

City of Clearwater

Procurement

Jay Ravins, Department Director 100 South Myrtle Avenue, Clearwater, FL 33756

[NICHOLS CONTRACTING, INC.] RESPONSE DOCUMENT REPORT

RFP No. 28-25

Elevator Repair and/or Replacement

RESPONSE DEADLINE: June 18, 2025 at 10:00 am Report Generated: Tuesday, June 24, 2025

Nichols Contracting, Inc. Response

CONTACT INFORMATION

Company:

Nichols Contracting, Inc.

Email:

sales@nicholscontracting.com

Contact:

John Calantonio

Address:

9190 Red Branch Rd Suite 200 Columbia, MD 21045

Phone:

(301) 921-6133

Website:

www.NicholsContracting.com

Submission Date:

Jun 18, 2025 12:10 AM (Eastern Time)

Elevator Repair and/or Replacement

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Exceptions*

Proposers shall indicate any and all exceptions taken to the provisions or specifications in this solicitation document. Exceptions that surface elsewhere and that do not also appear under this section shall be considered invalid and void and of no contractual significance.

Do you have any exceptions to the provisions or specifications?

No

2. Additional Materials*

Have you included any additional materials?

Yes

DESCRIPTION OF ADDITIONAL MATERIALS*

Provide a brief description of the additional materials included.

Bonding Letter, Additional Elevator Labor Rates (For Reference). Both included in our Proposal Submission.

3. Certified Business*

Are you a Certified Small Business or a Certified Minority, Woman or Disadvantaged Business Enterprise?

No

4. Vendor Certification*

By submitting this response, the Vendor hereby certifies that:

- A. It is under no legal prohibition on contracting with the City of Clearwater.
- B. It has read, understands, and is in compliance with the specifications, terms and conditions stated herein, as well as its attachments, and any referenced documents.
- C. It has no known, undisclosed conflicts of interest.
- D. The prices offered were independently developed without consultation or collusion with any of the other vendors or potential vendors or any other anti-competitive practices.
- E. No offer of gifts, payments or other consideration were made to any City employee, officer, elected official, or consultant who has or may have had a role in the procurement process for the commodities or services covered by this contract. The Vendor has not influenced or attempted to influence any City employee, officer, elected official, or consultant in connection with the award of this contract.
- F. It understands the City may copy all parts of this response, including without limitation any documents or materials copyrighted by the Vendor, for internal use in evaluating respondent's offer, or in response to a public records request under Florida's public records law (F.S. Chapter 119) or other applicable law, subpoena, or other judicial process; provided that the City agrees not to change or delete any copyright or proprietary notices.
- G. It hereby warrants to the City that the Vendor and its subcontractors will comply with, and are contractually obligated to comply with, all federal, state, and local laws, rules, regulations, and executive orders.
- H. It certifies that Vendor is not presently debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or disqualified from participation in this matter from any federal, state, or local agency.
- I. It will provide the commodities or services specified in compliance with all federal, state, and local laws, rules, regulations, and executive orders if awarded by the City.
- J. It is current in all obligations due to the City.
- K. It will accept all terms and conditions as set forth in this solicitation if awarded by the City.

L. The signatory is an officer or duly authorized representative of the Vendor with full power and authority to submit binding offers and enter into contracts for the commodities or services as specified herein.

Confirmed

5. E-Verify System Certification*

PER FLORIDA STATUTE 448.095, CONTRACTORS AND SUBCONTRACTORS MUST REGISTER WITH AND USE THE E-VERIFY SYSTEM TO VERIFY THE WORK AUTHORIZATION STATUS OF ALL NEWLY HIRED EMPLOYEES.

The affiant, by virtue of confirming below, certifies that:

- A. The Contractor and its Subcontractors are aware of the requirements of Florida Statute 448.095.
- B. The Contractor and its Subcontractors are registered with and using the E-Verify system to verify the work authorization status of newly hired employees.
- C. The Contractor will not enter into a contract with any Subcontractor unless each party to the contract registers with and uses the E-Verify system.
- D. The Subcontractor will provide the Contractor with an affidavit stating that the Subcontractor does not employ, contract with, or subcontract with unauthorized alien.
- E. The Contractor must maintain a copy of such affidavit.
- F. The City may terminate this Contract on the good faith belief that the Contractor or its Subcontractors knowingly violated Florida Statutes 448.09(1) or 448.095(2)(c).
- G. If this Contract is terminated pursuant to Florida Statute 448.095(2)(c), the Contractor may not be awarded a public contract for at least 1 year after the date on which this Contract was terminated.
- H. The Contractor is liable for any additional cost incurred by the City as a result of the termination of this Contract.

Confirmed

6. Vendor's Proposal*

Upload a copy of your proposal with the information requested as detailed in the solicitation titled 28-25 Elevator Repair and/or Replacement.

RFP_28-25_-_City_of_Clearwater_Elevator_Repair_Replacement_Proposal_-_NCI.pdf

7. Contractor Licensing *

Upload of copy of registration with Bureau of Elevator Safety and any other business licenses.

Elevator_Licensing.pdf

8. Staff Certifications/Licensing *

Upload any staff State-issued certifications and/or licenses.

 $Staff_and_Business_Licenses_-_NCI.pdf$

9. Scrutinized Company Certification*

Please download the below documents, complete, and upload.

• SCRUTINIZED COMPANIES AND B...

Scrutinized_Company_Certification.pdf

10. Compliance with Anti-Human Trafficking Laws*

Please download the below documents, complete, and upload.

• Compliance with 787.06 form...

Human_Trafficking_Affidavit.pdf

11. W-9*

Upload your current W-9 form. (available at

https://www.irs.gov/pub/irs-pdf/fw9.pdf)

NCI_W9.pdf

PRICE TABLES

PRICING SHEET

Line Item	Description	Unit of Measure	Repair/Refurbish	Full Modification
1	Clearwater Fire Station #44	Each	\$0.00	\$263,867.00
2	Clearwater Police Beach Substation	Each	\$0.00	\$269,000.00
3	Clearwater Fire Station #46	Each	\$0.00	\$118,000.00
4	Seminole Boat Ramp	Each	\$221,000.00	\$286,000.00
5	Marshall Street Wastewater Plant	Each	\$95,000.00	\$184,000.00
6	Florida Department of Transportation (FDOT)	Each	\$0.00	\$323,000.00

ADDITIONAL SERVICES

Disregard Markup (%) under Line 1, Per Hour

Line Item	Description	Unit of Measure	Unit Cost	Markup (%)
1	Standard Hourly Rates (M-F 8:00am – 5:00pm)	Per Hour	\$276.00	0%
2	Parts markup as a percentage (%)	Cost +	N/A	15%





NICHOLS CONTRACTING, INC.

260 Business Park Way
Royal Palm Beach, FL 33411
301-924-5258
Tyler Nichols, Vice President
sales@nicholscontracting.com



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LETTER OF TRANSMITTAL





June 18, 2025

Lori Vogel CPPB Procurement Manager City of Clearwater PO Box 4748 33758-4748 Clearwater FL 33758-4748

Subject:

Proposal for Elevator Repair and/or Replacement, RFP No. 28-25

Dear Ms. Vogel:

Nichols Contracting, Inc. (NCI) is pleased to submit our proposal for the Elevator Repair and/or Replacement services in response to RFP No. 28-25 issued by the City of Clearwater. We appreciate the opportunity to offer our expertise for this important project and are confident in our ability to deliver exceptional results aligned with the City's needs.

A. Understanding of the Work to Be Performed.

We understand that the City of Clearwater is seeking a qualified contractor to assess, repair, and/or replace six elevators that sustained damage during Hurricanes Helene and Milton. The scope of work includes detailed inspections, repair or replacement of elevator systems, integration of safety and electrical components in accordance with ASME A17.1 and ADA standards, and execution of services with minimal disruption to ongoing City operations. Our team has successfully **completed over 10,000 elevator modernization projects** - many within occupied, public-sector facilities—ensuring we are well-versed in executing technically complex, code-compliant solutions under operational constraints.

B. Commitment to Timely Performance

NCI is fully committed to completing the project within the time period specified in the RFP. We will adhere to the proposed project milestones and coordinate closely with the City to ensure smooth and timely execution of all tasks. Our proven project management approach includes strategic phasing, detailed scheduling, and proactive stakeholder communication, all of which ensure that project goals are met on time and to the highest standards.

C. Key Contacts and Project Personnel

The following individuals will serve as the primary contacts and project leaders for the duration of the project:

Tyler Nichols, Vice President – Executive Oversight

Phone: (301) 924-5258

Email: sales@nicholscontracting.com

James Clark, Senior Project Manager – Day-to-Day Project Management

With over 23 years of experience, Mr. Clark specializes in elevator modernization for public and secure facilities, ensuring code compliance and successful delivery in occupied buildings.

Drew Newcomer, Senior Superintendent – Field Operations

Mr. Newcomer brings 18 years of experience in interior and modernization construction within occupied environments, with a focus on site safety, quality, and public access management.



We look forward to the opportunity to serve the City of Clearwater and apply our specialized expertise to this critical infrastructure initiative. Please do not hesitate to contact us should you need further clarification or additional information.

Sincerely,

Tyler Nichols Vice President

260 Business Park Way Royal Palm Beach, FL 33411 Phone: 301-924-5258

Email: sales@nicholscontracting.com

EXPERIENCE AND
QUALIFICATIONS OF
FIRM AND PERSONNEL;
REFERENCES



TAB 2 - Experience and Qualifications of Firm and Personnel; References

A. Relevant Experience and Qualifications of Nichols Contracting, Inc. (NCI)

Years in Business

Nichols Contracting, Inc. (NCI) is a **full-service general contractor** with over 34 years of proven experience delivering high-quality, technically complex construction solutions with a core specialization in **elevator modernization and life safety system upgrades**. Founded in 1991 by Fred Nichols, the company was built to meet the emerging demands of **accessibility, safety compliance**, **and modernization of aging building systems** - an expertise that has positioned NCI as a trusted partner to **federal**, **state**, **municipal**, **and private-sector clients** throughout the Mid-Atlantic and Southeastern United States. NCI is a licensed general contractor in both Florida and Maryland, with a dedicated Florida division located in Royal Palm Beach to specifically support elevator and life safety projects throughout the state.

Relevant Experience in Elevator Repair, Modernization, and Replacement

NCI has **completed over 10,000 elevator modernization projects s**ince 1991, many within occupied, operational, and secure facilities, including city halls, federal courthouses, universities, hospitals, and police headquarters. Our turnkey services include:

- Full elevator system replacement and modernization including hydraulic to traction conversions (MRL systems)
- Phased construction to minimize operational disruptions in public facilities
- Integration with mechanical, electrical, plumbing (MEP), and fire safety systems
- ADA and ASME A17.3-2015 upgrades to ensure accessibility and code compliance
- Architectural refinishing and cab upgrades to restore aesthetics in public-facing environments.

Our Florida division was established specifically to support elevator and life safety modernization projects across the state. As such, we bring not only the national expertise of a long-standing specialty contractor, but also **local capacity, resources, and vendor relationships** to ensure successful execution in Clearwater.





Relevant Project Experience

The following recent projects, completed within the last five years, showcase our relevant capabilities. Supporting fact sheets and Past Performance Questionnaires are provided in the next section..

Thurgood Marshall Federal Judiciary Building Elevators – Washington, DC

- Modernization of 18 elevators (traction and hydraulic)
- Full MEP, fire protection, and emergency power upgrades
- Phased construction in a fully occupied building supporting the Supreme Court of the United States
- Custom equipment logistics, high-level coordination with multiple federal stakeholders, and zero occupant disruption
- Performed under high security and operational constraints

USDA APHIS Headquarters Elevators - Riverdale, MD

- Design-build modernization of 6 traction elevators
- Comprehensive MEP, HVAC, and fire alarm upgrades
- Project completed ahead of schedule via early equipment release and strategic phasing in East and West towers
- Occupied secure building with sensitive federal operations

Baltimore City Police Headquarters Elevators - Baltimore, MD

- Modernization of 5 overhead traction elevators
- Emergency power and sprinkler system upgrades
- Executed within a fully functioning law enforcement facility
- Work was phased and conducted with zero disruption to critical city operations

National Gallery of Art West Building Elevators – Washington, DC

- Modernization of 3 historic traction elevators
- Custom barricading and museum-grade protections for priceless artwork
- Work conducted off-hours and in phases to allow public access and uninterrupted operation
- Integration of modern systems into a historically sensitive structure

MSHA Elevator SHA 211 Building - Baltimore, MD

- Modernization of one (1) 4-Stop hydraulic elevator
- New controls, power drive, oil cooler, jack/cylinder, buffers, firefighter's control, and roller guides
- Replacement of door operators, entrance sill, car & hoistway doors, tracks/hangers, and closers/rollers
- Refurbishment of cab platform, sling, guide rails, entrance sill, and pit ladder
- Building was fully occupied by the Administration throughout

In addition, below are several of our Florida division's recent elevator modernization projects:

Sarasota Airport Life Safety Upgrades - Sarasota, FL

- Enhance the existing life safety infrastructure within an operational airport
- Elevator upgrades were a key component of the improvements
- Additional systems upgraded included fire alarm systems, sprinkler systems,



DELIVERING EXCELLENCE IN CONSTRUCTION SINCE 1991

At Nichols Contracting, Inc., we take pride in being a trusted partner for commercial, institutional, and government projects across the Mid-Atlantic and Southeastern regions.

As an experienced general contractor and specialist in life safety systems, we bring a solutions-driven approach to elevator replacement and modernization projects, ensuring efficiency, quality, and safety at every stage. Our Master Builder philosophy means we take full accountability, leveraging expertise, innovation, and value engineering to deliver cost-effective, high-quality results.

With a team of over 170 dedicated professionals, we collaborate closely with clients, employees, and stakeholders to overcome challenges, streamline execution, and exceed expectations.

Nichols Contracting – Your Trusted Partner in Building a Stronger Future.





mechanical, electrical, and plumbing (MEP) components

- Scope also involved general construction work, drywall installation, flooring and other related trades'
- All work was completed without disrupting airport operations, ensuring full functionality and occupancy throughout the project

Dolphin Parking Garage at Miami Airport - Miami, FL

- Upgrade existing life safety systems including elevators, fire alarm systems, sprinkler systems, mechanical systems, electrical systems, and plumbing systems
- Additional construction activities included general construction, drywall work, flooring, and other associated trades
- All work was successfully completed within an occupied and operational airport environment, ensuring no disruption to daily activities.

1732 Meridian Avenue - Miami Beach, FL

- Modernization of existing life safety infrastructure including elevators, architectural finishes, fire alarm systems, sprinkler systems, mechanical systems, electrical and plumbing systems
- Additional construction included general construction, drywall, flooring, and other supporting trades



 All work was completed while the building remained fully operational and occupied, with minimal disruption to residents

Le Club International Condominiums - Fort Lauderdale, FL

- Modernization of four (4) 15-stop elevators
- Work included upgrades to life safety, HVAC, sprinkler, electrical and fire alarm systems
- Architectural renovations were integrated as part of the elevator modernization effort

These projects demonstrate NCI's ability to manage large-scale, code-driven elevator modernizations with precision, minimal disruption, and high client satisfaction.

Licensing and Certifications

NCI holds valid and current licenses as required for general contracting and specialty trades:

- State of Florida General Contractor License (CGC1522915) valid through August 31, 2026
- State of Florida Electrical Contractor License (EC13008411) and Class B Air Conditioning License (CAC058014)
- State of Maryland Construction License (13341956) valid through April 30, 2026
- Certified Elevator Technician License (Subcontractor)

Key personnel, including superintendents and project managers, hold:

- OSHA 30-Hour Construction Safety Certification
- USACE CQM (Construction Quality Management) Certification
- CPR, First Aid, Fall Protection, and Firestopping Certifications

Knowledge of Relevant Codes and Standards

NCI maintains a deep working knowledge of elevator and life safety codes, including:

- ASME A17.1 (Safety Code for Elevators and Escalators)
- ASME A17.3-2015 (Existing Elevators)
- ADA Accessibility Guidelines
- Local and state building codes including Florida Chapter 399
- NFPA 72 Fire Alarm Code
- NEC for electrical safety in elevator installations

The firm integrates this knowledge into each phase of design, construction, inspection, and commissioning, ensuring all systems are code-compliant and future-ready.

Conclusion

With over three decades of proven success, a portfolio of complex public-sector elevator modernizations, and a team of certified professionals, Nichols Contracting is uniquely qualified to perform the elevator repair and/or replacement work for the City of Clearwater. Their comprehensive understanding of life safety, MEP integration, and elevator modernization in occupied environments distinguishes them as a reliable and experienced partner for these critical infrastructure projects.



THURGOOD MARSHALL JUDICIARY BUILDING ELEVATOR REPLACEMENT WASHINGTON, DC

Scope Overview

Nichols Contracting partnered with the Architect of the Capitol (AOC) to complete an extensive Elevator Controller Replacement Project at the Thurgood Marshall Federal Judiciary Building in Washington, DC-an occupied, secure government facility serving high-profile tenants including the Supreme Court of the United States, the Administrative Office of the U.S. Courts, and the Federal Judicial Center.

The project encompassed the modernization of 18 elevators:

- 12 traction passenger elevators
- 1 traction freight elevator
- 5 hydraulic elevators servicing the parking garage

The scope included full replacement of elevator machines, controllers, hoistway equipment, cab finishes, and the installation of a master elevator management system for centralized monitoring. Supporting work covered MEP system upgrades, including:

- Emergency power improvements (transfer switches, panels, lighting, feeder wiring)
- HVAC system replacements for each machine room
- New sump pumps and drainage in elevator pits
- Integration of mechanical systems into the building's BAS
- Fire protection enhancements, including alarm system modifications and commissioning

The work also required structural and architectural modifications to facilitate equipment access. Nichols developed a delegated design with its partner firm to address equipment rigging logistics, steel stair modifications, and MEP design refinements.

Due to the building's sensitive operations, the project followed an expedited, three-phase schedule:

- Phase 1: Seven elevators (six traction, one freight)
- Phase 2: Eight elevators (six traction, two hydraulic)
- Phase 3: One hydraulic elevator serving retired Supreme Court Justices

Nichols planned all activities with zero disruption to occupants, adjusting work schedules around critical events such as judicial conferences and Supreme Court proceedings. Construction activities were halted during such periods, and work in sensitive areas was scheduled off-hours to minimize visibility and impact.

Security was paramount; logistics, deliveries, and outages were











tightly coordinated with AOC teams through weekly planning calls, with detailed controls around access, rigging, and delivery routes. Nichols also constructed custom barricades matching existing lobby finishes to discreetly enclose work zones.

Nichols self-performed much of the critical work including demolition, barricade construction, and MEP scope - allowing for tighter control over schedule, quality, and labor allocation. The firm used pre-fabrication to reduce critical outage durations, including a complex 16-hour replacement of an automatic transfer switch that was originally forecasted for 36 hours.

All systems were pre-tested before inspections, ensuring seamless progression through each project phase. Fire alarm commissioning, electrical shutdowns, and mechanical tie-ins were all executed during coordinated off-hours.

Nichols delivered the project on time and to the full satisfaction of the AOC, providing 18 fully modernized elevators that now support the operational reliability and security of one of the federal judiciary's most important facilities.

Project Relevancy

Nichols Contracting's successful completion of the Thurgood Marshall Federal Judiciary Building (TMFJB) Elevator Modernization Project demonstrates our capability to manage complex elevator upgrades in occupied, high-security government facilities. This experience is directly applicable to the City of Clearwater's Elevator Repair and/or Replacement project, which involves similar challenges in ensuring minimal disruption to daily operations.

Key Parallels Between TMFJB and Clearwater Projects:

- Occupied Facility Operations: At TMFJB, we meticulously planned construction activities to avoid interference
 with sensitive operations of federal agencies, including the Supreme Court. Similarly, Clearwater's municipal
 buildings require uninterrupted functionality during elevator upgrades, a challenge we are well-equipped to
 handle.
- Comprehensive Modernization Scope: The TMFJB project involved the modernization of 18 elevators, encompassing traction and hydraulic systems, along with extensive MEP upgrades such as emergency power enhancements, HVAC replacements, and fire protection improvements. This mirrors the multifaceted scope anticipated in Clearwater's project, where integrated system upgrades are essential.
- Phased Implementation Strategy: We executed the TMFJB project in a three-phase schedule, allowing for continuous building operation and tenant access. This phased approach is directly applicable to Clearwater's multi-location project, facilitating systematic upgrades without compromising building accessibility.
- Security and Access Coordination: Given TMFJB's high-security environment, we established stringent
 protocols for logistics, deliveries, and work area access. Clearwater's public facilities, while differing in
 security level, still demand careful coordination to ensure safety and minimal disruption to the public and
 staff.
- Customized Solutions and Aesthetics: At TMFJB, we designed and installed custom barricades that matched
 existing lobby finishes, maintaining the building's aesthetic integrity during construction. This attention to
 detail is crucial for Clearwater's public-facing buildings, where maintaining a professional appearance is
 important.

Conclusion

Our experience with the TMFJB project demonstrates Nichols Contracting's proficiency in delivering complex elevator modernization projects within occupied, operational facilities. The strategies and solutions implemented at TMFJB provide a proven framework that we can adapt to meet the specific needs of the City of Clearwater, ensuring a seamless, efficient, and minimally disruptive elevator repair and replacement process.





PROJECT DATA

PROJECT ADDRESS: 1 Columbus Circle Northeast, Washington, DC 20002

OWNER'S NAME: Architect of the Capitol (AOC)

CONTACT: Elias Makaya, Contract Representative, COR

PHONE #: 202-227-7238

Elias.makaya@aoc.gov

MAILING ADDRESS: 25 E Street, SE, Washington, DC 20003

CONTRACT AMOUNT: \$11,283,536.00

COMPLETION DATE: 2/15/2021

DELIVERY METHOD: Design-Bid-Build, Firm Fixed Price



USDA APHIS MODERNIZATION OF ELEVATORS 1 - 6RIVERDALE, MD

Scope Overview

Nichols Contracting partnered with the General Services Administration (GSA) to successfully deliver a Design-Build Elevator Modernization Project at the USDA Animal and Plant Health Inspection Service (APHIS) Building in Riverdale, Maryland. Performed in a fully occupied and secure facility, the project included:

- Modernization of six (6) traction elevators
 - o Four (4) passenger elevators
 - o Two (2) freight elevators
- Upgrades to mechanical, electrical, and plumbing (MEP) systems
- Enhancements to fire protection and emergency power infrastructure
- Architectural improvements, including lobby modifications and discreet work zone barricades

Key MEP scope included VRF HVAC replacements, electrical upgrades (new feeders, transfer switches, branch circuits, and lighting), and permanent equipment access hatches to support long-term maintenance efficiency.

To avoid disrupting critical federal operations, all design surveys, commissioning, and major construction activities were conducted after hours. The project was phased between East and West towers, ensuring at least one elevator remained operational in each area. Work was also temporarily suspended during USDA-hosted conferences to maintain operational continuity.

Nichols' design-build delivery model allowed elevator equipment to be released for procurement concurrently with design, accelerating the schedule and saving over five months. Coordination with the architectural team ensured that barricades matched existing lobby finishes while maintaining tenant access and aesthetics.

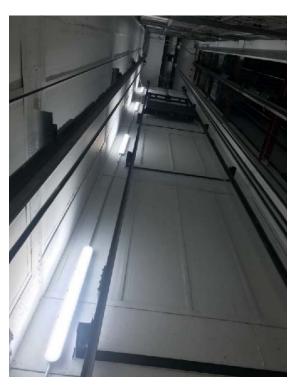
Each elevator received new machines, controllers, hoistway equipment, and cab finishes. Nichols also implemented the LiftNet remote monitoring system, enabling real-time performance tracking and remote diagnostics for facility and maintenance teams.

In collaboration with the design partner, Nichols developed and delivered a comprehensive MEP and elevator design package that met GSA, USDA, and tenant standards. The commissioning process, including fire alarm and emergency power testing, was closely managed and executed during off-hours to avoid tenant disruption.

A significant portion of the MEP and architectural work was self-









performed by Nichols, ensuring control over quality, schedule, and sequencing. The project was **completed five (5) months ahead of schedule** and in full compliance with all government sustainability and environmental regulations, exceeding client expectations.

Project Relevancy

Nichols Contracting's completion of the USDA APHIS Elevator Modernization in Riverdale, MD, directly parallels the City of Clearwater's elevator repair and replacement project:

- Occupied Facility Execution: Work was conducted in a fully operational federal building, with construction
 activities scheduled during off-hours to minimize disruption mirroring the need for uninterrupted services
 in Clearwater's municipal buildings.
- Comprehensive Modernization: The project encompassed the overhaul of six traction elevators, MEP system upgrades, fire protection enhancements, and architectural improvements, aligning with the multifaceted scope anticipated in Clearwater's initiative.
- Phased Implementation: Nichols employed a phased approach, ensuring at least one elevator remained operational in each tower, a strategy applicable to Clearwater's multi-location project to maintain accessibility during upgrades.
- **Design-Build Efficiency:** Leveraging a design-build model facilitated concurrent design and procurement processes, expediting the schedule a benefit for Clearwater's timeline objectives.
- **Aesthetic Integration:** Custom barricades matching existing lobby finishes were utilized to maintain the building's aesthetic integrity, a consideration important for Clearwater's public-facing facilities.

This project exemplifies Nichols Contracting's capability to deliver complex elevator modernization projects within occupied, operational facilities, ensuring safety, efficiency, and minimal disruption - key requirements for the City of Clearwater's elevator repair and replacement project.

PROJECT DATA

PROJECT ADDRESS: 4700 River Rd, Riverdale, MD 20737

OWNER'S NAME: General Services Administration (GSA)

CONTACT: Rufus Frazier, Project Manager

PHONE #: 202-213-5606

EMAIL: Rufus.frazier@gsa.gov

MAILING ADDRESS: 301 7th Street, Washington DC 20407

CONTRACT AMOUNT: \$2,930,742.00

COMPLETION DATE: 11/09/19

DELIVERY METHOD: Design-Build, Firm Fixed Price



BALTIMORE CITY POLICE HEADQUARTERS ELEVATOR MODERNIZATIONS BALTIMORE, MD

Scope Overview

Nichols Contracting partnered with the Baltimore City Department of General Services (DGS) to complete a comprehensive elevator modernization project at the Baltimore City Police Headquarters, an occupied and secure public facility serving as the central hub for law enforcement operations.

The project scope included:

- Modernization of five (5) overhead traction elevators
 - o Four (4) passenger elevators
 - o One (1) freight elevator
- Replacement and upgrades to associated MEP systems, including:
 - o New HVAC systems for elevator machine rooms
 - o Electrical upgrades such as disconnect switches, transfer switches, distribution wiring, and lighting
 - o New sump pumps in elevator pits
 - o Fire alarm modifications and sprinkler coverage adjustments to meet code
- Demolition and architectural modifications, including cutting and patching in lobby areas for new elevator hall fixtures and full elevator cab renovations
- Emergency power system upgrades
- Fire protection system improvements

Nichols worked closely with design partner Henry Adams LLC to ensure all systems and equipment were installed in full compliance with local, state, and end-user requirements.

Given the building's critical public safety function and ongoing occupancy, the project required detailed planning and phasing. The work was divided into four phases, with no more than one or two elevators out of service at any time to maintain building functionality. Temporary protection and secure logistics routes were implemented for equipment transport and installation to minimize disruption and safeguard sensitive operations.

A significant portion of the work was self-performed by Nichols, allowing for greater schedule control and early completion of key milestones.

Project Relevancy

Nichols Contracting's modernization of five elevators at the Baltimore City Police Headquarters - a secure, continuously occupied public safety facility - demonstrates our ability to execute complex elevator











upgrades without disrupting critical operations. This experience is directly applicable to Clearwater's elevator repair and replacement project, which involves similar challenges in maintaining building functionality during phased construction.

Key relevance includes:

- Occupied Facility Execution: Work was conducted in a fully operational law enforcement building, with construction activities carefully phased to ensure at least three elevators remained operational at all times.
- Comprehensive Modernization: The project encompassed the overhaul of five overhead traction elevators, MEP system upgrades (including HVAC, electrical, and fire protection systems), and architectural improvements aligning with the multifaceted scope anticipated in Clearwater's initiative.
- Phased Implementation: Nichols employed a four-phase approach, minimizing disruption to building occupants - a strategy applicable to Clearwater's multi-location project to maintain accessibility during upgrades.
- Design Collaboration: Close coordination with design partners ensured compliance with all local, state, and end-user requirements, a practice that will be mirrored in Clearwater's project to meet specific regulatory standards.

This project exemplifies Nichols Contracting's capability to deliver complex elevator modernization projects within occupied, operational facilities, ensuring safety, efficiency, and minimal disruption - key requirements for the City of Clearwater's elevator repair and replacement project.

PROJECT DATA

PROJECT ADDRESS: 601 E. Fayette Street, Baltimore, MD 21201

OWNER'S NAME: Baltimore City Department of General Services

CONTACT: Christopher Hepler, Construction Project Supervisor

PHONE #: 410-396-3678

EMAIL: christopher.hepler@baltimorecity.gov

MAILING ADDRESS: 200 Holliday Street, Baltimore, MD 21202

CONTRACT AMOUNT: \$3,057,742.00 **COMPLETION DATE:** 8/25/2021

DELIVERY METHOD: Design-Bid-Build, Firm Fixed Price



NATIONAL GALLERY OF ART WEST BUILDING ELEVATORS WASHINGTON, DC

Scope Overview

Nichols Contracting partnered with the National Gallery of Art (NGA) to deliver a Design-Build historic elevator modernization project at the NGA West Building in Washington, DC. The project was performed in a fully occupied, high-traffic public facility that houses one of the nation's most prestigious neoclassical art collections.

The scope included:

- Modernization of three (3) historic traction passenger elevators
- Upgrades to related mechanical, electrical, and plumbing (MEP) systems
- Demolition, abatement, and architectural renovations
- Enhancements to fire protection and emergency power systems

Key upgrades involved:

- Electrical work: New disconnect switches, transfer switches, lighting, and distribution wiring
- Mechanical systems: Elevator machine room HVAC replacements, sump pump installations, and BAS tie-ins
- Fire and life safety: Fire alarm system modifications and updated sprinkler coverage to meet code
- Architectural scope: Lobby-area barricades, elevator cab refurbishment, and finish upgrades to align with the historic character of the facility

To protect valuable art and maintain visitor access, custom barricades were constructed using materials that matched the building's finishes. Temporary protection plans ensured the safe transport of elevator equipment throughout sensitive museum areas. All intrusive work, including surveys, was conducted off hours, and construction was phased to keep two elevators operational at all times. The work proceeded in three phases, one elevator per phase, to minimize disruption.

Nichols self-performed most of the critical scope, including demolition, MEP work, and architectural modifications, enabling tight control over quality, labor, and schedule. The project was executed in full compliance with federal standards, NGA requirements, and government sustainability regulations.

In close coordination with our design team, Nichols delivered a comprehensive MEP and elevator modernization package, preserving the building's architectural integrity while bringing essential infrastructure up to modern standards.











Project Relevancy

Nichols Contracting's modernization of historic elevators at the National Gallery of Art (NGA) West Building in Washington, D.C., showcases our ability to execute complex elevator projects within occupied, high-traffic public facilities. This experience is directly relevant to Clearwater's elevator repair and replacement project, which involves similar challenges in maintaining building functionality during phased construction.

Key relevant features include:

- Occupied Facility Execution: Work was conducted in a fully operational museum, with construction activities carefully phased to ensure minimal disruption to visitors and staff.
- Comprehensive Modernization: The project encompassed the overhaul of three historic traction elevators, MEP system upgrades (including HVAC, electrical, and fire protection systems), and architectural improvements aligning with the multifaceted scope anticipated in Clearwater's initiative.
- Phased Implementation: Nichols employed a three-phase approach, minimizing disruption to building occupants - a strategy applicable to Clearwater's multi-location project to maintain accessibility during upgrades.
- Design Collaboration: Close coordination with design partners ensured compliance with all local, state, and end-user requirements, a practice that will be mirrored in Clearwater's project to meet specific regulatory standards.

This project exemplifies Nichols Contracting's capability to deliver complex elevator modernization projects within occupied, operational facilities, ensuring safety, efficiency, and minimal disruption - key requirements for the City of Clearwater's elevator repair and replacement project.

PROJECT DATA

PROJECT ADDRESS: 6th Street and Constitution Avenue NW, Washington DC

OWNER'S NAME: National Gallery of Art (NGA)

CONTACT: Wade Brightwell, Facilities Engineering Department

PHONE #: 202-631-2333

EMAIL: w-brightwell@nga.gov

MAILING ADDRESS: Constitution Avenue, NW, Washington, DC

CONTRACT AMOUNT: \$3,008,000.00

COMPLETION DATE: 7/01/2022

DELIVERY METHOD: Design-Build, Firm Fixed Price



MSHA ELEVATOR SHA 211 BUILDING BALTIMORE, MD

Scope Overview

Nichols Contracting undertook a comprehensive modernization of the hydraulic passenger elevator (PE4) at the Maryland Department of Transportation State Highway Administration (MDOT SHA) Headquarters, located at 211 E. Madison Street in Baltimore. The project was executed while the building remained fully occupied, necessitating meticulous planning to ensure minimal disruption to daily operations.

The scope of work included:

- Elevator Replacement: Complete replacement of one hydraulic passenger elevator serving four stops.
- Equipment Upgrades: Installation of new controls, power drive, oil cooler, jack and cylinder, buffers, firefighter's control, scavenger pump, roller guides, door operator, entrance sill, car and hoistway doors, tracks, hangers, closers, and rollers.
- **Refurbishments:** Refurbishment of the cab platform and sling, guide rails, hoistway entrance sill, and pit ladder.



Nichols Contracting's successful modernization of the hydraulic passenger elevator at the MDOT SHA Headquarters in Baltimore is directly relevant to the City of Clearwater's current elevator repair and replacement initiative.

Relevant features include:

- Occupied Facility Execution: The project was completed while the building remained fully operational, demonstrating Nichols Contracting's ability to perform complex elevator upgrades without disrupting daily activities - a critical consideration for Clearwater's municipal facilities.
- Comprehensive Modernization: The scope included the replacement of major elevator components and refurbishment of existing structures, aligning with the multifaceted requirements of Clearwater's six elevators spread across various city buildings.
- Code Compliance and Safety: All work adhered to applicable codes and specifications, ensuring safety and reliability - standards that are paramount for public buildings in Clearwater.
- Experience with Public Sector Projects: Nichols Contracting's experience with government facilities, such as the MDOT SHA Headquarters, underscores their capability to navigate





the unique challenges associated with public sector projects, including stringent regulatory compliance and coordination with multiple stakeholders.

This project exemplifies Nichols Contracting's proficiency in delivering elevator modernization projects within occupied, operational facilities, ensuring safety, efficiency, and minimal disruption - key requirements for the City of Clearwater's elevator repair and replacement project.

PROJECT DATA

PROJECT ADDRESS: 211 E. Madison Street, Baltimore, MD 21202

OWNER'S NAME: MDOT State Highway Administration

CONTACT: Dan Keiser, Deputy Director, Vertical Construction

PHONE #: 443-422-1283

EMAIL: DKeiser@mdot.maryland.gov

MAILING ADDRESS: 7450 Traffic Drive, Hanover, MD 21076

CONTRACT AMOUNT: \$594,717.00 **COMPLETION DATE:** 1/012024

DELIVERY METHOD: Design-Bid-Build, Firm Fixed Price



B. Experience and Qualifications of Key Personnel

Proven Team, Proven Results

Nichols Contracting, Inc. (NCI) is proud to present a highly experienced and qualified project team for the City of Clearwater Elevator Repair and/or Replacement project. Our proposed personnel bring deep expertise in elevator modernization, life safety systems, and occupied public-sector construction. Each team member is fully committed to the duration of this project and has a strong track record of delivering complex, code-driven renovations on time, within budget, and with minimal disruption to building operations.

Project Staffing Structure and Assigned Roles

NCI's project team for this engagement will consist of:

Senior Project Manager – James Clark

Responsible for overall project execution, budget and schedule management, subcontractor oversight, and client coordination.

Senior Superintendent – Drew Newcomer

In charge of on-site operations, field quality assurance, and jobsite safety compliance.

Elevator Subcontractor – General Elevator

A trusted industry partner will perform elevator-specific work, including modernization and equipment installation, under NCI's direct supervision.

NCI's core project team is supported by in-house trade specialists, safety professionals, and administrative staff to ensure seamless delivery across all project phases.

Key Personnel Qualifications

James Clark - Senior Project Manager

James Clark brings extensive experience managing large-scale elevator modernization projects across Florida. Over the past 23 years, he has led numerous high-profile efforts involving design-build coordination, MEP integration, and elevator modernization for both public and private sector clients. Notable projects include:

- 28-Car Elevator Modernization at Walt Disney Dolphin Resort
- 12-Car Modernization at Walt Disney Swan Resort
- 16-Car Modernization at 100 North Tampa
- 3-Car Modernization at Orange County Correctional Facility
- Design-Build Elevator Modernization at GSA Golden Column Building (Ocala, FL)

James is **OSHA 30-certified** and is known for his deep knowledge of MEP systems, strict code adherence, and ability to manage high-profile, secure facility upgrades. He will oversee project scheduling, RFI/submittal processing, cost controls, and will lead coordination with the City and design teams. His leadership ensures transparency, compliance, and timely delivery.

Please refer to James' resume which is included in this section.

Drew Newcomer – Senior Superintendent

Drew Newcomer is a highly qualified superintendent with over 18 years experience in managing interior construction and modernization projects in occupied, public-facing environments in Florida. His career includes:

High-end corporate interiors (Amazon, Bain & Company, Perkins Coie)



- Complex tenant improvements in secure facilities
- Experience across scheduling, subcontractor coordination, site safety, and quality assurance

Drew holds multiple safety and trade certifications, including **OSHA 30 and USACE Quality Control Management.** In his role, Drew will lead day-to-day site activities, ensuring safe access, contractor coordination, and worksite cleanliness. He will also serve as the on-site Safety Officer and Quality Control Manager, conducting audits, facilitating toolbox talks, and ensuring all work meets quality standards and project specifications.

Please refer to Drew's resume which is provided in this section.

The Nichols Contracting team is fully equipped with the expertise, experience, and leadership required to execute the elevator repair and/or replacement projects efficiently and safely. By employing a proactive management approach and ensuring seamless coordination between all stakeholders, we are confident in our ability to deliver a high-quality outcome that meets the City of Clearwater's expectations.

Use of Subcontractors

NCI will partner with General Elevator - a firm with over a decade of proven experience.

To maintain high levels of quality and control, NCI will self-perform associated architectural, electrical, and fire alarm work as needed, utilizing its in-house trade teams and electricians.

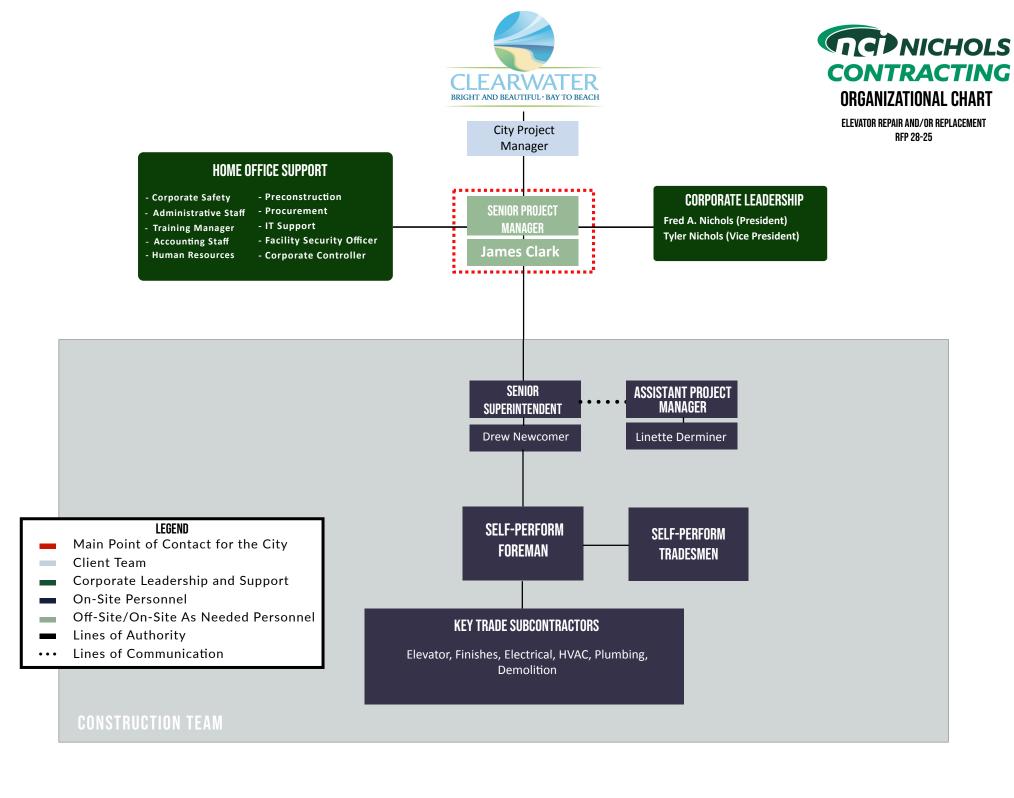
Why Nichols Contracting

Nichols Contracting stands apart with its Florida-based expertise, self-perform capability, and long-standing experience delivering elevator projects in occupied municipal buildings. Our team has consistently demonstrated:

- Precision execution of disruption-free construction
- Deep integration of MEP and vertical transportation systems
- Rigorous focus on safety, accessibility, and stakeholder communication
- Consistent delivery on time and within budget

Our leadership, field teams, and specialty subcontractors are aligned in their commitment to delivering the City of Clearwater's elevator modernization with excellence, efficiency, and integrity.





JAMES CLARK SENIOR PROJECT MANAGER

FIRM:

Nichols Contracting, Inc.

YEARS OF CONSTRUCTION EXPERIENCE:

23 years

TIME WITH NICHOLS:

9 years

EDUCATION:

University of Reading -Business; Reading, UK

Coventry University - Law; Coventry, UK

CERTIFICATIONS:

OSHA 30 Certified

James Clark is a highly experienced Senior Project Manager with a strong background in all aspects of construction management, specializing in elevator modernization and life safety projects. He brings expertise in schedule and budget development, contract administration, subcontractor coordination, and client/vendor communication. James is proficient in managing submittals, RFIs, and cost analysis while ensuring strict adherence to project specifications and regulatory codes. As an OSHA 30-certified professional, he oversees quality control processes including field inspections, testing, and documentation. He is known for effectively coordinating with architects, engineers, and field personnel to ensure proper staffing and timely project delivery. His leadership ensures that every project meets both technical standards and client expectations.

RELEVANT EXPERIENCE:

As Senior Project Manager with Nichols Contracting since November, 2016, James coordinates with subcontractors, vendors, clients, architect, and engineers to ensure on time project delivery. He coordinates and facilitates QA/QC operations and monitors for compliance of product to specifications and drawings. He works directly with the project manager, superintendent, and vendors to accurately and effectively produce a quality product.

GOLDEN COLLUMN FEDERAL BUILDING AND COURTHOUSE | OCALA, FL

Design-Build modernization of a one (1) car elevator for GSA Region 4.

WALT DISNEY SWAN RESORT | LAKE BUENA VISTA, FL

This project involved a twelve (12) car elevator modernization for KONE Americas.

WALT DISNEY DOLPHIN RESORT | LAKE BUENA VISTA, FL

This was an elevator modernization project involving twenty-eight (28) cars for KONE Americas.

100 NORTH TAMPA | TAMPA, FL

Design-Build sixteen (16) car elevator modernization for Thyssenkrupp Elevator Corporation.

ORANGE COUNTY CORRECTIONAL FACILITY | ORLANDO, FL

This project involved a three (3) car elevator modernization for Skyline Elevators.

PREVIOUS EXPERIENCE

International Accounts Manager, CWA Management, Orlando, FL 2015 - 2016

Operations Manager, Celebration Dental Group, Celebration, FL 2014 - 2015

Operations Manager, William Edwards Construction, Orlando, FL 2012 - 2014



JAMES CLARK SENIOR PROJECT MANAGER

Controlled on-site supervision, planned, and coordinated the complete construction process ensuring that client expectations were always met and where possible exceeded. Specifically undertook building remodels at multiple medical office buildings, residential, and commercial sites across Central Florida.

Contract/Project Manager, KONE, United Kingdom

2000 - 2012

KONE is a global leader in the elevator and escalator industry, with annual net sales of EUR 6.9 billion and more than 43,000 employees. Accountable for commercial, contractual, and financial duties of UK Process Lines representing \$450 million of KONE business.

- Project managed the Shard London Bridge, the biggest building in western Europe.
- Charged with an individual \$30 million portfolio within KONE UK for projects across Southern England, including Arsenal's Stadium.
- Facilitated relationships with quantity surveyors, construction managers, commercial managers, sales representatives, and business personnel from various principal contractor divisions on project to meet the project goals.
- Collaborated with client representatives to validate installation interface and CAD designs.
- Supervised and guided a staff of 18 employees to ensure accuracy of project profitability and contractual risk.
 Accountable for selecting, training, scheduling, and developing team.



DREW NEWCOMER

SENIOR SUPERINTENDENT

FIRM:

Nichols Contracting, Inc.

YEARS OF CONSTRUCTION EXPERIENCE:

18 years

TIME WITH NICHOLS:

<1 year

EDUCATION:

Associates Degree, Construction Management Cal Poly, San Luis Obispo

Journey Carpenter Apprenticeship Program Nor Cal Carpenters Union

CERTIFICATIONS:

OSHA 30 Certified First Aid

Drew Newcomer is an accomplished Senior Superintendent with over 15 years of experience managing complex interior construction and renovation projects, including high-profile, occupied, and secure facilities. He brings a strong command of field operations, subcontractor coordination, safety compliance, and schedule management, with a proven ability to lead teams through fast-paced, multi-phase projects with minimal disruption to daily operations. Drew is OSHA 30-certified and highly skilled in using modern construction management platforms such as Procore, Microsoft Project, Plangrid, and Bluebeam. His leadership is defined by clear communication, hands-on oversight, and a commitment to safety, quality, and timely project delivery.

RELEVANT EXPERIENCE

As Senior Superintendent, Drew is responsible for the overall management and execution of on-site construction activities. He serves as the primary field leader, ensuring that work is performed safely, efficiently, and in accordance with project plans, specifications, and schedules. Drew's key responsibilities include supervising subcontractors and self-perform crews, enforcing safety protocols, coordinating daily work activities, resolving field issues in real-time, and maintaining quality control throughout the construction process. Drew works closely with project managers, engineers, and client representatives to ensure seamless communication and alignment of project goals. His leadership is critical in maintaining jobsite productivity, minimizing disruptions - especially in occupied facilities - and delivering successful, on-time project completions.

PREVIOUS EXPERIENCE

Senior Superintendent, Rand Construction Corporation 2015 - 2025

Senior Superintendent: Orlando, FL (2024 - 2025), Austin, TX (2022 - 2024)

- JP Morgan Chase 30,000 SF: This was a first generation build-out which required brand new fire sprinkler and fire alarm systems which were tied into the main building systems and included preaction systems for the Network server rooms.
- Perkins Coie 15,000 SF: Project entailed a new fire sprinkler system and fire alarm system which was installed concurrently with ongoing high-rise construction.
- 405 Colorado Sky Lobby: Project entailed a new fire sprinkler system and fire alarm system which was installed concurrently with ongoing high-rise construction.
- Charter Communications 60,000 SF
- UBS 3.000 SF
- United Heritage Credit Union 10,000 SF

Superintendent (2015 - 2022)

Bain & Company 10,000 SF: This was a first generation build-out which required brand new fire sprinkler and fire alarm systems which were tied into the main building systems and included preaction systems for the Network server rooms.



DREW NEWCOMER SENIOR SUPERINTENDENT

- Amazon Books 15,000 SF
- Atkins Engineering 40,000 SF
- LCRA Management Office 15,000 SF

Assistant Superintendent, Harvey-Cleary Builders, Austin, TX 2013 - 2015

- Capital Factory 20,000 SF
- The Bowie (High- Rise Interior finish out)
- HID Global 60,000 SF

Foreman/Assist Superintendent, SC Builders, San Jose, CA 2011 - 2013

- Sony Playstation HQ
- Intuit Campus Renovation
- Qualcomm Research

Foreman, Lathrop Construction Associates, Inc., Benicia, CA 2008- 2010

Carpenter, Diani Building Corp., Santa Maria, CA 2007 - 2008 Santa Maria, CA



C. References

Nichols Contracting, Inc. (NCI) is a trusted provider of turnkey elevator modernization and replacement services, with over 10,000 completed projects nationwide since our founding in 1991. We have earned a strong reputation among federal, state, and municipal agencies for executing technically complex elevator upgrades within occupied, mission-critical environments - ensuring life safety compliance, operational continuity, and stakeholder satisfaction throughout.

The projects described in the previous pages - including the Thurgood Marshall Federal Judiciary Building Elevators, USDA APHIS Headquarters Elevators, Baltimore City Police Headquarters Elevators, National Gallery of Art West Building Elevators, and the MSHA Elevator SHA 211 Building - best characterize Nichols Contracting's capabilities. These projects exemplify our ability to manage large-scale elevator upgrades and repairs in occupied and mission-critical environments, and demonstrate our skill in delivering turn-key solutions that integrate vertical transportation systems with emergency power, HVAC, and fire protection infrastructure.

The project summaries and references reflect **Nichols Contracting's extensive experience** delivering elevator modernization projects of similar scope, scale, and complexity to the work contemplated by the City of Clearwater. These examples demonstrate our firm's proven ability to execute turn-key upgrades that integrate elevator modernization with mechanical, electrical, life safety, and architectural systems - often in occupied and operational government buildings. While these projects highlight the capabilities and track record of our company as a whole, they serve as strong evidence of our capacity to manage complex, code-driven elevator modernizations with precision, coordination, and high client satisfaction.

Past Performance Questionnaires follow this page.





PBS PAST PERFORMANCE QUESTIONNAIRE

CONTRACT INFORMATION (Contractor/Offeror to complete Blocks 1-4)				
1. CONTRACTOR/OFFEROR INFORMATION Firm Name: Nichols Contracting, Inc. Address: 9190 Red Branch Road, Suite 200, Columbia, MD 21045 Phone Number: 301-924-5258 DUNs Number: 18-766-1467 Contact Name Fred A. Nichols Email Address: : sales@nicholscontracting.com Contact Phone Number: 301-924-5258				
2. GENERAL WORK INFORMATION				
Work performed as: ☑ Prime Contractor ☐ Sub Contractor ☐ Joint Venture ☐ Other (Please explain): Percent (%) of project work performed: 40% If a subcontractor, who was the prime (Name/Phone #): N/A				
3. CONTRACT INFORMATION				
Contract Number: AOC19C2000				
Delivery/Task Order Number (if applicable): N/A				
Contract Type: 🛛 Firm Fixed Price 🔲 Cost Reimbursement 🔲 Other (Please explain)				
Contract Title: Thurgood Marshall Judiciary Building Elevator Controller Replacement Contract Location: 1 Columbus Circle Northeast, Washington, DC 20002				
Award Date (mm/dd/yy): 06/19/19				
Contract Completion Date (mm/dd/yy): 12/17/20				
Actual Completion Date (mm/dd/yy): 02/15/21				
Explain Differences: COVID-19 was an unforeseen condition for all team members including Contractor and AOC representatives over the project. Covid-19 also affected material lead times as manufacturers were experiencing delays beyond their control. There were several delays caused by COVID-19 and to overcome, Nichols worked with our client to revise the scheduling sequence so that the project substantial completion date would not have to be extended. To overcome the COVID-19 delays, Nichols suggested removing the tie-in schedule to complete phase 2 prior to starting phase 3. By removing this constraint, Nichols was able to make up the 2-month delay by COVID-19 and not extend out the schedule. There were other material delays that Nichols was able to overcome by sourcing a temporary replacement, such as flooring, to replace later while not impacting the schedule.				
O : : : 1 O : : t : 1 D : : (A : : : 1 A : : : : 1)				
Original Contract Price (Award Amount): \$6,010,830.00				
Final Contract Price (to include all modifications, if applicable): \$11,283,536.00 Explain Differences: For both Cost and Schedule growth, the government initially awarded only Phase 1 to Nichols. After award and during construction, the Architect of the Capitol added options 2, 3, 4 and 5 to the contract (Phase 2A and 2B, Phase 3 and Elevator Maintenance).				
4. PROJECT DESCRIPTION				
Complexity of Work: ⊠ High ☐ Med ☐ Routine				
How is this project relevant to project of submission? (<i>Please provide details such as similar equipment</i> , requirements, conditions, etc.)				
Nichols Contracting modernized and commissioned a total of eighteen (18) elevators, including twelve (12) traction passenger elevators, one (1) traction freight elevator and five (5) hydraulic elevators over 3,500lbs that serve the adjacent parking garage. The project included modernizations to the elevators in both the Thurgood Marshall Judiciary Building, and the neighboring parking garage facility at the same site/installation.				



This project was a major renovation that involved the renovation of critical mechanical systems, electrical systems, and plumbing systems across the facility as a part of the elevator/life safety upgrades as specified within the contract requirements. With the elevators being one of the facility's most critical systems, the MEP systems associated with the elevators were also completely modernized as a part of the work.

Nichols Contracting and its elevator subcontractor, Action Elevator, installed the remote monitoring system for the modernized elevators throughout the facility as a part of the scope of work for security measures and monitoring measures.

Nichols teamed with A/E firm Alphatec PC for the delegated design on the structural work required for the movement and access of the elevator machines and various other large equipment components throughout the facility as required for construction.

The project was performed in the Thurgood Marshall Federal Judiciary building which was occupied daily by staff supporting the United States Supreme Court and retired Supreme Court Justices. Nichols was tasked with an expedited schedule which broke the project into three (3) phases. Phase 1 consists of elevator modernization of passenger elevators (PE 4 PE 6 and PE 7 PE 9), service elevator (SE 1), and garage elevators (GPE 1 - GPE 3). Phase 2 work consists of modernization of passenger elevators (PE 1 PE 3 and PE 10 PE12), garage elevators (GPE 2 GPE 5), along rough-ins and finishes in elevator machine rooms LB 22, LB 61, LB 28, and LB 87. Phase 3 work consists of elevator modernization of garage elevator GPE 5 and rough-ins and finishes in elevator machine room LB 89. The third phase included one (1) elevator which was the retired Supreme Court Justice elevator that required extra security measures for all staff entering and exiting the work area. All fire alarm work was coordinated with the AOC Fire Marshall and commissioned during off hours to eliminate any interruptions to the building.

INSTRUCTIONS FOR CLIENTS COMPLETING THIS QUESTIONNAIRE: PBS requests that the client completes this questionnaire and submits it directly back to the offeror. The offeror will submit the completed questionnaire to PBS with their proposal, and may duplicate this questionnaire for future submission on PBS solicitations. Clients are highly encouraged to submit questionnaires directly to the offeror. However, questionnaires may be submitted directly to PBS. Please contact the offeror for PBS POC information. The government reserves the right to verify any and all information on this form.



Use the following adjective ratings and definitions in your evaluation of the Contractor's performance.								
RATING	DEFINITION	NOTE						
(E) Exceptional	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.						
(VG) Very Good	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.						
(S) Satisfactory	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.						
(M) Marginal	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.						
(U) Unsatisfactory	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.						
(N) Not Applicable	No information or did not apply to your contract	Rating will be neither positive nor negative.						



TO BE COMPLETED BY CLIENT

CLIENT INFORMATION Client Point of Contact Information Name: Christopher Hillegas Title:Architect/Project Manager Phone Number: 202-579-8141 Email Address:christopher.hillegas@gmail.com **Project Information** Contract Type:Full and Open, Contract Title: Thurgood Marshall Judiciary Building Elevator Controller Replacement Contract Location: Washington, D.C. Describe your role in the project: Project Manager, Date Completed (10/18/2022), Date Questionnaire was completed (mm/dd/yy): Client's Signature: **Instructions:** Please select the adjective rating that best reflects your evaluation of the contractor's performance. 1. QUALITY: VG U S M Ν Е \boxtimes (a) Quality of technical data/report preparation efforts. \boxtimes (b) Ability to meet quality standards specified for technical performance. (c) Timeliness/effectiveness of contract problem resolution without \boxtimes extensive customer guidance. (d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on \boxtimes performance). 2. SCHEDULE/TIMELINESS OF PERFORMANCE: **VG** U Ε S М N (a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. (If liquidated damages were assessed \boxtimes or the schedule was not met, please address below.) (b) Rate the contractor's use of available resources to accomplish tasks \boxtimes identified in the contract. 3. CUSTOMER SATISFACTION: Е VG S М U Ν (a) To what extent were the end users satisfied with the project? \boxtimes (b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; \times responsiveness to administrative reports, businesslike and communication). (c) To what extent was the contractor cooperative, businesslike, and \boxtimes concerned with the interests of the customer? \boxtimes (d) Overall customer satisfaction. VG S U Ν 4. MANAGEMENT/ PERSONNEL/LABOR Е М (a) Effectiveness of on-site management, including management of \bowtie subcontractors, suppliers, materials, and/or labor force? (b) Ability to hire, apply, and retain a qualified workforce to this effort. \boxtimes



4. MANAGEMENT/ PERSONNEL/LABOR - Continued	E	VG	S	M	U	N
(c) Government Property Control.						\boxtimes
(d) Knowledge/expertise demonstrated by contractor personnel.	\boxtimes					
(e) Utilization of Small Business concerns.	\boxtimes					
(f) Ability to simultaneously manage multiple projects with multiple disciplines.		\boxtimes				
(g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes.						
(h) Effectiveness of overall management (including ability to effectively lead, manage and control the program).	\boxtimes					
5. COST/FINANCIAL MANAGEMENT	E	VG	S	М	U	N
(a) Ability to meet the terms and conditions within the contractually agreed price(s)?	\boxtimes					
(b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client.		\boxtimes				
(c) If this is/was a Government cost type contract, or a CMc/CMc at Risk Contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns).						\boxtimes
(d) Is the Contractor's accounting system adequate for management and tracking of costs? (If no, please explain in comment section below.)			Yes	<u></u> □ N	No	
(e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? (Indicate if show cause or cure notices were issued, or any default action in comment section below.)	☐ Yes					
(f) Have there been any indications that the contractor has had any financial problems? (If yes, please explain in the comment section below.)			Yes	⊠ N	No.	
6. SAFETY/SECURITY	Е	VG	S	M	U	N
(a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.).	\boxtimes					
(b) Contractor complied with all security requirements for the project and personnel security requirements.	\boxtimes					
7. GENERAL	Е	VG	S	М	U	N
(a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).						
(b) Compliance with contractual terms/provisions (If there were specific issues, please explain in the comments sections below		\boxtimes				
(c) In summary, provide an overall rating for the work performed by this contractor.	\boxtimes					



8. SUSTAINABILITY	
Did this project include sustainable methods, materials, processes or certifications? (See Whole Building Design Guide for acceptable requirements. Link to guide WBDG Green Building Standards and Certification Systems .) (If yes, please explain in the comments section below.)	⊠ Yes □ No
9. SUMMARY	
Would you hire or work with this firm again? (If no, please explain in the comments section below.)	⊠ Yes □ No

COMMENTS SECTION

Please provide additional information below, and attach additional pages if necessary.

Please provide responses to the above questions (if applicable) and/or additional remarks. Also please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk (please attach additional pages if necessary):

ATTACHMENT 1 CONSTRUCTION EXPERIENCE PROJECT DATA SHEET – OFFEROR

This form is to be completed by the Offeror. Submit (one per project) in order to provide supporting project information for Factor 1, Corporate Experience. Only projects that are within the project description parameters of the solicitation will be considered relevant. Submit five (5) projects. All other projects will not be considered.

considered relevant. Submit five (5) projects. All other projects will not be considered.					
Project No. (check one):					
Contractor:					
1. Offeror Name: Impyrian					
Firm who performed the work: Nichols Contracting, Inc.					
Performed this work as: 💸 Prime Contractor 🔲 Subcontractor 🔲 Joint Venture					
Other (explain):					
If subcontractor, name of prime: Phone #:					
If the firm who performed this project differs from the Offeror proposing on this contract, identify the firm's relationship to the Offeror: Joint Venture Partner Partner Subsidiary Partner Subcontractor Predecessor Company Other:					
Explain how this firm will have meaningful involvement in the performance of the contract: Nichols Contracting Inc, as teaming partner of Impyrian, will make available its 31 years of construction experience, vast in-house construction capabilities, and all its resources to complete the various task orders associated with this solicitation.					
Construction Contract:					
2. Contract/Project No.: 47PM0518C0010 Delivery/Task Order Number: N/A					
Title: USDA/APHIS Design-Build Elevator Modernization					
Location: 4700 River Road, Riverdale, Maryland 20860					
3. Award Date (mm/dd/yy): 04/17/2018					
Completion Date (mm/dd/yy): 05/02/2020 Final Price: \$ 2,930,742					
This is the: 🌉 total project 🔲 subcontract price					
4. Type of Contract: Design-Build. If D-B, design firm was: Alphatec PC					
(check one) Design-Bid-Build					
Customer:					
5. Name: GSA Office of Acquisitions, USDA					
Point of Contact Name/Title: Rufus Frazier, Project Manager					
POC Phone Number: 202-213-5606 POC Email Address: Rufus.Frazier@gsa.gov					
Project Description: 6. Type of Work (check all that apply): New Construction Repair					

7. Provide a detailed description of the project and the relevancy to the project requirements of this RFP:

Nichols Contracting was awarded a design build contract to modernize six elevators for the General Services Administration at the USDA Facility, an occupied office building, in Riverdale MD. This project included mechanical, electrical, fire protection and architectural upgrades. Fire Protection included coordination with GSA P100 code specialists while design and installing a standalone fire alarm system. Nichols installed VRF HVAC systems in both machine rooms providing an efficient system that would save on energy usage. Project also included significant architectural barricading so that building occupants were not disturbed during the project. Nichols provided a streamlined design phase which helped expedite the schedule. The facility was not originally constructed by GSA so there were several code requirements around the elevator that had to be incorporated to bring the building to GSA standards.

8. If project is design-build, provide a detailed description of the design effort:

Nichols contracted Alphatec PC, a well-established design firm located within the Washington DC region, to assess and complete the design documents for the full modernization of the six (6) elevators and the auxiliary building systems such as fire alarm, electrical, HVAC, architectural finishes, etc. Nichols alongside Alphatec PC identified the various code deficiencies of the exiting facility and designed the project in a way to address all code deficiencies while keeping the project ahead of schedule.

9. Percentage of work your firm <u>self-performed</u> (see definition): <u>60</u>% Provide a <u>detailed</u> description of the work your firm self-performed on this project.

Once the design drawings were developed and approved, Nichols Contracting mobilized its in-house field crews to complete all work that was not elevator specific. The work included critical building systems upgrades to the existing emergency power configuration, elevator machine room HVAC replacements, new stand-alone fire alarm system for elevator recall, extensive barricading of construction areas, metals, and other miscellaneous architectural finishes.

Note: Form may be expanded.

Print

Close

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CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)

INCOMPLETE-REVIEWED

Construction

Name/Address of Contractor:

Vendor Name: NICHOLS CONTRACTING, INC.

Division Name: PBS, ODC, SMALL PROJECTS, TRIANGLE

Street: 508 OLNEY SANDY SPRING RD

City: SANDY SPRING

State: MD Zip: 208601009

Country: USA CAGE Code:

Unique Entity ID (DUNS): 187661467 Unique Entity ID (SAM): Product/Service Code: Z2AA Principal NAICS Code: 236220

Evaluation Type: Final

Contract Percent Complete: 100

Period of Performance Being Assessed: 04/16/2020 - 05/02/2020

Contract Number: 47PM0518C0010 **Business Sector & Sub-Sector:** Construction

Contracting Office: PBS NCR REPAIR&ALTERATION CENTER2 Contracting Officer: ISAAC KARTO Phone Number: 202-568-3849

Location of Work:

USDA/APHIS 4700 River Road River, Maryland 20860

Date Signed: 04/17/2018 **Period of Performance Start Date:** 04/17/2018

Est. Ultimate Completion Date/Last Date to Order: 05/02/2020 Estimated/Actual Completion Date: 10/14/2019

Funding Office ID:

Base and All Options Value: \$2,930,742 **Action Obligation:** \$2,930,742

Complexity: Medium Termination Type: None

Extent Competed: Full and Open Competition after Exclusion of Sources Type of Contract: Firm Fixed Price

Key Subcontractors and Effort Performed:

Unique Entity ID (DUNS): Unique Entity ID (SAM):

Effort:

Unique Entity ID (DUNS): Unique Entity ID (SAM):

Effort:

Unique Entity ID (DUNS): Unique Entity ID (SAM):

Effort:

Project Number: 47PM0518C0010

Project Title:

Elevator Modernization

Contract Effort Description:

FOR OFFICIAL USE ONLY / SOURCE SELECTION INFORMATION - SEE FAR 2.101, 3.104, AND 42.1503 Modernization of all 6 elevators to include, elevator cabs, controllers, motors, governors, ropes, fire alarm, sprinkler.

Small Business Subcontracting:

Does this contract include a subcontracting plan? No

Date of last Individual Subcontracting Report (ISR) / Summary Subcontracting Report (SSR): N/A

Evaluation Areas	Past Rating	Rating
Quality:	Very Good	Very Good
Schedule:	Very Good	Very Good
Cost Control:	Very Good	Very Good
Management:	Very Good	Very Good
Small Business Subcontracting:	Very Good	Exceptional
Regulatory Compliance:	Very Good	Exceptional
Other Areas:		
(1) ELEVATORS:		Very Good
(2):		N/A
(3):		N/A

Variance (Contract to Date):

Current Cost Variance (%): Variance at Completion (%):

Current Schedule Variance (%):

Assessing Official Comments:

QUALITY: Nichols Contracting used Action Elevators to perform the elevator modernization. Both contractors exhibited excellent support with the client during this project and assisted in developing many solutions to meet the challenges of modernizing elevators while keeping in service the other elevators. Both Project Manager's with their effective communications resulted in successful project completion. The integration and coordination activities that the Contractor has taken to execute the contract have been acceptable.

SCHEDULE: Nichols Contracting did an excellent job in keeping the project on schedule. They proposed a different phasing plan which cut the project time in half

COST CONTROL: Nichols Contracting received a very good rating for Cost Control. The Project Manager did an excellent job in containing costs. There were no incidents of improper cost control behavior. The Contractor ensured that staff members are not improperly coding time or charging overtime. They have included all paperwork so that payments can be reviewed and tracked. The project was delivered within budget because the PM closely monitored projects scope and costs and maintained excellent communications with the government.

MANAGEMENT: Nichols Contracting met all of its Management requirements as stated in the contract. The Contractor worked with the government to ensure requirements for the position were appropriate and provided resumes of qualified individuals. The Project Manager for Nichols and Action Elevator were very knowledgeable in regards to elevator construction and project management. As a team they worked

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FOR OFFICIAL USE ONLY / SOURCE SELECTION INFORMATION - SEE FAR 2.101, 3.104, AND 42.1503 very well with GSA and USDA/APHIS and kept all informed of the projects progress.

SMALL BUSINESS SUBCONTRACTING: As a small business, Nichols managed this project exceptionally. They managed the subcontractors very well.

REGULATORY COMPLIANCE: Nichols provided all of the contractual information such as, payrolls and daily logs along with waste manifest.

OTHER AREAS: Action Elevator was the subcontractor. The field employees for Action are very knowledgeable and professional. The work was able to take place during regular working hours and the contractor kept the work area very clean. The out of service elevators were secure in the work space. Action elevator also provided submittals in a timely fashion and completed their work on time with no issues.

ADDITIONAL/OTHER: Nichols Contracting provided excellent design/build construction support for the Elevator Modernization project. All of the contract requirements were met. Nichols's Project Manager was proactive and successful in managing GSA and the end users concerns and managed the subcontractors well. The contractor was successful in meeting the schedule and budget within GSA's projected budget for this project. The contractor communicated effectively and provided updates weekly. Therefore, the rating of excellent indicates performance within the requirements of the contract and that there were no problems encountered during this reporting period with Nichols Contracting.

RECOMMENDATION:

Given what I know today about the contractor's ability to perform in accordance with this contract or order's most significant requirements, I would recommend them for similar requirements in the future.

Name and Title of Assessing Official:

Name: ISAAC KARTO
Title: Contracting Officer

Organization: GSA

Phone Number: 2025683849 Email Address: isaac.karto@gsa.gov

Date: 10/21/2020

Contractor Comments:

ADDITIONAL/OTHER: Nichols thoroughly enjoyed working with GSA on this successful project.

CONCURRENCE: I concur with this evaluation.

Name and Title of Contractor Representative:

Name: Tyler Nichols Title: Vice President

Phone Number: 3012522687 Email Address: tnichols@nicholscontracting.com

Date: 10/22/2020

Review by Reviewing Official:

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Name and	Title (of Re	viewi	ing	Offici	al:
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Name:

Title:

Organization:

Phone Number: Email Address:

Date:

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PAST PERFORMANCE QUESTIONNAIRE

The contractor you are receiving this document from intends to offer a bid to the Federal Bureau of Prisons for an upcoming project. As a potential bidder who may receive the contract, it is required by law that Past Performance be examined. The intention of this request is to ensure contractor responsibility prior to expending *your* tax payer dollars and awarding a federal contract. It is imperative before we award tax dollars to firms, they are deemed capable and responsible.

A brief one (1) page survey is attached with a second page for comments. Please ensure you provide your professional opinion in the comments section so that I may combine your rating and comments into a fair rating. *The deadline for response is no later than Wednesday, August 14, 2024, at 1:00 p.m. CST*, as this is the day of the bid opening. Please scan and email back, and don't forget to print your name and sign the signature block.

This document, once completed, must be emailed to knjohnson@bop.gov. Do not return this document to the Contractor who forwarded you this document.

Please provide the following information regarding **YOUR** Company/Government Agency in case I have questions:

a. Name of Company/Government Agency: Baltimore City Department of General Services					
b. Telephone Number: 410-396-4600					
c. Name/Title of Contact Person: Chris Hepler Deputy Chief, Capital Projects Division					
d. Contact Person E-Mail Address: christopher.hepler@baltimorecity.gov					
e. Description of Work Performed: Baltimore Police HQ - Elevator Modernizations					
f. Amount of Contract: \$3,060,134.29					
g. Contract Status: Active or Complete (circle one)					
h. List Month/Year of Completion (if applicable): November 2021					
i. Name of company you are submitting this questionnaire for: Nichols Contracting, Inc.					

If you have any questions, please do not hesitate to contact me, Kimberly Johnson, Contracting Officer, at 202-598-6059. **Your assistance is greatly appreciated!**

15BFA024B00000017 FMC LEXINGTON – PROJECT 24Z1AV6 ELEVATOR MODERNIZATION

RESPONSIBILITY OUESTIONNAIRE

Contractor Name:			RATING																						
Nichols Contracting, Inc.		1 5/6 10 Poor Average Best																							
		1	2	3	4	5	6	7	8	9	1 0														
	How would you rate their overall performance to date?									X															
PERFORMANCE & WORKLOAD	How would you rate the contractor's adherence to contract delivery and/or performance schedule?									X															
	How would you rate the contractor's quality control?									x															
	How would you rate the contractor's efforts in fostering good business relations?										x														
	How would you rate the contractor's meeting all the contract requirements?									X															
		Yes No)	Comments																				
	Has the contractor required changes to the contract due to contractor problems?			X																					
BUSINESS ETHICS	Based on your observations, do you believe the contractor to be ethical in their business relationship with your organization?	x		x		x		х																	
	Are you aware of any ethics problems being experienced by the contractor?			X																					
ORGANIZATION	Does the contractor demonstrate good organizational structure?	x																							
	Do you have recourse within the company if you are not satisfied with the on/off-site supervision? (Please explain under comments)	x	x																						
	Are you aware of any organizational deficiencies with the contractor? (If yes, please explain under comments)		x		x		x		x																
RESOURCES	Did the contractor demonstrate themselves to have sufficient financial resources?	X																							
Did the contractor demonstrate themselves to have sufficient qualified persources?		x																							
LEGAL	Are you aware of any legal problems being experienced by the contractor?	x		x		x		x		x		x		x		x		x							
GENERAL	If the work is complete would you have the contractor come back for another contract if this contract were completed?	х																							
	Do you have anything else you would like to add? Please attach any notes you may have in reference to this contractor, either positive or negative.		No																						

Print Name:_	Chris Hepler	
Signature:	hris Hepler	

Government Agency/Company Name: Department of General Services - Capital Projects Division

PLEASE PROVIDE ANY COMMENTS EITHER POSITIVE OR NEGATIVE THAT YOU BELIEVE COULD IMPACT THE GOVERNMENTS' ABILITY TO DO BUSINESS WITH THIS

FIRM:	The City has had good experances with this company and would work with them again.				
-					

MULTI-AWARD CONSTRUCTION CONTRACT IDIQ

The company listed below is preparing an offer on the above project for the Architect of the Capitol, Washington, DC. Your name has been provided as a customer reference regarding performance under a past contract with your agency/company. Your comments are considered Source Selection Sensitive, therefore, you are advised that your response will be safeguarded to the extent cited in the Federal Acquisition Regulation (FAR) 42.1503. FAR prohibits the release of past performance evaluations to other than other Government personnel and the company whose performance is being evaluated during the period the information may be used to provide source selection information.

This past performance questionnaire is being submitted by the contractor and you are requested complete it and return it to the Architect of the Capitol in via email to John Lingamfelter at john.lingamfelter@aoc.gov, and copy Matthew Hutcherson at matthew.hutcherson@aoc.gov, on or before the proposal submission due date stated in the RFP. While all elements below may not apply, please complete as much as possible.

Company Requesting Past Project Information:					
Company Name:_	Nichols Contracting, Inc.				

Past Project Title On Which The Company Is Being Evaluated

Project Title: NGA West Building Life Safety Upgrades & Freight Elevator Modernizations

Contract Number: 333011-19-RRP-0030LS & 333011-20-RRP-0031GS

Brief Description of Contract Scope:

Nichols Contracting successfully worked with the National Gallery of Art (NGA) to complete Design-Build historic life safety and elevator modernizations at the NGA Campus in Washington DC. The phased project, in an occupied public building, included the modernization of three (3) traction passenger elevators and four (4) freight elevators. The elevator systems were upgraded to install new microprocessor control systems, motor drive units, landing systems, wiring, hoist cables, sheaves, door equipment, hall and car fixtures, and cab enclosures (historic). The project also included refurbishment of elevator related structural components such as guide rails, pit buffers, counterweights, car slings and platforms. Related systems included electrical upgrades, mechanical system replacements, plumbing and sprinkler systems, and fire alarm modifications. For the electrical upgrades, Nichols' scope included emergency power upgrades such as disconnect switches, transfer switch, lighting, and distribution wiring replacements. The mechanical scope included new elevator machine room HVAC system replacement and BAS tie-in for each unit. New sump pumps were installed in elevator pits and sprinkler coverage was modified to meet code. Architectural work included barricading at lobby areas to conceal all work areas from the public view, misc. metals, refinishing, painting, and historic elevator cab and lobby restoration/renovation activities. Hazmat abatement and demolition activities were completed as required, to government standards.

Evaluator POC (for verification purposes)

Name: Agency/Company, POC National Gallery of A	rt, Wade Brightwell	Date: 12/26/2024
Phone No.:_ 202-631-2333	Fax No. N/A	
E-mail Address: W-Brightwell@NGA.GOV		
Address: Constitution Ave. NW, Washington, DC 20565		

(SOP 9-1, October 22, 2008)

Position held or function in relation to project: Deputy Head - Facilities Engineering / Project Manager

Ratings: Please evaluate the contractor's performance using the following ratings:

"O" Outstanding The contractor's performance clearly exceeded the contract requirements.

"S" Satisfactory The contractor's performance met the contract requirements.

"M" Marginal	The contractor's performance me	t the minimum contract
"U" Unsatisfactory	requirements but with difficulty. The contractor's performance was poor and requirements.	/or did not satisfy contract
Unsatisfactory, pleas	de supporting information for the following. If e provide specific contract/job performance area ordance with the contract's minimum requirement.	as which were exceeded or
1. Performance in m	neeting delivery/completion schedules: Contrac	ctor was able to keep project on
schedule and compl	eted on time even through design delays.	Rating: O
during design the conquality.	ractor do to improve or resolve schedule problet tractor team found ways to accelerate construction r	naintaining Rating: O
3. The contractor's o	quality control (CQC). Quality was at the forefront	ont of each project. The contractor
was able to complete a	modernization that exceeded the Gallery expectation	ns. Rating: O
	performance in delivering quality work in accordes delivering code/safety, and aesthetically pleasing	
were met with ease an	d exceeded contract requirements.	Rating: O
5. The contractor's a	bility to provide the required work at a reasonal	ole total price. Work was determined
to be fair and reasona	ble with only owner initiated change orders.	Rating: O
6. The contractor's c	compliance with labor standards, if applicable	The contractor provided certified
payrolls and documen	tation as required with zero issues.	Rating: S
7. The contractor's c	compliance with safety standards. The contracto	r successfully completed all work
with zero mishaps or	incidents, as well as little public operational impact.	Rating: O

8. Has the contractor been given any of the following: Cure notice, show cause, letters of reprimand, suspension of payments, termination? If yes, please explain. None
Rating: S
9. Would you award another contract to this contractor? If no, please state reasons for not recommending this contractor additional work. Additional projects have already been awarded to contract or additional work. Rating: O
10. Was the customer satisfied with the end product? Highly satisfied. Again the contractors performated to additional large modernization projects to implement safety and code standards. Rating: O
11. The relationship between the contractor and owner's contract team/Contracting Officer/COR/COTR?
Communication was clear and concise, no relationship issues present. Rating: S
12. The contractor's on-site management and coordination of subcontractors. Contractor managed subs effectively and effciently. Quality standards were passed down at all levels and
the entire team understood the end state. Rating:
13. The contractor's overall corporate management, integrity, reasonableness and cooperative conduct. No issues with business operations or corporate management.
Rating: S
14. Has the contractor filed any modifications? Yes How many? Four
And to what extent? Owner initiated or latent issues. Adding additional security elements or changing aesthetelements.
15. Has the contractor been provided an opportunity to discuss any negative performance ratings?
If so, what were the results? N/a

16. Has the contractor demonstrated the ability to profes circumstances of the project as they arise?	sionally handle unusual and adverse
If so, please describe and what were the results?Contra	actor has been transperant and was able to
identify issues or scheduling conflicts in advance allowing time	e to alter direction or work through efficiently.
Contractor adapted to the museum environment and standard	quickly, exceeding expectations.
17. OVERALL RATING	Rating: Outstanding
18. Please provide any additional comments: Contractor	was very successful in adapting to the museum
environment and found new strategic ways to complete w	
operational impact. Contractor was effective at all levels	n the project schedule, practices clear and
effective communications, and ensures quality and custor	ner satisfaction. Performance and quality
led to selection of two additional design build modernizat	ion efforts.

National Gallery of Art PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)						
CONTRACT INFORMATION (Contractor to complete Blocks 1-4)						
1. Contractor Information Firm Name: Nichols Contracting, Inc. Address: 9190 Red Branch Road, Suite 200, Columbia, MD 21045 Phone Number: 301-924-5258 Email Address: sales@nicholscontracting.com Point of Contact: Tyler Nichols, Vice President CAGE Code: 05KU9 DUNs Number: 18-766-1467 Contact Phone Number: 301-252-2687						
2. Work Performed as: Prime Contractor Sub Contractor Joint Venture Other (Explain) Percent of project work performed: 55% If subcontractor, who was the prime (Name/Phone #): N/A						
3. Contract Information Contract Number: 333011-19-RRP-0030LS Delivery/Task Order Number (if applicable): N/A Contract Type: ☐ Firm Fixed Price ☐ Cost Reimbursement ☐ Other (Please specify): Contract Title: National Gallery of Art, Elevator Modernization WP-2, WP-3, and WP-4 Contract Location: National Gallery of Art, Washington, DC						
Award Date (mm/dd/yy): 11/19/19 Contract Completion Date (mm/dd/yy): 08/01/22 Actual Completion Date (mm/dd/yy): 07/01/22 Explain Differences: Two change orders issued. Mod 1- Security Upgrades for WP-2, WP-3, and WP-4. Mod 2 – Elevator hoistway and cab doors upgrade.						
Original Contract Price (Award Amount): \$2,700,000.00 Final Contract Price (to include all modifications, if applicable): \$2,960,311.00 Explain Differences: \$260,311.00 for the two referenced change orders: Mod 1- Security Upgrades for WP-2, WP-3, and WP-4. Mod 2 – Elevator hoistway and cab doors upgrade.						
4. Project Description: Complexity of Work High Med Routine How is this project relevant to project of submission? (Please provide details such as similar equipment, requirements, conditions, etc.) This project required the design-build historic renovation of three elevators serving the West Building of the National Gallery of Art, consisting of removing the existing elevator equipment and providing new equipment as well as renovations to the elevator cabs. Nichols Contracting and our A/E performed a site survey, reviewed available existing drawings, and coordinated with elevator delegated designer to adequately provide power and HVAC for new elevator equipment rooms, including complete design drawings, specifications, and design analysis, as well as Construction Administration services (shop drawing and RFI reviews).						
The project was for the elevator modernizations and related architectural, mechanical, plumbing, electrical, and fire protection design for the installation of three passenger elevators. Nichols and our design team worked with the elevator delegated designer to provide complete construction documents and phasing. Nichols Contracting provided concurrent design and construction for elevator modernizations in both wings and the connecting link of the National Gallery of Art: this project for the modernization of three passenger elevators in the West Building, and an additional project consisting of the modernization of four freight elevators, West Building WF-2, East Building EF-1, and Connecting Link elevators LF-1 and LF-2. The project contained similar elements to those of the potential NGA MATOC task order projects including: masonry, flooring, carpentry, stone work, communications systems, electrical systems, renovations of interior finishes, and plumbing systems. The project demonstrated our ability to successfully work with the NGA and their mission sensitivities, such as museum collections. It also demonstrated our ability to complete work within aesthetically sensitive environments.						
The National Gallery of Art remained occupied during construction. The elevator modernization work was divided into three phases, each phase consisting of the renovation of one elevator while the others remained in service (only one elevator out of operation at a time, the others fully accessible for public use during the renovation). Modernization began with WP-3 for Phase 1, WP-3 for Phase 2, and WP-4 for Phase 3. Temporary construction barriers with temporary signage were provided between occupied spaces and the construction area, including dust and debris protection.						

CLIENT INFORMATION (Client to complete Blocks 5-8)

5. Client Information

Name: Wade Brightwell

Title: Deputy Head - Facilities Engineering

Phone Number: 202-842-6278

Email Address: w-brightwell@nga.gov

6. Describe the client's role in the project:

Program Manager/COR

7. Date Questionnaire was completed (mm/dd/yy): 13AUG24

8. Client's Signature:

Wade Brightwell

Digitally signed by Wade Brightwell

Date: 2024:08:13 16:51:26 -04'00'

NOTE: NGA requests that the client completes this questionnaire and submits directly back to the offeror. The offeror will submit the completed questionnaire to NGA with their proposal and may duplicate this questionnaire for future submission on NGA solicitations. Clients are highly encouraged to submit questionnaires directly to the offeror. However, questionnaires may be submitted directly to NGA. Please contact the offeror for NGA POC information. The government reserves the right to verify all information on this form.

ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE

RATING

DEFINITION

NOTE

(E) Exceptional (VG) Very Good	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective. Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified. A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
(S) Satisfactory	were effective. Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
(M) Marginal	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
(U) Unsatisfactory	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
(N) Not Applicable	No information or did not apply to your contract	Rating will be neither positive nor negative.

Attachmant	16	222011	24	nnn	0017	NCA	IDIO	3.4	TOC	CAL	TI	Duningta
Attachment	(0)	333011	-Z4·	-KKP	.001/	NUA	DIU	IVL	ALUC	DIVI	יעועו	Projects

Contractor	Information	(Firm	Name):	Nich	nols Con	ntracting	Inc
Client Inform	nation (Name):		V	Vade Brightwe	11_		
			-				W WWW YES

TO BE COMPLETED BY CLIENT

Please provide responses to the questions below and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk. (please attach additional pages if necessary):

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.							
1. QUALITY:							
a) Quality of technical data/report preparation efforts	Е	VG	S	M	U	N	
b) Ability to meet quality standards specified for technical performance	Е	VG	S	M	U	N	
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	Е	VG) S	M	U	N	
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	E) VG	S	M	U	N	
2. SCHEDULE/TIMELINESS OF PERFORMANCE:							
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. (If liquidated damages were assessed or the schedule was not met, please address below)	Е	VG	S	M	U	N	
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	Е	VG	S	M	U	N	
3. CUSTOMER SATISFACTION:							
a) To what extent were the end users satisfied with the project?	Е	VG	S	M	U	N	
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	Е	VG	S	M	U	N	
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	Е	VG	S	M	U	N	
d) Overall customer satisfaction	E) VG	S	M	U	N	
4. MANAGEMENT/ PERSONNEL/LABOR							
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	Е	VG	S	M	U	N	
b) Ability to hire, apply, and retain a qualified workforce to this effort	Е	VG	S	M	U	N	
c) Government Property Control	Е	VG	S	M	U	N	
d) Knowledge/expertise demonstrated by contractor personnel	Е	VG) S	M	U	N	
e) Utilization of Small Business concerns	Е	VG	S	M	U	N	
f) Ability to simultaneously manage multiple projects with multiple disciplines	Е	VG	S	M	U	N	

Attachment (6) 333011-24-RRP-0017 NGA IDIQ MATOC SM MD Projects

g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes	Е	VG	S	M	U	N
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	Е	VG	S	M	U	N
5. COST/FINANCIAL MANAGEMENT						
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	Е	VG	S	M	U	N
Contractor Information (Firm Name):Client Information (Name):						
b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client	Е	VG	S	M	U	N
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	Е	VG	S	M	U	N
d) Is the Contractor's accounting system adequate for management and tracking of costs? <i>If no, please explain in Remarks section.</i>		Yes)		No	
e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? Indicate if show cause or cure notices were issued, or any default action in comment section below.		Yes		*	No	
f) Have there been any indications that the contractor has had any financial problems? If yes, please explain below.		Yes			No	
	PARTY NAMED IN					
6. SAFETY/SECURITY						
6. SAFETY/SECURITY a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users' rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)	Е	VG	S	M	U	N
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users' rules, regulations, and requirements regarding	E E	VG VG	S	M M	U	N N
 a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users' rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.) b) Contractor complied with all security requirements for the project and 	50/300	***************************************	S			
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a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users' rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.) b) Contractor complied with all security requirements for the project and personnel security requirements. 7. GENERAL a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).	E	VG VG	S	M M	U	N

Contractor was very successful in adapting to the museum environment and found new strategic ways to complete work throughout with little to no public or operational impact. Contractor was effective at all levels in the project schedule, practices clear and effective communications, and ensures quality and customer satisfaction. Contractor provided excellent options and samples for the Gallery to make critical material selections, with the contractor going to great detail to get the little things perfect. Contractor worked well with Gallery changes and ensured to incorporate the changes while maintaining schedule timeliness. Performance and quality led to selection of two additional design build modernization efforts.

Wade Brightwell Digitally signed by Wade Brightwell Date: 2024.08.13 16:51:41 -04'00'

Form PPQ-0 (5/7/2021) Page 5 of 5

MARYLAND STATE HIGHWAY ADMINISTRATION SHARATING OF CONTRACTOR/SUBCONTRACTOR

*Contract No.: AZ7075B2		istrict: District 4		*Rating Type:	Annual
*Project Description:	ELEVATO	R RENOVATION IN SHA 211 B	UILDING I	N BALTIMORE COUNTY	
*Contractor Name: *Street Address:				NICHOLS CONTRACTING, INC 9190 RED BRANCH ROAD SUIT	E 200
*City, State, Zip				COLUMBIA, MD 21045	
*Partnering Contract?:	YES	Contractor Type:	Prime	*Cal. Year:	2024
*Dollar Amt. of Work:	\$594,717	(Nearest \$10,000)			

Rating Criteria Worksheet for Contractor Evaluations (Based on Scale from 0 to 5, where 5 = Excellent) Rate all criteria on a scale from 0.0 to 5.0. Leave criteria blank if it is not applicable.

	_
1. Contractor Administration, Personnel, Equipment, Partnering, and Public Relations (25%)	Grading Scale
a.) 5.0 - Ability to be flexible to changing project requirements	4.0 - 5.0 A
b.) 4.0 - Personnel are competent.	3.0 - 3.9 B
c.) 4.0 - Sufficient amount of equipment and in good working condition	2.0 - 2.9 C
- Submittals (shop drawings, source of supply, payrolls, subcontractor approvals request, material clearance,	1.0 - 1.9 D 0.0 - 0.9 F
d.) 4.5 etc.) submitted on time and approved	0.0 - 0.9 F
e.) 5.0 - Dispute/Claim resolution follows Contract and Partnering Process.	
f.) $\overline{5.0}$ - Timeliness of decision-making and willingness to communicate in a timely manner	
g.) 5.0 - Prompt payment to subcontractors	
h.) 5.0 - Scheduling and management of subcontractors	
i.) $\overline{5.0}$ - Communication, responsiveness, and tactful interaction with public/property owners	
j.) 4.0 - Proactive issue resolution	
k.) 4.0 - Communication and tactful interaction with MDOT Employees	
1.) 4.0 - Review Daily Construction logs to insure and verify payment quantities and to ensure not delaying the monthly	progress estimate
**If any scores above are not applicable please leave blank. Average score is calculated based on criteria used.	
4.5 **Average Score 12 of 12 criteria graded	

I	2. MBE/DBE/WBE	Compliance -	Prime Contractor	Onlyl (5%)

- a.) The Prime Contractor ensured the D/MBE Subcontractors performed their items of work independently
- The Prime Contractor invited all D/MBE Subcontractors to the MBE meeting within 2 weeks of the work starting
- The Prime Contractor provided proper guidance to the D/MBE Subcontractors in order to complete the items of work.
- The Prime Contractor ensured the D/MBE Subcontractors completed and submitted weekly MBE trucking reports, when the MBE had 3 or more trucks hauling on site
- e.) Prompt payment made to all D/MBE Subcontractors (No payment issues reported)
- f.) The Prime Contractor ensured D/MBE Subcontractors complied with certified payroll requirements.
- **If any scores above are not applicable please leave blank. Average score is calculated based on criteria used.
 - ** Average Score 0 of 6 criteria graded

MARYLAND STATE HIGHWAY ADMINISTRATION SHA RATING OF CONTRACTOR/ SUBCONTRACTOR

*Contract No.: AZ7075B2	29 *D i	strict: District 4		*Rating Type:	Annual
*Project Description:	ELEVATO	R RENOVATION IN SHA 211	BUILDING I	N BALTIMORE COUNTY	
*Contractor Name:				NICHOLS CONTRACTING, INC	F 200
*Street Address: *City, State, Zip				9190 RED BRANCH ROAD SUIT COLUMBIA, MD 21045	E 200
*Partnering Contract?:	YES	Contractor Type:	Prime	*Cal. Year:	2024
*Dollar Amt. of Work:	\$594,717	(Nearest \$10,000)			

3. Quality of Work (30%) THIS CATEGORY MUST BE GRADED!

- Does the Contractor consistently maintain the project thru the entire duration and proactively identifies any Safety, MOT and or
- ESC through the daily inspection and corrects any defects proactively.
- Compressive strength of concrete cylinders achieved.
- c.) Does the HMA Ride Spec meet or exceed the contract requirement.
- d.) Pavement Marking QC requirements achieved and meets contract requirements.
- e.) ADA Field Verification 1st time.
 - 5 (100% compliant)
 - 4 (99% 85% compliant)
 - 3 (84% to 75% compliant)
 - 2 (74% to 65% compliant)
 - 1 (64% to 58% compliant)
 - 0 (anything less than 58%)
 - Does the Contractor have a high regard for public and employee safety? Is the project site well maintained? (No issues with proper signing, striping, drainage, proper shoring, protecting the site and work from traffic and pedestrians and provides proper
- f.) 4.5 lighting at night).
- g.) 5.0 All materials incorporated into the project have been approved and the required information submitted to the PE.
- h.) 4.5 Does the Contractors personnel understand the contract specifications and standards?
- i.) 5 How often does the Contractor need to correct work that doesn't meet specifications?
 - 5 Never
 - 4 Rarely (1-3 times)
 - 3 Frequently (4-7 times)
 - 2 Common (8-12 times)
 - 1 Always (over 12)
- **If any scores above are not applicable please leave blank. Average score is calculated based on criteria used.
 - **4.8** ** Average Score 4 of 9 criteria graded

4. Safety (5%)

- a.) 5.0 Work complies with safety standards. (OSHA, MOSH, etc.)
- b.) 4.0 Usage of proper protective attire (i.e. hard hats, safety vest, hard soled shoes, etc.)
- c.) 5.0 No reoccurring problems/issues.
- d.) 4.0 Concerns are promptly addressed and resolved.
- e.) Accident Prevention (Do not include accidents outside of contractor's control)

Score of 5 = (0 occurrences) Any type of safety violations and/or daily lane closure or MOT violations.

Score of 4 = (1 occurrences) Any type of safety violation and/or daily lane closure or MOT violations.

Score of 3 = (2 occurrences) Any type of safety violations and/or daily lane closure or MOT violations.

Score of 2 = (3 occurrences) Any type of safety violations and/or daily lane closure or MOT violations.

Score of 1 = (4 or more occurrences) Any type of safety violations and/or daily lane closure or MOT violations.

**If any scores above are not applicable please leave blank. Average score is calculated based on criteria used.

4.5 - **Average Score 4 of 5 criteria graded



Grading Scale

В

C

D

4.0 - 5.0 3.0 - 3.9

2.0 - 2.9

1.0 - 1.9

00-09

MARYLAND STATE HIGHWAY ADMINISTRATION SHA RATING OF CONTRACTOR/ SUBCONTRACTOR

*Contract No.: AZ7075B	29 *Di	strict: District 4		*Rating Type:	Annual
*Project Description:	ELEVATOR	R RENOVATION IN SHA 211 BUI	LDING I	N BALTIMORE COUNTY	
*Contractor Name: *Street Address:				NICHOLS CONTRACTING, INC 9190 RED BRANCH ROAD SUIT	E 200
*Street Address: *City, State, Zip				COLUMBIA, MD 21045	E 200
*Partnering Contract?:	YES	Contractor Type: Pri		*Cal. Year:	2024
*Dollar Amt. of Work:	\$594,717	(Nearest \$10,000)			

5. Project Schedule (25%) a.) 5.0 - Timely submittal of complete Initial Project Schedule. b.) 4.0 - Updates are submitted with Narrative and address all comments. c.) 5.0 - Did the Contractor consider Subcontractors when preparing schedule and updates?	A B C
a.) 5.0 - Timely submittal of complete Initial Project Schedule. 4.0 - 5.0 3.0 - 3.9 b.) 4.0 - Updates are submitted with Narrative and address all comments. 2.0 - 2.9 1.0 - 1.9	Α
b.) 4.0 - Updates are submitted with Narrative and address all comments. 3.0 - 3.9 1.0 - 1.9	В
b.) 4.0 Populates are submitted with real address an comments.	С
b.) 4.0 1.0 - 1.9	
c.) 5.0 - Did the Contractor consider Subcontractors when preparing schedule and updates?	D
	F
- All required submittals such as Shop Drawing, Material Clearance, Subcontractor Approvals, etc are submitted on time to	the
d.) 4.0 Department for review.	
e.) 5.0 - Is the Contractor being proactive in attempting to meet schedule? (Extended MOT, Saturday hours, etc.)	
- If the contractor is behind schedule is he adjusting his crews and working longer hours and or weekends to make up for ti	ne
f.) 5.0 lost.	
g.) 5.0 - Changes in schedule are documented within 30 days.	
h.) 5.0 - In the schedule does the contractor address the duration for proper inspections and restrictions noted in the contractdocum	ents.
i.) 4.0 - Did the Contractor start work on the NTP?	
j.) 4.0 - Monthly Updates submitted in a timely manner and the dates reviewed by the PE before submitting.	
k.) - Does the Contractor coordinate their work with Utilities Companies?	
**If any scores above are not applicable please leave blank. Average score is calculated based on criteria used.	
4.6 - **Average Score 10 of 11 criteria graded	

6. Eros	ion & Sediment (Environm	ental Stewardship) (5%)	
	 Contractor proactively 	pursues environmental compliance. (Timeliness in reporting, submi	ssion of tool kit modifications, and
a.)	environmental partnering)	
b.)	- Average score from the	e E&S rating forms/timely submittals of QC Reports.	
**If an	y scores above are not applic	able please leave blank. Average score is calculated based on criter	ria used. Grading Scale 4.0 - 5.0 A 3.0 - 3.9 B 2.0 - 2.9 C 1.0 - 1.9 D
	- **Average Score	0 of 2 criteria graded	0.0 - 0.9 F
			

7	. Mainte	nance of Traffic (5%)
		- Contractor proactively pursues MOT compliance (Timely pothole repair, lane closures reported to SOC and done within
	a.)	approved time frame, devices maintained).
	b.)	- Average score from the MOT rating forms/timely submittals of QC Reports.
*	**If any so	ores above are not applicable please leave blank. Average score is calculated based on criteria used. - **Average Score 0 of 2 criteria graded

MARYLAND STATE HIGHWAY ADMINISTRATION SHA RATING OF CONTRACTOR/ SUBCONTRACTOR

Worksheet Completed By: (Please Print or Type Name) Signature Da Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager			R	/ SUBCONTRACTOR	ATING OF CONTRACTOR/ SU	SHA R.	
*Contractor Name: *Street Address: *City, State, Zip *Columbla, MD 21045 *Cal. Year: 2024 *Cal. Year: 2024 *Cal. Year: 2024 *Columbla, MD 21045 *Cal. Year: 2024 *Cal. Year: 2024 *Columbla, MD 21045 *Cal. Year: 2024 *Cal. Year: 2024 *Cal. Year: 2024 *Cal. Year: 2024 *Comments: *Total Scores Total Scores x Wgt =		Annual	*Rating Type: _A		District 4	*District:	ontract No.: AZ7075B29
*Street Address: *City, State, Zip *City, State, Zip *Contractor Type: Prime *Cal. Vear: 2024 *Total Scores *Total Scores *Total Scores *Total Score x Wgt = 1. Contractor Administration, Personnel, Equipment, Partnering, and Public Relations 4.5 25% 2. MBE/DBE/MBE Compliance Prime Contractor Only (5%) 3. Quality of Work (30%) This criteria MUST be rated! 4.8 30% 4. Safety (5%) 4.5 5% 5. Project Schedule (25%) 4.6 25% 6. Erosion & Sediment QA (Environmental Stewardship) (5%) 7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: 85% Sum of Grades / Total Weight of Criteria Used: 85%			E COUNTY	DING IN BALTIMORI	OVATION IN SHA 211 BUILDIN	ELEVATOR REN	Project Description:
**City, State, Zip			NTRACTING, INC	NICHOLS CO			*Contractor Name:
Total Scores Some X Wgt =		E 200					
Total Scores Total Scores							
Total Scores X Wgt =		2024	*Cal. Year: <u>2</u>	ne			
Total Scores x Wgt =					est \$10,000)	\$594,717 (Near	
1. Contractor Administration, Personnel, Equipment, Partnering, and Public Relations 2. MBE/DBE/WBE Compliance - [Prime Contractor Only] (5%) 3. Quality of Work (30%) This criteria MUST be rated! 4. 8 30% 4. Safety (5%) 5. Project Schedule (25%) 6. Erosion & Sediment QA (Environmental Stewardship) (5%) 7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: 85% Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) Worksheet Completed By: (Please Print or Type Name) Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager							
1. Contractor Administration, Personnel, Equipment, Partnering, and Public Relations 2. MBE/DBE/WBE Compliance - [Prime Contractor Only] (5%) 3. Quality of Work (30%) This criteria MUST be rated! 4. 8 30% 4. Safety (5%) 5. Project Schedule (25%) 6. Erosion & Sediment QA (Environmental Stewardship) (5%) 7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager				res	Total Scores		
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3. Quality of Work (30%) This criteria MUST be rated! 4. 8 30% 4. Safety (5%) 5. Project Schedule (25%) 6. Erosion & Sediment QA (Environmental Stewardship) (5%) 7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: 85% Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER) Worksheet Completed By: (Please Print or Type Name) Signature Da Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager	1.14	25%	4.5	ublic Relations			
4. Safety (5%) 5. Project Schedule (25%) 6. Erosion & Sediment QA (Environmental Stewardship) (5%) 7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: 85% Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER) Worksheet Completed By: (Please Print or Type Name) Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager	1 42	200/	4.0		<u> </u>	•	
5. Project Schedule (25%) 6. Erosion & Sediment QA (Environmental Stewardship) (5%) 7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: 85% Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER) Worksheet Completed By: (Please Print or Type Name) Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager	1.43				NUST be rated!	6) Inis criteria iv	
6. Erosion & Sediment QA (Environmental Stewardship) (5%) 7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER) Worksheet Completed By: (Please Print or Type Name) Signature Da Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager	0.23 1.15					5%)	
7. Maintenance of Traffic QA (5%) Total Weight of Criteria Used: 85% Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) Worksheet Completed By: (Please Print or Type Name) Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager					Stewardship) (5%)	,	•
Sum of Grades = Raw Score: Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER)						ic QA (5%)	7. Maintenance of Traffi
Sum of Grades / Total Weight of Criteria Used = Final Adj. Score: [4.0 to 5.0 = A] [3.0 to 3.99 = B] [2.0 to 2.99 = C] [1.0 to 1.99 = D] [0.0 to 0.99 = F] Letter Grade: An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER) Worksheet Completed By: (Please Print or Type Name) Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager	2.24						
An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER) Worksheet Completed By: (Please Print or Type Name) Will McKay Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager	3.94 4.63				Sum of Grados / Total \		
An appeal may be filed by the contractor / sub-contractor (guidelines are available through the District Office) UMAR TARIQ (PROJECT ENGINEER) / 2/26/2 Worksheet Completed By: (Please Print or Type Name) Signature Da Will McKay / 3/4/2 Rated Contractor / Sub-Contractor Rep. (Please Print) Rated Contractor / Sub-Contractor Rep. SIGNATURE Da Title: Project Manager	4.03 A	r Grade:) to 0.99 = F1 Lette	1.0 to 1.99 = D1 [0.0	.99 = B1 [2.0 to 2.99 = C1 [1.0	o 5.0 = A1 [3.0 to 3.	[4.0 to
Rated Contractor / Sub-Contractor Rep. (Please Print) Title: Project Manager Rated Contractor / Sub-Contractor Rep. SIGNATURE Da		2/26/2 Dat	•	Umarie	EER)	(PROJECT ENGINE	UMAR TARIQ (
Title: Project Manager	025	3/4/2	1	With make		сКау	Will Mo
	.e	Dat	Rep. SIGNATURE	Contractor / Sub-Contractor I	rint) Rated Contra	= :	
All Contractors / Subcontractors must return the signed original to the above named District Office. Do not send a hardcopy to the O Construction.	ffice of	py to the O	Do not send a hardcop	named District Office. I	e signed original to the above name		All Contractors / Subcontr
Asst. DE or DE SIGNATURE Date				Date		DE SIGNATURE	Asst. DE or I

OOC - Hanover

Asst. DE or DE: After obtaining all required signatures, please send all PDF & excel copies via e-mail to: Engineering Support Division (ESD),

MARYLAND STATE HIGHWAY ADMINISTRATION SHA RATING OF CONTRACTOR/ SUBCONTRACTOR

*Contract No.: AZ7075B2	29 *Di	*District: District 4 *Rating Type: Annual		Annual	
*Project Description:	ELEVATOR	R RENOVATION IN SHA 211 BUILDI	NG I	IN BALTIMORE COUNTY	
*Contractor Name:				NICHOLS CONTRACTING, INC	
*Street Address:				9190 RED BRANCH ROAD SUIT	E 200
*City, State, Zip				COLUMBIA, MD 21045	
*Partnering Contract?:	YES	Contractor Type: Prime		*Cal. Year:	2024
*Dollar Amt. of Work:	\$594,717	(Nearest \$10,000)			

Please save this file as

USE THIS AS FILENAME FOR THIS RATING!!! ---> RATING_District 4_AZ7075B29_NICHOLS CONT_Annual_2024.XLSX

* RATING_[District]_[Contract No]_[1st 12 Char. Of Contr. Name]_[Type]_[CAL. YR].XLSX

TECHNICAL APPROACH AND WORK PLAN



TAB 3 - Technical Approach and Work Plan

Nichols Contracting, Inc. (NCI) brings over three decades of proven experience in elevator modernization, repair, and replacement. Our approach integrates deep technical knowledge with a practical, phased delivery strategy designed to meet the City of Clearwater's specific needs, particularly working in occupied municipal buildings with a focus on safety, ADA compliance, and operational continuity.

Understanding of Project Requirements

NCI understands that this project involves the inspection, repair, and/or full modernization of the elevators affected by storm-related damage at six separate municipal locations, each of which sustained damage from Hurricanes Helene and Milton.

Each unit will be evaluated and, if warranted, replaced to meet the latest ASME A17.1 and Florida Building Code (Chapter 399) standards. NCI's approach includes a thorough field investigation, phased replacement, and full systems integration - including fire alarm, emergency power, and mechanical modifications - to deliver turnkey, code-compliant solutions with minimal disruption.

Methodology for Performing Repairs or Replacements

NCI's approach is grounded in our turnkey delivery model, adapted for a distributed worksite program. Each location will be treated as a standalone project, while being centrally managed for consistency, coordination, and efficiency.

1. Initial Site Assessments & Condition Reports

- Conduct independent inspections at each of the six locations.
- Document condition of elevator systems and building integration points.
- Identify scope of repair vs. full replacement needed per site.

2. Project Planning & Design Coordination

- Submit equipment and scope-specific submittals for each site.
- Coordinate design review and pre-construction phasing with City staff.
- Establish Interim Life Safety Measures (ILSM) based on site occupancy and risk.

3. Procurement & Equipment Delivery

- Order non-proprietary elevator equipment and required materials per site scope.
- Stagger material deliveries to match field readiness and reduce congestion.

4. Site Mobilization & Phased Execution

- Deploy mobile field crews and local elevator technicians by site.
- Execute targeted elevator repair or full modernization tasks (as needed)
 - Controller and drive replacement
 - Hydraulic jack replacements
 - Elevator hoistway and door equipment upgrades
 - Cab repairs or upgrades
 - Electrical/fire alarm/HVAC integration
 - Pit remediation, lighting, GFCIs, etc.



5. Testing, Final Commissioning & Turnover

- Conduct inspection and acceptance testing per Florida requirements.
- Provide warranty documentation and operational training for City staff.

Minimizing Service Interruptions to Building Occupants

Performing elevator repairs at multiple public buildings requires surgical phasing and strict safety planning. NCI will implement:

- Site-Specific Phasing Plans to keep at least one elevator or alternate vertical access available at all times.
- Off-Hours and Weekend Work for power shutdowns and system cutovers.
- Architectural Barricades and Signage to ensure clear wayfinding, dust control, and secure separation.
- Interim Life Safety Measures (ILSM) tailored to each location, with pre-task risk assessments and compliance walkthroughs
- **Real-Time Communication** via daily huddles with facility staff to coordinate schedules, disruptions, and logistics per building.

These measures were successfully deployed on similar multi-site elevator modernization programs by Nichols Contracting including the USDA APHIS, Baltimore City Police HQ, and multiple federal courthouses.

Proposed Schedule with Key Milestones

Nichols Contracting proposes a three-phased execution plan beginning in August 2025, with multiple field crews mobilizing at two locations at a time. Our approach enables us to maintain quality control and minimize disruption, while completing all required repairs and modernizations in an expedited manner. *Note that phasing can be adjusted based on owner preference.*

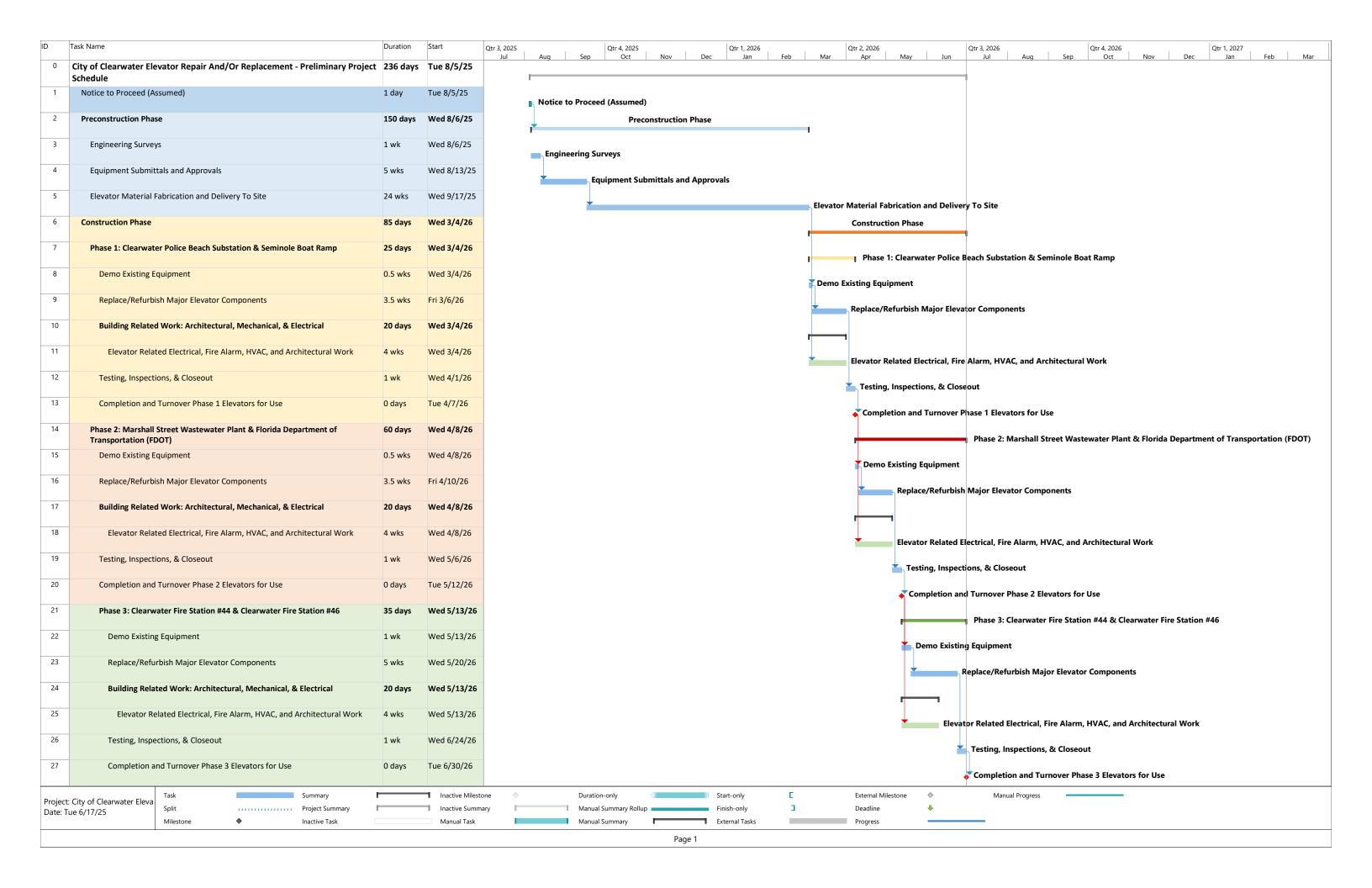
Milestone	Targeted Timeline
Notice to Proceed / Project Kickoff	August 5, 2025
Site Evaluations & Condition Assessments (All Sites)	August 6–12, 2025
Engineering, Submittals & Owner Approvals, Material Fabrication	August 13 – September 17, 2025
Construction Phase Mobilization	March 4, 2026
Phase 1: Clearwater Police Substation & Seminole Boat Ramp	March 4 – April 7, 2026
Phase 2: Marshall Street Wastewater Plant & FDOT	April 8 – May 12, 2025
Phase 3: Clearwater Fire Station #44 & Clearwater Fire Station #46	May 13 – June 30, 2025
Final Documentation & Final Project Closeout	By July 14, 2026 (or sooner)

Average elevator downtime per site: ~5 weeks

Total estimated project duration: 329 calendar days (Aug 2025 to late June 2026).

Please note the following Preliminary Schedule for the Clearwater Elevator Repair/Replacement Project.





Equipment and Materials to Be Used

All major systems will be non-proprietary, modern, and aligned with current safety and ADA standards. The Supporting MEP Systems will be modernized up to current code as required.

On the following pages, please see the attached detailed Elevator-Specific and associated Building-Related Scopes of Work.

These selections are based on NCI's proven performance and allow any licensed contractor to service the systems, ensuring long-term maintainability for the City.

Conclusion

With deep expertise in occupied government facility elevator programs, a proven team, and the ability to manage a multi-location modernization effort with minimal disruption, Nichols Contracting is fully equipped to meet the technical and logistical challenges of this project. Our approach ensures a safe, timely, and code-compliant outcome for the City of Clearwater and its facility users.



General Elevator Solutions

Clearwater Fire Station #44 950 Gulf Blvd. Clearwater, Florida 33767 State Serial #: 62156

As requested, **GENERAL ELEVATOR SOLUTIONS**, **LLC** (hereinafter **G.E.S.**) propose to provide all the necessary labor and material to perform the following work on the elevator at the above referenced building.

Scope: Replace "obsolete" equipment in like kind and quality, damaged beyond repair by water intrusion due to hurricane Helene as follows:

- -Remove and scrap existing damaged unit. (New system is sold as a full elevator package)
- -Furnish and Install NEW Canton Elevator LU/LA holeless roped hydraulic "FULL" elevator package.
- -MCE Microprocessor Controller (non-proprietary) *DLM Compliant*
- -LU/LA Roped Cantilever Jack w/ Side Spring Buffers
- -Switches and Wiring in hoist way including cartop inspection station, pit stop switch and duct.
- -Sling and platform w/ guide shoes, deflector sheave, ropes, remote trip governor/ropes, and safeties.
- -Elevator Cab w/ 2 speed doors #4 SS finish. Wood core walls w/ flash laminate finish, sill, aluminum tee frame ceiling w/ LED strip lighting, ½ speed fan, and #4 SS handrail. Cab to be 6' 8" is height
- -Innovation Fixtures to include 2019 Code Camera/Display, access switch, auto dial phone, emergency light, digital PI, nudging buzzer, Fire Service phase I & II instructions engraved, handicap markings, independent service
- -GAL MOVFR door equipment package w/ clutch, hatch door hangars, and proximity edge.
- -Submersible Pumping Unit 10 HP 1 Ph Motor w/ Maxton Valve, muffler, oil level switch, temp sensing device, low pressure switch, hand pump and slack rope. New oil will be used to fill tank.

Installation time approximately 6 working weeks.

Lead time approximately 24-36 weeks



Subject: Clearwater Fire Station #44 (Sand Key)

950 Gulf Blvd., Clearwater, Florida 33767 Modernization of one (1) 3-stop elevator

Nichols Contracting, Inc. is pleased to quote the building work associated with the modernization of one (1) 3-stop elevator at Clearwater Fire Station #44 in Clearwater (Sand Key), Florida. Our scope of work is pursuant to our site visit and includes only the following:

- The permits required by the Local AHJ, City of Clearwater for our work specified below.
 - Mechanical
 - o Fire Alarm
 - Electrical
- Our proposal includes General Conditions and Supervision.

ELEVATOR MACHINE ROOMS, HOISTWAYS AND PIT AREAS

- 1. Furnish and install fire rated patches and fire stopping by a certified installer any existing holes or voids in the elevator machine room, hoistway and pit to meet code.
- 2. Provide to replace the existing Red sprinkler head with a code compliant Green sprinkler head in the elevator machine room.
- 3. Furnish and install one (1) new 1 ½ hour fire rated, hollow metal, exterior machine room door assembly with door, frame, closer, storeroom type handle, threshold and weather-stripping.

AIR CONDITIONING

1. Furnish and install one (1) new thermostatically controlled fan over the supply vent for the building ac in the elevator machine room.

POWER AND LIGHTING FOR ELEVATOR

- 1. Demo any electrical equipment or conduits not scheduled for retention pertaining to the elevator machinery space.
- 2. Furnish and install one (1) new heavy duty, fused 240V single phase main line disconnect lockable in the OFF position only with electrical interlock switch with auxiliary contacts for battery lowering device and RK fuses with rejection clips.

 Disconnect size and reuse of existing feed is based on full load amps of the existing

machines. NCI has no work included to replace the main line power feeds to the machine room.

- a. Note: Existing main line disconnect is rated for 100A and fused at 80A.
- b. Note: Existing main line feed is size 3 AWG, good for 100A. Assumption is the existing installation is per code.
- c. Note: Existing main feed circuit breaker size is 60A.
- d. Note: Maximum machine size is 5 HP.
- e. Note: Auxiliary contacts requirement to be confirmed by elevator contractor.
- 3. Furnish and install one (1) new TPS TransTrack 2 065 Series surge protector on the line side of the main line disconnect.
- 4. Furnish and install one (1) new heavy duty, fused disconnect for cab lighting and fan exhaust, lockable in the OFF position only.
- Furnish and install all necessary load side conduit and wire from the main line and cab light disconnects to the new elevator controller. Final connection by the elevator contractor.
- 6. Furnish and install guarded LED light fixtures as needed to reach 19ftc in the elevator machine room.
- 7. Furnish and install one (1) new GFCI duplex receptacle in the machine room.
- 8. Furnish and install a new conduit and CAT6 cable in the machine room for elevator 2-way video communication service from the existing junction box. *Internet service to machine room by owner. Final connection to elevator controller by elevator contractor.*
- 9. Furnish and install one (1) new 120v dedicated circuit to the new thermostatically controlled fan in the elevator machine room.
- 10. Furnish and install vaporproof LED light fixtures with switch in the elevator pit to achieve 10ftc.
- 11. Furnish and install one (1) GFCI duplex receptacle in the elevator pit. Isolate pit GFCI from lighting per code.
- 12. Furnish and install one (1) new set of emergency power signal wires from the automatic transfer switch to the elevator machine room. *Final connection to elevator equipment by elevator contractor.*
- 13. Support emergency power testing for elevator inspections.
- 14. Provide labels on all disconnects showing the source of power.

FIRE ALARM

- 1. NCI will require 4 hours to support for Fire Alarm final inspection with the AHJ.
- 2. Replace the existing heat detector in the pit and mount the new one on the wall next to the existing sprinkler head.
- Furnish and install one (1) new smoke detector in the elevator machine room.
- 4. Furnish and install three (3) new relay modules in the elevator machine room for primary recall, alternate recall and fire hat.
- 5. Furnish and install new conduit and wire from the relay modules to the elevator controller. *Final connection to controller by elevator contractor.*
- 6. Provide for engineering, programming, pre-test and final elevator inspections.

General Elevator Solutions

HYDRAULIC ELEVATOR MODERNIZATION

Clearwater Police Beach Substation

700 Bayway Blvd. #24 Clearwater, Florida 33767

SCOPE OF WORK

One (1) Hydraulic Passenger Elevator

As requested, GENERAL ELEVATOR SOLUTIONS, LLC (hereinafter **G.E.S.**) propose the following elevator modernization for the elevator(s) at Clearwater Police Beach Substation.

HYDRAULIC ELEVATOR MODERNIZATION SPECIFICATIONS

GENERAL: This section covers the fabrication, furnishing and installation of related items covered by specifications hereinafter for the elevator and complies with the ASME A17.1 Code for which it was installed.

Capacity: 2100 Pounds

Speed: 125 Feet Per Minute

Landings: 2 Front Openings: 2 Rear Openings: 0

Travel: 10 In Feet Power Supply 208 volts, 3 phase

State Serial Number(s): 62658

Remove the existing obsolete Controls and install new Microcomputer Solid State Controls. Installation includes new hoistway, machine room and car wiring.

ENGINEERING DESIGN: All new material furnished will be specifically designated to operate with the original equipment being retained, thus assuring maximum performance and eliminating any divided responsibility

NEW ELEVATOR CONTROL SYSTEM: We will provide new microprocessor elevator controller enclosed in a metal box with a hinged or screw cover and protected against dirt and all of the functions of safe elevator motion and elevator door control. The controller cabinet containing memory equipment shall be properly shielded from line pollution. Microcomputer system shall be designed to accept reprogramming with minimum system down time. This shall include all of the hardware required to connect, transfer and interrupt power, and protect the motor against overloading.

Model: Third party non-proprietary hydraulic controller.

- Control parameter stored permanently on erasable programmable read-only memories (EPROM)
- Fire Service Phase I and II features
- Field replacement computer output devices
- Motor/Valve protection
- Hoistway Landing System for accurate positioning and leveling of elevator
- Solid State Starter
- Battery Lowering

EMERGENCY FIRE SERVICE OPERATION: The elevator contractor shall provide contacts on the elevator controller to receive signals from the Fire recall system. Special Emergency Service Phase I to return the elevator non-stop to a designated floor shall be initiated by a fire alarm initiating device system or a key switch provided in a lobby fixture. Special Emergency Service Phase II key switch in the car shall be provided for in-car control of each elevator.

CAB INTERIOR: New seven (7) panel raised design with stainless steel reveals, new hand rails, stainless steel pan ceiling with LED downlighting, waterproof LVT flooring and new protective pads with hooks. *Customer will choose color scheme and final design.*

CAB DOOR: Furnish and install one (1) new #4 stainless steel.

CAR OPERATING STATION: Remove existing car operating panel and install with new panel located at handicap height, which complies with all current code requirements. The new panel will contain all necessary pushbuttons and key switches.

EMERGENCY VIDEO MONITORING: A camera will be integrated into the car operating station. When the emergency button is pressed video will actuate allowing emergency response visual of the elevator cab interior and passengers.

EMERGENCY CAR LIGHTING: Backup emergency power, by a 12-volt sealed rechargeable battery will be provided that shall illuminate the elevator car station and provide current to the alarm bell in the event of a normal power failure.

CAR POSITION INDICATOR: A car position indicator shall be installed. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

AUDIBLE SIGNAL (INDICATED PASSING OR STOPPING AT LANDING): An audible signal shall sound in the car to tell passengers that the car is either stopping or passing a landing served by the elevator.

HANDICAPPED MARKINGS (BRAILLE): Raised markings shall be furnished for the car buttons and car controls in compliance with the latest revision of the ANSI/ASME Handicapped requirements. Braille plates will also be installed on hoist way entrance jambs.

"IN CAR" DIRECTION LANTERNS: Install a new in car direction indicator lantern system in the cab visible for hall pushbuttons

CAR TOP INSPECTION STATION: Install new car top inspection station, which contains the new code required control functions.

HALL STATIONS: New first floor hall pushbutton fixture at handicap code height will contain the new fireman's service key switch. When a call is registered by momentary pressure on a landing button, that button shall become illuminated and remain illuminated until the car is answered. A light, buzzer and key switch to monitor the elevator phone line. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

PHONE LINE MONITOR: Electronic monitoring system that will test the phone line at least once daily and give notification upon line failure.

DOOR EQUIPMENT: Furnish and install on the elevator, a new heavy duty door operator package complete with heavy duty motorized door operator, car door zone lock clutch, new double roller pick-up assemblies, reel closure and interlocks. *This new door operator package will increase door efficiency and durability.*

DOOR SCAN: The system features a unique beam array and separate receiver array with a very narrow depth that allows it to fit every door configuration...including jambs of side opening doors. The curtain consists of 64 invisible light beams rising to a height of 64 inches. Thus, full protection "to obstructions of a size relating to body dimensions, or those appliances relating to impaired mobility in the path of the closing door(s)" will be detected by the Micro-Scan Curtain Unit and in turn the door(s) will either reopen or remain open until the beams are clear.

HALL DOORS: Furnish and install one (1) new #4 stainless steel door on 1st floor.

PUMP UNIT: Furnish and install new submersible type hydraulic pump unit assembly in the elevator machine room. A new hydraulic control valve will be mounted above the new pump/motor assembly, which will be submerged in a heavy-duty oil reservoir. New oil line piping as needed and fully replace hydraulic oil.

ROLLER GUIDES: Furnish and install new ELSCO model B.

HYDRAULIC JACK: Replace existing jack (casing, cylinder, cylinder head, and piston) with new in ground jack. Pit channels and buffers will also be replaced.

Replacement of hydraulic jack involves drilling underground sight unseen. Additional work may be necessary to remove foreign material and plumb jack. If necessary, a separate proposal for additional time and material will be presented

MISCELLANIOUS: Scrape and paint pit metal. Paint pit floor. Install cartop ventilation fan.

PERMITS AND INSPECTIONS: The elevator contractor shall furnish all licenses and permits and shall arrange for and make all inspections and test required thereby. If re-inspection(s) is/are required due to non-functioning of fire alarm initiating device(s), work by others, violations that are the responsibility of the owner, or any factor not caused by, or outside of the responsibility of G.E.S. as outlined in this agreement, such inspection(s) shall be the sole responsibility of the building owner and/or its representative, and will be billed separately from this agreement.

WORK BY OTHERS:

<u>Electrician</u>: To add an auxiliary contact to the disconnect for interface to the battery lowering device and to check for correct main line fuses for 3 phase power at the disconnect switch. To install 110vac disconnect for elevator cab/fan lighting.

<u>Fire Alarm:</u> This will include, but is not limited to, installing one (1) smoke detector or fire alarm initiating device at all lobby landings and one (1) smoke detector in the machine room for phase one recall (per ANSI A17.1 Section 2.27)

Lead Time: Approximately 16-24 weeks after the signed approval are received back in our office.

Estimated Installation Time: Twenty (20) business days.



Subject: Clearwater Police Beach Substation

700 Bayway Blvd. #24, Clearwater, Florida 33767 Modernization of one (1) 2-stop elevator

Nichols Contracting, Inc. is pleased to quote the building work associated with the modernization of one (1) 2-stop elevator at Clearwater Police Beach Substation in Clearwater, Florida. Our scope of work is pursuant to our site visit and includes only the following:

- **The permits required by the Local AHJ, City of Clearwater for our work specified below.**
 - Mechanical
 - o Fire Alarm
 - Electrical
- Our proposal includes General Conditions and Supervision.

ELEVATOR MACHINE ROOMS, HOISTWAYS AND PIT AREAS

1. Furnish and install fire rated patches and fire stopping by a certified installer any existing holes or voids in the elevator machine room, hoistway and pit to meet code.

AIR CONDITIONING

- 1. Furnish and install one (1) 1-ton, duct-free, mini split system air conditioner with programmable thermostat and with anti-corrosion coating in the elevator machine room. Location of outdoor unit to be approved by owner. Assumed to be wall mount bracket at ground level.
- 2. Note: If the property is in a flood zone, an elevation certificate will be required. Owner to provide elevation certificate as available.

POWER AND LIGHTING FOR ELEVATOR

- 1. Demo any electrical equipment or conduits not scheduled for retention pertaining to the elevator machinery space.
- 2. Furnish and install one (1) new heavy duty, fused 240V main line disconnect lockable in the OFF position only with electrical interlock switch with auxiliary contacts for battery lowering device and RK fuses with rejection clips. *Disconnect size and reuse of existing feed is based on full load amps of the existing machines. NCI has no work included to replace the main line power feeds to the machine room.*

- a. Note: Existing main line disconnect is rated for 100A and fused at 90A.
- b. Note: Existing main line feed is size 3 AWG, good for 100A. Assumption is the existing installation is per code.
- c. Note: Existing main feed circuit breaker size is 100A.
- d. Note: Maximum machine size is 25 HP.
- e. Note: Auxiliary contacts requirement to be confirmed by elevator contractor.
- 3. Furnish and install one (1) new TPS TransTrack 2 065 Series surge protector on the line side of the main line disconnect.
- 4. Furnish and install one (1) new heavy duty, fused disconnect for cab lighting and fan exhaust, lockable in the OFF position only.
- Furnish and install all necessary load side conduit and wire from the main line and cab light disconnects to the new elevator controller. Final connection by the elevator contractor.
- 6. Furnish and install guarded LED light fixtures as needed to reach 19ftc in the elevator machine room.
- 7. Furnish and install one (1) new GFCI duplex receptacle in the machine room.
- 8. Furnish and install a new conduit and CAT6 cable in the machine room for elevator 2-way video communication service from the existing junction box. *Internet service to machine room by owner. Final connection to elevator controller by elevator contractor.*
- 9. Furnish and install one (1) new circuit with heavy duty disconnects, lockable in the closed position, Ditek DTK-120/240CM+ surge protector and all necessary conduit and power wire to provide power to the new AC unit from an emergency power source.
- 10. Furnish and install vaporproof LED light fixtures with switch in the elevator pit to achieve 10ftc.
- 11. Furnish and install one (1) GFCI duplex receptacle in the elevator pit. Isolate pit GFCI from lighting per code.
- 12. Furnish and install one (1) new set of emergency power signal wires from the automatic transfer switch to the elevator machine room. *Final connection to elevator equipment by elevator contractor.*
- 13. Support emergency power testing for elevator inspections.
- 14. Provide labels on all disconnects showing the source of power.

FIRE ALARM

- 1. NCI will require 4 hours to support for Fire Alarm final inspection with the AHJ.
- 2. Furnish and install one (1) new smoke detector in the elevator machine room.
- 3. Furnish and install three (3) new relay modules in the elevator machine room for primary recall, alternate recall and fire hat.
- 4. Furnish and install new conduit and wire from the relay modules to the elevator controller. *Final connection to controller by elevator contractor.*
- 5. Furnish and install one (1) new weatherproof heat detector with minimon on the first-floor exterior elevator landing.
- 6. Provide for engineering, programming, pre-test and final elevator inspections.



Clearwater Fire Station #46 534 Mandalay Ave. Clearwater, Florida 33767 State Serial #: 114062

As requested, **GENERAL ELEVATOR SOLUTIONS**, **LLC** (hereinafter **G.E.S.**) propose to provide all the necessary labor and material to perform the following work on the elevator at the above referenced building.

Scope: Replace equipment in like kind and quality, damaged beyond repair by water intrusion due to hurricane Helene as follows:

- -Furnish and Install NEW Savaria V-1504 vertical inclined wheelchair lift
- -Remove and scrap existing damaged unit. Permit, Inspection and testing included

Installation time approximately 5 working days.

Lead time approximately 10-12 weeks after approved drawings are signed.

Your Configuration

Cab operation (cpfs or auto)	constant pressure
Model Type	V-1504 Shaftway or Decklift
Number of Stops	2 Stop
Pit Depth	3
Total Travel (inches)	136.75
Capacity	750 lbs (340 kg)
Speed	20 fpm (0.102 m/s)
Battery Backup	No, 120V
Electrical Frequency	60hz
Electrical Phases	Single Phase
Cab Type	Type 1 On/Off Same Side
Cab Size	Custom Size Hoistway
Cab Height (Wall)	42-1/8" - 1070mm Std Height
Color of the Unit	Standard Color - Almond Beige
Custom Color	n
Cab Panel Selection	Steel W Paint
Encloser insert	Not Applicable

Automatic Door Opener	Open to choose at each landing
Door Type Lev.1 Dr.1	Fire Rated Pro Door
Door Type Lev.2 Dr.1	Fire Rated Pro Door
Door Type Lev.3	No Door/Gate
Door Type Lev.4	No Door/Gate
Door Insert Lev.1 Dr.1	Not Applicable
Door Insert Lev.2	Not Applicable
Door Insert Lev.3	Not Applicable
Door Insert Lev.4	Not Applicable
Phone	No Phone,Plug Incl

Daily Cycles:	
Recommended use per day:	30
Heavy use per day:	75
Excessive use per day:	100
Maximum hourly starts:	12

Customer initials



Subject: Clearwater Fire Station #46

534 Mandalay Ave., Clearwater, Florida 33767 Ripout and Replace one (1) 2-stop Vertical Wheelchair Lift

Nichols Contracting, Inc. is pleased to quote the building work associated with the rip and replace one (1) 2-stop wheelchair lift at Clearwater Fire Station#46 in Clearwater, Florida. Our scope of work is pursuant to our site visit and includes only the following:

- **The permits required by the Local AHJ, City of Clearwater for our work specified below.**
 - Electrical
- Our proposal includes General Conditions and Supervision.

DEMOLITION

1. Demo the existing chairlift already in place and prep the current lift shaft for the new chairlift to be installed.

POWER AND LIGHTING FOR ELEVATOR

- 1. Demo any electrical equipment or conduits not scheduled for retention pertaining to the elevator machinery space.
- 2. Furnish and install one (1) new heavy duty, fused 30 main line disconnect lockable in the OFF position only with electrical RK fuses with rejection clips. *Disconnect size and reuse of existing feed is based on full load amps of the existing machines. NCI has no work included to replace the main line power feeds to the machine room.*
- 3. Provide labels on all disconnects showing the source of power.

General Elevator Solutions

HYDRAULIC ELEVATOR MODERNIZATION

Seminole Boat Ramp

201 Seminole St. Clearwater, Florida 33755

SCOPE OF WORK

One (1) Hydraulic Passenger Elevator

As requested, GENERAL ELEVATOR SOLUTIONS, LLC (hereinafter **G.E.S.**) propose the following elevator modernization for the elevator(s) at the Seminole Boat Ramp.

HYDRAULIC ELEVATOR MODERNIZATION SPECIFICATIONS

GENERAL: This section covers the fabrication, furnishing and installation of related items covered by specifications hereinafter for the elevator and complies with the ASME A17.1 Code for which it was installed.

Capacity: 2100 Pounds

Speed: 55 Feet Per Minute

Landings: 2 Front Openings: 2 Rear Openings: 0

Travel: 13 In Feet Power Supply 208 volts, 3 phase

State Serial Number(s): 110991

Remove the existing proprietary Controls and install new Microcomputer Solid State Controls. Installation includes new hoistway, machine room and car wiring.

ENGINEERING DESIGN: All new material furnished will be specifically designated to operate with the original equipment being retained, thus assuring maximum performance and eliminating any divided responsibility

NEW ELEVATOR CONTROL SYSTEM: We will provide new microprocessor elevator controller enclosed in a metal box with a hinged or screw cover and protected against dirt and all of the functions of safe elevator motion and elevator door control. The controller cabinet containing memory equipment shall be properly shielded from line pollution. Microcomputer system shall be designed to accept reprogramming with minimum system down time. This shall include all of the hardware required to connect, transfer and interrupt power, and protect the motor against overloading.

Model: Third party non-proprietary hydraulic controller.

- Control parameter stored permanently on erasable programmable read-only memories (EPROM)
- Fire Service Phase I and II features
- Field replacement computer output devices
- Motor/Valve protection
- Hoistway Landing System for accurate positioning and leveling of elevator
- Solid State Starter
- Battery Lowering

EMERGENCY FIRE SERVICE OPERATION: The elevator contractor shall provide contacts on the elevator controller to receive signals from the Fire recall system. Special Emergency Service Phase I to return the elevator non-stop to a designated floor shall be initiated by a fire alarm initiating device system or a key switch provided in a lobby fixture. Special Emergency Service Phase II key switch in the car shall be provided for in-car control of each elevator.

CAB SHELL / INTERIOR: Replace entire cab shell. New cab interior will have seven (7) panel raised design with stainless steel reveals, new handrails, stainless steel pan ceiling with LED downlighting, waterproof LVT flooring and new protective pads with hooks. *Customer will choose color scheme and final design*.

CAB DOOR: Furnish and install one (1) new #4 stainless steel.

CAR OPERATING STATION: Remove existing car operating panel and install with new panel located at handicap height, which complies with all current code requirements. The new panel will contain all necessary pushbuttons and key switches.

EMERGENCY VIDEO MONITORING: A camera will be integrated into the car operating station. When the emergency button is pressed video will actuate allowing emergency response visual of the elevator cab interior and passengers.

EMERGENCY CAR LIGHTING: Backup emergency power, by a 12-volt sealed rechargeable battery will be provided that shall illuminate the elevator car station and provide current to the alarm bell in the event of a normal power failure.

CAR POSITION INDICATOR: A car position indicator shall be installed. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

AUDIBLE SIGNAL (INDICATED PASSING OR STOPPING AT LANDING): An audible signal shall sound in the car to tell passengers that the car is either stopping or passing a landing served by the elevator.

HANDICAPPED MARKINGS (BRAILLE): Raised markings shall be furnished for the car buttons and car controls in compliance with the latest revision of the ANSI/ASME Handicapped requirements. Braille plates will also be installed on hoist way entrance jambs.

"IN CAR" DIRECTION LANTERNS: Install a new in car direction indicator lantern system in the cab visible for hall pushbuttons

CAR TOP INSPECTION STATION: Install new car top inspection station, which contains the new code required control functions.

HALL STATIONS: New first floor hall pushbutton fixture at handicap code height will contain the new fireman's service key switch. When a call is registered by momentary pressure on a landing button, that button shall become illuminated and remain illuminated until the car is answered. A light, buzzer and key switch to monitor the elevator phone line. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

PHONE LINE MONITOR: Electronic monitoring system that will test the phone line at least once daily and give notification upon line failure.

DOOR EQUIPMENT: Furnish and install on the elevator, a new heavy duty door operator package complete with heavy duty motorized door operator, car door zone lock clutch, new double roller pick-up assemblies, reel closure and interlocks. *This new door operator package will increase door efficiency and durability.*

DOOR SCAN: The system features a unique beam array and separate receiver array with a very narrow depth that allows it to fit every door configuration...including jambs of side opening doors. The curtain consists of 64 invisible light beams rising to a height of 64 inches. Thus, full protection "to obstructions of a size relating to body dimensions, or those appliances relating to impaired mobility in the path of the closing door(s)" will be detected by the Micro-Scan Curtain Unit and in turn the door(s) will either reopen or remain open until the beams are clear.

HALL DOORS: Furnish and install one (1) new #4 stainless steel door on 1st floor.

PUMP UNIT: Furnish and install new submersible type hydraulic pump unit assembly in the elevator machine room. A new hydraulic control valve will be mounted above the new pump/motor assembly, which will be submerged in a heavy-duty oil reservoir. New oil line piping as needed and fully replace hydraulic oil.

HYDRAULIC JACK: Replace existing twin post jack (casing, cylinder, cylinder head, and piston) with new in ground jack. Pit channels and buffers will also be replaced.

Replacement of hydraulic jack involves drilling underground sight unseen. Additional work may be necessary to remove foreign material and plumb jack. If necessary, a separate proposal for additional time and material will be presented

MISCELLANIOUS: Scrape and paint pit metal. Paint pit floor. Install cartop ventilation fan.

PERMITS AND INSPECTIONS: The elevator contractor shall furnish all licenses and permits and shall arrange for and make all inspections and test required thereby. If re-inspection(s) is/are required due to non-functioning of fire alarm initiating device(s), work by others, violations that are the responsibility of the owner, or any factor not caused by, or outside of the responsibility of G.E.S. as outlined in this agreement, such inspection(s) shall be the sole responsibility of the building owner and/or its representative, and will be billed separately from this agreement.

WORK BY OTHERS:

<u>Electrician:</u> To add an auxiliary contact to the disconnect for interface to the battery lowering device and to check for correct main line fuses for 3 phase power at the disconnect switch. To install 110vac disconnect for elevator cab/fan lighting.

<u>Fire Alarm:</u> This will include, but is not limited to, installing one (1) smoke detector or fire alarm initiating device at all lobby landings and one (1) smoke detector in the machine room for phase one recall (per ANSI A17.1 Section 2.27)

Lead Time: Approximately 16-24 weeks after the signed approval are received back in our office.

Estimated Installation Time: Twenty (20) business days.



Subject: Seminole Boat Ramp

198 Seminole St., Clearwater, Florida 33755 Modernization of one (1) 2-stop elevator

Nichols Contracting, Inc. is pleased to quote the building work associated with the modernization of one (1) 2-stop elevator at Seminole Boat Ramp in Clearwater, Florida. Our scope of work is pursuant to our site visit and includes only the following:

- The permits required by the Local AHJ, City of Clearwater for our work specified below.
 - Mechanical
 - o Fire Alarm
 - Electrical
- Our proposal includes General Conditions and Supervision.

ELEVATOR MACHINE ROOMS, HOISTWAYS AND PIT AREAS

- 1. Furnish and install fire rated patches and fire stopping by a certified installer any existing holes or voids in the elevator machine room, hoistway and pit to meet code.
- 2. Note: The car was out of service and the car parked on the first floor, no access was available at the time of the site visit. The pit was filled with water at the time of the site visit.

AIR CONDITIONING

1. Furnish and install one (1) 2-ton, duct-free, mini split system air conditioner with programmable thermostat and with anti-corrosion coating in the elevator machine room. Location of outdoor unit to be approved by owner. Assumed to be wall mount bracket at 2nd level.

POWER AND LIGHTING FOR ELEVATOR

- 1. Demo any electrical equipment or conduits not scheduled for retention pertaining to the elevator machinery space.
- Furnish and install one (1) new heavy duty, fused 240V single phase main line disconnect lockable in the OFF position only with electrical interlock switch with auxiliary contacts for battery lowering device and RK fuses with rejection clips.
 Disconnect size and reuse of existing feed is based on full load amps of the existing

machines. NCI has no work included to replace the main line power feeds to the machine room.

- a. Note: Existing main line disconnect is rated for 100A and fused at 100A.
- b. Note: Existing main line feed is size 3 AWG, good for 100A. Assumption is the existing installation is per code.
- c. Note: Existing main feed circuit breaker cabinet was locked.
- d. Note: Auxiliary contacts requirement to be confirmed by elevator contractor.
- 3. Furnish and install one (1) new heavy duty, fused disconnect for cab lighting and fan exhaust, lockable in the OFF position only.
- 4. Furnish and install all necessary load side conduit and wire from the main line and cab light disconnects to the new elevator controller. *Final connection by the elevator contractor.*
- 5. Furnish and install guarded LED light fixtures as needed to reach 19ftc in the elevator machine room.
- 6. Furnish and install one (1) new GFCI duplex receptacle in the machine room.
- Furnish and install a new conduit and CAT6 cable in the machine room for elevator 2way video communication service from the existing junction box. *Internet service to* machine room by owner. Final connection to elevator controller by elevator contractor.
- 8. Furnish and install one (1) new circuit with heavy duty disconnects, lockable in the closed position, Ditek DTK-120/240CM+ surge protector and all necessary conduit and power wire to provide power to the new AC unit.
- 9. Furnish and install vaporproof LED light fixtures with switch in the elevator pit to achieve 10ftc.
- 10. Furnish and install one (1) GFCI duplex receptacle in the elevator pit. Isolate pit GFCI from lighting per code.
- 11. Provide labels on all disconnects showing the source of power.

FIRE ALARM

- 1. NCI will require 4 hours to support for Fire Alarm final inspection with the AHJ.
- 2. Furnish and install three (3) new relay modules in the elevator machine room for primary recall, alternate recall and fire hat.
- 3. Furnish and install new conduit and wire from the relay modules to the elevator controller. *Final connection to controller by elevator contractor.*
- 4. Furnish and install one (1) new weatherproof heat detector with minimon on each elevator landing (2-total).
- 5. Provide for engineering, programming, pre-test and final elevator inspections.

General Elevator Solutions

REPAIR

Seminole Boat Ramp 201 Seminole St. Clearwater, Florida 33755 State Serial #: 110991

As requested, **GENERAL ELEVATOR SOLUTIONS**, **LLC** (hereinafter **G.E.S.**) propose to provide all the necessary labor and material to perform the following work on the elevator at the above referenced building.

Scope: Replace equipment in like kind and quality, damaged beyond repair by water intrusion due to hurricane Helene as follows:

-Remove and replace cab shell / and cab interior.

New cab interior will have seven (7) panel raised design with stainless steel reveals, new handrails, stainless steel pan ceiling with LED downlighting, waterproof LVT flooring and new protective pads with hooks. Customer will choose color scheme and final design.

- -Remove and replace top of car exhaust fan.
- -Remove and replace all wiring from elevator to the machine room.
- -Remove and replace 1st floor fixtures and control operating panel.
- -Remove and replace top of car inspection station.
- -Remove and replace oil line to jack in pit.
- -Remove and replace 1st floor hall door.
- -Remove & replace twin post jack (casing, cylinder, cylinder head, piston) with new in ground jack.
- *Replacement of hydraulic jack involves drilling underground sight unseen. Additional work may be necessary to remove foreign material and plumb jack. If necessary, a separate proposal for additional time and material will be presented*
- -Remove and replace pit ladder (if present) *could not confirm as elevator was in pit
- -Remove and replace existing pit channels and buffer springs.
- -Clean and treat remainder of pit.

Installation time approximately 20 working days.

Lead time approximately 16-24 weeks.

General Elevator Solutions

HYDRAULIC ELEVATOR MODERNIZATION

Marshall Street Wastewater Plant

1605 Harbor Dr. Clearwater, Florida 33755

SCOPE OF WORK

One (1) Hydraulic Passenger Elevator

As requested, GENERAL ELEVATOR SOLUTIONS, LLC (hereinafter **G.E.S.**) propose the following elevator modernization for the elevator(s) at Marshall Street Wastewater Plant.

HYDRAULIC ELEVATOR MODERNIZATION SPECIFICATIONS

GENERAL: This section covers the fabrication, furnishing and installation of related items covered by specifications hereinafter for the elevator and complies with the ASME A17.1 Code for which it was installed.

Capacity: 1500 Pounds

Speed: 100 Feet Per Minute

Landings: 2 Front Openings: 2 Rear Openings: 0

Travel: 12 In Feet Power Supply 208 volts, 3 phase

State Serial Number(s): 24150

Remove the existing Controls and install new Microcomputer Solid State Controls. Installation includes new hoistway, machine room and car wiring.

ENGINEERING DESIGN: All new material furnished will be specifically designated to operate with the original equipment being retained, thus assuring maximum performance and eliminating any divided responsibility

NEW ELEVATOR CONTROL SYSTEM: We will provide new microprocessor elevator controller enclosed in a metal box with a hinged or screw cover and protected against dirt and all of the functions of safe elevator motion and elevator door control. The controller cabinet containing memory equipment shall be properly shielded from line pollution. Microcomputer system shall be designed to accept reprogramming with minimum system down time. This shall include all of the hardware required to connect, transfer and interrupt power, and protect the motor against overloading.

Model: Third party non-proprietary hydraulic controller.

- Control parameter stored permanently on erasable programmable read-only memories (EPROM)
- Fire Service Phase I and II features
- Field replacement computer output devices
- Motor/Valve protection
- Hoistway Landing System for accurate positioning and leveling of elevator
- Solid State Starter
- Battery Lowering

EMERGENCY FIRE SERVICE OPERATION: The elevator contractor shall provide contacts on the elevator controller to receive signals from the Fire recall system. Special Emergency Service Phase I to return the elevator non-stop to a designated floor shall be initiated by a fire alarm initiating device system or a key switch provided in a lobby fixture. Special Emergency Service Phase II key switch in the car shall be provided for in-car control of each elevator.

CAB INTERIOR: Retain existing

CAB DOOR: Furnish and install one (1) new #4 stainless steel.

CAR OPERATING STATION: Remove existing car operating panel and install with new panel located at handicap height, which complies with all current code requirements. The new panel will contain all necessary pushbuttons and key switches.

EMERGENCY VIDEO MONITORING: A camera will be integrated into the car operating station. When the emergency button is pressed video will actuate allowing emergency response visual of the elevator cab interior and passengers.

EMERGENCY CAR LIGHTING: Backup emergency power, by a 12-volt sealed rechargeable battery will be provided that shall illuminate the elevator car station and provide current to the alarm bell in the event of a normal power failure.

CAR POSITION INDICATOR: A car position indicator shall be installed. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

AUDIBLE SIGNAL (INDICATED PASSING OR STOPPING AT LANDING): An audible signal shall sound in the car to tell passengers that the car is either stopping or passing a landing served by the elevator.

HANDICAPPED MARKINGS (BRAILLE): Raised markings shall be furnished for the car buttons and car controls in compliance with the latest revision of the ANSI/ASME Handicapped requirements. Braille plates will also be installed on hoist way entrance jambs.

"IN CAR" DIRECTION LANTERNS: Install a new in car direction indicator lantern system in the cab visible for hall pushbuttons

CAR TOP INSPECTION STATION: Install new car top inspection station, which contains the new code required control functions.

HALL STATIONS: New first floor hall pushbutton fixture at handicap code height will contain the new fireman's service key switch. When a call is registered by momentary pressure on a landing button, that button shall become illuminated and remain illuminated until the car is answered. A light, buzzer and key switch to monitor the elevator phone line. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

PHONE LINE MONITOR: Electronic monitoring system that will test the phone line at least once daily and give notification upon line failure.

DOOR EQUIPMENT: Furnish and install on the elevator, a new heavy duty door operator package complete with heavy duty motorized door operator, car door zone lock clutch, new double roller pick-up assemblies, reel closure and interlocks. *This new door operator package will increase door efficiency and durability.*

DOOR SCAN: The system features a unique beam array and separate receiver array with a very narrow depth that allows it to fit every door configuration...including jambs of side opening doors. The curtain consists of 64 invisible light beams rising to a height of 64 inches. Thus, full protection "to obstructions of a size relating to body dimensions, or those appliances relating to impaired mobility in the path of the closing door(s)" will be detected by the Micro-Scan Curtain Unit and in turn the door(s) will either reopen or remain open until the beams are clear.

HALL DOORS: Furnish and install one (1) new #4 stainless steel door on 1st floor.

PUMP UNIT: Furnish and install new submersible type hydraulic pump unit assembly in the elevator machine room. A new hydraulic control valve will be mounted above the new pump/motor assembly, which will be submerged in a heavy-duty oil reservoir. New oil line piping as needed and fully replace hydraulic oil.

GENERAL ELEVATOR SOLUTIONS, LLC

ROLLER GUIDES: Furnish and install new ELSCO model B.

HYDRAULIC JACK: Retain existing jack. Change hydraulic packing, and clean jack head.

MISCELLANIOUS: Scrape and paint pit metal, and bottom of cab. Paint pit floor. Install cartop ventilation fan.

PERMITS AND INSPECTIONS: The elevator contractor shall furnish all licenses and permits and shall arrange for and make all inspections and test required thereby. If re-inspection(s) is/are required due to non-functioning of fire alarm initiating device(s), work by others, violations that are the responsibility of the owner, or any factor not caused by, or outside of the responsibility of G.E.S. as outlined in this agreement, such inspection(s) shall be the sole responsibility of the building owner and/or its representative, and will be billed separately from this agreement.

WORK BY OTHERS:

<u>Electrician:</u> To add an auxiliary contact to the disconnect for interface to the battery lowering device and to check for correct main line fuses for 3 phase power at the disconnect switch. To install 110vac disconnect for elevator cab/fan lighting.

<u>Fire Alarm:</u> This will include, but is not limited to, installing one (1) smoke detector or fire alarm initiating device at all lobby landings and one (1) smoke detector in the machine room for phase one recall (per ANSI A17.1 Section 2.27)

Lead Time: Approximately 16-24 weeks after the signed approval are received back in our office.

Estimated Installation Time: Twelve (12) business days.



Subject: Marshall Street Wastewater Plant

1605 Harbor Dr., Clearwater, Florida 33755 Modernization of one (1) 2-stop elevator

Nichols Contracting, Inc. is pleased to quote the building work associated with the modernization of one (1) 2-stop elevator at Marshall Street Wastewater Plant in Clearwater, Florida. Our scope of work is pursuant to our site visit and includes only the following:

- The permits required by the Local AHJ, City of Clearwater for our work specified below.
 - Mechanical
 - o Fire Alarm
 - Electrical
- Our proposal includes General Conditions and Supervision.

ELEVATOR MACHINE ROOMS, HOISTWAYS AND PIT AREAS

1. Furnish and install fire rated patches and fire stopping by a certified installer any existing holes or voids in the elevator machine room, hoistway and pit to meet code.

AIR CONDITIONING

- 1. Furnish and install one (1) 1-ton, duct-free, mini split system air conditioner with programmable thermostat in the elevator machine room. Location of outdoor unit to be approved by owner. Assumed to be wall mount bracket at ground level. Additional costs will be incurred for a roof mounted rack.
- 2. Note: If the property is in a flood zone, an elevation certificate will be required. Owner to provide elevation certificate as available.

POWER AND LIGHTING FOR ELEVATOR

- 1. Demo any electrical equipment or conduits not scheduled for retention pertaining to the elevator machinery space.
- 2. Furnish and install one (1) new heavy duty, fused 600V main line disconnect lockable in the OFF position only with electrical interlock switch with auxiliary contacts for battery lowering device and RK fuses with rejection clips. Disconnect size and reuse of existing feed is based on full load amps of the existing machines. NCI has no work included to replace the main line power feeds to the machine room.

- a. Note: Existing main line disconnect is rated for 60A and fused at 35A.
- b. Note: Existing main line feed is size 6 AWG, good for 65A. Assumption is the existing installation is per code.
- c. Note: Auxiliary contacts requirement to be confirmed by elevator contractor.
- 3. Furnish and install one (1) new TPS TransTrack 2 065 Series surge protector on the line side of the main line disconnect.
- 4. Furnish and install new earth ground for main line power to an existing building ground.
- 5. Furnish and install one (1) new heavy duty, fused disconnect for cab lighting and fan exhaust, lockable in the OFF position only.
- 6. Furnish and install all necessary load side conduit and wire from the main line and cab light disconnects to the new elevator controller. *Final connection by the elevator contractor.*
- 7. Furnish and install guarded LED light fixtures as needed to reach 19ftc in the elevator machine room.
- 8. Furnish and install one (1) new GFCI duplex receptacle in the machine room.
- Furnish and install a new conduit and CAT6 cable in the machine room for elevator 2way video communication service from the existing junction box. *Internet service to* machine room by owner. Final connection to elevator controller by elevator contractor.
- 10. Furnish and install one (1) new circuit with heavy duty disconnects, lockable in the closed position, Ditek DTK-120/240CM+ surge protector and all necessary conduit and power wire to provide power to the new AC unit from an emergency power source.
- 11. Furnish and install vaporproof LED light fixtures with switch in the elevator pit to achieve 10ftc.
- 12. Furnish and install one (1) GFCI duplex receptacle in the elevator pit. Isolate pit GFCI from lighting per code.
- 13. Furnish and install one (1) new set of emergency power signal wires from the automatic transfer switch to the elevator machine room. *Final connection to elevator equipment by elevator contractor.*
- 14. Support emergency power testing for elevator inspections.
- 15. Provide labels on all disconnects showing the source of power.

FIRE ALARM

- 1. NCI will require 4 hours to support for Fire Alarm final inspection with the AHJ.
- 2. Furnish and install three (3) new relay modules in the elevator machine room for primary recall, alternate recall and fire hat.
- 3. Furnish and install new conduit and wire from the relay modules to the elevator controller. *Final connection to controller by elevator contractor.*
- 4. Provide for engineering, programming, pre-test and final elevator inspections.

General Elevator Solutions

REPAIR

Marshall Street Wastewater Plant 1605 Harbor Dr. Clearwater, Florida 33755 State Serial #: 24150

As requested, **GENERAL ELEVATOR SOLUTIONS**, **LLC** (hereinafter **G.E.S.**) propose to provide all the necessary labor and material to perform the following work on the elevator at the above referenced building.

Scope: Replace equipment in like kind and quality, damaged beyond repair by water intrusion due to hurricane Helene as follows:

- -Remove and replace all wiring from elevator to the machine room.
- -Remove and replace oil line to jack in pit.
- -Remove and replace 1st floor hall & cab door.
- -Remove and replace door proximity edge.
- -Replace hydraulic packing and clean existing jack head
- -Perform rust remediation on existing pit channels and buffer springs.
- -Remove and replace pit stop switch and pit limit switches
- -Install new set of Elsco roller guides.

Installation time approximately 12 working days.

Lead time approximately 16-24 weeks.

General Elevator Solutions

HYDRAULIC ELEVATOR MODERNIZATION

Florida Department of Transportation (FDOT)

3204 Gulf to Bay Blvd. Clearwater, Florida 33759

SCOPE OF WORK

One (1) Hydraulic Passenger Elevator

As requested, GENERAL ELEVATOR SOLUTIONS, LLC (hereinafter **G.E.S.**) propose the following elevator modernization for the elevator(s) at the Florida Department of Transportation (FDOT).

HYDRAULIC ELEVATOR MODERNIZATION SPECIFICATIONS

GENERAL: This section covers the fabrication, furnishing and installation of related items covered by specifications hereinafter for the elevator and complies with the ASME A17.1 Code for which it was installed.

Capacity: 2100 Pounds

Speed: 109 Feet Per Minute

Landings: 2 Front Openings: 2 Rear Openings: 0

Travel: 11 In Feet Power Supply 208 volts, 3 phase

State Serial Number(s): 50192

Remove the existing obsolete Controls and install new Microcomputer Solid State Controls. Installation includes new hoistway, machine room and car wiring.

ENGINEERING DESIGN: All new material furnished will be specifically designated to operate with the original equipment being retained, thus assuring maximum performance and eliminating any divided responsibility

NEW ELEVATOR CONTROL SYSTEM: We will provide new microprocessor elevator controller enclosed in a metal box with a hinged or screw cover and protected against dirt and all of the functions of safe elevator motion and elevator door control. The controller cabinet containing memory equipment shall be properly shielded from line pollution. Microcomputer system shall be designed to accept reprogramming with minimum system down time. This shall include all of the hardware required to connect, transfer and interrupt power, and protect the motor against overloading.

Model: Third party non-proprietary hydraulic controller.

- Control parameter stored permanently on erasable programmable read-only memories (EPROM)
- Fire Service Phase I and II features
- Field replacement computer output devices
- Motor/Valve protection
- Hoistway Landing System for accurate positioning and leveling of elevator
- Solid State Starter
- Battery Lowering

EMERGENCY FIRE SERVICE OPERATION: The elevator contractor shall provide contacts on the elevator controller to receive signals from the Fire recall system. Special Emergency Service Phase I to return the elevator non-stop to a designated floor shall be initiated by a fire alarm initiating device system or a key switch provided in a lobby fixture. Special Emergency Service Phase II key switch in the car shall be provided for in-car control of each elevator.

CAB SHELL / INTERIOR: Replace existing cab shell. New interior will have seven (7) panel raised design with stainless steel reveals, new handrails, stainless steel pan ceiling with LED downlighting, waterproof LVT flooring and new protective pads with hooks. *Customer will choose color scheme and final design*.

CAB DOOR: Furnish and install one (1) new #4 stainless steel.

CAR OPERATING STATION: Remove existing car operating panel and install with new panel located at handicap height, which complies with all current code requirements. The new panel will contain all necessary pushbuttons and key switches.

EMERGENCY VIDEO MONITORING: A camera will be integrated into the car operating station. When the emergency button is pressed video will actuate allowing emergency response visual of the elevator cab interior and passengers.

EMERGENCY CAR LIGHTING: Backup emergency power, by a 12-volt sealed rechargeable battery will be provided that shall illuminate the elevator car station and provide current to the alarm bell in the event of a normal power failure.

CAR POSITION INDICATOR: A car position indicator shall be installed. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

AUDIBLE SIGNAL (INDICATED PASSING OR STOPPING AT LANDING): An audible signal shall sound in the car to tell passengers that the car is either stopping or passing a landing served by the elevator.

HANDICAPPED MARKINGS (BRAILLE): Raised markings shall be furnished for the car buttons and car controls in compliance with the latest revision of the ANSI/ASME Handicapped requirements. Braille plates will also be installed on hoist way entrance jambs.

"IN CAR" DIRECTION LANTERNS: Install a new in car direction indicator lantern system in the cab visible for hall pushbuttons

CAR TOP INSPECTION STATION: Install new car top inspection station, which contains the new code required control functions.

HALL STATIONS: New first floor hall pushbutton fixture at handicap code height will contain the new fireman's service key switch. When a call is registered by momentary pressure on a landing button, that button shall become illuminated and remain illuminated until the car is answered. A light, buzzer and key switch to monitor the elevator phone line. The position of the car in the hoist way shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

PHONE LINE MONITOR: Electronic monitoring system that will test the phone line at least once daily and give notification upon line failure.

DOOR EQUIPMENT: Furnish and install on the elevator, a new heavy duty door operator package complete with heavy duty motorized door operator, car door zone lock clutch, new double roller pick-up assemblies, reel closure and interlocks. *This new door operator package will increase door efficiency and durability.*

DOOR SCAN: The system features a unique beam array and separate receiver array with a very narrow depth that allows it to fit every door configuration...including jambs of side opening doors. The curtain consists of 64 invisible light beams rising to a height of 64 inches. Thus, full protection "to obstructions of a size relating to body dimensions, or those appliances relating to impaired mobility in the path of the closing door(s)" will be detected by the Micro-Scan Curtain Unit and in turn the door(s) will either reopen or remain open until the beams are clear.

HALL DOORS: Furnish and install two (2) new #4 stainless steel door on 1st and 2nd floor.

PUMP UNIT: Furnish and install new submersible type hydraulic pump unit assembly in the elevator machine room. A new hydraulic control valve will be mounted above the new pump/motor assembly, which will be submerged in a heavy-duty oil reservoir. New oil line piping as needed and fully replace hydraulic oil.

HYDRAULIC JACK: Replace existing twin post jack (casing, cylinder, cylinder head, and piston) with new in ground jack. Pit channels and buffers will also be replaced.

Replacement of hydraulic jack involves drilling underground sight unseen. Additional work may be necessary to remove foreign material and plumb jack. If necessary, a separate proposal for additional time and material will be presented

MISCELLANIOUS: Scrape and paint pit metal. Paint pit floor. Install cartop ventilation fan.

PERMITS AND INSPECTIONS: The elevator contractor shall furnish all licenses and permits and shall arrange for and make all inspections and test required thereby. If re-inspection(s) is/are required due to non-functioning of fire alarm initiating device(s), work by others, violations that are the responsibility of the owner, or any factor not caused by, or outside of the responsibility of G.E.S. as outlined in this agreement, such inspection(s) shall be the sole responsibility of the building owner and/or its representative, and will be billed separately from this agreement.

WORK BY OTHERS:

<u>Electrician:</u> To add an auxiliary contact to the disconnect for interface to the battery lowering device and to check for correct main line fuses for 3 phase power at the disconnect switch. To install 110vac disconnect for elevator cab/fan lighting.

<u>Fire Alarm:</u> This will include, but is not limited to, installing one (1) smoke detector or fire alarm initiating device at all lobby landings and one (1) smoke detector in the machine room for phase one recall (per ANSI A17.1 Section 2.27)

Lead Time: Approximately 16-24 weeks after the signed approval are received back in our office.

Estimated Installation Time: Twenty (20) business days.



Subject: Florida Dept. of Transportation

3204 Gulf to Bay Blvd., Clearwater, FL 33759 Modernization of one (1) 2-stop elevator

Nichols Contracting, Inc. is pleased to quote the building work associated with the modernization of one (1) 2-stop elevator at Florida Dept of Transportation in Clearwater, Florida. Our scope of work is pursuant to our site visit and includes only the following:

- The permits required by the Local AHJ, City of Clearwater for our work specified below.
 - Mechanical
 - o Fire Alarm
 - Electrical
- Our proposal includes General Conditions and Supervision.

ELEVATOR MACHINE ROOMS, HOISTWAYS AND PIT AREAS

- 1. Furnish and install fire rated patches and fire stopping by a certified installer any existing holes or voids in the elevator machine room, hoistway and pit to meet code.
- 2. Furnish and install one (1) new 1 ½ hour fire rated, hollow metal, exterior machine room door assembly with door, frame, closer, storeroom type handle, threshold and weather-stripping.
- 3. Furnish and install one (1) new 3000GPH sump pump with an oil sensing system and a new discharge line to the outside of the elevator pit.

AIR CONDITIONING

- 1. Furnish and install one (1) 1-ton, duct-free, mini split system air conditioner with programmable thermostat in the elevator machine room. Location of outdoor unit to be approved by owner. Assumed to be wall mount bracket at ground level.
- 2. Note: If the property is in a flood zone, an elevation certificate will be required. Owner to provide elevation certificate as available.

POWER AND LIGHTING FOR ELEVATOR

1. Demo any electrical equipment or conduits not scheduled for retention pertaining to the elevator machinery space.

- 2. Furnish and install one (1) new heavy duty, fused 240V main line disconnect lockable in the OFF position only with electrical interlock switch with auxiliary contacts for battery lowering device and RK fuses with rejection clips. *Disconnect size and reuse of existing feed is based on full load amps of the existing machines. NCI has no work included to replace the main line power feeds to the machine room.*
 - a. Note: Existing main line disconnect is rated for 200A and fused at 150A.
 - b. Note: Existing main line feed is size 1/0 AWG, good for 150A. Assumption is the existing installation is per code.
 - c. Note: Auxiliary contacts requirement to be confirmed by elevator contractor.
- 3. Furnish and install one (1) new heavy duty, fused disconnect for cab lighting and fan exhaust, lockable in the OFF position only.
- 4. Furnish and install all necessary load side conduit and wire from the main line and cab light disconnects to the new elevator controller. *Final connection by the elevator contractor.*
- 5. Furnish and install guarded LED light fixtures as needed to reach 19ftc in the elevator machine room.
- 6. Furnish and install one (1) new GFCI duplex receptacle in the machine room.
- 7. Furnish and install a new conduit and CAT6 cable in the machine room for elevator 2-way video communication service from the existing junction box. *Internet service to machine room by owner. Final connection to elevator controller by elevator contractor.*
- 8. Furnish and install one (1) new circuit with heavy duty disconnects, lockable in the closed position, Ditek DTK-120/240CM+ surge protector and all necessary conduit and power wire to provide power to the new AC unit.
- 9. Furnish and install vaporproof LED light fixtures with switch in the elevator pit to achieve 10ftc.
- 10. Furnish and install one (1) GFCI duplex receptacle in the elevator pit. Isolate pit GFCI from lighting per code.
- 11. Provide labels on all disconnects showing the source of power.

FIRE ALARM

- 1. No access was provided to the main building at the time of the site walk. We were told there is no FACP at this facility at the time of the mandatory walk. The provided scope of work will only cover all elevator recall devices. No other building fire alarm work is covered as part of this proposal.
- 2. NCI will require 4 hours to support for Fire Alarm final inspection with the AHJ.
- 3. Furnish and install One (1) new SK addressable panel to cover all the needed devices for elevator recall and machine room smoke.
- 4. Demo the existing 120v smoke detector located in the elevator machine room.
- 5. Furnish and install one (1) new smoke detector in the elevator machine room.
- 6. Furnish and install three (3) new relay modules in the elevator machine room for primary recall, alternate recall and fire hat.

- 7. Furnish and install new conduit and wire from the relay modules to the elevator controller. *Final connection to controller by elevator contractor.*
- 8. Furnish and install one (1) new weatherproof heat detector with minimon on each elevator landing (2-total).
- 9. Provide for engineering, programming, pre-test and final elevator inspections.

PRICING SHEET AND ADDITIONAL SERVICES

PRICING SHEET

Line Item	Description	Unit of Measure	Repair/Refurbish	Full Modification
1	Clearwater Fire Station #44	Each	N/A	\$ 263,867.00
2	Clearwater Police Beach Substation	Each	N/A	\$ 269,000.00
3	Clearwater Fire Station #46	Each	N/A	\$ 118,000.00
4	Seminole Boat Ramp	Each	\$ 221,000.00	\$ 286,000.00
5	Marshall Street Wastewater Plant	Each	\$ 95,000.00	\$ 184,000.00
6	Florida Department of Transportation (FDOT)	Each	N/A	\$ 323,000.00

PLEASE REFER TO THE REVISED PRICING SHEET ON PREVIOUS PAGE

PRICING SHEET

Line Item	Description	Unit of Measure	Unit Cost
1	Clearwater Fire Station #44	Each	
2	Clearwater Police Beach Substation	Each	
3	Clearwater Fire Station #46	Each	
4	Seminole Boat Ramp	Each	
5	Marshall Street Wastewater Plant	Each	
6	Florida Department of Transportation (FDOT)	Each	

ADDITIONAL SERVICES

Disregard Markup (%) under Line 1, Per Hour

Line Item	Description	Unit of Measure	Unit Cost	Markup (%)
1	Standard Hourly Rates (M-F 8:00am – 5:00pm)	Per Hour	\$276.00	
2	Parts markup as a percentage (%)	Cost +	N/A	15%

SUBMITTAL REQUIREMENTS

1 Exceptions*

Proposers shall indicate any and all exceptions taken to the provisions or specifications in this solicitation document. Exceptions that surface elsewhere and that do not also appear under this section shall be considered invalid and void and of no contractual significance.

Do you have any exceptions to the provisions or specifications?	
□ Yes	
X No	

*Response required

When equals "Yes"

Exceptions Taken*

**Special Note – Any material exceptions taken to the City's Terms and Conditions may render a Proposal non-responsive.

Upload a copy of any exceptions taken to the provisions or specifications in this solicitation.

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*Response required

2 Hav	Additional Materials* ve you included any additional materials?
X	Yes
	No
*Re	esponse required
	When equals "Yes" Description of Additional Materials* Provide a brief description of the additional materials included. 1. Additional Elevator Labor Rates (for reference) 2. Bonding Capacity Letter Both Attached at the end of this section
	*Response required
	Certified Business* e you a Certified Small Business or a Certified Minority, Woman or Disadvantaged Business terprise?
	Yes
	No
*Re	esponse required
	When equals "Yes" Certified Business Type* Pick one of the following.
	☐ Certified Small Business
	☐ Certified Minority, Woman, or Disadvantaged Business Enterprise *Response required
	When equals "Yes" Certifying Agency* List the Agency that provided your certification.
	*Response required
	When equals "Yes" Certification Documentation* Provide a copy of your certification.
	*Response required
4 By	Vendor Certification* submitting this response, the Vendor hereby certifies that:
	A. It is under no legal prohibition on contracting with the City of Clearwater.

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herein, as well as its attachments, and any referenced documents.

B. It has read, understands, and is in compliance with the specifications, terms and conditions stated

- C. It has no known, undisclosed conflicts of interest.
- D. The prices offered were independently developed without consultation or collusion with any of the other vendors or potential vendors or any other anti-competitive practices.
- E. No offer of gifts, payments or other consideration were made to any City employee, officer, elected official, or consultant who has or may have had a role in the procurement process for the commodities or services covered by this contract. The Vendor has not influenced or attempted to influence any City employee, officer, elected official, or consultant in connection with the award of this contract.
- F. It understands the City may copy all parts of this response, including without limitation any documents or materials copyrighted by the Vendor, for internal use in evaluating respondent's offer, or in response to a public records request under Florida's public records law (F.S. Chapter 119) or other applicable law, subpoena, or other judicial process; provided that the City agrees not to change or delete any copyright or proprietary notices.
- G. It hereby warrants to the City that the Vendor and its subcontractors will comply with, and are contractually obligated to comply with, all federal, state, and local laws, rules, regulations, and executive orders.
- H. It certifies that Vendor is not presently debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or disqualified from participation in this matter from any federal, state, or local agency.
- I. It will provide the commodities or services specified in compliance with all federal, state, and local laws, rules, regulations, and executive orders if awarded by the City.
- J. It is current in all obligations due to the City.
- K. It will accept all terms and conditions as set forth in this solicitation if awarded by the City.
- L. The signatory is an officer or duly authorized representative of the Vendor with full power and authority to submit binding offers and enter into contracts for the commodities or services as specified herein.

Please confirm

*Response required

5 E-Verify System Certification*

PER FLORIDA STATUTE 448.095, CONTRACTORS AND SUBCONTRACTORS MUST REGISTER WITH AND USE THE E-VERIFY SYSTEM TO VERIFY THE WORK AUTHORIZATION STATUS OF ALL NEWLY HIRED EMPLOYEES.

The affiant, by virtue of confirming below, certifies that:

- A. The Contractor and its Subcontractors are aware of the requirements of Florida Statute 448.095.
- B. The Contractor and its Subcontractors are registered with and using the E-Verify system to verify the work authorization status of newly hired employees.
- C. The Contractor will not enter into a contract with any Subcontractor unless each party to the contract registers with and uses the E-Verify system.

v. 7.2024 28

- D. The Subcontractor will provide the Contractor with an affidavit stating that the Subcontractor does not employ, contract with, or subcontract with unauthorized alien.
- E. The Contractor must maintain a copy of such affidavit.
- F. The City may terminate this Contract on the good faith belief that the Contractor or its Subcontractors knowingly violated Florida Statutes 448.09(1) or 448.095(2)(c).
- G. If this Contract is terminated pursuant to Florida Statute 448.095(2)(c), the Contractor may not be awarded a public contract for at least 1 year after the date on which this Contract was terminated.
- H. The Contractor is liable for any additional cost incurred by the City as a result of the termination of this Contract.

Please confirm

*Response required

6 Vendor's Proposal*

Upload a copy of your proposal with the information requested as detailed in the solicitation titled 28-25 Elevator Repair and/or Replacement.

7 Contractor Licensing *

Upload of copy of registration with Bureau of Elevator Safety and any other business licenses.

8 Staff Certifications/Licensing * See Attached

Upload any staff State-issued certifications and/or licenses.

9 Scrutinized Company Certification* See Attached

Please download the below documents, complete, and upload.

SCRUTINIZED_COMPANIES_AND_B...

10 Compliance with Anti-Human Trafficking Laws*

Please download the below documents, complete, and upload.

• Compliance_with_787.06_form...

11 W-9* See Attached

Upload your current W-9 form. (available at http://www.irs.gov/pub/irs-pdf/fw9.pdf)

v. 7.2024 29

See Attached

^{*}Response required

^{*}Response required

^{*}Response required

^{*}Response required

^{*}Response required

^{*}Response required





General Elevator Solutions

2620 NE 9th Avenue Cape Coral, FL. 33909

LABOR RATES

Single Labor Regular Rate: \$276.00 / Hour

Single Labor Overtime Rate: \$414.00 / Hour

Single Labor Overtime Differential Rate: \$138.00 / Hour

Team Labor Regular Rate: \$496.80 / Hour

Team Labor Overtime Rate: \$745.20 / Hour

Team Labor Overtime Differential Rate: \$248.40 / Hour

Single Labor Holiday Rate: \$552.00 / Hour

Single Labor Holiday Overtime Differential Rate: \$276.00 / Hour

Team Labor Holiday Rate: \$993.60 / Hour

Team Labor Holiday Overtime Differential Rate: \$496.80 / Hour



Marsh McLennan Agency
One Church Street, Suite 500
Rockville, MD 20850
T +1 301 838 9400 | F +1 301 838 9095
www.MarshMMA.com

February 24, 2025

RE: Nichols Contracting, Inc.

To Whom It May Concern:

Western Surety Company has the continuing privilege to provide surety bonds for Nichols Contracting, Inc. since 2016. Nichols has a bonding capacity on individual projects of over \$20,000,000, and a total program capacity of over \$80,000,000.

We believe that Nichols is one of the finest, best managed construction companies. The firm is well financed and capably staffed. Nichols has handled each of its projects in a professional manner and has completed all of them satisfactorily.

We hope this demonstrates our utmost confidence in Nichols Contracting, Inc. We are prepared to provide the necessary performance and payment bonds for any project, provided the contract terms, specifications and bond forms are mutually acceptable.

If this letter is being used as part of the application process for a Subcontractor Default Insurance Program, Marsh & McLennan Agency Known locally as Insurance Associates and Western Insurance Company assume no responsibility for the approval or enrollment of Nichols Contracting, Inc. in such a program.

Western Surety Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570), and is rated A (Excellent), Financial Size XV (\$1.5 Billion or greater) by A.M. Best Company

Sincerely,

MARSH & MCLENNAN AGENCY Known locally as INSURANCE ASSOCIATES, INC.

Ryan Hays

Account Executive

bsf

COMPLIANCE AND SAFETY RECORD

TAB 5 - Compliance & Safety Record

Nichols Contracting, Inc. (NCI) is committed to maintaining a world-class safety culture grounded in accountability, proactive training, and strict compliance with local, state, and federal safety regulations. Our Corporate Safety Program emphasizes prevention, education, and enforcement—ensuring that every project site protects the wellbeing of workers, building occupants, and the public.

Safety Program and Training Procedures

NCI employs a comprehensive Safety Management System (SMS) overseen by a full-time Corporate Safety Director and supported by a dedicated team of safety professionals, including site-specific Safety Managers and roving inspectors.

Our program includes:

- Corporate Safety Orientation: Required for all new hires and subcontractor employees before arriving on site.
- Jobsite-Specific Safety Training: Tailored to the unique hazards and operational constraints of each location.
- Activity Hazard Analyses (AHAs): Developed and reviewed with all site personnel prior to starting each definable work feature.
- Bi-weekly management training and ongoing toolbox talks for all supervisors and tradespeople.
- Empowered Safety Culture: All personnel are authorized to stop work immediately if an unsafe condition is observed.

We also incorporate third-party engineering reviews for temporary supports, platforms, and hoists, and perform daily and weekly safety audits to ensure compliance, documentation, and continuous improvement.

OSHA Record and Safety Performance Metrics

Nichols Contracting has historically maintained a strong OSHA safety record. Our DART (Days Away, Restricted Duty, or Job Transfer) rates for the last few years are provided below.

DAYS AWAY FROM WORK, RESTRICTED DUTY, OR JOB TRANSFER (DART) RATE					
YEAR (CY)	DART CASES	EMPLOYEE LABOR HOURS WORKED	DART RATE		
2025	0	185,212.00	0		
2024	2	370124.00	1.08		
2023	4	339398.00	2.36		
2022	6	299647.00	4.00		
2021	3	253054.00	2.37		

Although 2022 reflected a spike due to the expansion of our self-performed workforce, corrective actions were immediately implemented, including:

- Hiring a full-time Corporate Safety Director
- Instituting mandatory cut-resistant glove policies



- Enhancing incident tracking and root cause analysis
- Conducting targeted training on hazard prevention and jobsite risk awareness

As a result, our DART rate significantly improved by 2024, returning to a level well below the industry average.'

OSHA Citation History

Please see the OSHA Citation History letter provided in this section.

Compliance with Industry Regulations and Local Safety Standards

NCI rigorously adheres to:

- OSHA 1926 Construction Standards
- ASME A17.1 for elevator safety
- NFPA, NEC, and ADA codes for life safety and electrical integration
- Florida Building Code Chapter 399

All field supervisors are OSHA 30-hour certified, with additional certifications in First Aid, CPR, Bloodborne Pathogens, and fall protection. We evaluate all subcontractors' safety credentials - reviewing OSHA 300 logs, EMR ratings, training programs, and prior performance - before engagement.

To ensure compliance, we incorporate all safety requirements into our subcontracts, conduct orientation for all on site personnel, and issue weekly safety summaries and compliance reports. All non-compliant conditions are immediately corrected and tracked to resolution, with data trends used to inform continuous improvement efforts.

Recognition and Awards

Nichols Contracting's safety performance has been recognized with the Associated Builders and Contractors (ABC) STEP Award, reflecting our high standards in training, safety systems, and incident prevention.

Safety Narrative

Nichols Contracting, Inc. (NCI) is fully committed to protecting the safety of all personnel, building occupants, and visitors at every job site. We recognize that safety hazards, unsafe conditions, and incidents not only endanger lives but also threaten project continuity. To mitigate these risks, we have developed and institutionalized a comprehensive Safety Management System (SMS) led by a dedicated Safety Department and supported at the highest levels of corporate leadership.

Our Safety Department includes a full-time Corporate Safety Program Manager, Davin Banks, who oversees all field safety personnel, including Project Safety Managers and roving inspectors. He reports directly to a Safety Committee composed of senior leadership, including the Vice President of Operations, Head of Human Resources, and the COO. This team provides governance, oversight, and resource support across all active projects.

Key components of our safety program include:

- Pre-Planning and Hazard Prevention: Safety planning begins in preconstruction, with the development of job-specific safety plans, Activity Hazard Analyses (AHAs), and site-specific procedures tailored to the unique risks of each project.
- Training and Orientation: Every employee and subcontractor receives a corporate safety orientation, followed by project-specific safety training prior to mobilization. Field supervisors are OSHA 30 certified, and many craft workers have OSHA 10 certification. Supervisors and managers also attend rotating bi-weekly safety training sessions.
- Site Safety Oversight: Daily site audits are conducted by the Site Superintendent, and bi-weekly inspections



are performed by the Safety Department. All non-compliance issues are documented, tracked, and resolved with immediate corrective action. In serious cases, work is halted until hazards are mitigated.

- **Subcontractor Compliance:** Subcontractors are rigorously vetted using a review of EMR ratings, OSHA 300 logs, past safety performance, and safety plan quality. Safety requirements are embedded in all subcontract agreements, and all trade partners are held to the same safety standards as NCI employees.
- Continuous Improvement: Safety performance data—such as audit findings, incident rates, and training compliance—is analyzed to identify trends and shared regularly with project teams to promote learning and proactive adjustments.

Nichols also requires that temporary supports, work platforms, scaffolds, and hoists be engineered and reviewed by a licensed third-party engineer, and inspected by a competent person before use. Additionally, daily housekeeping is mandated to reduce dust and maintain safe working environments.

Conclusion

Our robust safety culture, detailed compliance framework, and proven training program demonstrate Nichols Contracting's unwavering commitment to executing the City of Clearwater's elevator repairs safely, compliantly, and responsibly. Safety is not just a goal at NCI - it is an expectation shared by every team member, every day.







City of Clearwater Elevator Repair and/or Replacement RFP No. 28-25



June 3, 2025

Lori Vogel, CPPB Procurement Manager City of Clearwater P.O. Box 4748 Clearwater, FL 33758-4748

Nichols Contracting Incorporated (Nichols Contracting)
OSHA History
RFP No. 28-25
Elevator Repair and/or Replacement

To Whom it may concern,

Please allow this correspondence to serve as Nichols Contracting's response to the technical offer criteria. Thank you in advance for your time and attention to this matter, and for this opportunity to provide detailed facts, defenses, and findings related to the company's OSHA history.

OSHA History

As an initial matter, please note Nichols Contracting was founded in 1991, presently employs 136 workers engaged on construction projects throughout the Mid-Atlantic and South East United States. During our thirty-four (34) years of business in the elevator and escalator modernization industry, we have completed thousands upon thousands of commercial renovations, remodels, and additions. Throughout that time, we experienced only a single OSHA inspection.

OSHA Inspection No. 1486301

On July 31, 2020, two Nichols Contracting employees were engaged in an elevator modernization project on a worksite in Clearwater, Florida. These employees were trained and educated on the hazards associated with elevator modernization work, these employees were subjected to random and unannounced audits of their worksites, and these employees knew they were liable for disciplinary action should a supervisor/manager discover a non-compliant worksite. Despite these efforts, an accident occurred which resulted in a loss of life.

GENERAL CONTRACTOR

Following the accident, OSHA issued Nichols Contracting a Citation and Notification of Penalty alleging noncompliance with OSHA's rules and regulations relating to lockout/tagout and permit-confined spaces. We denied OSHA's allegations entirely, and on February 22, 2021, Nichols Contracting timely contested OSHA's citation. Our company remained in litigation with OSHA for nearly ten (10) months while we challenged each of OSHA's allegations. Ultimately, in December 2021, Nichols Contracting reached a resolution with OSHA to settle the matter entirely.¹

Specific Factual and Legal Defenses Relating to OSHA Inspection No.: 1486301

Nichols Contracting is certainly cognizant of the loss of life which occurred on their worksite, and nothing in this response is intended to minimize the incredible impact this incident has had on its company and its people. However, it must be stated that the accident was a direct result of an employee violation of established work rules and prior training. By way of example, please note their employees are routinely called upon to service elevators which operate in pairs. Industry practices demand that when their employees service one elevator in a pair, the other elevator will undoubtedly remain operational. Again, this is a standard industry practice which is commonplace in any of the states where we provide elevator modernization services. As a result, lockout/tagout training is paramount to their safety and health program.

Any employee who works in the field for Nichols Contracting is subjected to extensive training on the proper lockout/tagout protocols for working in an elevator pit. A true and correct copy of their company's lockout/tagout program is attached hereto as **Exhibit "A."** Moreover, the employee involved in this incident in July 2020 was trained and educated on the dangers associated with elevator pit work, and he was trained, tested, and retrained on the lockout/tagout procedures necessary to eliminate elevator pit safety hazards. Nichols Contracting maintains its position that the accident on July 31, 2020 occurred because our employee 1] violated his prior training, 2] entered an area which he knew to contain an active and operational elevator, and 3] exposed himself to a struck-by hazard.

Furthermore, and with regard to OSHA's allegations relating to confined space evaluation and training, please note Nichols Contracting unequivocally refutes OSHA's position. The employees at the worksite in July 2020 were trained to recognize and avoid unsafe conditions associated with confined spaces. True and correct copies of Nichols Contracting's confined space program, confined space entry permit program, and a sample confined space entry permit are attached hereto as **Exhibit "B."**

Nichols Contracting's Response to OSHA Inspection No.: 1486301

¹ While the precise details of our resolution with OSHA are confidential in nature, please note Nichols Contracting accepted no liability whatsoever for any safety and health violations. The settlement agreement was accepted by each party in an effort to avoid the uncertainties of litigation and to eliminate ongoing legal fees and costs. Following settlement, OSHA's allegations were reduced to two (2) citation items pertaining to permit-confined space entry programs/evaluation and general training.

Despite the resolute denial of OSHA's allegations, the company did not simply contest OSHA's citation and continue with "business as usual." This workplace accident had a resounding impact on the company.

Immediately following the incident, Nichols Contracting held a company-wide stand-down to alert our employees of the accident. The stand-down involved an entire retraining course on lockout/tagout and confined spaces in construction. Further, we retained a third-party safety and health consultant who now performs seminars to educate our employees on struck-by hazards, PPE requirements, lockout/tagout, confined space entry program requirements, and many other safety and health topics. Importantly, Nichols Contracting hired a third-party trainer to assist with unannounced and random jobsite audits. Nichols Contracting's managers and supervisors routinely visit active worksites for the purposes of auditing their employees for safety and health compliance; however, the company has now supplemented those in-house audits with assistance from a certified safety and health expert.

Finally, and in direct response to the July 2020 workplace accident, Nichols Contracting overhauled its onboarding and hiring process. The company now maintains a policy whereby we will not allow an employee to work on any project without direct manger/superintendent supervision, unless that employee holds an OSHA 10-Hour Course or an equivalent training certification. For their leadmen, supervisors, foremen, and superintendents, they mandate those managerial employees hold an OSHA 30-Hour Course prior to leading/supervising crews for Nichols Contracting.² Please note, this OSHA 10-Hour and 30-Hour training requirement does not supersede or replace their prior training curriculum. Nichols Contracting is certainly aware OSHA's 10-Hour and 30-Hour courses are extremely helpful for new employees, but understand these courses are intended to serve as general safety and health training for the industry. To that end, they believe repeated and supervised hands-on training is still the best way to acclimate employees to the very unique hazards associated with elevator/escalator modernization services.

Thank you again for your time and attention to this matter. Please do not hesitate to contact me should you have any questions regarding the foregoing.

Sincerely,

NICHOLS CONTRACTING INCORPORATED

Tyler Nichols, Vice President

-

² Nichols Contracting, of course, finances and provides the training for all our employees and managers. No employee will ever be required to finance his or her own training. With that said, please note they strive to hire knowledgeable veterans of the industry, and those employees often arrive with past OSHA 10-Hour and 30-Hour Certifications. When they hire employees with active certifications, they provide for the employee to retake the course or engage in a "refresher" course, if applicable.



Other Forms:

- A. Scrutinized Companies Form(s)
- B. Compliance with Anti-Human Trafficking Laws Form
- C. W-9



TAB 6 - Warranty and Post-Project Support

Nichols Contracting, Inc. (NCI) is committed to ensuring that every elevator repair or modernization project we deliver performs safely, reliably, and to the highest standard of quality - well beyond final acceptance. Our warranty coverage and post-project services are structured to align with the City of Clearwater's requirements while providing additional value through responsive, hands-on support.

Warranty Coverage

NCI offers a standard one (1) year warranty on all materials, equipment, and workmanship beginning upon final acceptance by the City. This warranty fully conforms to and exceeds the provisions outlined in the RFP:

- All equipment and work will meet or exceed the performance, quality, and durability requirements of the specifications and project documents
- The following conditions will be fully covered under warranty at no cost to the City:
 - Failure of operational or control systems
 - Abnormal noise, vibration, or ride quality issues
 - Material degradation or finish deterioration
 - Safety device malfunction
 - Improper performance or leveling
 - Excessive wear on any major or minor component
- Should any defect or performance issue arise, NCI will respond within 24 hours of notification, or on a mutually agreed schedule, to:
 - Diagnose and document the issue
 - Perform all necessary modifications, calibrations, or component replacements
 - Re-inspect and retest the system to confirm full compliance with ASME A17.1 and ADA standards

This warranty is backed by our non-proprietary equipment selections, which ensure long-term serviceability and spare parts availability through multiple qualified providers, not just the OEM.

Post-Project Support and Maintenance Options

Nichols Contracting provides a structured post-project support plan that includes:

1. Closeout and Turnover Services

- Onsite training for City facilities and maintenance staff
- Final inspection reports, test logs, and commissioning documentation
- O&M manuals for all systems and components
- One-on-one walk throughs of equipment locations, access points, and shutoffs

2. Scheduled Follow-Up Inspections

- 30-day and 11-month follow-up site visits to review performance and verify that no latent issues have developed
- Preventive inspections and adjustment of doors, controls, and safety devices

3. Optional Extended Maintenance and Support

While not required under the base warranty, NCI can coordinate optional maintenance contracts through the elevator equipment manufacturer or third-party service providers. These extended service options may include:



- Preventive monthly maintenance inspections
- Emergency on-call support
- Real-time elevator health monitoring systems (if supported by the installed equipment)
- Spare parts inventory planning for critical systems

Emergency Services

While the standard warranty covers response within 24 hours, NCI also offers an on-call escalation path through our Project Manager and subcontractor. Emergency support includes:

- 24/7 response line access
- Fast dispatch to evaluate and stabilize critical system failures
- Immediate safety assessments for any reported hazard

Conclusion

Nichols Contracting's warranty and support program is designed to meet the City's needs for fast, thorough, and cost-free resolution of any defects or performance issues. Combined with our collaborative closeout, training, and inspection process, the City can expect a complete and well-supported transition from construction to operation, with ongoing access to our team for guidance and assistance.

PLEASE SEE THE ATTACHED EXAMPLE ELEVATOR CONTRACTOR MAINTENANCE AGREEMENT *The Elevator Maintenance Agreement shall be between the Owner and the Elevator Company*







PREVENTIVE ELEVATOR MAINTENANCE **AGREEMENT**

General Elevator Solutions

We GENERAL ELEVATOR SOLUTIONS, LLC. (hereinafter G.E.S.) propose to furnish MONTHLY Preventive Maintenance service which includes examination, adjustment and lubrication as required and if conditions necessitate, repairing of the following equipment located at:

City of Clearwater **Various Locations** Clearwater, FL

DESCRIPTION	STATE#	CAPACITY	LANDINGS
Roped Hydraulic LU/LA	62156	1400	3
Hydraulic Passenger	62658	2100	2
Hydraulic Wheelchair Lift	114062	750	2
Hydraulic Passenger	110991	2100	2
Hydraulic Passenger	24150	1500	2
Hydraulic Passenger	50192	2100	2

Hydraulic: Elevator pumping unit, packing, drive motor, pumps, valves, starters, contacts, relays, magnet frames, hydraulic fluid and limit switches, resistors, timer, fuses, overloads, drive belts, strainers, rollers, interlocks, door closers, door operators and signal lamp bulbs.

Traction: Elevator machine, motor, and controller parts including gears, worms, bearings, thrusts, brake magnet coils or stators, brake shoes and lining, brushes, windings, contacts, magnet frames, coils, and resistance for motor and operating circuits, resistors, timer, fuses, overloads, drive belts, strainers, rollers, interlocks, door closers, door operators and signal lamp bulbs

Among the services we agree to render are the following:

- -Examine all safety devices and governors periodically.
- -Check tension of all hoisting ropes and equalize same.
- -Renew all travel cable when necessary to insure maintenance of adequate safety factor.
- -Examine and adjust door and gate operating equipment and replace gate switch when necessary.
- -Maintain proper lubrication of guide rails at all times.
- -Renew guide shoe gibs as necessary.
- -Furnish special lubricants, which are compounded for elevator equipment.

Fort Myers Office 2620 Northeast Ninth Avenue Cape Coral, FL 33909 Phone: 239-257-0074 Fax: 239-260-4855

Email: Sales@GeneralElevatorFL.com

Tampa Office 2300 Tall Pines Drive, Suite 125 Largo, FL 33771 Phone: 727-509-0557

Fax: 239-260-4855

Email: Sales@GeneralElevatorFL.com

Under the terms and conditions of this contract we will maintain the entire elevator equipment as herein described, using a minimum of one skilled elevator maintenance technician under our direct employment and supervision. They will employ all reasonable care to see that the elevator equipment is maintained in proper and safe operating condition

It is agreed that all repairs and replacements covered by this agreement are limited to those caused by ordinary wear and tear and that G.E.S. will not be required to repair or replace equipment by reason of negligence or misuse or for any other cause beyond their control. Also, G.E.S. will not be required to alter existing equipment or make replacements with parts of changed design when recommended or directed by insurance or governing authorities or due to obsolescence of equipment.

The schedule below lists items; which are considerably worn and will require replacement soon. G.E.S. accepts them in their present state in order to provide the maximum service from these items with the understanding that, in addition to the base amount of this contract, you agree to pay an additional amount at the time the listed items are first replaced. The additional charge for this replacement will be determined by pro-rating the total cost of replacing the individual items. You agree to pay for that portion of the items used prior to the date of this contract.

SCHEDULE OF PARTS TO BE PRO-RATED: NONE

The following items of elevator equipment are not included in this agreement:

- -Electrical power to elevator controls; including but not limited to main line switch and fuses.
- -Repair, replacement or refinishing of elevator car enclosures, car doors, hoistway enclosure, hoistway doors, hoist cables, frames or sills, car flooring or covering, car light fixtures and lamps.
- -Emergency light or battery, cab fans, car slide or roller guides assemblies.
- -In-car communication device(s) phone line(s) and monitoring.
- -Fire and smoke sensors and related control equipment not specifically part of elevator control.
- -Proprietary solid-state boards, software and door operators.
- -Piston, cylinder contain piston any type of underground piping.

HOURS OF SERVICE

(X)	All work is to be performed during regular working hours and days of the elevator trade. 8 a.m. – 4:30 p.m. Monday - Friday.
()	On the following days or hours:
CAL	L I	BACK SERVICE: G.E.S. will furnish emergency minor adjustment call back service.
(X)	During regular working hours and days of the elevator trade.
-	-	8 a.m. – 4:30 p.m. Monday - Friday

If purchaser requests callback service included in this agreement to be performed other than within the hours listed above, G.E.S. will bill the purchaser an additional amount equal only to the difference between the company's normal straight time billing rates and overtime billings rates in effect at the time of service. In addition, the premium rate for Sundays and Holidays will also be applicable on Holidays regardless of the day of the week upon which they fall. Holidays observed by G.E.S. are New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving [including both Thursday and Friday], and Christmas.

It is expressly understood, in consideration of the performance of the service enumerated at the price stated, that nothing in this agreement will be construed to mean that G.E.S. assumes any liability on account of accidents to persons or property, except those directly due to the negligent acts or omissions of G.E.S. or its employees; and that your own responsibility for accidents to persons or property while riding or being in or about the equipment referred to is no way affected by this agreement. G.E.S. will not be held responsible or liable for any loss, damage, detention or delay caused by strikes, lockouts, fire, explosion, theft, lightning, windstorm, earthquake, floods, storms, riots, civil commotion, malicious mischief, Act of God, or any cause beyond its reasonable control, whether or not the same is herein specified, and in any event, it will not be liable for consequential damages. In the event a third party is retained to enforce, construe or defend any of the terms and conditions of this agreement or to collect any monies due hereunder, either with or without litigation, the prevailing party shall be entitled to recover all cost and

reasonable attorney's fees. No work, service or liability on the part of G.E.S. other than that specifically mentioned herein, is included or intended. MAINTENANCE SERVICE SHALL COMMENCE on the ______day of ______, 2025, (the "Commencement Date") and shall continue until terminated as provided herein. Either party may terminate this agreement at the end of the first Five (5) year period or at the end of any subsequent Five (5) year period by giving the other party (90) days prior written notice. Payable monthly in advance upon presentation of invoice, plus sales tax, if applicable. A late payment penalty of five percent (5%) of any payment due will be added to such payment should any payment not be received by G.E.S. within five (5) days of the due date. MONTHLY CONTRACT PRICE\$720.00 Seven Hundred Twenty Dollars and 00/One Hundreds PRICE ADJUSTMENT: The contract price shall be subject to review and adjustment one year from the Commencement Date and yearly thereafter but shall not exceed 5%. SPECIAL TERMS OR CONDITIONS: The following state required tests are included; per ASME/ANSI A17.1 Codes: 8.11.2 - Annual no-load safety test of electric traction elevators. Rule Rule 8.11.3 - Annual no-load pressure test of hydraulic elevators. **G.E.S.** will not be responsible for any damage caused by, or as a result of performing these tests. *State Elevator Inspection Service Option: G.E.S. will provide an Independent/Third Party Elevator Inspection Service for the respective building owner's property(s) including all necessary administration, insurance, examinations and overhead costs required by the Bureau of Elevator Safety State Statutes pursuant to ANSI A17.1 / Florida Chapter 399.13 Elevator Safety Codes. The fee service for the annual Elevator Inspection Service and Reports will be prorated at a monthly invoice cost of twenty-one dollars per elevator unit [\$23.00/elevator/month]. Test witnessing included. If a re-inspection or re-inspections by the third-party inspector are required for items that are the responsibility of the building owner, there will be an additional charge which will be billed separately from this agreement. The Bureau of Elevator Safety will not issue a current Certificate of Operation until they receive a violation-free inspection report. Current Florida statutes require the building owner to have any necessary repairs to correct inspection violations completed within ninety (90) days from the date of initial inspection. Any fines or judgments arising from non-compliance are the responsibility of the building owner. Acceptance of the State Elevator Inspection Service Option constitutes an agreement that is separate from the "Elevator Preventative Maintenance Agreement" offered by G.E.S. The fee for this agreement shall be adjusted annually on the 1st day of each calendar year, or at anytime during the year if so dictated by change in state law and/or regulation. The annual adjustment is subject to G.E.S.'s actual cost to perform this service and is not subject to the term of the "Price Adjustment" clause of the Elevator Preventative Maintenance Agreement. *STATE INSPECTION PRICE......\$138.00/monthly One Hundred Thirty-Eight Dollars and 00/One Hundreds Declined: Initial Accepted: Initial

INSURANCE: In consideration of G.E.S. performing the services herein specified, you expressly agree to indemnify, defend, hold harmless, discharge, release and forever acquit G.E.S., our officers, agents and employees from and against any and all claims, demands, suits, and proceedings brought against G.E.S. or our employees, including but not limited to loss, damage, injury or death that are alleged to have arisen from the negligence of Purchaser or any others in connection with the presence, use, misuse, maintenance, installation, removal, manufacture, design operation or condition of the equipment covered by this agreement, or the associated areas surrounding such equipment. Your duty to indemnify does not apply to claims or losses determined to be caused by or resulting from the negligence of G.E.S. or our employees. You recognize that your obligation to G.E.S. under this clause includes payment of all attorney's fees, court costs judgments, settlements, interest and any other expenses of litigation arising out of such claims or lawsuits.

Building owner or building owner's representative must notify G.E.S. directly and in writing within seventy-two (72) hours of any elevator related accident. Failure to do so relieves General Elevator Solutions of any liability in this matter in regard to the "Additional Insured" portion of the Certificate of Liability Insurance.

OTHER: You agree to accept our judgment as to the means and methods to be employed for any corrective work under this agreement, including if G.E.S. inspection of a piece of equipment serviced under this Agreement reveals an operational problem which jeopardized the safety of the riding public. G.E.S. shut down the equipment until such time as the operational problem is resolved. G.E.S. will immediately advise you in writing of such action, the reason for such action, and whether the proposed solution is covered by the terms of the agreement.

You agree to notify us in writing of any change in ownership, lessor, Management Company, billing email addresses, or operation of the premises at least ninety (90) days prior to such change. Should you fail to do so you will remain responsible for payment of all further charges incurred. Any ancillary fees associated with management of this contract not here in specified will be billed to the customer. All invoices will be electronically mailed (emailed). There will be a \$5.00 monthly fee if the customer requires invoices to be sent via USPS mail.

In the event of any default of the payment provisions herein, purchaser agrees to pay, in addition to any defaulted amount, all attorney fees, collection costs or court costs in connection therewith. The purchaser does hereby waive trial by jury and further hereby consents to venue in Lee County, Florida. G.E.S. reserves the right to discontinue this contract at any time by notification in writing should payments not be made in accordance with the terms of this agreement.

G.E.S. reserves the right to match the lowest legitimate comparable bid received for all future modernization and/or repair work with G.E.S. being awarded the bid.

In the event of the sale, or lease or other transfer of the elevator(s) or equipment described herein it is understood and agreed that this proposal and your acceptance thereof shall constitute, exclusively and entirely, the agreement for the service herein described between the undersigned parties through their respective representatives or agents, with proper legal capacity to contract, and shall be inuring to all respective successors and assigns and agrees to be bound by the terms hereof for the balance of the agreement this agreement and its provision being assignable under customary provisions of applicable common law and authority that all other prior representations or agreement, whether written or verbal, shall be deemed to be merged herein and that no other changes in or additions to this agreement shall be recognized unless made in writing and signed by both parties.

If G.E.S. shall default in its service performance, a written notice reasonably describing the default shall be sent. If G.E.S. does not commence to take reasonable actions to rectify the complaint within thirty (30) days, a further thirty (30) days written notice shall terminate this agreement

2025

CUSTOMER ACCEPTANCE:

Approved on

The foregoing proposal and contract is hereb	y accepted and	signed in	duplicate.
--	----------------	-----------	------------

, 2020	
-irm	
Ву	
Signature	
Accepted for: GENERAL ELEVATOR SOLUTION	S
Accepted for: GENERAL ELEVATOR SOLUTION	S
Ву	S
•	S

FORM 3 - SCRUTINIZED COMPANIES CERTIFICATION

Respondent Vendor Name: Nichols Contracting Incorporated					
Vendor FEIN: <u>52-1746672</u>					
Vendor's Authorized Representative Name and Title:	sident				
Address: 260-A Broken Park Way					
City: Royal Palm Beach State: Florida	_Zip: _	33411			
Phone Number:					
Email Address:_salesfl@nicholscontracting.com					

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies, for products or services over \$1,000,000, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both lists are created pursuant to section 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By: _	DocuSigned by: Tyler I Mchols C395594E7ADB400
	AUTHORIZED SIGNATURE
Print Name an	nd Title: Tyler Nichols, Vice President
Date: 5/29/20	025

RFP-DEM-20-21-001 Page 1 of 1

ANTI-HUMAN TRAFFICKING AFFIDAVIT (SECTION 787.06, FLORIDA STATUTES)

1.	I am over eighteen years of	age. T	he following	information	is given	from r	ny own
	personal knowledge.						

- 2. I am an officer or representative with Nichols Contracting Incorporated (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
- 3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.
- 4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT.

5/29/2025	, 20	Tyler & Mchols
		Printed Name: Tyler Nichols
		Company Name: Nichols Contracting Incorporated
		Title: Vice President

(Rev. March 2024) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For quidance related to the purpose of Form W-9, see Purpose of Form, below. Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Nichols Contracting, Inc. Business name/disregarded entity name, if different from above. 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check 4 Exemptions (codes apply only to Specific Instructions on page only one of the following seven boxes. certain entities, not individuals: see instructions on page 3): Individual/sole proprietor C corporation ✓ S corporation Partnership Exempt payee code (if any) LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Print or type. Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax Exemption from Foreign Account Tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. Compliance Act (FATCA) reporting code (if any) Other (see instructions) 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, (Applies to accounts maintained and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check outside the United States.) this box if you have any foreign partners, owners, or beneficiaries. See instructions . Address (number, street, and apt. or suite no.). See instructions. Requester's name and address (optional) 9190 Red Branch Road, Suite 200 6 City, state, and ZIP code Columbia, MD 21045 List account number(s) here (optional) Part I Taxpayer Identification Number (TIN) Social security number Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a or TIN, later. Employer identification number Note: If the account is in more than one name, see the instructions for line 1. See also What Name and 5 2 7 2 Number To Give the Requester for guidelines on whose number to enter. 6 6 Certification Part II Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

- 2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- 3. I am a U.S. citizen or other U.S. person (defined below); and
- 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Signature of Here U.S. person Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

State of Florida Department of State

I certify from the records of this office that NICHOLS CONTRACTING, INCORPORATED is a Maryland corporation authorized to transact business in the State of Florida, qualified on April 22, 2014.

The document number of this corporation is F14000001791.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 3, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-seventh day of February, 2025



Secretary of State

Tracking Number: 7943197551CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

NICHOLS, FREDERICK

NICHOLS CONTRACTING, INCORPORATED 260 BUSINESS PARK WAY A ROYAL PALM BEACH FL 33411

LICENSE NUMBER: CGC1522915

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/05/2024

Do not alter this document in any form.



d Florida Company

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

THE CLASS B AIR CONDITIONING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GRESETH, GREGORY JOHN

NICHOLS CONTRACTING, INCORPORATED 260 BUSINESS PARK WAY A ROYAL PALM BEACH FL 33411

LICENSE NUMBER: CAC1820514

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/12/2024

Do not alter this document in any form.



dopor

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION ELECTRICAL CONTRACTORS' LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GRESETH, GREGORY JOHN

NICHOLS LIFE SAFETY
260 BUSINESS PARK WAY A
ROYAL PALM BEACH FL 33411

LICENSE NUMBER: EC13009689

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/20/2024

Do not alter this document in any form.



90 County



NICHOLS CONTRACTING INC 9190 RED BRANCH ROAD SUITE 200 COLUMBIA MD 21045

NICHOLS CONTRACTING INC 9190 RED BRANCH ROAD SUITE 200 COLUMBIA MD 21045

13341956

13941806 19530017

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
77	015	CONSTRUCTION FIRM (NOT FOR HOME IMPROVEMENT)	1	15.00

DATE OF ISSUE MO DAY YR 04/02/2025

MONTHS PAID 12

THIS LICENSE MUST BE PUBLICLY DISPLAYED AND EXPIRES ON APRIL 30, 2026

2.00	ISSUING FEES	
17.00	TOTAL	

AMOUNT PAID 17.00

ISSUED BY

WAYNE A. ROBEY, CLERK OF CIRCUIT COURT 9250 JUDICIAL WAY, SUITE 1900 ELLICOTT CITY, MARYLAND 21043 (410)313-5850

17.00

KSS

General Elevator Solutions, LLC

Please see the licenses below and certifications attached for General Elevator Solutions, LLC. Licensure for additional staff as needed will be provided upon award.

General Elevator Solutions, LLC 2300 Tall Pines Drive Suite 125 Largo, FI 33771

As far as licensed workers, all of General Elevator Solutions' employees are certified, and any subs would be certified as well.

Florida license for Don Cassell III: Florida CC - CC3467

CET ID# 18-00162





Certified Elevator Technician (CET™) Credential

Issued by National Association of Elevator Contractors

Holders of this (CET™) credential have verified knowledge and experience related to compliance with industry codes, elevator and escalator specific technical theory, components, and competencies.

Learn more

Learning Soundational

Skills

Construction Principles Electrical Safety Practices Elevator Mechanic

Inspection & Testing Standards Safety Codes

Earning Criteria

- © Completion of the NAEC CET Training Program, NEIEP, CEIEP, L.I.T.S. Education Program or equivalent.
- Recertify annually with 10 CEs of which a minimum 1 up to 3 CEs are designated as Safety courses.

Evidence

CET ID# 18-00162



HOME CONTACT US

MY ACCOUNT

ONLINE SERVICES

Apply for a License

Verify a Licensee

View Food & Lodging Inspections

File a Complaint

Continuing Education Course Search

View Application Status

Find Exam Information

Unlicensed Activity Search

AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS Licensee Information

2:21:52 PM 6/16/2025

CASSELL, DONALD WILLIAM III (Primary Name) Name:

Main Address: 8625 CORINTHIAN WAY

NEW PORT RICHIEY Florida 34654

County: **PASCO**

License Information

License Type: **Certificate of Competency**

Rank: **Cert Competency**

CC3467 License Number: Status: Current

04/08/2013 Licensure Date: Expires: 12/31/2025

Special Qualifications Oualification Effective

Certified Elevator Technician

Alternate Names

View Related License Information

View License Complaint



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

	0	\ /		
PRODUCER		CONTACT NAME: Certificate Department		
Sihle Insurance Group Inc. 1021 Douglas Ave.			FAX (A/C, No): 407-389-3580	
Altamonte Springs FL 32714		E-MAIL ADDRESS: Certificates@sihle.com		
		INSURER(S) AFFORDING COVERAGE	NAIC#	
		INSURER A: Great American Insurance Company	16691	
INSURED	GENEELE-03	INSURER B : Incline Casualty Company	11090	
General Elevator Solutions LLC 2620 NE 9th Avenue		INSURER c : Rock Ridge Insurance Company	11089	
Cape Coral FL 33909-2933		INSURER D:		
		INSURER E :		
		INSURER F:		
COVERAGES	CERTIFICATE NUMBER: 433770822	REVISION NUM	MBER:	

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR		TYPE OF INSURANCE	ADDL SUB	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	<u> </u>
Α	X	CLAIMS-MADE X OCCUR		GLP132472908	5/10/2025	5/10/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000 \$ 300,000
							PERSONAL & ADV INJURY	\$ 10,000 \$ 1,000,000
	GEN	NL AGGREGATE LIMIT APPLIES PER: POLICY X PRO- JECT LOC						\$4,000,000 \$4,000,000 \$
С	X	OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY		BW92-STR-2500475-00	5/10/2025	5/10/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ 1,000,000 \$ \$ \$
A	X	UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION \$ 10,000		TUU5070020-02	5/10/2025	5/10/2026	EACH OCCURRENCE AGGREGATE	\$ 9,000,000 \$ 9,000,000 \$
В	AND ANYI OFFI (Mar	KERS COMPENSATION EMPLOYERS' LIABILITY PROPRIETOR/PARTNER/EXECUTIVE (CER/MEMBER EXCLUDED? datory in NH) s, describe under CRIPTION OF OPERATIONS below	N/A	SWB00115005	5/10/2025	5/10/2026	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000 \$ 1,000,000 \$ 1,000,000
		FION OF ODED ATIONS / LOCATIONS / VEHICL						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
For Information Purposes Only	AUTHORIZED REPRESENTATIVE Alley Solus L

-orm W-9

(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1 Name (as shown on your income tax return). Name is required on this line; d	o not leave this line blank.											
	Business name/disregarded entity name, if different from above												
	GENERAL ELEVATOR SOLUTIONS, LLC												
age 3.	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.							4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):					
d uo s	☐ Individual/sole proprietor or ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate single-member LLC							page		nA.			
ype	Limited liability company. Enter the tax classification (C=C corporation, S=	-S corporation P-Partner	chinl >	S	LAGI	iipt pa	yee c	Joue	(ii aii				
Print or type. Specific Instructions on page	Note: Check the appropriate box in the line above for the tax classification. LLC if the LLC is classified as a single-member LLC that is disregarded from the owner for U.S. federal tax pris disregarded from the owner for U.S. federal tax pris disregarded from the owner should check the appropriate box for the tax of tax of the tax of the tax of	n of the single-member ow om the owner unless the o urposes. Otherwise, a sing	vner. Do no owner of the gle-member	ot check e LLC is	and	nption e (if an		r FAT	ГСА	repo	rting		
eci	Other (see instructions) ►									ıtsidə	the U.S.)		
S,	5 Address (number, street, and apt. or suite no.) See instructions.		Requester	r's name :	and ac	ldress	(opti	ional)					
See	2620 NE 9TH AVE (PO Box 152087) 6 City, state, and ZIP code	·											
	Cape Coral, Florida 33909 (Cape Coral, Florida 3	33915)											
	7 List account number(s) here (optional)												
Par			Те	Social sec									
	our TIN in the appropriate box. The TIN provided must match the nam o withholding. For individuals, this is generally your social security num			T T		numb	31	Г	_		-		
reside	nt alien, sole proprietor, or disregarded entity, see the instructions for F	Part I, later. For other			-			-		- 1			
entities	s, it is your employer identification number (EIN). If you do not have a n	iumber, see How to get	ta ∟ Ot			ш		L					
-	If the account is in more than one name, see the instructions for line 1.	Also see What Name a		mployer	identi	ficatio	on nu	ımbe	r		\neg		
	er To Give the Requester for guidelines on whose number to enter.			T		П	T	T	T	T			
			4	1 5	- 5	1	7	9	0	4	7		
Part	II Certification		•										
	penalties of perjury, I certify that:												
2. I am Serv	number shown on this form is my correct taxpayer identification numb not subject to backup withholding because: (a) I am exempt from bac ice (IRS) that I am subject to backup withholding as a result of a failure onger subject to backup withholding; and	kup withholding, or (b)	I have not	t been n	otified	by th	he In	tern	al R d me	eve tha	nue at I am		
3. I am	a U.S. citizen or other U.S. person (defined below); and												
4. The	FATCA code(s) entered on this form (if any) indicating that I am exemp	t from FATCA reporting	g is correc	ct.									
you hav acquisi	eation instructions. You must cross out item 2 above if you have been no re failed to report all interest and dividends on your tax return. For real esta- tion or abandonment of secured property, cancellation of debt, contribution an interest and dividends, you are not required to sign the certification, but	ate transactions, item 2 d ons to an individual retire	does not a	apply. Fo	r mori	gage and	inter gene	rest perally	paid,	, /mei	nts		
Sign Here	Signature of U.S. person ►	Da	ate ► /	1-2	-0	-2	5	-					
Gen	eral Instructions	 Form 1099-DIV (divifunds) 	idends, in	cluding	those	from	stoc	cks d	or m	utua	al		
Sectior noted.	references are to the Internal Revenue Code unless otherwise	 Form 1099-MISC (vaproceeds) 	arious typ	es of in	come	prize	s, a	ward	ds, c	r gr	oss		
related	developments. For the latest information about developments to Form W-9 and its instructions, such as legislation enacted by were published, go to www.irs.gov/FormW9.	 Form 1099-B (stock transactions by broke 		al fund s	ales a	nd ce	rtair	oth	er				
	ose of Form	Form 1099-S (proceForm 1099-K (merch						•	000	tion	na)		
	vidual or entity (Form W-9 requester) who is required to file an	• Form 1098 (home m			•	•					•		
nforma	tion return with the IRS must obtain your correct taxpayer atton number (TIN) which may be your social security number	1098-T (tuition) • Form 1099-C (cance		•	1000	-L (60	udei	11 10	a11 11	itere	331),		
SSN), i	ndividual taxpayer identification number (ITIN), adoption	• Form 1099-A (acquis			nent c	of seco	ured	pro	perf	v)			
EIN), to	or identification number (ATIN), or employer identification number or report on an information return the amount paid to you, or other reportable on an information return. Examples of information	Use Form W-9 only alien), to provide your	if you are	a U.S. į						• •	t		
eturns	include, but are not limited to, the following. 1099-INT (interest earned or pald)	If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.											

General Elevator Solutions, LLC

Please see the licenses below and certifications attached for General Elevator Solutions, LLC. Licensure for additional staff as needed will be provided upon award.

General Elevator Solutions, LLC 2300 Tall Pines Drive Suite 125 Largo, FI 33771

As far as licensed workers, all of General Elevator Solutions' employees are certified, and any subs would be certified as well.

Florida license for Don Cassell III: Florida CC - CC3467

CET ID# 18-00162





Certified Elevator Technician (CET™) Credential

Issued by National Association of Elevator Contractors

Holders of this (CET™) credential have verified knowledge and experience related to compliance with industry codes, elevator and escalator specific technical theory, components, and competencies.

Learn more

Learning Soundational

Skills

Construction Principles Electrical Safety Practices Elevator Mechanic

Inspection & Testing Standards Safety Codes

Earning Criteria

- © Completion of the NAEC CET Training Program, NEIEP, CEIEP, L.I.T.S. Education Program or equivalent.
- Recertify annually with 10 CEs of which a minimum 1 up to 3 CEs are designated as Safety courses.

Evidence

CET ID# 18-00162



HOME CONTACT US

MY ACCOUNT

ONLINE SERVICES

Apply for a License

Verify a Licensee

View Food & Lodging Inspections

File a Complaint

Continuing Education Course Search

View Application Status

Find Exam Information

Unlicensed Activity Search

AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS Licensee Information

2:21:52 PM 6/16/2025

CASSELL, DONALD WILLIAM III (Primary Name) Name:

Main Address: 8625 CORINTHIAN WAY

NEW PORT RICHIEY Florida 34654

County: **PASCO**

License Information

License Type: **Certificate of Competency**

Rank: **Cert Competency**

CC3467 License Number: Status: Current

04/08/2013 Licensure Date: Expires: 12/31/2025

Special Qualifications Oualification Effective

Certified Elevator Technician

Alternate Names

View Related License Information

View License Complaint



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

	0	\ /					
PRODUCER		CONTACT NAME: Certificate Department					
Sihle Insurance Group Inc. 1021 Douglas Ave.			FAX (A/C, No): 407-389-3580				
Altamonte Springs FL 32714		E-MAIL ADDRESS: Certificates@sihle.com					
		INSURER(S) AFFORDING COVERAGE	NAIC#				
		INSURER A: Great American Insurance Company	16691				
INSURED	GENEELE-03	INSURER B : Incline Casualty Company	11090				
General Elevator Solutions LLC 2620 NE 9th Avenue		INSURER c : Rock Ridge Insurance Company	11089				
Cape Coral FL 33909-2933		INSURER D:					
		INSURER E :					
		INSURER F:					
COVERAGES	CERTIFICATE NUMBER: 433770822	REVISION NUM	MBER:				

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR		TYPE OF INSURANCE	ADDL SUB	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	<u> </u>
Α	X	CLAIMS-MADE X OCCUR		GLP132472908	5/10/2025	5/10/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000 \$ 300,000
							PERSONAL & ADV INJURY	\$ 10,000 \$ 1,000,000
	GEN	NL AGGREGATE LIMIT APPLIES PER: POLICY X PRO- JECT LOC						\$4,000,000 \$4,000,000 \$
С	X	OWNED AUTOS ONLY HIRED AUTOS ONLY AUTOS ONLY		BW92-STR-2500475-00	5/10/2025	5/10/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ 1,000,000 \$ \$ \$
A	X	UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION \$ 10,000		TUU5070020-02	5/10/2025	5/10/2026	EACH OCCURRENCE AGGREGATE	\$ 9,000,000 \$ 9,000,000 \$
В	AND ANYI OFFI (Mar	KERS COMPENSATION EMPLOYERS' LIABILITY PROPRIETOR/PARTNER/EXECUTIVE (CER/MEMBER EXCLUDED? datory in NH) s, describe under CRIPTION OF OPERATIONS below	N/A	SWB00115005	5/10/2025	5/10/2026	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000 \$ 1,000,000 \$ 1,000,000
		FION OF ODED ATIONS / LOCATIONS / VEHICL						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
For Information Purposes Only	AUTHORIZED REPRESENTATIVE Alley Solus L

-orm W-9

(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1 Name (as shown on your income tax return). Name is required on this line; d	o not leave this line blank.											
	Business name/disregarded entity name, if different from above												
	GENERAL ELEVATOR SOLUTIONS, LLC												
age 3.	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.							4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):					
d uo s	☐ Individual/sole proprietor or ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate single-member LLC							page		nA.			
ype	Limited liability company. Enter the tax classification (C=C corporation, S=	-S corporation P-Partner	chinl >	S	LAGI	iipt pa	yee c	Joue	(ii aii				
Print or type. Specific Instructions on page	Note: Check the appropriate box in the line above for the tax classification. LLC if the LLC is classified as a single-member LLC that is disregarded from the owner for U.S. federal tax pris disregarded from the owner for U.S. federal tax pris disregarded from the owner should check the appropriate box for the tax of tax of the tax of the tax of	n of the single-member ow om the owner unless the o urposes. Otherwise, a sing	vner. Do no owner of the gle-member	ot check e LLC is	and	nption e (if an		r FAT	ГСА	repo	rting		
eci	Other (see instructions) ►									ıtsidə	the U.S.)		
ς	5 Address (number, street, and apt. or suite no.) See instructions.		Requester	r's name :	and ac	ldress	(opti	ional)					
See	2620 NE 9TH AVE (PO Box 152087) 6 City, state, and ZIP code	·											
	Cape Coral, Florida 33909 (Cape Coral, Florida 3	33915)											
	7 List account number(s) here (optional)												
Par			Те	Social sec									
	our TIN in the appropriate box. The TIN provided must match the nam o withholding. For individuals, this is generally your social security num			T T		numb	31	Г	_		-		
reside	nt alien, sole proprietor, or disregarded entity, see the instructions for F	Part I, later. For other			-			-		- 1			
entities	s, it is your employer identification number (EIN). If you do not have a n	iumber, see How to get	ta ∟ Ot			ш		L					
-	If the account is in more than one name, see the instructions for line 1.	Also see What Name a		mployer	identi	ficatio	on nu	ımbe	r		\neg		
	er To Give the Requester for guidelines on whose number to enter.			T		П	T	T	T	T			
			4	1 5	- 5	1	7	9	0	4	7		
Part	II Certification		•										
	penalties of perjury, I certify that:												
2. I am Serv	number shown on this form is my correct taxpayer identification numb not subject to backup withholding because: (a) I am exempt from bac ice (IRS) that I am subject to backup withholding as a result of a failure onger subject to backup withholding; and	kup withholding, or (b)	I have not	t been n	otified	by th	he In	tern	al R d me	eve tha	nue at I am		
3. I am	a U.S. citizen or other U.S. person (defined below); and												
4. The	FATCA code(s) entered on this form (if any) indicating that I am exemp	t from FATCA reporting	g is correc	ct.									
you hav acquisi	eation instructions. You must cross out item 2 above if you have been no re failed to report all interest and dividends on your tax return. For real esta- tion or abandonment of secured property, cancellation of debt, contribution an interest and dividends, you are not required to sign the certification, but	ate transactions, item 2 d ons to an individual retire	does not a	apply. Fo	r mori	gage and	inter gene	rest perally	paid,	, /mei	nts		
Sign Here	Signature of U.S. person ►	Da	ate ► /	1-2	-0	-2	5	-					
Gen	eral Instructions	 Form 1099-DIV (divifunds) 	idends, in	cluding	those	from	stoc	cks d	or m	utua	al		
Sectior noted.	references are to the Internal Revenue Code unless otherwise	 Form 1099-MISC (vaproceeds) 	arious typ	es of in	come	prize	s, a	ward	ds, c	r gr	oss		
related	developments. For the latest information about developments to Form W-9 and its instructions, such as legislation enacted by were published, go to www.irs.gov/FormW9.	 Form 1099-B (stock transactions by broke 		al fund s	ales a	nd ce	rtair	oth	er				
	ose of Form	Form 1099-S (proceForm 1099-K (merch						•	000	tion	na)		
	vidual or entity (Form W-9 requester) who is required to file an	• Form 1098 (home m			•	•					•		
nforma	tion return with the IRS must obtain your correct taxpayer atton number (TIN) which may be your social security number	1098-T (tuition) • Form 1099-C (cance		•	1000	-L (60	udei	11 10	a11 11	itere	331),		
SSN), i	ndividual taxpayer identification number (ITIN), adoption	• Form 1099-A (acquis			nent c	of seco	ured	pro	perf	v)			
EIN), to	or identification number (ATIN), or employer identification number or report on an information return the amount paid to you, or other reportable on an information return. Examples of information	Use Form W-9 only alien), to provide your	if you are	a U.S. į						• •	t		
eturns	include, but are not limited to, the following. 1099-INT (interest earned or pald)	If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.											

State of Florida Department of State

I certify from the records of this office that NICHOLS CONTRACTING, INCORPORATED is a Maryland corporation authorized to transact business in the State of Florida, qualified on April 22, 2014.

The document number of this corporation is F14000001791.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 3, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-seventh day of February, 2025



Secretary of State

Tracking Number: 7943197551CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

NICHOLS, FREDERICK

NICHOLS CONTRACTING, INCORPORATED 260 BUSINESS PARK WAY A ROYAL PALM BEACH FL 33411

LICENSE NUMBER: CGC1522915

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/05/2024

Do not alter this document in any form.



d Florida Company

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

THE CLASS B AIR CONDITIONING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GRESETH, GREGORY JOHN

NICHOLS CONTRACTING, INCORPORATED 260 BUSINESS PARK WAY A ROYAL PALM BEACH FL 33411

LICENSE NUMBER: CAC1820514

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/12/2024

Do not alter this document in any form.



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION ELECTRICAL CONTRACTORS' LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GRESETH, GREGORY JOHN

NICHOLS LIFE SAFETY
260 BUSINESS PARK WAY A
ROYAL PALM BEACH FL 33411

LICENSE NUMBER: EC13009689

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/20/2024

Do not alter this document in any form.



90 County



NICHOLS CONTRACTING INC 9190 RED BRANCH ROAD SUITE 200 COLUMBIA MD 21045

NICHOLS CONTRACTING INC 9190 RED BRANCH ROAD SUITE 200 COLUMBIA MD 21045 13341956

13941806 19530017

25

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
77	015	CONSTRUCTION FIRM (NOT FOR HOME IMPROVEMENT)	1	15.00

DATE OF ISSUE MO DAY YR 04/02/2025

MONTHS PAID

AMOUNT PAID

THIS LICENSE MUST BE PUBLICLY DISPLAYED AND EXPIRES ON **APRIL 30, 2026**

2.00	ISSUING FEES
17.00	TOTAL

ISSUED BY

WAYNE A. ROBEY, CLERK OF CIRCUIT COURT 9250 JUDICIAL WAY, SUITE 1900 ELLICOTT CITY, MARYLAND 21043 (410)313-5850

KSS

17.00

FORM 3 - SCRUTINIZED COMPANIES CERTIFICATION

Respondent Vendor Name: Nichols Contracting Incorporated								
Vendor FEIN: <u>52-1746672</u>								
Vendor's Authorized Representative Name and Title:	ident							
Address: 260-A Broken Park Way								
City: Royal Palm Beach State: Florida	_Zip: _	33411						
Phone Number:								
Email Address: salesfl@nicholscontracting.com								

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies, for products or services over \$1,000,000, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both lists are created pursuant to section 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified By: _	DocuSigned by: Tyler I Mchols C395594E7ADB400
	AUTHORIZED SIGNATURE
Print Name an	nd Title: Tyler Nichols, Vice President
Date: 5/29/20	025

RFP-DEM-20-21-001 Page 1 of 1

ANTI-HUMAN TRAFFICKING AFFIDAVIT (SECTION 787.06, FLORIDA STATUTES)

1.	I am over eighteen years of	age. T	he following	information	is given	from r	ny own
	personal knowledge.						

- 2. I am an officer or representative with Nichols Contracting Incorporated (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of the Nongovernmental Entity.
- 3. The Nongovernmental Entity does not use coercion for labor or services as defined in section 787.06, *Florida Statutes*.
- 4. This declaration is made pursuant to section 92.525(1)(c), *Florida Statutes*. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NOT.

5/29/2025	, 20	Tyler & Mchols
		Printed Name: Tyler Nichols
		Company Name: Nichols Contracting Incorporated
		Title: Vice President

(Rev. March 2024) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For quidance related to the purpose of Form W-9, see Purpose of Form, below. Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Nichols Contracting, Inc. Business name/disregarded entity name, if different from above. 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check 4 Exemptions (codes apply only to Specific Instructions on page only one of the following seven boxes. certain entities, not individuals: see instructions on page 3): Individual/sole proprietor C corporation ✓ S corporation Partnership Exempt payee code (if any) LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Print or type. Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax Exemption from Foreign Account Tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. Compliance Act (FATCA) reporting code (if any) Other (see instructions) 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, (Applies to accounts maintained and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check outside the United States.) this box if you have any foreign partners, owners, or beneficiaries. See instructions . Address (number, street, and apt. or suite no.). See instructions. Requester's name and address (optional) 9190 Red Branch Road, Suite 200 6 City, state, and ZIP code Columbia, MD 21045 List account number(s) here (optional) Part I Taxpayer Identification Number (TIN) Social security number Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a or TIN, later. Employer identification number Note: If the account is in more than one name, see the instructions for line 1. See also What Name and 5 2 7 2 Number To Give the Requester for guidelines on whose number to enter. 6 6 Certification Part II Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

- 2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- 3. I am a U.S. citizen or other U.S. person (defined below); and
- 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Signature of Here U.S. person Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they