

AGREEMENT FOR THE REPLACEMENT OF BACKUP WEATHER EQUIPMENT FOR AIR TRAFFIC CONTROL– OCALA INTERNATIONAL AIRPORT

THIS AGREEMENT FOR THE REPLACEMENT OF BACKUP WEATHER EQUIPMENT FOR AIR TRAFFIC CONTROL– OCALA INTERNATIONAL AIRPORT ("Agreement") is entered into by and between the **CITY OF OCALA**, a Florida municipal corporation ("City") and **WOLEN, LLC** a foreign limited liability company duly organized in New Jersey and authorized to do business in the state of Florida (EIN: 20-3667184) ("Vendor").

WHEREAS, on July 31, 2024, City issued an Invitation to Bid for the replacement of backup weather equipment for Air Traffic Control for the City of Ocala International Airport, ITB No.: AIR/240876 (the "Solicitation"); and

WHEREAS, one (1) firm responded to the Solicitation and, after consideration of price and other evaluation factors set forth in the Solicitation, Wolen, LLC was chosen as the intended awardee to provide the replacement of backup weather equipment for Air Traffic Control for the City of Ocala International Airport (the "Project"); and

WHEREAS, Vendor certifies that Vendor is qualified and possesses the required experience and licensure.

NOW THEREFORE, in consideration of the foregoing recitals, the following mutual covenants and conditions, and other good and valuable consideration, City and Vendor agree as follows:

1. **RECITALS.** City and Vendor hereby represent, warrant, and agree that the Recitals set forth above are true and correct and are incorporated herein by reference.
2. **CONTRACT DOCUMENTS.** The Contract Documents which comprise the entire understanding between City and Vendor shall only include this Agreement and those documents listed in this section as Exhibits to this Agreement. Each of these documents are incorporated herein by reference for all purposes. If there is a conflict between the terms of this Agreement and the Contract Documents, then the terms of this Agreement shall control, amend, and supersede any conflicting terms contained in the remaining Contract Documents.

A. **Exhibits to Agreement:** The Exhibits to this Agreement are as follows:

- Exhibit A: Scope of Work (A-1 through A-5)
- Exhibit B: Minimum Equipment and Facilities List (B-1 through B-4)
- Exhibit C: Price Proposal (C-1)
- Exhibit D: DBE Utilization Form (D-1 through D-3)
- Exhibit E: G-Series Foundation Notes (E-1 through E-6)
- Exhibit F: Vendor Revised Proposal (F-1 through F-2)

If there is a conflict between the individual Exhibits regarding the scope of work to be performed, then any identified inconsistency shall be resolved by giving precedence in the following order: (1) Exhibit A, then (2) Exhibit B, (3) Exhibit C, then (4) Exhibit D, then (5) Exhibit F, then (6) Exhibit E.

3. **SCOPE OF SERVICES.** Vendor shall provide all materials, labor, supervision, tools, accessories, equipment necessary for Vendor to perform its obligations under this Agreement as set forth in the attached **Exhibit A - Scope of Work**. The Scope of Work and/or pricing under this Agreement may only be adjusted by written amendment executed by both parties.

4. **COMPENSATION.** City shall pay Vendor an amount no greater than **NINETY THOUSAND, NINE HUNDRED FOURTEEN AND NO/100 DOLLARS (\$90,914)** (the "Contract Sum") over the contract term as full and complete compensation for the timely and satisfactory performance of services in accordance with the pricing and frequency detailed in **Exhibit A – Scope of Work** and **Exhibit C – Price Proposal**.
 - A. **Invoice Submission.** Vendor will be given a coversheet for their invoice. This coversheet must be filled out correctly and submitted with each invoice. All invoices submitted by Vendor shall include the City Contract Number, an assigned Invoice Number, and an Invoice Date. Vendor shall invoice at least once a month. Vendor shall submit the original invoice through the responsible City Project Manager at: **City of Ocala International Airport, Attn: Michael Baker, 1770 SW 60th Avenue, Suite 600, Ocala FL 34474**, E-Mail: mabaker@ocalafl.gov.
 - B. **Payment of Invoices by City.** The City Project Manager must review and approve all invoices prior to payment. City Project Manager's approval shall not be unreasonably withheld, conditioned, or delayed. Payments by City shall be made no later than the time periods established in section 218.735, Florida Statutes.
 - C. **Withholding of Payment.** City reserves the right to withhold, in whole or in part, payment for any and all work that: (i) has not been completed by Vendor; (ii) is inadequate or defective and has not been remedied or resolved in a manner satisfactory to the City Project Manager; or (iii) which fails to comply with any term, condition, or other requirement under this Agreement. Any payment withheld shall be released and remitted to Vendor within **THIRTY (30)** calendar days of the Vendor's remedy or resolution of the inadequacy or defect.
 - D. **Excess Funds.** If due to mistake or any other reason Vendor receives payment under this Agreement in excess of what is provided for by the Agreement, Vendor shall promptly notify City upon discovery of the receipt of the overpayment. Any overpayment shall be refunded to City within **THIRTY (30)** days of Vendor's receipt of the overpayment or must also include interest calculated from the date of the overpayment at the interest rate for judgments at the highest rate as allowed by law.
 - E. **Amounts Due to the City.** Vendor must be current and remain current in all obligations due to the City during the performance of services under this Agreement. Payments to Vendor may be offset by any delinquent amounts due to the City or fees and/or charges owed to the City.
 - F. **Tax Exemption.** City is exempt from all federal excise and state sales taxes (State of Florida Consumer's Certification of Exemption 85-8012621655C-9). The City's Employer Identification Number is 59-60000392. Vendor shall not be exempted from paying sales tax to its suppliers for materials to fulfill contractual obligations with the City, nor will Vendor be authorized to use City's Tax Exemption Number for securing materials listed herein.
5. **TIME FOR PERFORMANCE.** Time is of the essence with respect to the performance of all duties, obligations, and responsibilities set forth in this Agreement and the Contract Documents.
 - A. Contractor shall mobilize and commence work no later than **TEN (10)** working days from the date of issuance of a Notice to Proceed for the project by City. **At no time will the Contractor be allowed to lag behind.**

- B. **All work shall be substantially completed by Contractor in a manner satisfactory to the City Project Manager and ready for final payment within ONE HUNDRED NINETY-FIVE (195) days of substantial completion.**
- C. **Weather Days.** Vendor shall submit a written request to the City Project Manager (email is the preferred method) for additional days for which work is suspended or delayed by weather. Weather days shall be reconciled with each monthly pay application for the time period in which the application is submitted and shall be final. Vendor performance and execution of work will be considered in the determination for granting additional days.
- D. The Time for Performance under this Agreement may only be adjusted by Change Order, in the sole and absolute discretion of City. Any request for an extension of the Time for Performance must be submitted in a writing delivered to the City Project Manager, along with all supporting data, within **THREE (3)** calendar days of the occurrence of the event giving rise to the need for adjustment unless the City allows an additional period of time to ascertain more accurate data. All requests for adjustments in the Contract Time shall be determined by City.
- E. As to any delay, inefficiency, or interference in this performance of this Agreement caused by any act or failure to act by City, the Vendor's sole remedy shall be the entitlement of an extension of time to complete the performance of the affected work in accordance with the Contract Documents. Vendor agrees to make no claim for extra or additional costs attributable to said delays, inefficiencies, or interference, except as provided in this Agreement.
- F. None of the provisions of this section shall exclude City's right of recovery for damages caused by delays or inefficiencies caused by any act or failure to act by Vendor, to include costs incurred by City for the procurement of additional professional services.
- 6. **FORCE MAJEURE.** Neither party shall be liable for delay, damage, or failure in the performance of any obligation under this Agreement if such delay, damage, or failure is due to causes beyond its reasonable control, including without limitation: fire, flood, strikes and labor disputes, acts of war, acts of nature, terrorism, civil unrest, pandemics, acts or delays in acting of the government of the United States or the several states, judicial orders, decrees or restrictions, or any other like reason which is beyond the control of the respective party ("Force Majeure"). The party affected by any event of force majeure shall use reasonable efforts to remedy, remove, or mitigate such event and the effects thereof with all reasonable dispatch.
 - A. The party affected by force majeure shall provide the other party with full particulars thereof including, but not limited to, the nature, details, and expected duration thereof, as soon as it becomes aware.
 - B. When force majeure circumstances arise, the parties shall negotiate in good faith any modifications of the terms of this Agreement that may be necessary or appropriate in order to arrive at an equitable solution. Vendor performance shall be extended for a number of days equal to the duration of the force majeure. Vendor shall be entitled to an extension of time only and, in no event, shall Vendor be entitled to any increased costs, additional compensation, or damages of any type resulting from such force majeure delays.

7. **INSPECTION AND ACCEPTANCE OF THE WORK.** Vendor shall report its progress to the City Project Manager as set forth herein. All services, work, and materials provided by Vendor under this Agreement shall be provided to the satisfaction and approval of the City Project Manager.
 - A. The City Project Manager shall decide all questions regarding the quality, acceptability, and/or fitness of materials furnished, or workmanship performed, the rate of progress of the work, the interpretation of the plans and specifications, and the acceptable fulfillment of the Agreement, in his or her sole discretion, based upon both the requirements set forth by City and the information provided by Vendor in its Bid. The authority vested in the City Project Manager pursuant to this paragraph shall be confined to the direction or specification of what is to be performed under this Agreement and shall not extend to the actual execution of the work.
 - B. Neither the City Project Manager's review of Vendor's work nor recommendations made by City Project Manager pursuant to this Agreement will impose on City Project Manager any responsibility to supervise, direct, or control Vendor's work in progress or for the means, methods, techniques, sequences, or procedures of construction or safety precautions or programs incident Vendor's furnishing and performing the work.
8. **TERMINATION AND DEFAULT.** Either party, upon determination that the other party has failed or refused to perform or is otherwise in breach of any obligation or provision under this Agreement or the Contract Document, may give written notice of default to the defaulting party in the manner specified for the giving of notices herein. Termination of this Agreement by either party for any reason shall have no effect upon the rights or duties accruing to the parties prior to termination.
 - A. **Termination by City for Cause.** City shall have the right to terminate this Agreement immediately, in whole or in part, upon the failure of Vendor to carry out any obligation, term, or condition of this Agreement. City's election to terminate the Agreement for default shall be communicated by providing Vendor written notice of termination in the manner specified for the giving of notices herein. Any notice of termination given to Vendor by City shall be effective immediately, unless otherwise provided therein, upon the occurrence of any one or more of the following events:
 - (1) Vendor fails to timely and properly perform any of the services set forth in the specifications of the Agreement;
 - (2) Vendor provides material that does not meet the specifications of the Agreement;
 - (3) Vendor fails to complete the work required within the time stipulated in the Agreement; or
 - (4) Vendor fails to make progress in the performance of the Agreement and/or gives City reason to believe that Vendor cannot or will not perform to the requirements of the Agreement.
 - B. **Vendor's Opportunity to Cure Default.** City may, in its sole discretion, provide Vendor with an opportunity to cure the violations set forth in City's notice of default to Vendor. Vendor shall commence to cure the violations immediately and shall diligently and continuously prosecute such cure to completion within a reasonable time as determined by City. If the violations are not corrected within the time determined to be reasonable by City or to the reasonable satisfaction of City, City may, without further notice, declare Vendor to be in

breach of this Agreement and pursue all remedies available at law or equity, to include termination of this Agreement without further notice.

- C. **City's Remedies Upon Vendor Default.** In the event that Vendor fails to cure any default under this Agreement within the time period specified in this section, City may pursue any remedies available at law or equity, including, without limitation, the following:
 - (1) City shall be entitled to terminate this Agreement without further notice;
 - (2) City shall be entitled to hire another Vendor to complete the required work in accordance with the needs of City;
 - (3) City shall be entitled to recover from Vendor all damages, costs, and attorney's fees arising from Vendor's default prior to termination; and
 - (4) City shall be entitled to recovery from Vendor any actual excess costs by: (i) deduction from any unpaid balances owed to Vendor; or (ii) any other remedy as provided by law.
 - D. **Termination for Non-Funding.** In the event that budgeted funds to finance this Agreement are reduced, terminated, or otherwise become unavailable, City may terminate this Agreement upon written notice to Vendor without penalty or expense to City. City shall be the final authority as to the availability of budgeted funds.
 - E. **Termination for Convenience.** City reserves the right to terminate this Agreement in whole or in part at any time for the convenience of City without penalty or recourse. The City Project Manager shall provide written notice of the termination. Upon receipt of the notice, Vendor shall immediately discontinue all work as directed in the notice, notify all subcontractors of the effective date of the termination, and minimize all further costs to City including, but not limited to, the placing of any and all orders for materials, facilities, or supplies, in connection with its performance under this Agreement. Vendor shall be entitled to receive compensation solely for: (1) the actual cost of the work completed in conformity with this Agreement; and/or (2) such other costs incurred by Vendor as permitted under this Agreement and approved by City.
9. **WARRANTY.** Vendor warrants that all labor, materials, and equipment furnished under the agreement are new, of the type and quality required for the Project, and installed in a good and workmanlike manner in accordance with the Contract Documents.
- A. Vendor shall guarantee that the work shall be free from any defects in workmanship for a period of not less than **ONE (1) YEAR** from the date of Final Completion.
 - B. Vendor shall guarantee that the materials provided shall be free from any defects for the longer of: (1) **ONE (1) YEAR** from the date of Final Completion; or (2) the period of warranty provided by any supplier or manufacturer.
 - C. Vendor shall obtain for the benefit of City and Owner all standard warranties of subcontractors, suppliers, and manufacturers of all material, equipment, or supplies manufactured, furnished, or installed. All written warranties for work, materials, or equipment supplied must be provided to the City Project Manager before final payment will be authorized.
10. **DELAYS AND DAMAGES.** The Vendor agrees to make no claim for extra or additional costs attributable to any delays, inefficiencies, or interference in the performance of this contract

occasioned by any act or omission to act by the City except as provided in the Agreement. The Vendor also agrees that any such delay, inefficiency, or interference shall be compensated for solely by an extension of time to complete the performance of the work in accordance with the provision in the standard specification.

11. **PERFORMANCE EVALUATION.** At the end of the contract, City may evaluate Vendor's performance. Any such evaluation will become public record.
12. **NOTICE REGARDING FAILURE TO FULFILL AGREEMENT.** Any Vendor who enters into an Agreement with the City of Ocala and fails to complete the contract term, for any reason, shall be subject to future bidding suspension for a period of **ONE (1)** year and bid debarment for a period of up to **THREE (3)** years for serious contract failures.
13. **VENDOR REPRESENTATIONS.** Vendor expressly represents that:
 - A. Vendor has read and is fully familiar with all of the terms and conditions of this Agreement, the Contract Documents, and other related data and acknowledges that they are sufficient in scope and detail to indicate and convey understanding of all terms and conditions of the work to be performed by Vendor under this Agreement.
 - B. Vendor has disclosed, in writing, all known conflicts, errors, inconsistencies, discrepancies, or omissions discovered by Vendor in the Contract Documents, and that the City's written resolution of same is acceptable to Vendor.
 - C. Vendor is familiar with all local, state, and Federal laws, regulations, and ordinances which may affect cost, progress, or its performance under this Agreement whatsoever.
 - D. **Public Entity Crimes.** Neither Vendor, its parent corporations, subsidiaries, members, shareholders, partners, officers, directors, or executives, nor any of its affiliates, Vendors, suppliers, subcontractors, or consultants under this Agreement have been placed on the convicted vendor list following a conviction of a public entity crime. Vendor understands that a "public entity crime" as defined in section 287.133(1)(g), Florida Statutes, is "a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States..." Vendor further understands that any person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime: (1) may not submit a bid, proposal, or reply on a contract: (a) to provide any goods or services to a public entity; (b) for the construction or repair of a public building or public work; or (c) for leases of real property to a public entity; (2) may not be awarded or perform work as a Vendor, supplier, subcontractor, or consultant under a contract with any public entity; and (3) may not transact business with any public entity in excess of the threshold amount provided in section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.
14. **VENDOR RESPONSIBILITIES.** Except as otherwise specifically provided for in this Agreement, the following provisions are the responsibility of the Vendor:
 - A. Vendor shall competently and efficiently supervise, inspect, and direct all work to be performed under this Agreement, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the work in accordance with the Contract Documents.

- B. Vendor shall be solely responsible for the means, methods, techniques, sequences, or procedures and safety precautions or programs incident thereto.
 - C. Vendor shall be responsible to see that the finished work complies accurately with the contract and the intent thereof.
 - D. Vendor shall comply with all local, state, and Federal laws, regulations, and ordinances which may affect cost, progress, or its performance under this Agreement, and be responsible for all costs associated with same.
 - E. Vendor shall continue its performance under this Agreement during the pendency of any dispute or disagreement arising out of or relating to this Agreement, except as Vendor and City may otherwise agree in writing.
15. **NO EXCLUSIVITY.** It is expressly understood and agreed by the parties that this is not an exclusive agreement. Nothing in this Agreement shall be construed as creating any exclusive arrangement with Vendor or as prohibit City from either acquiring similar, equal, or like goods and/or services or from executing additional contracts with other entities or sources.
16. **RESPONSIBILITIES OF CITY.** City or its Representative shall issue all communications to Vendor. City has the authority to request changes in the work in accordance with the terms of this Agreement and with the terms in **Exhibit A**. City has the authority to stop work or to suspend any work.
17. **COMMERCIAL AUTO LIABILITY INSURANCE.** Vendor shall procure, maintain, and keep in full force, effect, and good standing for the life of this Agreement a policy of commercial auto liability insurance with a minimum combined single limit of One Million Dollars (\$1,000,000) per occurrence for bodily injury and property damage arising out of Vendor's operations and covering all owned, hired, scheduled, and non-owned automobiles utilized in said operations. If Vendor does not own vehicles, Vendor shall maintain coverage for hired and non-owned automobile liability, which may be satisfied by way of endorsement to Vendor's Commercial General Liability policy or separate Commercial Automobile Liability policy.
18. **GENERAL LIABILITY INSURANCE.** Vendor shall procure and maintain, for the life of this Agreement, commercial general liability insurance with minimum coverage limits not less than:
- A. One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate limit for bodily injury, property damage, and personal and advertising injury; and
 - B. One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate limit for products and completed operations.
 - C. Policy must include coverage for contractual liability and independent contractors.
 - D. Policy must include Additional Insured coverage in favor of the City that is no less restrictive than that afforded under the CG 20 26 04 13 Additional Insured Form.
19. **WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY.** Worker's Compensation insurance shall be provided by Vendor as required by Chapter 440, Florida Statutes, or any other applicable state or federal law, including the U.S. Longshoremen's and Harbor Workers Compensation Act and the Jones Act.
- a. Vendor shall similarly require any and all subcontractors to afford such coverage for all of its employees as required by applicable law.

- b. Vendor shall waive and shall ensure that Vendor's insurance carrier waives, all subrogation rights against the City of Ocala and its officers, employees, and volunteers for all losses or damages. Vendor's policy shall be endorsed with WC 00 03 13 Waiver of our Right to Recover from Others or its equivalent.
- c. Exceptions and exemptions to this Section may be allowed at the discretion of the City's Risk Manager on a case-by-case basis in accordance with Florida Statutes and shall be evidenced by a separate waiver.

20. **ADDITIONAL INSURANCE REQUIREMENTS.**

- A. Vendor's insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by Vendor shall not be interpreted as limiting Vendor's liability or obligations under this Agreement. City does not in any way represent that these types or amounts of insurance are sufficient or adequate enough to protect Vendor's interests or liabilities or to protect Vendor from claims that may arise out of or result from the negligent acts, errors, or omissions of Vendor, any of its agents or subcontractors, or for anyone whose negligent act(s) Vendor may be liable.
- B. No insurance shall be provided by the City for Vendor under this Agreement and Vendor shall be fully and solely responsible for any costs or expenses incurred as a result of a coverage deductible, co-insurance penalty, or self-insured retention to include any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation.
- C. **Certificates of Insurance.** No work shall be commenced by Vendor under this Agreement until the required Certificate of Insurance and endorsements have been provided nor shall Vendor allow any subcontractor to commence work until all similarly required certificates and endorsements of the subcontractor have also been provided. Work shall not continue after expiration (or cancellation) of the Certificate of Insurance and work shall not resume until a new Certificate of Insurance has been provided. **Vendor shall provide evidence of insurance in the form of a valid Certificate of Insurance (binders are unacceptable) prior to the start of work contemplated under this Agreement to: City of Ocala. Attention: Procurement & Contracting Department, Address: 110 SE Watula Avenue, Third Floor, Ocala Florida 34471, E-Mail: vendors@ocalafl.gov.** Vendor's Certificate of Insurance and required endorsements shall be issued by an agency authorized to do business in the State of Florida with an A.M. Best Rating of A or better. The Certificate of Insurance shall indicate whether coverage is being provided under a claims-made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.
- D. **City as Additional Insured.** The City of Ocala shall be named as an Additional Insured and Certificate Holder on all liability policies identified in this Section with the exception of Workers' Compensation, Auto Liability (except when required by Risk Management) and Professional Liability policies. **Workers Compensation policy must contain a Waiver of Subrogation in favor of the City.**
- E. **Notice of Cancellation of Insurance.** Vendor's Certificate of Insurance shall provide **THIRTY (30) DAY** notice of cancellation, **TEN (10) DAY** notice if cancellation is for non-payment of premium. In the event that Vendor's insurer is unable to accommodate the cancellation notice

requirement, it shall be the responsibility of Vendor to provide the proper notice. Such notification shall be in writing by registered mail, return receipt requested, and addressed to the certificate holder. Additional copies may be sent to the City of Ocala at vendors@ocalafl.gov.

- F. **Failure to Maintain Coverage.** The insurance policies and coverages set forth above are required and providing proof of and maintaining insurance of the types and with such terms and limits set forth above is a material obligation of Vendor. Vendor's failure to obtain or maintain in full force and effect any insurance coverage required under this Agreement shall constitute material breach of this Agreement.
- G. **Severability of Interests.** Vendor shall arrange for its liability insurance to include or be endorsed to include a severability of interests/cross-liability provision so that the "City of Ocala" (where named as an additional insured) will be treated as if a separate policy were in existence, but without increasing the policy limits.
21. **SAFETY/ENVIRONMENTAL.** Vendor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Vendor shall make an effort to detect hazardous conditions and shall take prompt action where necessary to avoid accident, injury or property damage. EPA, DEP, OSHA and all other applicable safety laws and ordinances shall be followed as well as American National Standards Institute Safety Standards. Vendor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
- A. All employees on the work and other persons that may be affected thereby;
 - B. All work, materials, and equipment to be incorporated therein, whether in storage on or off the site; and
 - C. Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.
- All, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Vendor, any subcontractor, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, shall be remedied by Vendor. Vendor's duties and responsibilities for the safety and protection of the work shall continue until such time as the work is completed and accepted by City.
22. **NON-DISCRIMINATORY EMPLOYMENT PRACTICES.** During the performance of the contract, the Vendor shall not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, sexual orientation, gender identity, marital or domestic partner status, familial status, or veteran status and shall take affirmative action to ensure that an employee or applicant is afforded equal employment opportunities without discrimination. Such action shall be taken with reference to, but not limited to: recruitment, employment, termination, rates of pay or other forms of compensation and selection for training or retraining, including apprenticeship and on-the-job training.
23. **SUBCONTRACTORS.** Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by City or its representatives to any subcontractor of Vendor or any other persons or organizations having a direct contract with Vendor, nor shall it create any obligation on the part of City or its representatives to pay or seek payment of any monies to any

subcontractor of Vendor or any other persons or organizations having a direct contract with Vendor, except as may otherwise be required by law. City shall not be responsible for the acts or omissions of any Vendor, subcontractor, or of any of their agents or employees. nor shall it create any obligation on the part of City or its representatives to pay or to seek the payment of any monies to any subcontractor or other person or organization, except as may otherwise be required by law.

24. **EMERGENCIES.** In an emergency affecting the welfare and safety of life or property, Vendor, without special instruction or authorization from the City Project Manager, is hereby permitted, authorized, and directed to act at its own discretion to prevent threatened loss or injury. Except in the case of an emergency requiring immediate remedial work, any work performed after regular working hours, on Saturdays, Sundays, or legal holidays, shall be performed without additional expense to the City unless such work has been specifically requested and approved by the City Project Manager. Vendor shall be required to provide to the City Project Manager with the names, addresses and telephone numbers of those representatives who can be contacted at any time in case of emergency. Vendor's emergency representatives must be fully authorized and equipped to correct unsafe or excessively inconvenient conditions on short notice by City or public inspectors.
25. **INDEPENDENT CONTRACTOR STATUS.** Vendor acknowledges and agrees that under this Agreement, Vendor and any agent or employee of Vendor shall be deemed at all times to be an independent contractor and shall be wholly responsible for the manner in which it performs the services and work required under this Agreement. Neither Vendor nor its agents or employees shall represent or hold themselves out to be employees of City at any time. Neither Vendor nor its agents or employees shall have employee status with City. Nothing in this Agreement shall constitute or be construed to create any intent on the part of either party to create an agency relationship, partnership, employer-employee relationship, joint venture relationship, or any other relationship which would allow City to exercise control or discretion over the manner or methods employed by Vendor in its performance of its obligations under this Agreement.
26. **ACCESS TO FACILITIES.** City shall provide Vendor with access to all City facilities as is reasonably necessary for Vendor to perform its obligations under this Agreement.
27. **ASSIGNMENT.** Neither party may assign its rights or obligations under this Agreement to any third party without the prior express approval of the other party, which shall not be unreasonably withheld.
28. **RIGHT OF CITY TO TAKE OVER CONTRACT.** Should the work to be performed by Vendor under this Agreement be abandoned, or should Vendor become insolvent, or if Vendor shall assign or sublet the work to be performed hereunder without the written consent of City, the City Project Manager shall have the power and right to hire and acquire additional men and equipment, supply additional material, and perform such work as deemed necessary for the completion of this Agreement. Under these circumstances, all expenses and costs actually incurred by City to accomplish such completion shall be credited to City along with amounts attributable to any other elements of damage and certified by the City Project Manager. The City Project Manager's certification as to the amount of such liability shall be final and conclusive.
29. **PUBLIC RECORDS.** Vendor shall comply with all applicable provisions of the Florida Public Records Act, Chapter 119, Florida Statutes. Specifically, Vendor shall:

- A. Keep and maintain public records required by the public agency to perform the service.
- B. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Vendor does not transfer the records to the public agency.
- D. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of Vendor or keep and maintain public records required by the public agency to perform the service. If Vendor transfers all public records to the public agency upon completion of the contract, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Vendor keeps and maintains public records upon completion of the contract, Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: CITY OF OCALA, OFFICE OF THE CITY CLERK; 352-629-8266; E-mail: clerk@ocalafl.gov; City Hall, 110 SE Watula Avenue, Ocala, FL 34471.

- 30. **AUDIT.** Vendor shall comply and cooperate immediately with any inspections, reviews, investigations, or audits relating to this Agreement as deemed necessary by the Florida Office of the Inspector General, the City's Internal or External auditors or by any other Florida official with proper authority.
- 31. **PUBLICITY.** Vendor shall not use City's name, logo, seal or other likeness in any press release, marketing materials, or other public announcement without City's prior written approval.
- 32. **E-VERIFY.** Pursuant to section 448.095, Vendor shall register with and use the U.S. Department of Homeland Security's ("DHS") E-Verify System, accessible at <https://e-verify.uscis.gov/emp>, to verify the work authorization status of all newly hired employees. Vendor shall obtain affidavits from any and all subcontractors in accordance with paragraph 2(b) of section 448.095, Florida Statutes, and maintain copies of such affidavits for the duration of this Agreement. By entering into this Agreement, Vendor certifies and ensures that it utilizes and will continue to utilize the DHS E-Verify System for the duration of this Agreement and any subsequent renewals of same. Vendor understands that failure to comply with the requirements of this section shall result in the termination of this Agreement and Vendor may lose the ability to be awarded a public contract for a minimum of one (1) year after the date on which the Agreement was terminated. Vendor shall provide a copy of its DHS Memorandum of Understanding upon City's request. Please visit www.e-verify.gov for more information regarding the E-Verify System.

33. **CONFLICT OF INTEREST.** Vendor is required to have disclosed, with the submission of their bid, the name of any officer, director, or agent who may be employed by the City. Vendor shall further disclose the name of any City employee who owns, directly or indirectly, any interest in Vendor's business or any affiliated business entity. Any additional conflicts of interest that may occur during the contract term must be disclosed to the City of Ocala Procurement Department.
34. **WAIVER.** The failure or delay of any party at any time to require performance by another party of any provision of this Agreement, even if known, shall not affect the right of such party to require performance of that provision or to exercise any right, power, or remedy hereunder. Any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power, or remedy under this Agreement. No notice to or demand on any party in any circumstance shall, of itself, entitle such party to any other or further notice or demand in similar or other circumstances.
35. **SEVERABILITY OF ILLEGAL PROVISIONS.** Wherever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under the applicable law. Should any portion of this Agreement be declared invalid for any reason, such declaration shall have no effect upon the remaining portions of this Agreement.
36. **INDEMNITY.** Vendor shall indemnify and hold harmless City and its elected officials, employees and volunteers against and from all damages, claims, losses, costs, and expenses, including reasonable attorneys' fees, which City or its elected officials, employees or volunteers may sustain, or which may be asserted against City or its elected officials, employees or volunteers, arising out of the activities contemplated by this Agreement including, without limitation, harm or personal injury to third persons during the term of this Agreement to the extent attributable to the actions of Vendor, its agents, and employees.
37. **NO WAIVER OF SOVEREIGN IMMUNITY.** Nothing herein is intended to waive sovereign immunity by the City to which sovereign immunity may be applicable, or of any rights or limits of liability existing under Florida Statute § 768.28. This term shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until any proceeding brought under this Agreement is barred by any applicable statute of limitations.
38. **NOTICES.** All notices, certifications or communications required by this Agreement shall be given in writing and shall be deemed delivered when personally served, or when received if by facsimile transmission with a confirming copy mailed by registered or certified mail, postage prepaid, return receipt requested. Notices can be concurrently delivered by e-mail. All notices shall be addressed to the respective parties as follows:

If to Vendor:

Wolen, LLC
 Attention: Paul Wolownik
 103 Country Club Drive
 Linwood, New Jersey 08221
 Phone: 609-335-2063
 E-mail: pwolownik@wolenllc.com

If to City of Ocala:

Daphne M. Robinson, Esq., Contracting Officer
 City of Ocala
 110 SE Watula Avenue, 3rd Floor

Ocala, Florida 34471
Phone: 352-629-8343
E-mail: notices@ocalafl.gov

Copy to:

William E. Sexton, Esq., City Attorney
City of Ocala
110 SE Watula Avenue, 3rd Floor
Ocala, Florida 34471
Phone: 352-401-3972
E-mail: cityattorney@ocalafl.gov

39. **ATTORNEYS' FEES.** If any civil action, arbitration or other legal proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party shall be entitled to recover reasonable attorneys' fees, sales and use taxes, court costs and all expenses reasonably incurred even if not taxable as court costs (including, without limitation, all such fees, taxes, costs and expenses incident to arbitration, appellate, bankruptcy and post-judgment proceedings), incurred in that civil action, arbitration or legal proceeding, in addition to any other relief to which such party or parties may be entitled. Attorneys' fees shall include, without limitation, paralegal fees, investigative fees, administrative costs, sales and use taxes and all other charges reasonably billed by the attorney to the prevailing party.
40. **JURY WAIVER.** IN ANY CIVIL ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED HEREUNDER, THE PERFORMANCE HEREOF, OR THE RELATIONSHIP CREATED HEREBY, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY ANY OTHER PARTY REGARDING THE ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.
41. **GOVERNING LAW.** This Agreement is and shall be deemed to be a contract entered and made pursuant to the laws of the State of Florida and shall in all respects be governed, construed, applied, and enforced in accordance with the laws of the State of Florida.
42. **JURISDICTION AND VENUE.** The parties acknowledge that a majority of the negotiations, anticipated performance and execution of this Agreement occurred or shall occur in Marion County, Florida. Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought only in the courts of record of the State of Florida in Marion County or the United States District Court, Middle District of Florida, Ocala Division. Each party consents to the exclusive jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court and/or the right to bring an action or proceeding in any other court. Service of any court paper may be

effected on such party by mail, as provided in this Agreement, or in such other manner as may be provided under applicable laws, rules of procedures or local rules.

43. **REFERENCE TO PARTIES.** Each reference herein to the parties shall be deemed to include their successors, assigns, heirs, administrators, and legal representatives, all whom shall be bound by the provisions hereof.
44. **MUTUALITY OF NEGOTIATION.** Vendor and City acknowledge that this Agreement is a result of negotiations between Vendor and City, and the Agreement shall not be construed in favor of, or against, either party because of that party having been more involved in the drafting of the Agreement.
45. **SECTION HEADINGS.** The section headings herein are included for convenience only and shall not be deemed to be a part of this Agreement.
46. **RIGHTS OF THIRD PARTIES.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or because of this Agreement on any persons other than the parties hereto and their respective legal representatives, successors and permitted assigns. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third persons any right of subrogation or action over or against any party to this Agreement.
47. **AMENDMENT.** No amendment to this Agreement shall be effective except those agreed to in writing and signed by both parties to this Agreement.
48. **COUNTERPARTS.** This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.
49. **ELECTRONIC SIGNATURE(S).** Vendor, if and by offering an electronic signature in any form whatsoever, will accept and agree to be bound by said electronic signature to all terms and conditions of this Agreement. Further, a duplicate or copy of the Agreement that contains a duplicated or non-original signature will be treated the same as an original, signed copy of this original Agreement for all purposes.
50. **ENTIRE AGREEMENT.** This Agreement, including exhibits, (if any) constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof. There are no other representations, warranties, promises, agreements, or understandings, oral, written, or implied, among the Parties, except to the extent reference is made thereto in this Agreement. No course of prior dealings between the parties and no usage of trade shall be relevant or admissible to supplement, explain, or vary any of the terms of this Agreement. No representations, understandings, or agreements have been made or relied upon in the making of this Agreement other than those specifically set forth herein.
51. **LEGAL AUTHORITY.** Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the parties have executed this Agreement on _____.

ATTEST:**CITY OF OCALA**

Angel B. Jacobs
City Clerk

Kristen Dreyer
City Council President

Approved as to form and legality:**WOLEN, LLC**

William E. Sexton, Esq.
City Attorney

By: _____
(Printed Name)

Title: _____
(Title)

BACKGROUND

1. Vendor shall provide all materials, equipment, and labor necessary to complete the Ocala Airport Air Traffic Control (ATC) Backup Weather Equipment Replacement Project. New equipment shall be in accordance with specifications in the applicable sections of current Federal Aviation Administration (FAA) Joint Order 7210.78, Appendix A – FAA Contract Tower Minimum Equipment and Facilities List (**Exhibit B**), Joint Order(s) 6560.20, J.O. 7900.5, J.O. 7210.3 and J.O. 7230.8.
2. Air Traffic Control Tower (ATCT) equipment is essential to safe and efficient air traffic operations at the Ocala International Airport. Air Traffic Control equipment shall be functional and reliable to ensure the safety of the Air Traffic System and to comply with FAA regulations. Portions of the current backup weather sensing equipment have failed, have reached, or are nearing the end of their service life, and shall be replaced to ensure compliance and sustainability. The existing wind measuring equipment is not functioning and is not currently installed in accordance with FAA siting requirements in J.O. 6560.20C and shall be relocated. This project replaces the existing airport sponsor provided ATCT backup weather sensing equipment and installs the wind measuring equipment in an approved location. Procurement of new equipment shall ensure compliance with FAA requirements for the FAA Contract Tower (FCT) Program.

PROJECT SUMMARY, DELIVERABLES AND HOURS

All equipment shall be new. The proposed equipment shall meet the following requirements, at a minimum:

1. **Replacement ATCT backup weather equipment to include:**
 - A. Operator Interface Device(s) (OID) located in the tower cab. (Replace current system)
 - B. Wind Measuring Equipment (Speed and Azimuth), independent of the automated weather system, shall be visible from each operational position. (Replace current system and install new sensor in FAA approved location on new FAA approved structure, tower, or mast)
 - C. Altimeter, independent of the automated weather system, shall be visible from each operational position. (Replace current system)
 - D. Temperature Equipment, independent of the automated weather system. (Replace Current System)
 - E. Dew Point Equipment, independent of the automated weather system. (Replace current)
2. **Installation:** The new equipment shall be installed with minimum disruption of daily air traffic control and airport operations. Vendor shall be responsible to field verify all measurements prior to fabrication and installation.
3. **Permits:** Vendor shall be responsible for obtaining all required permits including the State of Florida and the City of Ocala. The City will reimburse the permit costs to the Vendor.
4. **Compliance:** All work shall be accomplished in accordance with the current applicable the Florida Building Code, National Fire Protection Agency (NFPA), the National Electric Code, and all other applicable local and state codes.
5. **Field Test and Final Installation Approval:** The Vendor will field test all equipment once installation is complete. Testing will ensure that all components of the systems (hardware, software, cabling, etc.) are operational, performing within specifications, and connected properly.
 - A. Initial field testing will be performed with a City designated representative in attendance.
 - B. Vendor will track and notate all errors, bugs, and deficiencies found during testing and ensure that any issue is corrected until satisfactory results are obtained.

- C. Vendor shall submit written copies of issues found and repairs made to the City Project Manager.
- D. An operational field test period will extend for **six (6) months** from the end of initial field test period. During this period, ATC personnel will track and notate all errors, bugs, and deficiencies found during daily operation and report to the Vendor for corrective action and/or warranty service.
- 6. **Training:** Training will begin at the completion of the installation.
 - A. The Vendor shall provide all training required to ensure that City-designated users of all systems equipment and software are competent in the use of all hardware and software. Training will be “hands-on”.
 - B. Vendor shall decide on what materials (videos, handbooks, etc.) will be required to ensure that training is complete and successful.
 - C. Training will constitute a complete run through of the equipment to include normal operation, software/hardware usage and troubleshooting.
 - D. Training will also cover necessary steps and procedures in regard to the installation and/or upgrade of any hardware or software component.
- 7. **Close Out:** Prior to proceeding with the work, the Vendor shall submit two (2) hard copies and a digital copy of the following:
 - A. Work Plan
 - B. Schedule
 - C. Existing Equipment Inventory
 - D. New Equipment Catalog Data and Manufacturer’s Data
 - E. Wiring Diagrams (Complete)
 - F. Testing Plan and Procedures
 - G. Warranty Documentation
- 8. **Working Hours:** The normal/standard working hours for this project are 7:00 AM – 5:00 PM Monday through Friday, excluding holidays. Vendor shall provide 48-hour advance notice to City Project Manager for work outside normal shift hours. The City may decline the request.

VENDOR EMPLOYEES AND EQUIPMENT

- 1. Vendor shall utilize competent employees in performing the work. Employees performing the work shall be properly licensed or qualified as required by the scope/project.
- 2. The Vendor shall provide an assigned project manager, who will be the primary point of contact. Vendor must provide a valid telephone number and address at all times to the City Project Manager. The telephone must be answered during normal working hours or voicemail must be available to take a message.
- 3. At the request of the City, the Vendor shall replace any incompetent, unfaithful, abusive, or disorderly person in their employment. The City and the Vendor must each be promptly notified by the other of any complaints received.
- 4. The Vendor’s employees shall wear suitable work clothes and personal protective equipment as defined by OSHA. Employees shall be clean and in as good appearance as the job conditions permit.
- 5. Vendor will operate as an independent contractor and not as an agent, representative, partner, or employee of the City of Ocala, and shall control their operations at the work site, and be solely responsible for the acts or omissions of their employees.

6. No smoking is allowed on City property or projects.
7. Vendor shall possess/obtain all required equipment to perform the work. A list of equipment shall be provided to the City upon request.
8. All company trucks shall display a visible company name/logo on the outside of the vehicle.
9. All damages shall be reported to the City Project Manager where final decision will be made (by the City) as to replacement and/or repairs. All replacement and/or repairs will be performed at no additional cost to the City.
10. The City does not include an allowance for delays caused by the effects of inclement weather; however, the City may grant time extensions on a day-to-day basis for delays caused by the effects of rains or other inclement weather conditions. No additional compensation will be made for delays caused by the inclement weather.
11. Vendor and all representatives of the Vendor are required to pass a Level II background screening which includes fingerprinting.
 - A. The City shall be responsible for conducting the background check.
 - B. If Vendor has a current FAA/government security clearance/background check, this requirement is waived.

CITY OF OCALA RESPONSIBILITIES

1. The City of Ocala will furnish the following services/data to the Vendor for the performance of services:
 - A. Access to City buildings and facilities to perform the work.
 - B. Provide access to drawings, specifications, schedules, reports, and other information prepared by/for the City of Ocala pertinent to the Vendor's responsibilities.
2. The City reserves the right to purchase any materials for the Vendor to use. The Vendor shall not charge a mark-up fee for material furnished by the City.
3. The City of Ocala, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

VENDOR RESPONSIBILITIES

1. The Vendor shall complete all work performed under this solicitation in accordance with policies and procedures of the City of Ocala and all applicable State and Federal laws, policies, procedures, and guidelines. Vendor shall provide all labor, tools, materials, and equipment, and perform all work required for the installation, wiring, connecting, adjusting, testing, operating, training, and warranting all items detailed in these specifications and to meet, as a minimum, the Federal Aviation Administration [FAA] Federal Contract Tower [FCT] Minimum Equipment and Facilities List [MEL] (refer to Exhibit B). Vendor shall provide sufficient information to demonstrate proposed equipment meets or exceeds the applicable FAA specifications for each item.
2. The Vendor shall obtain and pay for any and licenses, additional equipment, dumping and/or disposal fees, etc., required to fulfill this contract.

3. Installation shall be performed in compliance with all requirements and instructions of applicable manufacturers.
4. Vendor shall be responsible for all damages including but not limited to buildings, curbing, pavement, landscaping, or irrigation systems caused by their activity. Should any public or private property be damaged or destroyed, the Vendor at their expense, shall repair or make restoration as acceptable to the City of destroyed or damaged property no later than **one (1) month** from the date damage occurred.
5. If the Vendor is advised to leave a property by the property owner or their representative, the Vendor shall leave at once without altercation. Vendor shall then contact the City Project Manager within 24 hours and advise of the reason for not completing the assigned project.
6. Data collected by the Vendor shall be in a format compatible with, or easily converted to City's databases. A sequential naming convention should be applied to the files and documentation provided to the city.
7. The Vendor shall ensure that all documents prepared under this contract have been prepared on a Windows-based operating system computer using the most current version of Microsoft Office, which includes Word, Excel, Power Point, Access, or any other software as specified and approved by City staff.
8. Vendor shall procure, install, test, and commission specified new equipment and remove existing equipment after successful installation of new equipment. All replaced equipment shall remain the property of the City. Radios or transmitters shall be tuned and certified by Federal Communications Commission [FCC] licensed radio-telephone installers, in accordance with current FAA Orders, Advisory Circulars and other pertinent guidelines.
9. Vendor shall provide training for air traffic and airport personnel on system(s) operation and troubleshooting.
10. Vendor shall provide all manuals, instructions, and specification materials for all equipment.
11. Vendor shall provide information concerning required maintenance and inspection of equipment as required.

SUB-CONTRACTORS

1. Services assigned to sub-contractors must be approved in advance by the City Project Manager.

SITE HOUSEKEEPING AND CLEANUP

1. **Cleanup:** The Vendor shall always keep the premises free from accumulation of waste materials and rubbish caused by operations and employees. Such responsibilities shall include but not limited to:
 - A. Periodic cleanup to avoid hazards or interference with operations at the site, and to leave the site in a reasonable neat condition.
 - B. Work site will be completely cleaned after each day of work.
 - C. Vendor shall dispose of debris in a legal manner.
2. **Final Cleaning:** Upon completion of work, clean entire work area as applicable.
 - A. All furnishings and equipment shall be placed back in the original locations.
 - B. All work areas shall be returned to original condition.

- C. The Vendor shall clean and remove from the premises, all surplus and discarded materials, rubbish, and temporary structures, and shall restore in an acceptable manner all property, both public and private, which has been damaged during the prosecution of the work and shall have the work in a neat and presentable condition. *Note: Any and all debris shall be removed from the premises. New construction debris, trash, etc., shall not be left or buried on site.*

SAFETY

1. The Vendor shall be fully responsible for the provision of adequate and proper safety precautions meeting all OSHA, local, state, and national codes concerning safety provisions for their employees, sub-contractors, all building and site occupants, staff, public, and all persons in or around the work area.
2. In no event shall the City be responsible for any damages to any of the Vendor's equipment, materials, property, or clothing lost, damaged, destroyed or stolen.
3. Prior to completion, storage and adequate protection of all material and equipment will be the Vendor's responsibility.

WARRANTY

1. Vendor shall guarantee that the materials and work shall be of good quality, free from faults and defects in workmanship. All written manufacturers' warranties for materials supplied shall be provided to the City Project Manager before final payment will be authorized. Contractor will provide a warranty service plan.
2. An operational field test period will extend for six (6) months from the end of initial field test period. During this period, ATC personnel will track and notate all errors, bugs, and deficiencies found during daily operation and report to the Vendor for corrective action and/or warranty service.
3. A **ONE (1) YEAR** warranty is required from the conclusion of the six-month Operational Field Test Period.
4. All warranty documentation and owner/operator manuals shall be provided to the City Project Manager before the final payment request.

Appendix A. FAA Contract Tower Minimum Equipment And Facilities List

The FAA Contract Tower (FCT) Minimum Equipment and Facilities List (MEL) identifies those items that are required for any “new start” or existing non-Federal tower seeking acceptance into the FCT program. Furthermore, the MEL applies to any new control tower that will replace an existing tower (replacement tower) that is already a participant in the FCT program. All FCTs are expected to be fully compliant with this MEL. Existing towers that are already participants in the FCT program and do not meet the requirements of this MEL must develop an action plan that addresses and resolves the deficiencies within 5 years. For those locations that do not have the structural capacity to meet the infrastructure requirements, a waiver request must be submitted.

Exclusion of any piece of equipment from the FCT MEL should not be considered as justification for removal, decommissioning, or failure to maintain/replace existing equipment. Installation or removal/decommissioning of equipment which interfaces with the National Airspace System requires a Safety Management System (SMS) review. Additional equipment may be required based upon actual or anticipated operations. All items on this list must be calibrated properly and maintained in good working condition.

1. Communications Equipment.

a. Voice switch communication equipment, with direct access line to controlling instrument flight rules facility, capable of radio and telephone ATC communication. This must include the capability of headset use and instructor/student override capabilities.

b. One headset per controller and one handset per position with appropriate spares.

c. Very High Frequency (VHF) radios, as required, to support level of traffic; i.e., Local Control, Ground Control, Automatic Terminal Information Service, Clearance Delivery, and Emergency; one transmitter and one receiver for each frequency. Handheld radios are not authorized as primary units.

d. Tunable emergency transceiver with backup power supply (to provide backup VHF communication).

e. A multi-channel, multi-line digital voice recorder system with a remote alarm, for continuous unattended recording of each position used for receiving/transmitting ATC clearances and ATIS. It must meet the requirements of FAA Orders JO 7210.3 and JO 8020.16.

f. An administrative telephone line with long distance capability and handsets in the operating and administrative quarters. To support a single person on duty, contingency plan and emergency operations, the administrative line must be available in both the office and tower cab environment.

g. Telecommunication requirements to sustain high speed internet communication, to include the following:

- 1) FTI Mission Support connection and Router;

2) Local Area Network consisting of a network switch, an Uninterruptible Power Supply (UPS), a rack with patch panel, and network cabling to the wall jacks.

Note: Requires reimbursable agreement with FAA.

h. Alert system to notify airport emergency equipment operator.

i. Automatic Terminal Information Service (ATIS), (for towers with 50,000 or more annual operations).

j. ASOS Automatic Terminal Information Service (ATIS) Interface Unit (AAIU).

Note: Facilities equipped with an ATIS and an automated weather system with broadcast capability must be equipped with an FAA-approved interface switch which inhibits the automated system from broadcasting the weather while the FCT is open.

2. Weather Equipment.

a. Manual Limited Aviation Weather Reporting Stations (LAWRS) stations must possess the following primary weather reporting equipment in accordance with FAA Order JO 7900.5, JO 7210.3, and JO 7230.8:

1) Wind Measuring Equipment (Speed and Azimuth), must be visible from each operational position.

2) Altimeter (in accordance with FAA JO 7210.3 paragraph 2-10-3), must be visible from each operational position.

3) Temperature

4) Dew Point

b. Automated LAWRS stations must possess the following equipment to provide augmentation/backup of the automated weather system with SPECI capability in accordance with FAA Order JO 7900.5, JO 7210.3 and JO 7230.8:

1) Operator Interface Device (OID) located in the tower cab.

2) Wind Measuring Equipment (Speed and Azimuth), independent of the automated weather system, must be visible from each operational position.

3) Altimeter, independent of the automated weather system, must be visible from each operational position.

4) Temperature Equipment, independent of the automated weather system.

5) Dew Point Equipment, independent of the automated weather system.

3. Operations Floor Equipment:

- a. Two pair of operable binoculars (7x50 or greater).
- b. Signal Light Gun with a back-up power source.
- c. At least one digital 24-hour time source with hours-minutes-seconds display visible from operating positions.
- d. Manual or automated traffic counting device.
- e. Controller Chairs – safety issues within the controllers’ work area require:
 - 1) Chairs must be Electro Static Discharge (ESD) compliant.
 - 2) Chairs must meet the high intensity use 24/7 standard.
 - 3) Chairs must have fully adjustable mechanisms that are easy and safe to manipulate.

4. Non-Operations Equipment. Appropriate non-operational space, furniture, and equipment must be provided, including:


- a. Lockable Air Traffic Manager’s office with a locking file cabinet.
- b. Training/break room with appropriate desk, chairs, and table.
- c. Refrigerator.
- d. Microwave.
- e. Dish Sink.

5. Building Equipment/Specifications.

- a. Generator for any ATCT with an elevator.
- b. Airport lighting controls located in the tower cab, including on/off switch for rotating beacon.
- c. FAA-approved window shades for all tower cab windows. (Must not have any imperfections that would obstruct vision.)
- d. Position lighting with rheostat control for each operating position and tower cab administrative area.
- e. Restroom one floor below the tower cab.
- f. Floor covering must be ESD resistant.

Note: Other floor grounding apparatus may be necessary depending upon specifications of the electronic equipment installed.

Exhibit C - PRICE PROPOSAL**CONTRACT# AIR/240876**

	VENDOR NAME	LOCATION
	WOLEN, LLC	LINWOOD, NJ

PRICING - ATCT Backup Weather Equipment Replacement Project

ITEM	DESCRIPTION	UOM	QTY	UNIT COST
Replacement ATCT backup weather equipment to include:				
1	Operator Interface Device(s) (OID) located in the tower cab. (Replace current system)	EA	1	\$ 16,141.00
2	Wind Measuring Equipment (Speed and Azimuth), independent of the automated weather system, must be visible from each operational position. (Replace current system and install new sensor in FAA approved location on new FAA approved structure, tower or mast)	EA	1	\$ 21,687.00
3	Altimeter, independent of the automated weather system, must be visible from each operational position. (Replace current system)	EA	1	\$ 13,375.00
4	Temperature Equipment, independent of the automated weather system. (Replace Current System)	EA	1	\$ 20,280.00
5	Dew Point Equipment, independent of the automated weather system. (Replace current)	EA	1	\$ 18,481.00
TOTAL				\$ 89,964.00

OPTIONAL ITEM PRICING

ITEM	DESCRIPTION	UOM	UNIT COST
6	Per Hour Cost - Post Warranty Service and Maintenance (ROUTINE)	HR	\$ 130.00
7	Per Hour Cost - Post Warranty Service and Maintenance (EMERGENCY)	HR	\$ 185.00
8	Outdoor UPS to be installed at tower site		\$ 950.00



DISADVANTAGED BUSINESS ENTERPRISE (DBE) AND NON-DBE SUBCONTRACTOR UTILIZATION FORM

This form is intended to capture the prime contractor's actual and/or anticipated use of certified Disadvantaged Business Enterprises¹ (DBEs) as subcontractors and the estimated dollar amount of each subcontract. Prime contractors are to complete this form and include it with their bid or proposal package. Prime contractors should also maintain a copy of this form on file.

Solicitation Number ITB#AIR/240876	Project Name Air Traffic Control Backup Weather equipment Replacement		
Name of Prime Contractor Wolen, LLC			
Mailing Address 605 W. California Ave., Suite 1, Absecon, NJ 08201			
Telephone Number 609-335-2063	Fax Number N/A	E-Mail Address pwolownik@wolenllc.com	

The prime contractor shall make assertive good faith efforts to utilize as many DBEs as possible and, to this end, the prime contractor shall inform each subcontractor of this requirement. Please select the appropriate option below as it relates to the prime contractor's ability or inability to satisfy the DBE requirements on this contract:

- ☐ **OPTION 1.** The Bidder/Offeree cannot commit to any DBEs since the work will not be subcontracted.
- ☒ **OPTION 2.** The Bidder/Offeree is committed to a minimum of 2.55% DBE utilization on this contract.
- ☐ **OPTION 3.** The Bidder/Offeree is unable to meet the 2.55% DBE utilization goal and has submitted documentation demonstrating its good faith efforts to do so (i.e. copies of each DBE and non-DBE subcontractor quote submitted; description of the information provided to targeted DBEs regarding the specifications for the related portions of work; names, addresses, and phone numbers of DBEs contacted, etc.)

¹ A DBE is a for-profit small business that is at least 51% owned (or, if a corporation, the 51% of the stock is owned) and whose management and daily business operations are controlled by an individual who is a citizen (or lawfully admitted permanent resident) of the United States and who has been subjected to racial or ethnic prejudice or cultural bias within American society because of his or her identity as members of any of the following groups: Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Subcontinent Asian Americans, Women, and any additional groups whose members are designated as socially and economically disadvantaged by the United States Small Business Administration. All DBE firms must be certified by the Unified Certification Program to be counted on this form.



DISADVANTAGED BUSINESS ENTERPRISE (DBE) AND NON-DBE SUBCONTRACTOR UTILIZATION FORM

Please provide the following information for ALL participating subcontractors (both DBE and non-DBE subcontractors) for the above referenced project, if applicable. You may use additional sheets if necessary.

NAME AND ADDRESS OF SUBCONTRACTOR PERFORMING WORK	DBE STATUS		DESCRIPTION OF COMMODITY, MATERIAL, OR SERVICE TO BE PROVIDED	PRICE AGREED TO BE PAID TO SUBCONTRACTOR
	DBE ²	Non-DBE		
TBD after award				

² All DBEs must be certified by the Unified Certification Program in order to be counted as DBE subcontractors. If not certified, select Non-DBE.



DISADVANTAGED BUSINESS ENTERPRISE (DBE) AND NON-DBE SUBCONTRACTOR UTILIZATION FORM

Dollar Amount of Work to be Completed by Non-DBE Subcontractors	TBD
Dollar Amount of Work to be Completed by Certified DBE Subcontractors	TBD
Total (This amount shall equal the amount proposed in your Bid proposal)	

BIDDER'S/OFFEROR'S CERTIFICATION: The above information is true and complete, to the best of my knowledge and belief. The undersigned understands and agrees that if awarded the contract, this Utilization Form shall be attached thereto and become a part thereof. Failure to provide accurate information or exercise positive, good faith efforts (as defined by the City of Ocala's DBE Program) may result in being considered non-responsive to the City's solicitation requirements. The City Contracting Officer reserves the right to recommend an audit to verify the information submitted.

Signature of Authorized Representative

Paul Wolownik

Printed Name of Authorized Representative

Managing Member

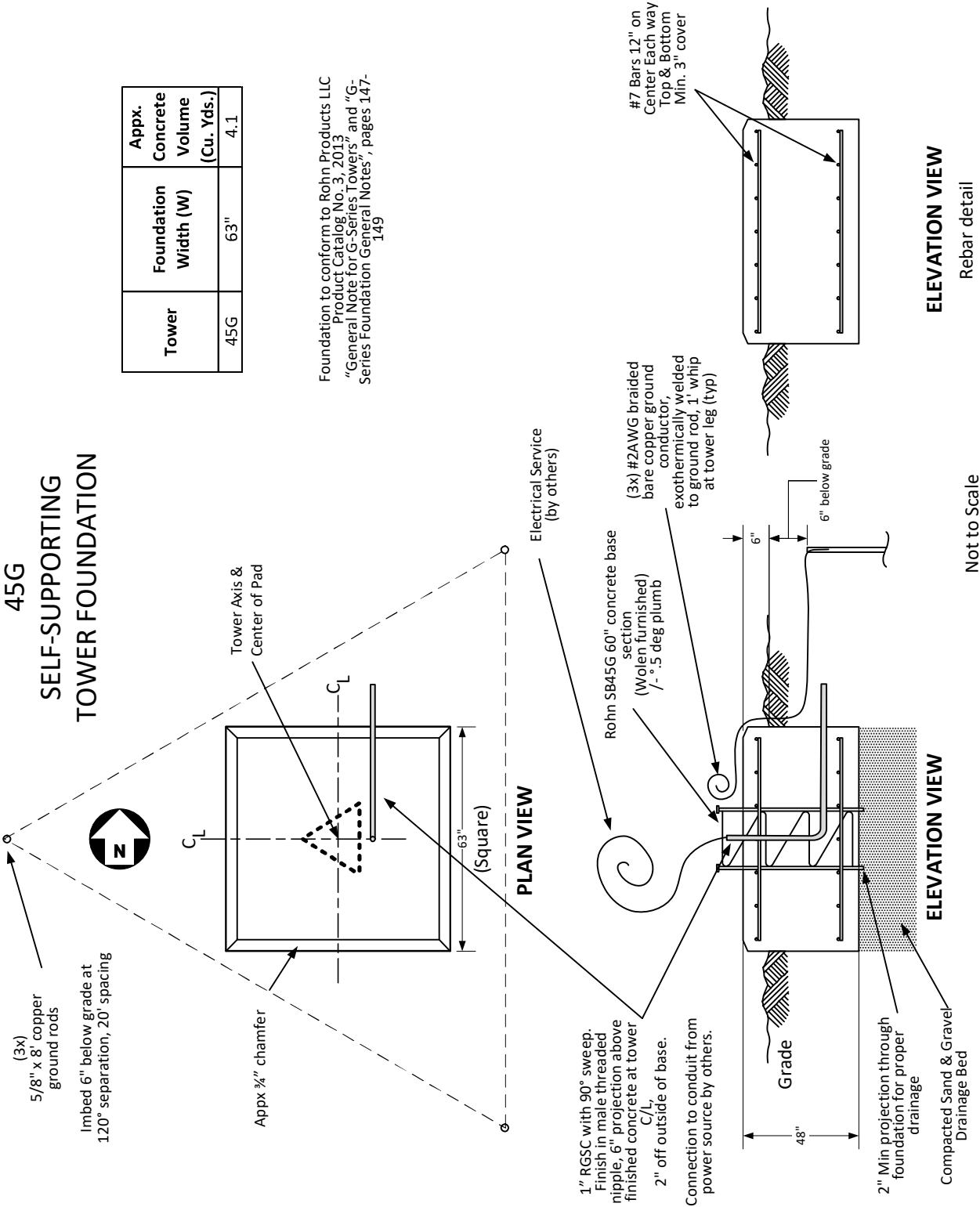
Title of Authorized Representative

8/16/2024

Date







GUYED TOWERS



GENERAL NOTES FOR G-SERIES TOWERS

1. The suitability of a ROHN standard design and standard foundation for a specific application must be verified by the purchaser based on site-specific data in accordance with ANSI/TIA-222-G.
2. The effective projected area and lines to be installed must not exceed the design values for the structure.
3. Structures supported on buildings or other structures require special consideration. Designs assume structures are installed on level grade.
4. Designs assume maintenance and inspection will be performed over the life of the structure in accordance with ANSI/TIA-222-G. All towers should be thoroughly inspected by qualified personnel and re-marked as required with appropriate danger and anti-climb labels at least twice a year to ensure safety and proper performance.
5. Standard Designs are intended to be climbed by skilled and competent climbers only. A safety climb system is required for all structures.
6. Installation and dismantling must be performed by qualified and experienced personnel and be in conformance with ANSI/TIA-222-G.
7. Standard guyed masts and bracketed towers are not stable without guys or brackets attached and will not support personnel in this condition. Temporary steel guys supplied by a qualified contractor may be required to maintain stability during installation or dismantling.
8. Do not install or dismantle structures within falling distance of electrical and/or telephone lines without taking special precautions in accordance with the appropriate utility.
9. All field connections are bolted.
10. The tolerance on installed height is equal to plus 1% and minus 1/2%.
11. Installation must be grounded in accordance with local and national codes. ANSI/TIA-222-G requires that the resistance to ground must not exceed 10 ohms. Additional grounding may be required in addition to the ROHN standard grounding kit provided with the tower.
12. Additional anchor rod corrosion protection may be required based on site-specific conditions.
13. Installation must be in conformance with local, state and federal requirements for obstruction marking and lighting.
14. Warning plate P/N: AWCS provided with the structure must be installed in a highly visible location.

G-SERIES FOUNDATION GENERAL NOTES

1. Standard foundation designs (unless otherwise noted) are in accordance with ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures," Section 9 and Annex F for the following presumptive clay soil parameters:

N (blows/ft)	ϕ (deg)	Y (lb/ft ³)	c (psf)	Ultimate Bearing (psf)		Ultimate Skin Friction (psf)	k (pci)	ϵ_{50}
				Shallow Fdns.	Deep Fdns.			
8	0	110	1000	5000	9000	500	150	0.01

2. The purchaser must verify that actual site soil parameters meet or exceed the assumed soil conditions and that the depth of standard foundations are adequate based on the frost penetration and/or zone of seasonal moisture variation at the site. Foundation design modifications may be required in the event the assumed soil parameters are not applicable for the actual subsurface conditions encountered.



GUYED TOWERS

G-SERIES FOUNDATION GENERAL NOTES

3. Foundation designs assume field inspections will be performed by the purchasers' representative to verify that construction materials, installation methods and assumed design parameters are acceptable based on the conditions existing at the site.
4. Work shall be in accordance with local codes, safety regulations and unless otherwise noted, the latest revision of ACI 318, "Building Code Requirements for Reinforced Concrete." Procedures for the protection of excavations, existing construction and utilities shall be established prior to foundation installations.
5. Concrete materials shall conform to the appropriate state requirements for exposed structural concrete.
6. Proportions of concrete materials shall be suitable for the installation method utilized and shall result in durable concrete for resistance to local anticipated aggressive actions. The durability requirement of ACI 318 Chapter 4 shall be satisfied based on the conditions expected at the site. As a minimum, concrete shall develop a minimum compressive strength of 4000 psi in 28 days.
7. Maximum size of aggregate shall not exceed the size suitable for the installation method utilized or 1/3 the clear distance behind or between reinforcing. Maximum size may be increased to 2/3 the clear distance provided workability and methods of consolidation such as vibrating will prevent honeycombs or voids.
8. Reinforcement shall be deformed and conform to the requirements of ASTM A615 Grade 60 unless otherwise noted. Splices in reinforcement shall not be allowed unless otherwise indicated.
9. Reinforcing cages shall be braced to retain proper dimensions during handling and throughout placement of concrete.
10. Welding is prohibited on reinforcing steel and embedments.
11. Minimum concrete cover for reinforcement shall be 3 inches unless otherwise noted. Appropriate spacers shall be used to insure a 3 inch minimum cover on reinforcement.
12. Concrete cover from top of foundations to ends of vertical reinforcement shall not exceed 3 inches nor be less than 2 inches.
13. Spacers shall be attached intermittently throughout the entire length of vertical reinforcing cages to insure concentric placement.
14. Foundation designs assume structural backfill to be compacted in 8 inch maximum layers to 95% of maximum dry density at optimum moisture content in accordance with ASTM D698. Additionally, structural backfill must have a minimum compacted until weight of 100 pounds per cubic foot.
15. Foundation designs assume level grade at the site.
16. Foundation installations shall be supervised by personnel knowledgeable and experienced with the proposed foundation type. Construction shall be in accordance with generally accepted installation practices.
17. Loose material shall be removed from bottom of excavations prior to concrete placement. Sides of excavations shall be rough and free of loose cuttings.
18. Concrete shall be placed in a manner that will prevent segregation of concrete materials and other occurrences which may decrease strength or durability.
19. Free fall concrete may be used provided fall is vertical down without hitting sides of excavation, form work, reinforcing bars, form ties, cage bracing or other obstructions. Under no circumstances shall concrete fall through water.
20. Concrete shall be placed against undisturbed soil except for piers in pier and pad foundations. Forms for piers shall be removed prior to placing structural backfill.
21. Construction joints, if required in piers must be at least 12 inches below bottom of embedments and must be intentionally roughened to a full amplitude of 1/4 inch. Foundation designs assume no other construction joints.
22. Tops of foundations shall be sloped to drain with a floated finished.
23. Exposed edges of concrete shall be chamfered 3/4" x 3/4".
24. Additional corrosion protection may be required for steel guy anchors in direct contact with soil. Design assumes periodic inspections will be performed over the life of the structure to determine if additional anchor corrosion protection measures must be implemented based on observed site-specific conditions.

**ROHN**Phone (309) 566-3000 • Fax (309) 566-3079 • www.rohnnet.com • The Industry Standard

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GUYED TOWERS



FOUNDATION TOLERANCES

GENERAL

1. Concrete dimensions - plus 2" or minus 0".
2. Depth of foundation - plus 3" or minus 0".
3. Drilled foundations out-of-plumb - 1.0 degree.
4. Reinforcing steel placement - per A.C.I. 301.
5. Projection of embedments - plus or minus 1/8".
6. Vertical embedments out of plumb - 0.5 degree.

GUY ANCHORS

1. Guy radius - plus or minus 5% of distance specified.
2. Anchor elevation - plus or minus 5% of guy radius.
3. Anchor alignment (perpendicular to guy radius) - 1.0 degree.
4. Anchor rod slope - plus or minus 1.0 degree.
5. Anchor rod alignment with guy radius - plus or minus 1.0 degree.
6. Anchor head out of plumb - 1.0 degree.
7. Guy initial tension - plus or minus 10% of tension specified.

Note: Tolerances in notes 1 & 2 cannot occur simultaneously.



605 W. California Ave., Suite 1, Absecon, NJ 08201
phone: 609.335.2063 www.wolenllc.com

DATE: May 15, 2025

TO: Michael Baker

Manager, Airport Operations and Facilities
Ocala International Airport
1770 SW 60th Ave, Suite 600
Ocala, FL 34474

SUBJECT: Revised proposal to furnish and install Secondary Weather Tower and Instrumentation

Dear Mr. Baker,

Wolen, LLC is pleased to confirm that we will honor previously proposed pricing as awarded per City of Ocala listing: ITB#AIR/240876: Air Traffic Control Backup Weather Equipment Replacement.

Award link:

<https://www.prorfx.com/bids/ITB07182400000191?back=true>

All elements detailed in contract documents apply:

- Exhibit A - Scope of Work (AIR 240876)
- Exhibit B - Minimum Equipment And Facilities List (AIR 240876)

Our scope of work includes the following:

- ➔ Furnish and install a 30' Rohn 45G free standing tower with appropriate foundation, obstruction lighting, aviation paint, and lightning protection/grounding elements.
- ➔ Tower located per NRA location approval LAT 29-09-48.80N, LON 82-13-14.48W, max height 35ft AGL
- ➔ Furnish, install, and configure approved RM Young weather sensors and displays as coordinated per email with Stanley D. Reisman, Principal Engineer, Non-Federal AWOS, AJW-1411 Weather Systems on 3/25/2025,
- ➔ Furnish and install FCC licensed UHF radio data link from weather tower to OCF ATCT
- ➔ Furnish and install a UPS for equipment at OCF ATCT
- ➔ Provide training as needed to the appropriate air traffic personnel

Ocala International Airport scope of work includes:

- ➔
- ➔ Provision of electrical service from new meter to weather tower location
 - (1) 20A circuit minimum, (2) 20 if separate circuit for Obstruction light is desired
 - Electrical service to be connected to cast-in conduit of tower base, providing specified bare wire whip per Wolen foundation sketch (attached)

Our proposed firm fixed price (FFP) for this project:	\$89,964.00
Option for Outdoor UPS at Weather Tower location:	\$950.00

This proposal is valid for 90 days.

Payment terms: Net 30 after completion of work.

Thank you for the opportunity to submit this proposal. Please do not hesitate to contact me with any questions, issues or concerns.

Best Regards,



Alex Fairbank
Senior ATC Systems Engineer

Cc:
Paul E. Wolownik
Zion DeRegis