



1368 SPALDING RD., STE. C, DUNEDIN, FL 34698-5039 | P: (727) 733-5558 | F: (727) 738-8225 | LICENSE: # CG-CO18550

Proposal Marymont Park Improvements

Thursday, August 28, 2025
Revision #1

TO: Craig Wilson, Parks Senior Division Manager
City of Clearwater – Parks & Recreation
100 S Myrtle Ave, Clearwater, FL 33756

RE: MARYMONT PARK
CITY OF CLEARWATER PARKS RECREATION DEPARTMENT PROJECT NUMBER **XX**

As requested, enclosed is the proposal for renovations to the Marymont Park bathroom building and park shelter located at 1900 Gilbert St., Clearwater, FL 33765, submitted in accordance with scope directive and site visits with City staff for a Guaranteed Maximum Price of **\$170,384.75.**

Scope of Work:

The following construction services will be provided under this contract:

General

- Perform two (2) design field visits to verify existing conditions in areas associated with the new work.
- Produce measured drawings for existing building and shade structure affected by the new work.
- Develop biddable and constructable Construction Documents in accordance with applicable code and permitting requirements.
- Provide all permitting services required to complete the above-mentioned work, including inspection requests.

Park Shelter

- Provide structural engineering plans to renovate the park shelter.
- Renovate the park shelter: sand, grind paint at all upright posts/columns and roof frame structure (color to match new playground color TBD).
- Remove old and dispose of old park shelter roof and framing. Existing steel post and structure to remain in place for new timber beams, joists, and T&G decking.
- Provide and install new timber framing shelter roof structure, pressure-treated SYP lumber and tongue & groove decking.
- Provide a metal new roof to the park shelter.

Restroom Building

- Pressure wash the entire building and concrete pad under shelter and sidewalks around bathroom building. Including the roof.



- Remove and store all interior restroom plumbing fixtures for reinstallation and toilet accessories for reinstallation.
- Remove all exterior doors and dispose of doors and hardware only. Frames to be re-used.
- Remove and reinstall two toilets (needed for epoxy floor installation). Per Building & Maintenance Standard Fixture Specifications.
- Grind and patch existing concrete roof, route & caulk all cracks, install sealant at all pipe penetrations, install Tremco 350/346 5-year coating system to achieve watertight concrete roof system.
- Provide all new impact-resistant exterior hollow metal doors, hinges, closers, and locks. All doors to be painted. Single door frame is to be replaced. All other door frames are in good condition and are to remain.
- Lock keying to be by Owner.
- Prep and sand finish stucco exterior of the restroom building. Stucco to be smooth as to allow for mural installation.
- Prep and install medium coat of Conflex Ultracrete Acrylic Texture Coating on interior of restrooms.
- Primer (1) coat, Paint (2) coats of exterior semigloss Sherwin Williams paint on exterior of restroom building. Color TBD.
- Remove existing flooring and epoxy both restroom floors including 8" up the walls. Use specifications provided for Pier 60 Bait House.
- Primer (1) coat, Paint (2) coats of interior semigloss Sherwin Williams paint interior of restrooms. Color TBD.
- Install Men and Women ADA restroom signs on the exterior of the restroom doors.
- Remove and reinstall all paper dispensers (toilet paper and hand towels) and soap dispensers.
- Remove old sinks, faucets and plumbing and dispose of.
- Existing floor-mounted urinal to remain.
- Install new ODP stainless steel sinks with faucets including all necessary plumbing.
- Remove existing switches and provide occupancy sensor switches in each restroom.
- Provide new LED vandal-proof wall pack electrical fixture with photocell.

Exclusions

The following services are excluded from this proposal:

- Civil Engineering or Landscape Architecture
- HVAC
- Power distribution upgrades
- Panel metering
- Electrical coordination and arc flash study
- LEED documentation
- Security and fire alarm design



- Hazardous materials assessment or abatement. No hazardous material or abatement is anticipated due to the cementitious and natural nature of the materials being worked on (concrete, wood, porcelain).

Cost Detail:

Division 1		
Design & Engineering	Bingham Architectural	11,550.00
General Conditions	Bandes Construction	13,323.46
Pressure Washing	Captain Bob	450.00
Division 2		
Demolition	Crue Construction	4,493.74
Division 3		
Concrete	Excluded	0.00
Division 4		
Masonry - Grout in 1 Door Frame	Bandes Construction	1,240.00
Division 6		
Rough Carpentry	Allowance	40,000.00
Division 7		
Waterproofing	General Caulking	13,500.00
Metal Roofing - Park Shelter	Allowance	16,000.00
Division 8		
Doors & Hardware Material	Pinnacle Door	8,693.75
Doors & Hardware Labor	Casey Stull	790.00
Keying	By Owner	0.00
Division 9		
Stucco	Lorelei	10,500.00
Painting	Ganster	2,250.00
Interior Texturing	Ganster	400.00
Painting - Park Shelter Columns	Allowance	400.00
Epoxy Flooring	CFCS	4,678.04
Division 10		
Toilet Accessories Reinstall	Casey Stull	270.00
Toilet Accessories Material	Reuse / By Owner	0.00
ADA Door Signs	2 Each	45.00



Division 15		
Plumbing	Clearwater Plumbing	2,475.00
Furnish New Water Closets	Allowance	763.38
Furnish New Flush Valve at Urinal	Allowance	427.00
Furnish New Sinks	By Owner	0.00
Division 16		
Electrical - LED Wall Pack	FLA Electric	1,125.00
Electrical - Interior Switches	FLA Electric	350.00
Subtotal		133,724.37
Builder's Risk Insurance	0.063%	84.25
General Liability Insurance	0.40%	534.90
Bond	1.204074%	1,610.14
CMAR Fee	15%	20,058.66
Permit Fees	Allowance	1,000.00
Contingency	10%	13,372.44
Total		170,384.75

Schedule Detail

Project to be substantially completed no later than December 31st, 2025.

Existing Contract

This proposal is submitted in conjunction with the existing Construction Manager at Risk Services Continuing Contract entered into with the City of Clearwater on **10/01/2024**, based on **RFQ #51-24**.

If GMP Exceeds \$150,000

Per Section III, Article 5.1 of the Contract Specifications, the contractor shall provide to the public entity a certified copy of the recorded bond. Once the City receives a certified copy of the recorded bond, a Notice to Proceed may be issued. Include the attached bond form as well as the Power of Attorney. *(If GMP is less than \$150,000 a bond is not required.)*



BANDES CONSTRUCTION COMPANY, INC.

By: _____
Zachary Bandes
Vice President

08/28/2025 _____
Date

CITY OF CLEARWATER, FLORIDA

Approved as to form:

Attest:

Jerrod Simpson
Senior Assistant City Attorney
Countersigned:

By: _____
Rosemarie Call
City Clerk

Bruce Rector
Mayor

Jennifer Porrier
City Manager

Date

Date