



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

**Design / Build Agreement**  
**Pier 60 – Bait House Interior Renovation, S.S. Gate and Handrail Repair**

Wednesday May 21, 2025

**Design Builder:** Bandes Construction Company, Inc., 1368 Spalding Road, Suite C, Dunedin FL 34698

**Owner:** City of Clearwater / Craig Wilson, Parks Senior Division Manager: 727-383-0331 / 727-444-8584 / craig.wilson@myclearwater.com

**Scope of Work:** Provide all labor and materials to renovate interior of Pier 60 Bait House finishes, including but not limited to drywall repair, FRP, Slatwall (Installation Only), painting, flooring, lighting, low voltage cabling. Replace Stainless Steel Turn Style gate leading to fishing pier with 2 swing style gates. Gates to include access control lock at entrance and non-electric panic device at exit. Fire main line replacement to fire riser located in utility room, (Includes cap for future connection past bait house. Replacement of +/- 274 LF of temporary handrail past stainless steel gate and construct temporary wall at Tee.

**Price: \$313,575.00** per breakdown below

1	Repair Damaged Handrail Up To Pier Tee. Includes Temporary Wall With Gate	Adam's	17,965
2	Repair 9 Wood Column Bases	Adam's	10,080
3	Demo Stainless Steel Turn Gate	Crue	800
4	Concrete Structural Repair (Allowance)	Bandes	2,500
5	New Stainless Steel Gate	Hotshot	25,600
6	Gate Engineering (Allowance)	Hotshot	3,000
7	Remove Replace Damaged Drywall, Prep For Paint Includes FRP at Checkout	Crue	24,812
8	Electric Gate Hardware	Mako	1,545
9	Door Hardware Install (Gate)	Bandes	1,200
10	LVP Flooring	Abbey	13,150
11	Rest Room Epoxy Flooring	CFS	4,711
12	Painting	Southern Plains	4,200
13	Remove / Replace Light Fixtures	FLA Electric	10,729
14	Misc. Electrical Allowance	FLA Electric	1,500
15	Replace Low Voltage Wiring	APG	13,453
16	Access Control Wiring and Equipment (Allowance)	APG	2,500
17	Replace Fire Line Under Pier	Premier	81,160
18	Replace Exterior Sprinkler Heads	Premier	6,050



19	Final Clean (Baithouse)	Execuclean	1,200
20	General Conditions	Bandes	19,487
21	Sub Total		245,642
22	CMAR Fee		36,847
23	Bond 1.05% of Sub Total		2,579
24	Sub Total		285,068
25	Contingency 10%		28,507
26	Total		313,575

**Exclusions:**

- Bathrooms, parking (provided by the City), dumpsters, laydown area (provided by the City), Pressure Washing of Pier, regular jobsite meetings (meetings will be held on site as-needed), full-time supervision of subcontractors (part-time provided), Permit Fees, final “finished” jobsite photos, weekly job reports (final job report will be provided)

**Payment Terms:**

- Billing is monthly based on work complete. “Work complete” means substantively complete, exclusive of minor punch list items which we will take care of in good faith.

**Additional Terms & Conditions:** See page 2

This proposal shall become a contract when executed by the City of Clearwater.

*Design Builder*

Jillian Bandes, Bandes Construction Company, Inc.

**Terms & Conditions**

l) **Insurance:** Design/Builder to carry Builder’s Risk, General Liability, Workmen's Compensation Insurance, and Longshoremen’s Insurance, and a bond.



2) **Guarantees:** Because of the temporary nature of these repairs, there is no warranty period. If any items stops working or becomes damaged while the repairs are erected, they will be serviced at an additional cost.

3) **Design Documents or Permits:** No design documents are associated with this scope of work and are therefore not a factor in this project. One minor electrical permit is anticipated.

4) **Preparation of the Jobsite:** It is expected that the City of Clearwater will make the area available for work, inform their staff of the work being performed, and otherwise assist with the expeditious completion of the work. It is both Banded responsibility and the City of Clearwater's responsibility to keep our respective personnel safe. A collaborative effort is required to keep staff out of construction areas.

5) **Hazardous Waste:** It is unlikely that Banded will encounter such waste but if it is encountered, all testing, remediation and/or removal shall be undertaken by Owner or separate Contractor an additional cost.

6) **Delays:** Banded shall assume no liability for delays due to hurricanes, fires, floods, strikes, shipping or transportation delays, permitting or other contingencies beyond Banded's control.

7) **Taxes:** Any Federal, State or Local taxes imposed after the date of signing this instrument will be added to the contract price. It is agreed that the contract sum includes all licenses, sales and use taxes which are applicable to this contract.