FORMS

SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST CERTIFICATION FORM

**THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL.
FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL
NONRESPONSIVE.**

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
3. "Boycott Israel" or "boycott of Israel" means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. A statement by a company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered as evidence that a company is participating in a boycott of Israel; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel.

Joshua Bomstein
Authorized Signature

Joshua Bomstein
Printed Name

CEO & President
Title

Creative Contractors, Inc.
Name of Entity/Corporation

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization on, this 28th day of July, 2025, by Joshua Bomstein (name of person whose signature is being notarized) as the CEO & President (title) of Creative Contractors, Inc. (name of corporation/entity), personally known x, or produced _____ (type of identification) as identification, and who did/did not take an oath.

Robert J. Eggmann
Notary Public

Printed Name

My Commission Expires: _____
NOTARY SEAL ABOVE

