INFORMAL REQUEST FOR PROPOSALS

LIMITED DIRECT SOLICITATIONS

TITLE: PINELLAS SUNCOAST FIRE & RESCUE STATION 75 AT 2405 FIRST STREET, INDIAN ROCKS BEACH, FL 33785

ISSUE DATE: APRIL 2, 2026

SITE VISIT DATES: APRIL 9, 2026 AND APRIL 10, 2026 AT 9:00 a.m.

SUBMISSION DUE DATE: APRIL 17, 2026, AT 5:00 p.m.

Purpose: The purpose of this project is to repair storm damage and renovate the house located at 2405 First Street, Indian Rocks Beach, FL 33785 into a suitable condition to serve as living quarters for up to four (4) firefighting personnel. Pinellas Suncoast Fire & Rescue will host a site visit on April 9th and 10th at 9:00 a.m. each day to provide interested parties with a chance to evaluate the project and ask questions.

Overview: Pinellas Suncoast Fire & Rescue District's property at 2405 First Street, Indian Rocks Beach, FL 33785 is a single-story approximately 2,000 square foot block structure duplex that was damaged by flooding in the storms in 2024. Pinellas Suncoast Fire & Rescue is seeking services to repair storm damage and to modify the structure to a 4-bedroom 2-bath single family style dwelling. The current state of the interior of the structure is gutted to the studs. This project has a maximum budget of $150,000.00. Pinellas Suncoast Fire & Rescue will provide all required permits.

Scope of Work:

1. The Contractor will remove the interior framed walls between the duplex living units.
2. The Contractor will design and install a functional kitchen with durable countertops (stone, quartz, etc.), upper and lower cabinets, dishwasher, sink, faucet, and garbage disposal.
3. The Contractor will design and install two (2) functional bathrooms with walk-in showers with tiled shower pans, walls, and curbs, sinks, faucets, vanities, exhaust fans, mirrors, fixtures, and toilets.
4. The Contractor will make all required site preparations.
5. The Contractor will insulate the structure to code.
6. The Contractor will drywall, texture, finish, and paint the interior walls and ceilings of the structure including base boards.
7. The Contractor will repair/replace the exterior walls on the southeast corner of the building.
8. The Contractor will repair/replace the southwest utility area walls and shelving.
9. The Contractor will install an epoxy or polished concrete floors, whichever is more cost effective.

10. The Contractor will replace all interior and exterior doors and windows.
11. The Contractor will install all closet doors and shelving.
12. The Contractor will provide all manuals and related paperwork.
13. The Contractor will provide all required hardware and fixtures.
14. The Contractor will provide a warranty period of no less than 1 year for materials and workmanship.
15. The Contractor will coordinate work with other subContractors hired by Pinellas Suncoast Fire & Rescue.
16. The Contractor will schedule all required inspections.

Request for Proposal Acknowledgement

Pinellas Suncoast Fire & Rescue District solicits your company to submit a proposal on the above-mentioned goods or services. All terms, specifications, and conditions set forth in this proposal are incorporated into your response. A proposal will not be accepted unless all conditions have been met. All proposals must have an authorized signature in the space provided below. All proposals must be submitted electronically by the time and date listed above. Proposals may not be withdrawn for a period of ninety (90) days after the proposal opening unless otherwise specified. This is an informal solicitation issued to a limited number of vendors and does not constitute formal competitive procurement.

RESPONDENT ACKNOWLEDGEMENT FORM BELOW MUST BE COMPLETED, SIGNED, AND RETURNED AS PART OF YOUR PROPOSAL. PROPOSALS WILL NOT BE ACCEPTED WITHOUT THIS FORM, SIGNED BY AN AUTHORIZEDAGENT OF THE RESPONDENT.

COMPANY NAME:

MAILING ADDRESS:

FEDERAL EMPLOYER'S IDENTIFICATION NUMBER (FEIN):

TELEPHONE NUMBER: EXT: FAX:

EMAIL:

I CERTIFY THAT THIS PROPOSAL IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY OTHER RESPONDENT SUBMITTING A PROPOSAL FOR THE SAME MATERIALS, SUPPLIES, EQUIPMENT, OR SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD. I AGREE TO THIS PROPOSAL BY ALL TERMS AND CONDITIONS OF THIS PROPOSAL AND CERTIFY THAT I AM AUTHORIZED TO SIGN THIS PROPOSAL FOR THE RESPONDENT.

AUTHORIZED SIGNATURE:

TYPED/PRINTED NAME & TITLE: DATE:

REQUIREMENTS

INSURANCE

The Contractor shall provide proof of Liability and Automotive Insurance as required by statute.

The Contractor shall provide proof of Workers' Compensation Insurance as required by statute.

NOTICE OF CLAIMS OR LITIGATION

The Contractor agrees to report any incident or claim that results from performance of this Agreement. Pinellas Suncoast Fire & Rescue District representative shall receive written notice in the form of a detailed written report describing the incident or claim within ten (10) days of the Contractor's knowledge. In the event such incident or claim involves injury and/or property damage to a third party, verbal notification shall be given the same day the Contractor becomes aware of the incident or claim followed by a written, detailed report within ten (10) days of verbal notification.

INDEMNIFICATION & HOLD HARMLESS

Contractor shall indemnify and hold harmless Pinellas Suncoast Fire & Rescue District, its officers, and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney fees, to the extent caused by the negligence, recklessness, or wrongful conduct of the Contractor and other persons employed or utilized by the Contactor in the performance of this contract.

GENERAL TERMS

Any type of insurance or increase of limits of liability not described above which the Contractor requires for its own protection or on account of statute shall be its own responsibility and at its own expense.

Any exclusions or provisions in the insurance maintained by the Contractor that excludes coverage for work contemplated in this contract shall be deemed unacceptable and shall be considered breach of contract.

The carrying of the insurance described shall in no way be interpreted as relieving the Contractor of any responsibility under this contract.

Should the Contractor engage a subcontractor or sub-subcontractor, the same conditions will apply under this Agreement to each subcontractor and sub-subcontractor.

The Contractor hereby waives all rights of subrogation against Pinellas Suncoast Fire & Rescue District and its employees under all the foregoing policies of insurance.

PRE-PROPOSAL ACTIVITY

Except as provided in this section, Respondents are prohibited from contacting or lobbying Pinellas Suncoast Fire & Rescue District , Pinellas Suncoast Fire & Rescue District Administrators, Commissioners, staff, review committee members, or any other person authorized on behalf of Pinellas Suncoast Fire & Rescue related to or involved with the solicitation. All inquiries on the scope of work, specifications, additional requirements, attachments, terms and general conditions, or instructions, or any other issue must be directed by email to:

Deputy Chief Todd Best

Email: tbest@psfrd.org

SUBMITTAL OF PROPOSAL

All proposals shall be received by Pinellas Suncoast Fire Rescue no later than 5:00 p.m. on April 17, 2026.

All proposals shall include a completed Attachment A – "Costing Breakdown."

All proposals shall be valid for no less than ninety (90) days.

Email proposals and supporting documents to:

Kimberly Hampton

Email: khampton@psfrd.org

The subject line of the email shall be: "2405 First Street"

DISQUALIFICATION OF RESPONDENTS

Any of the following reasons may be considered as sufficient for the disqualification of a Respondent and the rejection of its proposal:

a. Submission of more than one proposal for the same work from an individual, firm, or corporation under the same or different name.

b. Evidence that the Respondent has a financial interest in the firm of another Respondent for the same work.

c. Evidence of collusion among Respondents. Participants in such collusion will receive no recognition as Respondents for any future work of Pinellas Suncoast Fire & Rescue until such participant has been reinstated as a qualified Respondent.

d. Uncompleted work which, in the judgment of Pinellas Suncoast Fire & Rescue, might hinder or prevent the prompt completion of additional work if awarded.

e. Default under previous contract.

f. Listing of the Respondent by any Local, State, or Federal Government on its barred/suspended vendor list.

AWARD OF PROPOSAL

Submitted proposals will be evaluated by a designated review committee based on the following criteria:

1. Overall cost.
2. Time of completion.
3. Quality of materials.
4. Design and layout.
5. Contractor qualifications.

A. Pinellas Suncoast Fire & Rescue designated staff will review all proposals and will participate in the Recommendation to Award to its Board of Fire Commissioners.
B. The Board of Fire Commissioners reserves the right to waive any informalities or reject any and all proposals, in whole or part, to utilize any applicable state contracts in lieu of or in addition to this proposal, and to accept the proposal that, in its judgment, will best serve the interest of Pinellas Suncoast Fire & Rescue.
C. The Board of Commissioners specifically reserves the right to reject any conditional proposals and will normally reject those which made it impossible to determine the true amount of the proposal. Each item must be proposal separately, and no attempt is to be made to tie any item or items to any other item or items.

DISCRIMINATION

An entity or affiliate who has been placed on the discriminatory vendor list may not submit a proposal on a contract to provide goods or services to a public entity; may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work; may not submit proposals on leases of real property to a public entity; may

not award or perform work as a Contractor, supplier, subcontractor, or consultant under contract with any public entity; and, may not transact business with any public entity.

CONFLICT OF INTEREST

The award hereunder is subject to the provisions of Chapter 112, Florida Statutes. All Respondents must disclose with their proposals the name of any officer, director, or agent who is also a public officer or an employee of the Pinellas Suncoast Fire & Rescue District, its Board of Fire Commissioners, or any of its agencies. Furthermore, all Respondents must disclose the name of any officer or employee of Pinellas Suncoast Fire & Rescue who owns, directly or indirectly, an interest of five percent (5%) or more in the firm or any of its branches. Note: For Respondents' convenience, this certification form is enclosed and is made a part of the proposal package.

REORGANIZATION OR BANKRUPTCY PROCEEDINGS

Proposals will not be considered from Respondents who are currently involved in official financial reorganization or bankruptcy proceedings.

INVESTIGATION OF RESPONDENT

Pinellas Suncoast Fire & Rescue may make such investigations as it deems necessary to determine the stability of the Respondent to perform the work and that there is no conflict of interest as it relates to the project. The Respondent shall furnish to the Pinellas Suncoast Fire & Rescue District any additional information and financial data for this purpose as it may request.

SUSPENSION OR TERMINATION FOR CONVENIENCE

Pinellas Suncoast Fire & Rescue may, at any time, without cause, order Respondent in writing to suspend, delay, or interrupt the work in whole or in part for such period of time as Pinellas Suncoast Fire & Rescue may determine, or terminate, or a portion of the Contract for the Pinellas Suncoast Fire & Rescue's convenience. Upon such termination, the Contract price earned to the date of termination shall be paid to Respondent, but Respondent waives any claim for damages, including loss of profits arising out of or related to the early termination. Those Contract provisions which by their nature survive final acceptance shall remain in full force and effect. If Pinellas Suncoast Fire & Rescue orders a suspension, the Contract price and Contract time may be adjusted for increases in the cost and time caused by suspension, delay, or interruption. No adjustment shall be made to the extent that performance is, was, or would have been so suspended, delayed, or interrupted by reason for which Respondent is responsible; or that an equitable adjustment is made or denied under another provision of this Contract.

FAILURE OF PERFORMANCE/DELIVERY

In case of default by the Respondent, Pinellas Suncoast Fire & Rescue, after due notice (oral or written), may procure the necessary supplies or services from other sources and hold the Respondent responsible for difference in cost incurred. Continuous instances of default shall result in cancellation of the award and removal of the Respondent from the proposal list for duration of one (1) year, at the option of Pinellas Suncoast Fire & Rescue.

AUDIT

If requested, Respondent shall permit Pinellas Suncoast Fire & Rescue or an authorized, independent audit agency to inspect all data and records of Respondents relating to its performance and its subcontracts under this proposal from the date of the award through three (3) years after the expiration of contract.

EQUAL EMPLOYMENT OPPORTUNITY & NON-DISCRIMINATION

During the performance of this contract, the Contractor agrees as follows:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such actions shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
2. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
3. The Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not

otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Contractor's legal duty to furnish information.

4. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
5. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
6. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
7. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
8. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the Contractor may request the United States to enter into such litigation to protect the interests of the United States. The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a state or local

government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract. The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of Contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance. The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a Contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon Contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings."

CERTIFICATE OF GOOD STANDING FOR STATE OF FLORIDA

Florida Statute 607.1501 requires that all vendors who wish to do business in the State of Florida be licensed to do business through the Department of State of Florida and be in good standing with the State of Florida. As such, to do business with Pinellas Suncoast Fire & Rescue, a vendor must provide a Certificate of Good Standing with their proposal/proposal package to Pinellas Suncoast Fire & Rescue. For more information on doing business in the State of Florida, please refer to the Florida Department of State. The website to register is:

https://dos.myflorida.com/sunbiz

Attachment A

Costing Breakdown

Item	N/A	Area/Quantity	New Materials	Used Materials	Labor	Total
Site Preparation						
Exterior Demolition & Debris Removal						
Footings						
Floor Slabs						
Termite Treatment						
Exterior Frame Walls						
Exterior Masonry & Concrete Walls						
Floor Framing						
Floor Sheathing						
Roof & Ceiling Framing						
Roof Sheathing						
Roof Covering						
Gutters & Downspouts						
Fascia & Soffits						
Exterior Stairs/Handrails/Landings						
Exterior Decks & Balconies						
Exterior Guardrails						
Exterior Wall Covering (Stucco)						
Exterior Wall Covering (Vinyl Siding)						
Exterior Wall Covering (Aluminum Siding)						
Exterior Wall Covering (Hardie Material)						
Exterior Wall Covering (Wood Products)						
Exterior Wall Covering (Paint)						
Exterior Wall Covering (Other)						
Windows						

Exterior Doors						
Glass Block						
Garage Doors & Openers						
Skylights & Solar Tubes						
Glazing Protection						
Waste Plumbing						
Potable (Drinking) Water Plumbing						
Potable (Drinking) Water Filtration/ Conditioning/Recirculation System						
A/C Compressor/Condenser Unit & Wiring						
A/C Air Handler Unit & Wiring						
Solar Panels & Equipment						
Installed Generator						
Exterior Beams & Columns						
Decorative Moldings						
Ceiling Insulation						
Wall Insulation						
Floor Insulation						
Flood Vents						
Fire Suppression System						
Fire Escape						

Total Building Shell Cost: $_____

Item	N/A	Area/Quantity	New Materials	Used Materials	Labor	Total
Interior Demolition & Debris Removal						
Wall Framing						
Drywall – Walls						
Drywall – Ceiling						
Wall Finish/Painting/Covering						
Ceiling Finish/Painting/Covering						
Baseboard/Crown Molding/Trim Boards						
Floor Covering						
Electrical Service Panel						
Electrical Sub Panel						
Electrical Receptacles (120 VAC)						
Electrical Receptacles (240 VAC)						
Electrical Light Fixtures & Switches						
Ceiling Fans & Exhaust Fans						
Electrical Wiring						
Central Vacuum System						
Security System & Intercom System						
A/C Ducting						
Sinks						
Toilets						
Bathtubs & Jacuzzis						
Showers						
Water Heater						
Washing Machine & Dryer Hookup						
Sump Pumps						
Built-in Appliances						
Built-in Furniture						
Closet Shelving						
Cabinets & Vanities						
Counter Tops						
Interior Doors						
Fireplace/Hearth/Mantel						
Chimney / Chimney Cap						
Elevator & Equipment						
Interior Stairs/Handrails/Landings						
Interior Guardrails						

Total Enclosure/First Floor Cost: $_____