# RFP 23-001 KEY LARGO FIRE STATION DESIGN/BUILD CONSTRUCTION

## **Key Largo Fire and Emergency Medical Services District**

## **REQUEST FOR PROPOSALS # 23-001**

# FIRE STATION EXPANSION CONSTRUCTION \*\*\*ATTENTION ALL QUALIFIED PROPOSERS\*\*\*

Public notice is hereby given that the Key Largo Fire & EMS District has issued a Request for Proposals for the above-named project, with responses due no later than Submission Deadline stated below.

The Key Largo Fire and Emergency Medical Services District (hereinafter the "Fire District" or "KLFEMS") is seeking to obtain bids from qualified proposers for a completed project for the **KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT FIRE STATION EXPANSION CONSTRUCTION** in accordance with the terms, conditions, and specifications contained in this bid (RFP).

All responses to this Request for Proposals MUST be prepared as indicated in SECTION 1.3 and delivered to the Key Largo Fire and Emergency Medical Services District c/o Vernis & Bowling, ATTN: Carol Greco, 81990 Overseas Hwy, #300, Islamorada, FL 33036.

Solicitation responses submitted by any other means <u>WILL NOT</u> be accepted. All competitive solicitations will be publicly opened on the "Bid Opening" date stated on the Anticipated Schedule of Events on Page 2 of this RFP. The "Bid Opening" will be held at Station 24, 1 East Drive, Key Largo, FL 33037, open to the public and will also be accessible via Zoom. Submissions received after the assigned Submission Deadline <u>WILL NOT</u> be accepted by the Fire District.

A copy of the complete solicitation package may be obtained from the KLFEMS website: https://klfirerescueems.com/

If you do not have internet access, you may obtain the documents by calling **DemandStar at 866-273-1863** and request document number **23-001** or call Carol Greco at Vernis & Bowling at (305) 664-4675, however proposals **must be** submitted to the **Key Largo Fire and Emergency Medical Services District c/o Vernis & Bowling, 81990 Overseas Hwy, #300, ATTN: Carol Greco, Islamorada, FL 33036.** 

## SUBMISSION DEADLINE: RESPONSES ARE DUE BY MAY 25, 2023 at 10:00 AM (E.S.T.)

ATTN: CAROL GRECO, KLFEMS CLERK c/o VERNIS & BOWLING 81990 OVERSEAS HWY. #300 ISLAMORADA, FL 33036 TELEPHONE: (305) 664-4675

EMAIL: cgreco@florida-law.com

## Contents

Key Largo Fire and Emergency Medical Services District	1
ANTICIPATED SCHEDULE OF EVENTS	2
SECTION 1-INTRODUCTION AND INFORMATION	4
SECTION 2-GENERAL TERMS AND CONDITIONS	7
SECTION 3-QUALIFICATIONS OF PROPOSER & CONSIDERATION OF AWARD	26
SECTION 4-SPECIAL CONDITIONS	31
SECTION 5-SPECIFICATIONS	42
SECTION 6-SELECTION PROCESS	45
Attachment A - CONSTRUCTION CONCEPTUAL DESIGN ELEMENTS	
Attachment B - BID SET DRAWINGS	
Attachment C – SAMPLE FORM OF AGREEMENT	

## ANTICIPATED SCHEDULE OF EVENTS

The tentative schedule of events, relative to this solicitation shall be as follows:

<u>Event</u>	Date (on or by)
Advertisement of RFP	4/13/2023
Pre-Submittal Meeting	4/24/2023 at 3:00 PM E.S.T.
Last day for questions/clarification	5/5/2023 by 10:00 AM E.S.T.
Last day for addendum to be posted	5/12/2023 by 10:00 AM E.S.T.
Submission deadline	5/25/2023 at 10:00 AM E.S.T.
Bid Opening	6/6/2023 at 3:00 PM E.S.T.
Recommendation for Award	First available Fire District Board meeting

Note: All dates and times above are subject to change at the Fire District's discretion.

## ☑ PRE-SUBMITTAL CONFERENCE (applicable if box checked):

A pre-submittal conference shall be held on **April 24, 2023, at 3:00 PM E.S.T.** at the Key Largo Fire and Emergency Medical Services District Station 24 located at 1 East Drive, Key Largo, Florida 33037.

Attendance at the pre-submittal conference is encouraged, and it is strongly recommended that prospective bidders visit the project site in advance of the pre-submittal meeting. The project site is located at 1 East Drive, Key Largo, Florida 33037. The area is restricted, and bidders may inspect the property with assigned personnel. Bidders are encouraged to visit the site prior to bidding to confirm the existing conditions that may affect the bidder's estimate and work. The Fire District will not be held responsible for an incorrect price proposal due to Proposer's misunderstanding of requirements, measurements, or services required. This information session presents an opportunity for the Proposers to ask questions regarding the solicitation requirements and clarify any information about the site location.

No modification or changes will be allowed because of the failure of the Proposer to carefully review all available information, visit the project site(s) or attend the pre-submittal conference.

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## SECTION 1-INTRODUCTION AND INFORMATION

## 1.1 PURPOSE

The Key Largo Fire and Emergency Medical Services District is seeking to obtain proposals from qualified proposers for the expansion construction of the *KLFEMS Fire Station 24* located at *1 East Drive, Key Largo, Florida 33036* in accordance with the terms, conditions, and specifications contained in this RFP pursuant to Section 255.20, Florida Statutes, and Section 287.055, Florida's Consultant's Competitive Negotiation Act (CCNA), and the Fire District's adopted procurement policy. Proposals submitted shall include all material, labor, equipment, tools, service, transportation, and supervision necessary to properly complete the work in a safe, effective, and efficient manner and in accordance with the terms of this RFP.

## 1.2 <u>INFORMATION/CLARIFICATION</u>

Questions related to the solicitation shall be submitted in writing to Carol Greco, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> no later than May 5, 2023 @ 10:00 AM E.S.T. No questions or clarifications will be considered after that date and time. Questions must be typed or printed. Responses will be posted as an addendum and made available on the KLFEMS website (www. <a href="http://klfirerescueems.com">http://klfirerescueems.com</a>) or on the DemandStar website (www.DemandStar.com) All responses and inquiries for clarification will be posted to DemandStar.

## 1.3 SUBMISSION AND RECEIPT OF PROPOSALS

In order to be considered, proposals shall be submitted in accordance with this competitive solicitation. Separate proposals must be submitted for each competitive solicitation issued by the Fire District.

- 1.3.1 Firms interested in being considered for these services shall submit, a total of six (6) copies of the Proposal, signed by a person(s) legally authorized to bind the Firm, in a three-ring binder format:
  - One (1) copy marked "original"
  - Five (5) copies
  - One (1) flash drive containing all original documents of the required response.
  - 1.3.1.1 Proposals shall respond to each of the Criteria in the same order listed and use tabs to identify each section. The Proposal shall be limited to 70 informational pages, plus the pages required for AIA Form 305. Proposals shall be submitted in a sealed package clearly labeled with the RFP number and the name of the submitting Firm.
  - 1.3.1.2 Submissions by corporations must be executed in the corporate name by the President or other corporate officer accompanied by evidence of authority to

- sign. The corporate address and state of incorporation must be shown below the signature.
- 1.3.1.3 Submissions by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signatures.
- 1.3.2 All Submissions received from Proposers in response to the competitive solicitation will become the property of the Fire District. In the event of contract award, all documentation produced as part of the contract shall become the exclusive property of the Fire District.

In order to be considered, Proposers are solely responsible for making certain that their submission is received by the KLFEMS by the Submittal Deadline. No oral, telegraphic, electronic, facsimile, or telephonic submissions or modifications will be considered unless otherwise specified herein or in a written addenda issued by the Fire District. It is the responsibility of the Proposer to see that any proposal submitted shall have enough time to be received by the Fire District before the Submission Deadline. The Proposer shall be responsible for ensuring that the required solicitation documents are properly delivered before the Submission Deadline.

## 1.4 <u>INTERPRETATIONS AND ADD</u>ENDA

1.4.1 All Proposers shall carefully examine the solicitation documents. Any ambiguities or inconsistencies shall be brought to the attention of the Fire District in writing prior to the Submittal Deadline. Any questions concerning the intent, meaning and interpretation of the solicitation documents shall be submitted in writing to Carol Greco, KLFEMS Clerk, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> no later than May 5, 2023 at 10:00 AM E.S.T. No person is authorized to give oral interpretations of, or make oral changes to, the solicitation documents. Therefore, oral statements will not be binding and should not be relied upon. Changes or interpretations may only be made by a written document issued by the Fire District in the form of an addendum issued prior to the established addendum deadline.

It is the responsibility of the Proposer to receive, acknowledge, and review all addenda that are issued. Proposers should check online at the DemandStar website (<a href="www.demandstar.com">www.demandstar.com</a>) prior to submitting their proposal and up until the Submission Deadline in the event additional addenda are issued.

If a Proposer submits their proposal prior to the Submission Deadline and addenda are issued thereafter, the Proposer will be contacted and the submission status will change to an INCOMPLETE STATUS.

The Proposer is solely responsible for:

- making any required adjustments to their submission based on any addenda issued; and
- acknowledging the addenda; and
- ensuring the re-submitted proposal is RECEIVED by the stated Submission Deadline.
- 1.4.2 All addenda are a part of the contract documents and each Proposer will be bound by such addenda, whether received by Proposer or not. It is the responsibility of each Proposer to verify that the Proposer has received all addenda issued prior to the Submittal Deadline. No verbal interpretations may be relied upon.
- 1.4.3 Any claim that the solicitation documents and the requirements and procedures set forth herein violate any applicable law or regulation or the right of any Proposer shall be made in writing and submitted to Carol Greco, KLFEMS Clerk, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> at least ten (10) calendar days prior to the Submittal Deadline or said claim shall be deemed to be waived. The claim shall state the specific section or provision that Proposer claims is in violation and detail the alleged violation with specificity.

## 1.5 <u>INSURANCE</u>

- 1.5.1 The successful vendor shall not commence construction services pursuant to the terms of this RFP and the attached Contract, until certification or proof of compliance with the insurance requirements set forth herein have been received and approved by the Fire District in accordance with the criteria outlined in Section 4.5. Any questions as to the intent of meaning of any part of the insurance requirements set out in the attached contract should be directed in writing to Carol Greco, KLFEMS Clerk, via email to cgreco@florida-law.com.
- 1.5.2 AT THE TIME OF EXECUTION OF THE CONTRACT, THE SUCCESSFUL PROPOSER SHALL SUBMIT ADDITIONAL CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT THE KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT IS AN ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGE AND THE OPERATIONS OF THE SUCCESSFUL PROPOSER
  - UNDER THE CONTRACT. Insurance Companies selected must be acceptable to the FIRE DISTRICT. All the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to Fire District by certified mail. Such notice shall constitute a default by the Successful Proposer.

## **END OF SECTION 1**

## SECTION 2-GENERAL TERMS AND CONDITIONS

These general terms and conditions apply to all offers made to the Key Largo Fire and Emergency Medical Services District by all prospective firms responding to Fire District solicitations, including but not limited to Invitations for Bid, Requests for Quotation and Requests for Proposal. As such, the words "quotation," "bid," "submission," and "proposal" may be used interchangeably in reference to all offers submitted. Any terms or conditions within the Special Terms and Conditions or Sample Agreement for this competitive solicitation shall control in the event of variance or conflict with these General Terms and Conditions

## 2.1 ACCEPTANCE / REJECTION

Fire District reserves the right to accept or to reject any or all proposals and make the award to that Proposer, who in the opinion of the Fire District, will be in the best interest of and/or the most advantageous to the Fire District. Fire District also reserves the right to reject the proposal of any proposer who has previously failed in the proper performance of an award or to deliver on time contracts of a similar nature or who is not in a position to perform properly under this award, as determined by the Fire District. Fire District reserves the right to waive any irregularities and technicalities and may, at is discretion, reject all proposals and request a resolicitation.

## 2.2 CORRECTION, CANCELLATION, OR WITHDRAWAL OF BIDS

#### 2.2.1 Correction on bids.

- a. Mathematical errors Errors in extension of unit prices or mathematical calculations may be corrected by the Clerk or designee prior to award. The unit prices shall not be changed.
- b. Non-Judgmental Mistakes A bidder shall be permitted to correct clerical, non-judgmental mistakes of fact in their bid.
- c. Voluntary reduction of price—The Fire District may accept a voluntary reduction from a low bidder after the Submittal Deadline, if such reduction is not conditioned on, nor results in, the modification or deletion of any condition contained in the invitation for bids. A voluntary reduction may NOT be used to ascertain the lowest responsive bidder.

## 2.2.2 Cancellation of bids.

- a) Any time prior to bid or proposal opening date and time, the Fire District may cancel or postpone the bid opening or cancel the invitation for bid in its entirety.
- b) After bids are open, any or all bids may be rejected by the Fire District.

## 2.2.3 Withdrawal of bids.

a) Any bidder may voluntarily withdraw or amend their bid at any time prior to the bid opening by providing written notice to the Fire District. Amendments should be forwarded to the Fire District Clerk or designee, sealed and identified.

After bid opening, vendors shall not be allowed to withdraw a bid within less than ninety (90) days, unless otherwise stated in the invitation to bid with the following exception—The bid is so outrageous as to be a prima facie evidence of a bid

mistake, but a mistake that cannot be corrected by correction of mathematical computation.

## 2.3 ALTERNATIVES/APPROVED EQUAL/DEVIATIONS

- 2.3.1 Manufacturer's name, trade name, brand name information and/or model/catalog numbers are used in these specifications for information and establishment of a quality level desired and are not intended to restrict competition unless otherwise specified in the solicitation. The Proposer may offer any brand that meets or exceeds the specifications for any item(s) unless the specification specifically requires the use of a certain brand or model to provide for compatibility with existing items already in place at the Fire District.
- 2.3.2 Requests for approval for substitutes shall include all supporting documentation, and shall be submitted Carol Greco, KLFEMS Clerk, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> prior to May 5, 2023 at 10:00 AM E.S.T.. The Proposer must indicate on the alternate form the proposed equivalent product's manufacturer name and model/catalog number, and shall submit complete descriptive literature and/or specifications with the form for any proposed equivalent product. The burden of proof for specification compliance is solely on the Proposer. The Fire District reserves the right to be the sole judge of what is equal and acceptable.

## 2.4 ASSIGNMENT OF CONTRACT

The Successful Proposer shall not transfer or assign the performance required by the Contract Documents without the prior written consent of the Fire District. Any award issued pursuant to this solicitation and monies that may become due hereunder are not assignable except with prior written approval of the Fire District. No such approval will be construed as making the Fire District a part of or party to such assignment or subjecting the Fire District to liability of any kind to any assignee. No subcontract or assignment shall, under any circumstances, relieve the Successful Proposer of its liability and obligation under the awarded contract. Notwithstanding any assignment that was not approved in writing by the Fire District, the Fire District shall deal through the Successful Proposer only. However, if the Successful Proposer is sold during the life of the contract, the buying agent must provide the Fire District with a letter signed by an officer of the new owner who can legally bind the company, stating that they will continue to perform the requirements of the contract in compliance with all the terms, conditions, and specifications so stated in the subject contract.

## 2.5 <u>AUDIT RIGHTS</u>

The Fire District reserves the right to audit the records of the Successful Proposer at any time during the performance and term of the awarded contract and for a period of three (3) years after completion and acceptance by the Fire District. If required by the Fire District, the Successful Proposer agrees to submit to an audit by an independent certified public accountant selected by the Fire District. The Successful Proposer shall allow the Fire District to inspect,

examine, and review the records of the Successful Proposer at any and all times during normal business hours during the term of the Contract.

## 2.6 AVAILABILITY OF FUNDS / BUDGETARY CONSTRAINTS

The obligation of the Fire District for payment to a Successful Proposer is limited to the availability of funds appropriated in the current fiscal period, and continuation of the contract into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

## 2.7 AWARD OF CONTRACT

2.7.1 A sample contract is made a part of this competitive solicitation. The final contract shall include any additional terms and conditions as approved by the Fire District Board and approved as to form and legal sufficiency by the Fire District Attorney. The award and execution of the final contract shall comply with the CCNA, Section 287.055 of the Florida Statutes, as amended.

## 2.7.2 AWARD OF CONTRACT

- a) See Section 3 Qualifications of Proposer & Consideration of Award.
- b) The Proposer to whom award is made shall execute a written contract within fifteen (15) calendar days after the Contract Award unless the Fire District, by written authorization, grants an extension of no more than ten (10) calendar days (maximum extension permitted). If the Proposer to whom the first award is made fails to enter into a Contract as herein provided, the award may (at the sole discretion of the Fire District) be revoked and the contract awarded to the second highest ranked, responsive, responsible Proposer. Such Proposer shall fulfill every stipulation embraced herein as if the Proposer were the original party to whom the award was made. The contract contained herein shall be the contract to be executed and shall include the entire Proposal submitted by the Successful Proposer, unless otherwise modified by the Fire District. The Fire District Attorney reserves the right to modify the sample contract contained herein as deemed necessary and in the best interest of the Fire District prior to the execution of the contract.
- c) All Proposers must disclose with their Proposal the name of any officer, director or agent who is also an employee of the Fire District. Further, all Proposers must disclose the name of any Fire District employee who owns, directly or indirectly, an interest in the Proposer's firm or any of its branches.

## 2.8 BACKGROUND CHECKS

2.8.1 Criminal Background Checks are required for any contracts which require a contractor, subcontractor, consultant or subconsultant to perform work in or on Fire District property where the contractor or any subcontractors or employees will perform work or services in close proximity to facilities with minors, the elderly or persons with special needs or where the services are of a nature which would reasonable warrant

background checks, the contractor, subcontractor, consultant or sub-consultant who is doing the work in or on Fire District property shall be required to undergo a criminal background check, at the contractor's expense.

2.8.2 All criminal background checks must be conducted prior to any covered individual's initial access to Fire District's property and, depending on the contract's term, on an annual basis thereafter. The contractor or consultant shall be required to submit an affidavit on the form included in the RFP, certifying that background checks have been completed for all employees and certify that no employee who has been convicted or who has entered a plea of nolo contendere for any crime set forth in any applicable State law provision.

## 2.9 PROPOSALS TO REMAIN OPEN

- 2.9.1 All Proposals shall remain valid offers for Ninety (90) calendar days after the Submission Deadline, unless a longer period of time is stated in the solicitation documents. The Fire District may, at its sole discretion, release any Proposal and return the Bid Bond prior to the end of the 90-day period.
- 2.9.2 Extensions of time when Proposals shall remain valid offers beyond the Ninety (90) day period may be made only by mutual written agreement between the Fire District, the Successful Proposer, and the surety, if any, for the Successful Proposer.

## 2.10 PROPOSERS COSTS

The Fire District shall not be liable for any costs incurred by Proposers in responding to this competitive solicitation.

## 2.11 PROPOSERS REPRESENTATION

By virtue of its submission of a response to the competitive solicitation, Proposer represents that it has reviewed all information which it has reason to believe is relevant to the making of this Proposal, including any necessary site inspections and field inspections, measurements and visits and that there is no information that it does not possess that it believes is necessary to make a fully informed and accurate proposal submission.

## 2.11.1. Mistakes

a) Proposers are cautioned to examine all terms, conditions, specifications, drawings, exhibits, addenda, delivery instructions, and special conditions pertaining to the competitive solicitation. Failure of the Proposer to examine all pertinent documents shall not entitle Proposer to any relief from the conditions imposed in the solicitation documents and contract and may lead to rejection of a Proposal.

## 2.12 CHANGE ORDERS

The Fire District is authorized to approve and initiate change orders determined in the judgment of the Fire District to be in the public interest as follows:

- a) All change orders decreasing the cost of the contract to the Fire District; provided, however, such decrease does not materially alter the character of the work contemplated by the contract.
- b) All change orders increasing the cost of the contract to the Fire District, upon Board approval, provided that sufficient budgeted funds are available.
- c) All change orders increasing the cost of any contract, up to five (5) percent of the original contract amount, provided that sufficient budgeted funds are available.
- d) All other change orders must be accompanied with a cost estimate covering the proposed goods and/or services and must be formally approved by the Fire District Board before work may be authorized to begin. No claim against the Fire District for extra work in furtherance of such change order shall be allowed unless prior written authorization has been provided by the Fire District, notwithstanding any other provision, contractual or otherwise.
- e) Change orders shall not artificially be distributed or divided so as to bring the amount within the approval level of the Fire District. Proposed change orders shall include all logically connected work required to be done at the time of the change order proposal.
- f) Work defined by the scope of a change order may not be commenced until obtaining final approval of the change order.

## 2.13 <u>FIRE DISTRICT CONTRACT MANAGER</u>

The Fire District shall designate a Contract Manager who shall act on behalf of the Fire District with respect to monitoring contractor performance under the awarded contract.

The administration of the awarded contract is vested in the Contract Manager. The Contract Manager shall have complete authority to require the Successful Proposer to comply with all provisions of the awarded contract. However, the provisions of the awarded contract shall not be altered, waived or revoked by the Contract Manager.

The Contract Manager's principal duties shall include:

- a) Liaison with the Successful Proposer.
- b) Coordinate and approve all work under the contract.
- c) Resolve any disputes.
- d) Assure consistency and quality of Successful Proposer's performance.
- e) Schedule and conduct contractor performance evaluations and document findings.
- f) Review and approve for payment all invoices for work performed or items delivered.

## 2.14 CODE OF ETHICS

Any contractor or subcontractor that is found to have violated the ethical standards set forth in the Florida Code of Ethics or any other applicable ethical standards pursuant to state or federal law may be subject to punishment, including contract suspension or termination, and the reporting of any contractor found to have violated these ethical standards to the appropriate disciplinary agency. The Fire District shall not execute a contract, and reserves the right to terminate a contract already in place, if it is discovered that there has been a violation any applicable ethics regulations, any ethics provision of a procurement solicitation, or any local, state, or federal law, including, but not limited to:

- a) Conflicts of interest
- b) Kickbacks
- c) Solicitation of procurement by payment of a gratuity or offer of employment.
- d) Acceptance of gratuity or offer of employment resulting from solicitation of procurement.
- e) Violations of the Cone of Silence.
- f) Any other improper or unlawful attempt to influence the outcome of procurement.

## 2.15 COMPETENCY OF PROPOSERS/QUALIFICATIONS STATEMENT

Proposals will be considered only from firms that are regularly engaged in the business of providing services as described in the solicitation documents and who can provide evidence that they have established a satisfactory record of performance and sufficient personnel, equipment, and organization to ensure satisfactory execution of the services under the terms and conditions herein stated. The term "equipment and organization" as used herein shall be construed to mean a fully equipped and well-established company in line with the best business practices in the industry and as determined by the proper authorities of the Fire District.

Each Proposer shall complete the Qualifications Statement with their Proposal. Failure to submit the Qualifications Statement and the documents required there under with the Proposal may constitute grounds for rejection of the Proposal.

The Fire District reserves the right to make a pre-award inspection of the Proposer's facilities and equipment prior to award of the Contract.

#### 2.16 COMPLIANCE WITH LAWS:

Notice is hereby given that the Successful Proposer, its officers, agents, employees and contractors must be familiar with all Federal, State and Local laws, ordinances, rules, codes and regulations and site conditions that may affect the work and the relation and effect of these laws and regulations on the site and the project. Ignorance on the part of the Proposer will in no way relieve him from the responsibility of compliance herewith. It shall be the duty of the Successful Proposer to thoroughly investigate all aspects and requirements of the site, project and specifications prior to submitting a Proposal. Submission of a Proposal shall constitute a statement that the Proposer has fully conducted all necessary inspections, reviews, and investigations.

It is agreed and understood that if the Fire District calls to the attention of Successful Proposer any such violations on the part of the Successful Proposer, its officers, agents, employees, contractors, then Successful Proposer shall immediately desist from and correct such violation. If Successful Proposer is in violation of any law, Successful Proposer shall be

solelyresponsible for coming into compliance with such law and shall be solely responsible for the payment of any fine charged for such violation.

- 2.16.1 The Successful Proposer and all its agents shall comply with all federal, state and local regulations, including, but not limited to, nondiscrimination, wages, social security, workers' compensation, licenses, and registration requirements. The Successful Proposer shall include this provision in all subcontracts issued as a result of this Agreement.
- 2.16.2 No person, on the grounds of race, creed, color, religion, national origin, age, gender, or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this Agreement.
- 2.16.3 This RFP and the awarded contract shall be governed by and construed in accordance with the laws of the State of Florida.
- 2.16.4 Any dispute concerning performance of the awarded contract shall be processed as described herein. Jurisdiction for any damages arising under the terms of the Agreement will be in the courts of the State of Florida, and venue will be in Monroe County, Florida. Except as otherwise provided by law, the parties agree to be responsible for their own attorney fees incurred in connection with disputes arising under the terms of this Agreement.

## 2.17 CONDITIONS OF MATERIALS

All materials and products supplied by the Successful Proposer in conjunction with this solicitation shall be new, warranted for their merchantability, fit for a purpose, free from defects and consistent with industry standards. The products shall be delivered to the Fire District in excellent condition. If any of the products supplied to the Fire District are found to be defective or do not conform to the specifications, the Fire District reserves the right to return the product to the Successful Proposer at no cost to the Fire District. Successful Proposer shall furnish all guarantees and warranties to the Fire District prior to final acceptance and payment. The warranty period that may be specified below shall commence upon final acceptance of the product.

## 2.18 <u>CONE OF SILENCE</u>: A Cone of Silence shall apply as follows:

- 2.18.1 A Cone of Silence shall be in effect during a Competitive Solicitation beginning upon the advertisement for requests for proposals, requests for qualifications and competitive bids or during such other procurement activities as declared by the Fire District Board. The Cone of Silence shall terminate at the time the Fire District Board takes final action or gives final approval of a contract, rejects all bids or responses to the Competitive Solicitation, or takes other action, which ends the Competitive Solicitation.
  - 2.18.2 Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a Competitive Solicitation or that is subject to being evaluated or having its response evaluated in connection with a Competitive Solicitation, including a person or entity's representative shall not have any

- communication with any Fire District representative and their respective support staff or any person or group of persons appointed or designated by the Fire District Board to evaluate, select, or make a recommendation to the Fire District Board regarding a Competitive Solicitation.
- 2.18.3 The Cone of Silence shall not apply to written or oral communications with legal counsel for the Fire District or the Clerk for the Fire District.
- 2.18.4 Any action in violation of this section shall be cause for disqualification of the bid or the proposal. The determination of a violation shall be made by the Fire District Board.

## 2.19 <u>CONFLICT OF INTEREST</u>

- 2.19.1 The Proposer covenants that they presently have no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. The Proposer further covenants that no person having any such known interest shall be employed or conveyed an interest, directly or indirectly, in the contract.
  - 2.19.2 No contract will be awarded to a Proposer who has Fire District elected officials, officers or employees affiliated with it, unless the Proposer has fully complied with current Florida State Statutes and Fire District regulations relating to this issue. Proposers must disclose any such affiliation. Failure to disclose any such affiliation will result in disqualification of the Proposer and removal of the Proposer from the Fire District's Proposer's List, and Proposer's prohibition from engaging in any business with the Fire District.

## 2.20 INDEPENDENT CONTRACTOR

2.20.1 The Proposer represents itself to be an independent firm offering such services to the general public and shall not represent itself or its employees to be employees of the Fire District. Therefore, the Proposer shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, worker's compensation, employee insurance, minimum wage requirements, overtime, and other expenses, and agrees to indemnify, save, and hold the Fire District, its officers, agents, and employees, harmless from and against, any and all loss; cost (including attorney fees); and damage of any kind related to such matters.

## 2.21 CONTRACT EXPIRATION

In the event services are scheduled to end because of the expiration of this contract, the Successful Proposer shall continue the service upon the request of the Fire District. The extension period shall not extend for more than ninety (90) days beyond the expiration date of the existing contract. The Successful Proposer shall be compensated for the service at the rate in effect when this extension clause is invoked by the Fire District.

#### 2.22 DAMAGE TO PUBLIC OR PRIVATE PROPERTY

- 2.22.1 The Successful Proposer shall at all times use all means necessary to protect property. Damage to public and/or private property shall be the responsibility of the Successful Proposer and shall be repaired and/or replaced at no additional cost to the Fire District.
- 2.22.2 If property (public or private) is damaged while Successful Proposer is performing work specified or while being removed for the convenience of the work, it shall be repaired or replaced at the expense of the Successful Proposer in a manner acceptable to the Fire District prior to the final acceptance of the work. Successful Proposer will be responsible for applying and securing any permits that may be required to complete such repairs. Such property shall include but not be limited to: existing facilities and all of its components, site amenities, concrete and/or asphalt surfaces, vehicles, structures, sidewalks, curbs and gutters, driveways, utilities, etc.
- 2.22.3 Successful Proposer must provide protection necessary to prevent damage to property being repaired or replaced. The Successful Proposer shall be responsible for the protection of property in the areas in the vicinity of the project; and for the protection of his own equipment, supplies, materials and work, against any damage resulting from the elements (such as flooding, rainstorms, wind damage, or other acts of God) or vandalism.
- 2.22.4 If the work site has any pre-existing damage, the Successful Proposer shall notify the Fire District in writing. Failure to do so shall obligate the Successful Proposer to make repairs per the above section.

## 2.23 DEFAULT

In the event the Successful Proposer defaults in any of the terms, obligations, restrictions or conditions in the Contract Documents, the Fire District shall give the Successful Proposer written notice by registered, certified mail or hand delivery to Successful Proposer's office of the default and that such default shall be corrected or actions taken to correct such default shall be commenced within ten (10) calendar days thereof. In the event the Successful Proposer has failed to correct the condition(s) of the default or the default is not remedied to the satisfaction and approval of the Fire District, the Fire District shall have all legal remedies available to it, including, but not limited to termination of the Contact in which case the Successful Proposer shall be liable for all procurement and re-procurement costs and any and all damages permitted by law arising from the default and breach of the Contract.

## 2.24 DELETION OR MODIFICATION OF SERVICES

The Fire District reserves the right to add or delete any portion of the awarded contract at any time without cause, and if such right is exercised by the Fire District, the total fee shall be increased or reduced in the same ratio as the estimated cost of the work based on the unit prices set forth on the Proposal Fee page.

## 2.25 DISADVANTAGED BUSINESS ENTERPRISE (DBE) PARTICIPATION

Proposers are advised that the Fire District promotes equal employment opportunity (EEO) and encourages the participation of minority and women business enterprises (M/WBE) as well as small business enterprises (SBE) in all aspects of contracting. Joint venturing at the prime and sub-consultant levels is encouraged where the joint venture results in a more qualified and/or more diverse proposer. Proposers shall make efforts to maintain no less than fifteen (15) percent DBE participation for contracts over one hundred thousand dollars (\$100,000.00). The Fire District will accept certifications from offerors, including their subcontractors identified in their response, as defined and certified by the Florida Department of Management, Office of Supplier Diversity or other certifying organizations or jurisdictions in accordance with Section 287.0943 (1) and (2) Florida Statutes. Any contractor awarded a contract further agrees that it will abide by any applicable federal or state regulations or requirements regarding DBE participation.

## 2.26 DISQUALIFICATION OF PROPOSERS

Proposers may be disqualified for any of the following reasons:

- a) Interest by the same person in more than one Proposal.
- b) Collusion among or between Proposers.
- c) Unbalanced proposals; that is, proposals in which the prices for the same items or services are out of all proportion to those prices from others.
- d) Lack of responsibility on the part of Proposers (for example, but without limitation, no Proposer would be considered responsible who has failed to carry out any contract in which the Fire District has been directly or indirectly concerned.)
- e) Lack of experience or capital, on the part of Proposers. Evidence of experience, ability, and financial standing, as well as a statement regarding machinery available be required of any or all Proposers. Failure of the Successful Proposer to possess a current business tax receipt, issued by Monroe County, which will allow the Successful Proposer to obtain the required permits or have the ability to obtain a Monroe County Business Tax Receipt within 14 calendar days to perform the work specified.
- f) Submission of a non-responsive Proposal.

## 2.27 DRUG FREE WORKPLACE (DFW)

In accordance with Florida Statute Section 287.087, whenever two (2) or more proposals which are equal with respect to price, quality, and service are received by the Fire District for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

## 2.28 EMPLOYMENT VERIFICATION (E-VERIFY)

The Successful Proposer shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of the contract. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination.

If this contract is terminated for a violation of the statute by the Successful Proposer, the Successful Proposer may not be awarded a public contract for a period of one (1) year after the date of termination. All cost(s) incurred to initiate and sustain the aforementioned program shall be the responsibility of the Successful Proposer. Failure to meet this requirement may result in termination of the Agreement by the Fire District.

#### 2.29 FORCE MAJEURE

If either party is prevented from performing its obligations hereunder as a result of government regulations, fires, strikes or other causes beyond the control of such party, the obligation to so perform shall be suspended for a reasonable time during which such condition continues to exist. If an actual or potential labor dispute delays or threatens to delay Successful Proposer's timely performance, the Successful Proposer shall immediately notify the Fire District in writing.

## 2.30 GRANT FUNDED PROJECTS

The Fire District may use Federal Procurement Standards included in Title 2 CFR Part 200, which requires the non-Federal entity (Key Largo Fire and Emergency Medical Services District) to conduct procurements in a manner that prohibit the use of statutorily or administratively imposed in-State or local geographic preferences in the evaluation of bids or proposals. Therefore, consistent with Title 2 CFR Section 200.319(b), the Office of Economic and Small Business Development (OESBD) may establish a County Business Enterprise (CBE) goal on this project.

## 2.31 INDEMNIFICATION/HOLD HARMLESS

2.31.1 Successful Proposer shall at all times hereafter indemnify, hold harmless and, at the Fire District Attorney's option, defend or pay for an attorney selected by the Fire District Attorney to defend Fire District, its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any kind, including attorney fees, court costs, and expenses, caused or alleged to be caused by intentional or negligent act of, or omission of, Successful Proposer, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of the awarded Contract including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. In the event any lawsuit or other proceeding is brought against Fire District by reason of any such claim, cause of action or demand, Successful Proposer shall, upon written notice from Fire District, resist and defend such lawsuit or proceeding by counsel satisfactory to Fire District or, at Fire District's option, pay for an attorney selected by Fire District Attorney to defend Fire District. The provisions and obligations of this section shall survive the expiration or earlier termination of this contract. To the extent considered necessary by the Contract Administrator and the Fire District Attorney, any sums due to Successful Proposer under the awarded contract may be retained by Fire District until all of Fire District's claims for

indemnification pursuant to the awarded contract have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by Fire District. Nothing in this competitive solicitation or Agreement shall be deemed a waiver or limitation of any sovereign immunity provided by law or any limitation of the Fire District's liability in any statute or as otherwise provided by law.

- 2.31.2 To ensure the indemnification obligation contained above, Successful Proposer shall, at a minimum, provide, pay for, and maintain in force at all times during the term of the awarded contract (unless otherwise provided), the insurance coverages set forth in Section 4.5. Each insurance policy shall clearly identify the foregoing indemnification as insured.
- 2.31.3 PATENT AND COPYRIGHT INDEMNIFICATION: Successful Proposer agrees to indemnify, defend, save and hold harmless the Fire District, its officers, agents and employees, from all claims, damages, losses, liabilities and expenses arising out of any alleged infringement of copyrights, patent rights and/or the unauthorized or unlicensed use of any material, property or other work in connection with the performance of the awarded contract. This provision shall survive the termination of this contract.
- 2.31.4 Successful Proposer shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with the foregoing indemnification's including, but not limited to, reasonable attorney's fees (including appellate attorney's fees) and costs. This provision shall survive the termination of the contract between the Fire District and the Successful Proposer.
- 2.31.5 Fire District reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of Successful Proposer under the indemnification agreement. Nothing contained herein is intended nor shall it be construed to waive Fire District's rights and immunities under the common law or Florida Statute Section 768.28, as amended from time to time.

## 2.32 LEGAL REQUIREMENTS:

2.32.1 Applicable provisions of all federal, state, and county laws, and local ordinances, rules and regulations, shall govern development, submittal and evaluation of all proposals received in response hereto and shall govern any and all claims and disputes that may arise between person(s) participating in this procurement and the Fire District, by and through its officers, employees and authorized representatives, or any other person, natural or otherwise. Lack of knowledge by any Proposer shall not constitute a cognizable defense against the legal effect thereof.

- 2.32.2 The Legal Advertisement, Notice of Request for Proposal, Standard Terms and General Conditions, Special Conditions, Specifications, Instructions to Proposers, Exhibits, Addenda and any other pertinent documents form a part of this competitive solicitation and by reference are made a part of any response to this competitive solicitation.
- 2.32.3 Pursuant to Section 838.22(1) Florida Statutes, it is unlawful for a Proposer to knowingly and intentionally influence or attempt to influence any competitive solicitation of the Fire District.

## 2.33 NO EXCLUSIVE CONTRACT/ADDITIONAL SERVICES

Proposer agrees and understands that, unless specifically and expressly provided for herein, the Contract shall not be construed as an exclusive arrangement and further agrees that the Fire District may, at any time, secure similar or identical services at its sole option.

## 2.34 NON-COLLUSIVE AFFIDAVIT

Proposer certifies that the proposal is made without prior understanding, agreement, or connection with any other corporation, firm or person submitting a Proposal for the same materials, services supplies, or equipment and is in all respects fair and without collusion or fraud.

Each Proposer shall complete the Non-Collusive Affidavit Form and shall submit the form with the Proposal. The Fire District considers the failure of the Proposer to submit this document to be a major irregularity and may be cause for rejection of the Proposal.

## 2.35 NON-CONTINGENT FEE

Proposer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Proposer to solicit or secure award of a contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Proposer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making a contract. For the breach or violation of this provision, the Fire District shall have the right to terminate the awarded contract without liability at its discretion.

## 2.36 OCCUPATIONAL HEALTH AND SAFETY:

In compliance with Chapter 442, Florida Statutes, any toxic substance listed in Section 38F-41.03 of the Florida Administrative Code delivered as a result of this solicitation must be accompanied by a Material Safety Data Sheet (MSDS), which may be obtained from the manufacturer. The MSDS must include the following information:

- a) The chemical name and the common name of the toxic substance.
- b) The hazards or other risks in the use of the toxic substance, including:
  - The potential for fire, explosion, corrosivity and reactivity;
  - The known acute and chronic health effects of risks from exposure, including the medical conditions that are generally recognized as being aggravated by exposure to the toxic substance; and

- The primary routes of entry and symptoms of overexposure.
- c) The proper precautions, handling practices, necessary personal protection equipment, and other safety precautions in the use of or exposure to the toxic substances, including appropriate emergency treatment in case of exposure.
- d) The emergency procedure for spills, fire, disposal and first aid.
- e) A description in lay terms of the known specific potential health risks posed by the toxic substance intended to alert any person reading this information.
- f) The year and month, if available, that the information was compiled and the name, address, and emergency telephone number of the manufacturer responsible for preparing the information.

## 2.37 PERFORMANCE

Failure on the part of the Proposer to comply with the conditions, terms, specifications and requirements of the solicitation shall be just cause for cancellation of the award; notwithstanding any additional requirements enumerated in the Special Conditions herein relating to performance-based contracting. The Fire District may, by written notice to the Proposer, terminate the Contract for failure to perform. The date of termination shall be stated in the notice. The Fire District shall be the sole judge of nonperformance.

## 2.38 PRICING

- 2.38.1 Prices shall be shown in both unit amounts and extensions whenever applicable. In the event of discrepancies existing between unit amounts and extensions or totals, unit amounts shall govern.
- 2.38.2 Discrepancies in the multiplication of units of work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.
- 2.38.3 All applicable discounts shall be included in the Proposal price for materials and services and will be considered as determining factors in recommending an award in case of tie Proposals. Discounts extended to Fire District shall include but not be limited to those discounts normally extended to governmental agencies as well as the private sector.
- 2.38.4 Chain discounts are not acceptable and will not be considered in determining an award. Bidder may bid only one (1) discount for each item on the Bid Form. Firm discounts and prices are to be quoted for the term of the awarded contract.
- 2.38.5 Proposer warrants by virtue of Proposal, that prices, terms and conditions in the Proposal will be firm for acceptance for a period of Ninety (90) calendar days from the date of the Submission Deadline unless otherwise set forth herein or stated by the Fire District.

2.38.6 The price shall include all, royalties, license fees and other costs arising from the use of such design, device or materials in any way involved in the work as well as all costs of packaging, transporting and delivery to the designated location within Monroe County.

## 2.39 PUBLIC ENTITY CRIMES INFORMATION STATEMENT

As provided in Florida Statute 287.133(2)(a), a person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any 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 public entity, may not be awarded or perform work as a Proposer, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

## 2.40 PUBLIC RECORDS/CONFIDENTIAL INFORMATION

Florida law provides that municipal public records shall, at all times, be open for personal inspection by any person, unless otherwise confidential or exempt under law. Information and materials received by the Fire District in connection with a Proposer's response shall be deemed to be public records subject to public inspection. However, certain exemptions to the public records law are statutorily provided for in Section 119.07, F.S. and other Florida Statutes. Section 119.07, F.S. provides an exemption from public records law for sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier. THE SUCCESSFUL PROPOSER SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 119, FLORIDA STATUTES WITH RESPECT TO ALL PUBLIC RECORDS.

## SPECIFICALLY, THE SUCCESSFUL PROPOSER SHALL:

- 1. Keep and maintain public records required by the Fire District to perform the service.
- 2. Upon request from the Fire District's custodian of public records, provide the Fire District 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 this chapter or as otherwise provided by law.
- 3. 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 the Successful Proposer does not transfer the records to the public agency.
- 4. Upon completion of the contract, transfer, at no cost, to the Fire District all public records in possession of the Successful Proposer or keep and maintain public records required by the Fire District to perform the service. If the Successful Proposer transfers all public records to the Fire District upon completion of the contract, the Successful Proposer shall destroy any duplicate public records that are exempt or confidential and exempt from

public records disclosure requirements. If the Successful Proposer keeps and maintains public records upon completion of the contract, the Successful Proposer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Fire District, upon request from KLFEMS custodian of public records, in a format that is compatible with the information technology systems of the Fire District.

## 5. REQUEST FOR RECORDS; NONCOMPLIANCE.

- (a) A request to inspect or copy public records relating to a Fire District's contract for services must be made directly to the Fire District. If the Fire District does not possess the requested records, the Fire District shall immediately notify the Successful Proposer of the request, and the Successful Proposer must provide the records to the Fire District or allow the records to be inspected or copied within a reasonable time.
- (b) If Successful Proposer does not comply with the Fire District's request for records, the Fire District shall enforce the contract provisions in accordance with the contract.
- (c) A Successful Proposer who fails to provide the public records to the Fire District within a reasonable time may be subject to penalties under s. 119.10.

## 2.41 <u>REJECTION OF PROPOSALS</u>

- 2.41.1 To the extent permitted by applicable state and federal laws and regulations, Fire District reserves the right to reject any and all proposals, to waive any and all informalities, irregularities and technicalities and the right to disregard all nonconforming, non-responsive, unbalanced or conditional proposals. Proposals will be considered irregular and may be rejected, if they show serious omissions, alterations in form, additions not called for, conditions or unauthorized alterations, or irregularities of any kind. The Fire District stresses the importance of filing a complete proposal, which accurately and properly provides all information, requested.
  - 2.41.2 Fire District reserves the right to reject the Proposal of any Proposer if Fire District believes that it would not be in the best interest of Fire District to make an award to that Proposer, whether because the Proposal is not responsive or the Proposer is unqualified or of doubtful financial ability or fails to meet any other applicable standard or criteria established by Fire District.
  - 2.41.3 More than one proposal received for the same work from an individual, firm, partnership, corporation or association under the same or different names will not be considered. Reasonable grounds for believing that any Proposer is interested in more than one proposal for the same work will cause the rejection of all such proposals in which the Proposer is interested. If there are reasonable grounds for believing that collusion exists among the Proposer, the Proposals of participants in such collusion will not be considered.
  - 2.41.4 The reasons for rejection of Proposals stated herein are not intended to be exhaustive.

## 2.42 RESOLUTION OF PROTESTED SOLICITATIONS AND PROPOSED AWARDS

Any actual proposer, offeror, or contractor who is aggrieved in connection with the solicitation of a contract may protest to the KLFEMS Clerk, Carol Greco. All protests shall be submitted in writing within twenty four (24) hours after such aggrieved person knows or should have known the facts giving rise to the alleged grievance.

## 2.43 SCRUTINIZED COMPANIES

- 2.43.1 Successful Proposer certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Fire District may immediately terminate this Agreement at its sole option if the Successful Proposer or its subcontractors are found to have submitted a false certification; or if the Successful Proposer, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.
- 2.43.2 If this agreement is for more than one million dollars, the Successful Proposer certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Fire District may immediately terminate this Agreement at its sole option if the Successful Proposer, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Successful Proposer, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.
- 2.43.3 The Successful Proposer agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.
- 2.43.4 As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

## 2.44 SPECIAL CONDITIONS

Any and all Special Conditions contained in this solicitation document that may be in variance or conflict with the General Conditions shall have precedence over the General Conditions to the extent of such conflict.

## 2.45 SUB-CONTRACTORS

If the Proposer proposes to use subcontractors in the course of providing these services to the Fire District, this information shall be a part of the RFP response. Such information shall be subject to review, acceptance and approval of the FIRE DISTRICT, prior to any contract award. The Fire District reserves the right to approve or disapprove of any subcontractor candidate in its best interest.

## 2.46 TERMINATION FOR CONVENIENCE OF FIRE DISTRICT

Upon seven (7) calendar days written notice delivered by certified mail, return receipt requested, to the Successful Proposer, the Fire District may without cause and without

prejudice to any other right or remedy, terminate the agreement for the Fire District's convenience whenever the Fire District determines that such termination is in the best interest of the Fire District. Where the agreement is terminated for the convenience of the Fire District, the notice of termination to the Successful Proposer must state that the contract is being terminated for the convenience of the Fire District under the termination clause, the effective termination date and the extent of termination. Upon receipt of the notice of termination for convenience, the Successful Proposer shall promptly discontinue all work at the time and to the extent indicated on the notice of termination, terminate all outstanding sub-contractors and purchase orders to the extent that they relate to the terminated portion of the awarded contract and refrain from placing further orders and sub-contracts except as they may be necessary consistent with the termination notice, and complete any continued portions of the work that are not terminated.

## 2.47 WARRANTIES

- 2.47.1 **Warranty of Title**: The Successful Proposer warrants to the Fire District that all goods and materials furnished under the awarded contract will be new unless otherwise specified in writing by the Fire District, and that Successful Proposer possess good, clear, and marketable title to said goods and there are no pending liens, claims or encumbrances whatsoever against said goods. All work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective and rejected by the Fire District.
- 2.47.2 **Warranty of Specifications**: The Successful Proposer warrants that all goods, materials and workmanship furnished, whether furnished by the Successful Proposer or its sub-contractors and suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted.
- 2.47.3 **Warranty of Fitness for a Particular Purpose**: The Successful Proposer warrants the goods shall be fit for and sufficient for the purpose(s) intended.
- 2.47.4 **Warranty of Merchantability**: The Successful Proposer warrants that the goods and faculties to be supplied pursuant to the Agreement are merchantable, of good quality and free from defects, whether patent or latent in material or workmanship.
- 2.47.5 **Warranty of Performance**: The Successful Proposer warrants that the goods, facilities, and quality of construction are warranted to be free of all defects and fully operable in and in good working and aesthetic condition and of a quality that is equal to or better than similar facilities in the area that have been found by their owners to operate in a satisfactory manner.
- 2.47.6 **Warranty of Material and Workmanship**: In addition, and as supplement to the above and all other warranties, the Successful Proposer warrants all material and workmanship for a minimum of one year from date of completion and acceptance by

the Fire District. If within one (1) year after acceptance by the Fire District, or within such larger period of time as may be prescribed by law, or applicable technical specifications, any of the work is found to be defective or not in accordance with the Contract Documents, the Successful Proposer shall after receipt of a written notice from the Fire District to do so, promptly correct the work unless the Fire District has previously given the Successful Proposer a written acceptance of such condition. This warranty does not limit or impair the continuing obligation of Successful Proposer to indemnify and hold the Fire District harmless from all liability or causes of action and any damages of any kind whatsoever, including but not limited to consequential damages, resulting from Successful Proposer's errors or omissions. The Successful Proposer shall transfer all applicable manufacturers' warranties exceeding one (1) year to the Fire District.

- 2.47.7 The Successful Proposer warrants to the Fire District that it will comply with all applicable federal, state and local laws, regulations and orders in carrying out its obligations under the awarded contract.
- 2.47.8 The Successful Proposer warrants to the Fire District that it is not insolvent, it is not in bankruptcy proceedings or receivership, nor is it engaged in or threatened with any litigation, arbitration or other legal or administrative proceedings or investigations of any kind, which would have an adverse effect on its ability to perform its obligations under the awarded contract.
- 2.47.9 The Successful Proposer warrants to the Fire District that the consummation of the work provided for in the Contract Documents will not result in the breach of any term or provision of, or constitute a default under any indenture, mortgage, contract, or agreement to which the Successful Proposer is a party.
- 2.47.10 The Successful Proposer warrants that there has been no violation of copyrights or patent rights either in the United States of America or in foreign countries in connection with the work of the awarded contract.
- 2.47.11 All warranties made by the Successful Proposer together with service warranties and guarantees shall run to the benefit of the Fire District and the successors and assigns of the Fire District.

## **END OF SECTION 2**

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# SECTION 3 – QUALIFICATIONS OF PROPOSER & CONSIDERATION OF AWARD

#### 3.1 ELIGIBILITY

To be eligible to respond to this RFP, the Proposer(s) shall demonstrate that they have at least three (3) similar major renovations (>\$1 million) of fire- rescue station buildings within the past ten (10) years. However, one new build (>\$1 million) of a fire-rescue station building may be substituted for one major renovation to meet this requirement. Proposals will be considered only from firms which are regularly engaged in the business of providing services as described in this proposal and who can provide evidence that they have established a satisfactory record of performance. The Successful Proposer must also be a state certified/licensed general contractor and able to provide the design/build services requested herein.

## 3.2 QUALIFICATIONS STATEMENT

- 3.2.1. Each Proposer shall submit a Qualifications Statement.
- 3.2.2. The Fire District reserves the right to make a pre-award inspection of the Proposer's facilities and equipment prior to awarding the Contract.
- 3.3. No submission will be accepted from, nor will any contract be awarded to, any person, who is in arrears to the Fire District, upon any debt or contract, or who is a defaulter, as surety or otherwise, upon any obligation to said Fire District, or who is deemed irresponsible or unreliable by the Fire District.
- 3.4. Fire District reserves the right to consider a Proposer's financial stability and history of citations and/or violations of environmental regulations in determining a Proposer's responsibility, and further reserves the right to declare a Proposer not responsible if (in the opinion of the Fire District) the Proposer has insufficient financial resources to construct the project or whose history of violations warrant such determination. Proposer shall submit with Proposal, a complete financial disclosure and history of all citations and/or violations, notices and dispositions thereof. The non-submission of any such documentation shall be deemed to be an affirmation by the Proposer that there are no citations or violations. Proposer shall notify Fire District immediately of notice of any citation or violation, which Proposer may receive after the Submission Deadline and during the time of performance of any contract awarded to Proposer.
- 3.5. The Fire District requires submittal of at least five (5) references from the Proposer and applicable Subcontractors to be submitted with the Proposal (References must include name, job title, telephone number and email address of contact person(s). **These references are not to include the Fire District and/or a Fire District employee.** 
  - 3.5.1 Business Trade References
  - 3.5.2 Bank References

- 3.5.3 Other Governmental Agencies where you have been pre-qualified. Indicate trades and dollar amounts.
- 3.5.4 Relevant Experience (Minimum of three (3) references which demonstrate experience as a General Contractor for work of a similar scope performed in Florida in the last 10 years.)

## 3.6 EXAMINATION OF CONTRACT DOCUMENTS & SITE

Before submitting a Proposal, each Proposer must:

- (a) examine the solicitation documents thoroughly;
- (b) consider federal, state and local laws, ordinances, rules and regulations that may in any manner affect cost, progress, performance, or provision, of the goods and/or services;
- (c) fully and thoroughly inspect the site of the proposed work;
- (d) conduct all site examinations deemed necessary to submit an accurate proposal,
- (e) study and carefully correlate Proposer' observations with the solicitation documents; and
- (f) notify in writing Fire District's designated employee of all conflicts, errors, irregularities, or discrepancies in the solicitation documents;
- (g) submit a written statement to the Fire District acknowledging the Proposer's understanding of the current site conditions and work which has been completed or is in progress on the site.

The submission of a Proposal will constitute an incontrovertible representation by Proposer that Proposer has complied with every requirement of this Section 3.6, that without exception the Proposal is premised upon performing the services and/or furnishing the goods and materials and such means, methods, techniques, sequences or procedures as may be indicated in or required by the solicitation documents, and that the solicitation documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions of performance, all site conditions and furnishing of the goods and/or services.

## 3.7 <u>CRITERIA FOR AWARD</u>

The award of the RFP shall be to the most responsive, responsible Proposer whose Proposal is determined to be the most advantageous to the Fire District taking into consideration, in addition to price, the criteria set forth below:

- 3.7.1 The ability, capacity, and skill of the Proposer to perform the contract.
- 3.7.2 Whether the Proposer can perform the contract within the time specified, without delay or interference.

- 3.7.3 The character, integrity, reputation, judgement, experience and efficiency of the Proposer.
- 3.7.4 The quality of performance on previous public or private contracts of similar type.
- 3.7.5 The previous and existing compliance by the Proposer with laws and ordinances relating to this contract.
- 3.7.6 The ability of the Proposer to provide future maintenance and service.

## 3.8 PROPOSED PROJECT PERSONNEL AND CURRENT PROJECT WORKLOAD

## a) Proposed Project Manager:

Provide proposed Project Manager's resume that includes names and addresses of the companies he/she has been affiliated with in the last ten (10) years. Be sure resume covers the person's name, qualifications, and background.

Proposed Project Manager's resume should also list at least three (3) projects, by size, type and duration that they have supervised in the last ten (10) years for the Bidder or for another company.

## b) Proposed Superintendent:

Provide proposed Superintendent's resume (if different from Project Manager) that includes names and addresses of the companies he/she has been affiliated with in the last ten (10) years. Be sure resume covers the person's name, qualifications, and background.

Proposed Superintendent's resume should also list at least three (3) projects, by size, type and duration that they have supervised in the last ten (10) years for the Bidder or for another company.

Provide Bidder's current project list and/or availability for project based on current/projected workload.

## 3.9 TIE SUBMISSIONS

The tie may be broken and the Successful Proposer selected by the following criteria presented in order of importance and consideration.

- 3.9.1 Quality of the items or services if it is ascertainable.
- 3.9.2 Except as prohibited by Federal or State law, location of business, specifically those located within the Monroe County limits (as evidenced by a business tax receipt), or

- 3.9.3 If no business is located within the Monroe County limits, to a Monroe County-based business or a certified minority business enterprise, as defined in F.S.§288.703
- 3.9.4 Time of delivery if provided in the Proposal.
- 3.9.5 If the criteria in subsections 3.9.1 through 3.9.4 do not resolve the tie, the Fire District may award a contract to that Proposer whose Proposal was received first as indicated by the time stamp on the envelope containing the Proposal.
- 3.9.6 If the criteria in subsections 3.9.1 through 3.9.5 do not resolve the tie, contract award shall be made by a lot drawn by the KLFEMS Clerk before at least one (1) witness.

## 3.10 RESPONSIVENESS

The factors to be considered in determining the responsiveness of each Proposer include but are not limited to the following:

- 3.10.1 Completion, accuracy and submission of all required documentation.
- 3.10.2 Compliance with all requirements of the RFP, including adherence to all RFP instructions.
- 3.10.3 Consistency of the offered goods or services as set forth in the Agreement.
- 3.10.4 Accuracy of mathematical calculations.

## 3.11 <u>RESPONSIBILITY</u>

The factors to be considered in determining the responsibility of a Proposer shall include but not be limited to the following:

- 3.11.1 Proposers past experience and performance.
- 3.11.2 Litigation history
- 3.11.3 The scope and content of any investigations, reports or audits relating to, or communications with, the Proposer that have been commenced or issued by any local, state, or federal law enforcement agency, criminal justice agency, health and safety agency or inspector general office.
- 3.11.4 Whether the Proposer has failed to disclose or made misrepresentations to any governmental entity regarding conflicts of interest or potential or apparent conflicts of interest.

- 3.11.5 Availability of appropriate material, equipment, facility and personnel resources and expertise, or the ability to obtain them, to meet all requirements of the Agreement.
- 3.11.6 Whether the Proposer or its partners, officers or key personnel or its subsidiaries or parent company have been engaged in any criminal activity or have been convicted of any crimes.

## **END OF SECTION 3**

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## **SECTION 4-SPECIAL CONDITIONS**

## 4.1 ⊠ LIQUIDATED DAMAGES (Applicable if box checked)

Because damages will be difficult to ascertain, liquidated damages of \$250.00 per day will be deducted from the Contract sum for each regular workday the Successful Proposer does not perform significant services. The Successful Proposer will make every attempt to supply the awarded services within the time frame(s) requested. Liquidated damages are hereby fixed and agreed upon by the parties, recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by Fire District as a consequence of such delay, and both parties desiring to obviate any question or dispute concerning the amount of said damages and the cost and effect of the failure of Successful Proposer to complete the services within the applicable Time and Performance.

## 4.2 COUNTY/STATE LICENSE REQUIREMENTS (Applicable if box checked)

Proposer shall be licensed and qualified to do business in its area of expertise and shall submit copies of all applicable licenses/certifications with their Proposal. The Successful Proposer will be required to maintain the appropriate licenses and certificates throughout the term of the contract.

## **Properly Licensed Contractor**

Any proposal that is submitted by a Proposer who is not properly licensed/certified at the time the proposal is submitted may be rejected as non-responsive.

## 4.3 <u>CERTIFICATION AND/OR LICENSES</u>

- 4.3.1 Proposers shall hold a current license which shows that a principal in the firm or an employee is certified to perform these services. This certification shall be current at all times during the duration of the awarded contract. Proposers should provide, with their Proposal, a copy of all current licenses. If not provided with your Proposal, they must be submitted within three (3) business days of the Fire District's request.
- 4.3.2 Proposer must hold a current business tax receipt. Copy of license must be submitted with Proposal and must be in the name of the vendor shown on the Proposer Information page.
- 4.3.3 When applicable, vendor must hold Certificate of Competency issued by the State of Florida and a current Business Tax Receipt issued by Monroe County.

## 4.4 CONTRACT TIME FOR COMPLETION

4.4.1 The work to be performed under the Contract shall be commenced within 15 days of the issuance of a notice to proceed.

- 4.4.2 Project Substantial Completion shall be within 365 consecutive calendar days from Successful Bidder's receipt of Fire District's Notice to Proceed. Final Completion shall be 401 consecutive calendar days from date of Fire District's Notice to Proceed, unless mutually agreed upon by both parties in writing.
- 4.4.3 By virtue of the submission of a Proposal, Proposer agrees and fully understands that the completion time of the work of the awarded contract is an essential and material condition of the contract, is familiar with the project and the project site and that time is of the essence. The Successful Proposer agrees that all work shall be prosecuted regularly, diligently and uninterrupted at such rate of progress as will ensure full completion thereof within the time specified. Failure to complete the work within the time period specified shall be considered a default.
- 4.4.4 Date of substantial completion is the date certified by the Architect/Engineer when the work or a designated portion thereof is sufficiently complete, in accordance with the contract documents, so the Fire District may occupy the work or designated portion thereof for the use for which it is intended. Date of final completion is also referred to as final acceptance. This is defined by the date the Fire District determines the project to be 100% completed, punch list included.

#### 4.5 INSURANCE

- 4.5.1 To ensure the indemnification obligation contained above, Successful Proposer shall, at a minimum, provide, pay for, and maintain in force at all times during the term of the awarded contract (unless otherwise provided), the insurance coverages set forth in this Section 4.5. Each insurance policy shall clearly identify the foregoing indemnification as insured.
- 4.5.2 Such policy or policies shall be without any deductible amount unless otherwise noted in the awarded contract and shall be issued by approved companies of process may be made in Monroe, Florida.
- 4.5.3 Successful Proposer shall pay all deductible amounts, if any.
- 4.5.4 ⊠Commercial Liability Insurance. A Commercial Liability Insurance Policy shall be provided which shall contain minimum limits of one million Dollars (\$1,000,000.00) per occurrence combined single limit for bodily injury liability and property damage liability and shall contain minimum limits of two million Dollars (\$2,000,000.00) per aggregate. Coverage must be afforded on a form no more restrictive than the latest edition of the Commercial Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office and must include:
  - Premises and/or operations.
  - Independent Contractors.
  - Products and/or Completed Operations for contracts.

- Broad Form Property Damage
- Broad Form Contractual Coverage applicable to this specific Contract, including any hold harmless and/or indemnification Contract.
- Personal Injury Coverage with Employee and Contractual Exclusions removed, with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
- 4.5.5 ⊠Commercial Automobile Liability. Commercial Automobile Liability shall be provided with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:
  - Owned Vehicles, if applicable.
  - Hired and Non-Owned Vehicles, if applicable.
  - Employers' Non-Ownership, if applicable.
- 4.5.6 <u>Workers' Compensation Insurance</u>. Workers' Compensation insurance to apply for all employees in compliance with Chapter 440, Florida Statutes, as may be amended from time to time, the "Workers' Compensation Law" of the State of Florida, and all applicable federal laws. In addition, the policy (s) must include:
  - Employers' Liability with a limit of Five Hundred Thousand Dollars (\$500,000.00) each accident.
- 4.5.7 ⊠Errors and Omissions Liability/ Professional Liability. Errors and Omissions Liability insurance Policy shall be provided which contains minimum coverage limits of One Million Dollars (\$ 1,000,000.00) each occurrence.
- 4.5.8 Successful Proposer shall furnish to Fire District's Purchasing Department a Certificate of Insurance or endorsements evidencing the insurance coverage specified by this Article within seven (7) business days after notification of award of the contract. The required Certificates of Insurance shall name the types of policies provided, refer specifically to the awarded contract, and state that such insurance is as required by the awarded contract. Successful Proposer's failure to provide to Fire District the Certificates of Insurance or endorsements evidencing the insurance coverage within seven (7) business days shall provide the basis for the termination of the contract.
- 4.5.9 Successful Proposer shall specifically protect Fire District by naming the Fire District and its Elected Officials, Officers, Agents, and Employees as additional insured. Thirty (30) days written notice must be provided to the Fire District via Certified Mail in the event of cancellation. The Fire District shall receive current copies of the certificate of insurance. A copy of the certificate of insurance or proof of insurance must be

- submitted with Proposal and must be in the name of the vendor shown on the Proposer Qualifications Statement Information page.
- 4.5.10 Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of Successful Proposer is completed. All policies must be endorsed to provide Fire District with at least thirty (30) days' notice of expiration, cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of the work, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.
- 4.5.11 Fire District reserves the right to review and revise any insurance requirements at the time of renewal or amendment of the awarded contract, including, but not limited to, deductibles, limits, coverage, and endorsements based on insurance market conditions affecting the availability or affordability of coverage, or changes in the scope of work or specifications that affect the applicability of coverage. If Successful Proposer uses a subcontractor, Successful Proposer shall ensure that subcontractor names Fire District as an additional insured.
- 4.5.12 The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the State of Florida, with the following minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide:
  - Financial Stability A
  - Financial Size VIII
- 4.5.13 All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against Fire District with the express intention of the parties being that the required insurance coverage protect both parties as the primary coverage for any and all losses covered by the above-described insurance.
- 4.5.14 The Successful Proposer shall ensure that any company issuing insurance to cover the requirements contained in this Contract agrees that they shall have no recourse against Fire District for payment or assessments in any form on any policy of insurance.
- 4.5.15 The clauses "other Insurance Provisions" and "Insurers Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which Fire District is named as an additional named insured shall not apply to Fire District. Fire District shall provide written notice of occurrence within fifteen (15) working days of Fire District's actual notice of such an event.
- 4.5.16 The Successful Proposer shall not commence work under the awarded contract until after he has obtained all of the minimum insurance herein described.

4.5.17 The Successful Proposer agrees to perform the work under the awarded contract as an independent contractor, and not as a sub-contractor, agent or employee of Fire District.

## 4.6 SAFETY

- 4.6.1 The Successful Proposer shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Successful Proposer shall comply with the rules and regulations of the Florida Department of Commerce regarding industrial safety (Fla. Statutes Section 440.56) and with the standards set forth in the Occupational Safety and Health Act of 1970 (OSHA) and its amendments.
- 4.6.2 The Successful Proposer shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to:
  - a) All employees on the work site and all other persons who may be affected thereby. Employees of the Successful Proposer shall always be under Successful Proposer's sole direction and are not employees or agents of the Fire District. The Successful Proposer shall supply competent and physically capable employees. The Fire District may require the Successful Proposer to remove an employee it deems careless, incompetent, insubordinate or otherwise objectionable.
  - b) Responding firm shall be responsible to the Fire District for all acts and omissions of all employees working under its direction.
  - c) The work and all materials and equipment incorporated therein.
  - d) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, structures and utilities not designated for removal, relocation or replacement in the course of the work.

## 4.7 <u>WARRANTY</u>

Successful Proposer warrants the work against defect for a period of one (1) year from the date of Fire District approval of final payment. In the event that defect occurs during this time, Successful Proposer shall perform such steps as required to remedy the defects. Successful Proposer shall be responsible for any damages caused by defect to affected area or to interior structure. The one (1) year warranty period does not begin until final approval of final payment for the entire project, and the subsequent release of any Performance or Payment bonds, which may be required by the RFP.

## 4.8 RISK OF LOSS

The risk of loss, injury or destruction, regardless of the cause of the casualty, shall be on the Successful Proposer until the delivery of the completed project and facilities to the Fire District, and inspection and final acceptance of the entire project by Fire District. Title to all goods, chattel and facilities shall pass to Fire District upon delivery and acceptance of the goods by Fire District as evidenced in writing.

## 4.9 PERMITS, FEES AND NOTICES

- 4.9.1 The Successful Proposer shall procure and pay for all permits and licenses, charges and fees and give all notices necessary and incidental to the due and lawful prosecution of the work. The cost of all permits, fees, etc. shall be included in the price except where noted in the specifications and requirements.
- 4.9.2 The Successful Proposer shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the work. The Fire District shall not be responsible for monitoring the Successful Proposer' compliance with any laws or regulations.

## 4.10 CLEANING UP

The Successful Proposer shall keep, at all times, the premises free from accumulation of waste materials or rubbish caused by Proposer operations. At the completion of the work Proposer shall remove all waste materials and rubbish from and about the site as well as all tools, equipment, machinery and surplus materials and provide final cleaning and return the space to the Fire District in like, or better condition.

## 4.11 DELAYS AND EXTENSIONS OF TIME

- 4.11.1 The contract time may only be changed by a change order or a written amendment. Any claims for an extension or shortening of the contract time shall be based upon written notice delivered by the party making the claim to the other party not more than ten (10) calendar days after the occurrence of the event giving rise to the claim and stating the general nature of the claim otherwise it shall be waived. Any claims for extension of time shall be solely for that time which directly impacts the critical path as determined by the Fire District and accompanied by such documentation supporting such claim. A claim for time that does not impact the critical path of the project as determined by the Fire District shall not be considered. Failure of the Fire District to grant an extension of time shall not be a cause for stopping or delaying the progress of the work.
- 4.11.2 No claim for damages or any claim other than an extension of time shall be made or asserted against the Fire District by reason of any delays. An extension of time shall be Successful Bidder's sole remedy for any delays; there shall be no claim to damages against Fire District by Successful Bidder for delays of any nature.

## 4.12 CHANGE ORDERS

- 4.12.1 All Change Orders shall include a maximum Overhead and Profit, not to exceed five percent (5%) and five percent (5%), respectively.
- 4.12.2 Without invalidating the contract, without any monetary compensation, and without notice to any surety, the Fire District reserves and shall have the right to make increases,

decreases or other changes to the work as may be considered necessary or desirable to complete the proposed construction in a satisfactory manner. The Successful Proposer shall not start work pursuant to a change order until the change order setting forth the adjustment(s) is approved by the Fire District, and executed by the Fire District and Successful Proposer. Once the change order is so approved, the Successful Proposer shall promptly proceed with the work.

- 4.12.3 The Contract Price constitutes the total compensation (subject to authorized adjustments, if applicable) payable to the Successful Proposer for performing the work. All duties, responsibilities and obligations assigned to or undertaken by the Successful Proposer shall be at Contractor's expense without change in the Contract price or Time except as approved in writing by the Fire District.
- 4.12.4 The Contract Price and/or Time may only be changed by a Change Order. A fully executed change order for any extra work must exist before such extra work is begun. Any claim for an increase or decrease in the Contract Price shall be based on written notice delivered by the party making the claim to the other party promptly (but in no event later than 15 days) after the occurrence of the event giving rise to the claim and stating the general nature of the claim. The amount of the claim with supporting data shall be delivered (unless the Fire District allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by claimant's written statement that the amount claimed covers all known amounts to which the claimant is entitled as a result of the occurrence of said event. No claim for an adjustment in the Contract Price will be valid if not submitted in accordance with this Paragraph.
- 4.12.5 The Contract Time may only be changed by a Change Order. A fully executed change order must exist prior to extension of Contract Time.
- 4.12.6 Any claim for an extension of the Contract Time shall be based on written notice delivered by the party making the claim to the other party no later than fifteen (15) days after to occurrence of the vent giving rise to the claim. Notice of the extent of the claim shall be delivered with supporting data and stating the general nature of the claim. Successful Proposer hereby agrees to waive rights to recover any lost time or incurred costs from delays unless Successful Proposer has given the notice and the supporting data required by this paragraph.
- 4.12.7 Extension of time shall be considered and will be based solely upon the effect of delays to the work as a whole. Extensions of time shall not be granted for delays to the work, unless the Successful Proposer can clearly demonstrate that such delays did or will, in fact, delay the progress of the work as a whole. Time extensions shall not be allowed for delays to parts of the work that are not on the critical path of the project schedule. Time extensions shall not be granted until all float or contingency time, at the time of delay, available to absorb specific delays and associated impacts is used.

4.12.8 In the event satisfactory adjustment cannot be reached by Fire District and Successful Proposer for any item requiring a change in the contract, and a change order has not been issued, Fire District reserves the right at its sole option to terminate the contract as it applies to these items in question and make such arrangements as Fire District deems necessary to complete the work. The cost of any work covered by a change order for an increase or decrease in contract price shall be determined by mutual acceptance of a Guaranteed Maximum Price by the Fire District and Successful Proposer. If notice of any change in the contract tor contract time is required to be given to a surety by the provision of the bond, the giving of such notice shall be the Successful Proposer's responsibility, and the amount of each applicable bond shall be adjusted accordingly. The Successful Proposer shall furnish proof of such adjustment to the Fire District. Failure of the Successful Proposer to obtain such approval from the Surety may be a basis for termination of this Contract by the Fire District.

#### 4.13 OWNERSHIP OF DRAWINGS

All drawings, specifications and copies thereof furnished by the Fire District are the Fire District's property. They are not to be used on other work and with the exception of the signed contract sets, are to be returned to the Fire District on request at the completion of the work.

#### 4.14 <u>SPECIAL HURRICANE PRECAUTIONS</u>

During such periods of time as are designated by the United States Weather Bureau as being a hurricane or other severe weather warning or alert, all construction materials or equipment shall be secured against displacement by wind forces; provided that where a full complement of personnel is employed or otherwise in attendance, or engaged for such protection purposes, normal construction procedures or uses of materials or equipment may continue allowing such reasonable time as may be necessary to secure such materials or equipment before winds of hurricane force are anticipated. Construction materials and equipment shall be secured by guying and shoring, by tying down loose materials, equipment and construction sheds. Any openings in the building's envelope related to work performed under this contract at the time of a hurricane or severe weather warning or alert shall be sufficiently secured by Contractor to prevent storm related wind, water and debris from causing damage through such opening.

## 4.15 ⊠ <u>BID BOND</u> (Applicable if box checked)

4.15.1 A scan or copy of the original Bid Bond must be submitted with your Proposal. However, the original (raised seal/thicker stock) paper <u>must be</u> received by U.S. Mail, or in person to the address shown below BEFORE the due date of the RFP outlined above. Failure to provide the original Bid Bond prior to the Proposal opening WILL result in your Proposal being deemed non-responsive.

## RFP # 23-001 KLFEMS FIRE STATION EXPANSION 1 East Drive, Key Largo, Florida 33036

- 4.15.2 Each Proposal must be accompanied by a certified or cashier's check or by a Bid Bond made payable to the Fire District on an approved form, duly executed by the Proposer as principal and having as surety thereon a surety company acceptable to the Fire District and authorized to write such Bid Bond under the laws of the State of Florida, in an amount not less than five percent (5%) of the amount of the Base price (including any allowances) exclusive of any proposal alternates. The Fire District reserves the right to reject any and all security tendered to the Fire District.
- 4.15.3 The bid bond of the Proposer will be retained until such Proposer has executed the Contract and furnished the required payment and performance bonds, whereupon the bid bond will be returned. If the Successful Proposer fails to execute and deliver the Contract, provide proof of the required insurance coverage(s) and furnish the required payment and performance Bonds (if applicable) within seven (7) business days of the Notice of Award, Fire District may annul the Notice of Award and the entire sum of the bid bond shall be forfeited. Bid bond will be returned to unsuccessful Proposer upon execution of a Contract with the Successful Proposer. The attorney in fact or other officer who signs a Bid Bond for a surety company must file with such a Bond a certified copy of his power of attorney authorizing him to do so.
- 4.15.4 The bid bond filed with the Proposal shall be forfeited in its entirety to the Fire District as liquidated damages if the Proposer to whom the Contract is awarded fails to execute the Contract Documents within seven (7) business days of the Contract Award.
- 4.15.5 Once the notice to award has been issued, those firms that are not recommended for award must notify the Fire District, within seven (7) business days of the Notice, if the firm wants the original bid bond returned. If a firm wants the bid bond returned, the firm must pick it up from the Fire District.

# 4.16 ⊠ PERFORMANCE AND PAYMENT BONDS/IRREVOCABLE LETTER OF CREDIT (Applicable if box checked)

- 4.16.1 The amount of each payment or performance bond, if required, shall be equal to 100% of the contract price. Each payment and performance bond, if required, shall comply with the terms of Section 255.05, Fla. Stat.
- 4.16.2 Failure of the Successful Proposer to execute a contract, file any required Performance and Payment Bonds, and furnish evidence of appropriate insurance coverage's (including evidence of workers compensation coverage if required by this competitive solicitation within seven (7) business days after written notice of award has been given, shall be just cause for the annulment of the award and the forfeiture of the bid bond to

the Fire District, which forfeiture shall be considered, not as a penalty, but as liquidation of damages sustained.

4.16.3 Within seven (7) calendar days after the Contract Award or prior to commencement of any work, whichever is sooner, the Successful Proposer shall execute and furnish to Fire District a performance bond and a payment bond, each written by a corporate surety, having a resident agent in the State of Florida and having been in business with a record of successful continuous operation for at least five (5) years. The surety shall hold a current certificate of authority from the Secretary of Treasury of the United States as an acceptable surety on federal bonds in accordance with United States Department of Treasury Circular No. 570. If the amount of the Bond exceeds the underwriting limitation set forth in the circular, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the circular and the excess risks must be protected by coinsurance, reinsurance, or other methods, in accordance with Treasury Circular 297, revised September 1, 1978 (31 DFR, Section 223.10, Section 223.11). Further, the surety company shall provide Fire District with evidence satisfactory to Fire District, that such excess risk has been protected in an acceptable manner. The surety company shall have at least the following minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide, published by Alfred M. Best Company, Inc., Ambest Road, Oldwick, New Jersey 08858:

Financial Stability - A Financial Size – VIII

- 4.16.4 Contractor shall provide to the Fire District a certified copy of the recorded bond for all required payment and performance bonds.
- 4.16.5 Two (2) separate bonds are required and both must be approved by the Fire District. The penal sum stated in each bond shall be the amount equal to the total amount payable under the terms of the contract. The performance bond shall be conditioned that the Successful Proposer perform the contract in the time and manner prescribed in the contract. The payment bond shall be conditioned that the Successful Proposer promptly make payments to all persons who supply the Successful Proposer with labor, materials and supplies used directly or indirectly by the Successful Proposer in the prosecution of the work provided for in the contract and shall provide that the surety shall pay the same in the amount not exceeding the sum provided in such bonds, together with interest at the maximum rate allowed by law; and that they shall indemnify and save harmless the Fire District to the extent of any and all payments in connection with the carrying out of said contract which the Fire District may be required to make under the law. The bond shall insure payment of laborers, material suppliers, and subcontractors and the timely completion of the project and be in a form acceptable to the Fire District.

- 4.16.6 Such bonds shall continue in effect for one (1) year after final payment becomes due, except as otherwise provided by law or regulation or by the Contract Documents, with the final sum of said bonds reduced after final payment to an amount equal to twenty five percent (25%) of the Contract Price, or an additional bond shall be conditioned that the Successful Proposer correct any defective or faulty work or material that appears within one (1) year after final completion of the Contract, upon notification by Fire District. ALL BONDS ARE SUBJECT TO FIRE DISTRICT ATTORNEY APPROVAL.
- 4.16.7 Failure of the Successful Proposer to execute a contract or file any required Performance and Payment Bonds shall be just cause for the annulment of the award and the forfeiture of the RFP security to the Fire District, which forfeiture shall be considered, not as a penalty, but as liquidation of damages sustained.

#### **END OF SECTION 4**

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#### **SECTION 5-SPECIFICATIONS**

#### 5.1 PURPOSE

The Key Largo Fire and Emergency Medical Services EMS District is seeking to obtain proposals from qualified proposers for the design and construction renovation of the KLFEMS Fire Station No. 24 located at 1 East Drive, Key Largo, Florida 33037 in accordance with the terms, conditions, and specifications contained in this RFP. The Fire Station Expansion consists of a +/- 4,000 sf second story addition to an existing +/- 7,700 sf concrete and CMU fire station facility in Key Largo, FL. The expansion area will be for sleeping quarters and shall have internal access from the existing lower level.

#### 5.2 <u>SCOPE OF SERVICES:</u>

5.2.1 A. <u>Summary:</u> The KLFEMS Fire Station Expansion Design/Build Construction Project includes, but not limited to, furnishing all materials, labor, equipment, and transportation to provide a completed project. **CONTRACTOR will provide necessary weather protection against rain, wind, storms, and heat as to maintain WORK and/or contents of building. All WORK to be guaranteed for a minimum of one (1) year from the date of final acceptance by KLFEMS.** 

### B. <u>Specifications:</u>

- 1. Contractor shall use the Architectural Drawings attached in Attachment 'B' to be amended as needed, upon mutual agreement of both parties in writing, as well as the fully engineered construction drawing in Autocad format. Utilizing that file, Contractor shall prepare Construction Drawings that will be certified by a Professional Engineer in the State of Florida.
- 2. The certified Construction Drawings shall be submitted to the Fire District for approval. Contractor will be responsible for obtaining the appropriate NPDES, De-watering and Fire District Fire Department permits.
- 3. Contractor shall also provide fully engineered fire sprinkler construction drawings certified by a Professional Fire Sprinkler Engineer in the State of Florida. The engineered drawings shall be submitted to the Fire District for approval.
- 4. Proper M.O.T. and advanced construction schedule notice shall be provided and updated frequently at the discretion of the Fire District.
- 5. Construction shall comply with the FBC 2020 ed.7 or any other addition which takes precedence at the time of permitting. Energy Calculations must be provided and shall be Performance-Based compliance.
- 6. Stormwater NPDES permits shall be required.

## C. <u>General Work includes, but not limited to:</u>

- 1. Site preparation, including clearing, grubbing, and earthwork. Such site improvements shall include roadways, parking lots, pedestrian paving, and landscape clearing.
- 2. Stormwater Erosion and Sedimentation Control shall be maintained throughout the duration of the project in accordance with Best Management Practice guidelines set forth by FDEP.

- 3. The relocation & reconnection of existing underground utilities within the footprint of the new building expansion.
- 4. Replace/repair any asphalt pavement roadway material that is damaged during the construction of the project. Cold patch asphalt repair shall not be acceptable. All roadway surfaces must follow the pavement plan to ensure that proper flowlines are provided and that no water-ponding issues will be present upon finish grade.
- 5. Proper M.O.T. and advanced construction schedule notice shall be provided and updated frequently at the discretion of the Fire District.
- 6. The superstructure, including the floor, roof construction and all subsystems shall be provided to meet the approved plan, and its required assemblies to connect to the existing structure.
- 7. All exterior work to enclose, seal and protect the new building addition. Building envelope must comply with required R-Values and Vapor Barrier specifics for wall & roof installation.
- 8. All interior construction assemblies & appurtenances; including partitions, doors, openings, and fittings.
- 9. Fire Alarm & Fire Sprinkler protection specialties and systems.
- 10. All interior finishes, casework finish, window treatments and trim.
- 11. All Mechanical, Electrical, Plumbing and required sub-systems & assemblies.
- 5.2.2 The apparent silence of the Specifications as to any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only material and workmanship of the finest quality are to be used. All interpretations of the Specifications shall be made on the basis of this statement.
- 5.2.3 <u>Deviations</u>: For the purpose of evaluation, the Proposer must promptly indicate any variance or exceptions to the stated Specifications, no matter how slight. Deviations should be explained in detail. Absence of variations and/or corrections will be interpreted to mean that the Proposer meets all the Specifications in every respect.
- 5.2.4 Items shown on the Plans but not noted in the Specifications, and items noted in the Specifications but not shown on the Plans, are to be considered as both shown on the Plans and noted in the Specifications. Any errors or omissions in the Specifications or on the Plans, as to the standards of the work, shall not relieve the Successful Proposer of the obligation to furnish a satisfactory first-class job in strict conformity with the best practice found in structures or in the work of a similar type. The failure of the Proposer to direct the attention of the Fire District's designated employee to errors or discrepancies will not relieve the Proposer, should Proposer be awarded the Contract, of the responsibility of performing the work to the satisfaction of the Fire District.

#### 5.3 SPECIAL REQUIREMENTS

5.3.1 All General Contractors and Subcontractors vehicles are to be parked in the designated construction area. This staging area will be identified at the Pre-Construction Kick-off meeting. The storage/laydown area is to be returned to the Fire District in like or better condition.

#### 5.4 HOURS FOR WORK

Working hours shall be in accordance with the applicable Fire District Regulations and/or in compliance with the Fire District's directions.

## 5.5 CONTRACTOR USE OF PREMISES

- 5.5.1 Confine operations at site to areas permitted by Law, Ordinances, Permits, and Contract Documents.
- 5.5.2 Do not unreasonably encumber the site with materials or equipment.

#### **END OF SECTION 5**

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## **SECTION 6-SELECTION PROCESS**

The selection process shall be conducted as follows:

#### A. Short-List

The Written Proposals received in response to this RFP will be evaluated and ranked by a Selection Committee, comprised of at least three (3) voting members in accordance with the process and evaluation criteria contained in Section 4 and utilizing the attached Ranking Sheet. Various Professional Consultants and representatives from Fire District may also be present during this process as non-voting members of the Committee. A ranking shall be established by totaling the sum of the scores given to each Firm by all voting members of the Selection Committee. The Committee has the option to select (short-list) and/or award a minimum of two (2) Firms who may give a presentation at a later date to the Selection Committee. No information will be released by Fire District after the due date for submission of the Proposals until the selection of the short-listed Firms has been made. All submitting Firms will receive notification of the Firms selected. The ranking established for short-listing will carry forward to the next portion of the process. In accordance with the CCNA, Fire District reserves the right to conduct and/or not conduct interviews, at its sole discretion and issue award(s) based on written responses.

#### B. Presentation/Interview

A Selection/Negotiation Committee (SNC) approved by the Fire Chief, and/or Fire District Board shall be responsible for short-listing the most qualified Firms. The SNC and/or Fire District Board may also, at its sole discretion, request additional or clarifying information from any Proposer. The SNC and/or Fire District Board may expressly request such information to remedy any incomplete response, but will not be obligated to do so. Failure to provide the information could result in the rejection of the Proposer's proposal. The occurrence or absence of such a request shall not be cause for objection by any Proposer. Presentations are tentatively scheduled for the date and time TBA. Firms will be expected to provide a thirty (30) minute presentation followed by a fifteen (15) minute question and answer session. It is suggested, but not mandatory, that the person(s) who will be assigned the Fire District project, and any others deemed necessary by the Firm, attend the presentation/interview portion of this process. The SNC will evaluate and rank the Firms based on the qualification submittals and presentations in accordance with the process and evaluation criteria contained herein. A ranking shall be established by totaling the sum of the scores given to each Firm by all voting members of the SNC for both the evaluation of the Written Proposal and the Presentation/Interview. The final ranking of Proposers shall be in accordance with the scoring result, with the top-ranked Firm being the Firm that achieved the highest number of allowable points during the scoring process.

#### C. Evaluation Criteria Rating Sheet

The SNC will evaluate the Proposals received in response to this RFP based on the Evaluation Criteria included in this document, which will be weighted in accordance with the Evaluation Criteria Rating Sheet contained at the end of this Section. The SNC will utilize the attached Evaluation Rating Sheet for both the Short Listing and Presentation/Interview portions of the process.

## D. Recommendation

The SNC will recommend to the Fire District Board that an Agreement for Construction Services for the fire station expansion build be negotiated with the highest ranked Firm. In the event that an agreement cannot be reached with the highest ranked Firm within 30 days, the District has the option to close negotiations with that Firm and move to the next highest ranked Firm to negotiate.

## CONSTRUCTION SERVICES RFP 23-001 SELECTION CRITERIA RATING SHEET

Firm:				
Committee Member				Date:
Selection Criteria		Possible Points	Earned Points	Remarks
Firm Qualifications and Expertise		15		
Key Personnel Qualifications and Experience		15		
Similar Projects		20		
Project Approach (which includes Development Safety and Reporting)		20		
Financial Approach		15		
Interview/Presentation		15		
TOTAL POINTS		100		
Comments:				
Signature:				

## 

## ☑ PRE-SUBMITTAL CONFERENCE (applicable if box checked):

A pre-submittal conference shall be held on **April 24, 2023, at 3:00 PM E.S.T.** at the Key Largo Fire and Emergency Medical Services District Station 24 located at 1 East Drive, Key Largo, Florida 33037.

Attendance at the pre-submittal conference is encouraged, and it is strongly recommended that prospective bidders visit the project site in advance of the pre-submittal meeting. The project site is located at 1 East Drive, Key Largo, Florida 33037. The area is restricted, and bidders may inspect the property with assigned personnel. Bidders are encouraged to visit the site prior to bidding to confirm the existing conditions that may affect the bidder's estimate and work. The Fire District will not be held responsible for an incorrect price proposal due to Proposer's misunderstanding of requirements, measurements, or services required. This information session presents an opportunity for the Proposers to ask questions regarding the solicitation requirements and clarify any information about the site location.

No modification or changes will be allowed because of the failure of the Proposer to carefully review all available information, visit the project site(s) or attend the pre-submittal conference.

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#### SECTION 1-INTRODUCTION AND INFORMATION

#### 1.1 PURPOSE

The Key Largo Fire and Emergency Medical Services District is seeking to obtain proposals from qualified proposers for the expansion construction of the *KLFEMS Fire Station 24* located at *1 East Drive, Key Largo, Florida 33036* in accordance with the terms, conditions, and specifications contained in this RFP pursuant to Section 255.20, Florida Statutes, and Section 287.055, Florida's Consultant's Competitive Negotiation Act (CCNA), and the Fire District's adopted procurement policy. Proposals submitted shall include all material, labor, equipment, tools, service, transportation, and supervision necessary to properly complete the work in a safe, effective, and efficient manner and in accordance with the terms of this RFP.

## 1.2 <u>INFORMATION/CLARIFICATION</u>

Questions related to the solicitation shall be submitted in writing to Carol Greco, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> no later than May 5, 2023 @ 10:00 AM E.S.T. No questions or clarifications will be considered after that date and time. Questions must be typed or printed. Responses will be posted as an addendum and made available on the KLFEMS website (www. <a href="http://klfirerescueems.com">http://klfirerescueems.com</a>) or on the DemandStar website (www.DemandStar.com) All responses and inquiries for clarification will be posted to DemandStar.

## 1.3 SUBMISSION AND RECEIPT OF PROPOSALS

In order to be considered, proposals shall be submitted in accordance with this competitive solicitation. Separate proposals must be submitted for each competitive solicitation issued by the Fire District.

- 1.3.1 Firms interested in being considered for these services shall submit, a total of six (6) copies of the Proposal, signed by a person(s) legally authorized to bind the Firm, in a three-ring binder format:
  - One (1) copy marked "original"
  - Five (5) copies
  - One (1) flash drive containing all original documents of the required response.
  - 1.3.1.1 Proposals shall respond to each of the Criteria in the same order listed and use tabs to identify each section. The Proposal shall be limited to 70 informational pages, plus the pages required for AIA Form 305. Proposals shall be submitted in a sealed package clearly labeled with the RFP number and the name of the submitting Firm.
  - 1.3.1.2 Submissions by corporations must be executed in the corporate name by the President or other corporate officer accompanied by evidence of authority to

- sign. The corporate address and state of incorporation must be shown below the signature.
- 1.3.1.3 Submissions by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signatures.
- 1.3.2 All Submissions received from Proposers in response to the competitive solicitation will become the property of the Fire District. In the event of contract award, all documentation produced as part of the contract shall become the exclusive property of the Fire District.

In order to be considered, Proposers are solely responsible for making certain that their submission is received by the KLFEMS by the Submittal Deadline. No oral, telegraphic, electronic, facsimile, or telephonic submissions or modifications will be considered unless otherwise specified herein or in a written addenda issued by the Fire District. It is the responsibility of the Proposer to see that any proposal submitted shall have enough time to be received by the Fire District before the Submission Deadline. The Proposer shall be responsible for ensuring that the required solicitation documents are properly delivered before the Submission Deadline.

## 1.4 <u>INTERPRETATIONS AND ADD</u>ENDA

1.4.1 All Proposers shall carefully examine the solicitation documents. Any ambiguities or inconsistencies shall be brought to the attention of the Fire District in writing prior to the Submittal Deadline. Any questions concerning the intent, meaning and interpretation of the solicitation documents shall be submitted in writing to Carol Greco, KLFEMS Clerk, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> no later than May 5, 2023 at 10:00 AM E.S.T. No person is authorized to give oral interpretations of, or make oral changes to, the solicitation documents. Therefore, oral statements will not be binding and should not be relied upon. Changes or interpretations may only be made by a written document issued by the Fire District in the form of an addendum issued prior to the established addendum deadline.

It is the responsibility of the Proposer to receive, acknowledge, and review all addenda that are issued. Proposers should check online at the DemandStar website (<a href="www.demandstar.com">www.demandstar.com</a>) prior to submitting their proposal and up until the Submission Deadline in the event additional addenda are issued.

If a Proposer submits their proposal prior to the Submission Deadline and addenda are issued thereafter, the Proposer will be contacted and the submission status will change to an INCOMPLETE STATUS.

The Proposer is solely responsible for:

- making any required adjustments to their submission based on any addenda issued; and
- acknowledging the addenda; and
- ensuring the re-submitted proposal is RECEIVED by the stated Submission Deadline.
- 1.4.2 All addenda are a part of the contract documents and each Proposer will be bound by such addenda, whether received by Proposer or not. It is the responsibility of each Proposer to verify that the Proposer has received all addenda issued prior to the Submittal Deadline. No verbal interpretations may be relied upon.
- 1.4.3 Any claim that the solicitation documents and the requirements and procedures set forth herein violate any applicable law or regulation or the right of any Proposer shall be made in writing and submitted to Carol Greco, KLFEMS Clerk, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> at least ten (10) calendar days prior to the Submittal Deadline or said claim shall be deemed to be waived. The claim shall state the specific section or provision that Proposer claims is in violation and detail the alleged violation with specificity.

#### 1.5 <u>INSURANCE</u>

- 1.5.1 The successful vendor shall not commence construction services pursuant to the terms of this RFP and the attached Contract, until certification or proof of compliance with the insurance requirements set forth herein have been received and approved by the Fire District in accordance with the criteria outlined in Section 4.5. Any questions as to the intent of meaning of any part of the insurance requirements set out in the attached contract should be directed in writing to Carol Greco, KLFEMS Clerk, via email to cgreco@florida-law.com.
- 1.5.2 AT THE TIME OF EXECUTION OF THE CONTRACT, THE SUCCESSFUL PROPOSER SHALL SUBMIT ADDITIONAL CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT THE KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT IS AN ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGE AND THE OPERATIONS OF THE SUCCESSFUL PROPOSER
  - UNDER THE CONTRACT. Insurance Companies selected must be acceptable to the FIRE DISTRICT. All the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to Fire District by certified mail. Such notice shall constitute a default by the Successful Proposer.

#### **END OF SECTION 1**

#### SECTION 2-GENERAL TERMS AND CONDITIONS

These general terms and conditions apply to all offers made to the Key Largo Fire and Emergency Medical Services District by all prospective firms responding to Fire District solicitations, including but not limited to Invitations for Bid, Requests for Quotation and Requests for Proposal. As such, the words "quotation," "bid," "submission," and "proposal" may be used interchangeably in reference to all offers submitted. Any terms or conditions within the Special Terms and Conditions or Sample Agreement for this competitive solicitation shall control in the event of variance or conflict with these General Terms and Conditions

#### 2.1 ACCEPTANCE / REJECTION

Fire District reserves the right to accept or to reject any or all proposals and make the award to that Proposer, who in the opinion of the Fire District, will be in the best interest of and/or the most advantageous to the Fire District. Fire District also reserves the right to reject the proposal of any proposer who has previously failed in the proper performance of an award or to deliver on time contracts of a similar nature or who is not in a position to perform properly under this award, as determined by the Fire District. Fire District reserves the right to waive any irregularities and technicalities and may, at is discretion, reject all proposals and request a resolicitation.

#### 2.2 CORRECTION, CANCELLATION, OR WITHDRAWAL OF BIDS

#### 2.2.1 Correction on bids.

- a. Mathematical errors Errors in extension of unit prices or mathematical calculations may be corrected by the Clerk or designee prior to award. The unit prices shall not be changed.
- b. Non-Judgmental Mistakes A bidder shall be permitted to correct clerical, non-judgmental mistakes of fact in their bid.
- c. Voluntary reduction of price—The Fire District may accept a voluntary reduction from a low bidder after the Submittal Deadline, if such reduction is not conditioned on, nor results in, the modification or deletion of any condition contained in the invitation for bids. A voluntary reduction may NOT be used to ascertain the lowest responsive bidder.

#### 2.2.2 Cancellation of bids.

- a) Any time prior to bid or proposal opening date and time, the Fire District may cancel or postpone the bid opening or cancel the invitation for bid in its entirety.
- b) After bids are open, any or all bids may be rejected by the Fire District.

#### 2.2.3 Withdrawal of bids.

a) Any bidder may voluntarily withdraw or amend their bid at any time prior to the bid opening by providing written notice to the Fire District. Amendments should be forwarded to the Fire District Clerk or designee, sealed and identified.

After bid opening, vendors shall not be allowed to withdraw a bid within less than ninety (90) days, unless otherwise stated in the invitation to bid with the following exception—The bid is so outrageous as to be a prima facie evidence of a bid

mistake, but a mistake that cannot be corrected by correction of mathematical computation.

#### 2.3 ALTERNATIVES/APPROVED EQUAL/DEVIATIONS

- 2.3.1 Manufacturer's name, trade name, brand name information and/or model/catalog numbers are used in these specifications for information and establishment of a quality level desired and are not intended to restrict competition unless otherwise specified in the solicitation. The Proposer may offer any brand that meets or exceeds the specifications for any item(s) unless the specification specifically requires the use of a certain brand or model to provide for compatibility with existing items already in place at the Fire District.
- 2.3.2 Requests for approval for substitutes shall include all supporting documentation, and shall be submitted Carol Greco, KLFEMS Clerk, via email to <a href="mailto:cgreco@florida-law.com">cgreco@florida-law.com</a> prior to May 5, 2023 at 10:00 AM E.S.T.. The Proposer must indicate on the alternate form the proposed equivalent product's manufacturer name and model/catalog number, and shall submit complete descriptive literature and/or specifications with the form for any proposed equivalent product. The burden of proof for specification compliance is solely on the Proposer. The Fire District reserves the right to be the sole judge of what is equal and acceptable.

#### 2.4 ASSIGNMENT OF CONTRACT

The Successful Proposer shall not transfer or assign the performance required by the Contract Documents without the prior written consent of the Fire District. Any award issued pursuant to this solicitation and monies that may become due hereunder are not assignable except with prior written approval of the Fire District. No such approval will be construed as making the Fire District a part of or party to such assignment or subjecting the Fire District to liability of any kind to any assignee. No subcontract or assignment shall, under any circumstances, relieve the Successful Proposer of its liability and obligation under the awarded contract. Notwithstanding any assignment that was not approved in writing by the Fire District, the Fire District shall deal through the Successful Proposer only. However, if the Successful Proposer is sold during the life of the contract, the buying agent must provide the Fire District with a letter signed by an officer of the new owner who can legally bind the company, stating that they will continue to perform the requirements of the contract in compliance with all the terms, conditions, and specifications so stated in the subject contract.

#### 2.5 <u>AUDIT RIGHTS</u>

The Fire District reserves the right to audit the records of the Successful Proposer at any time during the performance and term of the awarded contract and for a period of three (3) years after completion and acceptance by the Fire District. If required by the Fire District, the Successful Proposer agrees to submit to an audit by an independent certified public accountant selected by the Fire District. The Successful Proposer shall allow the Fire District to inspect,

examine, and review the records of the Successful Proposer at any and all times during normal business hours during the term of the Contract.

#### 2.6 AVAILABILITY OF FUNDS / BUDGETARY CONSTRAINTS

The obligation of the Fire District for payment to a Successful Proposer is limited to the availability of funds appropriated in the current fiscal period, and continuation of the contract into a subsequent fiscal period is subject to appropriation of funds, unless otherwise authorized by law.

#### 2.7 AWARD OF CONTRACT

2.7.1 A sample contract is made a part of this competitive solicitation. The final contract shall include any additional terms and conditions as approved by the Fire District Board and approved as to form and legal sufficiency by the Fire District Attorney. The award and execution of the final contract shall comply with the CCNA, Section 287.055 of the Florida Statutes, as amended.

#### 2.7.2 AWARD OF CONTRACT

- a) See Section 3 Qualifications of Proposer & Consideration of Award.
- b) The Proposer to whom award is made shall execute a written contract within fifteen (15) calendar days after the Contract Award unless the Fire District, by written authorization, grants an extension of no more than ten (10) calendar days (maximum extension permitted). If the Proposer to whom the first award is made fails to enter into a Contract as herein provided, the award may (at the sole discretion of the Fire District) be revoked and the contract awarded to the second highest ranked, responsive, responsible Proposer. Such Proposer shall fulfill every stipulation embraced herein as if the Proposer were the original party to whom the award was made. The contract contained herein shall be the contract to be executed and shall include the entire Proposal submitted by the Successful Proposer, unless otherwise modified by the Fire District. The Fire District Attorney reserves the right to modify the sample contract contained herein as deemed necessary and in the best interest of the Fire District prior to the execution of the contract.
- c) All Proposers must disclose with their Proposal the name of any officer, director or agent who is also an employee of the Fire District. Further, all Proposers must disclose the name of any Fire District employee who owns, directly or indirectly, an interest in the Proposer's firm or any of its branches.

#### 2.8 BACKGROUND CHECKS

2.8.1 Criminal Background Checks are required for any contracts which require a contractor, subcontractor, consultant or subconsultant to perform work in or on Fire District property where the contractor or any subcontractors or employees will perform work or services in close proximity to facilities with minors, the elderly or persons with special needs or where the services are of a nature which would reasonable warrant

background checks, the contractor, subcontractor, consultant or sub-consultant who is doing the work in or on Fire District property shall be required to undergo a criminal background check, at the contractor's expense.

2.8.2 All criminal background checks must be conducted prior to any covered individual's initial access to Fire District's property and, depending on the contract's term, on an annual basis thereafter. The contractor or consultant shall be required to submit an affidavit on the form included in the RFP, certifying that background checks have been completed for all employees and certify that no employee who has been convicted or who has entered a plea of nolo contendere for any crime set forth in any applicable State law provision.

## 2.9 PROPOSALS TO REMAIN OPEN

- 2.9.1 All Proposals shall remain valid offers for Ninety (90) calendar days after the Submission Deadline, unless a longer period of time is stated in the solicitation documents. The Fire District may, at its sole discretion, release any Proposal and return the Bid Bond prior to the end of the 90-day period.
- 2.9.2 Extensions of time when Proposals shall remain valid offers beyond the Ninety (90) day period may be made only by mutual written agreement between the Fire District, the Successful Proposer, and the surety, if any, for the Successful Proposer.

#### 2.10 PROPOSERS COSTS

The Fire District shall not be liable for any costs incurred by Proposers in responding to this competitive solicitation.

#### 2.11 PROPOSERS REPRESENTATION

By virtue of its submission of a response to the competitive solicitation, Proposer represents that it has reviewed all information which it has reason to believe is relevant to the making of this Proposal, including any necessary site inspections and field inspections, measurements and visits and that there is no information that it does not possess that it believes is necessary to make a fully informed and accurate proposal submission.

#### 2.11.1. Mistakes

a) Proposers are cautioned to examine all terms, conditions, specifications, drawings, exhibits, addenda, delivery instructions, and special conditions pertaining to the competitive solicitation. Failure of the Proposer to examine all pertinent documents shall not entitle Proposer to any relief from the conditions imposed in the solicitation documents and contract and may lead to rejection of a Proposal.

#### 2.12 CHANGE ORDERS

The Fire District is authorized to approve and initiate change orders determined in the judgment of the Fire District to be in the public interest as follows:

- a) All change orders decreasing the cost of the contract to the Fire District; provided, however, such decrease does not materially alter the character of the work contemplated by the contract.
- b) All change orders increasing the cost of the contract to the Fire District, upon Board approval, provided that sufficient budgeted funds are available.
- c) All change orders increasing the cost of any contract, up to five (5) percent of the original contract amount, provided that sufficient budgeted funds are available.
- d) All other change orders must be accompanied with a cost estimate covering the proposed goods and/or services and must be formally approved by the Fire District Board before work may be authorized to begin. No claim against the Fire District for extra work in furtherance of such change order shall be allowed unless prior written authorization has been provided by the Fire District, notwithstanding any other provision, contractual or otherwise.
- e) Change orders shall not artificially be distributed or divided so as to bring the amount within the approval level of the Fire District. Proposed change orders shall include all logically connected work required to be done at the time of the change order proposal.
- f) Work defined by the scope of a change order may not be commenced until obtaining final approval of the change order.

## 2.13 <u>FIRE DISTRICT CONTRACT MANAGER</u>

The Fire District shall designate a Contract Manager who shall act on behalf of the Fire District with respect to monitoring contractor performance under the awarded contract.

The administration of the awarded contract is vested in the Contract Manager. The Contract Manager shall have complete authority to require the Successful Proposer to comply with all provisions of the awarded contract. However, the provisions of the awarded contract shall not be altered, waived or revoked by the Contract Manager.

The Contract Manager's principal duties shall include:

- a) Liaison with the Successful Proposer.
- b) Coordinate and approve all work under the contract.
- c) Resolve any disputes.
- d) Assure consistency and quality of Successful Proposer's performance.
- e) Schedule and conduct contractor performance evaluations and document findings.
- f) Review and approve for payment all invoices for work performed or items delivered.

#### 2.14 CODE OF ETHICS

Any contractor or subcontractor that is found to have violated the ethical standards set forth in the Florida Code of Ethics or any other applicable ethical standards pursuant to state or federal law may be subject to punishment, including contract suspension or termination, and the reporting of any contractor found to have violated these ethical standards to the appropriate disciplinary agency. The Fire District shall not execute a contract, and reserves the right to terminate a contract already in place, if it is discovered that there has been a violation any applicable ethics regulations, any ethics provision of a procurement solicitation, or any local, state, or federal law, including, but not limited to:

- a) Conflicts of interest
- b) Kickbacks
- c) Solicitation of procurement by payment of a gratuity or offer of employment.
- d) Acceptance of gratuity or offer of employment resulting from solicitation of procurement.
- e) Violations of the Cone of Silence.
- f) Any other improper or unlawful attempt to influence the outcome of procurement.

#### 2.15 COMPETENCY OF PROPOSERS/QUALIFICATIONS STATEMENT

Proposals will be considered only from firms that are regularly engaged in the business of providing services as described in the solicitation documents and who can provide evidence that they have established a satisfactory record of performance and sufficient personnel, equipment, and organization to ensure satisfactory execution of the services under the terms and conditions herein stated. The term "equipment and organization" as used herein shall be construed to mean a fully equipped and well-established company in line with the best business practices in the industry and as determined by the proper authorities of the Fire District.

Each Proposer shall complete the Qualifications Statement with their Proposal. Failure to submit the Qualifications Statement and the documents required there under with the Proposal may constitute grounds for rejection of the Proposal.

The Fire District reserves the right to make a pre-award inspection of the Proposer's facilities and equipment prior to award of the Contract.

#### 2.16 COMPLIANCE WITH LAWS:

Notice is hereby given that the Successful Proposer, its officers, agents, employees and contractors must be familiar with all Federal, State and Local laws, ordinances, rules, codes and regulations and site conditions that may affect the work and the relation and effect of these laws and regulations on the site and the project. Ignorance on the part of the Proposer will in no way relieve him from the responsibility of compliance herewith. It shall be the duty of the Successful Proposer to thoroughly investigate all aspects and requirements of the site, project and specifications prior to submitting a Proposal. Submission of a Proposal shall constitute a statement that the Proposer has fully conducted all necessary inspections, reviews, and investigations.

It is agreed and understood that if the Fire District calls to the attention of Successful Proposer any such violations on the part of the Successful Proposer, its officers, agents, employees, contractors, then Successful Proposer shall immediately desist from and correct such violation. If Successful Proposer is in violation of any law, Successful Proposer shall be

solelyresponsible for coming into compliance with such law and shall be solely responsible for the payment of any fine charged for such violation.

- 2.16.1 The Successful Proposer and all its agents shall comply with all federal, state and local regulations, including, but not limited to, nondiscrimination, wages, social security, workers' compensation, licenses, and registration requirements. The Successful Proposer shall include this provision in all subcontracts issued as a result of this Agreement.
- 2.16.2 No person, on the grounds of race, creed, color, religion, national origin, age, gender, or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this Agreement.
- 2.16.3 This RFP and the awarded contract shall be governed by and construed in accordance with the laws of the State of Florida.
- 2.16.4 Any dispute concerning performance of the awarded contract shall be processed as described herein. Jurisdiction for any damages arising under the terms of the Agreement will be in the courts of the State of Florida, and venue will be in Monroe County, Florida. Except as otherwise provided by law, the parties agree to be responsible for their own attorney fees incurred in connection with disputes arising under the terms of this Agreement.

#### 2.17 CONDITIONS OF MATERIALS

All materials and products supplied by the Successful Proposer in conjunction with this solicitation shall be new, warranted for their merchantability, fit for a purpose, free from defects and consistent with industry standards. The products shall be delivered to the Fire District in excellent condition. If any of the products supplied to the Fire District are found to be defective or do not conform to the specifications, the Fire District reserves the right to return the product to the Successful Proposer at no cost to the Fire District. Successful Proposer shall furnish all guarantees and warranties to the Fire District prior to final acceptance and payment. The warranty period that may be specified below shall commence upon final acceptance of the product.

#### 2.18 <u>CONE OF SILENCE</u>: A Cone of Silence shall apply as follows:

- 2.18.1 A Cone of Silence shall be in effect during a Competitive Solicitation beginning upon the advertisement for requests for proposals, requests for qualifications and competitive bids or during such other procurement activities as declared by the Fire District Board. The Cone of Silence shall terminate at the time the Fire District Board takes final action or gives final approval of a contract, rejects all bids or responses to the Competitive Solicitation, or takes other action, which ends the Competitive Solicitation.
  - 2.18.2 Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a Competitive Solicitation or that is subject to being evaluated or having its response evaluated in connection with a Competitive Solicitation, including a person or entity's representative shall not have any

- communication with any Fire District representative and their respective support staff or any person or group of persons appointed or designated by the Fire District Board to evaluate, select, or make a recommendation to the Fire District Board regarding a Competitive Solicitation.
- 2.18.3 The Cone of Silence shall not apply to written or oral communications with legal counsel for the Fire District or the Clerk for the Fire District.
- 2.18.4 Any action in violation of this section shall be cause for disqualification of the bid or the proposal. The determination of a violation shall be made by the Fire District Board.

#### 2.19 <u>CONFLICT OF INTEREST</u>

- 2.19.1 The Proposer covenants that they presently have no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. The Proposer further covenants that no person having any such known interest shall be employed or conveyed an interest, directly or indirectly, in the contract.
  - 2.19.2 No contract will be awarded to a Proposer who has Fire District elected officials, officers or employees affiliated with it, unless the Proposer has fully complied with current Florida State Statutes and Fire District regulations relating to this issue. Proposers must disclose any such affiliation. Failure to disclose any such affiliation will result in disqualification of the Proposer and removal of the Proposer from the Fire District's Proposer's List, and Proposer's prohibition from engaging in any business with the Fire District.

#### 2.20 INDEPENDENT CONTRACTOR

2.20.1 The Proposer represents itself to be an independent firm offering such services to the general public and shall not represent itself or its employees to be employees of the Fire District. Therefore, the Proposer shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, worker's compensation, employee insurance, minimum wage requirements, overtime, and other expenses, and agrees to indemnify, save, and hold the Fire District, its officers, agents, and employees, harmless from and against, any and all loss; cost (including attorney fees); and damage of any kind related to such matters.

#### 2.21 CONTRACT EXPIRATION

In the event services are scheduled to end because of the expiration of this contract, the Successful Proposer shall continue the service upon the request of the Fire District. The extension period shall not extend for more than ninety (90) days beyond the expiration date of the existing contract. The Successful Proposer shall be compensated for the service at the rate in effect when this extension clause is invoked by the Fire District.

#### 2.22 DAMAGE TO PUBLIC OR PRIVATE PROPERTY

- 2.22.1 The Successful Proposer shall at all times use all means necessary to protect property. Damage to public and/or private property shall be the responsibility of the Successful Proposer and shall be repaired and/or replaced at no additional cost to the Fire District.
- 2.22.2 If property (public or private) is damaged while Successful Proposer is performing work specified or while being removed for the convenience of the work, it shall be repaired or replaced at the expense of the Successful Proposer in a manner acceptable to the Fire District prior to the final acceptance of the work. Successful Proposer will be responsible for applying and securing any permits that may be required to complete such repairs. Such property shall include but not be limited to: existing facilities and all of its components, site amenities, concrete and/or asphalt surfaces, vehicles, structures, sidewalks, curbs and gutters, driveways, utilities, etc.
- 2.22.3 Successful Proposer must provide protection necessary to prevent damage to property being repaired or replaced. The Successful Proposer shall be responsible for the protection of property in the areas in the vicinity of the project; and for the protection of his own equipment, supplies, materials and work, against any damage resulting from the elements (such as flooding, rainstorms, wind damage, or other acts of God) or vandalism.
- 2.22.4 If the work site has any pre-existing damage, the Successful Proposer shall notify the Fire District in writing. Failure to do so shall obligate the Successful Proposer to make repairs per the above section.

#### 2.23 DEFAULT

In the event the Successful Proposer defaults in any of the terms, obligations, restrictions or conditions in the Contract Documents, the Fire District shall give the Successful Proposer written notice by registered, certified mail or hand delivery to Successful Proposer's office of the default and that such default shall be corrected or actions taken to correct such default shall be commenced within ten (10) calendar days thereof. In the event the Successful Proposer has failed to correct the condition(s) of the default or the default is not remedied to the satisfaction and approval of the Fire District, the Fire District shall have all legal remedies available to it, including, but not limited to termination of the Contact in which case the Successful Proposer shall be liable for all procurement and re-procurement costs and any and all damages permitted by law arising from the default and breach of the Contract.

#### 2.24 DELETION OR MODIFICATION OF SERVICES

The Fire District reserves the right to add or delete any portion of the awarded contract at any time without cause, and if such right is exercised by the Fire District, the total fee shall be increased or reduced in the same ratio as the estimated cost of the work based on the unit prices set forth on the Proposal Fee page.

#### 2.25 DISADVANTAGED BUSINESS ENTERPRISE (DBE) PARTICIPATION

Proposers are advised that the Fire District promotes equal employment opportunity (EEO) and encourages the participation of minority and women business enterprises (M/WBE) as well as small business enterprises (SBE) in all aspects of contracting. Joint venturing at the prime and sub-consultant levels is encouraged where the joint venture results in a more qualified and/or more diverse proposer. Proposers shall make efforts to maintain no less than fifteen (15) percent DBE participation for contracts over one hundred thousand dollars (\$100,000.00). The Fire District will accept certifications from offerors, including their subcontractors identified in their response, as defined and certified by the Florida Department of Management, Office of Supplier Diversity or other certifying organizations or jurisdictions in accordance with Section 287.0943 (1) and (2) Florida Statutes. Any contractor awarded a contract further agrees that it will abide by any applicable federal or state regulations or requirements regarding DBE participation.

#### 2.26 DISQUALIFICATION OF PROPOSERS

Proposers may be disqualified for any of the following reasons:

- a) Interest by the same person in more than one Proposal.
- b) Collusion among or between Proposers.
- c) Unbalanced proposals; that is, proposals in which the prices for the same items or services are out of all proportion to those prices from others.
- d) Lack of responsibility on the part of Proposers (for example, but without limitation, no Proposer would be considered responsible who has failed to carry out any contract in which the Fire District has been directly or indirectly concerned.)
- e) Lack of experience or capital, on the part of Proposers. Evidence of experience, ability, and financial standing, as well as a statement regarding machinery available be required of any or all Proposers. Failure of the Successful Proposer to possess a current business tax receipt, issued by Monroe County, which will allow the Successful Proposer to obtain the required permits or have the ability to obtain a Monroe County Business Tax Receipt within 14 calendar days to perform the work specified.
- f) Submission of a non-responsive Proposal.

#### 2.27 DRUG FREE WORKPLACE (DFW)

In accordance with Florida Statute Section 287.087, whenever two (2) or more proposals which are equal with respect to price, quality, and service are received by the Fire District for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

#### 2.28 EMPLOYMENT VERIFICATION (E-VERIFY)

The Successful Proposer shall comply with Section 448.095, Fla. Stat., "Employment Eligibility," including registration and use of the E-Verify system to verify the work authorization status of employees. Failure to comply with Section 448.095, Fla. Stat. shall result in termination of the contract. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination.

If this contract is terminated for a violation of the statute by the Successful Proposer, the Successful Proposer may not be awarded a public contract for a period of one (1) year after the date of termination. All cost(s) incurred to initiate and sustain the aforementioned program shall be the responsibility of the Successful Proposer. Failure to meet this requirement may result in termination of the Agreement by the Fire District.

#### 2.29 FORCE MAJEURE

If either party is prevented from performing its obligations hereunder as a result of government regulations, fires, strikes or other causes beyond the control of such party, the obligation to so perform shall be suspended for a reasonable time during which such condition continues to exist. If an actual or potential labor dispute delays or threatens to delay Successful Proposer's timely performance, the Successful Proposer shall immediately notify the Fire District in writing.

#### 2.30 GRANT FUNDED PROJECTS

The Fire District may use Federal Procurement Standards included in Title 2 CFR Part 200, which requires the non-Federal entity (Key Largo Fire and Emergency Medical Services District) to conduct procurements in a manner that prohibit the use of statutorily or administratively imposed in-State or local geographic preferences in the evaluation of bids or proposals. Therefore, consistent with Title 2 CFR Section 200.319(b), the Office of Economic and Small Business Development (OESBD) may establish a County Business Enterprise (CBE) goal on this project.

#### 2.31 INDEMNIFICATION/HOLD HARMLESS

2.31.1 Successful Proposer shall at all times hereafter indemnify, hold harmless and, at the Fire District Attorney's option, defend or pay for an attorney selected by the Fire District Attorney to defend Fire District, its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities and expenditures of any kind, including attorney fees, court costs, and expenses, caused or alleged to be caused by intentional or negligent act of, or omission of, Successful Proposer, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of the awarded Contract including, without limitation, any and all claims, losses, liabilities, expenditures, demands or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. In the event any lawsuit or other proceeding is brought against Fire District by reason of any such claim, cause of action or demand, Successful Proposer shall, upon written notice from Fire District, resist and defend such lawsuit or proceeding by counsel satisfactory to Fire District or, at Fire District's option, pay for an attorney selected by Fire District Attorney to defend Fire District. The provisions and obligations of this section shall survive the expiration or earlier termination of this contract. To the extent considered necessary by the Contract Administrator and the Fire District Attorney, any sums due to Successful Proposer under the awarded contract may be retained by Fire District until all of Fire District's claims for

indemnification pursuant to the awarded contract have been settled or otherwise resolved; and any amount withheld shall not be subject to payment of interest by Fire District. Nothing in this competitive solicitation or Agreement shall be deemed a waiver or limitation of any sovereign immunity provided by law or any limitation of the Fire District's liability in any statute or as otherwise provided by law.

- 2.31.2 To ensure the indemnification obligation contained above, Successful Proposer shall, at a minimum, provide, pay for, and maintain in force at all times during the term of the awarded contract (unless otherwise provided), the insurance coverages set forth in Section 4.5. Each insurance policy shall clearly identify the foregoing indemnification as insured.
- 2.31.3 PATENT AND COPYRIGHT INDEMNIFICATION: Successful Proposer agrees to indemnify, defend, save and hold harmless the Fire District, its officers, agents and employees, from all claims, damages, losses, liabilities and expenses arising out of any alleged infringement of copyrights, patent rights and/or the unauthorized or unlicensed use of any material, property or other work in connection with the performance of the awarded contract. This provision shall survive the termination of this contract.
- 2.31.4 Successful Proposer shall pay all claims, losses, liens, settlements or judgments of any nature whatsoever in connection with the foregoing indemnification's including, but not limited to, reasonable attorney's fees (including appellate attorney's fees) and costs. This provision shall survive the termination of the contract between the Fire District and the Successful Proposer.
- 2.31.5 Fire District reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of Successful Proposer under the indemnification agreement. Nothing contained herein is intended nor shall it be construed to waive Fire District's rights and immunities under the common law or Florida Statute Section 768.28, as amended from time to time.

#### 2.32 LEGAL REQUIREMENTS:

2.32.1 Applicable provisions of all federal, state, and county laws, and local ordinances, rules and regulations, shall govern development, submittal and evaluation of all proposals received in response hereto and shall govern any and all claims and disputes that may arise between person(s) participating in this procurement and the Fire District, by and through its officers, employees and authorized representatives, or any other person, natural or otherwise. Lack of knowledge by any Proposer shall not constitute a cognizable defense against the legal effect thereof.

- 2.32.2 The Legal Advertisement, Notice of Request for Proposal, Standard Terms and General Conditions, Special Conditions, Specifications, Instructions to Proposers, Exhibits, Addenda and any other pertinent documents form a part of this competitive solicitation and by reference are made a part of any response to this competitive solicitation.
- 2.32.3 Pursuant to Section 838.22(1) Florida Statutes, it is unlawful for a Proposer to knowingly and intentionally influence or attempt to influence any competitive solicitation of the Fire District.

## 2.33 NO EXCLUSIVE CONTRACT/ADDITIONAL SERVICES

Proposer agrees and understands that, unless specifically and expressly provided for herein, the Contract shall not be construed as an exclusive arrangement and further agrees that the Fire District may, at any time, secure similar or identical services at its sole option.

#### 2.34 NON-COLLUSIVE AFFIDAVIT

Proposer certifies that the proposal is made without prior understanding, agreement, or connection with any other corporation, firm or person submitting a Proposal for the same materials, services supplies, or equipment and is in all respects fair and without collusion or fraud.

Each Proposer shall complete the Non-Collusive Affidavit Form and shall submit the form with the Proposal. The Fire District considers the failure of the Proposer to submit this document to be a major irregularity and may be cause for rejection of the Proposal.

#### 2.35 NON-CONTINGENT FEE

Proposer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Proposer to solicit or secure award of a contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Proposer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making a contract. For the breach or violation of this provision, the Fire District shall have the right to terminate the awarded contract without liability at its discretion.

#### 2.36 OCCUPATIONAL HEALTH AND SAFETY:

In compliance with Chapter 442, Florida Statutes, any toxic substance listed in Section 38F-41.03 of the Florida Administrative Code delivered as a result of this solicitation must be accompanied by a Material Safety Data Sheet (MSDS), which may be obtained from the manufacturer. The MSDS must include the following information:

- a) The chemical name and the common name of the toxic substance.
- b) The hazards or other risks in the use of the toxic substance, including:
  - The potential for fire, explosion, corrosivity and reactivity;
  - The known acute and chronic health effects of risks from exposure, including the medical conditions that are generally recognized as being aggravated by exposure to the toxic substance; and

- The primary routes of entry and symptoms of overexposure.
- c) The proper precautions, handling practices, necessary personal protection equipment, and other safety precautions in the use of or exposure to the toxic substances, including appropriate emergency treatment in case of exposure.
- d) The emergency procedure for spills, fire, disposal and first aid.
- e) A description in lay terms of the known specific potential health risks posed by the toxic substance intended to alert any person reading this information.
- f) The year and month, if available, that the information was compiled and the name, address, and emergency telephone number of the manufacturer responsible for preparing the information.

## 2.37 PERFORMANCE

Failure on the part of the Proposer to comply with the conditions, terms, specifications and requirements of the solicitation shall be just cause for cancellation of the award; notwithstanding any additional requirements enumerated in the Special Conditions herein relating to performance-based contracting. The Fire District may, by written notice to the Proposer, terminate the Contract for failure to perform. The date of termination shall be stated in the notice. The Fire District shall be the sole judge of nonperformance.

## 2.38 PRICING

- 2.38.1 Prices shall be shown in both unit amounts and extensions whenever applicable. In the event of discrepancies existing between unit amounts and extensions or totals, unit amounts shall govern.
- 2.38.2 Discrepancies in the multiplication of units of work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.
- 2.38.3 All applicable discounts shall be included in the Proposal price for materials and services and will be considered as determining factors in recommending an award in case of tie Proposals. Discounts extended to Fire District shall include but not be limited to those discounts normally extended to governmental agencies as well as the private sector.
- 2.38.4 Chain discounts are not acceptable and will not be considered in determining an award. Bidder may bid only one (1) discount for each item on the Bid Form. Firm discounts and prices are to be quoted for the term of the awarded contract.
- 2.38.5 Proposer warrants by virtue of Proposal, that prices, terms and conditions in the Proposal will be firm for acceptance for a period of Ninety (90) calendar days from the date of the Submission Deadline unless otherwise set forth herein or stated by the Fire District.

2.38.6 The price shall include all, royalties, license fees and other costs arising from the use of such design, device or materials in any way involved in the work as well as all costs of packaging, transporting and delivery to the designated location within Monroe County.

#### 2.39 PUBLIC ENTITY CRIMES INFORMATION STATEMENT

As provided in Florida Statute 287.133(2)(a), a person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not submit a proposal on a contract to provide any 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 public entity, may not be awarded or perform work as a Proposer, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

#### 2.40 PUBLIC RECORDS/CONFIDENTIAL INFORMATION

Florida law provides that municipal public records shall, at all times, be open for personal inspection by any person, unless otherwise confidential or exempt under law. Information and materials received by the Fire District in connection with a Proposer's response shall be deemed to be public records subject to public inspection. However, certain exemptions to the public records law are statutorily provided for in Section 119.07, F.S. and other Florida Statutes. Section 119.07, F.S. provides an exemption from public records law for sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier. THE SUCCESSFUL PROPOSER SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 119, FLORIDA STATUTES WITH RESPECT TO ALL PUBLIC RECORDS.

#### SPECIFICALLY, THE SUCCESSFUL PROPOSER SHALL:

- 1. Keep and maintain public records required by the Fire District to perform the service.
- 2. Upon request from the Fire District's custodian of public records, provide the Fire District 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 this chapter or as otherwise provided by law.
- 3. 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 the Successful Proposer does not transfer the records to the public agency.
- 4. Upon completion of the contract, transfer, at no cost, to the Fire District all public records in possession of the Successful Proposer or keep and maintain public records required by the Fire District to perform the service. If the Successful Proposer transfers all public records to the Fire District upon completion of the contract, the Successful Proposer shall destroy any duplicate public records that are exempt or confidential and exempt from

public records disclosure requirements. If the Successful Proposer keeps and maintains public records upon completion of the contract, the Successful Proposer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Fire District, upon request from KLFEMS custodian of public records, in a format that is compatible with the information technology systems of the Fire District.

#### 5. REQUEST FOR RECORDS; NONCOMPLIANCE.

- (a) A request to inspect or copy public records relating to a Fire District's contract for services must be made directly to the Fire District. If the Fire District does not possess the requested records, the Fire District shall immediately notify the Successful Proposer of the request, and the Successful Proposer must provide the records to the Fire District or allow the records to be inspected or copied within a reasonable time.
- (b) If Successful Proposer does not comply with the Fire District's request for records, the Fire District shall enforce the contract provisions in accordance with the contract.
- (c) A Successful Proposer who fails to provide the public records to the Fire District within a reasonable time may be subject to penalties under s. 119.10.

#### 2.41 <u>REJECTION OF PROPOSALS</u>

- 2.41.1 To the extent permitted by applicable state and federal laws and regulations, Fire District reserves the right to reject any and all proposals, to waive any and all informalities, irregularities and technicalities and the right to disregard all nonconforming, non-responsive, unbalanced or conditional proposals. Proposals will be considered irregular and may be rejected, if they show serious omissions, alterations in form, additions not called for, conditions or unauthorized alterations, or irregularities of any kind. The Fire District stresses the importance of filing a complete proposal, which accurately and properly provides all information, requested.
  - 2.41.2 Fire District reserves the right to reject the Proposal of any Proposer if Fire District believes that it would not be in the best interest of Fire District to make an award to that Proposer, whether because the Proposal is not responsive or the Proposer is unqualified or of doubtful financial ability or fails to meet any other applicable standard or criteria established by Fire District.
  - 2.41.3 More than one proposal received for the same work from an individual, firm, partnership, corporation or association under the same or different names will not be considered. Reasonable grounds for believing that any Proposer is interested in more than one proposal for the same work will cause the rejection of all such proposals in which the Proposer is interested. If there are reasonable grounds for believing that collusion exists among the Proposer, the Proposals of participants in such collusion will not be considered.
  - 2.41.4 The reasons for rejection of Proposals stated herein are not intended to be exhaustive.

#### 2.42 RESOLUTION OF PROTESTED SOLICITATIONS AND PROPOSED AWARDS

Any actual proposer, offeror, or contractor who is aggrieved in connection with the solicitation of a contract may protest to the KLFEMS Clerk, Carol Greco. All protests shall be submitted in writing within twenty four (24) hours after such aggrieved person knows or should have known the facts giving rise to the alleged grievance.

#### 2.43 SCRUTINIZED COMPANIES

- 2.43.1 Successful Proposer certifies that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S., the Fire District may immediately terminate this Agreement at its sole option if the Successful Proposer or its subcontractors are found to have submitted a false certification; or if the Successful Proposer, or its subcontractors are placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.
- 2.43.2 If this agreement is for more than one million dollars, the Successful Proposer certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S. Pursuant to Section 287.135, F.S., the Fire District may immediately terminate this Agreement at its sole option if the Successful Proposer, its affiliates, or its subcontractors are found to have submitted a false certification; or if the Successful Proposer, its affiliates, or its subcontractors are placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.
- 2.43.3 The Successful Proposer agrees to observe the above requirements for applicable subcontracts entered into for the performance of work under this Agreement.
- 2.43.4 As provided in Subsection 287.135(8), F.S., if federal law ceases to authorize the above-stated contracting prohibitions then they shall become inoperative.

#### 2.44 SPECIAL CONDITIONS

Any and all Special Conditions contained in this solicitation document that may be in variance or conflict with the General Conditions shall have precedence over the General Conditions to the extent of such conflict.

#### 2.45 SUB-CONTRACTORS

If the Proposer proposes to use subcontractors in the course of providing these services to the Fire District, this information shall be a part of the RFP response. Such information shall be subject to review, acceptance and approval of the FIRE DISTRICT, prior to any contract award. The Fire District reserves the right to approve or disapprove of any subcontractor candidate in its best interest.

## 2.46 TERMINATION FOR CONVENIENCE OF FIRE DISTRICT

Upon seven (7) calendar days written notice delivered by certified mail, return receipt requested, to the Successful Proposer, the Fire District may without cause and without

prejudice to any other right or remedy, terminate the agreement for the Fire District's convenience whenever the Fire District determines that such termination is in the best interest of the Fire District. Where the agreement is terminated for the convenience of the Fire District, the notice of termination to the Successful Proposer must state that the contract is being terminated for the convenience of the Fire District under the termination clause, the effective termination date and the extent of termination. Upon receipt of the notice of termination for convenience, the Successful Proposer shall promptly discontinue all work at the time and to the extent indicated on the notice of termination, terminate all outstanding sub-contractors and purchase orders to the extent that they relate to the terminated portion of the awarded contract and refrain from placing further orders and sub-contracts except as they may be necessary consistent with the termination notice, and complete any continued portions of the work that are not terminated.

#### 2.47 WARRANTIES

- 2.47.1 **Warranty of Title**: The Successful Proposer warrants to the Fire District that all goods and materials furnished under the awarded contract will be new unless otherwise specified in writing by the Fire District, and that Successful Proposer possess good, clear, and marketable title to said goods and there are no pending liens, claims or encumbrances whatsoever against said goods. All work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective and rejected by the Fire District.
- 2.47.2 **Warranty of Specifications**: The Successful Proposer warrants that all goods, materials and workmanship furnished, whether furnished by the Successful Proposer or its sub-contractors and suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted.
- 2.47.3 **Warranty of Fitness for a Particular Purpose**: The Successful Proposer warrants the goods shall be fit for and sufficient for the purpose(s) intended.
- 2.47.4 **Warranty of Merchantability**: The Successful Proposer warrants that the goods and faculties to be supplied pursuant to the Agreement are merchantable, of good quality and free from defects, whether patent or latent in material or workmanship.
- 2.47.5 **Warranty of Performance**: The Successful Proposer warrants that the goods, facilities, and quality of construction are warranted to be free of all defects and fully operable in and in good working and aesthetic condition and of a quality that is equal to or better than similar facilities in the area that have been found by their owners to operate in a satisfactory manner.
- 2.47.6 **Warranty of Material and Workmanship**: In addition, and as supplement to the above and all other warranties, the Successful Proposer warrants all material and workmanship for a minimum of one year from date of completion and acceptance by

the Fire District. If within one (1) year after acceptance by the Fire District, or within such larger period of time as may be prescribed by law, or applicable technical specifications, any of the work is found to be defective or not in accordance with the Contract Documents, the Successful Proposer shall after receipt of a written notice from the Fire District to do so, promptly correct the work unless the Fire District has previously given the Successful Proposer a written acceptance of such condition. This warranty does not limit or impair the continuing obligation of Successful Proposer to indemnify and hold the Fire District harmless from all liability or causes of action and any damages of any kind whatsoever, including but not limited to consequential damages, resulting from Successful Proposer's errors or omissions. The Successful Proposer shall transfer all applicable manufacturers' warranties exceeding one (1) year to the Fire District.

- 2.47.7 The Successful Proposer warrants to the Fire District that it will comply with all applicable federal, state and local laws, regulations and orders in carrying out its obligations under the awarded contract.
- 2.47.8 The Successful Proposer warrants to the Fire District that it is not insolvent, it is not in bankruptcy proceedings or receivership, nor is it engaged in or threatened with any litigation, arbitration or other legal or administrative proceedings or investigations of any kind, which would have an adverse effect on its ability to perform its obligations under the awarded contract.
- 2.47.9 The Successful Proposer warrants to the Fire District that the consummation of the work provided for in the Contract Documents will not result in the breach of any term or provision of, or constitute a default under any indenture, mortgage, contract, or agreement to which the Successful Proposer is a party.
- 2.47.10 The Successful Proposer warrants that there has been no violation of copyrights or patent rights either in the United States of America or in foreign countries in connection with the work of the awarded contract.
- 2.47.11 All warranties made by the Successful Proposer together with service warranties and guarantees shall run to the benefit of the Fire District and the successors and assigns of the Fire District.

#### **END OF SECTION 2**

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# SECTION 3 – QUALIFICATIONS OF PROPOSER & CONSIDERATION OF AWARD

#### 3.1 ELIGIBILITY

To be eligible to respond to this RFP, the Proposer(s) shall demonstrate that they have at least three (3) similar major renovations (>\$1 million) of fire- rescue station buildings within the past ten (10) years. However, one new build (>\$1 million) of a fire-rescue station building may be substituted for one major renovation to meet this requirement. Proposals will be considered only from firms which are regularly engaged in the business of providing services as described in this proposal and who can provide evidence that they have established a satisfactory record of performance. The Successful Proposer must also be a state certified/licensed general contractor and able to provide the design/build services requested herein.

#### 3.2 QUALIFICATIONS STATEMENT

- 3.2.1. Each Proposer shall submit a Qualifications Statement.
- 3.2.2. The Fire District reserves the right to make a pre-award inspection of the Proposer's facilities and equipment prior to awarding the Contract.
- 3.3. No submission will be accepted from, nor will any contract be awarded to, any person, who is in arrears to the Fire District, upon any debt or contract, or who is a defaulter, as surety or otherwise, upon any obligation to said Fire District, or who is deemed irresponsible or unreliable by the Fire District.
- 3.4. Fire District reserves the right to consider a Proposer's financial stability and history of citations and/or violations of environmental regulations in determining a Proposer's responsibility, and further reserves the right to declare a Proposer not responsible if (in the opinion of the Fire District) the Proposer has insufficient financial resources to construct the project or whose history of violations warrant such determination. Proposer shall submit with Proposal, a complete financial disclosure and history of all citations and/or violations, notices and dispositions thereof. The non-submission of any such documentation shall be deemed to be an affirmation by the Proposer that there are no citations or violations. Proposer shall notify Fire District immediately of notice of any citation or violation, which Proposer may receive after the Submission Deadline and during the time of performance of any contract awarded to Proposer.
- 3.5. The Fire District requires submittal of at least five (5) references from the Proposer and applicable Subcontractors to be submitted with the Proposal (References must include name, job title, telephone number and email address of contact person(s). **These references are not to include the Fire District and/or a Fire District employee.** 
  - 3.5.1 Business Trade References
  - 3.5.2 Bank References

- 3.5.3 Other Governmental Agencies where you have been pre-qualified. Indicate trades and dollar amounts.
- 3.5.4 Relevant Experience (Minimum of three (3) references which demonstrate experience as a General Contractor for work of a similar scope performed in Florida in the last 10 years.)

#### 3.6 EXAMINATION OF CONTRACT DOCUMENTS & SITE

Before submitting a Proposal, each Proposer must:

- (a) examine the solicitation documents thoroughly;
- (b) consider federal, state and local laws, ordinances, rules and regulations that may in any manner affect cost, progress, performance, or provision, of the goods and/or services;
- (c) fully and thoroughly inspect the site of the proposed work;
- (d) conduct all site examinations deemed necessary to submit an accurate proposal,
- (e) study and carefully correlate Proposer' observations with the solicitation documents; and
- (f) notify in writing Fire District's designated employee of all conflicts, errors, irregularities, or discrepancies in the solicitation documents;
- (g) submit a written statement to the Fire District acknowledging the Proposer's understanding of the current site conditions and work which has been completed or is in progress on the site.

The submission of a Proposal will constitute an incontrovertible representation by Proposer that Proposer has complied with every requirement of this Section 3.6, that without exception the Proposal is premised upon performing the services and/or furnishing the goods and materials and such means, methods, techniques, sequences or procedures as may be indicated in or required by the solicitation documents, and that the solicitation documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions of performance, all site conditions and furnishing of the goods and/or services.

#### 3.7 <u>CRITERIA FOR AWARD</u>

The award of the RFP shall be to the most responsive, responsible Proposer whose Proposal is determined to be the most advantageous to the Fire District taking into consideration, in addition to price, the criteria set forth below:

- 3.7.1 The ability, capacity, and skill of the Proposer to perform the contract.
- 3.7.2 Whether the Proposer can perform the contract within the time specified, without delay or interference.

- 3.7.3 The character, integrity, reputation, judgement, experience and efficiency of the Proposer.
- 3.7.4 The quality of performance on previous public or private contracts of similar type.
- 3.7.5 The previous and existing compliance by the Proposer with laws and ordinances relating to this contract.
- 3.7.6 The ability of the Proposer to provide future maintenance and service.

### 3.8 PROPOSED PROJECT PERSONNEL AND CURRENT PROJECT WORKLOAD

# a) Proposed Project Manager:

Provide proposed Project Manager's resume that includes names and addresses of the companies he/she has been affiliated with in the last ten (10) years. Be sure resume covers the person's name, qualifications, and background.

Proposed Project Manager's resume should also list at least three (3) projects, by size, type and duration that they have supervised in the last ten (10) years for the Bidder or for another company.

### b) Proposed Superintendent:

Provide proposed Superintendent's resume (if different from Project Manager) that includes names and addresses of the companies he/she has been affiliated with in the last ten (10) years. Be sure resume covers the person's name, qualifications, and background.

Proposed Superintendent's resume should also list at least three (3) projects, by size, type and duration that they have supervised in the last ten (10) years for the Bidder or for another company.

Provide Bidder's current project list and/or availability for project based on current/projected workload.

### 3.9 TIE SUBMISSIONS

The tie may be broken and the Successful Proposer selected by the following criteria presented in order of importance and consideration.

- 3.9.1 Quality of the items or services if it is ascertainable.
- 3.9.2 Except as prohibited by Federal or State law, location of business, specifically those located within the Monroe County limits (as evidenced by a business tax receipt), or

- 3.9.3 If no business is located within the Monroe County limits, to a Monroe County-based business or a certified minority business enterprise, as defined in F.S.§288.703
- 3.9.4 Time of delivery if provided in the Proposal.
- 3.9.5 If the criteria in subsections 3.9.1 through 3.9.4 do not resolve the tie, the Fire District may award a contract to that Proposer whose Proposal was received first as indicated by the time stamp on the envelope containing the Proposal.
- 3.9.6 If the criteria in subsections 3.9.1 through 3.9.5 do not resolve the tie, contract award shall be made by a lot drawn by the KLFEMS Clerk before at least one (1) witness.

### 3.10 RESPONSIVENESS

The factors to be considered in determining the responsiveness of each Proposer include but are not limited to the following:

- 3.10.1 Completion, accuracy and submission of all required documentation.
- 3.10.2 Compliance with all requirements of the RFP, including adherence to all RFP instructions.
- 3.10.3 Consistency of the offered goods or services as set forth in the Agreement.
- 3.10.4 Accuracy of mathematical calculations.

### 3.11 <u>RESPONSIBILITY</u>

The factors to be considered in determining the responsibility of a Proposer shall include but not be limited to the following:

- 3.11.1 Proposers past experience and performance.
- 3.11.2 Litigation history
- 3.11.3 The scope and content of any investigations, reports or audits relating to, or communications with, the Proposer that have been commenced or issued by any local, state, or federal law enforcement agency, criminal justice agency, health and safety agency or inspector general office.
- 3.11.4 Whether the Proposer has failed to disclose or made misrepresentations to any governmental entity regarding conflicts of interest or potential or apparent conflicts of interest.

- 3.11.5 Availability of appropriate material, equipment, facility and personnel resources and expertise, or the ability to obtain them, to meet all requirements of the Agreement.
- 3.11.6 Whether the Proposer or its partners, officers or key personnel or its subsidiaries or parent company have been engaged in any criminal activity or have been convicted of any crimes.

### **END OF SECTION 3**

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### **SECTION 4-SPECIAL CONDITIONS**

# 4.1 ⊠ LIQUIDATED DAMAGES (Applicable if box checked)

Because damages will be difficult to ascertain, liquidated damages of \$250.00 per day will be deducted from the Contract sum for each regular workday the Successful Proposer does not perform significant services. The Successful Proposer will make every attempt to supply the awarded services within the time frame(s) requested. Liquidated damages are hereby fixed and agreed upon by the parties, recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by Fire District as a consequence of such delay, and both parties desiring to obviate any question or dispute concerning the amount of said damages and the cost and effect of the failure of Successful Proposer to complete the services within the applicable Time and Performance.

### 4.2 COUNTY/STATE LICENSE REQUIREMENTS (Applicable if box checked)

Proposer shall be licensed and qualified to do business in its area of expertise and shall submit copies of all applicable licenses/certifications with their Proposal. The Successful Proposer will be required to maintain the appropriate licenses and certificates throughout the term of the contract.

### **Properly Licensed Contractor**

Any proposal that is submitted by a Proposer who is not properly licensed/certified at the time the proposal is submitted may be rejected as non-responsive.

# 4.3 <u>CERTIFICATION AND/OR LICENSES</u>

- 4.3.1 Proposers shall hold a current license which shows that a principal in the firm or an employee is certified to perform these services. This certification shall be current at all times during the duration of the awarded contract. Proposers should provide, with their Proposal, a copy of all current licenses. If not provided with your Proposal, they must be submitted within three (3) business days of the Fire District's request.
- 4.3.2 Proposer must hold a current business tax receipt. Copy of license must be submitted with Proposal and must be in the name of the vendor shown on the Proposer Information page.
- 4.3.3 When applicable, vendor must hold Certificate of Competency issued by the State of Florida and a current Business Tax Receipt issued by Monroe County.

### 4.4 CONTRACT TIME FOR COMPLETION

4.4.1 The work to be performed under the Contract shall be commenced within 15 days of the issuance of a notice to proceed.

- 4.4.2 Project Substantial Completion shall be within 365 consecutive calendar days from Successful Bidder's receipt of Fire District's Notice to Proceed. Final Completion shall be 401 consecutive calendar days from date of Fire District's Notice to Proceed, unless mutually agreed upon by both parties in writing.
- 4.4.3 By virtue of the submission of a Proposal, Proposer agrees and fully understands that the completion time of the work of the awarded contract is an essential and material condition of the contract, is familiar with the project and the project site and that time is of the essence. The Successful Proposer agrees that all work shall be prosecuted regularly, diligently and uninterrupted at such rate of progress as will ensure full completion thereof within the time specified. Failure to complete the work within the time period specified shall be considered a default.
- 4.4.4 Date of substantial completion is the date certified by the Architect/Engineer when the work or a designated portion thereof is sufficiently complete, in accordance with the contract documents, so the Fire District may occupy the work or designated portion thereof for the use for which it is intended. Date of final completion is also referred to as final acceptance. This is defined by the date the Fire District determines the project to be 100% completed, punch list included.

### 4.5 INSURANCE

- 4.5.1 To ensure the indemnification obligation contained above, Successful Proposer shall, at a minimum, provide, pay for, and maintain in force at all times during the term of the awarded contract (unless otherwise provided), the insurance coverages set forth in this Section 4.5. Each insurance policy shall clearly identify the foregoing indemnification as insured.
- 4.5.2 Such policy or policies shall be without any deductible amount unless otherwise noted in the awarded contract and shall be issued by approved companies of process may be made in Monroe, Florida.
- 4.5.3 Successful Proposer shall pay all deductible amounts, if any.
- 4.5.4 ⊠Commercial Liability Insurance. A Commercial Liability Insurance Policy shall be provided which shall contain minimum limits of one million Dollars (\$1,000,000.00) per occurrence combined single limit for bodily injury liability and property damage liability and shall contain minimum limits of two million Dollars (\$2,000,000.00) per aggregate. Coverage must be afforded on a form no more restrictive than the latest edition of the Commercial Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office and must include:
  - Premises and/or operations.
  - Independent Contractors.
  - Products and/or Completed Operations for contracts.

- Broad Form Property Damage
- Broad Form Contractual Coverage applicable to this specific Contract, including any hold harmless and/or indemnification Contract.
- Personal Injury Coverage with Employee and Contractual Exclusions removed, with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
- 4.5.5 ⊠Commercial Automobile Liability. Commercial Automobile Liability shall be provided with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:
  - Owned Vehicles, if applicable.
  - Hired and Non-Owned Vehicles, if applicable.
  - Employers' Non-Ownership, if applicable.
- 4.5.6 <u>Workers' Compensation Insurance</u>. Workers' Compensation insurance to apply for all employees in compliance with Chapter 440, Florida Statutes, as may be amended from time to time, the "Workers' Compensation Law" of the State of Florida, and all applicable federal laws. In addition, the policy (s) must include:
  - Employers' Liability with a limit of Five Hundred Thousand Dollars (\$500,000.00) each accident.
- 4.5.7 ⊠Errors and Omissions Liability/ Professional Liability. Errors and Omissions Liability insurance Policy shall be provided which contains minimum coverage limits of One Million Dollars (\$ 1,000,000.00) each occurrence.
- 4.5.8 Successful Proposer shall furnish to Fire District's Purchasing Department a Certificate of Insurance or endorsements evidencing the insurance coverage specified by this Article within seven (7) business days after notification of award of the contract. The required Certificates of Insurance shall name the types of policies provided, refer specifically to the awarded contract, and state that such insurance is as required by the awarded contract. Successful Proposer's failure to provide to Fire District the Certificates of Insurance or endorsements evidencing the insurance coverage within seven (7) business days shall provide the basis for the termination of the contract.
- 4.5.9 Successful Proposer shall specifically protect Fire District by naming the Fire District and its Elected Officials, Officers, Agents, and Employees as additional insured. Thirty (30) days written notice must be provided to the Fire District via Certified Mail in the event of cancellation. The Fire District shall receive current copies of the certificate of insurance. A copy of the certificate of insurance or proof of insurance must be

- submitted with Proposal and must be in the name of the vendor shown on the Proposer Qualifications Statement Information page.
- 4.5.10 Coverage is not to cease and is to remain in force (subject to cancellation notice) until all performance required of Successful Proposer is completed. All policies must be endorsed to provide Fire District with at least thirty (30) days' notice of expiration, cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of the work, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.
- 4.5.11 Fire District reserves the right to review and revise any insurance requirements at the time of renewal or amendment of the awarded contract, including, but not limited to, deductibles, limits, coverage, and endorsements based on insurance market conditions affecting the availability or affordability of coverage, or changes in the scope of work or specifications that affect the applicability of coverage. If Successful Proposer uses a subcontractor, Successful Proposer shall ensure that subcontractor names Fire District as an additional insured.
- 4.5.12 The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the State of Florida, with the following minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide:
  - Financial Stability A
  - Financial Size VIII
- 4.5.13 All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against Fire District with the express intention of the parties being that the required insurance coverage protect both parties as the primary coverage for any and all losses covered by the above-described insurance.
- 4.5.14 The Successful Proposer shall ensure that any company issuing insurance to cover the requirements contained in this Contract agrees that they shall have no recourse against Fire District for payment or assessments in any form on any policy of insurance.
- 4.5.15 The clauses "other Insurance Provisions" and "Insurers Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which Fire District is named as an additional named insured shall not apply to Fire District. Fire District shall provide written notice of occurrence within fifteen (15) working days of Fire District's actual notice of such an event.
- 4.5.16 The Successful Proposer shall not commence work under the awarded contract until after he has obtained all of the minimum insurance herein described.

4.5.17 The Successful Proposer agrees to perform the work under the awarded contract as an independent contractor, and not as a sub-contractor, agent or employee of Fire District.

### 4.6 SAFETY

- 4.6.1 The Successful Proposer shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work. The Successful Proposer shall comply with the rules and regulations of the Florida Department of Commerce regarding industrial safety (Fla. Statutes Section 440.56) and with the standards set forth in the Occupational Safety and Health Act of 1970 (OSHA) and its amendments.
- 4.6.2 The Successful Proposer shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to:
  - a) All employees on the work site and all other persons who may be affected thereby. Employees of the Successful Proposer shall always be under Successful Proposer's sole direction and are not employees or agents of the Fire District. The Successful Proposer shall supply competent and physically capable employees. The Fire District may require the Successful Proposer to remove an employee it deems careless, incompetent, insubordinate or otherwise objectionable.
  - b) Responding firm shall be responsible to the Fire District for all acts and omissions of all employees working under its direction.
  - c) The work and all materials and equipment incorporated therein.
  - d) Other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, structures and utilities not designated for removal, relocation or replacement in the course of the work.

# 4.7 <u>WARRANTY</u>

Successful Proposer warrants the work against defect for a period of one (1) year from the date of Fire District approval of final payment. In the event that defect occurs during this time, Successful Proposer shall perform such steps as required to remedy the defects. Successful Proposer shall be responsible for any damages caused by defect to affected area or to interior structure. The one (1) year warranty period does not begin until final approval of final payment for the entire project, and the subsequent release of any Performance or Payment bonds, which may be required by the RFP.

### 4.8 RISK OF LOSS

The risk of loss, injury or destruction, regardless of the cause of the casualty, shall be on the Successful Proposer until the delivery of the completed project and facilities to the Fire District, and inspection and final acceptance of the entire project by Fire District. Title to all goods, chattel and facilities shall pass to Fire District upon delivery and acceptance of the goods by Fire District as evidenced in writing.

### 4.9 PERMITS, FEES AND NOTICES

- 4.9.1 The Successful Proposer shall procure and pay for all permits and licenses, charges and fees and give all notices necessary and incidental to the due and lawful prosecution of the work. The cost of all permits, fees, etc. shall be included in the price except where noted in the specifications and requirements.
- 4.9.2 The Successful Proposer shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the work. The Fire District shall not be responsible for monitoring the Successful Proposer' compliance with any laws or regulations.

### 4.10 CLEANING UP

The Successful Proposer shall keep, at all times, the premises free from accumulation of waste materials or rubbish caused by Proposer operations. At the completion of the work Proposer shall remove all waste materials and rubbish from and about the site as well as all tools, equipment, machinery and surplus materials and provide final cleaning and return the space to the Fire District in like, or better condition.

### 4.11 DELAYS AND EXTENSIONS OF TIME

- 4.11.1 The contract time may only be changed by a change order or a written amendment. Any claims for an extension or shortening of the contract time shall be based upon written notice delivered by the party making the claim to the other party not more than ten (10) calendar days after the occurrence of the event giving rise to the claim and stating the general nature of the claim otherwise it shall be waived. Any claims for extension of time shall be solely for that time which directly impacts the critical path as determined by the Fire District and accompanied by such documentation supporting such claim. A claim for time that does not impact the critical path of the project as determined by the Fire District shall not be considered. Failure of the Fire District to grant an extension of time shall not be a cause for stopping or delaying the progress of the work.
- 4.11.2 No claim for damages or any claim other than an extension of time shall be made or asserted against the Fire District by reason of any delays. An extension of time shall be Successful Bidder's sole remedy for any delays; there shall be no claim to damages against Fire District by Successful Bidder for delays of any nature.

### 4.12 CHANGE ORDERS

- 4.12.1 All Change Orders shall include a maximum Overhead and Profit, not to exceed five percent (5%) and five percent (5%), respectively.
- 4.12.2 Without invalidating the contract, without any monetary compensation, and without notice to any surety, the Fire District reserves and shall have the right to make increases,

decreases or other changes to the work as may be considered necessary or desirable to complete the proposed construction in a satisfactory manner. The Successful Proposer shall not start work pursuant to a change order until the change order setting forth the adjustment(s) is approved by the Fire District, and executed by the Fire District and Successful Proposer. Once the change order is so approved, the Successful Proposer shall promptly proceed with the work.

- 4.12.3 The Contract Price constitutes the total compensation (subject to authorized adjustments, if applicable) payable to the Successful Proposer for performing the work. All duties, responsibilities and obligations assigned to or undertaken by the Successful Proposer shall be at Contractor's expense without change in the Contract price or Time except as approved in writing by the Fire District.
- 4.12.4 The Contract Price and/or Time may only be changed by a Change Order. A fully executed change order for any extra work must exist before such extra work is begun. Any claim for an increase or decrease in the Contract Price shall be based on written notice delivered by the party making the claim to the other party promptly (but in no event later than 15 days) after the occurrence of the event giving rise to the claim and stating the general nature of the claim. The amount of the claim with supporting data shall be delivered (unless the Fire District allows an additional period of time to ascertain more accurate data in support of the claim) and shall be accompanied by claimant's written statement that the amount claimed covers all known amounts to which the claimant is entitled as a result of the occurrence of said event. No claim for an adjustment in the Contract Price will be valid if not submitted in accordance with this Paragraph.
- 4.12.5 The Contract Time may only be changed by a Change Order. A fully executed change order must exist prior to extension of Contract Time.
- 4.12.6 Any claim for an extension of the Contract Time shall be based on written notice delivered by the party making the claim to the other party no later than fifteen (15) days after to occurrence of the vent giving rise to the claim. Notice of the extent of the claim shall be delivered with supporting data and stating the general nature of the claim. Successful Proposer hereby agrees to waive rights to recover any lost time or incurred costs from delays unless Successful Proposer has given the notice and the supporting data required by this paragraph.
- 4.12.7 Extension of time shall be considered and will be based solely upon the effect of delays to the work as a whole. Extensions of time shall not be granted for delays to the work, unless the Successful Proposer can clearly demonstrate that such delays did or will, in fact, delay the progress of the work as a whole. Time extensions shall not be allowed for delays to parts of the work that are not on the critical path of the project schedule. Time extensions shall not be granted until all float or contingency time, at the time of delay, available to absorb specific delays and associated impacts is used.

4.12.8 In the event satisfactory adjustment cannot be reached by Fire District and Successful Proposer for any item requiring a change in the contract, and a change order has not been issued, Fire District reserves the right at its sole option to terminate the contract as it applies to these items in question and make such arrangements as Fire District deems necessary to complete the work. The cost of any work covered by a change order for an increase or decrease in contract price shall be determined by mutual acceptance of a Guaranteed Maximum Price by the Fire District and Successful Proposer. If notice of any change in the contract tor contract time is required to be given to a surety by the provision of the bond, the giving of such notice shall be the Successful Proposer's responsibility, and the amount of each applicable bond shall be adjusted accordingly. The Successful Proposer shall furnish proof of such adjustment to the Fire District. Failure of the Successful Proposer to obtain such approval from the Surety may be a basis for termination of this Contract by the Fire District.

### 4.13 OWNERSHIP OF DRAWINGS

All drawings, specifications and copies thereof furnished by the Fire District are the Fire District's property. They are not to be used on other work and with the exception of the signed contract sets, are to be returned to the Fire District on request at the completion of the work.

### 4.14 <u>SPECIAL HURRICANE PRECAUTIONS</u>

During such periods of time as are designated by the United States Weather Bureau as being a hurricane or other severe weather warning or alert, all construction materials or equipment shall be secured against displacement by wind forces; provided that where a full complement of personnel is employed or otherwise in attendance, or engaged for such protection purposes, normal construction procedures or uses of materials or equipment may continue allowing such reasonable time as may be necessary to secure such materials or equipment before winds of hurricane force are anticipated. Construction materials and equipment shall be secured by guying and shoring, by tying down loose materials, equipment and construction sheds. Any openings in the building's envelope related to work performed under this contract at the time of a hurricane or severe weather warning or alert shall be sufficiently secured by Contractor to prevent storm related wind, water and debris from causing damage through such opening.

# 4.15 ⊠ <u>BID BOND</u> (Applicable if box checked)

4.15.1 A scan or copy of the original Bid Bond must be submitted with your Proposal. However, the original (raised seal/thicker stock) paper <u>must be</u> received by U.S. Mail, or in person to the address shown below BEFORE the due date of the RFP outlined above. Failure to provide the original Bid Bond prior to the Proposal opening WILL result in your Proposal being deemed non-responsive.

# RFP # 23-001 KLFEMS FIRE STATION EXPANSION 1 East Drive, Key Largo, Florida 33036

- 4.15.2 Each Proposal must be accompanied by a certified or cashier's check or by a Bid Bond made payable to the Fire District on an approved form, duly executed by the Proposer as principal and having as surety thereon a surety company acceptable to the Fire District and authorized to write such Bid Bond under the laws of the State of Florida, in an amount not less than five percent (5%) of the amount of the Base price (including any allowances) exclusive of any proposal alternates. The Fire District reserves the right to reject any and all security tendered to the Fire District.
- 4.15.3 The bid bond of the Proposer will be retained until such Proposer has executed the Contract and furnished the required payment and performance bonds, whereupon the bid bond will be returned. If the Successful Proposer fails to execute and deliver the Contract, provide proof of the required insurance coverage(s) and furnish the required payment and performance Bonds (if applicable) within seven (7) business days of the Notice of Award, Fire District may annul the Notice of Award and the entire sum of the bid bond shall be forfeited. Bid bond will be returned to unsuccessful Proposer upon execution of a Contract with the Successful Proposer. The attorney in fact or other officer who signs a Bid Bond for a surety company must file with such a Bond a certified copy of his power of attorney authorizing him to do so.
- 4.15.4 The bid bond filed with the Proposal shall be forfeited in its entirety to the Fire District as liquidated damages if the Proposer to whom the Contract is awarded fails to execute the Contract Documents within seven (7) business days of the Contract Award.
- 4.15.5 Once the notice to award has been issued, those firms that are not recommended for award must notify the Fire District, within seven (7) business days of the Notice, if the firm wants the original bid bond returned. If a firm wants the bid bond returned, the firm must pick it up from the Fire District.

# 4.16 ⊠ PERFORMANCE AND PAYMENT BONDS/IRREVOCABLE LETTER OF CREDIT (Applicable if box checked)

- 4.16.1 The amount of each payment or performance bond, if required, shall be equal to 100% of the contract price. Each payment and performance bond, if required, shall comply with the terms of Section 255.05, Fla. Stat.
- 4.16.2 Failure of the Successful Proposer to execute a contract, file any required Performance and Payment Bonds, and furnish evidence of appropriate insurance coverage's (including evidence of workers compensation coverage if required by this competitive solicitation within seven (7) business days after written notice of award has been given, shall be just cause for the annulment of the award and the forfeiture of the bid bond to

the Fire District, which forfeiture shall be considered, not as a penalty, but as liquidation of damages sustained.

4.16.3 Within seven (7) calendar days after the Contract Award or prior to commencement of any work, whichever is sooner, the Successful Proposer shall execute and furnish to Fire District a performance bond and a payment bond, each written by a corporate surety, having a resident agent in the State of Florida and having been in business with a record of successful continuous operation for at least five (5) years. The surety shall hold a current certificate of authority from the Secretary of Treasury of the United States as an acceptable surety on federal bonds in accordance with United States Department of Treasury Circular No. 570. If the amount of the Bond exceeds the underwriting limitation set forth in the circular, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the circular and the excess risks must be protected by coinsurance, reinsurance, or other methods, in accordance with Treasury Circular 297, revised September 1, 1978 (31 DFR, Section 223.10, Section 223.11). Further, the surety company shall provide Fire District with evidence satisfactory to Fire District, that such excess risk has been protected in an acceptable manner. The surety company shall have at least the following minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide, published by Alfred M. Best Company, Inc., Ambest Road, Oldwick, New Jersey 08858:

Financial Stability - A Financial Size – VIII

- 4.16.4 Contractor shall provide to the Fire District a certified copy of the recorded bond for all required payment and performance bonds.
- 4.16.5 Two (2) separate bonds are required and both must be approved by the Fire District. The penal sum stated in each bond shall be the amount equal to the total amount payable under the terms of the contract. The performance bond shall be conditioned that the Successful Proposer perform the contract in the time and manner prescribed in the contract. The payment bond shall be conditioned that the Successful Proposer promptly make payments to all persons who supply the Successful Proposer with labor, materials and supplies used directly or indirectly by the Successful Proposer in the prosecution of the work provided for in the contract and shall provide that the surety shall pay the same in the amount not exceeding the sum provided in such bonds, together with interest at the maximum rate allowed by law; and that they shall indemnify and save harmless the Fire District to the extent of any and all payments in connection with the carrying out of said contract which the Fire District may be required to make under the law. The bond shall insure payment of laborers, material suppliers, and subcontractors and the timely completion of the project and be in a form acceptable to the Fire District.

- 4.16.6 Such bonds shall continue in effect for one (1) year after final payment becomes due, except as otherwise provided by law or regulation or by the Contract Documents, with the final sum of said bonds reduced after final payment to an amount equal to twenty five percent (25%) of the Contract Price, or an additional bond shall be conditioned that the Successful Proposer correct any defective or faulty work or material that appears within one (1) year after final completion of the Contract, upon notification by Fire District. ALL BONDS ARE SUBJECT TO FIRE DISTRICT ATTORNEY APPROVAL.
- 4.16.7 Failure of the Successful Proposer to execute a contract or file any required Performance and Payment Bonds shall be just cause for the annulment of the award and the forfeiture of the RFP security to the Fire District, which forfeiture shall be considered, not as a penalty, but as liquidation of damages sustained.

### **END OF SECTION 4**

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### **SECTION 5-SPECIFICATIONS**

### 5.1 PURPOSE

The Key Largo Fire and Emergency Medical Services EMS District is seeking to obtain proposals from qualified proposers for the design and construction renovation of the KLFEMS Fire Station No. 24 located at 1 East Drive, Key Largo, Florida 33037 in accordance with the terms, conditions, and specifications contained in this RFP. The Fire Station Expansion consists of a +/- 4,000 sf second story addition to an existing +/- 7,700 sf concrete and CMU fire station facility in Key Largo, FL. The expansion area will be for sleeping quarters and shall have internal access from the existing lower level.

## 5.2 SCOPE OF SERVICES:

5.2.1 A. <u>Summary:</u> The KLFEMS Fire Station Expansion Design/Build Construction Project includes, but not limited to, furnishing all materials, labor, equipment, and transportation to provide a completed project. **CONTRACTOR** will provide necessary weather protection against rain, wind, storms, and heat as to maintain WORK and/or contents of building. All WORK to be guaranteed for a minimum of one (1) year from the date of final acceptance by KLFEMS.

# B. <u>Specifications:</u>

- 1. Contractor shall use the Architectural Drawings attached in Attachment 'B' to be amended as needed, upon mutual agreement of both parties in writing, as well as the fully engineered construction drawing in Autocad format. Utilizing that file, Contractor shall prepare Construction Drawings that will be certified by a Professional Engineer in the State of Florida.
- 2. The certified Construction Drawings shall be submitted to the Fire District for approval. Contractor will be responsible for obtaining the appropriate NPDES, De-watering and Fire District Fire Department permits.
- 3. Contractor shall also provide fully engineered fire sprinkler construction drawings certified by a Professional Fire Sprinkler Engineer in the State of Florida. The engineered drawings shall be submitted to the Fire District for approval.
- 4. Proper M.O.T. and advanced construction schedule notice shall be provided and updated frequently at the discretion of the Fire District.
- 5. Construction shall comply with the FBC 2020 ed.7 or any other addition which takes precedence at the time of permitting. Energy Calculations must be provided and shall be Performance-Based compliance.
- 6. Stormwater NPDES permits shall be required.

# C. General Work includes, but not limited to:

- 1. Site preparation, including clearing, grubbing, and earthwork. Such site improvements shall include roadways, parking lots, pedestrian paving, and landscape clearing.
- 2. Stormwater Erosion and Sedimentation Control shall be maintained throughout the duration of the project in accordance with Best Management Practice guidelines set forth by FDEP.

- 3. The relocation & reconnection of existing underground utilities within the footprint of the new building expansion.
- 4. Replace/repair any asphalt pavement roadway material that is damaged during the construction of the project. Cold patch asphalt repair shall not be acceptable. All roadway surfaces must follow the pavement plan to ensure that proper flowlines are provided and that no water-ponding issues will be present upon finish grade.
- 5. Proper M.O.T. and advanced construction schedule notice shall be provided and updated frequently at the discretion of the Fire District.
- 6. The superstructure, including the floor, roof construction and all subsystems shall be provided to meet the approved plan, and its required assemblies to connect to the existing structure.
- 7. All exterior work to enclose, seal and protect the new building addition. Building envelope must comply with required R-Values and Vapor Barrier specifics for wall & roof installation.
- 8. All interior construction assemblies & appurtenances; including partitions, doors, openings, and fittings.
- 9. Fire Alarm & Fire Sprinkler protection specialties and systems.
- 10. All interior finishes, casework finish, window treatments and trim.
- 11. All Mechanical, Electrical, Plumbing and required sub-systems & assemblies.
- 5.2.2 The apparent silence of the Specifications as to any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only material and workmanship of the finest quality are to be used. All interpretations of the Specifications shall be made on the basis of this statement.
- 5.2.3 <u>Deviations</u>: For the purpose of evaluation, the Proposer must promptly indicate any variance or exceptions to the stated Specifications, no matter how slight. Deviations should be explained in detail. Absence of variations and/or corrections will be interpreted to mean that the Proposer meets all the Specifications in every respect.
- 5.2.4 Items shown on the Plans but not noted in the Specifications, and items noted in the Specifications but not shown on the Plans, are to be considered as both shown on the Plans and noted in the Specifications. Any errors or omissions in the Specifications or on the Plans, as to the standards of the work, shall not relieve the Successful Proposer of the obligation to furnish a satisfactory first-class job in strict conformity with the best practice found in structures or in the work of a similar type. The failure of the Proposer to direct the attention of the Fire District's designated employee to errors or discrepancies will not relieve the Proposer, should Proposer be awarded the Contract, of the responsibility of performing the work to the satisfaction of the Fire District.

# 5.3 SPECIAL REQUIREMENTS

5.3.1 All General Contractors and Subcontractors vehicles are to be parked in the designated construction area. This staging area will be identified at the Pre-Construction Kick-off meeting. The storage/laydown area is to be returned to the Fire District in like or better condition.

### 5.4 HOURS FOR WORK

Working hours shall be in accordance with the applicable Fire District Regulations and/or in compliance with the Fire District's directions.

# 5.5 CONTRACTOR USE OF PREMISES

- 5.5.1 Confine operations at site to areas permitted by Law, Ordinances, Permits, and Contract Documents.
- 5.5.2 Do not unreasonably encumber the site with materials or equipment.

### **END OF SECTION 5**

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK)

# **SECTION 6-SELECTION PROCESS**

The selection process shall be conducted as follows:

### A. Short-List

The Written Proposals received in response to this RFP will be evaluated and ranked by a Selection Committee, comprised of at least three (3) voting members in accordance with the process and evaluation criteria contained in Section 4 and utilizing the attached Ranking Sheet. Various Professional Consultants and representatives from Fire District may also be present during this process as non-voting members of the Committee. A ranking shall be established by totaling the sum of the scores given to each Firm by all voting members of the Selection Committee. The Committee has the option to select (short-list) and/or award a minimum of two (2) Firms who may give a presentation at a later date to the Selection Committee. No information will be released by Fire District after the due date for submission of the Proposals until the selection of the short-listed Firms has been made. All submitting Firms will receive notification of the Firms selected. The ranking established for short-listing will carry forward to the next portion of the process. In accordance with the CCNA, Fire District reserves the right to conduct and/or not conduct interviews, at its sole discretion and issue award(s) based on written responses.

### B. Presentation/Interview

A Selection/Negotiation Committee (SNC) approved by the Fire Chief, and/or Fire District Board shall be responsible for short-listing the most qualified Firms. The SNC and/or Fire District Board may also, at its sole discretion, request additional or clarifying information from any Proposer. The SNC and/or Fire District Board may expressly request such information to remedy any incomplete response, but will not be obligated to do so. Failure to provide the information could result in the rejection of the Proposer's proposal. The occurrence or absence of such a request shall not be cause for objection by any Proposer. Presentations are tentatively scheduled for the date and time TBA. Firms will be expected to provide a thirty (30) minute presentation followed by a fifteen (15) minute question and answer session. It is suggested, but not mandatory, that the person(s) who will be assigned the Fire District project, and any others deemed necessary by the Firm, attend the presentation/interview portion of this process. The SNC will evaluate and rank the Firms based on the qualification submittals and presentations in accordance with the process and evaluation criteria contained herein. A ranking shall be established by totaling the sum of the scores given to each Firm by all voting members of the SNC for both the evaluation of the Written Proposal and the Presentation/Interview. The final ranking of Proposers shall be in accordance with the scoring result, with the top-ranked Firm being the Firm that achieved the highest number of allowable points during the scoring process.

### C. Evaluation Criteria Rating Sheet

The SNC will evaluate the Proposals received in response to this RFP based on the Evaluation Criteria included in this document, which will be weighted in accordance with the Evaluation Criteria Rating Sheet contained at the end of this Section. The SNC will utilize the attached Evaluation Rating Sheet for both the Short Listing and Presentation/Interview portions of the process.

# D. Recommendation

The SNC will recommend to the Fire District Board that an Agreement for Construction Services for the fire station expansion build be negotiated with the highest ranked Firm. In the event that an agreement cannot be reached with the highest ranked Firm within 30 days, the District has the option to close negotiations with that Firm and move to the next highest ranked Firm to negotiate.

# CONSTRUCTION SERVICES RFP 23-001 SELECTION CRITERIA RATING SHEET

Firm:			
Committee Member			Date:
Selection Criteria	Possible Points	Earned Points	Remarks
Firm Qualifications and Expertise	15		
Key Personnel Qualifications and Experience	15		
Similar Projects	20		
Project Approach (which includes Development Safety and Reporting)			
Financial Approach	15		
Interview/Presentation	15		
TOTAL POINTS	100		
Comments:			
Signature:			

# 

# ATTACHMENT A







# **ATTACHMENT B**

### **ABBREVIATIONS** LINEAR FEET ACOUSTICAL CEILING TILE LEFT HAND ADA AMERICANS WITH DISABILITIES ACT LIGHT ADJ ADJACENT LTG AFF LIGHTING ABOVE FINISH FLOOR MAT'L MATERIAL ALT ALTERNATE MAXIMUM ALUM ALUMINUM MECH MECHANICAL ANOD ANODIZED MANUFACTURER AMERICAN NATIONAL STANDARDS INSTITUTE ARCH ARCHITECTURE, ARCHITECTURAL, ARCHITECT ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS NOT APPLICABLE AUTO AUTOMATIC NATIONAL FIRE PROTECTION ASSOCIATION BFF BELOW FINISH FLOOR NOT IN CONTRACT BLDG BUILDING ВО **BOTTOM OF** NUMBER NOMINAL CAB CABINET NOISE REDUCTION COEFFICIENT CCTV CLOSED CIRCUIT TELEVISION NOT TO SCALE CJ CONTROL JOINT ON CENTER CLG CEILING CLR OUTSIDE DIAMETER CLEAR OVERHEAD CMU CONCRETE MASONRY UNIT OPPOSITE COL COLUMN ORIENTED STRAND BOARD CONC CONCRETE PERF PERFORATED CONT CONTINUOUS CPT PLAM PLASTIC LAMINATE CARPET PLWD PLYWOOD CT CERAMIC TILE PNL PANEL DEMO DEMOLITION POLYVINYL CHLORIDE DEPT DEPARTMENT PWR POWER DF DRINKING FOUNTAIN QUARRY TILE DIA DIAMFTER QUANTITY DIM DIMENSION RCB RUBBER COVE BASE DN DOWN REFLECTED CEILING PLAN DTL DETAIL REFERENCE, REFRIGERATOR DWG(S) DRAWING(S) REQ'D REQUIRED EΑ FACH REVISION, REVISED EXHAUST FAN RIGHT HAND EIFS EXTERIOR INSULATION FINISH SYSTEM ROOM **EXPANSION IOINT** SCHED SCHEDULE ELEC ELECTRICAL SQUARE FEET ELEV ELEVATION, ELEVATOR SHEET EMER EMERGENCY SIM SIMILAR EQ EQUAL SPEC(S) SPECIFICATION(S) EQUIP EQUIPMENT SQUARE ETR EXISTING TO REMAIN STAINLESS STEEL EXH EXHAUST SOUND TRANSMISSION COEFFICIENT EXIST'G EXISTING STD STANDARD EXT EXTERIOR STEEL STL FA FIRE ALARM STOR STORAGE FD FLOOR DRAIN STRUC STRUCTURAL, STRUCTURE FIRE EXTINGUISHER CABINET SUSP SUSPENDED FFE FINISH FLOOR ELEVATION SW SWITCH FIXT FIXTURE(S) TELEPHONE TEL FL FLOOR TEMP TEMPERATURE, TEMPORARY FLOOR SINK, FIRE SPRINKLER FS TLT TOILET FT FOOT TOP OF TO GA GAUGE TELEVISION GALV GALVANIZED **TYPICAL** TYP GROUND FAULT CURRENT INTERRUPTOR **UNDERWRITERS LABORATORIES** GWB GYPSUM WALLBOARD UNLESS NOTED OTHERWISE HC HOLLOW CORE VINYL COMPOSITION TILE HDWE HARDWARE VERIFY IN FIELD HM HOLLOW METAL VINYL WALL COVERING HT HEIGHT HVAC HEATING VENTILATION & AIR CONDITIONING W/O WITHOUT INCH(FS WATER CLOSET WC INT INTERIOR WD WOOD IANITOR WATER HEATER LAV LAVATORY LBS POUNDS

# FIRE STATION RENOVATION OVERSEAS HWY & EAST DRIVE

### KEY LARGO, FL 33037 SITE DATA **CODE SUMMARY SITE DATA** SHELL / BUILDING DATA MEANS OF EGRESS FBC CHAP. 10 **PLUMBING SYSTEMS:** ZONING CLASSIFICATION: SC (SUBURBAN USE GROUP: R-2/S-2/B/A-3 FBC CHAPTER 3 (ALSO REFER TO CODE COMPLIANCE/LIFE SAFETY COMMERCIAL) CONSTRUCTION TYPE: IIA FBC 602.2 PLAN THIS SHEET) OCCUPANTS EA. SEX = 86/2 = 43 EA. SEX F.L.U.M.: SC (SUBURBAN COMMERCIAL) NON-SPRINKLED EXISTING BUILDING OVERLAY DISTRICT: TIER I - NATURAL AREA SPRINKLERED NEW SECOND STORY OCCUPANT LOAD: FBC 1004.1.2 FIXTURE REQUIREMENTS: FLOOD ZONE: AE X ALLOWABLE AREA: 28.000 SF CLASSROOM (20 NET): RESIDENTIAL GROSS BUILDING AREA: 11,613 GSF. OFFICE/BUSINESS (1/150): WATER CLOSETS (1/10) = MIN. OPEN SPACE RATIO: RESIDENTIAL (1/200): LAVATORIES (1/10) = TUBS/SHOWERS (1/8)= EXIST'G OPEN SPACE RATIO: **EXIST'G BLDG. COMPLIANCE (FBC-EX):** TOTAL: 86 PROPOSED OPEN SPACE RATIO: .34 (OK) WORK AREA COMPLIANCE METHOD: EGRESS WIDTH REQ'D(STAIRS): FBC 1005.2 OFFICE / ASSEMBLY WATER CLOSETS (1/125)= EXIST'G IMPERVIOUS AREA: 18,938 SF ALTERATION-LEVEL 3 (> 50% OF FLOOR AREA) 3.9 INCHES 13 OCC. x 0.3"/OCC.= IMPERVIOUS AREA ADDED: 1,083 SF LAVATORIES (1/200)= 505.1 PROPOSED IMPERVIOUS AREA: 20,021 SF EGRESS WIDTH REQ'D: FBC 1005.3.2 DRINKING FOUNTAIN (1/500) = 1 REQ'D. **CHAPTER 7 ALTERATIONS - LEVEL 1:** 86 OCC. x 0.2"/OCC. = 17.2 INCHES SERVICE SINK: EXIST'G BUILDING AREA: 7,411 GSF 701.3: DOES NOT APPLY. FLOOD ZONE 6. EGRESS WIDTH PROVIDED: 144 INCHES (OK) BUILDING AREA ADDED: 177 GSF 702.1/702.2/702.3: ALL INTERIOR FINISHES TO BE FIXTURES PROVIDED: PROPOSED BUILDING AREA: 7,588 GSF CLASS C OR BETTER. SECOND FLOOR EGRESS FBC 1006.3 WATER CLOSETS (3M, 4W) EXIST'G. LOT SIZE: 30,175 S.F. 707.4: REFER TO COMPONENT AND CLADDING **EXITS REQUIRED: 2** LAVATORIES (3M, 3W) PRESSURES ON STRUCTURAL SHEETS FOR **EXITS PROVIDED: 2** TABS/SHOWERS (2M, 2W WINDOW AND DOOR REQUIREMENTS IN MINIMUM SETBACKS (REFER TO PLAN THIS SHEET) DRINKING FOUNTAIN: 1 **COMPLIANCE WITH FBC-B CHAPTER 16** FRONT YARD: 25'-0" FIRST FLOOR EGRESS SERVICE SINK: 1 REAR YARD: 10'-0" FBC 1006.2.1 **EXITS REQUIRED: 2** 15'-0" **CHAPTER 8 ALTERATIONS - LEVEL 2:** STREET SIDE YD.: **EXITS PROVIDED: 2** SECONDARY SIDE YD.: 5'-0" 803.2.1: RATINGS OF VERTICAL OPENINGS NOT **REQUIRED - EXCEPTION 12. COMMON PATH LIMITS:** FBC 1006.2.1 35'-0" MAXIMUM HEIGHT 807.2: ALL NEW STRUCTURE WILL COMPLY WITH RESIDENTIAL: 75'-0" EXIST'G. HEIGHT: 22'-0" THE FLORIDA BUILDING CODE PROPOSED HEIGHT: 30'-4" (OK) 807.4: NEW SECOND STORY WILL COMPLY WITH REFER TO LIFE SAFETY/CODE COMPLIANCE PLAN FLORIDA BUILDING CODE. FOR ADDITIONAL EXITING INFORMATION 808.3: REFER TO ELECTRICAL DRAWINGS FOR COMPLIANCE. **SEPARATION OF EXITS:** FBC 1007.1.1 809.1: REFER TO MECHANICAL DRAWINGS FOR SECOND FLOOR COMPLIANCE. MIN. SEPARATION = 87'-0"/2= 811.1: COMCHECK PROVIDED WITH APPLICATION. SEPARATION PROVIDED= 68'-0" (OK) **CHAPTER 9 ALTERATIONS - LEVEL 3:** FIRST FLOOR 904.1: AUTOMATIC SPRINKLER WILL BE ADDED TO MIN.SEPARATION = 87'-0"/2 = 43'-6" NEW SECOND STORY. SEPARATION PROVIDED = 53'-2" (OK) 905.1: NEW MEANS OF EGRESS WILL COMPLY WITH FBC. MAXIMUM TRAVEL TO AN EXIT: FBC 1017.2 907.4: NEW STRUCTURAL ELEMENTS WILL COMPLY

WITH FLORIDA BUILDING CODE.

# REVISION | ISSUED FOR: NUMBER DRAWING TITLE DATE | 1 | 2 | 3 | 4 | 5 GENERAL G0.0.1 COVER SHEET LIFE SAFETY PLANS G2.0.0 SPECIFICATIONS G2.0.1 SPECIFICATIONS G2.0.2 SPECIFICATIONS SPECIFICATIONS G2.0.4 SPECIFICATIONS G2.0.5 SPECIFICATIONS G2.0.6 SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS STRUCTURAL STRUCTURAL NOTES GENERAL INFORMATION & SCHEDULES S-0.2 WIND PRESSUES GROUND FLOOR FRAMING PLAN SECOND FLOOR FRAMING PLAN S-3 ROOF FRAMING PLAN S-4 TYPICAL DETAILS S-5 SECTIONS ARCHITECTURAL GROUND FLOOR DEMOLITION PLAN DEMOLITION EXTERIOR ELEVATIONS ARCHITECTURAL SITE PLAN A2.1.1 GROUND FLOOR PLAN A2.1.2 SECOND FLOOR PLAN GROUND FLOOR REFLECTED CEILING PLAN SECOND FLOOR REFLECTED CEILING PLAN A2.3.1 ROOF PLAN **EXTERIOR ELEVATIONS** BUILDING SECTIONS WALL SECTIONS ENLARGED PLANS SCHEDULES AND DETAILS PLUMBING SPECIFICATIONS, NOTES & LEGENDS MECHANICAL SPECIFICATIONS, NOTES & LEGENDS MECHANICAL & PLUMBING PLANS **ELECTRICAL** ELECTRICAL SPECIFICATIONS, NOTES & LEGENDS ELECTRICAL PLANS

DRAWING INDEX

# PROJECT LOCATION





R: 250'-0"

MAX TRAVEL: 61'-5" (OK)

# APPLICABLE CODES

2020 FLORIDA BUILDING CODE, 7TH/EDITION - BUILDING (FBC) 2020 FLORIDA BUILDING CODE, 7TH/EDITION - EXISTING (FBC-EX) 2020 FLORIDA MECHANICAL CODE, 7TH/EDITION (FBC-M) 2020 FLORIDA PLUMBING CODE, 7TH/EDITION (FBC-P) 2020 FLORIDA FUEL GAS CODE, 7TH/EDITION (FBC-FG) 2020 NATIONAL ELECTRICAL CODE (NEC 2014) ASCE/SEI 7-16 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR **BUILDINGS AND OTHER STRUCTURES** FLORIDA FIRE PREVENTION CODE (FFPC) FLORIDA ACCESSIBILITY CODE

FBC CHAP. 29

FBC 2902.1

1 EA. SEX

1 EA. SEX

2 REQ'D

1 EA. SEX

1 EA. SEX

1 REQ'D.

OK

OK

OK

# **CONTACT SCHEDULE**

# **KEY LARGO FIRE & EMS DISTRICT**

1100 Simonton Street Key West, FL 33040 Contact: Gaelan Jones E: gjones@florida-law.com

**CONTRACTOR: BURKE CONSTRUCTION GROUP** 1722 N. Roosevelt Blvd. Key West, FL 33040 Contact: John O'Neill

ARCHITECT OF RECORD: LITTLE RED ROOSETER 25 Ships Way Big Pine Key, FL 33040 Contact: Phill Badalamenti E: phill@lilredrooster.com

M: (305) 998-9271

E: joneill@bcgconstruction.net

**STUCTURAL ENGINEER OF RECORD:** STRUCTURES INTERNATIONAL, INC. 7501 Wiles Road, Suite 106-B Coral Springs, FL 33067 Contact: Monzer Faramawi E: monzer@siiengineers.com

# PROJECT DESCRIPTION

THIS PROJECT INCLUDES APPROX. 4,000 SF SECOND FLOOR ADDITION ON TOP OF THE EXISTING ROOF STRUCTURE. THERE WILL ALSO BE INTERIOR RENOVATIONS THAT OCCUR TO THE GROUND FLOOR TO UPDATE THE PROGRAM REQUIREMENTS WITH THE ADDITION OF THE SECOND FLOOR. THE SECOND FLOOR WILL HOUSE THE SLEEPING QUARETERS, KITCHEN/LIVING, AND LAUNDRY FACILTIY. THE GROUND FLOOR WILL REMAIN ADIMINSTRATION WITH THE ADDITION OF A PRESENTATION / TRAINING SPACE. EXTERIOR WILL WILL INCLUDE THE RESTRIPPING AND EXPANSION OF THE EXISTING PARKING LOT TO ACCOMODATE AN ACCESSIBLE PATH TO THE ENTRY. STRUCTURAL WORK WILL CONSIST OF THE DESIGN OF THE SECOND STORY ON THE EXISTING ROOF STRUCTURE. MEP WORK WILL INCLUDE THE RELOCATION AND REPLACEMENTS OF FIXTURES AND GRILLS ON THE GROUND FLOOR AS WELL AS NEW SYSTEMS THROUGHOUT THE SECOND FLOOR.

# **GENERAL NOTE**

DOCUMENTS INCLUDED IN THIS DESIGN DEVELOPEMENT PACKAGE ARE TO PROVIDE AN OVERVIEW OF SCOPING FOR BUDGET PURPOSES. THE INTENT IS TO PROVIDE INFORMATION SO A CONTRACTOR CAN ACCURATLY BID THIS PROJECT. THESE DRAWINGS ARE NOT FOR CONSTRUCTION AND NOT FOR PERMIT. ADDITIONAL ENGINEERING FROM STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND CIVIL WILL NEED TO BE INCLUDED TO PRODUCE A COMPLETE CONSTRUCTION SET OF DOCUMENTS.

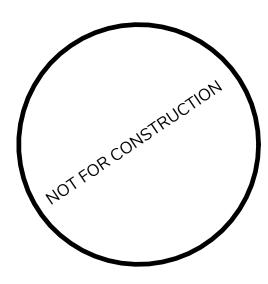
Little Red Rooster Your Vision • Our Passion 25 Ships Way

> (305) 509 - 7932 www.LilRedRooster.com

Big Pine, FL 33043

**CONSULTANTS** 

STRUCTURAL ENGINEER: STRUCTURES INTERNATIONAL INC MECH. / PLUMBING ENGINEER: N/A ELECTRICAL ENGINEER: N/A



FL LIC. AR99860 exp. 2/28/2023

330 EM Ø DRI

**XPANSION** 

2

ATIO

FIRE

SHEET TITLE:

FIRE

**COVER SHEET** 

ORIGINAL SIZE: PROJECT NUMBER  $24 \times 36$ DRAWN BY:

**CREATION DATE: ISSUED FOR:** 

**REVISION** 

SHEET NUMBER:

# LIFE SAFETY PLAN LEGEND:

AED

AUTOMATED EXTERNAL DEFIBRILLATOR PROVIDED AND INSTALLED BY OWNER.

**€** EXIT SIGN

TRAVEL DISTANCE

l

MP SERIES DRY CHEMICAL EXTINGUISHER ON MOUNTING BRACKET

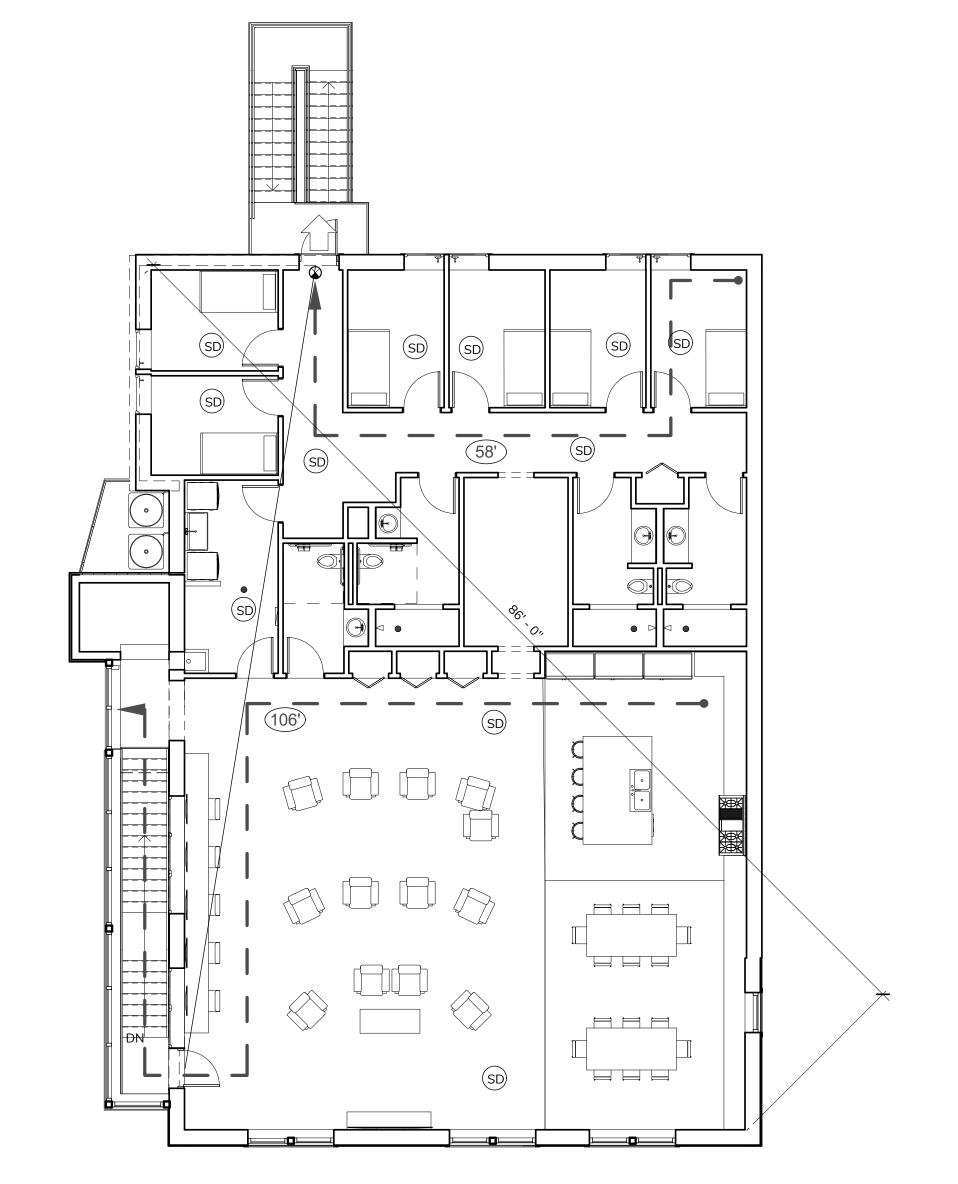
BUILDING EXIT

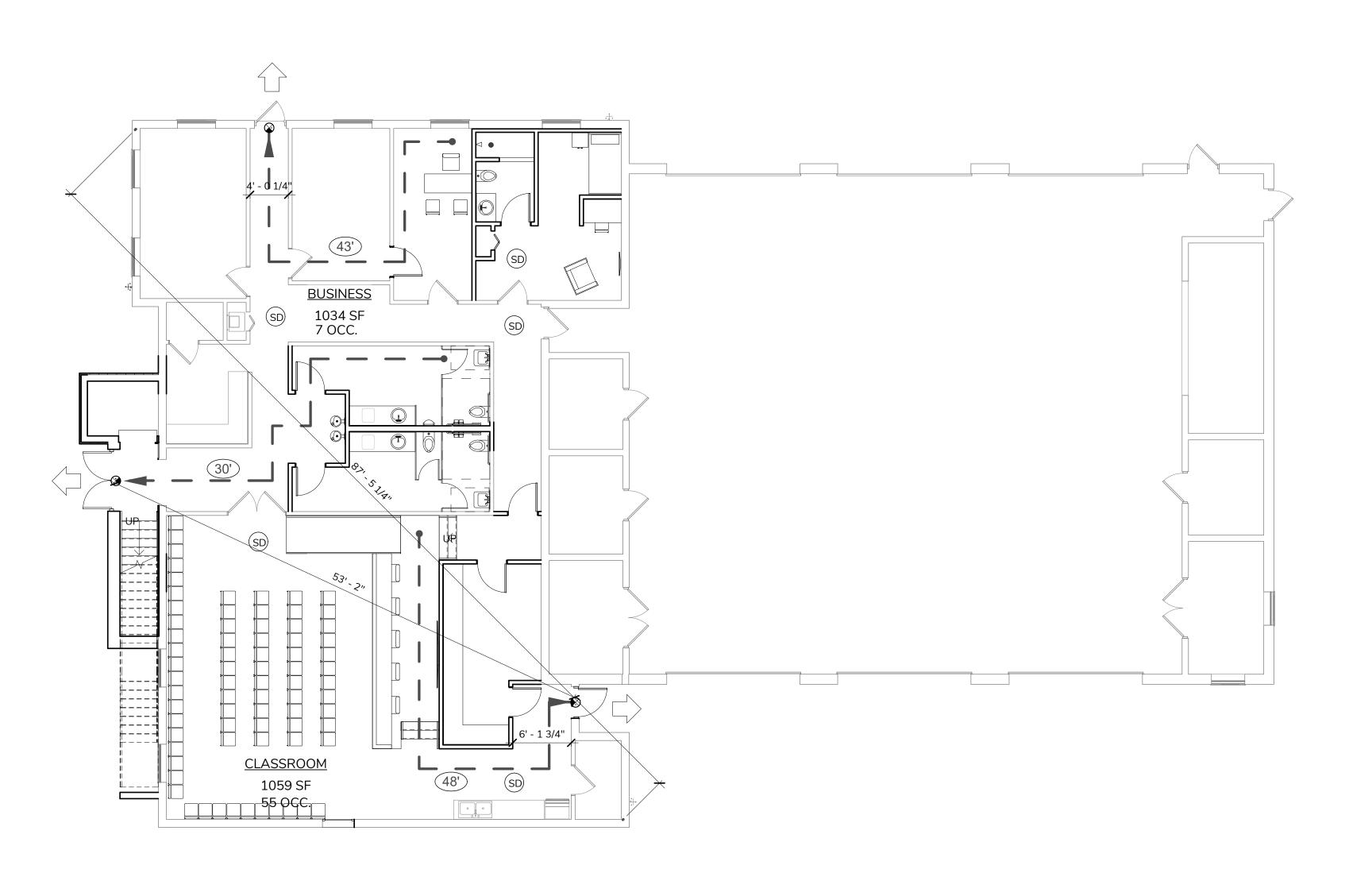
EMERGENCY LIGHT, REFER TO ELECTRICAL

SMOKE DETECTOR, REFER TO ELECTRICAL

# **GENERAL NOTES**

- 1. FINAL LOCATION, TYPE, AND QUANTITY OF FIRE EXTINGUISHERS TO BE COORDINATED WITH FIRE INSPECTOR.
- 2. REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM DESIGN.





FIRST FLOOR LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

LITTLE RED ROOSTER

Your Vision • Our Passion

25 Ships Way

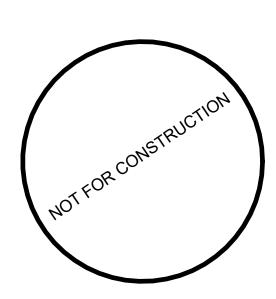
Big Pine, FL 33043

(305) 509 - 7932

www.LilRedRooster.com

CONSULTANTS

CIVIL ENGINEER:
STRUCTURAL ENGINEER:
MECH. / PLUMBING ENGINEER:
ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

R & EAST DRIVE
L 33037
RESCUE & EMS
, KEY LARGO, FL 33037

**EXPANSION** 

STATION

FIRE

OVERSEAS HIGHWAY & EA
KEY LARGO, FL 330;
(EY LARGO FIRE RESC
:RSEAS HWY & EAST DR., KEY

SHEET TITLE:

LIFE SAFETY PLANS

ORIGINAL SIZE: PROJECT NUMBER:

DRAWN BY: CHECKED BY
CAF PDB

CREATION DATE:

ISSUED FOR:

DATE:

REVISION DATE

SHEET NUMBER:

G1.O.C

SECTION 01 2000 - PRICE AND PAYMENT PROCEDURES

1.01 SCHEDULE OF VALUES A. Submit a printed schedule on AIA Form G703 — Application and Certificate for Payment Continuation Sheet. Contractor's standard form or electronic media

printout will be considered. 1.02 APPLICATIONS FOR PROGRESS PAYMENTS A. Form: AIA G702 Application and Certificate for Payment and AIA G703 -Continuation Sheet including continuation sheets when required.

1.03 MODIFICATION PROCEDURES A. Contractor may propose a change by submitting a request for change to Architect, describing the proposed change and its full effect on the Work, with a statement describing the reason for the change, and the effect on the Contract Sum and Contract Time with full documentation and a statement describing the effect on Work by separate or other contractors. Document any requested substitutions as specified.

1.04 APPLICATION FOR FINAL PAYMENT

A. Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments, and sum remaining

B. Application for Final Payment will not be considered until the following have been accomplished: 1. All closeout procedures specified.

2. Final waivers of lien shall be submitted.

# SECTION 01 3000 - ADMINISTRATIVE REQUIREMENTS

1.02 PROJECT COORDINATION

A. Provide for mobilization areas of site; for field offices and sheds, for access, traffic, and parking facilities. During construction, coordinate use of site and

B. Establish procedures for intra-project communications; submittals, reports and records, schedules, coordination drawings, and recommendations; and resolution of ambiguities and conflicts.

C. Coordinate the use of temporary utilities and construction facilities. D. Coordinate field engineering and layout work.

F. Make the submittals to Architect, where required by the Contract Documents, through the General Contractor.

1. Allow 10 business days for Architect's review.

2.01 PROJECT MEETINGS

A. Schedule and administer meetings throughout progress of the Work. B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings. Distribute meeting minutes to Owner and Architect. 2.02 CONSTRUCTION PROGRESS SCHEDULE

A. Prepare detailed construction schedule.

2.03 PROGRESS PHOTOGRAPHS A. Submit photographs with each application for payment, taken not more than 3 days prior to submission of application for payment.

B. Photography Type: Digital; electronic files. C. Digital Photographs: 24 bit color, minimum resolution of 1024 by 768, in JPG format; provide files unaltered by photo editing software.

D. Delivery Medium: via e-mail or digital storage device.

2.04 REQUESTS FOR INFORMATION (RFI) A. Upon discovery of the need for interpretation of the Contract Documents.

prepare and submit an RFI to the Architect. A standard RFI form shall be utilized, and an electronic version of the RFI form is available from the B. Response to an RFI is not authorization for a change in Contract Sum or a

change in Contract Time. If either are affected, indicate on the RFI or attached documentation, and proceed in accordance with provisions of Section 1200 for Modification Procedures.

1. The Architect and the architect's consultants will not accept RFI directly from subcontractors and suppliers. 2.05 SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:

 Product data. 2. Shop drawings.

3. Samples for selection.

Samples for verification.

B. Samples will be reviewed only for aesthetic, color, or finish selection.

2.06 SUBMITTALS FOR PROJECT CLOSEOUT A. When the following are specified in individual sections, submit them at project

closeout: 1. Project record documents.

2. Operation and maintenance data.

Warranties. 4. Bonds.

# SECTION 01 4000 - QUALITY REQUIREMENTS

to perform other specified testing and inspection.

1.01 REFERENCES AND STANDARDS

A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.

1.02 TESTING AND INSPECTION AGENCIES

A. Owner will employ services of an independent testing agency to perform certain code required special testing and inspection. B. Contractor shall employ and pay for services of an independent testing agency

3.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality. B. Comply with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Have Work performed by persons qualified to produce required and specified

F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer. G. Secure products in place with positive anchorage devices designed and sized to

withstand stresses, vibration, physical distortion, and disfigurement.

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate. B. Comply with manufacturers' tolerances except where industry standard tolerances

are more restrictive. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect before proceeding.

3.03 TESTING AND INSPECTION

A. See individual specification sections for testing and inspection required. B. Testing Agency Duties:

1. Provide qualified personnel at site. Cooperate with Architect and Contractor in

performance of services. 2. Perform specified sampling and testing of products in accordance with

specified standards. 3. Ascertain compliance of materials and mixes with requirements of Contract

Documents. 4. Promptly notify Architect and Contractor of observed irregularities or non-conformance of Work or products.

5. Perform additional tests and inspections required by Architect.

C. Limits on Testing/Inspection Agency Authority: 1. Agency may not release, revoke, alter, or enlarge on requirements of Contract

2. Agency may not approve or accept any portion of the Work.

6. Submit reports of all tests/inspections specified.

3. Agency has no authority to stop the Work.

D. Contractor Responsibilities:

1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs. 2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.

3. Provide testing and inspection agency sufficient notice prior to expected time for operations requiring testing/inspection services. E. Re-testing required because of non-conformance to specified requirements shall

be performed by the same agency. F. Re-testing required because of non-conformance to specified requirements shall be paid for by Contractor.

3.05 MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment as applicable, and to initiate instructions when necessary.

3.06 CORRECTION A. Replace Work or portions of the Work not conforming to specified requirements.

SECTION 01 5000 - TEMPORARY FACILITIES, CONTROLS & SIGNS

1.01 TEMPORARY UTILITIES A. Provide and pay for electrical power, lighting, water, heating and cooling, and ventilation required for construction purposes. B. Provide, maintain, and pay for telecommunications services including internet

connection to field office, through duration of project. A. Provide barriers to prevent unauthorized entry to construction areas, to prevent

access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition. B. Provide barricades and covered walkways for public rights-of-way and to

maintain safe public access to and egress from existing building. C. Provide protection for plants designated to remain. Replace damaged plants. 1.03 FENCING

A. Commercial grade chain link fence. Provide 6 foot high. 1.04 EXTERIOR ENCLOSURES

A. Provide temporary weather tight closure of exterior openings to accommodate acceptable working conditions and protection for Products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual specification sections, and to prevent entry of unauthorized persons. Provide access doors with self-closing hardware and locks. 1. When the project site or portions there—of is to be occupied during

1.05 INTERIOR ENCLOSURES A. Provide temporary partitions and ceilings as indicated to separate work areas from Owner-occupied areas, to prevent penetration of dust and moisture into Owner-occupied areas, and to prevent damage to existing materials and

construction, provide temporary insulated weather tight closure.

B. Construction: Framing and reinforced polyethylene sheet materials with closed joints and sealed edges at intersections with existing surfaces, unless otherwise indicated on the drawings. Maximum flame spread rating of 25 in accordance with ASTM E84. 1.06 SECURITY

A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft. 1.07 VEHICULAR ACCESS AND PARKING

A. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles. B. Coordinate access and haul routes with governing authorities and Owner.

C. Provide and maintain access to fire hydrants. D. Provide means of removing mud from vehicle wheels before entering streets. E. Provide temporary parking areas to accommodate construction personnel. When site space is not adequate, provide additional off—site parking.

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.

B. Provide containers with lids. Remove trash from site periodically. C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities

D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

1.09 FIELD OFFICES A. Office: Weathertight, with lighting, electrical outlets, heating, cooling equipment, and equipped with sturdy furniture, drawing rack and drawing display table.

B. Provide space for Project meetings, with table and chairs to accommodate 10 1.10 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

A. Remove temporary utilities, equipment, facilities, materials, prior to Substantial Completion inspection.

B. Clean and repair damage caused by installation or use of temporary work. C. Restore existing facilities used during construction to original condition.

D. Restore new permanent facilities used during construction to specified condition. 1.11 PROJECT IDENTIFICATION SIGN

A. One painted sign, 48 sq ft area, bottom 6 feet above ground.

1. Project title, logo and name of Owner as indicated on Contract Documents. 2. Names and titles of Architect and Consultants. 3. Name of Prime Contractor.

SECTION 01 6000 - PRODUCT REQUIREMENTS

2.01 PRODUCTS

A. Existing materials and equipment indicated to be removed, but not to be re-used, relocated, reinstalled, delivered to the Owner, or otherwise indicated as to remain the property of the Owner, become the property of the Contractor;

B. Provide new products unless specifically required or permitted by the Contract Documents.

2.02 PRODUCT OPTIONS A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.

B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or

substitutions allowed. C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named. D. Specifications are, in general, written to be non-proprietary, however; where specific products are required, for example a certain size, color, texture, configuration or other characteristic, manufacturer and product information are

provided on the drawings in the form of notes or schedules as appropriate. 1. Substitutions for products so indicated will be considered in accordance with "Substitution Procedures" of this specification Section. 2.03 MAINTENANCE MATERIALS

A. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections. Deliver and place in location as directed; obtain receipt prior to final payment.

3.01 SUBSTITUTION PROCEDURES A. A request for substitution constitutes a representation that the submitter:

1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product. 2. Will provide the same warranty for the substitution as for the specified

3. Will coordinate installation and make changes to other Work that may be

required for the Work to be complete with no additional cost to Owner. 4. Waives claims for additional costs or time extension that may subsequently

5. Will reimburse Owner and Architect for review or redesign services associated with substitution.

B. Substitutions will not be considered when they are indicated or implied on shop drawing or product data submittals, without prior written request, or when acceptance will require revision to the Contract Documents.

C. Substitution Submittal Procedure: 1. Submit shop drawings, product data, and certified test results attesting to the

proposed product equivalence. Burden of proof is on proposer. 2. The Architect will notify Contractor in writing of decision to accept or reject

3.02 OWNER-SUPPLIED PRODUCTS

staining.

Only Here.

A. Owner's Responsibilities: 1. Arrange for and deliver Owner reviewed shop drawings, product data, and

samples, to Contractor. 2. Arrange and pay for product delivery to site. 3. Submit claims for transportation damage and replace damaged, defective, or

deficient items. 4. Arrange for manufacturers' warranties, inspections, and service. B. Contractor's Responsibilities:

1. Review Owner reviewed shop drawings, product data, and samples. 2. Receive and unload products at site; inspect for completeness or damage and report damaged, defective, or deficient items to Owner. 3. Handle, store, install and finish products.

4. Repair or replace items damaged after receipt. 3.03 TRANSPORTATION AND HANDLING

A. Transport and handle products in accordance with manufacturer's instructions. B. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged. 3.04 STORAGE AND PROTECTION

A. Store and protect products in accordance with manufacturers' instructions. B. Store with seals and labels intact and legible. C. Prevent contact with material that may cause corrosion, discoloration, or

SECTION 01 7000 - EXECUTION REQUIREMENTS 1.01 QUALIFICATIONS

D. Protect site from puddling or running water.

A. For demolition work, employ a firm specializing in the type of work required. Minimum of 5 years of experience. B. For survey work, employ a land surveyor registered in Enter State Name Only

C. For field engineering, employ a professional engineer of the discipline required for specific service on Project, licensed in Enter State Name Only Here. D. For design of temporary shoring and bracing, employ a Professional Engineer experienced in design of this type of work and licensed in Enter State Name

1.02 PROJECT CONDITIONS A. Comply with Safeguards During Construction requirements as outlined in the International Building Code, Chapter 33, edition as adopted at the project

B. For demolition work comply with ANSI A10.6. C. Grade site to drain. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.

E. Protect areas not undergoing alteration as specified for protection of installed F. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.

G. Dust Control: Execute work by methods to minimize raising dust from demolition or construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere. Provide dust-proof barriers between construction areas and areas continuing to be occupied by Owner. H. Erosion and Sediment Control: Plan and execute work by methods to control

surface drainage from cuts and fills, from borrow and waste disposal areas. Prevent erosion and sedimentation. 1. Minimize amount of bare soil exposed at one time. 2. Provide temporary measures such as berms, dikes, and drains, to manage

water flow. 3. Construct fill and waste areas by selective placement to avoid erosive surface silts or clavs

4. Periodically inspect earthwork to detect evidence of erosion and sedimentation; promptly apply corrective measures. . Noise Control: Provide methods, means, and facilities to minimize noise produced by demolition or construction operations. Comply with local requirements for

noise control. J. Pest and Insect Control: Provide methods, means, and facilities to prevent pests and insects from damaging the work. K. Rodent Control: Provide methods, means, and facilities to prevent rodents from

accessing or invading premises. L. Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by demolition or construction operations.

1.03 COORDINATION A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items

installed later. B. Notify affected utility companies and comply with their requirements. C. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having

interdependent responsibilities for installing, connecting to, and placing in service, such equipment. D. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable; place runs

parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs. E. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish

F. Coordinate completion and clean—up of work of separate sections. G. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to

minimize disruption of Owner's activities. 2.01 PATCHING MATERIALS A. New Materials: As specified in product sections; match existing products and work for patching and extending work.

3.01 EXAMINATION A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.

B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.

C. Examine and verify specific conditions described in individual specification D. Take field measurements before confirming product orders or beginning

fabrication

E. Verify that utility services are available, of the correct characteristics, and in the correct locations. F. Prior to Cutting: Examine existing conditions prior to commencing work, including

elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions. 3.02 PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.

B. Seal cracks or openings of substrate prior to applying next material or C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond. 3.03 PREINSTALLATION MEETINGS

A. When required in individual specification sections, convene a preinstallation meeting at the site prior to commencing work of the section. B. Require attendance of parties directly affecting, or affected by, work of the specific section. 3.04 LAYING OUT THE WORK

B. Do not scale drawings. Request clarifications from the Architect. C. Promptly notify Architect of any discrepancies discovered.

A. Verify locations of survey control points prior to starting work.

D. Contractor shall locate and protect survey control and reference points. E. Protect survey control points prior to starting site work; preserve permanent

reference points during construction. F. Replace dislocated survey control points based on original survey control. Make no changes without prior written notice to Architect.

G. Utilize recognized engineering survey practices.

H. Establish elevations, lines and levels. Locate and lay out by instrumentation and similar appropriate means:

1. Site improvements including pavements; stakes for grading, fill and topsoil

placement; utility locations, slopes, and invert elevations.

manufacturer's instructions and recommendations, and so as to avoid waste due

2. Grid or axis for structures.

3. Building foundation, column locations, ground floor elevations. 3.05 GENERAL INSTALLATION REQUIREMENTS

A. In addition to compliance with regulatory requirements, conduct construction operations in compliance with NFPA 241, including applicable recommendations in B. Install products as specified in individual sections, in accordance with

to necessity for replacement. C. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

D. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated. E. Make consistent texture on surfaces, with seamless transitions, unless otherwise

indicated. F. Make neat transitions between different surfaces, maintaining texture and appearance

G. Do not install products that are defective, including warped, bowed, dented, chipped, cracked or broken members, and members with damaged finishes.

A. Perform an engineering survey of building to determine whether demolition operations might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures. B. Drawings showing existing construction and utilities are based on existing record

documents only. 1. Verify that construction and utility arrangements are as shown. 2. Report discrepancies to Architect before disturbing existing installation.

3. Beginning of alterations work constitutes acceptance of existing conditions. C. Keep areas in which alterations are being conducted separated from other areas that are still occupied. Provide, erect, and maintain temporary dustproof partitions of construction specified in Section 01 5000.

D. Maintain weatherproof exterior building enclosure except for interruptions required

for replacement or modifications; take care to prevent water and humidity 1. Where openings in exterior enclosure exist, provide construction to make

2. Insulate existing ducts or pipes that are exposed to outdoor ambient temperatures by alterations work. E. Remove existing work as indicated and as required to accomplish new work. 1. Remove rotted wood, corroded metals, and deteriorated masonry and concrete;

2. Remove items indicated on drawings. 3. Relocate items indicated on drawings. 4. Where new surface finishes are to be applied to existing work, perform

systems to accommodate new construction.

distribution, and equipment as required.

minimize duration of outages.

replace with new construction specified.

exterior enclosure weatherproof.

3.06 ALTERATIONS AND SELECTIVE DEMOLITION

existing finish if necessary for successful application of new finish. 5. Where new surface finishes are not specified or indicated, patch holes and damaged surfaces to match adjacent finished surfaces. F. Services (Including but not limited to HVAC, Plumbing, Fire Protection, Electrical,

removals, patch, and prepare existing surfaces to receive new finish; remove

1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components; if necessary, modify installation to allow access or provide access panel. 2. Where existing systems or equipment are not active and Contract Documents

require reactivation, put back into operational condition; repair supply,

Telecommunications, and Alarm systems): Remove, relocate, and extend existing

3. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are a. Disable existing systems only to make switchovers and connections;

b. Coordinate timing of service interruptions and shut-downs with the owner and affected occupants. c. Provide temporary connections to maintain existing systems in service. 4. Verify that abandoned services serve only abandoned facilities.

5. Remove abandoned pipe, ducts, conduits, and equipment, including those

above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification; patch holes left by removal using materials specified for new construction. G. Protect existing work to remain. 1. Prevent movement of structure; provide shoring and bracing if necessary.

2. Perform cutting to accomplish removals neatly and as specified for cutting 3. Repair adjacent construction and finishes damaged during removal work.

H. Adapt existing work to fit new work: Make as neat and smooth transition as

1. When existing finished surfaces are cut so that a smooth transition with new work is not possible, terminate existing surface along a straight line at a natural line of division and make recommendation to Architect.

2. Where removal of partitions or walls results in adjacent spaces becoming one, rework floors, walls, and ceilings to a smooth plane without breaks, steps, or 3. Where a change of plane of 1/4 inch or more occurs in existing work,

submit recommendation for providing a smooth transition for Architect review and request instructions. I. Patching: Where the existing surface is not indicated to be refinished, patch to match the surface finish that existed prior to cutting. Where the surface is indicated to be refinished, patch so that the substrate is ready for the new

J. Refinish existing surfaces as indicated: 1. Where rooms or spaces are indicated to be refinished, refinish all visible existing surfaces to remain to the specified condition for each material, with a neat transition to adjacent finishes.

2. If mechanical or electrical work is exposed accidentally during the work, re-cover and refinish to match. K. Clean existing systems and equipment. L. Remove demolition debris and abandoned items from alterations areas and

dispose of off-site; do not burn or bury. M. Comply with all other applicable requirements of this section. 3.07 CUTTING AND PATCHING

A. Perform whatever cutting and patching is necessary to: 1. Complete the work. 2. Fit products together to integrate with other work.

4. Match work that has been cut to adjacent work.

perform cutting for other sight exposed surfaces.

Repair areas adjacent to cuts to required condition. 6. Repair new work damaged by subsequent work. 7. Remove samples of installed work for testing when requested.

8. Remove and replace defective and non-conforming work. B. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition. C. Employ skilled and experienced installer to perform cutting for weather exposed

and moisture resistant elements; employ skilled and experienced installer to

3. Provide openings for penetration of mechanical, electrical, and other services.

D. Examine areas to be cut or core drilled for presence of concealed utilities and structural elements including piping, electrical distribution, reinforcing steel and post—tensionsing cables. Utilize x—ray equipment where necessary. E. Cut rigid materials using masonry saw or core drill. F. Restore work with new products in accordance with requirements of Contract

G. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

H. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material to maintain fire rating.

 Patching: 1. Finish patched surfaces to match finish that existed prior to patching. On

continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

2. Match color, texture, and appearance. 3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of

substrate, repair substrate prior to repairing finish. 4. When finish cannot be matched, refinish entire surface to nearest intersections.

3.08 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

other closed or remote spaces, prior to enclosing the space.

D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.09 PROTECTION OF INSTALLED WORK

to date of Substantial Completion.

for other season within six months.

operation and maintenance.

operation.

3.13 FINAL CLEANING

copies to Owner.

Documents and ready for review.

Clean, adjust, and lubricate as required.

A. Protect installed work from damage by construction operations. B. Provide temporary and removable protection for installed products. Control

activity in immediate work area to prevent damage. C. Provide protective coverings at walls, projections, jambs, sills, and soffits of

D. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet

E. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or

activity is necessary, obtain recommendations for protection from waterproofing

or roofing material manufacturer. F. Remove protective coverings when no longer needed; reuse or recycle plastic coverings if possible. 3.10 SYSTEM STARTUP

A. Coordinate schedule for start—up of various equipment and systems. B. Verify that each piece of equipment or system has been checked for proper lubrication, drive rotation, belt tension, control sequence, and for conditions that

D. Verify that wiring and support components for equipment are complete and

may cause damage. C. Verify tests, meter readings, and specified electrical characteristics agree with those required by the equipment or system manufacturer.

E. Execute start—up under supervision of applicable Contractor personnel and manufacturer's representative in accordance with manufacturers' instructions. 3.11 DEMONSTRATION AND INSTRUCTION

B. Demonstrate start—up, operation, control, adjustment, trouble—shooting, servicing, maintenance, and shutdown of each item of equipment at scheduled time, at equipment location C. For equipment or systems requiring seasonal operation, perform demonstration

A. Demonstrate operation and maintenance of products to Owner's personnel prior

D. Provide a qualified person who is knowledgeable about the Project to perform demonstration and instruction of owner personnel. E. Utilize operation and maintenance manuals as basis for instruction. Review contents of manual with Owner's personnel in detail to explain all aspects of

F. Prepare and insert additional data in operations and maintenance manuals when need for additional data becomes apparent during instruction. 3.12 ADJUSTING A. Adjust operating products and equipment to ensure smooth and unhindered

A. Execute final cleaning prior to Substantial Completion. Clean areas to be occupied by Owner prior to final completion before Owner occupancy. B. Use cleaning materials that are nonhazardous. C. Clean interior and exterior glass, surfaces exposed to view; remove temporary

labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces. D. Remove all labels that are not permanent. Do not paint or otherwise cover fire

test labels or nameplates on mechanical and electrical equipment. E. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned. F. Replace filters of operating equipment. G. Clean debris from roofs, gutters, downspouts, and drainage systems.

H. Clean site; sweep paved areas, rake clean landscaped surfaces.

I. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury. 3.14 CLOSEOUT PROCEDURES

A. In addition to the requirements of AIA A201, General Conditions of the Contract for Construction, comply with the following: 1. Make submittals that are required by governing or other authorities. Provide

2. Comply with requirements of Section 01780, Closeout Submittals. 3. Notify Architect when work is considered ready for Substantial Completion. 4. Submit written certification that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract

and comply with requirements for access to Owner-occupied areas. 6. Complete items of work determined by final inspection. 3.15 MAINTENANCE A. Provide service and maintenance of components indicated in specification

B. Maintenance Period: As indicated in specification sections or, if not indicated,

D. Examine system components at a frequency consistent with reliable operation.

5. Correct items of work listed in executed Certificates of Substantial Completion

not less than one year from the Date of Substantial Completion or the length of the specified warranty, whichever is longer. C. Furnish service and maintenance of components indicated in specification

Repair or replace parts whenever required. Use parts produced by the manufacturer of the original component. F. Maintenance service shall not be assigned or transferred to any agent or

subcontractor without prior written consent of the Owner.

E. Include systematic examination, adjustment, and lubrication of components.

LITTLE RED ROOSTER Your Vision 

Our Passion 25 Ships Way

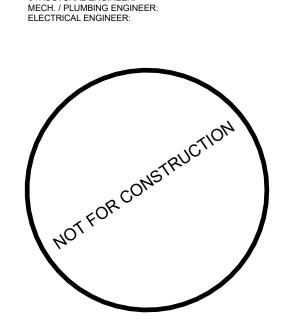
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Big Pine, FL 33043

(305) 509 - 7932

**CONSULTANTS** CIVIL ENGINEER:

STRUCTURAL ENGINEER:



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**SPECIFICATIONS** 

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ORIGINAL SIZE: PROJECT NUMBER:

21003

DATE

SHEET NUMBER:

REVISION

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A. Project Record Documents: Submit documents to Owner when submitting final application for payment.

B. Operation and Maintenance Data: Submit two sets of final documents in final

C. Warranties and Bonds: Submit prior to final Application for Payment. D. Certificate of Occupancy: Submit to owner when requesting Substantial

3.01 PROJECT RECORD DOCUMENTS

Completion inspection

1.01 SUBMITTALS

A. Maintain on site one set of the following record documents; record actual revisions to the Work: including but not limited to, Drawings, Specifications, Addenda, Change Orders, and reviewed submittals

B. Record information concurrent with construction progress.

C. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction.

3.02 OPERATION AND MAINTENANCE DATA

A. For Each Product or System: List names, addresses and telephone numbers of Subcontractors and suppliers.

B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable

C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES A. For Each Product, Applied Material, and Finish:

1. Product data, with catalog number, size, composition, and color and texture

Information for re-ordering custom mixed or manufactured products. B. Manufacturer's instructions for Care and Maintenance.

C. Moisture protection and weather—exposed products; Provide manufacturer recommendations for inspections, maintenance, and repair.

D. Additional information as specified in individual product specification sections. 3.04 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. For Each Item of Equipment and Each System, provide the manufacturer's installation, operation and maintenance manuals.

B. Include test and balancing reports. 3.05 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date

SECTION 03 3000 - CAST-IN-PLACE CONCRETE 1.01 SUBMITTALS

of Substantial completion is determined.

A. Product Data: Submit manufacturers' data on manufactured products showing compliance with specified requirements and installation instructions. For curing compounds, provide data on method of removal in the event of incompatibility with floor covering adhesives. B. Mix Design: Submit proposed concrete mix design.

1.02 QUALITY ASSURANCE

A. Perform work of this section in accordance with ACI 301 and ACI 318. B. Follow recommendations of ACI 305R when concreting during hot weather. C. Follow recommendations of ACI 306R when concreting during cold weather.

A. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted

1. Form Facing for Exposed Finish Concrete: Contractor's choice of materials that will provide smooth, stain-free final appearance 2. Form Coating: Release agent that will not adversely affect concrete or interfere with application of coatings.

2.02 REINFORCEMENT

A. Reinforcing Steel: ASTM A615/A615M Grade 60 (420). 1. Type: Deformed billet-steel bars. 2. Finish: Unfinished, unless otherwise indicated.

B. Steel Welded Wire Reinforcement: ASTM A 185/A 185M, plain type. 1. Form: Flat Sheets.

2. Mesh Size: 6 x 6. 3. Wire Gage: W 1.4 x W 1.4.

C. Reinforcement Accessories: 1. Tie Wire: Annealed, minimum 16 gage.

2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.

2.03 CONCRETE MATERIALS

A. Cement: ASTM C150, Type I - Normal Portland type. Acquire all cement for entire project from same source.

B. Fine and Coarse Aggregates: ASTM C 33. Acquire all aggregates for entire

project from same source. C. Water: Clean and not detrimental to concrete.

D. Fiber Reinforcement: Alkali-resistant polypropylene complying with ASTM C1116/C1116M. Fiber Length: 1.5 inch, nominal.

2.04 ADMIXTURES

A. Do not use chemicals that will result in soluble chloride ions in excess of 0.1

percent by weight of cement. B. Air Entrainment Admixture: ASTM C260.

C. High Range Water Reducing Admixture: ASTM C494/C494M Type F.

D. Accelerating Admixture: ASTM C494/C494M Type C.

E. Retarding Admixture: ASTM C494/C494M Type B. 2.05 ACCESSORY MATERIALS

A. Underslab Vapor Retarder: Multi-layer, fabric-, cord-, grid-, or aluminum-reinforced polyethylene or equivalent, complying with ASTM E1745, Class C; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete slabs. The use of single ply polyethylene is

1. Accessory Products: Vapor retarder manufacturer's recommended tape, adhesive, mastic, prefabricated boots, etc., for sealing seams and penetrations in vapor retarder.

B. Non-Shrink Cementitious Grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.

1. Minimum Compressive Strength at 48 Hours: 2,400 psi. 2. Minimum Compressive Strength at 28 Days: 7,000 psi.

2.06 BONDING AND JOINTING PRODUCTS A. Latex Bonding Agent: Non-redispersable acrylic latex, complying with ASTM C1059

Type II. B. Slab Isolation Joint Filler: 1/2 inch thick, height equal to slab thickness, with removable top section that will form 1/2 inch deep sealant pocket after

removal. 2.07 CURING MATERIALS

A. Curing Compound, Naturally Dissipating: Clear, water-based, liquid membrane—forming compound, that dissipates within 3 to 5 weeks; complying with ASTM C309.

2.08 CONCRETE MIX DESIGN A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.

B. Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301. 1. For trial mixtures method, employ independent testing agency acceptable to

Architect for preparing and reporting proposed mix designs.

C. Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended or required by manufacturer.

D. Fiber Reinforcement: Add to mix at rate of 1.5 pounds per cubic yard, or as recommended by manufacturer for specific project conditions.

E. Normal Weight Concrete: 1. Compressive Strength, when tested in accordance with ASTM C39/C39M at 28 days: As scheduled.

2. Cement Content: Minimum 540 lbs/cubic yd. 3. Total Air Content: 4 percent, determined in accordance with ASTM

C173/C173M. a. 5% minimum to 7% maximum for exterior concrete. 4. Maximum Slump: 3 inches before water reducing admixture.

B. Transit Mixers: Comply with ASTM C94/C94M.

A. On Project Site: Mix in drum type batch mixer, complying with ASTM C685. Mix each batch not less than 1-1/2 minutes and not more than 5 minutes.

3.01 EXAMINATION

A. Verify lines, levels, and dimensions before proceeding with work of this section. 3.02 PREPARATION

A. Formwork: Comply with requirements of ACI 301. Design and fabricate forms to support all applied loads until concrete is cured, and for easy removal without damage to concrete.

B. Verify that forms are clean before applying release agent. C. Coordinate placement of embedded items with erection of concrete formwork and placement of form accessories.

D. Where new concrete is to be bonded to previously placed concrete, prepare existing surface by cleaning with steel brush and applying bonding agent in accordance with manufacturer's instructions.

1. Use latex bonding agent only for non-load-bearing applications. E. Dowel new concrete to existing concrete. Drill 6 inch deep holes into existing concrete, insert 12 inch long #4 steel dowels, and install with adhesive anchor system per manufacturers recommendations. Space dowels 24" o.c., 12" o.c. for slabs greater than 4 inches thick.

F. Interior Slabs on Grade: Install vapor retarder under interior slabs on grade. Lap joints minimum 6 inches. Seal joints, seams and penetrations watertight with manufacturer's recommended products and follow manufacturer's written instructions. Repair damaged vapor retarder before covering.

3.03 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS A. Comply with requirements of ACI 301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection.

B. Install welded wire reinforcement in maximum possible lengths, and offset end laps in both directions. Splice laps with tie wire. 1. Locate reinforcement in top third of slab with 3/4 inch minimum cover.

2. Lap reinforcement one wire space plus 2 inches minimum. C. Verify that anchors, seats, plates, reinforcement and other items to be cast into concrete are accurately placed, positioned securely, and will not interfere with concrete placement.

A. Place concrete in accordance with ACI 304R.

3.04 PLACING CONCRETE

B. Place concrete for floor slabs in accordance with ACI 302.1R.

C. Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.

D. Ensure reinforcement, inserts, waterstops, and embedded parts will not be disturbed during concrete placement.

E. Place concrete continuously without construction (cold) joints wherever possible; where construction joints are necessary, before next placement prepare joint surface by removing laitance and exposing the sand and sound surface mortar, by sandblasting or high-pressure water jetting.

F. Finish floors level and flat, unless otherwise indicated, within the tolerances specified below.

3.05 SLAB JOINTING A. Locate joints as indicated on the drawings.

B. Anchor joint fillers and devices to prevent movement during concrete placement C. Isolation Joints: Use preformed joint filler with removable top section for joint sealant, total height equal to thickness of slab, set flush with top of slab.

D. Saw Cut Contraction Joints: Saw cut joints before concrete begins to cool, within 1 to 4 hours after placing with an early—enty dry—cut saw; use 3/16 inch thick blade and cut 1 inch deep but not less than one quarter (1/4) the depth of the slab.

3.06 FLOOR FLATNESS AND LEVELNESS TOLERANCES

A. Maximum Variation of Surface Flatness for interior floor slabs: 1/8 inch in 10 ft., unless indicated otherwise on drawings.

B. Correct the slab surface if tolerances are less than specified.

C. Correct defects by grinding or by removal and replacement of the defective work. Areas requiring corrective work will be identified. Re-measure corrected areas by the same process.

3.07 CONCRETE FINISHING A. Repair surface defects, including tie holes, immediately after removing formwork. B. Unexposed Form Finish: Rub down or chip off fins or other raised areas 1/4

inch or more in height. C. Exposed Form Finish: Rub down or chip off and smooth fins or other raised

areas 1/4 inch or more in height. Provide finish as follows: 1. Grout Cleaned Finish: Wet areas to be cleaned and apply grout mixture by

brush or spray; scrub immediately to remove excess grout. After drying, rub vigorously with clean burlap, and keep moist for 36 hours. D. Concrete Slabs: Finish to requirements of ACI 302.1R, and as follows:

1. Surfaces to Receive Thin Floor Coverings: "Steel trowel" as described in ACI 301.1R; thin floor coverings include carpeting, resilient flooring, seamless flooring, thin set quarry tile, and thin set ceramic tile.

2. Other Surfaces to Be Left Exposed: "Steel trowel" as described in ACI 302.1R, minimizing burnish marks and other appearance defects.

E. In areas with floor drains, maintain floor elevation at walls; pitch surfaces uniformly to drains at 1:100 nominal. 3.08 CURING AND PROTECTION

A. Comply with requirements of ACI 308R. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete. C. Surfaces Not in Contact with Forms, use one or a combination of the following

1. Slabs and Floors To Receive Adhesive—Applied Flooring: Curing compounds and other surface coatings are usually considered unacceptable by flooring and adhesive manufacturers. If such materials must be used, either obtain the approval of the flooring and adhesive manufacturers prior to use or remove

the surface coating after curing to flooring manufacturer's satisfaction. 2. Curing Compound: Apply in two coats at right angles, using application rate recommended by manufacturer.

3.09 FIELD QUALITY CONTROL A. Submit proposed mix design of each class of concrete to inspection and testing

firm for review prior to commencement of concrete operations. B. Tests of concrete and concrete materials may be performed at any time to ensure conformance with specified requirements.

C. Compressive Strength Tests: ASTM C39/C39M. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cu yd or less of each class of concrete placed.

D. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents. E. Perform one slump test for each set of test cylinders taken, following

procedures of ASTM C143/C143M. 3.10 DEFECTIVE CONCRETE

A. Defective Concrete: Repair or replace concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.

3.11 SCHEDULE - CONCRETE TYPES AND FINISHES

A. Foundations: 3,000 pounds per square inch 28 day concrete. B. Slab on Grade: 4,000 psi 28 day concrete, fiber reinforced, steel trowel finish. C. Light Pole Supports: 4,000 psi 28 day concrete, grout cleaned finish.

SECTION 03 5416 - SELF-LEVELING UNDERLAYMENT 1.01 SUBMITTALS

A. Product Data: Provide manufacturer's data sheets documenting physical characteristics and product limitations of underlayment materials. Include information on surface preparation and environmental limitations.

1.02 QUALITY ASSURANCE A. Applicator Qualifications: Company specializing in performing the work of this

section and approved by manufacturer. 1.03 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation. B. Keep dry and protect from direct sun exposure, freezing, and ambient temperature greater than 105 degrees F.

1.04 FIELD CONDITIONS

A. Do not install underlayment until floor penetrations and peripheral work are

B. During the curing process, ventilate spaces to remove excess moisture.

A. Cementitious Underlayment: Blended cement mix, that when mixed with water in accordance with manufacturer's directions will produce self-leveling underlayment with the following properties:

1. Compressive Strength: Minimum 4000 psi after 28 days, tested per ASTM C109/C109M.

2. Flexural Strength: Minimum 1000 psi after 28 days, tested per ASTM C348. 3. Density: Maximum 125 lb/cu ft.

5. Thickness: Feather edge to maximum 1-1/2 inch. 6. Surface Burning Characteristics: Flame spread/Smoke developed index of 0/0 in accordance with ASTM E84.

C. Primer: Manufacturer's recommended type. D. Joint and Crack Filler: Latex based filler, as recommended by manufacturer.

2.02 MIXING A. Site mix materials in accordance with manufacturer's instructions.

B. Water: Potable and not detrimental to underlayment mix materials.

4. Final Set Time: 1-1/2 to 2 hours, maximum.

B. Mix to self-leveling consistency without over-watering.

3.01 EXAMINATION

A. Verify that substrate surfaces are clean, dry, unfrozen, do not contain petroleum bi-products, or other compounds detrimental to underlayment material bond to substrate.

3.02 PREPARATION

A. Concrete: Mechanically prepare steel troweled concrete to create a textured surface necessary to achieve the best bond; acceptable methods include bead blasting and scarifying. Do not use acid etching.

B. Remove substrate surface irregularities. Fill voids and deck joints with filler. Finish smooth.

C. Vacuum clean surfaces.

D. Prime substrate in accordance with manufacturer's instructions. Allow to dry. E. Close floor openings.

A. Install underlayment in accordance with manufacturer's instructions.

3.03 APPLICATION

C. Place before partition installation. 3.04 CURING

B. Place to indicated thickness, with top surface level to 1/8 inch in 10 ft.

A. Once underlayment starts to set, prohibit foot traffic until final set has been B. Air cure in accordance with manufacturer's instructions.

3.05 PROTECTION A. Protect against direct sunlight, heat, and wind; prevent rapid drying to avoid

shrinkage and cracking. B. Do not permit traffic over unprotected floor underlayment surfaces. C. and a fall shutdown by installer, at no extra cost to Owner.

SECTION 04 2000 - UNIT MASONRY ASSEMBLIES

1.01 SUBMITTALS A. Product Data: Provide data for masonry units, fabricated wire reinforcement,

mortar, and masonry accessories. B. Manufacturer's Certificate: Certify that masonry units meet or exceed specified requirements.

C. Manufacturer's Certificate: Certify that water repellent admixture manufacturer has certified masonry unit manufacturer as an approved user of water repellent admixture in the manufacture of concrete block.

1.02 QUALITY ASSURANCE A. Comply with provisions of ACI 530/530.1/ERTA, except where exceeded by requirements of the contract documents.

1.03 DELIVERY, STORAGE, AND HANDLING A. Deliver, handle, and store masonry units by means that will prevent mechanical damage and contamination by other materials.

2.01 CONCRETE MASONRY UNITS

A. Concrete Block: Comply with referenced standards and as follows: 1. Size: Standard units with nominal face dimensions of 16 x 8 inches and

nominal depths as indicated on the drawings for specific locations. 2. Special Shapes: Provide non-standard blocks configured for corners, control joint edges, and other detailed conditions.

3. Load—Bearing Units: ASTM C90, normal weight. 4. Units with Integral Water Repellent: Concrete block units as specified in this section with polymeric liquid or powder admixture added to concrete masonry

units at the time of manufacture. a. Performance of Units with Integral Water Repellent: 1) Water Permeance: When tested per ASTM E514 and for a minimum of

(a) No water visible on back of wall above flashing at the end of 24 (b) No flow of water from flashing equal to or greater than 0.032 gallons per hour at the end of 24 hours.

(c) No more than 25% of wall area above flashing visibly damp at end 2) Flexural Bond Strength: ASTM C1357; minimum 10% increase. 3) Compressive Strength: ASTM C1314; maximum 5% decrease.

b. Use only in combination with mortar and grout that also has integral water repellent admixture. Use water repellent admixtures for masonry units, mortar and grout by a single manufacturer.

4) Drying Shrinkage: ASTM C1148; maximum 5% increase in shrinkage.

2.02 MORTAR AND GROUT MATERIALS

A. Piaments for Colored Mortar: Pure, concentrated mineral pigments specifically intended for mixing into mortar and complying with ASTM C979.

 Color(s): As indicated on drawings. B. Water: Clean and potable.

C. Integral Water Repellent Admixture for Mortar and Grout: Polymeric liquid admixture added to mortar and grout at the time of manufacture.

1. Use only in combination with masonry units manufactured with integral water repellent admixture.

2. Use only water repellent admixture for mortar and grout from the same manufacturer as water repellent admixture in masonry units.

3. Meet or exceed performance specified for water repellent admixture used in

masonry units.

2.03 REINFORCEMENT AND ANCHORAGE A. Single Wythe Joint Reinforcement: Ladder type; ASTM A 82/A 82M steel wire, mill

inch cross rods; width as required to provide not more than 1 inch and not less than 1/2 inch of mortar coverage on each exposure. B. Adjustable Multiple Wythe Joint Reinforcement: Ladder type with adjustable ties or tabs spaced at 16 in on center and fabricated with moisture drip; ASTM A 82/A 82M steel wire, hot dip galvanized after fabrication to ASTM A 153/153M, Class B; 0.1875 inch side rods with 0.1483 inch cross rods and adjustable

components of 0.1875 inch wire; width of components as required to provide

galvanized to ASTM A 641/A 641M, Class 3; 0.1483 inch side rods with 0.1483

not more than 1 inch and not less than 1/2 inch of mortar coverage from each masonry face. 1. Vertical adjustment: Not less than 2 inches.

masonry and building frame, sized to provide not more than 1 inch and not less than 1/2 inch of mortar coverage from masonry face. 2.04 FLASHINGS

A. Rubberized Asphalt Flashing: Self-adhering polymer-modified asphalt sheet; 0.030

C. Flexible Anchors: 2-piece anchors that permit differential movement between

inch total thickness; with cross-linked polyethylene top and bottom surfaces used in combination with stainless steel drip-edge. 1. Prefabricated Stainless Steel drip-edge: ASTM A 666, Type 304, soft temper; 26 gage (0.45 mm) thick; finish 2B to 2D, adhered to rubberized asphalt

3. Through—wall pan flashing: One piece molded polypropylene with integral weep and integral or separate bridge units to connect the individual units and divert moisture to the flashing pan.

1. Drainage matte or 2" to 3" of washed pea gravel fill to prevent mortar clogging the weep tubes.

C. Lap Sealant: Butyl type as specified in Section 07 9005. 2.05 ACCESSORIES

A. Preformed Control Joints: Rubber material. Provide with corner and tee accessories, fused joints.

B. Joint Filler: Closed cell polyethylene; oversized 50 percent to joint width; self

expanding; in maximum lengths available. C. Weeps: Molded PVC grilles, insect resistant.

D. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent

materials. 2.06 MORTAR AND GROUT MIXES

A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification: Type S B. Colored Mortar: Proportion selected pigments and other ingredients without

exceeding manufacturer's recommended pigment—to—cement ratio. C. Grout: ASTM C476. Consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches or less; coarse grout for spaces with smallest horizontal dimension greater than 2

D. Admixtures: Add to mixture at manufacturer's recommended rate and in accordance with manufacturer's instructions; mix uniformly.

3.01 EXAMINATION A. Verify that field conditions are acceptable and are ready to receive masonry.

B. Verify that related items provided under other sections are properly sized and C. Verify that built—in items are in proper location, and ready for roughing into masonry work.

B. Provide temporary bracing during installation of masonry work. Maintain in place

3.02 PREPARATION A. Direct and coordinate placement of metal anchors supplied for installation under

until building structure provides permanent bracing. 3.03 COLD AND HOT WEATHER REQUIREMENTS

whichever is more stringent. 3.04 COURSING A. Establish lines, levels, and coursing indicated. Protect from displacement.

A. Comply with requirements of ACI 530/530.1/ERTA or applicable building code,

B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness. C. Concrete Masonry Units:

1. Bond: Running, unless noted otherwise in the drawings. 2. Mortar Joints: Concave, unless noted otherwise in the drawings. 3.05 PLACING AND BONDING

A. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work. B. Lay hollow masonry units with face shell bedding on head and bed joints.

C. Buttering corners of joints or excessive furrowing of mortar joints is not D. Remove excess mortar and mortar smears as work progresses.

acids, sandblasting or high pressure cleaning methods. F. Interlock intersections and external corners, except for units laid in stack bond. G. Do not shift or tap masonry units after mortar has achieved initial set. Where

I. Cut mortar joints flush where wall tile is scheduled, cement parging is required,

E. Remove excess mortar with water repellent admixture promptly. Do not use

adjustment must be made, remove mortar and replace. H. Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges. Prevent broken masonry unit corners or edges.

resilient base is scheduled, cavity insulation vapor barrier adhesive is applied, or bitumen dampproofing is applied. J. Isolate masonry partitions from vertical structural framing members with a control joint.

K. Isolate top joint of masonry partitions from horizontal structural framing

members and slabs or decks with compressible joint filler. L. Support flashings with solid grouted core. 3.06 WEEPS

A. Install weeps in masonry walls at 32 inches on center horizontally above through—wall flashing, above shelf angles and lintels, and at bottom of walls. 3.07 REINFORCEMENT AND ANCHORAGE - GENERAL A. Unless otherwise indicated on drawings or specified under specific wall type,

install horizontal joint reinforcement 16 inches on center.

D. Lap joint reinforcement ends minimum 6 inches.

B. Place masonry joint reinforcement in first and second horizontal joints above and below openings. Extend minimum 16 inches each side of opening. C. Place continuous joint reinforcement in first and second joint below top of walls.

E. Fasten anchors to structural framing and embed in masonry joints as masonry

is laid. Unless otherwise indicated on drawings or closer spacing is indicated

under specific wall type, space anchors at maximum of 24 inches horizontally and 16 inches vertically.

3.08 MASONRY FLASHINGS

A. Install masonry flashing to divert water to exterior at all locations where downward flow of water will be interrupted. 1. Extend flashings full width at such interruptions and at least 4 inches into

adjacent masonry or turn up at least 4 inches to form watertight pan at non-masonry construction

2. Remove or cover protrusions or sharp edges that could puncture flashings.

3. Seal lapped ends and penetrations of flashing before covering with mortar. B. Extend metal drip edge through exterior face of masonry and turn down to

form drip. Set in bed of mastic or elastic sealant to prevent moisture migration C. Extend specified flexible flashings to within 1/4 inch of exterior face of

masonry, and bond to top of metal drip edge with minimum 2 inch overlap. D. Lap end joints of flexible flashings at least 4 inches and seal watertight with mastic or elastic sealant.

adjacent pieces. F. Install through—wall pan flashing in accordance with manufacturer's instructions. 3.09 CONTROL AND EXPANSION JOINTS

A. Do not continue horizontal joint reinforcement through control and expansion

E. Butt, do not lap, end joints of metal drip edges with minimal gaps between

B. Install preformed control joint device in continuous lengths. Seal butt and corner joints in accordance with manufacturer's instructions.

A. As work progresses, install built—in metal door frames, glazed frames, fabricated metal frames, wood nailing strips, anchor bolts, and plates and other items to

C. Locate and form expansion joint as detailed.

frame voids solid with grout.

3.10 BUILT-IN WORK

be built into the work and furnished under other sections. B. Install built—in items plumb, level, and true to line.

C. Bed anchors of metal door and glazed frames in adjacent mortar joints. Fill

D. Do not build into masonry construction organic materials that are subject to

1. Fill adjacent masonry cores with grout minimum 12 inches from framed

deterioration. 3.11 TOLERANCES

B. Maximum Variation From Unit to Adjacent Unit: 1/16 inch. C. Maximum Variation from Plane of Wall: 1/4 inch in 10 ft and 1/2 inch in 20

A. Maximum Variation from Alignment of Columns and Pilasters: 1/4 inch.

ft or more. D. Maximum Variation from Plumb: 1/4 inch per story non-cumulative; 1/2 inch in

E. Maximum Variation from Level Coursing: 1/8 inch in 3 ft and 1/4 inch in 10 ft; 1/2 inch in 30 ft. F. Maximum Variation of Joint Thickness: 1/8 inch in 3 ft.

work to provide correct size, shape, and location.

G. Maximum Variation from Cross Sectional Thickness of Walls: 1/4 inch. 3.12 CUTTING AND FITTING A. Cut and fit for pipes, conduit, and sleeves. Coordinate with other sections of

B. Obtain approval prior to cutting or fitting masonry work not indicated or where

D. Steel trowel surface smooth and flat with a maximum surface variation of 1/8

appearance or strength of masonry work may be impaired. 3.13 PARGING A. Dampen masonry walls prior to parging.

C. Parge masonry walls in two uniform coats of mortar to a total thickness of 3/4 inch.

B. Scarify each parging coat to ensure full bond to subsequent coat.

inch per foot. E. Strike top edge of parging at 45 degrees.

3.14 CLEANING A. Remove excess mortar and mortar droppings.

B. Replace defective mortar. Match adjacent work

C. Clean soiled surfaces with cleaning solution.

D. Use non-metallic tools in cleaning operations.

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4/1/2022 10:35:44 AM 2021 LITTLE RED ROOSTER,LLC 1.01 SUBMITTALS

A. See Section 01300 - Administrative Requirements, for submittal procedures. B. Product Data: Provide technical data on insulated sheathing and wood preservative materials.

1.02 DELIVERY, STORAGE, AND HANDLING

A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation. B. Fire Retardant Treated Wood: Prevent exposure to precipitation during shipping,

storage, or installation.

2.01 GENERAL REQUIREMENTS A. Dimension Lumber: Comply with PS 20 and requirements of specified grading

1. Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee (www.alsc.org) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.02 DIMENSION LUMBER

A. Moisture Content: S-dry or MC19.

B. Miscellaneous Blocking, Nailers, and Furring:

 Lumber: S4S, No. 2 or Standard Grade. 2. Boards: Standard or No. 3.

2.03 CONSTRUCTION PANELS

A. Roof Sheathing: 1/2 inch, nominal, unless noted otherwise, APA PRP-108, Structural I Rated Sheathing, Exterior Exposure Class. Span Rating: 32/16.

B. Plywood Wall Sheathing: 1/2 inch, nominal, unless noted otherwise, APA Structural I Rated Sheathing, Exterior Exposure Class. Span Rating: 32/16.

C. Insulated Wall Sheathing: Extruded polystyrene foam plastic, ASTM C 578, Type IV; tongue and groove long edges; 3/4 inch thick, unless noted otherwise.

D. Communications and Electrical Room Mounting Boards: PS 1 A-D plywood, or medium density fiberboard; 3/4 inch thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM

2.04 ACCESSORIES

A. Fasteners and Anchors: Hot-dipped galvanized steel per ASTM A 153/A 153M for exterior applications and preservative—treated wood locations, unfinished steel

2.05 FACTORY WOOD TREATMENT

A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 — Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications. B. Fire Retardant Treatment:

1. Exterior Type: AWPA U1, Category UCFB, Commodity Specification H, chemically treated and pressure impregnated; capable of providing a maximum flame spread rating of 25 when tested in accordance with ASTM E84, with no evidence of significant combustion when test is extended for an additional 20 minutes both before and after accelerated weathering test performed in accordance with ASTM D2898.

2. Interior Type A: AWPA U1, Use Category UCFA, Commodity Specification H, low temperature (low hygroscopic) type, chemically treated and pressure impregnated; capable of providing a maximum flame spread rating of 25 when tested in accordance with ASTM E84, with no evidence of significant combustion when test is extended for an additional 20 minutes.

C. Preservative Treatment: 1. Preservative Pressure Treatment of Lumber Above Grade: AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservative to

a. Treat lumber in contact with roofing, flashing, or waterproofing.

b. Treat lumber in contact with masonry or concrete.

c. Treat lumber less than 18 inches above grade.

2. Preservative Pressure Treatment of Plywood Above Grade: AWPA U1, Use Category UC2 and UC3B, Commodity Specification F using waterborne preservative to 0.25 lb/cu ft retention.

a. Treat plywood in contact with roofing, flashing, or waterproofing. b. Treat plywood in contact with masonry or concrete.

c. Treat plywood less than 18 inches above grade.

3.01 BLOCKING, NAILERS, AND SUPPORTS

A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim. B. In framed assemblies that have concealed spaces, provide solid wood fireblocking

as required by applicable local code, to close concealed draft openings between floors and between top story and roof/attic space; other material acceptable to code authorities may be used in lieu of solid wood blocking. C. In walls, provide blocking attached to stude as backing and support for

wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is indicated. D. Where ceiling—mounting is indicated, provide blocking and supplementary supports

above ceiling, unless other method of support is indicated. E. Specifically, provide the following non-structural framing and blocking:

Handrails.

2. Grab bars. Toilet room accessories.

3.02 ROOF-RELATED CARPENTRY

A. Coordinate installation of roofing carpentry with deck construction, framing of roof openings, and roofing assembly installation. 3.03 INSTALLATION OF CONSTRUCTION PANELS

A. Roof Sheathing: Secure panels with long dimension perpendicular to framing members, with ends staggered and over firm bearing.

1. At long edges use sheathing clips where joints occur between roof framing

2. Screw panels to framing. ends over firm bearing and staggered, using screws.

B. Wall Sheathing: Secure with long dimension perpendicular to wall studs, with C. Communications and Electrical Room Mounting Boards: Secure with screws to

studs with edges over firm bearing; space fasteners at maximum 24 inches on center on all edges and into studs in field of board.

SECTION 06 4000 - ARCHITECTURAL WOODWORK

1.01 SECTION INCLUDES A. Finish carpentry items.

B. Wood standing and running trim. C. Wood & Plastic laminate panels.

D. Cabinetry

E. Countertops.

F. Cabinet hardware.

1.02 SUBMITTALS

A. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories. Provide the information required by AWI/AWMAC/WI Architectural Woodwork Standards.

B. Samples: Submit two samples of wood trim 6 inch long.

properties as required by applicable code.

1.03 QUALITY ASSURANCE A. Fabricator Qualifications: Company specializing in fabricating the products

specified in this section with minimum five years of experience. 1.04 FIELD CONDITIONS

A. During and after installation of custom cabinets, maintain temperature and humidity conditions in building spaces at same levels planned for occupancy.

2.01 FINISH CARPENTRY ITEMS

A. Quality Grade: Unless otherwise indicated provide products of quality specified by AWI/AWMAC/WI Architectural Woodwork Standards for Custom Grade. B. Surface Burning Characteristics: Provide materials having fire and smoke

2.02 SHEET MATERIALS A. Particleboard: ANSI A208.1; composed of wood chips, sawdust, or flakes of

medium density, made with waterproof resin binders; of grade to suit application; sanded faces.

B. Medium-Density Fiberboard (MDF): ANSI A208.2, Grade 130. 2.03 LAMINATE MATERIALS

A. High Pressure Decorative Laminate (HPDL): NEMA LD 3, types as recommended

for specific applications. Product as indicated on drawings. 2.04CABINETS

A. Finish - Exposed Exterior Surfaces: Decorative laminate. B. Door and Drawer Front Edge Profiles: 3 mm PVC edgebanding.

C. Casework Construction Type: Type A - Frameless. D. Interface Style for Cabinet and Door: Style 1 - Overlay; flush overlay.

E. Adjustable Shelf Loading: 50 lbs. per sq. ft.. 2.05 CABINET HARDWARE A. Hardware: BHMA A156.9, types as recommended by fabricator for quality grade

B. Drawer and Door Pulls: If not specified in drawings then provide "U" shaped wire pull, aluminum with satin finish, 4 inch centers. C. Drawer Slides: Full extension

D. Hinges: European style concealed self-closing type, steel with satin finish.

A. Plastic Laminate Countertops: High pressure decorative laminate sheet bonded to

1. Laminate Sheet, Unless Otherwise Indicated: NEMA LD 3 Grade HGS, 0.048 inch nominal thickness. a. Surface Color, Finish and Pattern: As indicated on drawings.

2. Exposed Edge Treatment: Square, substrate built up to minimum 1-1/4 inch thick; covered with matching laminate. B. Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over

continuous substrate. 1. Flat Sheet Thickness: 1/2 inch, minimum. 2. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISSFA-2

and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.

a. Color, Finish and Pattern: As indicated on drawings. 3. Other Components Thickness: 1/2 inch, minimum.

C. Natural Stone Countertops: Stone slabs bonded to substrate; use as large pieces as possible with inconspicuous adhesive joints. 1. Stone: As indicated on drawings, without cracks, voids, or pin holes.

Color: As indicated on drawings. 3. Stone Thickness: 3/4 inch.

4. Surface Finish: As indicated on drawings.

5. Exposed Edge Treatment: Stone bullnose, 1/2 inch radius. D. Natural Quartz and Resin Composite Countertops: Sheet or slab of natural quartz and plastic resin over continuous substrate.

1. Flat Sheet Thickness: 1/2 inch, minimum.

3. Other Components Thickness: 1/2 inch, minimum.

2. Natural Quartz and Resin Composite Sheets, Slabs and Castings: Complying with ISSFA-2 and NEMA LD 3; orthopthalic polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness. a. Factory fabricate components to the greatest extent practical in sizes and

shapes indicated; comply the MIA Dimension Stone Design Manual. b. Color, Finish and Pattern: As indicated on drawings.

4. Exposed Edge Treatment: Built up to minimum 1-1/4 inch thick; bullnosed B. Back and End Splashes: Same sheet material, square top; minimum 4 inches high or as indicated on drawings.

F. Wall-Mounted Counters: Provide skirts, aprons, brackets, and braces as indicated on drawings, finished to match.

G. Flat Paneling: Species: As indicated on drawings.

2.07 ACCESSORIES

2. Cut: As indicated on drawings. 3. Panels: Veneer of full width and balanced sequence matched.

4. Panels more than one leaf high: Architectural end matching. 5. Visible Edges and Reveals: Match faces, unless noted otherwise on drawings.

6. Outside Corners: Mitered and splined. 7. Lumber: Maximum moisture content of 6 percent; with vertical grain, of quality suitable for transparent finish.

B. Adhesive: Type recommended by AWI/AWMAC to suit application. C. Plastic Edge Banding: Extruded PVC, flat shaped; smooth finish; self locking serrated tongue; of width to match component thickness.

1. Color: As selected by Architect from manufacturer's standard range. C. Fasteners: Size and type to suit application. D. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; galvanized or chrome-plated finish in concealed locations and

stainless steel, or chrome-plated finish in exposed locations. E. Concealed Joint Fasteners: Threaded steel. F. Grommets: Standard plastic, painted metal, or rubber grommets for cut-outs, in

color to match adjacent surface. G. Lumber for Shimming and Blocking: Softwood lumber of any appropriate species.

H. Primer: Alkyd primer sealer. I. Wood Filler: Solvent base, tinted to match surface finish color.

2.08 FABRICATION A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings. B. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not

use more than one piece for any single length. C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.

D. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises. Locate counter butt joints minimum

2 feet from sink cut-outs. 1. Apply laminate backing sheet to reverse side of plastic laminate finished

E. Provide cutouts for plumbing fixtures. Verify locations of cutouts from on-site dimensions. Seal cut edges.

F. Counter Tops 1. Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.

a. Join lengths of tops using best method recommended by manufacturer. b. Fabricate to overhang fronts and ends of cabinets 1 inch except where top butts against cabinet or wall.

c. Prepare all cutouts accurately to size; replace tops having improperly dimensioned or unnecessary cutouts or fixture holes. otherwise indicated. Secure to countertop with concealed fasteners and with

2. Provide back/end splash wherever counter edge abuts vertical surface unless contact surfaces set in waterproof glue. 3. Solid Surfacing: Fabricate tops up to 144 inches long in one piece; join

recommendations and instructions. G. Wood Panel

1. Shop prepare and identify panels for grain matching during site erection. 2. Prepare panels for delivery to site, permitting passage through building

pieces with adhesive sealant in accordance with manufacturer's

3. Finish exposed edges of panels as specified by grade requirements. 4. When necessary to cut and fit on site, provide materials with ample allowance for cutting and scribing.

2.09 WOOD TREATMENT A. Fire Retardant Treatment (FR-S Type): Chemically treated and pressure impregnated; capable of providing flame spread index of 25, maximum, and smoke developed index of 450, maximum, when tested in accordance with ASTM

B. Provide identification on fire retardant treated material. C. Redry wood after pressure treatment to maximum 15 percent moisture content. 2.10 SHOP FINISHING A. Sand work smooth and set exposed nails and screws.

B. Apply wood filler in exposed nail and screw indentations. C. On items to receive transparent finishes, use wood filler that matches surrounding surfaces and is of type recommended for the applicable finish. D. Finish work in accordance with AWI/AWMAC/WI Architectural Woodwork Standards,

Section 5 — Finishing for Grade specified and as follows:

 Transparent: a. System — 12, Polyurethane, Water—based.

 b. Stain & Sheen: As indicated on drawings. a. System — 4, Latex Acrylic, Water-based.

b. Color & Sheen: As indicated on drawings. E. Back prime woodwork items to be field finished, prior to installation.

A. Verify that field measurements are as indicated on shop drawings.

B. Verify adequacy of backing and support framing. C. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.

3.02 INSTALLATION A. Install work in accordance with AWI/AWMAC/WI Architectural Woodwork Standards requirements for grade indicated.

B. Set and secure materials and components in place, plumb and level. C. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.

D. Install trim with appropriate mechanical fasteners. E. Install panels with concealed fasteners.

F. Install and connect cabinets with concealed fasteners. G. Secure cabinets to floor using appropriate angles and anchorages. H. Securely attach countertops to cabinets using concealed fasteners. Make flat

surfaces level; shim where required. I. Seal joint between back/end splashes and vertical surfaces. 3.03 ADJUSTING

A. Adjust installed work. B. Adjust moving or operating parts to function smoothly and correctly. 3.03 PREPARATION FOR SITE FINISHING

A. Set exposed fasteners. Apply wood filler in exposed fastener indentations. Sand work smooth. B. Site Finishing: See Section 09900. C. Before installation, prime paint surfaces of items or assemblies to be in contact

SECTION 07 1113 - BITUMINOUS DAMPPROOFING

C. Sealing Mastic: Asphalt roof cement, ASTM D2822, Type I.

1.01 QUALITY ASSURANCE A. Perform work in accordance with NRCA Roofing and Waterproofing Manual. 1.02 FIELD CONDITIONS

during application until dampproofing has cured.

A. Maintain ambient temperatures above 40 degrees F for 24 hours before and

2.01 COLD ASPHALTIC MATERIALS A. Bitumen: Emulsified asphalt, ASTM D1227; with fiber reinforcement other than

with cementitious materials.

asbestos (Type II). B. Asphalt Primer: ASTM D41, compatible with substrate.

A. Protection Board: 1 inch thick extruded polystyrene foam sheet.

2.02 ACCESSORIES

3.01 EXAMINATION A. Verify existing conditions before starting work.

B. Verify substrate surfaces are durable, free of matter detrimental to adhesion or application of dampproofing system. C. Verify that items that penetrate surfaces to receive dampproofing are securely

installed. 3.02 PREPARATION A. Protect adjacent surfaces not designated to receive dampproofing. B. Clean and prepare surfaces to receive dampproofing in accordance with

manufacturer's instructions. 3.03 APPLICATION

A. Prime surfaces in accordance with manufacturer's instructions B. Apply bitumen in accordance with manufacturer's recommendations for substrate to be coated. Ensure continuous and uniform coverage at the manufacturer recommended application rate.

C. Seal items projecting through dampproofing surface with mastic. Seal watertight. D. Place protection board directly over dampproofing, butt joints, and adhere to tacky dampproofing.

E. Scribe and cut boards around projections, penetrations, and interruptions.

SECTION 07 1900 - WATER REPELLENTS

A. Product Data: Provide product description. 1.02 FIELD CONDITIONS

A. Protect liquid materials from freezing. B. Do not apply water repellent when ambient temperature is lower than 50 degrees F or higher than 100 degrees F.

1.01 SUBMITTALS

2.01 MATERIALS A. Water Repellent: Non-glossy, colorless, penetrating, water-vapor-permeable, non-yellowing sealer, that dries invisibly leaving appearance of substrate

1. Applications: Vertical surfaces and non-traffic horizontal surfaces. 2. Products: Water-based siloxane, silane, or blend that reacts chemically with

3.01 EXAMINATION

repellent.

A. Verify existing conditions before starting work. B. Verify joint sealants are installed and cured. C. Verify surfaces to be coated are dry, clean, and free of efflorescence, oil, or

concrete and masonry; minimum 7 percent nonvolatile content.

other matter detrimental to application of water repellent. 3.02 PREPARATION

A. Protection of Adjacent Work: 1. Protect adjacent landscaping, property, and vehicles from drips and overspray. 2. Protect adjacent surfaces not intended to receive water repellent.

B. Prepare surfaces to be coated as recommended by water repellent manufacturer for best results. C. Allow surfaces to dry completely to degree recommended by water repellent

manufacturer before starting coating work. 3.03 APPLICATION A. Apply water repellent in accordance with manufacturer's instructions, using

procedures and application methods recommended as producing the best results. B. Apply at rate recommended by manufacturer, continuously over entire surface. C. Apply two coats. Apply single coat over masonry containing integral water

D. Remove water repellent from unintended surfaces immediately by a method

instructed by water repellent manufacturer. SECTION 07 2100 - BOARD AND BATT INSULATION

1.01 SUBMITTALS A. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

A. Extruded Polystyrene Board Insulation: ASTM C578, Type X; Extruded polystyrene board with either natural skin or cut cell surfaces; with the following 1. Flame Spread Index: 75 or less, when tested in accordance with ASTM E84.

2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM

2.02 BATT INSULATION MATERIALS A. Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.

2.01 FOAM BOARD INSULATION MATERIALS

1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84. 2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM

3. Combustibility: Non-combustible, when tested in accordance with ASTM E136. 4. Formaldehyde Content: Zero.

Facing: Unfaced. a. In Climate Zones 4c and above; where a separate vapor retarder is being

used. b. In Climate Zones 1, 2, 3, 4a & 4b; where no vapor retarder is required.

6. Facing: Asphalt treated Kraft paper, one side.

a. In Climate Zones 4c and above; where a vapor retarder is required. b. Facing can not be exposed.

2.03 ACCESSORIES A. Sheet Vapor Retarder: Polyamide film with variable vapor permeability based on ambient humidity. Permeance of 1 perm or less by the dry cup method, increasing to 10 perms by the wet cup method. Flame spread rating of 25 or

less, when tested in accordance with ASTM E84. B. Tape: As recommended by manufacturer.

C. Insulation Fasteners: Impaling clip of galvanized steel with washer retainer and clips, to be adhered to surface to receive insulation, length to suit insulation thickness and substrate, capable of securely and rigidly fastening insulation in

3.01 EXAMINATION

A. Verify that substrate, adjacent materials, and insulation materials are dry and

that substrates are ready to receive insulation. B. Verify substrate surfaces are flat, free of honeycomb, fins, irregularities, or

D. Adhesive: Type recommended by insulation manufacturer for application.

materials or substances that may impede adhesive bond. 3.02 BOARD INSTALLATION AT FOUNDATION PERIMETER

A. Install boards vertically on foundation perimeter. B. Cut and fit insulation tightly to protrusions or interruptions to the insulation

3.03 BOARD INSTALLATION AT EXTERIOR WALLS

A. Install boards vertically on walls between z furring. 1. Butt edges and ends tightly to adjacent boards and to protrusions. B. Extend boards over expansion joints, unbonded to wall on one side of joint. C. Cut and fit insulation tightly to protrusions or interruptions to the insulation

3.04 BATT INSTALLATION

plane.

A. Install insulation in accordance with manufacturer's instructions. B. Install in exterior wall, roof, and ceiling spaces without gaps or voids. Do not compress insulation.

C. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids. D. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation.

E. Install with factory applied vapor retarder membrane facing warm side of wall assembly. Lap ends and side flanges of membrane over framing members. F. Place Sheet Vapor Retarder on warm side of insulation; lap and seal sheet retarder joints over member face

H. Extend vapor retarder membrane tightly to full perimeter of adjacent window and door frames and other items interrupting the plane of the membrane. Tape seal

1.01 SECTION INCLUDES A. Composite wall and soffit cladding of rigid insulation and reinforced finish coating ("Class PB"). B. Drainage and water-resistive barriers behind insulation board.

G. Tape seal butt ends, lapped flanges, and tears or cuts in membrane.

1.02 SUBMITTALS A. See Section 01300 - Administrative Requirements, for submittal procedures. B. Product Data: Provide data on system materials, product characteristics,

SECTION 07 2400 — EXTERIOR INSULATION AND FINISH SYSTEMS

substrate, minimum 12 inches square, illustrating project colors and textures. 1.03 QUALITY ASSURANCE A. Maintain copy of specified installation standard and manufacturer's installation

C. Verification Samples: Submit actual samples of selected coating on specified

instructions at project site at all times during installation. B. EIFS Manufacturer Qualifications: Provide all EIFS products including weather resistive barrier, other than insulation, from the same manufacturer. 1. Member in good standing of EIMA (EIFS Industry Members Association). 2. Manufacturer of EIFS products for not less than 5 years.

C. Insulation Manufacturer Qualifications: Approved by manufacturer of EIFS and approved and labeled under third party quality program as required by applicable building code. D. Installer Qualifications: Company approved by the EIFS manufacturer.

A. Delivery: Deliver materials to project site in manufacturer's original, unopened containers with labels intact. Inspect materials and notify manufacturer of any B. Storage: Protect adhesives and finish materials from freezing and temperatures in

1. Protect Portland cement based materials from moisture and humidity. Store under cover off the ground in a dry location.

1.04 DELIVERY, STORAGE, AND HANDLING

excess of 90 degrees F.

performance criteria, and system limitations.

2. Protect insulation materials from exposure to sunlight. 1.05 FIELD CONDITIONS A. Do not prepare materials or apply EIFS during inclement weather unless areas of installation are protected. Protect installed EIFS areas from inclement weather

B. Do not install coatings or sealants when ambient temperature is below 40 degrees F.

C. Do not leave installed insulation board exposed to sunlight for extended periods of time. 1.06 WARRANTY

A. Provide manufacturer's standard warranty, covering a period of not less than 10

B. Fire Characteristics:

system and substrate(s) in tested samples.

2.01 EXTERIOR INSULATION AND FINISH SYSTEM A. Exterior Insulation and Finish System: DRAINAGE type; reinforced finish coating on flat—backed insulation board adhesive—applied directly to water—resistive coating over substrate; provide a complete system that has been tested to show compliance with the following characteristics; include all components of specified

1. Flammability: Pass, when tested in accordance with NFPA 285. 2. Ignitibility: No sustained flaming when tested in accordance with NFPA 268. 3. Potential Heat of Foam Plastic Insulation Tested Independently of Assembly:

No portion of the assembly having potential heat that exceeds that of the

insulation sample tested for flammability (above), when tested in accordance

coating and substrate, minimum flatwise tensile bond strength of 15 psi, when tested in accordance with ASTM C297/C297M. D. Adhesion to Water-Resistive Coating: For each combination of insulation board and substrate, when tested in accordance with ASTM C297/C297M, maximum adhesive failure of 25 percent unless flatwise tensile bond strength exceeds 15

C. Adhesion of Water-Resistive Coating to Substrate: For each combination of

with NFPA 259 with results expressed in Btu per square foot.

psi in all samples. E. Water Penetration Resistance: No water penetration beyond the plane of the base coat/insulation board interface after 15 minutes, when tested in accordance with ASTM E331 at 2.86 psf differential pressure with tracer dye in the water spray; include in tested sample at least two vertical joints and one horizontal joint of same type to be used in construction; disassemble sample if necessary to determine extent of water penetration. F. Salt Spray Resistance: No cracking, checking, crazing, erosion, blistering, peeling,

accordance with ASTM B117, using at least three samples matching intended assembly, at least 4 by 6 inches in size. G. Freeze-Thaw Resistance: No cracking, checking, crazing, erosion, blistering, peeling, delamination, or corrosion of finish coating when viewed under 5x magnification after 10 cycles, when tested in accordance with ASTM E 2485.

H. Weathering Resistance: No cracking, checking, crazing, erosion, blistering, peeling,

delamination, or corrosion of finish coating when viewed under 5x magnification

after 2000 hours of accelerated weathering conducted in accordance with ASTM

delamination, or corrosion of finish coating after 300 hours exposure in

G153 Cycle 1 or ASTM G155 Cycle 1, 5, or 9.

I. Water Degradation Resistance: No cracking, checking, crazing, erosion, blistering, peeling, delamination, or corrosion of finish coating after 14 days exposure, when

tested in accordance with ASTM D2247. J. Mildew Resistance: No growth supported on finish coating during 28 day

exposure period, when tested in accordance with ASTM D3273

K. Abrasion Resistance Of Finish: No cracking, checking or loss of film integrity when tested in accordance with ASTM D968 with 500 liters of sand. L. Impact Resistance: Construct system to provide the following impact resistance

without exposure of broken reinforcing mesh, when tested in accordance with 1. Standard: 25 to 49 in-lb, for areas not indicated as requiring higher impact

2. High: 90 to 150 in-lb, for any EIFS surfaces within 8'-0" of grade.

2.02 MATERIALS A. Finish Coating Top Coat: Water-based, air curing, acrylic or polymer-based finish

with integral color and texture. Texture: As indicated on drawings.

Color: As indicated on drawings. B. Base Coat: Fiber-reinforced, acrylic or polymer-based product compatible with insulation board and reinforcing mesh.

C. Reinforcing Mesh: Balanced, open weave glass fiber fabric, treated for compatibility and improved bond with coating, weight, strength, and number of layers as required to meet required system impact rating.

D. Insulation Board: Molded, expanded polystyrene board; ASTM C578, Type I; with the following characteristics:

1. Board Size: 24 by 48 inches. 2. Board Size Tolerance: plus/minus 1/16 inch from square and dimension.

Board Thickness: As indicated on drawings. 4. Thickness Tolerance: plus/minus 1/16 inch maximum.

5. Board Edges: Square.

25/450, when tested in accordance with ASTM E84.

other material furnished or approved by EIFS manufacturer.

especially for soffit application. Provide continuous vent.

6. Thermal Resistance (R factor per 1 in (25.4 mm)) at 75 degrees F: 3.60. 7. Board Density: 0.9 lb/cu ft.

8. Compressive Resistance: 10 psi. Compressive Resistance: 10 psi. 10.Surface Burning Characteristics: Flame spread/Smoke developed index of

E. Water-Resistive Barrier: Fluid-applied coating forming air and water barrier membrane; applied to substrate; furnished or approved by EIFS manufacturer. F. Flashing Tape: Self-adhering rubberized asphalt tape with polyethylene backing or

2.03 ACCESSORY MATERIALS A. Insulation Adhesive: Type required by EIFS manufacturer for project substrate.

B. Trim: EIFS manufacturer's standard PVC trim accessories, as required for a complete project and including starter track, and drainage accessories. C. Sealant Materials: As recommended by EIFS manufacturer. D. Exterior Soffit Vents: One piece, perforated, ASTM B221 6063 T5 alloy aluminum,

with edge suitable for direct application to gypsum board and manufactured

A. Install in accordance with EIFS manufacturer's instructions and ASTM C1397.

B. Where different requirements appear in either document, comply with the most

C. Neither of these documents supersedes the provisions of the Contract Documents that define the contractual relationships between the parties or the scope of 3.02 EXAMINATION A. Verify that substrate is sound and free of oil, loose materials, or protrusions that could interfere with EIFS installation and is of a type and construction that is

acceptable to EIFS manufacturer. Do not begin work until substrate and adjacent materials are complete and thoroughly dry. B. Verify that substrate surface is flat, with no deviation greater than 1/4 in when tested with a 10 ft straightedge.

A. Review areas where parapet wall abuts a vertical surface. This condition requires coordination between trades for the proper installation of a saddle flashing detail. See EIFS manufacturer's literature and details for complete information.

conditions. 3.04 INSTALLATION - WATER-RESISTIVE BARRIER A. Apply barrier coating as recommended by coating manufacturer; prime substrate as required before application.

B. Apply primer to substrate as recommended by EIFS manufacturer for project

B. Seal all substrate transitions and intersections with other materials to form continuous water-resistive barrier on exterior of sheathing, using method recommended by manufacturer.

C. At door and window openings, seal water—resistive barrier to rough opening structure before installation of metal flashings, sills, or frames, using method recommended by manufacturer.

E. Exterior Soffit Vents: Install according to manufacturer's written instructions and

in locations shown on the drawings. Provide vent area specified. 3.05 INSTALLATION - INSULATION A. Install in accordance with manufacturer's instructions.

B. Prior to installation of boards, install starter track and other trim level and

D. Lap flashing tape at least 2 inches on each side of joint or transition.

plumb and securely fastened. Install only in full lengths, to minimize moisture intrusion; cut horizontal trim tight to vertical trim.

excess of 1/16 inch.

a uniform texture and color.

operations.

C. Install back wrap reinforcing mesh at all openings and terminations that are not to be protected with trim. D. On wall surfaces, install boards horizontally. E. Place boards in a method to maximize tight joints. Stagger vertical joints and interlock at corners. Butt edges and ends tight to adjacent board and to

protrusions. Achieve a continuous flush insulation surface, with no gaps in

F. Rasp irregularities off surface of installed insulation board. G. Adhesive Attachment: Use full bed of adhesive applied to backside of insulation board in a vertical notched trowel configuration that will aid in channeling moisture downward.

A. Base Coat: Apply in thickness as necessary to fully embed reinforcing mesh,

B. Apply finish coat after base coat has dried not less than 24 hours and finish to

1. Lap reinforcing mesh edges and ends a minimum of 2-1/2 inches. 2. Allow base coat to dry a minimum of 24 hours before next coating

wrinkle free, including back-wrap at all terminations of the EIFS. Install

reinforcing fabric as recommended by EIFS manufacturer.

C. Finish Coat Thickness: As recommended by manufacturer.

D. Apply sealant at finish perimeter and expansion joints in accordance with applicable section. 3.07 CLEANING A. Clean EIFS surfaces and work areas of foreign materials resulting from EIFS

A. Protect completed work from damage and soiling by subsequent work.

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1.01 DEFINITIONS

- A. Weather Barrier: Assemblies that form water-resistive barriers and air barriers. The Weather Barrier shall not be a vapor retarder.
- 1.02 FIFLD CONDITIONS A. Maintain temperature and humidity recommended by the materials manufacturers before, during and after installation.

2.01 WEATHER BARRIER ASSEMBLIES

- A. Weather Barrier: Provide on exterior walls under exterior cladding and where indicated in other sections.
- 1. Under simulated stone veneer, thin brick, ceramic tile, and Portland cement stucco, use weather barrier coating.
- 2. Under siding, use mechanically fastened, weather barrier sheet. 3. On outside surface of inside wythe of exterior masonry cavity walls use air
- barrier coating. 2.02 WEATHER BARRIER MATERIALS
- A. Weather Barrier Sheet, Mechanically Fastened:
- 1. Air Permeance: 0.004 cubic feet per square foot, maximum, when tested in accordance with ASTM E2178. 2. Water Vapor Permeance: 10 perms, minimum, when tested in accordance with
- ASTM E96/E96M Procedure A (desiccant method). 3. Ultraviolet and Weathering Resistance: Approved in writing by manufacturer for
- minimum of 6 months weather exposure.
- 4. Surface Burning Characteristics: Flame spread index of 25 or less, smoke developed index of 50 or less, when tested in accordance with ASTM E84.
- 5. Water Resistance: Comply with applicable water-resistive requirements of ICC-ES Acceptance Criteria AC38.
- B. Weather Barrier Coating: Cold-fluid-applied, vapor permeable, elastomeric waterproofing membrane.
- 1. Dry Film Thickness: 10 mils (0.010 inch), minimum.
- 2. Air Permeance: 0.004 cubic feet per minute per square foot, maximum, when
- tested in accordance with ASTM E2178. 3. Water Vapor Permeance: 10 perms, minimum, when tested in accordance with
- ASTM E96/E96M. 4. Ultraviolet and Weathering Resistance: Approved in writing by manufacturer for minimum of 4 months weather exposure.
- 2.03 SEALANTS
- A. Sealant certified as compatible with membrane materials by the membrane manufacturer
- B. Primers, Cleaners, and Other Sealant Materials: As recommended by sealant manufacturer, appropriate to application, and compatible with adjacent materials. 2.04 ADHESIVES
- A. Mastic Adhesive: Compatible with sheet seal and substrate, thick mastic of uniform knife grade consistency.
- 2.05 ACCESSORIES
- A. Flexible Flashing: Self-adhesive sheet flashing complying with ASTM D1970, except slip resistance requirement is waived if not installed on a roof. B. Fasteners: Type as recommended by the manufacturer for substrate and
- construction. C. Tape: Product manufactured by the membrane manufacturer.
- D. Thinners and Cleaners: As recommended by material manufacturer.

# 3.01 EXAMINATION & PREPARATION

- A. Verify that surfaces and conditions are ready to accept the work of this section. B. Remove projections, protruding fasteners, and loose or foreign matter that might interfere with proper installation.
- C. Clean and prime substrate surfaces to receive adhesives in accordance with manufacturer's instructions.
- 3.03 INSTALLATION
- A. Install materials in accordance with manufacturer's instructions.
- B. Weather Barriers: Install continuous water-resistive barrier and air barrier over surfaces indicated, with sealed seams and with sealed joints to adjacent
- C. Apply sealants and adhesives within recommended application temperature ranges. Consult manufacturer if temperature is out of this range. D. Mechanically Fastened Sheets — On Exterior:
- 1. Install sheets shingle—fashion to shed water, with seams generally horizontal.
- 2. Overlap seams as recommended by manufacturer but at least 6 inches. 3. Overlap at outside and inside corners as recommended by manufacturer but at
- 4. Attach to framed construction with fasteners extending through sheathing into
- framing. Space fasteners at 12 to 18 inches on center along each framing member supporting sheathing, unless otherwise indicated in manufacturer's installation instructions. 5. Seal seams, laps, penetrations, tears, and cuts with self-adhesive tape.
- 6. Where stud framing rests on concrete or masonry, extend lower edge of sheet at least 4 inches below bottom of framing and seal to wall with sealant. 7. Install wall flashings under weather barrier.
- E. Coatings:
- 1. Prepare substrate in manner recommended by coating manufacturer; treat joints in substrate and between dissimilar materials as recommended by
- 2. Where exterior masonry veneer is to be installed, install masonry anchors before installing weather barrier over masonry; seal around anchors air tight.
- 3. Use flashing to seal to adjacent construction and to bridge joints. F. Openings and Penetrations in Exterior Weather Barriers: 1. Install flashing over sills, covering entire sill frame member, extending at least
- 5 inches onto weather barrier and at least 6 inches up jambs; mechanically fasten stretched edges. 2. At openings to be filled with frames having nailing flanges, seal head and
- jamb flanges using a continuous bead of sealant compressed by flange and cover flanges with at least 4 inches wide; do not seal sill flange. 3. At openings to be filled with non-flanged frames, seal weather barrier to all
- sides of opening framing, using flashing at least 9 inches wide, covering entire depth of framing. 4. At head of openings, install flashing under weather barrier extending at least 2
- inches beyond face of jambs; seal weather barrier to flashing. 5. At interior face of openings, seal gap between window/door frame and rough
- framing, using joint sealant over backer rod. 6. Service and Other Penetrations: Form flashing around penetrating item and seal
- to weather barrier surface.
- SECTION 07 4213.23 METAL COMPOSITE MATERIAL WALL PANELS 1.01 SUBMITTALS
- A. Product Data MCM Sheets: Manufacturer's data sheets on each product to be used, including thickness, physical characteristics, and finish, and: 1. Finish manufacturer's data sheet showing physical and performance
- B. Shop Drawings: Show layout and elevations, dimensions and thickness of panels, connections, details and location of joints, sealants and gaskets, method of anchorage, number of anchors, supports, reinforcement, trim, flashings, and accessories.
- 1. Indicate substrates and adjacent work with which the wall system must be coordinated.
- 2. Include large—scale details of anchorages and connecting elements.
- 3. Include large—scale details or schematic, exploded or isometric diagrams to fully explain flashing at a scale of not less than 1-1/2 inches per 12 inches.
- C. Verification Samples: For each finish product specified, minimum size 12 inches square, representing actual product in color and texture.
- A. Field Measurements: Verify actual dimensions by field measurement before fabrication; show recorded measurements on shop drawings.
- B. Perform work in accordance with the applicable building code.
- C. Wall System Manufacturer Qualifications: Company specializing in manufacturing products specified in this section. With not less than five years of experience. Approved by MCM sheet manufacturer.
- D. Installer Qualifications: Company specializing in performing work of the type specified in this section. With minimum 3 years of experience. Approved by wall system manufacturer.
- 1.03 DELIVERY, STORAGE, AND HANDLING

characteristics.

- A. Deliver products in manufacturer's original, unopened, undamaged containers with 3.01 EXAMINATION identification labels intact.
- B. Store products protected from exposure to harmful weather conditions and at temperature conditions recommended by manufacturer.
- 1.04 WARRANTY A. Wall System Warranty: Provide joint written warranty by manufacturer and installer, agreeing to correct defects in manufacturing or installation within a two
- year period after Date of Substantial Completion. B. MCM Sheet Manufacturer's Finish Warranty: Provide manufacturer's written
- warranty stating that the finish will perform as follows for minimum of 20 years: 1. Chalking: No more than that represented by a No.8 rating based on ASTM
- 2. Color Retention: No fading or color change in excess of 5 Hunter color difference units, calculated in accordance with ASTM D2244.
- 3. Gloss Retention: Minimum of 30 percent gloss retention, when tested in accordance with ASTM D523.
- 2.01 WALL PANEL SYSTEM
- A. Wall Panel System: Metal panels, fasteners, and anchors designed to be supported by framing or other substrate provided by others; provide installed panel system capable of maintaining specified performance without defects, damage or failure.
- 1. Provide structural design by or under direct supervision of a Structural Engineer licensed in Enter State Name Only Here.
- 2. Provide panel jointing and weatherseal using a "wet," sealant sealed system. 3. Anchor panels to supporting framing without exposed fasteners.
- B. Performance Requirements:
  - 1. Thermal Movement: Provide for free and noiseless vertical and horizontal thermal movement due to expansion and contraction under material temperature range of minus 20 degrees F to 180 degrees F without buckling, opening of joints, undue stress on fasteners, or other detrimental effects; allow for ambient temperature at time of fabrication, assembly, and erection
  - 2. Wind Performance: Provide system that will perform without permanent deformation or failures of structural members under the following conditions: Refer to structural drawings for wind load requirements.
  - b. Maximum deflection of perimeter framing member of L/175 normal to plane of the wall; maximum deflection of individual panels of L/60.
- c. Maximum anchor deflection in any direction of 1/16 inch at connection points of framing members to anchors. 3. Air Infiltration: 0.06 cfm/sq ft of wall area, maximum, when tested at 1.57
- psf in accordance with ASTM E283. 4. Water Penetration: No water penetration under static pressure when tested in accordance with ASTM E331 at a differential of 10 percent of inward acting
- design load, 6.24 psf minimum, after 15 minutes. a. Water penetration is defined as the appearance of uncontrolled water on the interior face of the wall.
- b. Design to drain leakage and condensation to the exterior face of the wall. C. Panels: One inch deep pans formed of metal composite material sheet by routing back edges of sheet, removing corners, and folding edges.
- 1. Reinforce corners with riveted aluminum angles. 2. Provide concealed attachment to supporting structure by adhering attachment members to back of panel; attachment members may also function as
- 3. Maintain maximum panel bow of 0.8 percent of panel dimension in width and
- length; provide stiffeners of sufficient size and strength to maintain panel flatness without showing local stresses or read—through on panel face. 4. Secure members to back face of panels using structural silicone sealant approved by MCM sheet manufacturer.
- 5. Metallic Finished Panels: Maintain consistent grain of MCM sheet; specifically, do not rotate sheet purely to avoid waste.
- 6. Fabricate panels under controlled shop conditions. 7. Where final dimensions cannot be established by field measurement before commencement of manufacturing, make allowance for field adjustments without
- requiring field fabrication of panels. 8. Fabricate as indicated on drawings and as recommended by MCM sheet
- manufacturer. a. Make panel lines, breaks, curves and angles sharp and true.
- b. Keep plane surfaces free from warp or buckle. c. Keep panel surfaces free of scratches or marks caused during fabrication. 9. Provide joint details providing a watertight and structurally sound wall panel
- system that allows no uncontrolled water penetration on inside face of panel 2.02 MATERIALS
- A. Metal Composite Material (MCM) Sheet: Two sheets of aluminum sandwiching a solid core of extruded thermoplastic material formed in a continuous process with no glues or adhesives between dissimilar materials; core material free of voids and spaces; no foamed insulation material content.
- 1. Overall Sheet Thickness: 4 mm.
- 2. Face Sheet Thickness: 0.019 inches, minimum. 3. Alloy: Manufacturer's standard, selected for best appearance and finish
- 4. Bond and Peel Strength: No adhesive failure of the bond between the core and the skin nor cohesive failure of the core itself below 22.4 inch-pound/inch with no degradation in bond performance, when tested in accordance with ASTM D1781, simulating resistance to panel delamination, after 8 hours of submersion in boiling water and after 21 days of immersion in
- water at 70 degrees F. 5. Surface Burning Characteristics: Flame spread index of 25, maximum; smoke
- developed index of 450, maximum; when tested in accordance with ASTM E84. 6. Flammability: Self-ignition temperature of 650 degrees F or greater, when
- tested in accordance with ASTM D1929. 7. Factory Finish: Two or three coat fluoropolymer resin coating, approved by the coating manufacturer for the length of warranty specified for the project, and applied by coil manufacturing facility that specializes in coil applied finishes.
- a. Coating Flexibility: Pass ASTM D4145 minimum 1T-bend, at time of manufacturing. b. Long—Term Performance: Not less than that specified under WARRANTY in
- 8. Color/Texture: As indicated on drawings.
- B. Metal Framing Members: Include all sub-girts, zee-clips, base and sill angles and channels, hat—shaped and rigid channels, and furring channels required for complete installation.
- 8. Provide material strength, dimensions, configuration as required to meet the applied loads applied and in compliance with applicable building code. 9. Sheet Steel Components: ASTM A653/A653M galvanized to G90/Z275 or
- zinc-iron alloy-coated to A60/ZF180; or ASTM A792/A792M aluminum-zinc coated to AZ60/AZM180.
- 11. Aluminum Components: ASTM B209 or B 221. C. Flashing: Sheet aluminum; 0.040 inch thick, minimum; finish and color to match

10. Stainless Steel Sheet Components: ASTM A480/A480M.

- D. Anchors, Clips and Accessories: Use one of the following: 1. Stainless steel complying with ASTM A480/A480M, ASTM A276 or ASTM A666. 2. Steel complying with ASTM A36/A36M and hot-dipped galvanized to ASTM
- A153/A153M. 3. Steel complying with ASTM A36/A36M and hot-dipped galvanized to ASTM A123/A123M Coating Grade 75.
- E. Fasteners: 1. Screws: Self-drilling or self-tapping Type 410 stainless steel or zinc-alloy steel hex washer head, with EPDM or PVC washer under heads of fasteners bearing on weather side of metal wall panels.
- Bolts: Stainless steel. 3. Fasteners for Flashing and Trim: Blind fasteners of high-strength aluminum or stainless steel.
- F. Bituminous Coating: Cold-applied asphalt mastic, noncorrosive compound free of asbestos, sulfur, and other deleterious impurities; 15 mil dry film thickness per
- manufacturer's approval. H. Provide panel system manufacturer's and installer's standard corrosion resistant

G. Joint Sealer: As specified in Section 07900, subject to MCM sheet

accessories, including fasteners, clips, anchorage devices and attachments.

- A. Verify dimensions, tolerances, and interfaces with other work.
- B. Verify substrate on-site to determine that conditions are acceptable for product installation in accordance with manufacturers written instructions.
- 3.02 PREPARATION A. Protect adjacent work areas and finish surfaces from damage during installation.
- 3.03 INSTALLATION
- A. Comply with instructions and recommendations of MCM sheet manufacturer and wall system manufacturer, as well as with approved shop drawings.
- B. Install wall system securely allowing for necessary thermal and structural movement; comply with wall system manufacturer's instructions for installation of
- concealed fasteners. C. Do not handle or tool products during erection in manner that damages finish, decreases strength, or results in visual imperfection or failure in performance.
- Return component parts that require alteration to shop for refabrication, if possible, or for replacement with new parts. D. Do not form panels in field unless required by wall system manufacturer; comply
- with MCM sheet manufacturer's instructions and recommendations for field E. Separate dissimilar metals; use gasket fasteners, isolation shims, or isolation tape
- where needed to eliminate possibility of electrolytic action between metals. F. Where joints are designed for field applied sealant, seal joints completely with specified sealant.
- G. Install flashings as indicated on shop drawings At flashing butt joints, provide a lap strap under flashing and seal lapped surfaces with a full bed of non-hardening sealant.
- H. Install square, plumb, straight, and true, accurately fitted, with tight joints and intersections maintaining the following installation tolerances:
- 1. Variation From Plane or Location: 1/2 inch in 30 feet of length and up to 3/4 inch in 300 feet, maximum. 2. Deviation of Vertical Member From True Line: 0.1 inch in 25 feet run,
- 3. Deviation of Horizontal Member From True Line: 0.1 inch in 25 feet run, maximum. 4. Offset From True Alignment Between Two Adjacent Members Abutting End To
- I. Replace damaged products.

End, In Line: 0.03 inch, maximum.

maximum.

- 3.04 CLEANING A. Ensure weep holes and drainage channels are unobstructed and free of dirt and
- B. Remove protective film after installation of joint sealers, after cleaning of adjacent materials, and immediately prior to completion of work. C. Remove temporary coverings and protection of adjacent work areas.
- D. Clean installed products in accordance with manufacturer's instructions.

# SECTION 07 4213.13 - METAL WALL PANELS

- 1.01 DESIGN REQUIREMENTS A. Design, fabricate, handle, and install panels to minimize oil canning. Excessive oil canning as determined by the Architect may be grounds for rejection.
- 1.02 SUBMITTALS A. Shop Drawings: Indicate dimensions, layout, joints, construction details, methods
- B. Samples: Submit two samples of wall panel and soffit panel, 12 inch by 12 inch in size illustrating finish color, sheen, and texture.
- 1.03 QUALITY ASSURANCE A. Manufacturer Qualifications: Company specializing in manufacturing the products
- specified in this section with minimum 5 years of experience. B. Installer Qualifications: Company specializing in performing the work of this section with minimum 5 years of experience.
- 1.04 DELIVERY, STORAGE, AND HANDLING A. Store prefinished material off ground and protected from weather. Prevent twisting, bending, or abrasion, and provide ventilation to stored materials. Slope
- metal sheets to ensure drainage. B. Prevent contact with materials that may cause discoloration or staining of

# 2.01 MANUFACTURED METAL PANELS

- A. Wall Panel System: Factory fabricated prefinished metal panel system, site
- 1. Design and size components to withstand dead and live loads caused by positive and negative wind pressure acting normal to plane of wall.
- 2. Maximum Allowable Deflection of Panel: 1/90 of span. 3. Movement: Accommodate movement within system without damage to components or deterioration of seals, movement within system; movement between system and perimeter components when subject to seasonal temperature cycling; dynamic loading and release of loads; and deflection of
- structural support framing. 4. Drainage: Provide positive drainage to exterior for moisture entering or condensation occurring within panel system. 5. Fabrication: Formed true to shape, accurate in size, square, and free from
- distortion or defects; pieces of longest practical lengths. 6. Corners: Factory-fabricated in one continuous piece with minimum 18 inch
- 7. Provide continuity of weather barrier seal at building enclosure elements 8. Exterior Finish: Panel manufacturer's standard polyvinylidene fluoride (PVDF) coating, top coat over epoxy primer.
- 9. Exterior Panel Back Coating: Panel manufacturer's standard polyester wash B. Exterior Panels:
- 1. Profile and Color: As indicated on drawings. 2. Material: Precoated steel sheet, minimum 22 gage thick. C. Soffit Panels:
- 1. Profile and Color: As indicated on drawings. 2. Material: Precoated aluminum sheet, minimum 0.032 inch thick.
- D. Internal and External Corners: Same material, thickness, and finish as exterior sheets; profile to suit system; brake formed to required angles. E. Expansion Joints: Same material, thickness and finish as exterior sheets;
- manufacturer's standard brake formed type, of profile to suit system. F. Trim, Closure Pieces, Caps, Flashings, and Fascias: Same material, thickness
- and finish as exterior sheets; brake formed to required profiles. G. Anchors: Stainless steel.

resilient; ultraviolet and ozone resistant.

E. Bituminous Paint: Asphalt base.

2.02 MATERIALS A. Precoated Steel Sheet: Aluminum-zinc alloy-coated steel sheet, ASTM A792/A792M, Commercial Steel (CS)) or Forming Steel (FS), with AZ50/AZM150

coating; continuous—coil—coated on exposed surfaces with specified finish coating

- and on panel back with specified panel back coating. B. Precoated Aluminum Sheet: ASTM B209 (ASTM B209M), 3105 alloy, O temper, smooth surface texture; continuous-coil-coated on exposed surfaces with
- specified finish coating and on panel back with specified panel back coating. A. Gaskets: Manufacturer's standard type suitable for use with system, permanently
- B. Sealants: Manufacturer's standard type suitable for use with installation of system; non-staining. Color: To be selected by Architect C. Fasteners: Manufacturer's standard type to suit application; with soft neoprene
- washers, stainless steel. D. Field Touch—up Paint: As recommended by panel manufacturer.

3.02 INSTALLATION

A. Verify that building framing members are ready to receive panels. B. Verify that weather barrier has been installed over substrate completely and correctly.

A. Install panels on walls and soffits in accordance with manufacturer's instructions.

- B. Protect surfaces in contact with cementitious materials and dissimilar metals with bituminous paint. Allow to dry prior to installation.
- C. Fasten panels to structural supports; aligned, level, and plumb.

- D. Locate joints over supports. Lap panel ends minimum 2 inches.
- E. Provide expansion joints where indicated.
- F. Use concealed fasteners unless otherwise approved by Architect.
- G. Seal and place gaskets to prevent weather penetration. Maintain neat appearance.
- 3.03 TOLERANCES A. Maximum Offset From True Alignment Between Adjacent Members Butting or In Line: 1/16 inch.
- B. Maximum Variation from Plane or Location Indicated on Drawings: 1/4 inch.
- 3.04 CLEANING A. Remove site cuttings from finish surfaces.
- B. Clean and wash prefinished surfaces with mild soap and water; rinse with clean

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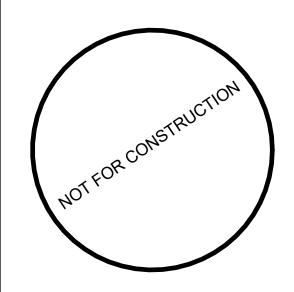
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**SPECIFICATIONS** 

ORIGINAL SIZE: PROJECT NUMBER:

CHECKED BY:

CAF CREATION DATE: ISSUED FOR:

REVISION

SHEET NUMBER:

1.01 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene one week before starting work of this section. 1. Review preparation and installation procedures and coordinating and scheduling

1.02 SUBMITTALS

A. Product Data: Provide data indicating membrane materials, flashing materials, insulation, vapor retarder, surfacing, and fasteners.

B. Shop Drawings: Indicate joint or termination detail conditions, conditions of interface with other materials, and paver layout.

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum ten years of experience.

B. Installer Qualifications: Company specializing in performing the work of this section: With minimum 5 years experience and approved by membrane

1.04 WARRANTY

A. System Warranty: Manufacturer's standard form, no dollar limit (NDL), in which manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period. Warranty Term: 15 years.

2. For repair and replacement include costs of both material and labor in

3. Warranty includes roofing membrane, base flashings, roofing membrane accessories, roof insulation, fasteners, cover boards, walkway products, and other components of the roofing system.

A. Thermoplastic Membrane Roofing: One ply membrane, mechanically fastened, over 3.08 PROTECTION insulation.

B. Roofing Assembly Requirements:

1. Roof Covering External Fire-Resistance Classification: UL Class A. 2. A roofing assembly in compliance with an assembly that has been successfully tested by a qualified testing agency to resist the design uplift pressures calculated according to IBC Section 1504, IBC Section 1609 & ASCE 7.

C. Acceptable Insulation Types — Constant Thickness Application: Two layers of approximately equal thickness of polyisocyanurate board plus a cover board. D. Acceptable Insulation Types — Tapered Application: Any type that meets requirements and is approved by membrane manufacturer for application.

2.02 ROOFING MEMBRANE AND ASSOCIATED MATERIALS

A. Membrane:

1. Material: Thermoplastic polyolefin (TPO) complying with ASTM D6878. 2. Reinforcing: Internal fabric.

3. Thickness: 0.060 inch, minimum.

4. Sheet Width: Factory fabricated into largest sheets possible. Color: White.

B. Seaming Materials: As recommended by membrane manufacturer.

C. Membrane Fasteners: As recommended and approved by membrane manufacturer. D. Flexible Flashing Material: Material recommended by membrane manufacturer.

A. Polyisocyanurate Board Insulation: Rigid cellular foam, complying with ASTM C1289, Type II, Class 2, Grade 2 and with the following characteristics: 1. Compressive Strength: 16 psi

2. Thermal Resistance: R-value as indicated on the drawings.

A. Stack Boots: Prefabricated flexible boot and collar for pipe stacks through membrane; same material as membrane.

B. Insulation Joint Tape: Glass fiber reinforced type as recommended by insulation manufacturer, compatible with roofing materials; 6 inches wide; self adhering. C. Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer.

D. Membrane Adhesive: As recommended by membrane manufacturer. E. Cover tape: Tape adhesive laminated to cover strip, as recommended by

manufacturer, used to strip in metal flashings. F. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.

G. Thinners and Cleaners: As recommended by adhesive manufacturer, compatible H. Strip Reglet Devices: Stainless steel, maximum possible lengths per location, with

attachment flanges. I. Edge & seam sealants: Used to seal edge of roofing membrane, type as

recommended by membrane manufacturer. J. Coated Metal: Laminate of TPO membrane and galvanized steel.

K. Walkway Pads: Textured thermoplastic sheet, 30 x 30 inch. L. Cover Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum

substrate, 1/2 inch thick. M. Flexible foam rod: Closed cell polyethylene, 1 1/2 inch diameter unless noted.

3.01 INSTALLATION - GENERAL

A. Fasten roofing assembly to resist the design uplift pressures calculated according 1.02 SUBMITTALS to IBC Section 1504, IBC Section 1609 & ASCE 7. B. Perform work in accordance with NRCA Roofing and Waterproofing Manual and

manufacturer's instructions. C. Do not apply roofing membrane during unsuitable weather.

D. Do not apply roofing membrane when ambient temperature is outside the temperature range recommended by manufacturer. E. Do not apply roofing membrane to damp or frozen deck surface or when

precipitation is expected or occurring. F. Do not expose materials vulnerable to water or sun damage in quantities greater

than can be weatherproofed the same day. G. Coordinate the work with installation of associated counterflashings installed by other sections as the work of this section proceeds.

3.02 EXAMINATION A. Verify that surfaces and site conditions are ready to receive work.

B. Verify deck is supported and secure.

C. Verify deck is clean and smooth, flat, free of depressions, waves, or projections, properly sloped and suitable for installation of roof system.

D. Verify deck surfaces are dry and free of snow or ice.

E. Verify that roof openings, curbs, and penetrations through roof are solidly set, and nailing strips and reglets are in place. 3.03 INSULATION

A. Attachment of Insulation: Mechanically fasten insulation to deck in accordance with roofing manufacturer's instructions. B. Lay subsequent layers of insulation with joints staggered minimum 6 inch from

joints of preceding layer.

C. Place tapered insulation to the required slope pattern in accordance with manufacturer's instructions. D. On metal deck, place boards parallel to flutes with insulation board edges bearing

E. Lay boards with edges in moderate contact without forcing. Cut insulation to fit

neatly to perimeter blocking and around penetrations through roof. F. At roof drains, use factory—tapered boards to slope down to roof drains over a distance of 18 inches.

G. Do not apply more insulation than can be covered with membrane in same day. 3.04 COVER BOARD INSTALLATION

A. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Stagger joints from joints in insulation below a minimum of 6 inches in each direction. Loosely butt cover boards

together and fasten to roof deck. 1. Fasten to resist uplift pressure at corners, perimeter, and field of roof.

3.05 MEMBRANE APPLICATION A. Roll out membrane, free from wrinkles or tears. Place sheet into place without

B. Shingle joints on sloped substrate in direction of drainage. C. Fully Adhered Application: Fully embed membrane in adhesive except in areas

directly over or within 3 inches of expansion joints. Fully adhere one roll before

proceeding to adjacent rolls. D. Overlap edges and ends and seal seams by heat welding. Seal permanently

E. Apply seam sealant at membrane edges and patches where recommended by roof F. Mechanical Attachment: Apply membrane and mechanical attachment devices in

accordance with manufacturer's instructions.

G. At intersections with vertical surfaces:

1. Extend membrane up a minimum of 8 inches onto vertical surfaces. a. Place flexible foam rod at roof to wall intersection where roof is not suported by walls and as detailed.

a. Continue across nailer to front edge and turn down face of wall.

2. Fully adhere flexible flashing over membrane and up to top of wall. 3. Insert flashing into reglets and secure where detailed.

J. Coordinate installation of roof drains and sumps and related flashings.

H. At gravel stops and perimeter metal flashings, extend membrane under metal and turn down the outside face of the wall. Fully adhere flexible flashing over flange of metal and extend onto roof membrane. I. Around roof penetrations, seal flanges and flashings with flexible flashing.

K. Install walkway pads. Space pad joints to permit drainage. 3.06 FIELD QUALITY CONTROL A. Require site attendance of roofing material manufacturers daily during installation

B. Test membrane seam welds in accordance with roofing manufacturer's

1. Test welds with probe to verify seam weld continuity. Test 100% of seams. 2. Verify field strength of seams; not less than 3 tests per work day. 3. Repair tears, voids and lapped seams in roofing membrane that do not meet 3.01 EXAMINATION requirements.

3.07 CLEANING A. Remove excess materials, and debris from roof surfaces. B. In areas where finished surfaces are soiled by work of this section, consult

manufacturer of surfaces for cleaning advice and conform to their instructions. C. Repair or replace defaced or damaged finishes caused by work of this section.

A. Protect installed roofing and flashings from construction operations. B. Where traffic must continue over finished roof membrane, protect surfaces using durable materials.

SECTION 07 5900 - PREPARATION FOR RE-ROOFING

1.01 QUALITY ASSURANCE

A. Materials Removal Firm Qualifications: Company specializing in performing the work of this section with minimum 5 years of experience.

1.02 FIELD CONDITIONS A. Do not remove existing roofing membrane when weather conditions threaten the integrity of the building contents or intended continued occupancy. B. Maintain continuous temporary protection prior to and during installation of new

2.01 MATERIALS

roofing system.

A. Temporary Protection: Sheet polyethylene; provide weights to retain sheeting in

3.01 EXAMINATION & PREPARATION

A. Verify that existing roof surface is clear and ready for work of this section.

B. Sweep roof surface clean of loose matter. C. Remove loose refuse and dispose off site.

3.02 MATERIAL REMOVAL A. Remove only existing roofing materials that can be replaced with new materials

the same day. B. Remove metal counter flashings.

C. Scrape roofing gravel from membrane surface without causing serious damage to

D. Remove roofing membrane, perimeter base flashings, flashings around roof protrusions, pitch pans and pockets. E. Remove damaged insulation and fasteners, cant strips, blocking.

3.03 FIELD QUALITY CONTROL A. Independent agency inspection and testing will be provided under provisions of Section 01400.

B. Testing will identify the condition of existing materials and make recommendations for their reuse, repair or removal. C. Test Reports: Indicate existing insulation moisture content.

A. Provide temporary protective sheeting over uncovered deck surfaces. B. Turn sheeting up and over parapets and curbing. Retain sheeting in position with

C. Provide for surface drainage from sheeting to existing drainage facilities. D. Do not permit traffic over unprotected or repaired deck surface.

SECTION 07 6200 - SHEET METAL FLASHING AND TRIM 1.01 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene one week before starting work of this section.

A. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details. 1.03 QUALITY ASSURANCE

A. Perform work in accordance with SMACNA Architectural Sheet Metal Manual or The NRCA Roofing and Waterproofing Manual recommendations and standard details,

except as otherwise indicated. B. Fabricator and Installer Qualifications: Company specializing in sheet metal work with 5 years of experience.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage. B. Prevent contact with materials that could cause discoloration or staining.

1.05 Warranty

A. Provide manufacturer's standard material finish warranty, agreeing to repair or replace panels that show evidence of finish degradation, including fading, chalking, cracking, or peeling. Warranty period 10 years, non-prorated.

2.01 EDGE SYSTEMS USED WITH LOW SLOPE ROOFING SYSTEMS A. Edge System Requirements: Metal edge to resist the design uplift pressures

calculated according to: 1. IBC Chapter 15 section on Performance Requirements. 2. SPRI ES-1.

2.02 SHEET MATERIALS

F. FABRICATION

A. Pre-Finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 0.026 inch thick base metal, shop pre-coated with PVDF coating. 1. PVDF (Polyvinylidene Fluoride) Coating: Superior Performance Organic Finish, AAMA 2605; multiple coat, thermally cured fluoropolymer finish system.

2. Color: As shown on drawings. B. Aluminum: ASTM B209 (ASTM B209M); 0.050 inch thick; anodized finish of color as selected. Clear Anodized Finish: AAMA 611 AA-M12C22A41 Class I clear anodic coating not less than 0.7 mils thick.

C. Pre-Finished Aluminum: ASTM B209 (ASTM B209M); 0.040 inch thick; plain finish shop pre-coated with fluoropolymer coating. 1. Fluoropolymer Coating: High Performance Organic Finish, AAMA 2604; multiple

coat, thermally cured fluoropolymer finish system. 2. Color: As shown on drawings.

D. Stainless Steel: ASTM A666 Type 304, soft temper, 0.015 inch thick; smooth No. 4 finish. E. ACCESSORIES

1. Fasteners: Stainless steel, with soft neoprene washers. 2. Underlayment: ASTM D226, organic roofing felt, Type I ("No. 15"). 3. Slip Sheet: Rosin sized building paper. 4. Primer: Zinc chromate type.

5. Protective Backing Paint: Asphaltic mastic, ASTM D 4479 Type I.

6. Sealant: Type specified in Section 07900. 7. Plastic Cement: ASTM D4586, Type I. 8. Realets: Surface or recessed type, stainless steel.

1. Form sections true to shape, accurate in size, square, and free from distortion 2. Fabricate cleats of same material as sheet, continuous, interlocking with sheet

3. Form pieces in longest possible lengths. 4. Hem exposed edges on underside 1/2 inch; miter and seam corners. 5. Form material with flat lock seams, except where otherwise indicated. At

moving joints, use sealed lapped, bayonet—type or interlocking hooked seams. 6. Fabricate corners from one piece with minimum 24 inch long legs; seam for rigidity, seal with sealant.

G. GUTTER AND DOWNSPOUT FABRICATION 1. Gutters: SMACNA Architectural Sheet Metal Manual, Rectangular profile.

a. Anchorage Devices: In accordance with SMACNA requirements.

2. Downspouts: Rectangular profile. 3. Gutters and Downspouts: Size for rainfall intensity determined by a storm occurrence of 1 in 100 years in accordance with Plumbing Code. 4. Accessories: Profiled to suit gutters and downspouts.

b. Downspout Supports: Brackets & Straps 5. Splash Pads: Precast concrete type, of size and profile appropriate to the application; minimum 3000 psi at 28 days, with minimum 5 percent air

6. Downspout Adapter: Plastic.

7. Seal metal joints.

A. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.

B. Verify roofing termination and base flashings are in place, sealed, and secure. 3.02 PREPARATION A. Install starter and edge strips, and cleats before starting installation. B. Install surface mounted reglets true to lines and levels. Seal top of reglets with

C. Back paint concealed metal surfaces with protective backing paint to a minimum dry film thickness of 15 mil. 3.03 INSTALLATION

A. Fasten metal edge systems to resist the design uplift pressures calculated according to: IBC Chapter 15 section on Performance Requirements & SPRI ES-1. B. Insert flashings into reglets to form tight fit. Secure in place with plastic wedges. Seal flashings into reglets with sealant. C. Secure flashings in place using concealed fasteners. Use exposed fasteners only

where permitted. D. Apply plastic cement compound between metal flashings and felt flashings. E. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.

F. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joints at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. G. Seal metal joints watertight.

I. Slope gutters 1/4 inch per 10 feet, minimum. J. Connect downspouts to storm sewer system. Seal connection watertight. K. Set splash pads under downspouts.

H. Secure gutters and downspouts in place using fasteners.

3.04 FIELD QUALITY CONTROL A. Inspect the work during installation to ascertain compliance with specified

requirements. 3.05 SCHEDULE

A. Gravel stop, Fascia and Coping Cap: Prefinished galvanized steel. B. Gutters and Downspouts: Prefinished galvanized steel. C. Scuppers: Prefinished galvanized steel.

D. Sill and head flashings, including transition flashing between materials: Prefinished

E. Exposed trim & accessories related to aluminum framed storefronts: Anodized aluminum, color to match storefront. F. Counterflashings at Roofing Terminations (over roofing base flashings): Stainless

G. Counterflashings at Curb-Mounted Roof Items, including skylights and roof hatches: Match material of item being flashed.

SECTION 07 720 - ROOF ACCESSORIES 1.01 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used.

2.01 ROOF HATCHES

A. Roof Hatches: Factory—assembled steel frame and cover, complete with operating and release hardware. 1. Style: Provide flat metal covers unless otherwise indicated.

2. Mounting: Provide frames and curbs suitable for mounting on corrugated metal roof deck. 3. Size(s): As indicated on drawings; single-leaf style unless indicated as double-leaf.

4. Ladder Safety Post: Furnish and install with roof hatch. Safety Yellow powder

coat finish. 2.02 SNOW GUARDS A. Snow Guards: Individual projecting metal shapes, between metal roofing

seams/battens, and adhered to roof deck. 1. Projecting Metal Shapes: Aluminum castings, triangular spike design. 2. Finish: Polyurethane coating, color to match roof. 3. Placement: As recommended by manufacturer.

3.01 EXAMINATION & PREPARATION A. Do not begin installation until substrates have been properly prepared. B. Clean surfaces thoroughly prior to installation.

C. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions. 3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions, in manner that maintains roofing weather integrity. 3.03 CLEANING & PAINTING A. Clean installed work to like-new condition.

B. Prepare roof hatch for field painting after installation.

C. Apply finish paint in accordance with Section 09900.

SECTION 07 8400 - FIRESTOPPING

1.01 SECTION INCLUDES

section and:

A. Firestopping systems. B. Firestopping of all joints and penetrations in fire-resistance rated and smoke-resistant assemblies, and other openings indicated.

1.02 SUBMITTALS A. Schedule of Firestopping: List each type of penetration, fire rating of the

penetrated assembly, and firestopping test or design number. B. Product Data: Provide data on product characteristics, performance ratings, and limitations. 1.03 QUALITY ASSURANCE

A. Fire Testing: Provide firestopping assemblies of designs that provide the specified fire ratings when tested in accordance with ASTM E 814 and ASTM E 119. 1. Listing in the current-year classification or certification books of UL, FM, or ITS (Warnock Hersey) will be considered as constituting an acceptable test

2. Valid evaluation report published by ICC Evaluation Service, Inc. (ICC-ES) at www.icc-es.org will be considered as constituting an acceptable test report. B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years experience.

C. Installer Qualifications: Company specializing in performing the work of this

1. With minimum 3 years experience installing work of this type.

1.04 FIELD CONDITIONS A. Comply with firestopping manufacturer's recommendations for temperature and conditions during and after installation. Maintain minimum temperature before, during, and for 3 days after installation of materials. B. Provide ventilation in areas where solvent-cured materials are being installed.

2.01 FIRESTOPPING - GENERAL REQUIREMENTS

A. Firestopping: Any material meeting requirements.

B. Materials: Use any material meeting requirements. C. Primers, Sleeves, Forms, Insulation, Packing, Stuffing, and Accessories: Type

required for tested assembly design. D. Fire Ratings: See Drawings for required ratings.

2.02 FIRESTOPPING ASSEMBLY REQUIREMENTS

A. Perimeter Fire Containment Firestopping: Use any system that has been tested according to ASTM E2307 to have fire resistance F Rating equal to required fire rating of the floor assembly.

B. Head-of-Wall Firestopping at Joints Between Non-Rated Floor and Fire-Rated Wall: Use any system that has been tested according to ASTM E2837 to have fire resistance F Rating equal to required fire rating of floor or wall, whichever is

C. Floor-to-Floor, Wall-to-Wall, and Wall-to-Floor Joints, Except Perimeter, Where Both Are Fire-Rated: Use any system that has been tested according to ASTM E1966 or UL 2079 to have fire resistance F Rating equal to required fire rating of the assembly in which the joint occurs. D. Through Penetration Firestopping: Use any system that has been tested

according to ASTM E814 to have fire resistance F Rating equal to required fire

3.01 EXAMINATION & PREPARATION

rating of penetrated assembly.

A. Verify openings are ready to receive the work of this section.

B. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other matter that could adversely affect bond of firestopping material. C. Remove incompatible materials that could adversely affect bond.

D. Install backing materials to arrest liquid material leakage. 3.02 INSTALLATION

A. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings. B. Do not cover installed firestopping until inspected by authority having jurisdiction.

C. Install labeling required by code. 3.03 CLEANING & PROTECTION A. Clean adjacent surfaces of firestopping materials.

B. Protect adjacent surfaces from damage by material installation.

<u> SECTION 07 9200 — JOINT SEALANTS</u>

section with minimum five years experience.

1.01 SUBMITTALS

A. Product Data: Provide data indicating sealant performance criteria, substrate preparation, limitations, and color availability 1.02 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum five years experience. B. Applicator Qualifications: Company specializing in performing the work of this

1.03 FIELD CONDITIONS A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

1.04 WARRANTY A. See Section 01780 — Closeout Submittals, for additional warranty requirements.

water-repellent;

1. Applications: Use for:

component, mildew resistant.

1. Applications: Use for:

3. Applications: Use for:

a. Expansion joints in floors.

B. Correct defective work within a five year period after Date of Substantial C. Warranty: Include coverage for installed sealants and accessories which fail to achieve weathertight seal, exhibit loss of adhesion or cohesion, or do not cure.

A. Sealants and Primers — General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No.1168. B. General Purpose Exterior Sealant: Polyurethane; ASTM C 920, Grade NS, Class

50, Uses M, O, and A; single, or multi- component. 1. Color: Match adjacent finished surfaces. 2. Applications: Use for:

a. Control, expansion, and soft joints in masonry.

b. Joints between concrete and other materials. c. Joints between metal frames and other materials d. Other exterior joints for which no other sealant is indicated. C. Exterior Expansion Joint Sealer: Precompressed foam sealer; urethane with

1. Face color: Standard colors matching finished surfaces. 2. Size as required to provide weathertight seal when installed. 3. Applications: Use for:

a. Exterior wall expansion joints. D. Exterior Metal Lap Joint Sealant: Butyl or polyisobutylene, nondrying, nonskinning, 1. Applications: Use for:

a. Concealed sealant bead in sheet metal work. b. Concealed sealant bead in siding overlaps. c. Conditions as indicated on drawings and specifications. E. General Purpose Interior Sealant: Acrylic emulsion latex; ASTM C834, Type OP, Grade NF single component, paintable.

a. Interior wall and ceiling control joints. b. Joints between door and window frames and wall surfaces. c. Other interior joints for which no other type of sealant is indicated. F. Bathtub/Tile Sealant: Clear Silicone; ASTM C 920, Uses I, M and A; single

b. Joints between kitchen and bath countertops and wall surfaces. G. Acoustical Sealant for Concealed Locations: 1. Applications: Use for concealed locations only: a. Sealant bead between top stud runner and structure and between bottom

a. Joints between plumbing fixtures and floor and wall surfaces.

stud track and floor, where an STC rating is indicated.

H. Interior Floor Joint Sealant: Polyurethane, self-leveling; ASTM C920, Grade P, Class 25, Uses T, M and A; single component. 1. Approved by manufacturer for wide joints up to 1-1/2 inches. 2. Color: Match adjacent finished surfaces.

A. Primer: Non-staining type, recommended by sealant manufacturer to suit

I. Concrete Paving Joint Sealant: Polyurethane, self-leveling; ASTM C 920, Class 50, Uses T, I, M and A; single component. Color: Color as selected.

2. Applications: Use for: a. Joints in sidewalks and vehicular paving. 2.02 ACCESSORIES

manufacturer; compatible with joint forming materials. C. Joint Backing: Round foam rod compatible with sealant; closed cell polyethylene; oversized 30 to 50 percent larger than joint width.

D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to

B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant

3.01 EXAMINATION

3.02 PREPARATION

disfigurement.

3.03 INSTALLATION

suit application.

application.

A. Verify that substrate surfaces and joint openings are ready to receive work. B. Verify that joint backing and release tapes are compatible with sealant.

A. Remove loose materials and foreign matter that could impair adhesion of sealant. B. Clean and prime joints in accordance with manufacturer's instructions. C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.

D. Protect elements surrounding the work of this section from damage or

A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Perform installation in accordance with ASTM C1193. C. Perform acoustical sealant application work in accordance with ASTM C919. D. Measure joint dimensions and size joint backers to achieve width—to—depth ratio, neck dimension, and surface bond area as recommended by manufacturer.

E. Install bond breaker where joint backing is not used.

H. Tool joints concave.

3.04 CLEANING & PROTECTION

A. Clean adjacent soiled surfaces.

B. Protect sealants until cured.

F. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.

manufacturer when sealant cannot be applied within these temperature ranges.

I. Precompressed Foam Sealant: Do not stretch; avoid joints except at corners,

ends, and intersections; install with face 1/8 to 1/4 inch below adjoining

G. Apply sealant within recommended application temperature ranges. Consult

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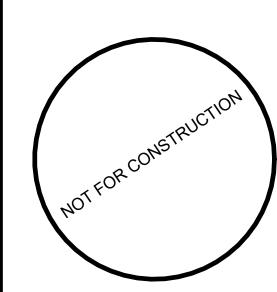
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A. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods,

B. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and identifying location of different finishes, if any.

1.02 QUALITY ASSURANCE A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years experience.

2.01 DOORS AND FRAMES

A. Requirements for All Doors and Frames:

1. Accessibility: Comply with ANSI/ICC A117.1.

2. Door Edge Profile: Beveled on both edges.

3. Door Texture: Smooth faces. 4. Glazed Lights: Non-removable stops on non-secure side; sizes and

configurations as indicated on drawings. 5. Hardware Preparation: In accordance with BHMA A156.115, with reinforcement welded in place, in addition to other requirements specified in door grade

6. Galvanizing for exterior and wet locations: All components hot—dipped zinc-iron alloy-coated (galvannealed), A60/ZF180.

7. Finish: Factory primed, for field finishing.

B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with all the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.02 STEEL DOORS A. Exterior Doors:

1. Grade: ANSI A250.8 Level 3, physical performance Level A, Model 1, full flush. 2. Core: Polystyrene foam.

3. Top Closures for Outswinging Doors: Flush with top of faces and edges. 4. Galvanizing: All components hot—dipped zinc—iron alloy—coated (galvannealed) in accordance with ASTM A653/A653M, with A60/ZF180 coating.

5. Weatherstripping: Separate, see Section 08710. B. Interior Doors

1. Grade: ANSI A250.8 Level 2, physical performance Level B, Model 1, full flush, Thickness: 1-3/4 inches.

2. Fire Rating: As indicated on Door and Frame Schedule, tested in accordance with UL 10C ("positive pressure"). a. Provide units listed and labeled by UL or WH.

b. Attach fire rating label to each fire rated unit.

2.03 STEEL FRAMES

A. General:

1. Comply with the requirements of grade specified for corresponding door, except:

a. ANSI A250.8 Level 3 Doors: 14 gage frames. b. Frames for Wood Doors: Comply with frame requirements specified in ANSI A250.8 for Level 2, 16 gage.

2. Finish: Factory primed, for field finishing.

3. Provide mortar guard boxes for hardware cut-outs in frames to be installed in 2.06 FACTORY FINISHING - WOOD VENEER DOORS masonry or to be grouted. 4. Frames in Masonry Walls: Size to suit masonry coursing with head member 4

inches high to fill opening without cutting masonry units, unless noted otherwise on drawings. 5. Frames Wider than 48 Inches: Reinforce with steel channel fitted tightly into

B. Exterior Door Frames: Face welded, seamless with joints filled.

1. Galvanizing: All components hot—dipped zinc—iron alloy—coated (galvannealed) in accordance with ASTM A653/A653M, with A60/ZF180 coating. 2. Weatherstripping: Separate, see Section 08710.

C. Interior Door Frames, Knock-down type. 1. Fire Rating: Same as door, labeled.

frame head, flush with top.

2.04 ACCESSORY MATERIALS

A. Louvers: Roll formed steel with overlapping frame; finish same as door components; factory—installed.

1. In Fire-Rated Doors: UL-listed fusible link louver, same rating as door. 2. Style: Standard straight slat blade.

3. Louver Free Area: 50 percent.

4. Fasteners: Concealed fasteners.

B. Glazing: As specified in Section 08800.

C. Removable Stops: Formed sheet steel, mitered corners; prepared for countersink style tamper proof screws. D. Astragals for Double Doors:

1. Exterior Doors: 14GA Galvanized Steel, Flat.

2. Fire—Rated Doors: Steel, shape as required to accomplish fire rating. E. Grout for Frames: Portland cement grout of maximum 4-inch slump for hand

troweling; thinner pumpable grout is prohibited. F. Silencers: Resilient rubber or vinyl, fitted into drilled hole; 3 on strike side of single door, 3 on center mullion of pairs, and 2 on head of pairs without center

2.05 FINISH MATERIALS

resilient coating.

A. Primer: Rust-inhibiting, complying with ANSI A250.10, door manufacturer's standard. B. Bituminous Coating: Asphalt emulsion or other high-build, water-resistant,

3.01 EXAMINATION & PREPARATION A. Verify existing conditions before starting work.

B. Verify that opening sizes and tolerances are acceptable.

C. Coat inside of frames to be installed in masonry or to be grouted, with bituminous coating, prior to installation. 3.03 INSTALLATION

A. Install in accordance with the requirements of the specified door grade standard and NAAMM HMMA 840.

B. In addition, install fire rated units in accordance with NFPA 80.

C. Coordinate frame anchor placement with wall construction.

D. Grout frames in masonry construction, using hand trowel methods; brace frames so that pressure of grout before setting will not deform frames.

E. Coordinate installation of hardware. F. Coordinate installation of electrical connections to electrical hardware items.

G. Touch up damaged factory finishes. H. Adjust for smooth and balanced door movement.

3.04 TOLERANCES A. Clearances Between Door and Frame: As specified in ANSI A250.8.

B. Maximum Diagonal Distortion: 1/16 in measured with straight edge, corner to

SECTION 08 1416 - FLUSH WOOD DOORS

1.01 SUBMITTALS

A. Product Data: Indicate door core materials and construction; veneer species, type and characteristics. B. Shop Drawings: Show doors and frames, elevations, sizes, types, swings,

undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.

C. Samples: Submit two samples of door veneer, 4x4 inch in size illustrating wood grain, stain color, and sheen.

1.02 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of experience. B. Installed Fire Rated Door and Transom Panel Assembly: Conform to NFPA 80 for

1.03 WARRANTY

A. Interior Doors: Provide manufacturer's warranty for the following period:

Interior Hollow Core Doors: One (1) year.

fire rated class as scheduled.

2. Interior Solid Core Doors: Life of installation.

B. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

2.01 DOORS AND PANELS

A. All Doors: See drawings for locations and additional requirements. 1. Quality Level: Custom Grade, in accordance with AWI/AWMAC/WI Architectural

Woodwork Standards. 2. Wood Veneer Faced Doors: 5-ply or 7-ply unless otherwise indicated.

B. Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush construction. 1. Fire Rated Doors: Tested to ratings indicated on drawings in accordance with NFPA 252, UL 10B, or UBC Standard 7-2-94 ("neutral pressure"); UL or WH

(ITS) labeled without any visible seals when door is closed. 2.02 DOOR AND PANEL CORES

A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated above. B. Fire Rated Doors: Mineral core, Type FD, plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without

C. Hollow Core Doors: Type Institutional (IHC/FIHC); plies and faces as indicated above.

2.03 DOOR FACINGS

A. Wood Veneer Facing for Transparent Finish: Species as scheduled on the drawings, veneer grade as specified by quality standard, plain sliced, book veneer match, running assembly match; unless otherwise indicated. 1. Vertical Edges: Any option allowed by quality standard for grade.

2. Pairs: Pair match each pair; set match pairs within 10 feet of each other when doors are closed. B. Veneer Facing for Opaque Finish: Any material allowed by quality standard.

2.04 ACCESSORIES A. Wood Louvers:

1. Material and Finish: Species to match the door facing.

Louver Blade: Flush louver.

3. Louver Free Area: As indicated on mechanical drawings. B. Metal Louvers: As specified in Mechanical Documents.

C. Glazing Stops: Wood, of same species as door facing, mitered corners; prepared for countersink style screws. D. Astragals for Fire Rated Double Doors: Steel, shape as required to accomplish

fire rating. 2.05 DOOR CONSTRUCTION

A. Fabricate doors in accordance with door quality standard specified. B. Cores Constructed with stiles and rails:

1. Provide solid blocks at lock edge and top of door for closer for hardware reinforcement.

a. Provide solid blocking for other throughbolted hardware. C. Where supplementary protective edge trim is required, install trim after veneer facing has been applied full-width.

D. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions. E. Factory fit doors for frame opening dimensions identified on shop drawings, with

edge clearances in accordance with specified quality standard. 1. Exception: Doors to be field finished. F. Provide edge clearances in accordance with the quality standard specified.

A. Finish work in accordance with AWI/AWMAC/WI Architectural Woodwork Standards, Section 5 — Finishing for Grade specified and as follows: 1. Transparent:

a. System — 12, Polyurethane, Water—based. b. Stain: As indicated on drawings. c. Sheen: As indicated in drawings.

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify that opening sizes and tolerances are acceptable. C. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.02 INSTALLATION & ADJUSTING A. Install doors in accordance with manufacturer's instructions and specified quality standard.

1. Install fire—rated doors in accordance with NFPA 80 requirements. B. Factory-Finished and Fire Rated Doors: Do not field cut or trim; if fit or

clearance is not correct, replace door. C. Field-Finished Doors: Trimming to fit is acceptable. 1. Adjust width of non-rated doors by cutting equally on both jamb edges.

2. Trim maximum of 3/4 inch off bottom edges. 3. Trim fire—rated doors in strict compliance with fire rating limitations.

D. Use machine tools to cut or drill for hardware. E. Coordinate installation of doors with installation of frames and hardware.

F. Coordinate installation of glazing. G. Install door louvers plumb and level. H. Adjust doors for smooth and balanced door movement.

I. Adjust closers for full closure.

A. Conform to specified quality standard for fit and clearance tolerances. B. Conform to specified quality standard for telegraphing, warp, and squareness.

SECTION 08 3100 - ACCESS DOORS & PANELS

1.01 SUBMITTALS

A. Product Data: Provide sizes, types, finishes, hardware, scheduled locations, and details of adjoining work.

2.01 ACCESS DOOR AND PANEL APPLICATIONS A. Walls, Unless Otherwise Indicated:

> Material: Steel. 2. Size: As indicated on the drawings or as necessary to allow access to concealed items.

Standard duty, hinged door.

4. Tool-operated spring or cam lock; no handle.

5. In Gypsum Board: Drywall bead frame with door surface flush with wall surface. B. Walls in Wet Areas and Exterior:

1. Material: Steel, hot-dipped zinc or zinc-aluminum-alloy coated. 2. Size: As indicated on the drawings or as necessary to allow access to

concealed items. 3. Standard duty, hinged door.

4. Tool—operated spring or cam lock; no handle. 5. In Gypsum Board: Drywall bead frame with door surface flush with wall

6. In Masonry, Tile, Concrete, EIFS or other surfaces: Surface mounted frame with door surface flush with frame surface.

C. Ceilings, Unless Otherwise Indicated: Same type as for walls. 1. Material: Steel.

1. Door Style: Single thickness with rolled or turned in edges.

a. Hinges for Non-Fire-Rated Units: Continuous piano hinge.

3. Primed Finish: Polyester powder coat; manufacturer's standard color.

2. Steel Finish: Primed.

2. Material: Steel, hot-dipped zinc or zinc-aluminum-alloy coated, for use in wet locations and exterior. 3. Size: As indicated on the drawings or as necessary to allow access to

concealed items. 4. Standard duty, hinged door. 5. Tool—operated spring or cam lock; no handle. 2.02 WALL AND CEILING UNITS

A. Access Doors: Factory fabricated door and frame units, fully assembled units with corner joints welded, filled, and ground flush; square and without rack or warp; coordinate requirements with assemblies units are to be installed in.

a. Design Wind Loads: Comply with requirements of ASCE 7. b. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials. 2. Movement: Accommodate movement between storefront and perimeter framing

and deflection of lintel, without damage to components or deterioration of

1. Design and size components to withstand the specified load requirements

using loads 1.5 times the design wind loads and 10 second duration of

without damage or permanent set, when tested in accordance with ASTM E330,

b. Lock: Screw driver slot for quarter turn cam lock unless otherwise

A. Verify that rough openings are correctly sized and located.

A. Install units in accordance with manufacturer's instructions.

SECTION 08 3323 - OVERHEAD COILING DOORS

using 10 second duration of maximum load.

a. Field Paint as indicated in the drawings.

3. Nominal Slat Size: 3 inches wide x required length.

6. Hood Enclosure: Manufacturer's standard; primed steel.

guide weatherstrip and internal hood baffle weatherstrip.

locations, and installation details.

A. Exterior Coiling Doors: Steel slat curtain.

insulation value: R of 6 minimum.

Guides: Angles; galvanized steel.

7. Manual hand chain lift operation.

A. Curtain Construction: Interlocking slats.

guides and to prevent lateral movement.

gauge as required to meet wind load requirements.

feature to keep in locked or retracted position.

tension; requiring 25 lb nominal force to operate.

building framing without distortion or stress.

B. Maximum Variation From Plumb: 1/8 inch.

C. Maximum Variation From Level: 1/8 inch.

1. Galvanizing: Minimum G90/Z275 coating.

hot-dip galvanized per ASTM A 123/A 123M.

8. Mounting: Surface mounted.

contact in closed position.

brackets of same metal.

3.01 EXAMINATION & INSTALLATION

specified in Section 07900.

G. Install perimeter trim and closures.

1. Prime paint.

F. Hardware:

3.02 TOLERANCES

1.01 SUBMITTALS

drainage details.

dimensional limitations.

Contract Documents.

1.02 QUALITY ASSURANCE

1.03 WARRANTY

or flaking.

2.01 STOREFRONT

3.04 ADJUSTING & CLEANING

B. Clean installed components.

C. Remove labels and visible markings.

details, and field welding required.

4. Finish: Factory Primed.

B. Install frames plumb and level in openings. Secure rigidly in place.

C. Position units to provide convenient access to the concealed work requiring

A. Product Data: Provide general construction, component connections and details.

1. Performance: Withstand positive and negative wind loads equal to 1.5 times

9. Complete weatherstripping package including bottom bar weatherstrip, surface

1. Slat Ends: Alternate slats fitted with end locks to act as wearing surface in

3. Weatherstripping: Moisture and rot proof, resilient type, located at jamb edges,

B. Steel Slats: Minimum 24 gage ASTM A 653/A 653M galvanized steel sheet, or

C. Guide Construction: Continuous, of profile to retain door in place, mounting

D. Steel Guides: ASTM A36/A36M steel angles, size as required for wind loading,

1. Latching: Inside mounted, adjustable keeper, spring activated latch bar with

G. Roller Shaft Counterbalance: Steel pipe and helical steel spring system, capable

position and capable of holding position at mid-travel; with adjustable spring

C. Use anchorage devices to securely fasten assembly to wall construction and

E. Fit and align assembly including hardware; level and plumb, to provide smooth

F. Coordinate installation of sealants and backing materials at frame perimeter as

D. Longitudinal or Diagonal Warp: Plus or minus 1/8 inch per 10 ft straight edge.

of producing torque sufficient to ensure smooth operation of curtain from any

E. Hood Enclosure: Internally reinforced to maintain rigidity and shape.

A. Verify that opening sizes, tolerances and conditions are acceptable.

D. Securely and rigidly brace components suspended from structure.

A. Maintain dimensional tolerances and alignment with adjacent work.

A. Adjust operating assemblies for smooth and noiseless operation.

SECTION 08 4113 - ALUMINUM-FRAMED STOREFRONTS

A. Product Data: Provide component dimensions, describe components within

assembly, anchorage and fasteners, glass and infill, door hardware, internal

B. Shop Drawings: Indicate system dimensions, framed opening requirements and

C. Design Data: Provide framing member structural and physical characteristics,

D. Hardware Schedule: Complete itemization of each item of hardware to be

provided for each door, cross-referenced to door identification numbers in

A. Designer Qualifications: Design structural support framing components under

aluminum glazing systems with minimum three years of experience.

A. Provide two year manufacturer warranty against defects in material and

this Work and licensed at Enter State Name Only Here.

1. Glazing Position: Centered (front to back).

6. Finish: Class I natural anodized.

B. Performance Requirements:

direct supervision of a Professional Structural Engineer experienced in design of

B. Manufacturer and Installer Qualifications: Company specializing in manufacturing

B. Provide five year manufacturer warranty against excessive degradation of exterior

A. Aluminum—Framed Storefront: Factory fabricated, factory finished aluminum

2. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep.

4. Water Leakage Test Pressure Differential: 8.00 lbf/sq ft.

5. Air Infiltration Test Pressure Differential: 6.24 psf.

framing members with infill, and related flashings, anchorage and attachment

3. Design Wind Load: As indicated on structural drawings, positive and negative.

tolerances, affected related Work, expansion and contraction joint location and

B. Install units in accordance with manufacturer's instructions.

bottom of curtain, and where curtain enters hood enclosure of exterior doors.

2. Curtain Bottom: Fitted with angles to provide reinforcement and positive

design wind loads specified by local code without damage or permanent set,

B. Shop Drawings: Indicate pertinent dimensioning, anchorage methods, hardware

3.01 EXAMINATION

3.02 INSTALLATION

access.

1.01 SUBMITTALS

2.01 COILING DOORS

2.02 MATERIALS

3. Air Infiltration: Limit air infiltration through assembly to 0.06 cu ft/min/sq ft of wall area, measured at specified differential pressure across assembly in

accordance with ASTM E283.

4. Water Leakage: None, when measured in accordance with ASTM E331 at specified pressure differential.

5. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.

6. Air and Vapor Seal: Maintain continuous air barrier and vapor retarder throughout assembly, primarily in line with pane of glass and heel bead of glazing compound.

7. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements. 2.02 COMPONENTS

A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage

1. Provide a compensating head receptor to allow vertical deflection at the head without deforming other framing components. 2. Glazing stops: Flush.

B. Doors: Glazed aluminum.

2.03 MATERIALS

1. Thickness: 1-3/4 inches 2. Top Rail: 4 inches wide. 3. Vertical Stiles: 4-1/2 inches wide. 2. Sandwich slat construction with insulated core of manufacturer's standard type;

> 5. Glazing Stops: Square. 6. Finish: Same as storefront.

C. Fasteners: Stainless steel.

4. Bottom Rail: 10 inches wide.

A. Extruded Aluminum: ASTM B221 (ASTM B221M). B. Sheet Aluminum: ASTM B209 (ASTM B209M).

D. Exposed Flashings: 0.050 inch thick aluminum sheet; finish to match framing members. E. Perimeter Sealant: As specified in Section 07900.

F. Glass: As specified in Section 08800.

G. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

A. Class I Natural Anodized Finish: AAMA 611 AA-M12C22A41 Clear anodic coating or AAMA 612 clear anodic coating with electrolytically deposited organic seal; not less than 0.7 mils thick. B. Superior Performance Organic Coating System: AAMA 2605 multiple coat, thermally

cured polyvinylidene fluoride system. 2.05 HARDWARE

A. Door Hardware: As indicated on drawings. 2.06 FABRICATION

A. Fabricate components with minimum clearances and shim spacing around perimeter of assembly, yet enabling installation and dynamic movement of perimeter seal.

B. Accurately fit and secure joints and corners. Make joints flush, hairline, and weatherproof. C. Prepare components to receive anchor devices. Fabricate anchors.

D. Coat concealed metal surfaces that will be in contact with cementitious materials or dissimilar metals with bituminous paint. E. Arrange fasteners and attachments to conceal from view.

F. Reinforce components internally for door hardware. G. Reinforce framing members for imposed loads. H. Finishing: Apply factory finish to all surfaces that will be exposed in completed assemblies.

1. Touch—up surfaces cut during fabrication so that no natural aluminum is visible in completed assemblies, including joint edges.

A. Verify dimensions, tolerances, and method of attachment with other work. B. Verify that wall openings and adjoining air and vapor seal materials are ready to receive work of this section. 3.02 INSTALLATION

B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities. C. Provide alignment attachments and shims to permanently fasten system to building structure.

A. Install wall system in accordance with manufacturer's instructions.

D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work. E. Provide thermal isolation where components penetrate or disrupt building

F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam G. Where fasteners penetrate sill flashings, make watertight by seating and sealing

fastener heads to sill flashing H. Coordinate attachment and seal of perimeter air and vapor barrier materials. I. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain

continuity of thermal barrier. J. Set thresholds in bed of mastic and secure.

K. Install hardware using templates provided.

L. Install glass in accordance with Section 08800, using exterior dry glazing method. M. Install perimeter sealant in accordance with Section 07900. N. Touch-up minor damage to factory applied finish; replace components that

cannot be satisfactorily repaired. 3.03 TOLERANCES A. Maximum Variation from Plumb: 0.06 inches every 3 ft non-cumulative or 1/16

inches per 10 ft, whichever is less. B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch. 3.04 FIELD QUALITY CONTROL

A. Test installed storefront for water leakage in accordance with AAMA 501.2. 3.05 ADJUSTING & CLEANING A. Adjust operating hardware for smooth operation.

C. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces D. Remove excess sealant by method acceptable to sealant manufacturer.

B. Remove protective material from pre-finished aluminum surfaces.

E. Protect installed products from damage during subsequent construction.

finish. Include provision for replacement of units with excessive fading, chalking, SECTION 08 7100 - DOOR HARDWARE 1.01 ADMINISTRATIVE REQUIREMENTS

A. Coordinate the manufacture, fabrication, and installation of products onto which door hardware will be installed. B. Furnish templates for door and frame preparation to manufacturers and

fabricators of products requiring internal reinforcement for door hardware. C. Convey Owner's keying requirements to manufacturers. 1.02 SUBMITTALS

marked to clearly show products to be furnished for this project. B. Hardware Schedule: Detailed listing of each item of hardware to be installed on each door. Use door numbering scheme as included in the Contract Documents. Identify electrically operated items and include power requirements.

A. Product Data: Manufacturer's catalog literature for each type of hardware,

D. Keys: Deliver with identifying tags to Owner by security shipment direct from hardware supplier. 1.03 QUALITY ASSURANCE A. Manufacturer Qualifications: Company specializing in manufacturing the products

C. Keying Schedule: Submit for approval of Owner.

to assist in the work of this section. 2.01 DOOR HARDWARE - GENERAL

A. Provide all hardware specified or required to make doors fully functional,

compliant with applicable codes, and secure to the extent indicated.

specified in this section with minimum three years of experience.

B. Hardware Supplier Personnel: Employ an Architectural Hardware Consultant (AHC)

B. Provide all items of a single type of the same model by the same manufacturer.

C. Provide products that comply with the following:

1. Applicable provisions of federal, state, and local codes.

2. ADA Standards for Accessible Design.

3. ANSI/ICC A117.1, American National Standard for Accessible and Usable Buildings and Facilities.

4. Applicable provisions of NFPA 101, Life Safety Code.

5. Fire-Rated Doors: NFPA 80. 6. All Hardware on Fire-Rated Doors: Listed and classified by UL as suitable for the purpose specified and indicated.

7. Hardware for Smoke and Draft Control Doors: Provide hardware that enables door assembly to comply with air leakage requirements of the applicable code. 8. Products Requiring Electrical Connection: Listed and classified by UL as suitable for the purpose specified and indicated.

D. Function: Lock and latch function numbers and descriptions of manufactures series as as shown on the drawings. E. Electrically Operated and/or Controlled Hardware: Provide all power supplies, power transfer hinges, relays, and interfaces required for proper operation; provide

wiring between hardware and control components and to building power

connection. F. Finishes: Identified in schedule.

2.02 HINGES A. Butt Hinges: Comply with BHMA A156.1 and A156.7; heavy weight, unless otherwise indicated.

2.03 PUSH/PULLS A. Push/Pulls: Comply with BHMA A156.6.

1. On solid doors, provide matching push plate and pull plate on opposite faces. 2.04 LOCKS AND LATCHES

A. Hardware Schedule indicates locking functions required for each door as defined

1. Trim: Provide lever handle or pull trim on outside of all locks unless specifically stated to have no outside trim. 2. Lock Cylinders: Provide key access on outside of all locks unless specifically

stated to have no locking or no outside trim. B. Lock Cylinders: Manufacturer's standard tumbler type, seven-pin interchangeable

1. Provide cams and/or tailpieces as required for locking devices required. C. Keying: System as directed by Owner. Include construction keying.

2. Coordinate to existing keying system where one already exists. 3. When providing keying information, comply with DHI Handbook "Keying systems and nomenclature".

A. Locking Functions: Functions as defined in BHMA A156.3. 2.06 CLOSERS

A. Closers: Complying with BHMA A156.4.

1. On pairs of swinging doors, if an overlapping astragal is present, provide coordinator to ensure the leaves close in proper order. 2. At corridors, locate door—mounted closer on room side of door. 3. At outswinging exterior doors, mount closer in inside of door.

A. Stops: Complying with BHMA A156.8; provide a stop for every swinging door,

unless otherwise indicated. Provide wall stops, unless otherwise indicated. 2.09 GASKETING AND THRESHOLDS A. Gaskets: Complying with BHMA A156.22.

1. On each door in smoke partition, provide smoke gaskets; top, sides, and meeting stile of pairs. If fire/smoke partitions are not indicated on drawings, provide smoke gaskets on each door identified as a "smoke door" and 20-minute rated fire doors. 2. On each exterior door, provide weatherstripping gaskets, unless otherwise

indicated; top, sides, and meeting stiles of pairs. 3. On each exterior door, provide door bottom sweep, unless otherwise indicated. B. Thresholds: 1. At each exterior door, provide a threshold unless otherwise indicated.

2. Field cut threshold to frame for tight fit. C. Fasteners At Exterior Locations: Non-corroding 2.10 PROTECTION PLATES AND ARCHITECTURAL TRIM A. Drip Guard: Provide projecting drip guard over all exterior doors unless they are

under a projecting roof or canopy. 2.11 KEY CONTROLS A. Fire Department Lock Box: Heavy-duty, surface mounted, solid stainless-steel box with hinged door and interior gasket seal; single drill resistant lock with dust covers and tamper alarm.

1. Capacity: Holds 2 keys. 2. Finish: Manufacturer's standard black.

by the manufacturer.

2.05 EXIT DEVICES

2.08 STOPS AND HOLDERS

3.01 EXAMINATION A. Verify that doors and frames are ready to receive work; labeled, fire—rated doors and frames are present and properly installed, and dimensions are as instructed

B. Verify that electric power is available to power operated devices and of the correct characteristics. 3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions and applicable

D. Install hardware on fire-rated doors and frames in accordance with code and

B. Use templates provided by hardware item manufacturer. C. Do not install surface mounted items until finishes applied to substrate are complete.

E. Mounting heights for hardware from finished floor to center line of hardware 1. For steel doors and frames: Comply with DHI "Recommended Locations for

2. For wood doors: Comply with DHI "Recommended Locations for Architectural Hardware for Wood Flush Doors.'

complete seal.

3.03 ADJUSTING A. Adjust hardware for smooth operation.

B. Adjust gasketing for complete, continuous seal; replace if unable to make

Architectural Hardware for Steel Doors and Frames."

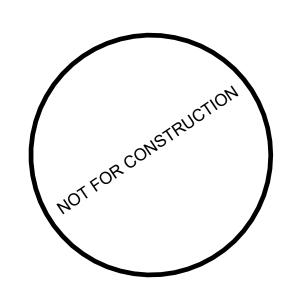
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# SECTION 08 8100 - GLAZING

### 1.01 SUBMITTALS

A. Product Data on Glass Types: Provide structural, physical and environmental characteristics, size limitations, special handling or installation requirements.

A. Perform Work in accordance with GANA Glazing Manual, FGMA Sealant Manual, SIGMA TM-3000 Glazing Guidelines, and GANA Laminated Glass Design Guide for

glazing installation methods. B. Manufacturer Qualifications for sealed insulating glass units: Company specializing

in performing the work of this section with minimum five years experience. C. Installer Qualifications: Company specializing in performing the work of this

A. Sealed Insulating Glass Units: Provide a ten (10) year warranty to include coverage for seal failure, interpane dusting or misting, including replacement of

B. Laminated Glass: Provide a five (5) year warranty to include coverage for delamination, including replacement of failed units.

# 2.01 GLAZING TYPES

A. Sealed Insulating Glass Units: Vision glazing.

section with minimum three years experience.

1. Application(s): All exterior glazing unless otherwise indicated. 2. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.

a. Tint: Clear / Coating: Low-E type, on #2 surface.

3. Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.

a. Tint: Clear.

4. Total Thickness: 1 inch.

5. Total Visible Light Transmittance: 70 percent, nominal. 6. Total Solar Heat Gain Coefficient: 40 percent, nominal.

B. Sealed Insulating Glass Units: Safety glazing:

1. Applications: Provide this type of glazing in the following locations: a. Glazed sidelights and panels next to doors.

b. Other locations required by applicable federal, state, and local codes and regulations.

c. Other locations indicated on the drawings.

2. Type: Same as other vision glazing, including Low-E coating, except use fully tempered float or laminated safety glass for both outboard and inboard lites. C. Single Vision Glazina:

1. Applications: All interior glazing unless otherwise indicated.

2. Type: Annealed float glass. 3. Tint: Clear.

4. Thickness: 1/4 inch.

D. Single Safety Glazing:

1. Applications: Provide this type of glazing in the following locations:

Glazed lites in doors, except fire doors.

b. Glazed sidelights to doors, except in fire—rated walls and partitions. c. Other locations required by applicable federal, state, and local codes and regulations.

d. Other locations indicated on the drawings. 2. Type: fully tempered float or laminated safety glass as specified.

3. Tint: Clear. 4. Thickness: 1/4 inch.

2.02 EXTERIOR GLAZING ASSEMBLIES

A. Structural Design Criteria: Select type and thickness to withstand dead loads and wind loads acting normal to plane of glass at design pressures calculated in accordance with ASCE 7.

1. Use the procedure specified in ASTM E1300 to determine glass type and

2. Limit glass deflection to 1/200 or flexure limit of glass, whichever is less, with full recovery of glazing materials. 3. Thicknesses listed are minimum.

B. Air and Vapor Seals: Provide completed assemblies that maintain continuity of building enclosure vapor retarder and air barrier:

1. In conjunction with vapor retarder and joint sealer materials described in other sections.

2. To maintain a continuous air barrier and vapor retarder throughout the glazed assembly from glass pane to heel bead of glazing sealant.

2.03 GLASS MATERIALS A. Float Glass: All glazing is to be float glass unless otherwise indicated.

1. Annealed Type: ASTM C1036, Type I, transparent flat, Class 1 clear, Quality Q3 (glazing select).

2. Heat—Strengthened and Fully Tempered Types: ASTM C1048. a. Tempered glass: Comply with CPSC 16 CFR 1201 for Category II

3. Thicknesses: As indicated; for exterior glazing comply with specified requirements for wind load design regardless of specified thickness.

B. Laminated Glass: Float glass laminated in accordance with ASTM C1172. 1. Laminated Safety Glass: Comply with 16 CFR 1201 test requirements for

Category II. 2. Plastic Interlayer: 0.060 inch thick, minimum.

3. Where fully tempered is specified or required, provide glass that has been tempered by the tong-less horizontal method. 2.04 SEALED INSULATING GLASS UNITS

A. Sealed Insulating Glass Units: Types as indicated.

1. Locations: Exterior, except as otherwise indicated.

thickness to suit application, self adhesive on one face.

2. Durability: Certified by an independent testing agency to comply with ASTM

3. Edge Spacers: Aluminum, bent and soldered corners. 4. Edge Seal: Glass to elastomer with supplementary silicone sealant.

2.05 GLAZING ACCESSORIES

A. Setting Blocks: Neoprene, 80 to 90 Shore A durometer hardness, ASTM C864 Option I. Length of 0.1 inch for each square foot of glazing or minimum 4 inch x width of glazing rabbet space minus 1/16 inch x height to suit glazing

method and pane weight and area. B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness, ASTM C 864 Option I. Minimum 3 inch long x one half the height of the glazing stop x

C. Glazina Gaskets: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option I; black color.

# 3.01 EXAMINATION & PREPARATION

A. Verify that openings for glazing are correctly sized and within tolerance. B. Verify that surfaces of glazing channels or recesses are clean, free of

obstructions that may impede moisture movement, weeps are clear, and ready to receive glazing.

C. Clean contact surfaces with solvent and wipe dry.

3.02 GLAZING METHODS A. INSTALLATION — EXTERIOR/INTERIOR DRY METHOD (GASKET GLAZING)

1. Place setting blocks at 1/4 points with edge block no more than 6 inches from corners, unless otherwise indicated by manufacturer.

2. Rest glazing on setting blocks and push against fixed stop with sufficient pressure on gasket to attain full contact.

3. Install removable stops without displacing glazing gasket; exert pressure for full continuous contact.

# 3.03 CLEANING & PROTECTION

A. Remove glazing materials from finish surfaces.

B. Remove labels after Work is complete.

C. Clean glass and adjacent surfaces.

D. After installation, mark pane with an 'X' by using removable plastic tape or

# SECTION 09 2116 - GYPSUM BOARD ASSEMBLIES

A. Product Data: Provide data on metal framing, gypsum board, accessories, and joint finishing system.

1.01 SUBMITTALS

B. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.

1.02 QUALITY ASSURANCE A. Installer Qualifications: Company specializing in performing gypsum board application and finishing, with minimum three years of experience.

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216. B. Fire Rated Assemblies: Provide completed assemblies with the following

1. UL Assembly Numbers: Provide construction equivalent to that listed for the particular assembly in the current UL Fire Resistance Directory. 2.02 METAL FRAMING MATERIALS

A. Non-Loadbearing Framing System Components: ASTM C645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing

indicated, with maximum deflection of wall framing of L/240 at 5 psf.

B. Ceiling Hangers: Type and size as specified in ASTM C754 for spacing required. C. Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection using slotted holes, screws and anti-friction bushings, preventing rotation of studs while maintaining structural performance of

1. Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI North American Specification for the Design of Cold—Formed Steel Structural

2. Material: ASTM A653/A653M steel sheet, SS Grade 50/340, with G60/Z180 hot dipped galvanized coating.

D. Sheet Metal Backing: 0.043 inch thick, galvanized, 6" wide. 2.03 BOARD MATERIALS

A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

1. Application: Use for vertical surfaces, unless otherwise indicated. 2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273. a. Mold—resistant board is required whenever board is being installed before the

building is enclosed and conditioned. 3. At Assemblies Indicated with Fire-Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH

a. Vertical Surfaces: 5/8 inch unless otherwise indicated or required by tested

B. Backing Board For Wet Areas: 1. Application: Surfaces behind tile in wet areas including tub and shower

surrounds, shower ceilings, and janitor closet. 2. Glass-Mat-Faced Board: Coated glass mat water-resistant gypsum backing panel as defined in ASTM C1178. a. Fire-Resistant Type: Type X core, thickness 5/8 inch.

C. Backina Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square

1. Application: Vertical surfaces behind thinset tile, except in wet areas. 2. Type X Thickness: 5/8 inch.

Edges: Tapered. D. Ceiling Board: Special sag-resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

1. Application: Ceilings, unless otherwise indicated. 2. Thickness: 1/2 inch, unless otherwise indicated.

Edges: Tapered. E. Exterior Sheathing Board: Sizes to minimize joints in place; ends square cut. 1. Application: Exterior sheathing, unless otherwise indicated. 2. Glass-Mat-Faced Sheathing: Glass mat faced gypsum substrate as defined in

ASTM C1177/C1177M. 3. Regular Board Thickness: 5/8 inch unless otherwise indicated.

4. Edges: Square, for vertical application. F. Exterior Soffit Board: Exterior gypsum soffit board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

2. At Assemblies Indicated with Fire-Rating: Use type required by indicated tested

1. Application: Ceilings and soffits in protected exterior areas, unless otherwise

assembly; if no tested assembly is indicated, use Type X. 3. Regular Type Thickness: 1/2 inch, unless otherwise indicated. 4. Eages: Tapered

2.04 ACCESSORIES A. Water-Resistive Barrier: As specified in Section 07 2500.

B. Finishing Accessories: ASTM C1047, galvanized steel, rolled zinc, or rigid plastic, unless otherwise indicated. 1. Types: As detailed or required for finished appearance.

2. Special Shapes: In addition to conventional cornerbead and control joints, provide U-bead and L-bead at exposed panel edges.

C. Joint Materials: ASTM C475 and as recommended by gypsum board manufacturer for project conditions. 1. Tape: 2 inch wide, coated glass fiber tape for joints and corners, at wet

locations and with mold-resisistant board. 2. Tape: 2 inch wide, creased paper tape for joints and corners, except as otherwise indicated

3. Ready-mixed vinyl-based joint compound. 4. Powder-type vinyl-based joint compound.

5. Chemical hardening type compound. D. High Build Drywall Surfacer: Vinyl acrylic latex—based coating for spray application, designed to take the place of skim coating and separate paint primer in

achieving Level 5 finish. E. Screws for Attachment to Steel Members Less Than 0.03 inch In Thickness, to Wood Members, and to Gypsum Board: ASTM C1002; self-piercing tapping type;

cadmium-plated for exterior locations. F. Screws for Attachment to Steel Members From 0.033 to 0.112 Inch in Thickness: ASTM C954; steel drill screws for application of gypsum board to loadbearing

G. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type 2.03 ACCESSORIES and size to suit application; to rigidly secure materials in place.

H. Exterior Soffit Vents: One piece, perforated, ASTM B 221 6063 T5 alloy aluminum, with edge suitable for direct application to gypsum board and manufactured especially for soffit application. Provide continuous vent.

# 3.01 EXAMINATION

A. Verify that project conditions are appropriate for work of this section to

3.02 FRAMING INSTALLATION A. Metal Framing: Install in accordance with ASTM C754 and manufacturer's

B. Suspended Ceilings and Soffits: Space framing and furring members as indicated. 1. Laterally brace entire suspension system.

2. Install bracing as required at exterior locations to resist wind uplift. C. Studs: Space studs as indicated.

1. Extend partition framing to height indicated on drawings. 2. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.

3. Partitions Penetrating Ceiling, not Terminating at Structure: Brace top track securely to structure at 48 inches on center, unless otherwise indicated.

4. Partitions Terminating at Structure: Attach top runner to structure, maintain clearance between top of studs and structure, and connect studs to track using specified mechanical devices in accordance with manufacturer's

studs unattached to track. D. Openings: Reinforce openings as required for weight of doors or operable panels, using not less than double studs at jambs.

instructions; verify free movement of top of stud connections; do not leave

E. Standard Wall Furring: Install at concrete and masonry walls scheduled to receive gypsum board, not more than 4 inches from floor and ceiling lines and abutting walls. Secure in place on alternate channel flanges at maximum 24 inches on center. 1. Orientation: Vertical.

grab bars, handrails and other items indicated on the drawings to be

2. Spacing: As indicated. F. Blocking: Use sheet metal backing secured to studs. Provide blocking for support 3.03 INSTALLATION - ACOUSTICAL UNITS of wall cabinets, toilet accessories, hardware, opening frames, and other wall mounted items requiring secure attachment. 1. Use wood blocking secured to studs for plumbing fixtures, toilet partitions,

supported with wood blocking.

3.03 BOARD INSTALLATION

A. Comply with ASTM C 840 and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.

B. Single-Layer Non-Rated: Install gypsum board perpendicular to framing, with ends and edges occurring over firm bearing.

1. Exception: Tapered edges to receive joint treatment at right angles to framing. C. Fire-Rated Construction: Install aypsum board in strict compliance with requirements of assembly listing.

D. Exterior Sheathing: Comply with ASTM C1280. Install sheathing vertically, with edges butted tight and ends occurring over firm bearing. E. Exterior Soffit Board: Install perpendicular to framing, with staggered end joints

over framing members or other solid backing. F. Cementitious Backing Board: Install over steel framing members where indicated, in accordance with ANSI A108.11 and manufacturer's instructions.

H. Curved Surfaces: Apply gypsum board to curved substrates in accordance with I. Moisture Protection: Treat cut edges and holes in moisture resistant gypsum board and exterior gypsum soffit board with sealant.

G. Installation on Metal Framing: Use screws for attachment of all gypsum board.

3.04 INSTALLATION OF TRIM AND ACCESSORIES A. Control Joints: Place control joints consistent with lines of building spaces and as

1. Space in accordance with ASTM C840 and as indicated. 2. Not more than 30 feet apart on walls and ceilings over 50 feet long. 3. At exterior soffits, not more than 30 feet apart in both directions. 4. Where partition, wall or ceiling traverses a construction joint (expansion,

seismic, or building control element) in the base building structure. 5. Where floor supported partition adjoins ceiling supported structures. B. Corner Beads: Install at external corners, using longest practical lengths. C. Edge Trim: Install at locations where gypsum board abuts dissimilar materials and

D. Exterior Soffit Vents: Install according to manufacturer's written instructions and in locations shown on the drawings. Provide vent area indicated.

A. Glass Mat Faced Gypsum Board and Exterior Glass Mat Faced Sheathing: Use fiberglass joint tape, bedded and finished with chemical hardening type joint

B. Paper Faced Gypsum Board: Use paper joint tape, bedded with ready-mixed vinyl or powder-type vinyl for interior applications, and chemical hardening type for exterior or wet locations, and finished with matching joint compound

1. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated 2. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and

other areas specifically indicated.

inch in 10 feet in any direction.

C. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:

3. Level 3: Walls to receive textured wall finish. 4. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile

5. Level 1: Wall areas above finished ceilings, whether or not accessible in the completed construction D. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.

1. Feather coats of joint compound so that camber is maximum 1/32 inch. E. Where Level 5 finish is indicated, spray apply high build drywall surfacer over entire surface after joints have been properly treated; achieve a flat and tool mark-free finish.

F. Fill and finish joints and corners of cementitious backing board as recommended

by manufacturer. 3.06 TOLERANCES A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8

SECTION 09 5123 - SUSPENDED ACOUSTICAL CEILINGS

and overhead work is completed, tested, and approved.

1.01 ADMINISTRATIVE REQUIREMENTS A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated,

B. Do not install acoustical units until after interior wet work is dry. 1.02 SUBMITTALS A. Product Data: Provide data on suspension system components and acoustical

B. Maintenance Materials: Furnish the following for Owner's use in maintenance of project. Extra Acoustical Units: Quantity equal to 5 percent of total installed. 1.03 QUALITY ASSURANCE A. Fire-Resistive Assemblies: Complete assembly listed and classified by UL for the

fire resistance indicated. B. Installer Qualifications: Company specializing in the installation of the products specified in this section with minimum three years experience.

1.04 FIELD CONDITIONS A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

# 2.01 ACOUSTICAL UNITS

A. Acoustical Units - General: ASTM E 1264, Class A. Refer to drawings for products. Units for Installation in Fire-Rated Suspension System: Listed and classified for the fire-resistive assembly the suspension system is a part of.

2.02 SUSPENSION SYSTEM(S) A. Manufacturers: Same as for acoustical units or acceptable by the acoustical unit

manufacurer. B. Suspension Systems — General: ASTM C635; die cut and interlocking components, with stabilizer bars, clips, splices, perimeter moldings, and hold down clips as required.

A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified. B. Perimeter Moldings: Same material and finish as grid.

# C. Touch-up Paint: Type and color to match acoustical and grid units.

3.01 EXAMINATION A. Verify existing conditions before starting work.

B. Verify that layout of hangers will not interfere with other work.

3.02 INSTALLATION - SUSPENSION SYSTEM A. Install suspension system in accordance with ASTM C636/C636M, ASTM E580/E580M, and manufacturer's instructions and as supplemented in this

B. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360 C. Lay out system to a balanced grid design with edge units no less than 50

D. Install after major above—ceiling work is complete. Coordinate the location of

percent of acoustical unit size, unless otherwise indicated on drawings.

hangers with other work E. Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members

F. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra

total dead load to exceed deflection capability H. Support fixture loads using supplementary hangers located within 6 inches of each corner, or support components independently. I. Do not eccentrically load system or induce rotation of runners.

J. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at

G. Do not support components on main runners or cross runners if weight causes

 Use longest practical lengths. 2. Overlap and rivet corners.

junctions with other interruptions.

A. Install acoustical units in accordance with manufacturer's instructions. B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function. C. Fit border trim neatly against abutting surfaces.

D. Install units after above—ceiling work is complete.

E. Install acoustical units level, in uniform plane, and free from twist, warp, and

F. Cutting Acoustical Units:

1. Make field cut edges of same profile as factory edges.

2. Double cut and field paint exposed reveal edges. G. Where round obstructions occur, provide preformed closures to match perimeter

H. For rated ceiling assemblies, install hold-down clips on each panel to retain

panels tight to grid system; comply with fire rating requirements.

I. Install hold-down clips on panels in entrance vestibules, within 20 ft of an exterior door, and where indicated. 3.04 TOLERANCES

A. Maximum Variation from Flat and Level Surface: 1/8 inch in 10 feet. B. Maximum Variation from Plumb of Grid Members Caused by Eccentric Loads: 2 LITTLE RED ROOSTER Your Vision 

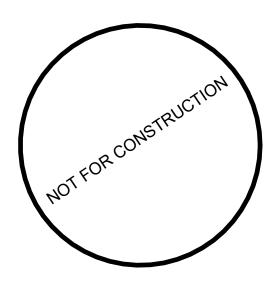
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CONSULTANTS

CIVIL ENGINEER: STRUCTURAL ENGINEER: MECH. / PLUMBING ENGINEER: ELECTRICAL ENGINEER:



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DRAWN BY:

SHEET TITLE: SPECIFICATIONS

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36

CHECKED BY:

DATE

CREATION DATE:	DATE
ISSUED FOR:	DATE:

REVISION

SHEET NUMBER:

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- A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- B. Certification: Prior to installation of flooring, submit written certification by flooring manufacturer and adhesive manufacturer that condition of sub-floor is
- C. Maintenance Materials: Furnish the following for Owner's use in maintenance of
- 1. Extra Flooring Material: 12 square feet of each type and color.

2. Extra Wall Base: Eight linear feet of each type and color.

- 1.02 FIELD CONDITIONS A. Store materials for not less than 48 hours prior to installation in area of
- installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

# 2.01 TILE FLOORING

A. Vinyl Composition Tile: Homogeneous, with color extending throughout thickness,

- 1. Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.
- 2. Size: 12 x 12 inch.
- 3. Thickness: 0.125 inch.
- 4. Pattern & Color: as indicated on the drawings. 2.02 RESILIENT BASE
- A. Resilient Base: ASTM F1861, Type TV, vinyl, thermoplastic; top set style and color as scheduled on the drawings, and as follows:
- 1. Height, Color, and Finish: As scheduled on the drawings.
- 2. Thickness: 0.125 inch thick. 3. Length: Roll.
- 4. Accessories: Premolded external corners.
- 2.03 ACCESSORIES
- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers, Adhesives, and Seaming Materials: Waterproof; types recommended by flooring manufacturer. 1. Provide only products having lower VOC content than allowed by local
- regulation. C. Moldings, Transition and Edge Strips: As scheduled on the drawings.
- D. Sealer and Polish: Types recommended by flooring manufacturer.

# 3.01 EXAMINATION

- A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
- B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.
- C. Cementitious Sub-floor Surfaces: Verify that substrates are dry enough and ready for resilient flooring installation by testing for moisture and pH.
- 1. Test in accordance with ASTM F710, including but not limited to Moisture Vapor Emission and pH.
- 2. Test Internal Relative Humidity in accordance with ASTM F2170 Procedure A. 3. Obtain instructions if test results are not within limits recommended by
- resilient flooring manufacturer and adhesive materials manufacturer. D. Verify that required floor—mounted utilities are in correct location.
- 3.02 PREPARATION
- A. Prepare floor substrates as recommended by flooring and adhesive manufacturers and in accordance with ASTM F710.
- B. Remove sub-floor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface. C. Prohibit traffic until filler is cured.
- E. Apply primer as required to prevent "bleed-through" or interference with adhesion
- by substances that cannot be removed. 3.03 INSTALLATION
- A. Starting installation constitutes acceptance of sub-floor conditions.
- B. Install in accordance with manufacturer's instructions. C. Spread only enough adhesive to permit installation of materials before initial set.
- D. Fit joints tightly. E. Set flooring in place, press with heavy roller to attain full adhesion.
- F. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.
- G. Install edge strips or vinyl transition trims at unprotected or exposed edges, where flooring terminates or abuts other floor finishes, and where indicated.
- H. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.
- I. Install flooring in recessed floor access covers, maintaining floor pattern. 3.04 TILE FLOORING
- A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless manufacturer's instructions say otherwise. 3.05 RESILIENT BASE
- A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches between joints.
- B. Miter internal corners. At external corners, use premolded units. At exposed ends, use premolded units.
- C. Install base on solid backing. Bond tightly to wall and floor surfaces. D. Scribe and fit to door frames and other interruptions.
- 3.06 CLEANING & PROTECTION
- A. Remove excess adhesive from floor, base, and wall surfaces without damage. B. Clean, seal and polish in accordance with manufacturer's instructions.
- C. Prohibit traffic on resilient flooring for 48 hours after installation.

# SECTION 09 6816 - SHEET CARPETING

- 1.01 SUBMITTALS
- A. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of
- B. Samples: Submit three samples 12 x 12 inch in size illustrating color and pattern for each carpet material specified. 1.02 QUALITY ASSURANCE

and 24 hours after installation.

- A. Installer Qualifications: Company specializing in installing carpet with minimum three years experience. 1.03 FIELD CONDITIONS
- A. Store materials in area of installation for minimum period of 24 hours prior to B. Maintain minimum 70 degrees F ambient temperature 24 hours prior to, during

# 2.01 CARPET

- A. Carpet: As scheduled on drawings. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
- 2.02 ACCESSORIES
- A. Sub-Floor Filler: Type recommended by carpet manufacturer.
- B. Moldings and Edge Strips: Material and color as selected. C. Seam Adhesive: Recommended by manufacturer.
- D. Contact Adhesive: Recommended by carpet manufacturer.

# 3.01 EXAMINATION

- A. Verify that sub-floor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive carpet. B. Verify that wall surfaces are smooth and flat within the tolerances specified for
- that type of work, are dust-free, and are ready to receive carpet. C. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of adhesives to sub floor surfaces.
- D. Cementitious Sub-floor Surfaces: Verify that substrates are dry enough and ready for flooring installation by testing for moisture and pH. 1. Test in accordance with ASTM F710.
- 2. Test Internal Relative Humidity in accordance with ASTM F2170 Procedure A.

- 3. Obtain instructions if test results are not within limits recommended by flooring material manufacturer and adhesive materials manufacturer.
- E. Verify that required floor-mounted utilities are in correct location.
- 3.02 PREPARATION
- A. Prepare floor substrates as recommended by flooring and adhesive manufacturers. B. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints,
- holes, and other defects with sub-floor filler.

- C. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic
- until filler is cured.
- D. Clean substrate.
- 3.03 INSTALLATION GENERAL A. Starting installation constitutes acceptance of sub-floor conditions.
- B. Install carpet and cushion in accordance with manufacturer's instructions and CRI Carpet Installation Standard. C. Verify carpet match before cutting to ensure minimal variation between dye lots.
- D. Lay out carpet: 1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
- 2. Do not locate seams perpendicular through door openings.
- 3. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
- 4. Locate change of color or pattern between rooms under door centerline. 5. Provide monolithic color, pattern, and texture match within any one area. E. Install carpet tight and flat on subfloor, well fastened at edges, with a uniform appearance.
- 3.04 DIRECT-GLUED CARPET
- A. Double cut carpet seams, with accurate pattern match. Make cuts straight, true, and unfrayed. Apply seam adhesive to cut edges of woven carpet immediately. B. Apply contact adhesive to floor uniformly at rate recommended by manufacturer.
- After sufficient open time, press carpet into adhesive. C. Apply seam adhesive to the base of the edge glued down. Lay adjoining piece
- with seam straight, not overlapped or peaked, and free of gaps. D. Roll with appropriate roller for complete contact of adhesive to carpet backing. E. Trim carpet neatly at walls and around interruptions.
- F. Complete installation of edge strips, concealing exposed edges.
- A. Remove excess adhesive from floor and wall surfaces without damage. B. Clean and vacuum carpet surfaces
- SECTION 09 9100 PAINTS AND COATINGS
- 1.01 SECTION INCLUDES A. Scope: Finish all interior and exterior surfaces exposed to view, unless fully
- factory—finished and unless otherwise indicated, including the following: 1. Exposed surfaces of steel lintels and ledge angles.
- 2. Prime surfaces to receive wall coverings. 3. Mechanical and Electrical: a. In finished areas, paint all insulated and exposed pipes, conduit, boxes,
- insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated. b. In finished areas, paint shop-primed items.
- c. On the roof and outdoors, paint all equipment that is exposed to weather or to view, except that which is factory—finished.
- B. Do Not Paint or Finish the Following Items: 1. Items fully factory—finished unless specifically so indicated; materials and products having factory—applied primers are not considered factory finished.
- 2. Items indicated to receive other finishes. Items indicated to remain unfinished. 4. Fire rating labels, equipment serial number and capacity labels, and operating
- parts of equipment. 5. Floors, unless specifically so indicated. 6. Glass.
- 7. Concealed pipes, ducts, and conduits. 1.02 SUBMITTALS

2. MPI product number

- A. Product Data: Provide complete list of all products to be used, with the following information for each:
- 1. Manufacturer's name, product name and/or catalog number, and general product category
- 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system. B. Samples: Submit three paper "drop" samples, 8-1/2 by 11 inches in size,
- illustrating range of colors available for each finishing product specified. 1. Where sheen is specified, submit samples in only that sheen. 2. Where sheen is not specified, discuss sheen options with Architect before
- preparing samples, to eliminate sheens definitely not required. C. Maintenance Materials: Furnish the following for Owner's use in maintenance of
- 1. Extra Paint and Coatings: 1 gallon of each color and type; store where directed.
- 2. Label each container with color, type, texture, and room locations in addition to the manufacturer's label. 1.03 QUALITY ASSURANCE
- A. Applicator Qualifications: Company specializing in performing the type of work specified with minimum three years experience. 1.04 FIELD CONDITIONS
- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

# 2.01 MANUFACTURERS

the following:

- A. Provide all paint and coating products from the same manufacturer to the greatest extent possible.
- 2.02 PAINTS AND COATINGS GENERAL A. Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed
- 1. Where MPI paint numbers are specified, provide products listed in Master Painters Institute Approved Product List, current edition available at www.paintinfo.com, for specified MPI categories, except as otherwise indicated. 2. Provide paints and coatings of a soft paste consistency, capable of being
- readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags. 3. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by
- manufacturer based on testing and field experience. 4. Supply each coating material in quantity required to complete entire project's work from a single production run.
- 5. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions. B. Primers: Where the manufacturer offers options on primers for a particular
- substrate, use primer categorized as "best" by the manufacturer. C. Volatile Organic Compound (VOC) Content: 1. Provide coatings that comply with the most stringent requirements specified in
- a. 40 CFR 59, Subpart D—National Volatile Organic Compound Emission Standards for Architectural Coatings. 2. Determination of VOC Content: Testing and calculation in accordance with 40
- CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction. D. Flammability: Comply with applicable code for surface burning characteristics.
- E. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line. F. Colors: As indicated on drawings 2.03 PAINT SYSTEMS - EXTERIOR

4. Primer On Concrete and Concrete Masonry: One heavy coat latex block filler

Otherwise Indicated: Including concrete, concrete masonry, and cement board. 1. Preparation as specified by manufacturer. 2. Two top coats and one coat primer recommended by manufacturer. 3. Top Coat(s): MPI Exterior Latex (MPI # 10, 11, 15, 119, 214).

A. All Exterior Concrete and Masonry Surfaces Indicated to be Painted, Unless

- (100 percent acrylic) squeegeed into pores.
- B. Wood, Opaque, Latex, 3 Coat:
- 1. One coat of latex primer sealer. 2. Semi-gloss: Two coats of latex enamel; MPI # 11.
- C. Gypsum Board and Plaster, Opaque, Latex, 3 Coat:
- 1. One coat of latex primer sealer.
- 2. Flat: Two coats of latex; MPI # 10. D. Ferrous Metals, Unprimed, Latex, 3 Coat:
- 1. One coat of latex primer. 2. Semi-gloss: Two coats of latex enamel; MPI # 163.
- E. Ferrous Metals, Primed, Latex, 2 Coat: 1. Touch-up with rust-inhibitive primer recommended by top coat manufacturer.
- 2. Semi-gloss: Two coats of latex enamel; MPI # 163. F. Galvanized Metals, Latex, 3 Coat:
- 1. One coat galvanize primer.
- 2. Semi-gloss: Two coats of latex enamel; MPI # 163. 2.04 PAINT SYSTEMS - INTERIOR
- A. All Interior Surfaces Indicated to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, concrete masonry, brick, wood, plaster, uncoated steel,
- shop primed steel, and galvanized steel.
- 1. Two top coats and one coat primer. 2. Primer(s): As recommended by manufacturer of top coats.
- B. Medium Duty Door/Trim: 1. Medium duty applications include doors, door frames, railings, handrails,
- guardrails, and balustrades 2. Two top coats and one coat primer.
- 3. Top Coat(s): MPI High Performance Architectural Interior Latex; MPI #139,140, 4. Semi-Gloss: MPI gloss level 5; use this sheen, unless noted otherwise.
- 5. Primer(s): As recommended by manufacturer of top coats. C. Dry Fall: Metals; exposed structure and overhead-mounted services, including shop primed steel deck, structural steel, metal fabrications, galvanized ducts, galvanized conduit, and galvanized piping.
- Shop primer by others.
- 2. One top coat. 3. Top Coat: MPI Latex Dry Fall; MPI #118, 155, 226.
- 4. Flat: MPI gloss level 1; use this sheen, unless noted otherwise. D. Transparent Finish on Wood, Unless Otherwise Indicated:
- 1. Stain: MPI Semi-Transparent Stain for Wood; MPI #90. 2. Top Coat(s): MPI Clear Water Based Varnish; MPI #128, 129, 130. 3. Satin: MPI gloss level 4; use this sheen, unless noted otherwise.
- E. Wood, Opaque, Latex, 3 Coat: 1. One coat of latex primer sealer.
- 2. Semi-gloss: Two coats of latex enamel; MPI # 54. F. Concrete/Masonry, Opaque, Latex, 3 Coat:
- One coat of block filler. 2. Flat: Two coats of latex enamel; MPI # 53. G. Ferrous Metals, Unprimed, Latex, 3 Coat:
- 1. One coat of latex primer. 2. Semi-gloss: Two coats of latex enamel; MPI # 153. H. Ferrous Metals, Primed, Latex, 2 Coat:
- Touch-up with latex primer. 2. Semi-gloss: Two coats of latex enamel; MPI # 153.
- One coat galvanize primer. 2. Semi-gloss: Two coats of latex enamel; MPI # 153.
- J. Gypsum Board/Plaster, Latex, 3 Coat: 1. One coat of latex primer sealer.
- 2. Eggshell: Two coats of latex enamel; MPI # 52. K. Fabrics/Insulation Jackets, Alkyd, 3 Coat:
- 1. One coat of latex primer sealer. 2. Flat: Two coats of alkyd enamel; MPI # 49. 2.05 ACCESSORY MATERIALS

A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths,

specified whether specifically indicated or not; commercial quality. B. Patching Material: Latex filler.

I. Galvanized Metals, Latex, 3 Coat:

# C. Fastener Head Cover Material: Latex filler.

- 3.01 EXAMINATION A. Do not begin application of coatings until substrates have been properly prepared. B. Verify that surfaces are ready to receive work as instructed by the product
- manufacturer. C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- D. Test shop—applied primer for compatibility with subsequent cover materials. E. Measure moisture content of surfaces using an electronic moisture meter. Do not
- apply finishes unless moisture content of surfaces are below the following maximums: 1. Gypsum Wallboard: 12 percent.
- 2. Plaster and Stucco: 12 percent. 3. Masonry, Concrete, and Concrete Unit Masonry: 12 percent. 4. Interior Wood: 15 percent, measured in accordance with ASTM D4442.
- 5. Exterior Wood: 15 percent, measured in accordance with ASTM D4442. 3.02 PREPARATION A. Clean surfaces thoroughly and correct defects prior to coating application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions. C. Remove or repair existing coatings that exhibit surface defects. D. Remove or mask surface appurtenances, including electrical plates, hardware, light
- fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing. E. Seal surfaces that might cause bleed through or staining of topcoat. F. Remove mildew from impervious surfaces by scrubbing with solution of tetra—sodium phosphate and bleach. Rinse with clean water and allow surface to
- G. Concrete and Unit Masonry Surfaces to be Painted: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium
- metasilicate after thoroughly wetting with water. Allow to dry. H. Gypsum Board Surfaces to be Painted: Fill minor defects with filler compound. Spot prime defects after repair. I. Plaster Surfaces to be Painted: Fill hairline cracks, small holes, and imperfections
- with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high alkali surfaces. J. Insulated Coverings to be Painted: Remove dirt, grease, and oil from canvas and
- high pressure water. Remove oxidation with acid etch and solvent washing. Apply etching primer immediately following cleaning. L. Galvanized Surfaces to be Painted: Remove surface contamination and oils and wash with solvent. Apply coat of etching primer.

K. Aluminum Surfaces to be Painted: Remove surface contamination by steam or

M. Corroded Steel and Iron Surfaces to be Painted: Prepare using at least SSPC-PC 2 (hand tool cleaning) or SSPC-SP 3 (power tool cleaning) followed by SSPC-SP 1 (solvent cleaning). N. Uncorroded Uncoated Steel and Iron Surfaces to be Painted: Remove grease, mill

scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident,

remove by hand wire brushing or sandblasting; clean by washing with solvent.

Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and

- nuts are similarly cleaned. Prime paint entire surface; spot prime after repairs. O. Shop-Primed Steel Surfaces to be Finish Painted: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces.
- P. Interior Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation. Q. Interior Wood Surfaces to Receive Transparent Finish: Wipe off dust and grit prior

to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail

holes and cracks after sealer has dried; sand lightly between coats. Prime

- concealed surfaces with gloss varnish reduced 25 percent with thinner.
- R. Exterior Wood Surfaces to Receive Opaque Finish: Remove dust, grit, and foreign matter. Seal knots, pitch streaks, and sappy sections. Fill nail holes with tinted exterior calking compound after prime coat has been applied. Back prime
  - concealed surfaces before installation.
  - S. Wood Doors to be Field-Finished: Seal wood door top and bottom edge surfaces with clear sealer.
- T. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces. 3.03 APPLICATION
- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately
- B. Exterior Wood to Receive Opaque Finish: If final painting must be delayed more than 2 weeks after installation of woodwork, apply primer within 2 weeks and
- final coating within 4 weeks.
- C. Apply products in accordance with manufacturer's instructions.
- D. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry
- before next coat is applied.
- E. Apply each coat to uniform appearance. F. Dark Colors and Deep Clear Colors: Regardless of number of coats specified,
- apply as many coats as necessary for complete hide. G. Sand wood and metal surfaces lightly between coats to achieve required finish.
- H. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat. I. Wood to Receive Transparent Finishes: Tint fillers to match wood. Work fillers into
- the grain before set. Wipe excess from surface. J. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and
- A. Protect finished coatings until completion of project. B. Touch—up damaged coatings after Substantial Completion.

fittings removed prior to finishing.

# SECTION 10 2113.13 - METAL TOILET COMPARTMENTS

- 1.01 ADMINISTRATIVE REQUIREMENTS A. Coordination: Coordinate the work with placement of support framing and anchors in walls and ceilings.
- 1.02 PERFORMANCE REQUIREMENTS A. Assure configuration of components and accessories, and operation of doors and hardware including opening, closing and latching are in compliance with the requirements of the ADA Standards, ANSI A117.1, the Building Code, and local
- accessibility regulations. 1.03 SUBMITTALS A. Shop Drawings: Indicate partition plan, elevation views, dimensions, details of wall
- and floor supports, door swings. B. Product Data: Provide data on panel construction, hardware, and accessories.

headrail-braced.

3.04 PROTECTION

- 2.01 MATERIALS A. Steel Sheet: Hot-dipped galvanized steel sheet, ASTM A653/A653M, with G90/Z275 coating.
- 2.02 COMPONENTS A. Toilet Compartments: Baked enamelled or powder coated steel, floor-mounted
- B. Doors, Panels, and Pilasters: Sheet steel faces, pressure bonded to sound deadening core, formed and closed edges; corners made with corner clips or mitered, welded, and ground smooth.
- 1. Panel Faces: 20 gage. Door Faces: 22 gage. 3. Pilaster Faces: 20 gage

4. Reinforcement: 12 gage.

channel-shaped panel bracket.

integral with pilaster.

1. Thickness: 1 inch.

2.03 ACCESSORIES

- 5. Internal Reinforcement: Provide in areas of attached hardware and fittings. Mark locations of reinforcement for partition mounted washroom accessories. C. Door and Panel Dimensions:
- 2. Door Width: 24 inch. 3. Door Width for Handicapped Use: 36 inch.
- D. Pilasters: 1-1/4 inch thick, of sizes required to suit compartment width and E. Urinal Screens: 18 inch wide x 42 inch high wall mounted with continuous
- A. Pilaster Shoes: Formed ASTM A 666, Type 304 stainless steel with No. 6 finish, 3 inch high, concealing floor fastenings. 1. Provide adjustment for floor variations with screw jack through steel saddles
- B. Head Rails: Hollow anodized aluminum tube,  $1 \times 1-5/8$  inch size, with anti-grip strips and cast socket wall brackets.

5. Provide door pulls each side of accessible stall doors.

- C. Brackets: Polished chrome-plated non-ferrous cast metal. D. Attachments, Screws, and Bolts: Stainless steel, tamper proof type. 1. For attaching panels and pilasters to brackets: Through—bolts and nuts;
- tamper proof E. Hardware: Polished chrome plated non-ferrous cast metal: 1. Pivot hinges, gravity type, adjustable for door close positioning; two per door. 2. Thumb turn or sliding door latch with exterior emergency access feature.
- 3. Door strike and keeper with rubber bumper; mounted on pilaster in alignment with door latch. 4. Coat hook with rubber bumper; one per compartment, mounted on door.
- F. Privacy accessories: 1. Hinge Side Filler: Mounted on pilaster at each door, finish to match pilaster, full length of door.
- 2. Continuous Stop: Mounted on pilaster at each door, with continuous rubber bumper, finish to match pilaster, full-length of door.

A. Steel Compartments: Clean, degrease, and neutralize. Follow immediately with a

phosphatizing treatment, prime coat and two finish coats powder coat enamel.

# B. Verify that field measurements are as indicated

until corrected.

3.01 EXAMINATION A. Verify existing conditions before starting work.

B. Color: As indicated on drawings.

and local accessibility regulations.

D. Verify correct location of built—in framing, anchorage, and bracing. E. Notify contractor of non-conforming conditions. Do not proceed with installation

C. Verify correct spacing of and between plumbing fixtures.

3.02 INSTALLATION A. Install partitions secure, rigid, plumb, and level in accordance with manufacturer's instructions

B. Assure partitions and urinal screens are positioned in compliance with the

clearance requirements of the ADA Standards, ANSI A117.1, the Building Code,

- C. Maintain 3/8 to 1/2 inch space between wall and panels and between wall and D. Attach panel brackets securely to walls using anchor devices. E. Attach panels and pilasters to brackets. Locate head rail joints at pilaster center
- F. Field touch—up of scratches or damaged enamel finish will not be permitted. Replace damaged or scratched materials with new materials. 3.03 TOLERANCES A. Maximum Variation From True Position: 1/4 inch. EXCEPTION: Do not reduce

A. Adjust and align hardware to uniform clearance at vertical edge of doors, not

B. Adjust hinges on accessible stalls to position doors in full closed position when

minimum clearance requirements of the ADA Standards, ANSI A117.1, the Building

B. Maximum Variation From Plumb: 1/8 inch.

unlatched. Return other doors to partial open position.

C. Adjust adjacent components for consistency of line or plane.

Code, and local accessibility regulations.

exceeding 3/16 inch.

# SECTION 10 4416 — FIRE EXTINGUISHES

- 1.01 REFERENCE STANDARDS
- A. NFPA 10 Standard for Portable Fire Extinguishers; 2013. B. UL (FPED) — Fire Protection Equipment Directory; Underwriters Laboratories Inc.; current edition.
- 1.02 SUBMITTALS
- A. Shop Drawings: Indicate cabinet physical dimensions, wall bracket mounted measurements, and location.
- B. Product Data: Provide color and finish and extinguisher type and capacity.
- 1.03 FIELD CONDITIONS
- A. Do not install extinguishers when ambient temperature may cause freezing of

extinguisher ingredients

- 2.01 FIRE EXTINGUISHERS A. Fire Extinguishers — General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
- 1. Provide extinguishers labeled by UL for the purpose specified and indicated. B. Dry Chemical Type Fire Extinguishers: Carbon steel tank, with pressure gage.
- 1. Class: 4A-80B:C. 2. Size: 10 pound.
- 3. Finish: Baked polyester powder coat, red color.
- 2.02 ACCESSORIES
- A. Extinguisher Brackets: Formed steel, chrome-plated

C. Graphic Identification: "Fire Extinguisher" oriented vertically.

- B. Cabinets: Manufacturer's Standard baked enamel, ADA compliant, semi-recessed cabinet with vertical tempered glass panel and vinyl lettering. Recess depth suitable for installation in a standard 3-5/8" stud wall while maintaining accessibility code compliance.
- A. Verify existing conditions before starting work. B. Verify rough openings for cabinet are correctly sized and located.
- AREA AND NOT MORE THAN 75' TRAVEL DISTANCE FROM ANY POINT TO AN EXTINGUISHER) fire extinguishers. B. Final location shall be directed by the authority having jurisdiction.
- C. Install in accordance with manufacturer's instructions and secure rigidly in place. D. Place extinguishers on wall brackets, unless cabinets are indicated in the documents.

A. Supply and install (QUANTITY BASED ON 1 EXTINGUISHER PER 3.000 S.F. FLOOR

LITTLE RED ROOSTER Your Vision 

Our Passion

25 Ships Way Big Pine, FL 33043

(305) 509 - 7932

www.LilRedRooster.com

**CONSULTANTS** 

CIVIL ENGINEER:

SIO

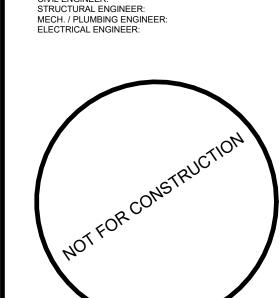
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SHEET TITLE:

24 x 36

DRAWN BY:

CAF

ORIGINAL SIZE: PROJECT NUMBER:

CHECKED BY:

DATE

**SPECIFICATIONS** 

**CREATION DATE:** DATE ISSUED FOR:

REVISION

SHEET NUMBER

display, temporary override feature to bypass cycle for inclement weather, timer for a multi

B. Controller Housing: NEMA 250 Type 3; weatherproof, watertight, with lockable access door.

B. Review layout requirements with other affected work. Coordinate locations of sleeves under

B. Verify that required utilities are available, in proper location, and ready for use.

A. Maintain trenches free of debris, material, or obstructions that may damage pipe.

A. Install pipe, valves, controls, and outlets in accordance with manufacturer's instructions.

F. After piping is installed, but before outlets are installed and backfilling commences, open

B. System is acceptable if no leakage or loss of pressure occurs during test period.

A. Prior to backfilling, test system for leakage for whole system to maintain 100 psi pressure for

shutdown.

3.01 EXAMINATION

3.02 PREPARATION

3.03 TRENCHING

3.04 INSTALLATION

3.06 BACKFILLING

B. Connect to utilities.

3.05 FIELD QUALITY CONTROL

A. Verify location of existing utilities.

paving to accommodate system.

A. Layout and stake locations of system components.

C. Set outlets and box covers at finish grade elevations.

valves and flush system with full head of water.

E. Use threaded nipples for risers to each outlet.

D. Provide for thermal movement of components in system.

station system, programmable for 7 days in quarter hour increments, with automatic start and

AASHTO T 180.

area to prevent standing surface water.

SECTION 32 1216 - ASPHALT PAVING

Institute; 1994, Sixth Edition.

1.03 ENVIRONMENTAL REQUIREMENTS

or surface is wet or frozen.

1.02 QUALITY ASSURANCE

3.06 CLEANING

1.01 REFERENCES

B. If tests indicate work does not meet specified requirements, remove work, replace and retest.

A. Remove unused stockpiled materials, leave area in a clean and neat condition. Grade stockpile

B. Leave borrow areas in a clean and neat condition. Grade to prevent standing surface water.

A. Al MS-2 - Mix Design Methods for Asphalt Concrete and Other Hot-Mix Types; The Asphalt

A. Perform Work in accordance with Federal, State, and Local highway department standards.

A. Do not place asphalt when ambient air or base surface temperature is less than 40 degrees F,

B. Place bitumen mixture when temperature is not more than 15 F degrees below bitumen

supplier's bill of lading and not more than maximum specified temperature.

B. Al MS-19 - A Basic Asphalt Emulsion Manual; The Asphalt Institute; Third Edition.

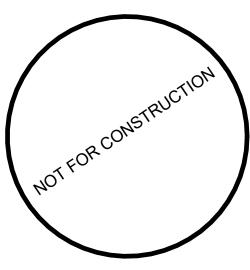
B. Mixing Plant: Conform to Federal, State and Local highway department standards.

Where requirements overlap, conform to the most stringent.

C. Proof roll compacted fill at surfaces that will be under slabs-on-grade and paving.

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Our Passion 25 Ships Way Big Pine, FL 33043 (305) 509 - 7932 www.LilRedRooster.com CONSULTANTS CIVIL ENGINEER: STRUCTURAL ENGINEER: MECH. / PLUMBING ENGINEER: ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

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SHEET TITLE:

**SPECIFICATIONS** 

ORIGINAL SIZE: PROJECT NUMBER:

21003

CHECKED BY:

24 x 36 DRAWN BY:

CAF

CREATION DATE:	DATE
ISSUED FOR:	DATE:

REVISION	DATE

SHEET NUMBER:

# STRUCTURAL NOTES

#### STRUCTURAL NOTES

#### 1010 GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE

PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

#### 1015 EXISTING STRUCTURE:

INFORMATION SHOWN FOR THE EXISTING STRUCTURE ON THESE DRAWINGS WAS TAKEN FROM THE DRAWINGS THAT WERE

PREPARED BY: CURRIE SCHNEIDER ASSOCIATES AIA / LITTLE RED ROOSTER

ENTITLED: KEY LARGO VOLUNTEER FIRE RESCUE STATION NO. 1 DATED: <u>11/21/94 / 3/16/2022</u>

WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE ABOVE INDICATED ORIGINAL DRAWINGS INCLUDING (BUT NOT LIMITED TO) DIMENSIONS, ELEVATIONS, MEMBER SIZES, MATERIALS, DETAILS, ETC. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR

# 1050 DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THE BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE SOUTH FLORIDA BUILDING CODE, 2010 BROWARD EDITION. THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ROOF: LIVE LOAD = 30 PSF DEAD LOAD = 25 PSF LIVE LOAD = 100 PSF SECOND FLOOR: LIVE LOAD = 50 PSF DEAD LOAD= 25 PSF WIND PER ASCE 7-16 3 SECOND GUST WIND SPEED = 180 MPH IMPORTANCE FACTOR = 1.0 EXPOSURE D

# 1120 SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS,

SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED.

SHOP DRAWING SUBMITTALS SHALL INCLUDE ONE GOOD QUALITY REPRODUCIBLE AND THREE SETS OF BLUEPRINTS. ONE SET OF PRINTS WILL BE RETAINED BY THE ENGINEER, ONE BY THE ARCHITECT, ONE BY THE LOCAL BUILDING DEPARTMENT (WHERE REQUIRED) AND THE CONTRACTOR SHALL MAKE PRINTS FROM THE REPRODUCIBLES AS REQUIRED FOR DISTRIBUTION.

THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS SHALL BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS SHALL BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL, ARCHITECT/ENGINEER REVIEW WILL BE LIMITED TO THOSE ITEMS CAUSING THE RE-SUBMITTAL

# 1121 SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS:

THE FOLLOWING SYSTEMS AND COMPONENTS AS A MINIMUM REQUIRE FABRICATION AND ERECTION DRAWINGS PREPARED BY A DELEGATED ENGINEER:

LIGHT GAGE STEEL EXTERIOR WALL SYSTEMS, ALUMINUM WALL SYSTEMS, GLAZED CURTAIN WALLS, PREFABRICATED STEEL STAIRS & RAILINGS, ARCHITECTURAL PRECAST CONCRETE ELEMENTS, STRUCTURAL PRECAST SYSTEMS, GLASS FIBER REINFORCED CONCRETE PANEL SYSTEMS, OPEN WEB STEEL JOISTS, STRUCTURAL STEEL CONNECTIONS REQUIRING ENGINEERING, TILT-WALL ERECTION DRAWINGS.

SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS IFC.F35ARY FOR PROPER FARRICATIO) PRODUCTS WILL NOT BE ACCEPTED.

SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE DELEGATED ENGINEER.

SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER, COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE/SHE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE STRUCTURAL ENGINEER WILL RETAIN ONE SIGNED AND SEALED BLUELINE PRINT FOR RECORD.

DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING DO NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:

A.) THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.

B.) THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.

C.) THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE).

D.) THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE).

SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

# 2010 FOUNDATIONS:

are designed for an allowable soil bearing pressure of 2,000 psf on Compacted fill. Before construction commences, soil bearing CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

# 2201 SOIL COMPACTION:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf. REMOVE TOP SOIL TO A MINIMUM DEPTH OF ONE FOOT OVER THE ENTIRE BUILDING AREA AND FIVE FEET BEYOND BUILDING LINES. COMPACT SUB-GRADE USING A VIBRATORY COMPACTER SUCH AS "VIBRATOW II" OR EQUIVALENT WITH A MINIMUM OF FOUR PASSES, PLACE AND COMPACT FILL MATERIAL TO FINISHED GRADE LEVEL IN LIFTS NOT EXCEEDING 12" THICK, SUB-GRADE AND EACH LIFT SHALL BE COMPACTED TO MINIMUM 95% MODIFIED PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557. VERIFICATION THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY AN INDEPENDENT GEOTECHNICAL CONSULTANT EMPLOYED BY THE OWNER AND APPROVED BY THE ENGINEER, LOCATIONS FAILING TO MEET THE REQUIREMENTS SHALL BE RECOMPACTED AND RETESTED AT THE CONTRACTORS EXPENSE AND AS DIRECTED BY THE INDEPENDENT GEOTECHNICAL CONSULTANT.

# 3102 FORMWORK AND SHORING:

NO STRUCTURAL CONCRETE SHALL BE STRIPPED UNTIL IT HAS REACHED AT LEAST TWO-THIRDS OF THE 28 DAY DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.

# 3103 PLUMBING SLEEVES:

MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER. PRIOR TO CONSTRUCTION SLEEVE LOCATIONS AND SIZES SHALL BE APPROVED BY THE ENGINEER.

# 3201 REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

# 3202 WELDED WIRE FABRIC:

TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS, MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES, USE OF FLAT MANUFACTURED SHEETS IS RECOMMENDED.

# 3302 CONCRETE:

SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS AS LISTED BELOW WITH A PLASTIC AND WORKABLE MIX:

3000 psi FOR FOUNDATIONS AND SLABS ON GRADE. 4000 psi FOR OTHER STRUCTURAL CONCRETE.

CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.

WHERE SPECIFIED CONCRETE STRENGTH OF COLUMN IS GREATER THAN THE SPECIFIED SLAB CONCRETE STRENGTH, HIGHER STRENGTH CONCRETE SHALL BE PUDDLED AT THE COLUMN. THE STRENGTH OF PUDDLED CONCRETE SHALL BE AT LEAST 0.72 TIMES THE STRENGTH OF COLUMN CONCRETE.

SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE. CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS. IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT STATED ABOVE, THE CONCRETE SHALL BE DISCARDED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE. SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A FUGITIVE DYE. THE COMPOUND SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. SCUFFED OR BROKEN AREAS IN THE CURING MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED; OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.

CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE. IF ACCEPTED, PEA ROCK PUMP MIX USE IS LIMITED TO VERTICAL ELEMENT POURS AND BEAM POURS LESS THAN 60 LINEAL FEET PER POUR.

CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318.

WATER/CEMENT RATIO FOR CONCRETE AT EXTERIOR BALCONIES SHALL NOT EXCEED 0.40 BY WEIGHT.

#### 3303 WEATHER RESISTANCE:

WHEREVER CONCRETE BALCONIES (OR OTHER FLAT SURFACES) OF THE REINFORCED OR POST-TENSIONED CONCRETE SLABS ARE TO REMAIN EXPOSED TO THE WEATHER THROUGHOUT THE LIFE OF THE BUILDING, THE TOP SURFACE OF THE CONCRETE SHALL BE TREATED WITH A CLEAR NONFLAMMABLE PENETRATING SEALER OF THE ALKYL-ALKOXY SILANE CLASSIFICATION, SUCH AS SONNEBORN PENETRATING SEALER 20, HYDROZO ENVIROSEAL 20, OR OTHER ENGINEER APPROVED WEATHER RESISTANT SYSTEM. APPLICATION AND SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S

#### 3307 PENETRATIONS:

NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THE STRUCTURAL DRAWINGS WITHOUT PREVIOUS APPROVAL OF THE ENGINEER. CONTRACTOR SHOULD SUBMIT SLAB DRAWINGS INDICATING ANY CONCENTRATION OF PIPES, OPENINGS OR PENETRATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS PRIOR TO CONCRETE POURS.

TTER ATTESTING TO THE FACT THAT THE SHORING HAS BEEN INSPECTED AND FOUND TO MEET THE REQUIREMENTS SHOWN IN THE SHORING DRAWINGS.

# 4203 MASONRY WALLS:

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 psi ON THE NET AREA (f'm = 1500 psi). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270. GROUT SHALL BE 2000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476. PROVIDE HOOKED DOWELS IN FOOTINGS FOR VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.

BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS OVER 4 FEET WIDE, AND AS SHOWN ON THE PLANS. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRED. MASONRY SHALL BE LAID IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE.

PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.

IF REQUIRED, CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS, HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS, SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.

submit proposed grout mix design for review prior to use, mix shall be uniquely identified by mix number or other positive identification. GROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES. USE OF SUPERPLASTICIZER IS PROHIBITED.

CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF CELLS TO BE GROUT FILLED IN EACH POUR IN EXCESS OF 5 FEET IN HEIGHT. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS. THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING, AFTER INSPECTION.

VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS, CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE POURED IN LIFTS OF 4 FEET MAXIMUM HEIGHT. GROUT SHALL BE CONSOLIDATED

WHEN TOTAL GROUT POUR EXCEEDS 5 FEET IN HEIGHT, THE GROUT SHALL BE PLACED IN 4 FOOT LIFTS. MINIMUM CELL DIMENSION SHALL BE IN ACCORDANCE WITH TABLE 5 OF ACI 530.1 (3" X 3" FOR COARSE GROUT, 12 FT. MAXIMUM POUR HEIGHT).

WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE MADE BY STOPPING THE POUR OF GROUT NOT LESS THAN 1-1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.

# **4205 TIE BEAMS**:

BEAMS WITH THE PREFIX "TB" SHALL BE OF CONCRETE, POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE. REINFORCING SHALL BE CONTINUOUS THROUGH TIE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS. USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).

# **4207 LINTELS:**

MASONRY OPENINGS LESS THAN 16 FEET SHALL BE SPANNED WITH 8"x16" CONCRETE LINTELS WITH 2#5 REINFORCING BARS TOP AND BOTTOM. MASONRY OPENINGS LESS THAN 12 FEET SHALL BE SPANNED WITH 8"x12" CONCRETE LINTELS WITH 2#5 REINFORCING BARS TOP AND BOTTOM. MASONRY OPENINGS LESS THAN 6 FEET SHALL BE SPANNED WITH 8"X8" CONCRETE LINTELS WITH 2#5 REINFORCING BARS BOTTOM. LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END.

# 5101 STRUCTURAL STEEL:

WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A-572 OR A-992 GRADE 50 AND OTHER SHAPES SHALL CONFORM TO ASTM A36 AND "THE SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. SHOP CONNECTIONS TO BE WELDED (UTILIZING E70XX ELECTRODES) AND FIELD CONNECTIONS TO BE BOLTED, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. STEEL SHALL RECEIVE ONE SHOP COAT AND ONE FIELD TOUCH UP COAT OF APPROVED PAINT, EXCEPT WHERE GALVANIZING IS INDICATED ON THE DRAWINGS.

STRUCTURAL TUBING SHALL CONFORM TO ASTM A-500, GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B, TYPE E OR S,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL CONFORM TO ASTM A-53 GRADE B,  $F_y = 46$  ksi. STRUCTURAL PIPE SHALL PIP 35 ksi. BEAM CONNECTIONS TO TUBE COLUMNS SHALL BE A.I.S.C. THRU-PLATE TYPE UNLESS SHOWN OTHERWISE.

BOLTED CONNECTIONS SHALL CONSIST OF MINIMUM 3/4 INCH DIAMETER ASTM A-325N HIGH STRENGTH BOLTS, BEAM CONNECTIONS SHALL BE DESIGNED BY THE FABRICATOR FOR THE REACTIONS SHOWN ON THE PLANS. IF NOT SHOWN, THE FABRICATOR SHALL DESIGN THE BEAM CONNECTIONS TO SUPPORT AN END REACTION OF W/2 KIPS FROM THE TABLES IN PART 2 "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED" OF THE MANUAL OF STEEL CONSTRUCTION (9TH EDITION), BUT CONNECTIONS SHALL NOT HAVE LESS THAN 2 ROWS OF BOLTS. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 OR A-36 (THREADED ROD).

# **5111 WELDING:**

WELDING SHALL BE DONE BY WELDERS WITH CURRENT CERTIFICATION USING ASTM E70 SERIES ELECTRODE FOR SHOP WELDING A36 STEEL, AND E70 SERIES LOW HYDROGEN ELECTRODES FOR ALL WELDING OF HIGH STRENGTH STEELS AND FOR FIELD WELDING.

WELDS SHOWN ON STRUCTURAL DRAWINGS ARE MINIMUM DESIGN REQUIREMENTS. THE FABRICATOR'S SHOP DRAWINGS SHALL REFLECT WELDS IN

FULL PENETRATION GROOVE WELDS SHALL BE INSPECTED BY ULTRASONIC TESTING. TWENTY-FIVE PERCENT OF THE WELDS SHALL BE INSPECTED AT RANDOM

UNLESS NOTED OTHERWISE ON THE DRAWINGS, GROOVE WELDS SHALL BE FULL PENETRATION.

UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

PROVIDE FILLET WELDS AT CONTACT POINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

# 5201 STEEL JOISTS:

SHALL BE THE SIZE AND SPACING AS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE DESIGNED, FABRICATED, INSTALLED AND BRIDGED IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE SPECIFICATIONS. ENDS OF BRIDGING LINES TERMINATING AT WALLS OR BEAMS SHALL BE ANCHORED THERETO AT TOP AND BOTTOM CHORDS. MINIMUM JOIST BRIDGING TERMINATION CONNECTIONS TO MASONRY SHALL BE L3 X 3 X 1/4 X 3" LONG WITH (1) 1/2" DIAMETER ANCHOR BOLT OR 1/4 X 4 X 4 WITH (1) 1/2" X 5" HEADED STUD TO CONCRETE. BRIDGING SHALL BE WELDED OR BOLTED AT POINTS OF CONTACT. WELD SHALL NOT DAMAGE THE JOIST. CROSS BRIDGING SHALL BE WELDED OR BOLTED AT ITS CENTER POINT.

K-SERIES JOISTS SHALL BEAR A MINIMUM OF 2-1/2" ON STEEL BEAMS AND 4" ON CONCRETE BEAMS. JOIST BEARING PLATES TO BE MINIMUM 3/8" X 5" X 7-1/2" WITH (2) 1/2" DIAMETER X 5" SHEAR STUD CONNECTORS, BEARING PLATES FOR BACK TO BACK SINGLE JOISTS SHALL BE MINIMUM 3/8" X 7-1/2" X 7-1/2" WITH (4) 1/2" DIAMETER X 5" SHEAR STUD CONNECTORS. BEARING PLATES SHALL BE CAST INTEGRALLY WITH THE CONCRETE BEAM. WELD JOISTS TO BEARING PLATES WITH A MINIMUM OF (2) 1/8" FILLET WELDS, UNLESS NOTED OTHERWISE.

LH-SERIES JOISTS SHALL BEAR A MINIMUM OF 4" ON STEEL BEAMS AND 6" ON CONCRETE BEAMS, JOIST BEARING PLATES TO BE MINIMUM 3/8" X 6" X 9" WITH (2) ½" DIAMETER X 5" SHEAR STUD CONNECTORS. BEARING PLATES FOR BACK TO BACK SINGLE JOISTS SHALL BE MINIMUM 3/8" X 9" X 11-5/8" WITH (4) ½" DIAMETER X 5" SHEAR STUD CONNECTORS, BEARING PLATES SHALL BE CAST INTEGRALLY WITH THE CONCRETE BEAM. WELD JOISTS TO BEARING PLATE WITH A MINIMUM OF (2) 1/4" FILLET WELDS, UNLESS NOTED OTHERWISE. BACK TO BACK JOISTS SHALL BE OFFSET IF CONCRETE BEAM IS LESS THAN 12" NOMINAL WIDTH OR STEEL BEAM IS LESS THAN 8" WIDE.

SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWING SUBMITTAL SHALL INCLUDE LAYOUT, COMPONENT DESIGNATION, BRIDGING, AND PERTINENT SECTIONS AND DETAILS, SUBMITTALS FOR JOISTS, OTHER THAN STANDARD SJI CATALOG SELECTIONS WHICH HAVE BEEN CHECKED BY SJI, SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

## 5202 JOIST BEARING:

WHERE STEEL BEAMS SUPPORT JOISTS FRAMING FROM ONE SIDE ONLY, OR WHERE JOISTS FROM ONE SIDE ARE 30% LONGER THAN THE JOISTS ON THE OPPOSITE OF THE BEAM, JOISTS SHALL BEAR FULL WIDTH OF THE STEEL BEAM OR 5-1/2", WHICH EVER IS LESS.

## 5203 NET UPLIFT DESIGN:

STEEL ROOF JOISTS SHALL BE DESIGNED TO WITHSTAND NET UPLIFT INDICATED ON DRAWINGS. IN ADDITION TO THE STANDARD SJI BOTTOM CHORD BRIDGING, WHICH INCLUDES THE FIRST END PANELS, THE JOIST MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS FOR UPLIFT, EITHER CONFIRMING THE SJI BRIDGING REQUIREMENT OR PROVIDING A DESIGN ADEQUATE FOR THE UPLIFT. THIS SUBMITTAL SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

#### 5210 STEEL ROOF DECK:

SHALL BE 1-1/2" DEEP, 20 GAGE GALVANIZED (G60) WIDE RIBBED STEEL ROOF DECK AND SHALL CONFORM TO PROVISIONS OF THE STEEL DECK INSTITUTE (SDI) SPECIFICATIONS FOR STEEL ROOF DECK, WELD PATTERN SHALL BE A MINIMUM 7UNLESS NOTED OTHERWISE. FASTEN SIDE LAPS AT MID-SPAN WITH A #10

## 5714 RAILING:

CONFORMANCE

SCREW.

ENGINEERED RAILING SYSTEM AND CONNECTION OF SAME TO THIS STRUCTURE SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SUBMIT SHOP DRAWINGS BEARING THE EMBOSSED SEAL AND THE SIGNATURE OF THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE CONFIGURATION OF THE RAILING SYSTEM SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. RAILING SYSTEM AND CONNECTIONS SHALL BE DESIGNED FOR APPLICABLE LOADS AS INDICATED ON THE PLANS AND IN THE BUILDING CODE. THE LOADS SHALL BE CLEARLY INDICATED ON SHOP DRAWINGS, SHOP DRAWINGS SHALL SHOW AND SPECIFY CONNECTIONS UTILIZED WITHIN THE RAILING SYSTEM AS WELL AS CONNECTIONS TO AND LOADS IMPOSED UPON THE STRUCTURAL SYSTEM SHOWN ON THESE PLANS.

#### 8000 WINDOW AND DOOR SYSTEMS:

ALL DOOR AND WINDOW SYSTEMS SHALL BE DESIGNATED AS SPECIALITY ENGINEERED ITEMS AND THE DESIGN OF THESE "SYSTEMS" AND THEIR CONNECTIONS TO THE STRUCTURE DEPICTED ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE SUPPLIER/SPECIALTY ENGINEER. SUBMIT PRODUCT APPROVAL INFORMATION (OR SIGNED AND SEALED CALCULATIONS) FOR APPROVAL.

UNLISS INDICATED OTHERWISE (BY PRODUCT APPROVALOR CALCULATIONS), THE MINIMUM CONNECTIONS OF THE "BUCKS" (2x4 P.T. SYP, MIN.) TO THE STRUCTURE SHALL BE MADE WITH ½" DIAMETER EXPANSION BOLTS (3 ½" MIN. EMBEDMENT AND EDGE DISTANCE) AT 12" C/C SPACING AND 6" C/C FROM EACH MULLIONS AND/OR CORNER ALL DOOR AND WINDOW SYSTEMS SHALL BE DESIGNED TO SAFELY RESIST THE WIND PRESSURES SHOWN ON THIS SHEET. SUBMIT SHOP DRAWINGS VERIFYING



# **FIRE STATION 24 EXPANSION**

**OVERSEAS HIGHWAY & EAST DRIVE** KEY LARGO, FL 33037

STRUCTURAL INDEX SHEET

SHEET NAME

SHEET

NUMBER

STRUCTURAL NOTES

WIND PRESSURES

SECTIONS

TYPICAL DETAILS

GROUND FRAMING PLAN

**ROOF FRAMING PLAN** 

SECOND LEVEL FRAMING PLAN

GENERAL INFORMATION & SCHEDULE



ENGINEERS 7501 Wiles Road, Suite 106-B Coral Springs, FL 33067 TEL: (954) 227-1512 www.siiengineers.com C.A. #9446

MON7FR I. FARAMAWI FLORIDA P.E #57439

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

FIRE STATION **24 EXPANSION OVERSEAS HIGHWAY &** EAST DRIVE KEY LARGO, FL 33037

REVISIONS Description

> DRAWING TITLE: STRUCTURAL

> > 21-030

M.F

DATE: 4/22/2022 STATUS: DESIGN DEVELOPMENT DRAWN: CGO CHECKED:

JOB No:

#### ABBREVIATION LEGEND \*LTWT LIGHTWEIGHT \*R.W. RETAINING WALL \*E.B. **EXPANSION BOLT** \*A.B. ANCHOR BOLT E.F. EACH FACE \*LVL LAMINATED VENEER LUMBER \*RWD REDWOOD \*ABV EXPANSION JOINT LENGTH RD ROOF DRAIN AMERICAN CONCRETE INSTITUTE LONG FACE HORIZONTAL ELEV. ELEVATION REV REVISION ADD'L RTU ROOF TOP UNIT ADDITIONAL \*EMB. EMBEDMEN' LONG FACE VERTICAL ABOVE FINISH FLOOR \*EMBED. EMBEDMENT LONG LEG HORIZONTAL \*S.A.D. SEE ARCHITECTURAL DRAWINGS \*AGGREG AGGREGATE \*S.B. SOLID BLOCK \*E.N. EDGE NAIL LONG LEG VERTICAL AMERICAN INSTITUTE OF STEEL CONSTRUCTION LO LOW \*S.B.T. SET-BACK TRUSS \*EQUIP. EQUIPMENT AMERICAN INSTITUTE OF TIMBER LOCS LOCATIONS \*AITC \*E.S. EACH SIDE SCHED. SCHEDULE ALTN \*SEP. SEPARATION **ALTERNATE** E.W. EACH WAY LRFD LOAD RESISTANCE FACTORED... **ARCHITECTURAL** ENG ENGINEER LONG SIDE HORIZONTAL \*S.G.T. SUB-GIRDER TRUSS \*SHT SHEET **ASTM** AMERICAN SOCIETY FOR TESTING & MATERIAL EOS EDGE OF SLAB LONG SIDE VERTICAL LSV ARCHITECTURAL EXPOSED STRUCTURAL STEEL **AESS** EQ **EQUAL** LONG WAY SIM. SIMILAR AMERICAN IRON AND STEEL INSTITUTE EXP EXPANSION LIGHT WEIGHT CONCRETE \*S.M.S. SHEET METAL SCREW LWC ANCHOR ROD EXT. **EXTERIOR** \*S.J. SOFFIT JOIST \*MATL MATERIAL ASD ALLOWABLE STRESS DESIGN EXTERIOR SPEC. SPECIFICATION AMERICAN WELDING SOCIETY **FOUNDATION** FDN MAXIMUM \*SQ. SQUARE **BOTTOM OF** F.F. FINISH FLOOR MACHINE BOLT S.S. STEEL \*M.B. **BOTTOM CHORD** \*FIN. \*S4S SURFACED 4 SIDES \*B.C. \*MECH. MECHANICAI BLDG \*F.J. \*MEMB. MEMBRANE \*STAG... STAGGER OR STAGGERED BLOCK \*FLG STD STANDARD MIDDLE \*BLKG FLR FLOOR STIFF. STIFFENER BLOCKING MINIMUM \*BLW \*F.O.B. FACE OF BLOCK \*M.I.W. MALLEABLE IRON WASHER STL STEEL FACE NAIL \*M.O. MASONRY OPENING \*F.N. \*STRU... STRUCTURAL \*F.O.C. FACE OF CONCRETE \*MOIST. MOISTURE SW SHORT WAY \*B.N. **BOUNDARY NAILING** \*B.O. \*F.O.M. FACE OF MASONRY MANUFACTURER MFR SYM. SYMMETRICAL \*F.O.S. FACE OF STUD \*MFRD MANUFACTURED SER STRUCTURAL ENIGNEER OF RECORD \*B.O.C. BOTTOM OF CONCRETE \*B.O.F. \*F.P. BOTTOM OF FOOTING FIREPLACE OR FULL PENETRATION MTL SF SQUIRE FOOT \*B.O.S. \*FRMD FRAMED MECHANICAL, ELECTRICAL AND... SHTHG SHEATHING **BOTTOM OF STEEL** BRG \*FRMG SLH SHORT LEG HORIZONTAL BEARING MEZZ FRAMING MEZZANINE F.S. \*B.S. **BOTH SIDES** FAR SIDE MISC MISCELLANEOUS SLV SHORT LEG VERTICAL \*FT FOOT BANDED TENDONS \*(N) SPA SPACES FTG BOT **FOOTING** \*N.A. NOT APPLICABLE \*T + B TOP AND BOTTOM BETW BETWEEN FACE OF NON-DESTRUCTIVE TESTING \*T + G TONGUE AND GROOVE \*T.C. TOP CHORD BOARD FLOOR DRAIN N.I.C. NOT IN CONTRACT **BASE PLATE** FRT THK THICK FIRE RETARDANT TIMBER \*NLG NAILING BRIDGING NUMBER THKND THICKENED \*No. \*CALCS CALCULATIONS \*G & N GLUE AND NAIL N.S. NEAR SIDE \*T.N. TOE NAIL \*CANT. CANTILEVER GAGE, GAUGE \*N.S.G. NON-SHRINK GROUT \*T.O.B. TOP OF BLOCK N.T.S. NOT TO SCALE \*T.O.C. TOP OF CONCRETE CALIFORNIA BUILDING CODE GALVANIZED CENTER TO CENTER \*G.B. GRADE BEAM \*O/ \*T.O.P. TOP OF PLATE \*C.C.J. CRACK CONTROL JOINT GENL. O.C. ON CENTER \*T.O.S. TOP OF STEEL OR TOP OF.. \*C.F. CUBIC FOOT \*GLB \*T.O.W. TOP OF WALL GLUED-LAMINATED BEAM O.D. OUTSIDE DIAMETER CONTROL JOINT OR CEILING JOIST CENTERLINE \*GR. GRADE \*O.F.O.S. O.F.O.S. \*T/P TOP OF PLATE \*G.T. \*CLG GIRDER TRUSS O.H. OVERHANG OR OPPOSITE HAD \*TRAN... TRANSVERSE GYP. CLR CLEAR \*TS STRUCTURAL TUBE C.M.U. CONCRETE MASONRY UNIT \*G.W.B. GYPSUM WALL BOARD \*OPP. OPPOSITE TYP. TYPICAL COL GC COLUMN GENERAL CONTRACTOR OPNG OPENING T &B TOP AND BOTTOM \*COLL. COLLECTOR GDR GIRDER \*O.S.B. ORIENTED STRAND BOARD T &G TONGUE AND GROOVE CONC. CONCRETE \*HD HOLDOWN \*O.W.S.J. OPEN WEB STEL JOIST TEMP TEMPORARY \*COND. CONDITION THRU THROUGH OR THRUTHROUGH \*H.D.G. HOT-DIP GALVANIZED \*O.W.J.... OPEN WEB JOIST GIRDER U.N.O. UNLESS NOTED OTHERWISE CONN. CONNECTION HDR \*P.A. POST ABOVE HEADER \*CONSTR. CONSTRUCTION CONT. CONTINUOUS \*H.H.N. HEAVY HEX NUT \*P.C.F. POUNDS CUBIC FOOT \*V.I.F. VERIFY IN FIELD \*CONTIN. CONTINUOUS w/ WITH PENETRATION \*CONTR. CONTRACTOR WD WOOD HORIZONTAL PERFORATED COMPLETE PENETRATION WELD HIGH STRENGTH BOLT \*PERP. PERPENDICULAR W.P. WORK POINT OR WATERPROOFING \*C.S. COUNTERSUNK HEAVY TIMBER PL. PLATE \*WT WEIGHT HCA \*C.T. COLLECTOR TRUSS HEADED CONCRETE ANCHOR \*PLY. PLYWOOD \*W.W.F. WELDED WIRE FABRID HIGH \*PLYWD PLYWOOD \*W.W.... WELDED WIRE MESH \*CTRD \*PR PAIR W WIDE P.S.F. POUNDS PER SQUARE FOOT \*C.Y. CUBIC YARD HOLLOW STRUCTURAL SECTION W/O WITHOUT WWR WELDED WIRE REINFORCEMENT COLD FORMED STEEL FRAMING INSIDE DIAMETER P.S.I. POUNDS PER SQUARE INCH CENTERLINE \*P.S.L. PARALLEL-STRAND LUMBER INFORMATION \*DET. P.T. PRESSURE TREATED OR POST-TENSION DOUGLAS FIR INVERT ELEVATION PEMB PRE-ENGINEERED METAL BUILDING INSUL INSULATION OR INSULATING DIAMETER PREFORMED JOINT FILLER JST POUNDS PER LINEAL FOOT DIAGONAL **JOIST** JOINT PPHCC PRESTRESSED PRECAST HOLLOW.. \*DIM. DIMENSION KIPS DEAD PREFAB PRE-FABRICATED DECK JOIST \*K.D. KILN-DRIED QTY QUANTITY KIPS PER LINAL FOOT DRAG TRUSS rad radius \*K.P. KING POST \*RECM'D RECOMMEND(ATION) \*DTL KIPS PER SQUIRE INCH REF. REFERENCE KIPS PER SQUIRE FOOT REINF. REINFORCED OR REINFORCING OR... DRAWING POUNDS REQD REQUIRED DEFORMED BAR ANCHOR \*L.B. LAG \*RET. RETAINING \*L.F. LINEAL \*RETAIN. RETAINING \*LONGIT. LONGITUDINAL \*R.J. ROOF JOIST LIVE \*R.O. ROUGH OPENING \*LSL LAMINATED \*R.R. ROOF RAFTER EACH \*LT LIGHT \*R/S RESAWN (ROUGH-SAWN)

# FX FOOTING SIZE DESIGNATION (+/-) X'-X" TOP/FOOTING ELEVATION VERSUS PROJECT 0'-0" ELEVATION

# CLASS B TENSION LAP SPLICE LENGTHS (ACI 318, SECTION 12.2.2 AND 12.15)

						•								
F'c = 3000 PSI							F'c = 4000 P	SI		F'c = 5000 PSI				
BAR SIZE	TOP BARS OTHER BARS BAR SIZE TOP BARS OTHER		RBARS	BAR SIZE	BAR SIZE TOP BARS OTHER		BARS							
	CASE1	CASE2	CASE1	CASE2		CASE1	CASE2	CASE1	CASE2		CASE1	CASE2	CASE1	CASE2
#3	28	42	21	32	#3	24	36	18	28	#3	22	33	17	25
#4	37	56	28	43	#4	32	48	25	37	#4	29	43	22	33
#5	46	69	36	53	#5	40	60	31	46	#5	36	54	28	41
#6	56	83	43	64	#6	48	72	37	55	#6	43	65	33	50
#7	81	131	62	93	#7	70	105	54	81	#7	62	94	48	72
#8	93	139	71	107	#8	80	120	62	92	#8	72	108	55	83
#9	104	157	80	120	#9	90	136	70	104	#9	81	121	62	93
#10	118	176	90	136	#10	102	153	78	117	#10	91	137	70	105
#11	131	196	100	151	#11	113	170	87	130	#11	101	152	78	117

# NOTES:

TABULATED VALUES ARE BASED ON MINIMUM YIELD STRENGTH OF 60 KSI. LENGTHS ARE IN INCHES.

	BEAMS &	CASE 1	CLEAR SPACING	≥ 2.0 BAR DIA.	
COLUN	COLUMNS	CASE 2	CLEAR SPACING	> 2.0 BAR DIA.	
	ALL OTHERS	CASE 1	CONCRETE COVER	≥ 1.0 BAR DIA AND CLEAR SPACING	≥ 2.0 BAR DIA.
	ALL OTHERS	CASE 2	CONCRETE COVER	≥ 1.0 BAR DIA OR CLEAR SPACING	> 2.0 BAR DIA.

CASE 1 AND CASE 2 DEPEND ON THE TYPE OF STRUCTURAL MEMBER. CONCRETE COVER AND BAR SPACING AND ARE DEFINED AS FOLLOWS:

- 3. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF FRESH CONCRETE PLACED BELOW THE DEVELOPMENT OR SPLICE.
- REBAR IS ASSUMED TO BE UNCOATED (NO EPOXY COATING). INCREASE DEVELOPMENT LENGTHS SHOWN BY 1.3 FOR TOP AND 1.5 FOR OTHER EPOXY COATED BARS.
- FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABULATED VALUES BY 1.3.
- LAP SPLICE LENGTHS SHALL BE AS SHOWN IN THE TABLE ABOVE, UNLESS NOTED OTHERWISE.

TENSION	DEVELOPMENT LENGTHS ACI 318, SECTION	N 12	2.2.2)

F'c = 3000 PSI					F'c = 4000 PSI				F'c = 5000 PSI					
BAR SIZE	BAR SIZE TOP BARS		ОТНЕЯ	OTHER BARS		ТОР	TOP BARS OTHER BARS		BAR SIZE	TOP	BARS	ОТНЕ	RBARS	
	CASE1	CASE2	CASE1	CASE2		CASE1	CASE2	CASE1	CASE2		CASE1	CASE2	CASE1	CASE2
#3	21	32	16	25	#3	16	28	14	21	#3	17	25	13	19
#4	28	43	22	33	#4	25	37	19	28	#4	22	33	17	25
#5	36	53	27	41	#5	31	46	24	36	#5	28	41	21	32
#6	43	64	33	49	#6	37	55	28	43	#6	33	50	25	38
#7	62	93	48	72	#7	54	81	42	62	#7	48	72	37	56
#8	71	107	55	82	#8	62	92	47	71	#8	55	83	42	64
#9	80	120	62	93	#9	70	104	54	80	#9	62	93	48	72
#10	90	136	70	104	#10	78	117	60	90	#10	70	105	54	81
#11	100	151	77	115	#11	87	130	67	100	#11	78	117	60	90

	CONCRETE MIXTURES								
APPLICATION	EXPOSURE	F'c	MAXIMUM W/C	AIR CONTENT	NOMINAL MAXIMUM AGGREGATE SIZE (NOTE 4)	MAXIMUM CONCRETE WEIGHT			
FOOTINGS AND GRADE BEAMS	FO	4000 PSI	SEE NOTE 2	SEE NOTE 3	1"	150 PCF			
EXTERIOR SLAB ON-GRADE	F1	4000 PSI	0.45	4.5% ± 1.5%	1"	150 PCF			
SLAB ON-GRADE	FO	3000 PSI	SEE NOTE 2	SEE NOTE 3	1"	150 PCF			
SLAB ON-GRADE	FO	3000 PSI	SEE NOTE 2	SEE NOTE 3	1"	150 PCF			
PRECAST STRUCTURAL ELEMENTS	FO	5000 PSI	0.40	SEE NOTE 3	TBD BY PRECASTER'S ENGINEER	TBD BY PRECASTER'S ENGINEER			
WALLS	FO	4000 PSI	SEE NOTE 2	SEE NOTE 3	3/4"	150 PCF			
ELEVATED SLAB ON METAL DECK	FO	4000 PSI	SEE NOTE 2	SEE NOTE 3	3/4"	150 PCF			
DRILLED SHAFTS	FO	4000 PSI	SEE NOTE 2	SEE NOTE 3	1"	150 PCF			
TOPING SLABS ON PARKING DECK	FO	4000 PSI	0.45	SEE NOTE 3	3/4"	150 PCF			
ELEVATED SLABS	FO	5000 PSI	SEE NOTE 2	SEE NOTE 3	3/4"	150 PCF			
COLUMNS	FO	4000 PSI	SEE NOTE 2	SEE NOTE 3	3/4"	150 PCF			

# NOTES:

- EXPOSURE CATEGORIES AND CLASSES FOR SULFATES, PERMEABILITY AND CORROSION PROTECTION OF REINFORCEMENT IS CLASS ZERO UNLESS NOTED OTHERWISE.

  WHERE NO MAXIMUM WATER CEMENT RATIO IS NOTED FOR DURABILITY. PROPORTIONING OF WATER/CEMENT RATIO SHALL BE AS REQUIRED FOR SPECIFIED CONCRETE MIX DESIGN. WATER/CEMENT RATIO IS
- NOT APPLICABLE FOR DURABILITY REQUIREMENTS IN LIGHTWEIGHT CONCRETE.
- WHERE AIR ENTRAINMENT IS NOT REQUIRED BY DESIGN, THE CONTRACTOR, INSTALLER AND SUPPLIER MAY CHOOSE TO INCLUDE AIR ENTRAINMENT TO IMPROVE PLACEMENT AND FINISHING CHARACTERISTICS, AIR ENTRAINMENT IS NOT PERMITTED IN CONCRETE TO RECEIVE A HARD TROWEL FINISH AND ENTRAPPED AIR SHALL NOT EXCEED 3%.
- COURSE AGGREGATE SHALL BE ASTM C33, GRADED. SELECT GRADING CLASS PER TYPE OF CONSTRUCTION OR LOCATION USED, AND IN RELATION TO SPECIFIC WEATHERING REGION. AGGREGATE SHALL BE FROM A SINGLE SOURCE. #67 GRADING SHALL BE USED FOR CONCRETE WITH 3/4 INCH MAXIMUM. #57 GRADING SHALL BE USED FOR CONCRETE WITH 1 INCH MAXIMUM, A WELL BENDED MIX OF #4, #57 AND #89 (1 1/2" TO 3/8" NOMINAL SIZE) SHALL BE USED FOR CONCRETE WITH 1 1/2" MAXIMUM.

# COLUMN SCHEDULE (f'c = 4 ksi)

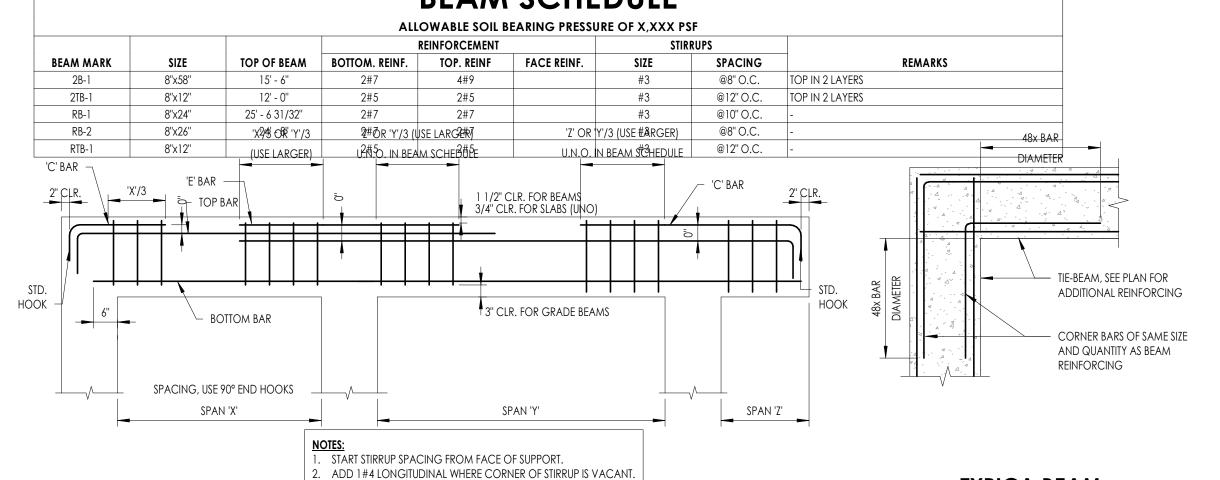
(f'c = 4 ksi)						
COLUMN NUMBER	SIZE (in)	VERT. REINF. OR BASE PLATE	TIES OR CAP PLATE	REMARKS		
1	8 x 8	4#6 VERT.	#3@8" O.C.			
2	8x20	8#6 VERT.	#3@8" O.C.			
3	HSS6X6X1/2	1/2"x8"x8" W (4) 1/2"Øx8" LONG HEADED STUDS	3"x12"x12" W/ (4) 3/4"x3 1/2" LONG HEADED STUDS			
4	HSS4X4X1/2					

# COLUMN LEGEND 1A INDICATES COLUMN START 1a INDICATES COLUMN THRU 1a INDICATES COLUMN BELOW

TYPICA BEAM,
TIE BEAM CORNER DETAIL

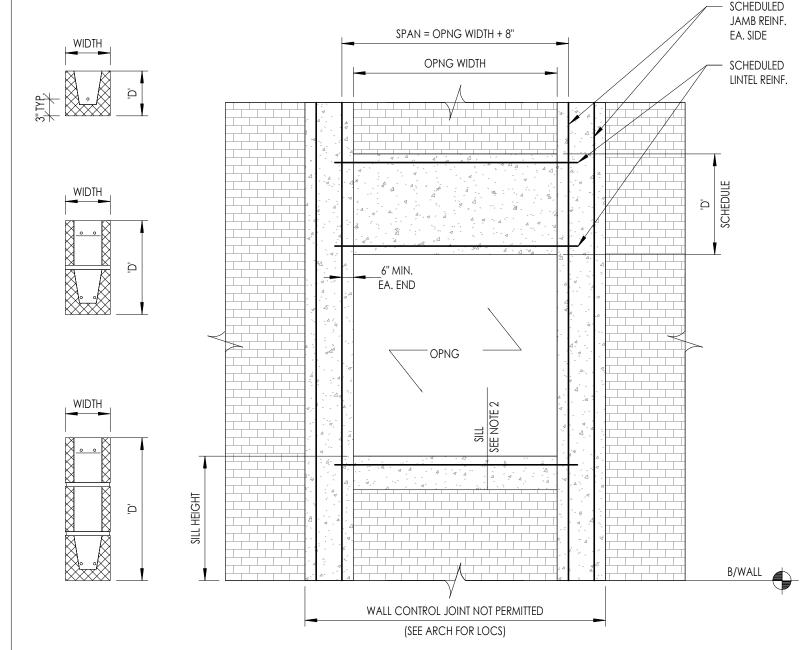
# NOTE FOR ALL BEAMS: SIZES ARE MINIMUM, BEAMS CAN BE POURED DEEPER TO ACCOMMODATE BEAM/DOOR HEIGHT. FOR ALL BEAMS GREATER THAN 12" IN DEPTH PROVIDE A MINIMUM OF 1#4@12"O.C. EA. FACE OF BEAM. BEAM SCHEDULE

TYPICAL BENDING DIAGRAM FOR BEAMS AND ONE WAY SLABS



# CONCRETE MASONRY UNIT LINTEL & JAMB SCHEDULE

<u>SPAN</u>	LINTEL DEPTH 'D'	LINTEL REINFORCING 8" WALL	JAMB REINFORCING (SEE NOTE 5)	
<4'-0"	8"	(1)#5	(1)#5	
<4'-0" TO < 6'-0"	8"	(1)#5	(1)#5	
<6'-0" TO < 8'-0"	16"	(2)#5	(2)#5	



# SECTIONS

- LINTELS SHALL BE CONSTRUCTED WITH U-BLOCKS AT THE BOTTOM AND DEPRESSED WEB BLOCKS ABOVE AND SHALL BE FULLY GROUTED.
- A. OPENING WIDTH < 6'-0" AND SILL HEIGHT < 3'-0" SILL REINFORCING NOT REQUIRED.</li>
   B. OPENING WIDTH < 6'-0" OR SILL HEIGHT > 3'-0" PROVIDE REINFORCED LINTEL ACCORDING SCHEDULE.
- NOTIFY ENGINEER IF OPENING WIDTH EXCEEDS SCHEDULED WIDTHS.
- 4. SEE CONCRETE MASONRY NOTES, WALL REINFORCING SCHEDULE AND KEYED SECTIONS AND DETAILS FOR ADDITIONAL REINFORCING NOT SHOWN ON THIS SCHEDULE.
- 5. PROVIDE (1) BAR PER CELL IN JAMBS, TYPICAL. WHERE SCHEDULED JAMB REINFORCING EXCEEDS THE NUMBER OF CELLS, PROVIDE (2) BARS PER CELL LOCATED 3/4" CLEAR FROM EACH FACE SHELL.

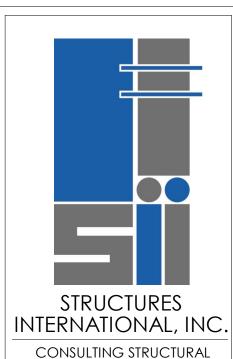
**ELEVATION** 

SHEARWALL LATERAL LOAD SCHEDULE (K/FT								
TYPE MARK	ROOF	LEVEL 5	LEVEL 4	LEVEL 3	LEVEL 2			
SW-1	0.30	0.82	1.24	1.55	1.65			
SW-2	0.22	0.62	1.94	1.19	1.35			
SW-3	0.18	NA	0.67	1.07	1.26			

# NOTE: TOP OF FOOTING SHALL BE 16" BELOW SLAB.

# FOOTING SCHEDULE ALLOWABLE SOIL BEARING PRESSURE OF 2,500 PSF

FOOTING ID.	FOOTING SIZE	<u>REINFORCING</u>	<u>REMARKS</u>
F-36	3' - 0"x3' - 0"x1' - 0"	4#5 B EA. WAY	
F-60	5' - 0"x5' - 0"x1' - 4"	6#5 B EA. WAY	
F-110-108	9' - 2"x9' - 0"x1' - 0"		
W-24	2' - 0"x1' - 0"xCONT	3#5 B CONT. & #5@12" O.C. TRANV.	



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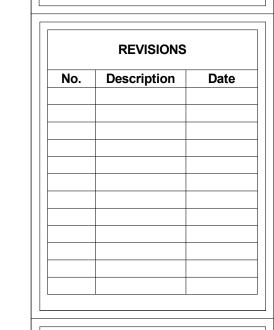
www.siiengineers.com

C.A. #9446

MONZER I. FARAMAWI FLORIDA P.E #57439

TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

FIRE STATION
24 EXPANSION
OVERSEAS HIGHWAY &
EAST DRIVE
KEY LARGO, FL 33037



GENERAL
INFORMATION &
SCHEDULES

JOB No: 21-030

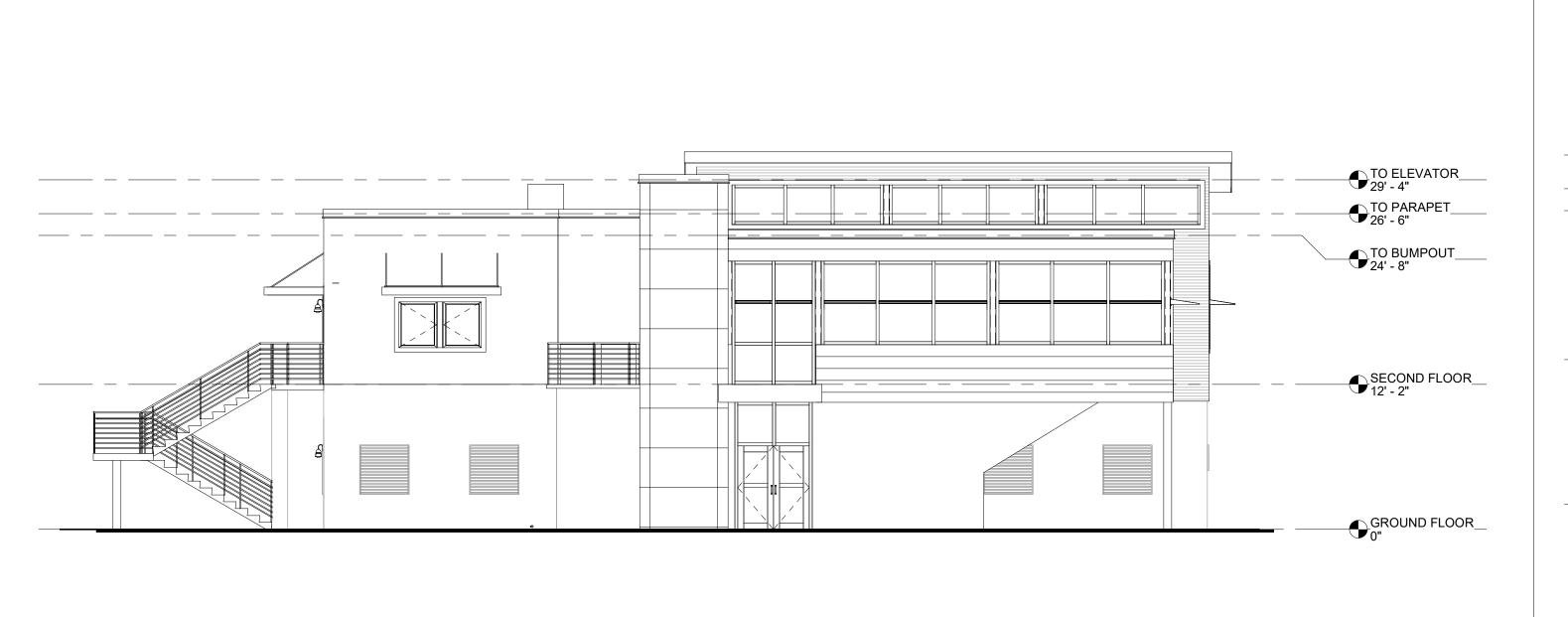
DATE: 4/22/2022

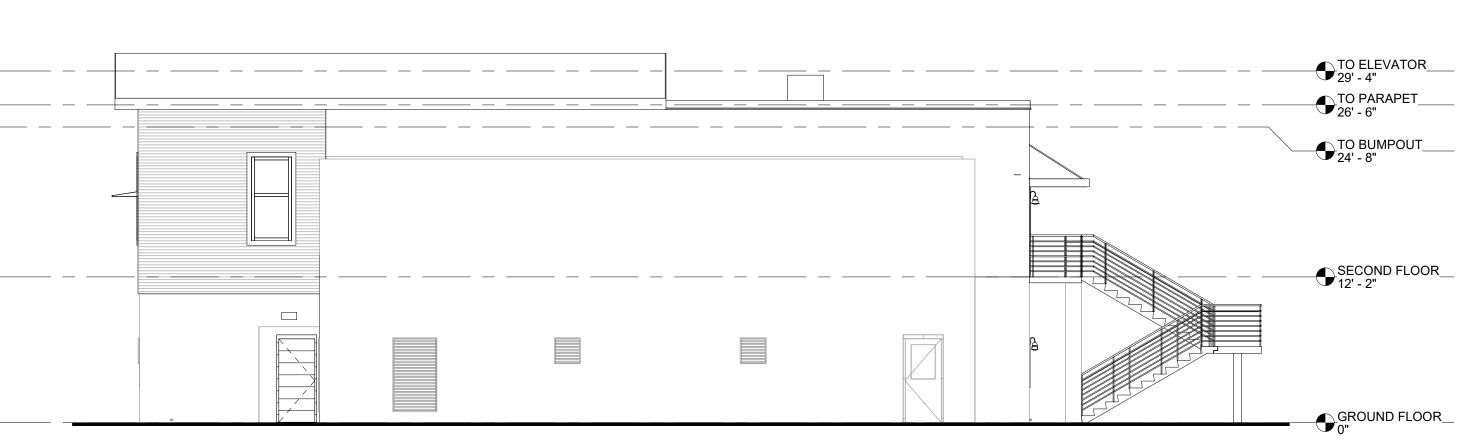
STATUS: DESIGN DEVELOPMENT

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CHECKED: M.F

S-0.1





# STRUCTURES INTERNATIONAL, INC.

CONSULTING STRUCTURAL
ENGINEERS
7501 Wiles Road, Suite 106-B
Coral Springs, FL 33067
TEL: (954) 227-1512 www.siiengineers.com C.A. #9446

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# 2 EAST ELEVATION SCALE: 1/8" = 1' ^"

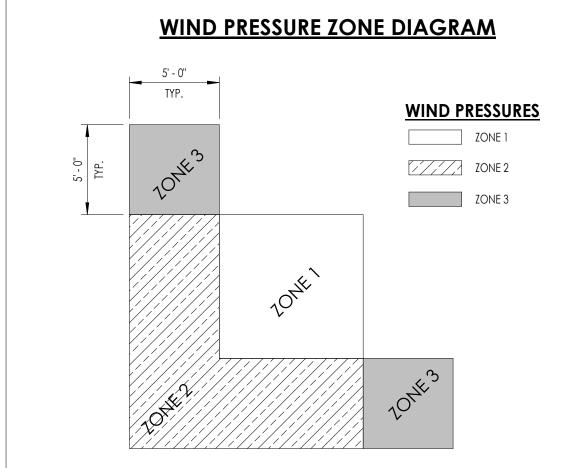
7	

WIND PRESSURE (ASD)							
AREA (FT²)	ZOI	NE 4	ZONE 5				
	+ VE PRESSURE (PSF)	-VE PRESSURE (PSF)	+ VE PRESSURE (PSF)	-VE PRESSURE (PSF)			
0-10	77	-84	77	-103			
11-20	77	-83	77	-102			
21-30	74	-80	74	-96			
31-40	72	-78	72	-92			
41-50	70	-76	70	-89			
51-60	69	-75	69	-87			
61-70	68	-74	68	-85			
71-80	68	-74	68	-83			
81-90	67	-73	67	-82			
91-100	66	-72	66	-81			
101-150	66	-72	66	-80			
151-200	64	-70	64	-76			

NOTE: FOR ALL DOORS & WINDOWS NOT VISIBLE IN THE ELEVATIONS, REFER TO AREA TO DETERMINE CORRESCPODING PRESSURES

# **FIRE STATION** 24 EXPANSION OVERSEAS HIGHWAY & EAST DRIVE KEY LARGO, FL 33037

SECOND FLOOR_12'-2"		TO ELEVATOR 29' - 4"  TO PARAPET 26' - 6"  TO BUMPOUT
		SECOND FLOOR
GROUND FLOOR_		



ZONE ROOF UPLIFT

117

202

ZONE 1

ZONE 2 ZONE 3

No.	Description	Date					

DRAWING TITLE:

WIND	) PRESSURES
OB No:	21-030
ATE:	4/22/2022
ATUS:	DESIGN DEVELOPMENT
D Λ \Λ/NΙ•	CGO

M.F

CHECKED:

NORTH ELEVATION

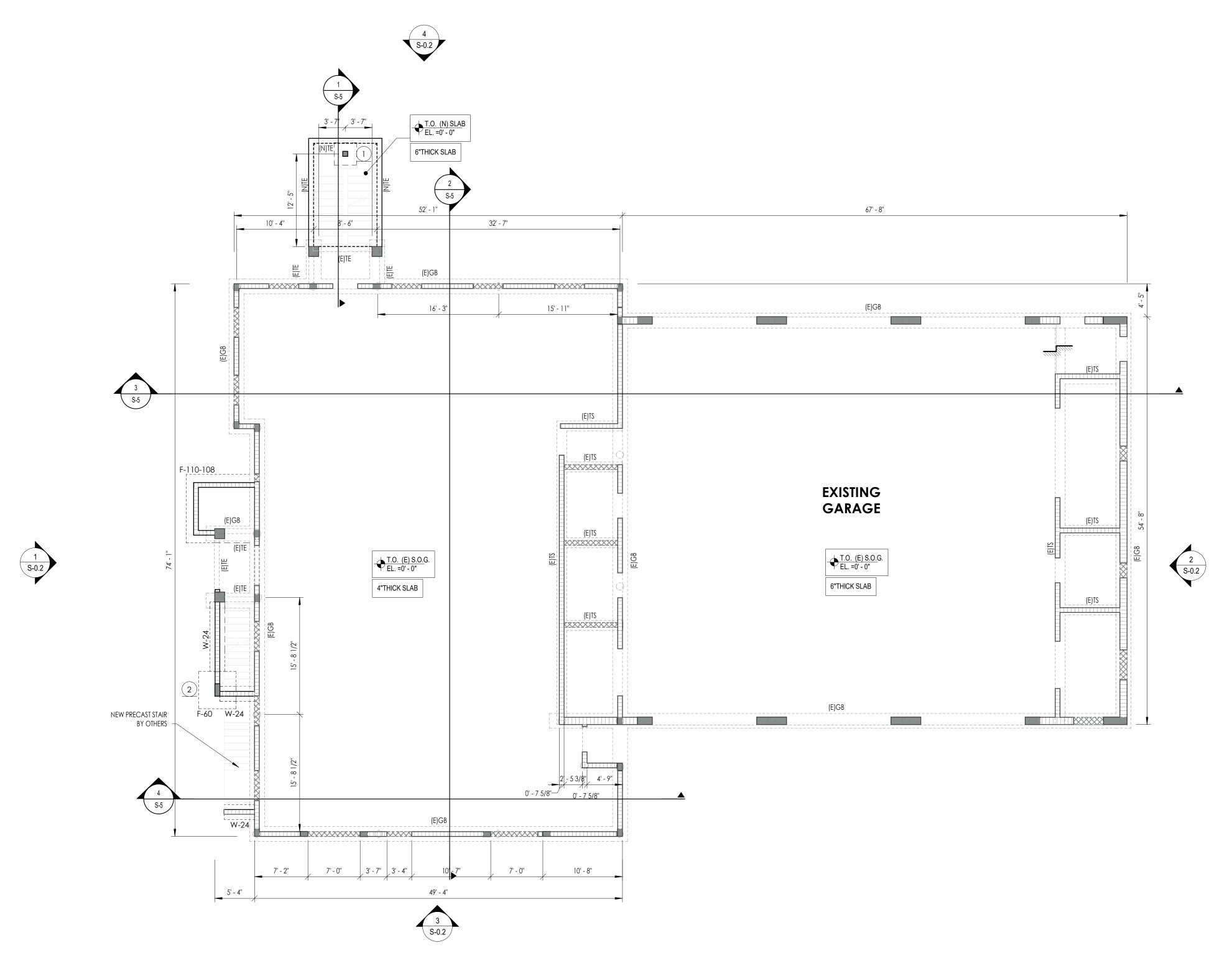
SCALE: 1/8" = 1'-0"

3 SCALE- 1 /9" - 11 2"

WEST ELEVATION

#### **FOUNDATION PLAN NOTES:**

- 1. UNLESS INDICATED OTHERWISE, THE GROUND FLOOR SHALL BE A MINIMUM OF 5" THICK SLAB ON GRADECONCRETE REINFORCED AS SHOWN ON PLAN ALL CONCRETE SLABS SHALL BE CAST ON VAPOR BARRIER OVER WELL-COMPACTED, CLEAN FILL.
- 2. SOIL TREATMENT PER FBC 2020, SECTION 1816 & 2326.5, R4409.13.5. SEE ARCH. FOR DETAILS
- 3. SEE SHEET **\$-0.1** FOR SCHEDULES.
- 4. SLAB CURING IS REQUIRED.
- 5. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH THE FOUNDATION CENTERLINE, UNLESS SPECIFICALLY SHOWN OTHERWISE.
- 6. ELEVATIONS SHOWN ON THESE PLANS ARE RELATIVE TO THE TOP OF THE EXISTING GROUND FLOOR AT +/- 0'-0".
- 7. SEE STRUCTURAL NOTES FOR PERFORMANCE SPECIFICATIONS.
- 8. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB STEPS, SLAB SLOPES AND SLAB FINISHES WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION NOT GIVEN HERE, REFER TO ARCHITECTURAL DRAWINGS.
- 9. SIDE FORMS SHALL BE USED FOR ALL FOOTING UNLESS IT CAN BE DEMONSTRATED THAT SOILS CAN MAINTAIN "VERTICAL" POSITION DURING CONSTRUCTION. INSPECTOR SHALL VERIFY AND ADVISE.
- 11. [MINIORATES 8" WALL UNDER WINDOW OPENINGS; REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND DIMENSIONS. THE TOP OF THE WALL (BOTTOM OF OPENING) SHALL BE AN 8"X8" MINIMUM CONCRETE CAP REINFORCED WITH (2)-#4 HORIZONTAL; EXTEND THESE BARS 6" MINIMUM INTO COLUMNS/FILLED CELLS AT ENDS.
- 12. SEE STRUCTURAL NOTES ON SHEET S-0 FOR ADDITIONAL INFORMATION, REQUIREMENTS, AND PERFORMANCE SPECIFICATIONS.
- 13. ALL STRUCTURAL STEEL EXPOSED TO WEATHER MUST BE HOT DEEP GALVANIZED.
- 14. ELEVATOR PIT SEE SHEET **\$-4** FOR TYPICAL ELEVATOR PIT DETAIL AND SUMP PIT DETAIL





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FIRE STATION
24 EXPANSION
OVERSEAS HIGHWAY &
EAST DRIVE
KEY LARGO, FL 33037

REVISIONS						
No.	No. Description					

DRAWING TITLE:

GROUND
FRAMING PLAN

JOB No: 21-030

DATE: 4/22/2022

STATUS: DESIGN DEVELOPMENT

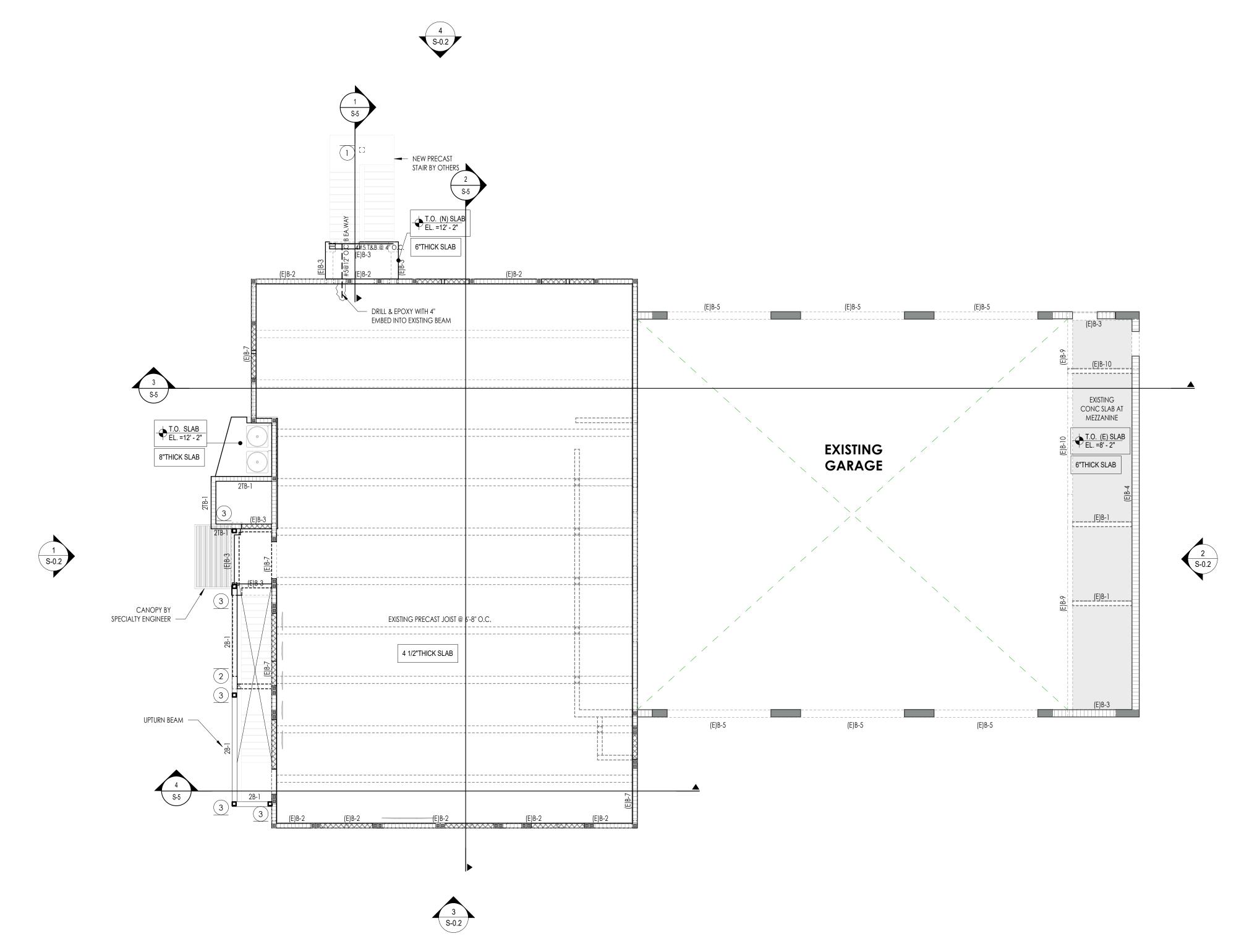
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CHECKED: M.F

S-1

# PLAN NOTES

- 1. UNLESS INDICATED OTHERWISE, THE GROUND FLOOR SHALL BE A MINIMUM OF 8" THICK STRUCTURAL CONCRETE REINFORCED AS SHOWN ON PLAN ALL CONCRETE SLABS SHALL BE CAST ON VAPOR BARRIER OVER WELL-COMPACTED, CLEAN FILL.
- 2. REFER TO STRUCTURAL NOTES (S-0) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 3. SEE SHEET S-0.5 FOR SCHEDULES.
- 4. SLAB CURING IS REQUIRED.
- 5. CENTERLINES OF WALLS AND COLUMNS SHALL COINCIDE WITH THE FOUNDATION CENTERLINE, UNLESS SPECIFICALLY SHOWN OTHERWISE.
- 6. ELEVATIONS SHOWN ON THESE PLANS ARE RELATIVE TO THE TOP OF THE EXISTING GROUND FLOOR AT +/- 0'-0".
- 7. SEE STRUCTURAL NOTES FOR PERFORMANCE SPECIFICATIONS.
- 8. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB STEPS, SLAB SLOPES AND SLAB FINISHES WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. FOR ADDITIONAL DIMENSIONAL INFORMATION NOT GIVEN HERE, REFER TO ARCHITECTURAL DRAWINGS.
- 9. SIDE FORMS SHALL BE USED FOR ALL FOOTING UNLESS IT CAN BE DEMONSTRATED THAT SOILS CAN MAINTAIN "VERTICAL" POSITION DURING CONSTRUCTION. INSPECTOR SHALL VERIFY AND ADVISE.
- 10. INDICATES 8" REINFORCED LOAD BEARING MASONRY WALLS. CONTRACTOR SHALL REINFORCE WALLS WITH #5 VERTICAL REINFORCING BARS IN GROUTED CELLS AT ENDS, CORNERS, AND INTERSECTIONS AND 40" MAX. SPACING, NOTE THAT LOCATION OF REINFORCED CELLS AT ENDS, CORNERS AND ADJACENT TO OPENINGS (ONLY) IS SHOWN ON THE PLAN. CONTRACTOR TO SHOW "ADDITIONAL" REINFORCING ON SHOP DRAWINGS FOR APPROVAL
- 11. EXXINDICATES 8" WALL UNDER WINDOW OPENINGS; REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS AND DIMENSIONS, THE TOP OF THE WALL (BOTTOM OF OPENING) SHALL BE AN 8"X8" MINIMUM CONCRETE CAP REINFORCED WITH (2)-#4 HORIZONTAL; EXTEND THESE BARS 6" MINIMUM INTO COLUMNS/FILLED CELLS AT ENDS.
- 12. SEE STRUCTURAL NOTES SHEET S-0 FOR ADDITIONAL REQUIREMENTS NOT REPEATED HERE.
- 13. ALL STRUCTURAL STEEL EXPOSED TO WEATHER MUST BE HOT DEEP GALVANIZED.







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FIRE STATION
24 EXPANSION
OVERSEAS HIGHWAY &
EAST DRIVE
KEY LARGO, FL 33037

REVISIONS						
No.	Description	Date				

DRAWING TITLE:

SECOND LEVEL
FRAMING PLAN

JOB No: 21-030

DATE: 4/22/2022

STATUS: DESIGN DEVELOPMENT

DRAWN: CGO

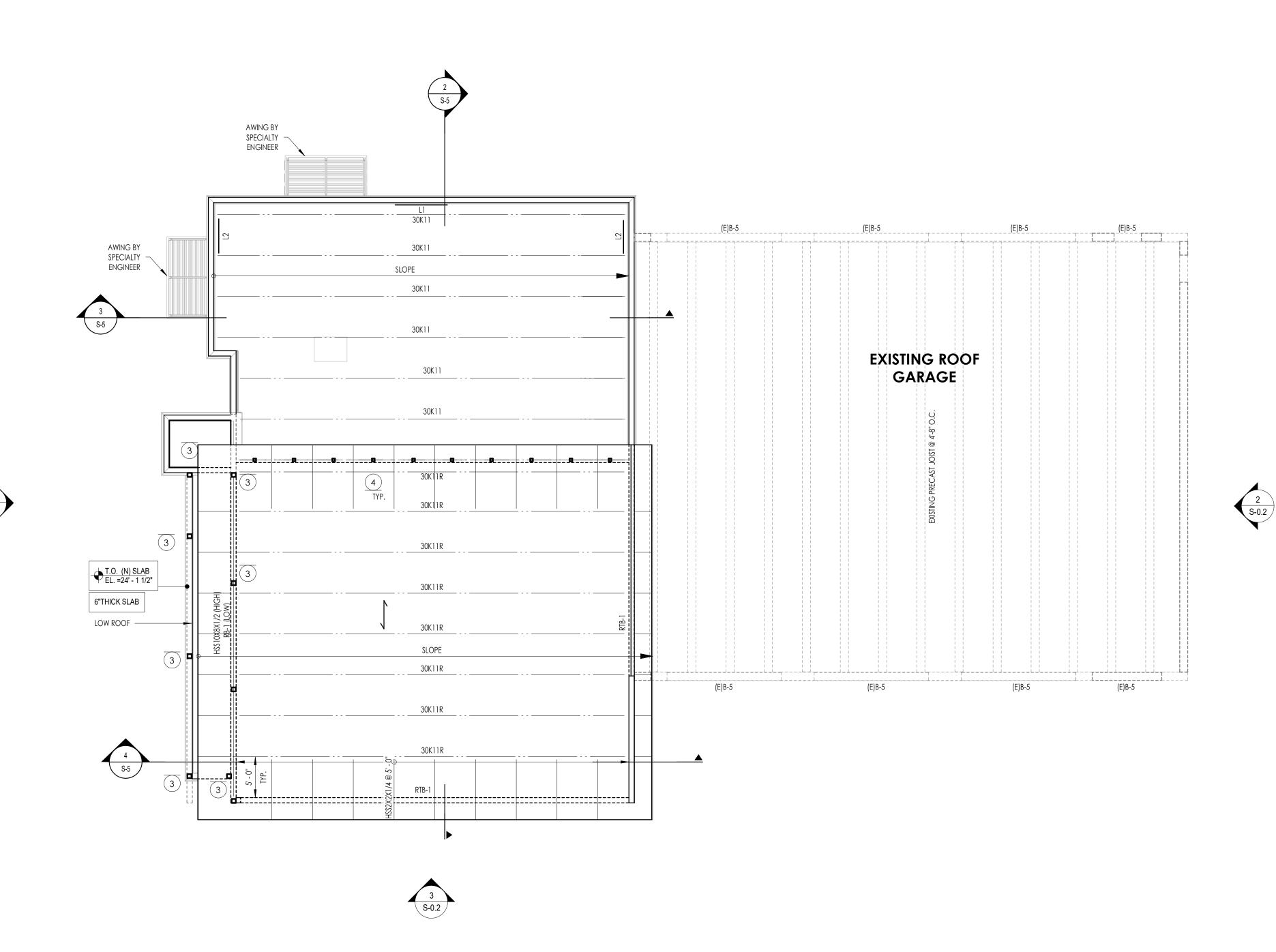
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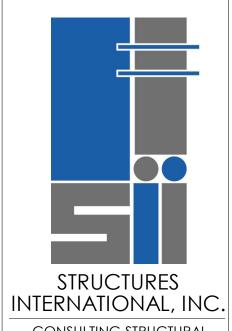
S-2

## ROOF LEVEL PLAN NOTES:

- 1. THE ROOF SYSTEM DEPICTED ON THIS PLAN SHALL CONSIST OF PRE-ENGINEERED METAL TRUSSES WITH METAL DECK AS SHOWN ON PLAN.
- 2. DECK A 1.5, 20 GA. SUPPORT -36/7 PATTERN W/ 3/4" PUDDLE WELD SIDELAP
- 3. L2 INDICATES L3X3X1/4" ANGLE ATTACHED TO BEAMS OR TO CMU WALL (GROUTED CELL) WITH 1/2"Ø HILTI-HY 200 ADHESIVE ANCHOR AT 24" O.C MAX.
- 4. LI INDICATES L3x3xI /4 ANGLE ATTACHED TO JOISTS BY WELDING AND BEAM/CMU WALL (GROUTED CELL) WITH 1 /20 x 5" EXPANSION ANCHOR AT 24" C/C MAX.
- 5. REFER TO ARCHITECTURAL DRAWINGS FOR REQUIRED ROOFING, ROOFING DETAILS, ETC.
- 6. FOR DIMENSIONS NOT SHOWN HERE, SEE FOUNDATION, SECOND FLOOR PLANS AND THE ARCHITECTURAL DRAWINGS.
- 7. REFER TO STRUCTURAL NOTES (S-0) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 8. VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION AND/OR FABRICATION. ALL ELEVATIONS SHOWN ON THESE PLANS ARE RELATIVE TO THE TOP OF THE GROUND FLOOR SLAB AT O'-O".
- 9. CONTRACTOR TO PROVIDE THE PROPER SHORING WHERE REQUIRED.
- 10. SEE ARCH. AND MEP PLANS FOR ACTUAL LOCATION AND WEIGHT OF AH UNITS. JOIST ENGINEER NEED TO CONSIDER THE WEIGHT OF MECHANICAL UNITS IN THE JOIST DESIGN.
- 11. ALL STRUCTURAL STEEL EXPOSED TO WEATHER MUST BE HOT DEEP GALVANIZED.
- 12. ALL REINFORCEMENTS OF MASONRY COLUMNS MUST GO INTO THE CONCRETE OF BEAM/SLAB/FOOTING WITH STANDARD HOOK AT TOP AND BOTTOM.





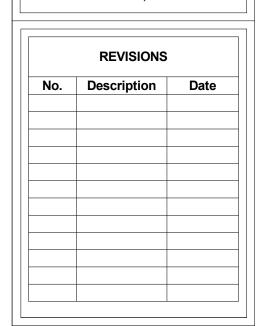


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24 EXPANSION
OVERSEAS HIGHWAY &
EAST DRIVE
KEY LARGO, FL 33037



DRAWING TITLE:

ROOF FRAMING
PLAN

JOB No: 21-030

DATE: 4/22/2022

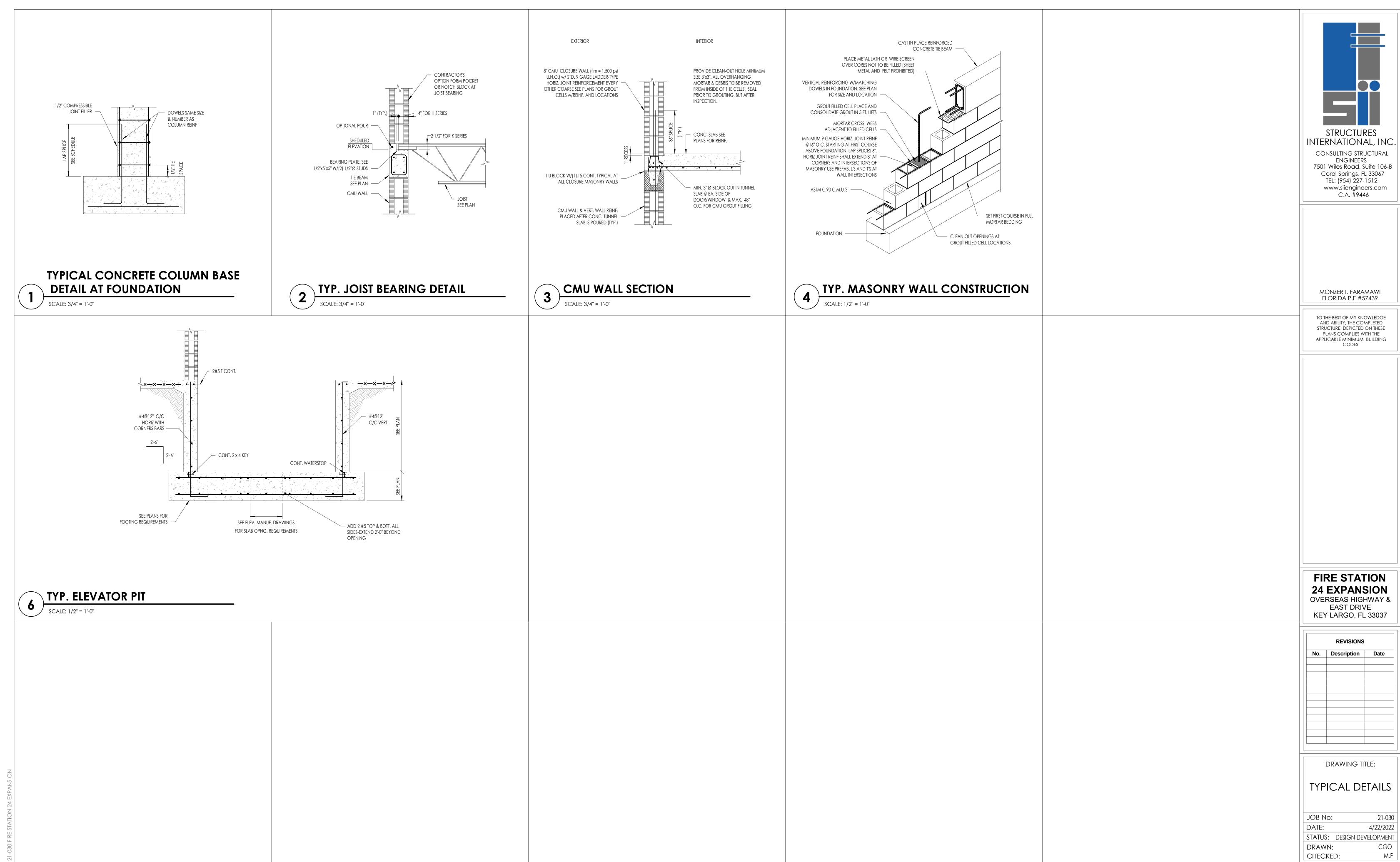
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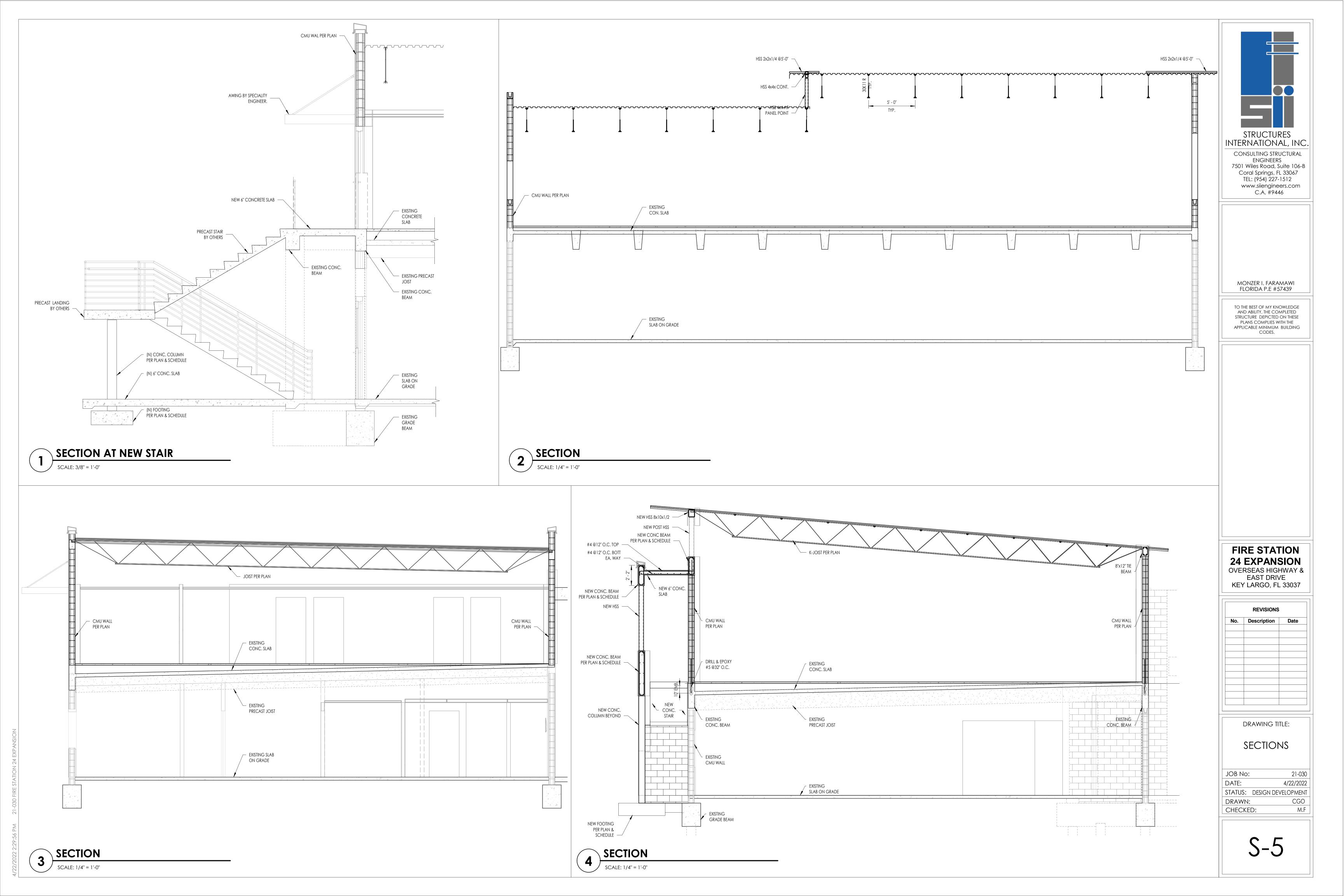
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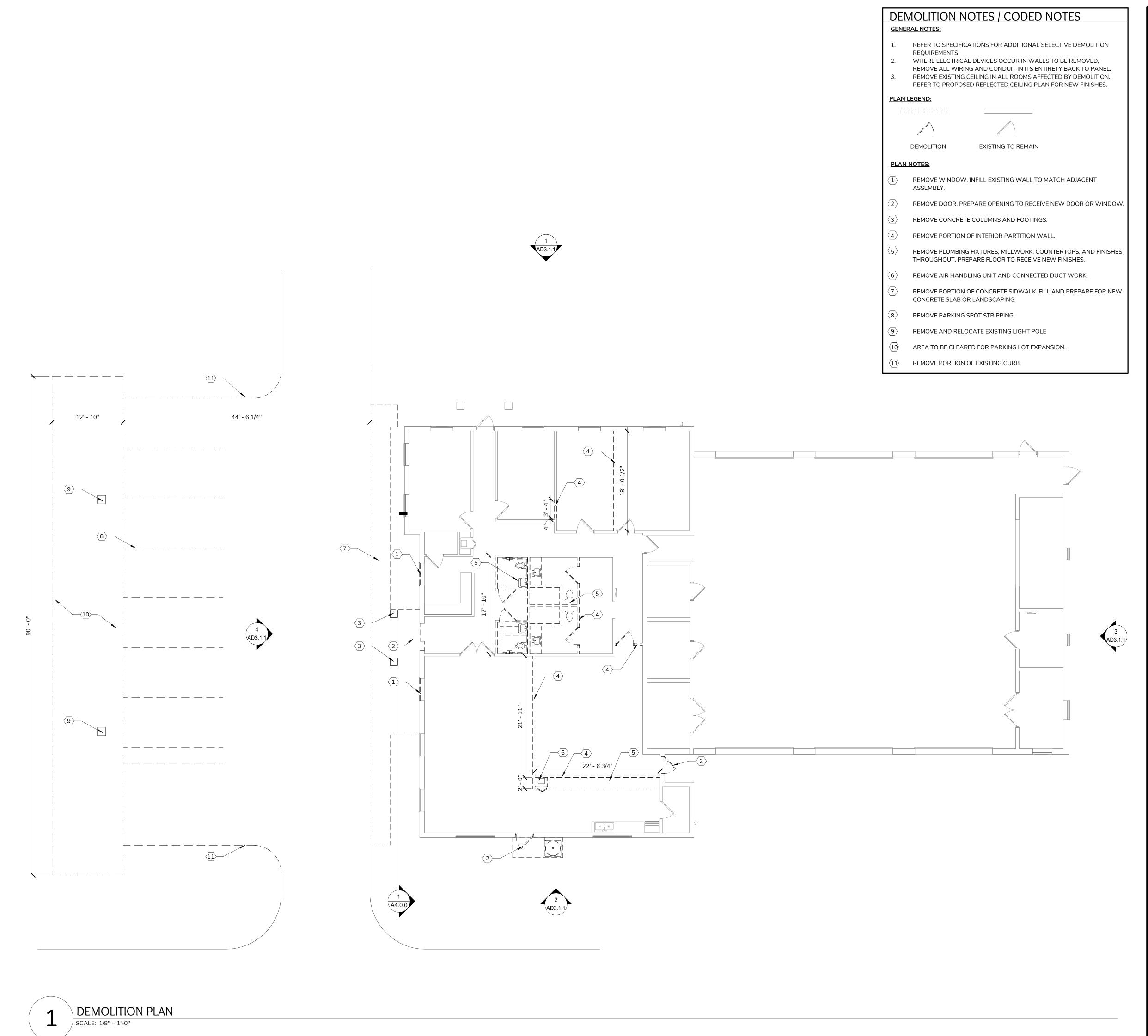
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S-3

ROOF FRAMING PLAN
SCALE= 1/8" = 1'-0"







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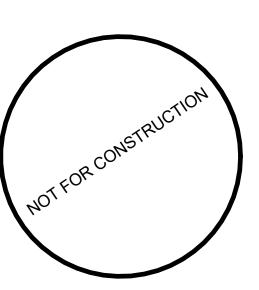
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STRUCTURAL ENGINEER:
MECH. / PLUMBING ENGINEER:
ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

7 UE & EMS ARGO, FL 33037

EY LARGO, FL 33037

EY LARGO FIRE RESCUE 8

SHEET TITLE:

CAF

FIRE

**EXPANSION** 

GROUND FLOOR DEMOLITION PLAN

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 21003

DRAWN BY: CHECKED BY:

CREATION DATE: DATE

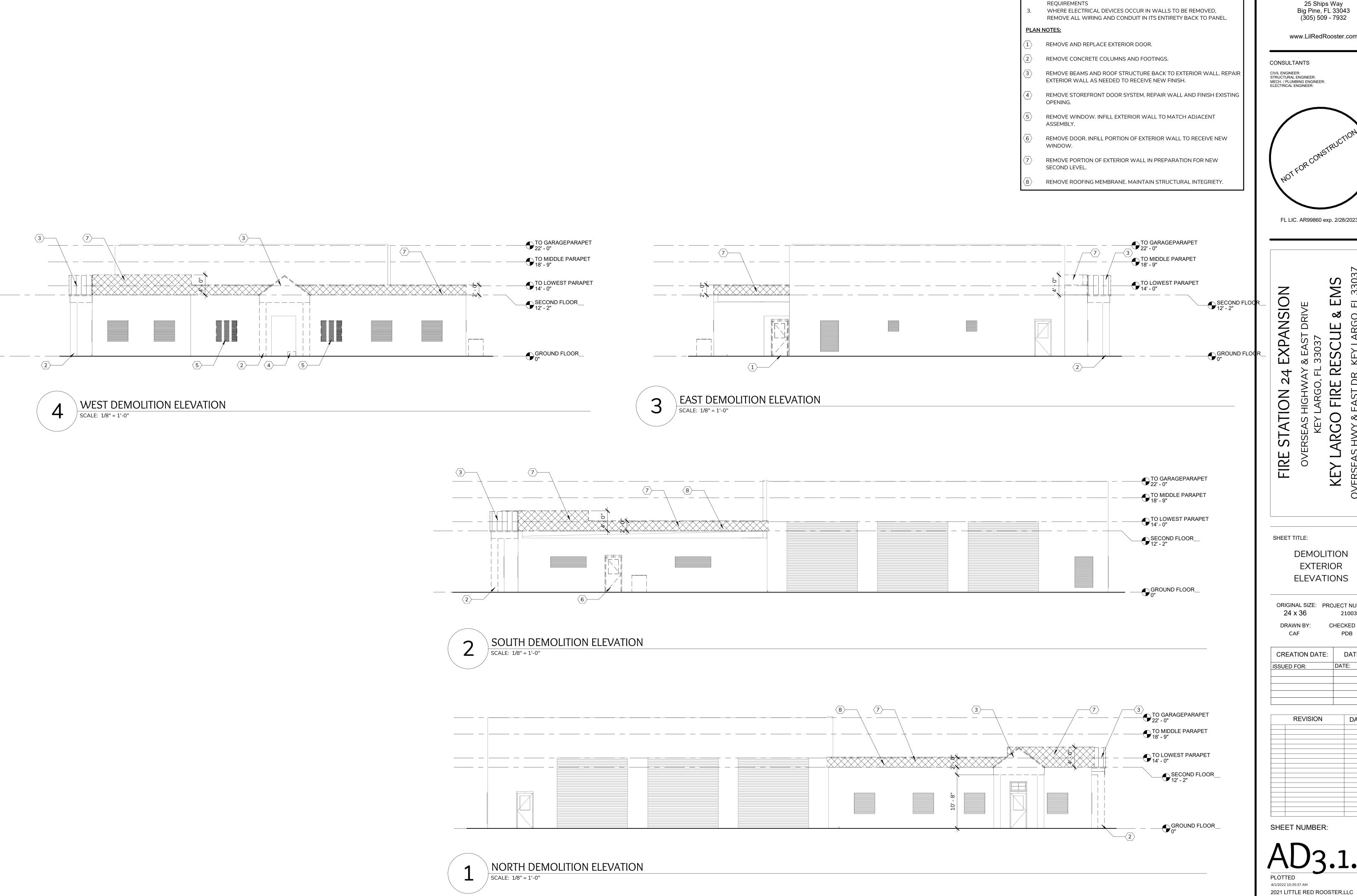
ISSUED FOR: DATE:

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SHEET NUMBER:

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4/1/2022 10:35:36 AM
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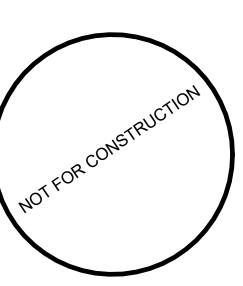
CONSULTANTS

DEMOLITION NOTES / CODED NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL SELECTIVE DEMOLITION

**GENERAL NOTES:** 

1. ALL ELEVATIONS ARE 1929 NGVD



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**EMS** CUE &

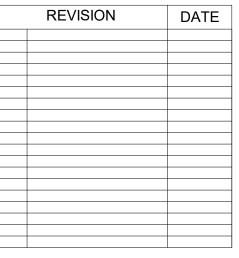
FIRE RGO

SHEET TITLE:

**DEMOLITION EXTERIOR ELEVATIONS** 

ORIGINAL SIZE: PROJECT NUMBER 24 x 36 CHECKED BY: CAF

CREATION DATE: ISSUED FOR:



SHEET NUMBER:

# SHEET NOTES / CODED NOTES

# **GENERAL NOTES:**

1. LANDSCPAING SHOWN IS FOR REFERENCE. OWNER TO COORDINATE LANDSCPAING MATERIALS AND QUANTITIES WITH LANDSCAPING

CONTRACTOR.

# **PLAN NOTES:**

 $\overline{1}$  SCRAPE AND ADD NEW ASHPHALT TOPCOAT TO EXISTING PARKING AREA.

 $\langle 2 \rangle$  NEW CONCRETE PLANTER.

NEW CONCRETE CURB AND WALKWAY.

NEW CROSSWALK STRIPPING TO NEW ACCESSIBLE PARKING SPACE AND CURB RAMP.

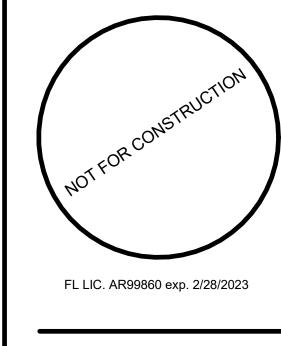
(5) NEW CONCRETE SIDEWALK TO PUBLIC ACCESS

 $\langle 6 \rangle$  NEW PARKING LOT STRIPPING

 $\langle 7 \rangle$  RELOCATED LIGHT POLE

NEW CURB.

\_\_\_\_<u>25</u>'-0<u>" PRIMARY</u> FRONT YARD SETBACK



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**EMS** FL 33037 **EXPANSION** 

ESCUE & KEY LARGO, F

FIRE RGO

STATION

FIRE

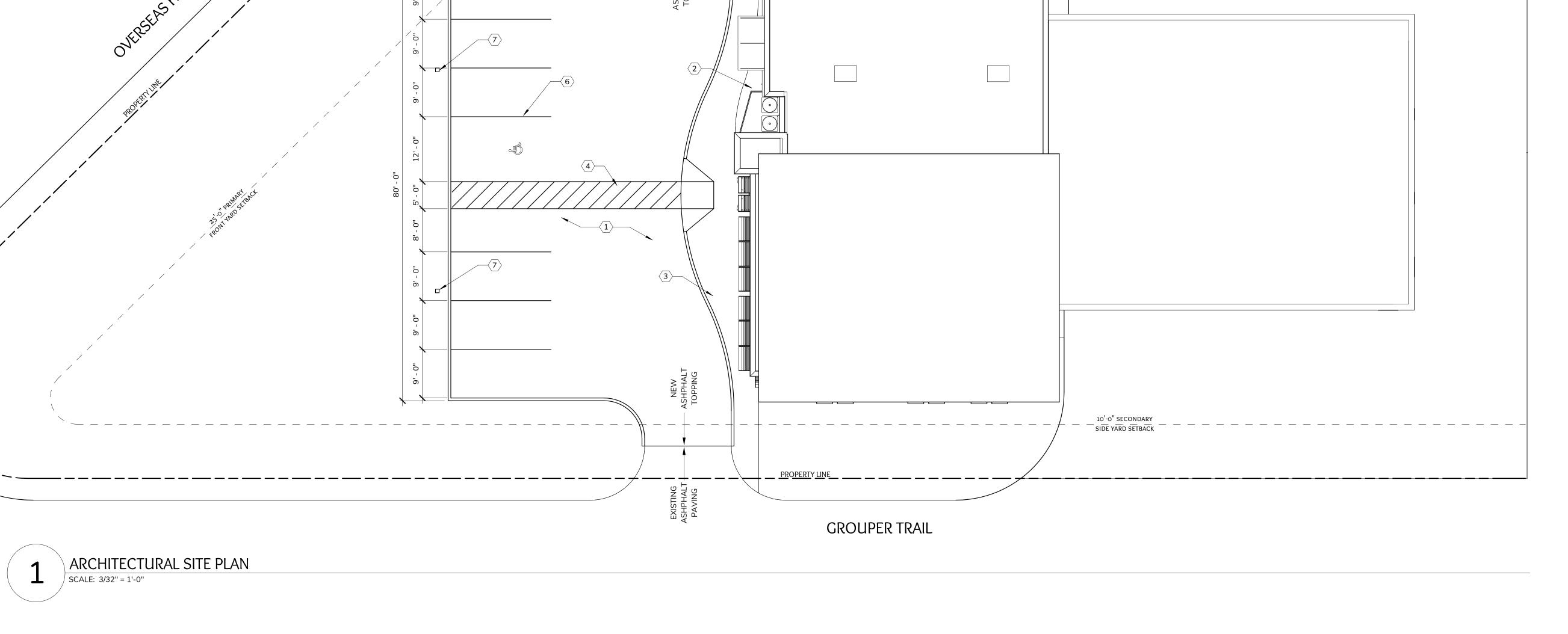
SHEET TITLE: ARCHITECTURAL SITE PLAN

CAF

CREATION DATE:

SHEET NUMBER:

2021 LITTLE RED ROOSTER,LLC



28' - 9 3/4"

EAST DRIVE

	1	WALL SCHEDULE	
MARK	TYPE	DESCRIPTION	THICKNES
1	5" INTERIOR PARTITION	3-5/8" METAL STUD WITH 5/8" GYP. BD. ON BOTH SIDES	4 7/8"
2	7" INTERIOR PARTITION	6" METAL STUD WITH 5/8" GYP. BD. ON BOTH SIDES	7 1/4"
3	4" INTERIOR PARTITION- ONE SIDE	3-5/8" METAL STUD WITH 5/8" GYP, BD, ON INTERIOR SIDE	4 1/4"

	١	WALL SCHEDULE	
4RK	TYPE	DESCRIPTION	THICKNESS
1	5" INTERIOR PARTITION	3-5/8" METAL STUD WITH 5/8" GYP. BD. ON BOTH SIDES	4 7/8"
2	7" INTERIOR PARTITION	6" METAL STUD WITH 5/8" GYP. BD. ON BOTH SIDES	7 1/4"

# SHEET NOTES / CODED NOTES **GENERAL NOTES:**

ALL WALLS ARE TYPE 1 U.N.O.

REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY. ALL LUMBER TO BE PRESSURE TREATED U.N.O.

REFER TO FINISH SCHEDULE. ALL DOORS ARE 4" FROM ADJACENT WALL OR CENTERED U.N.O.

# PLAN NOTES:

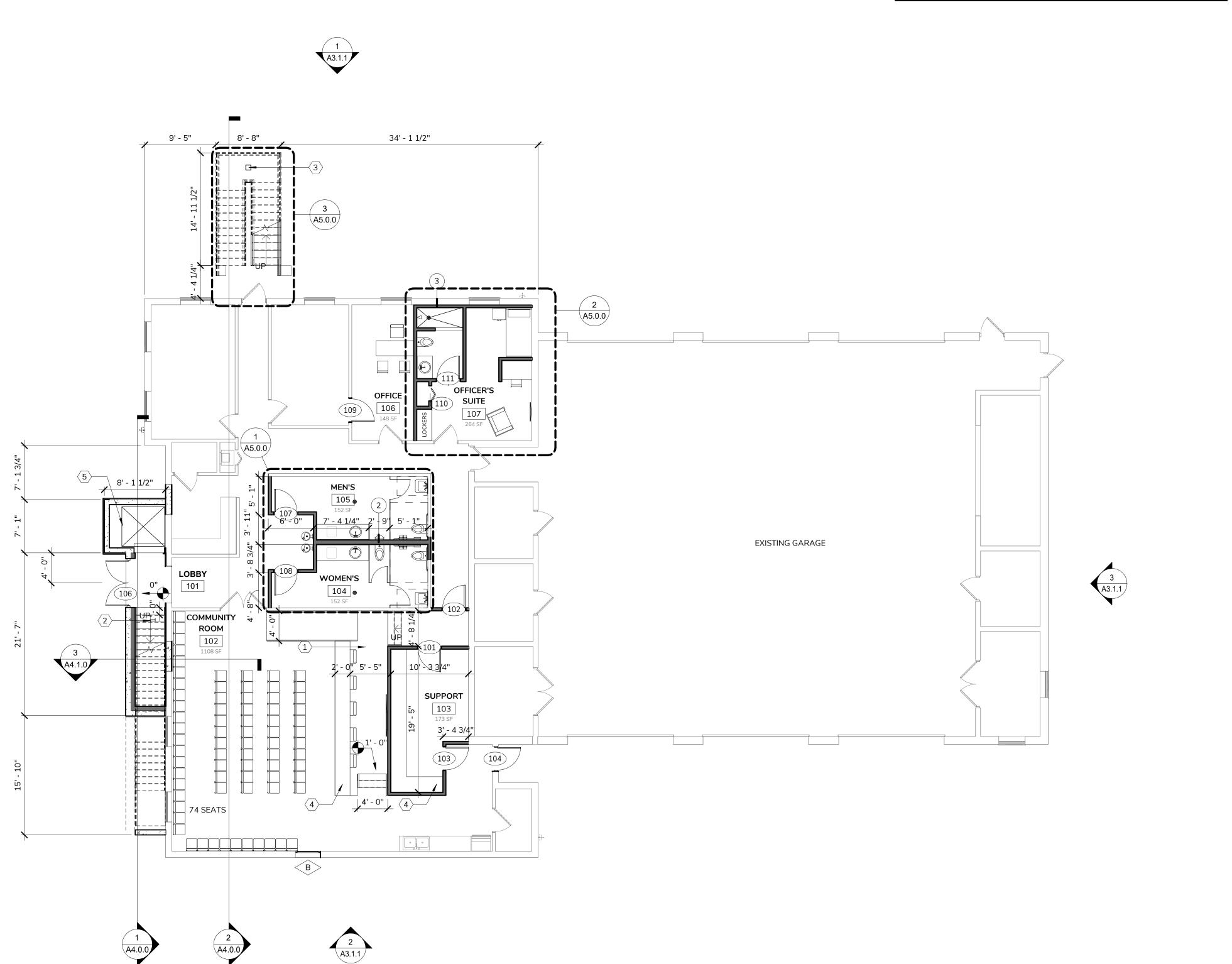
 $raket{1}$  NEW RAISED CONCRETE PLATFORM.

NEW 6" CONCRETE SLAB.

NEW 8x8 CONCRETE COLUMN TO UNDERSIDE OF LANDING.

NEW 2'-0" DEEP COUNTER MOUNTED AT 2'-10" AFF.

NEW ELEVATOR TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



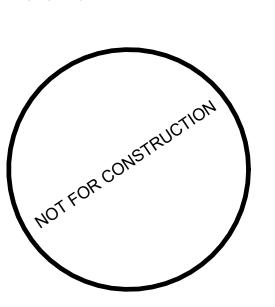
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FL LIC. AR99860 exp. 2/28/2023

**EXPANSION** 

STATION

FIRE

FIRE

SHEET TITLE:

GROUND FLOOR PLAN

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 CHECKED BY: DRAWN BY: CAF

CREATION DATE: ISSUED FOR:

	REVISION	DATE
$\vdash$		
$\Box$		

SHEET NUMBER:

2021 LITTLE RED ROOSTER,LLC

GROUND FLOOR

SCALE: 1/8" = 1'-0"

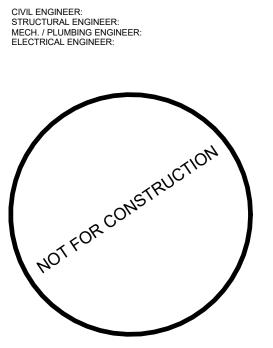
WALL SCHEDULE	SHEET NOTES / CODED NOTES
MARK   TYPE   DESCRIPTION   THICKNESS	GENERAL NOTES:
1 5" INTERIOR PARTITION 3-5/8" METAL STUD WITH 5/8" GYP. BD. ON BOTH SIDES 4 7/8" 2 7" INTERIOR PARTITION 6" METAL STUD WITH 5/8" GYP. BD. ON BOTH SIDES 7 1/4"	1. ALL WALLS ARE TYPE 1 U.N.O.
3 4" INTERIOR PARTITION- ONE SIDE 3-5/8" METAL STUD WITH 5/8" GYP. BD. ON INTERIOR SIDE 4 1/4"	2. REFER TO WALL SECTIONS FOR EXTERIOR WALL ASSEMBLY. 3. ALL LUMBER TO BE PRESSURE TREATED U.N.O.  The second sec
	4. REFER TO FINISH SCHEDULE. 5. ALL DOORS ARE 4" FROM ADJACENT WALL OR CENTERED U.N.O.
	PLAN NOTES:
	1 NEW 6" CONCRETE PLATFORM.
	2 NEW 2" CONCRETE SLAB TOPPER ON EXISTING ROOF STRUCTURE.
	NEW 6X6 STEEL TUBE COLUMN, REFER TO STRUCTURAL.
	(4) NEW 2'-0" DEEP COUNTER MOUNTED AT 2'-10" AFF
	5 LINE OF CANOPY/ROOF ABOVE.
	6 NEW 2'-0" DEEP COUNTER MOUNTED AT 2'-10" AFF WITH UPPER CABINETS MOUNTED AT 5'-0" AFF.
	7 3'-0" GUARDRAIL AND 3'-0" WIDE GATE
	8 LINE OF CANOPY BELOW.
$\begin{array}{c} 1 \\ A3.1.1 \end{array}$	9 NEW 4'-0" WIDE PRECAST CONCRETE STAIR.
	10 WALL MOUNTED ROOF LADDER TO BE INSTALLED PER
52' - 1"	MANUFACTURER'S RECOMMENDATIONS.
8' - 8" 1' - 4"	
8' - 9" 3' - 9" 13' - 1" 3' - 9"	
DOPM #5	
(ADA)	
89 SE TO 1 92 SF TO 1	
5' - 4 1/2'   THE STATE OF THE	
DORM #6 S (ADA) & (ADA	
88 SF	
HAMPERS 212 210 209 A5.0.0	
CORR./LOC. BATH #2 BATH #3	
7 210 BATH #1	
(ADA)	
ADA BATH  221  221  EXISTING ROC	
PANTRY PA	
220 (220) (2	3 A3.1.1
	A3.1.1)
COMMON 203 KITCHEN 203	
ROOM 201 1137 SF	
1137 SF 6	
DINING	
ROOM I LALL I	
345 SF	

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FL LIC. AR99860 exp. 2/28/2023

STATION 24 EXPANSION

EMS FL 33037

OVERSEAS HIGHWAY & EAST DRIVE
KEY LARGO, FL 33037
KEY LARGO FIRE RESCUE & EN
OVERSEAS HWY & EAST DR., KEY LARGO, FL 3

SHEET TITLE:

FIRE

SECOND FLOOR PLAN

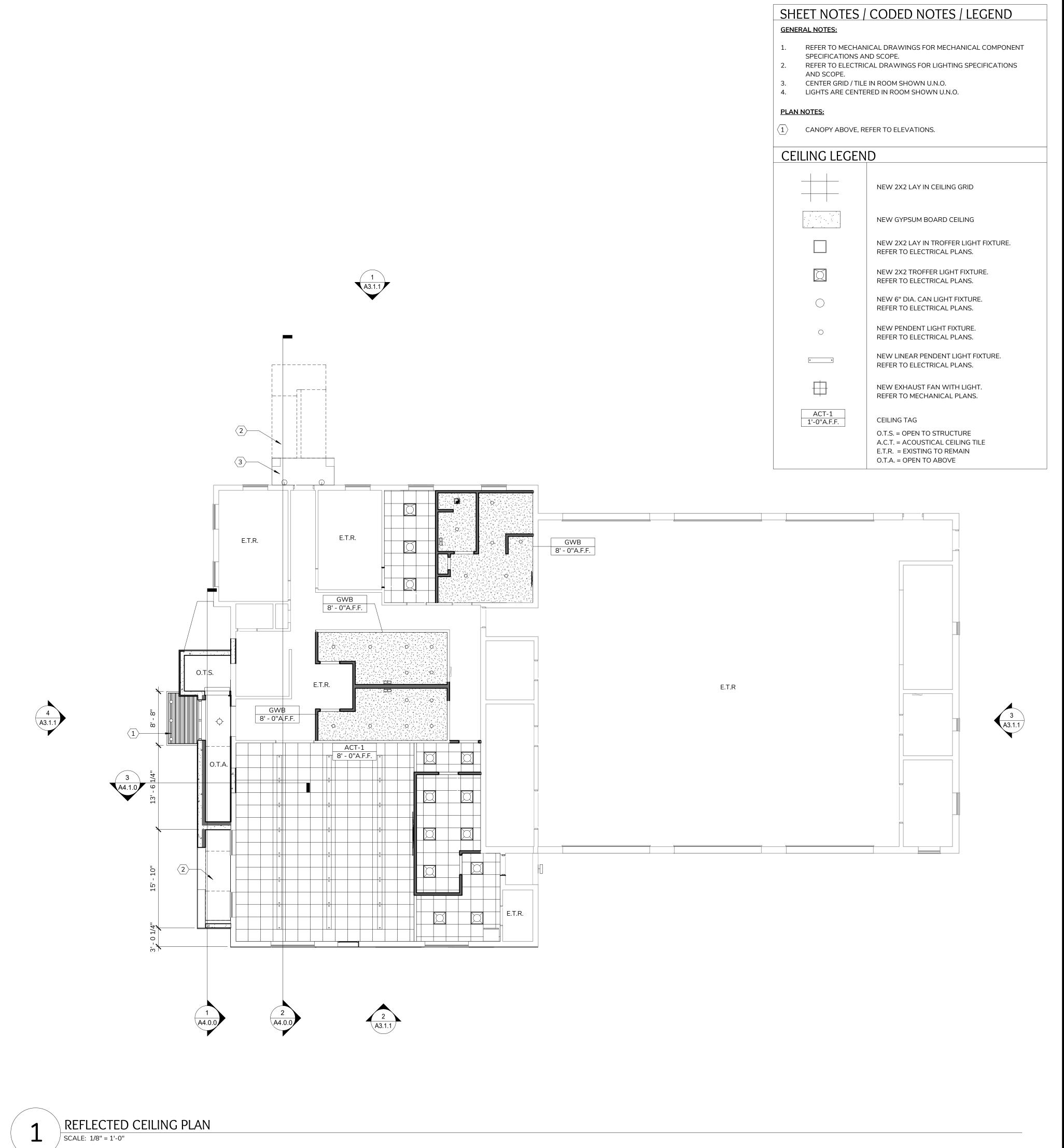
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CAF

CREATION DATE: DATE ISSUED FOR:

REVISIO	N	DATE

SHEET NUMBER:



LITTLE RED ROOSTER

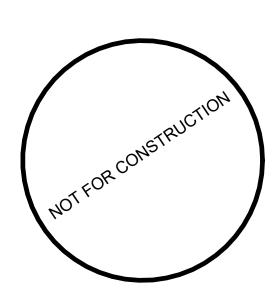
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FL LIC. AR99860 exp. 2/28/2023

**S** 

STATION 24 EXPANSION
ERSEAS HIGHWAY & EAST DRIVE
KEY LARGO, FL 33037
ARGO FIRE RESCUE & EMS
SHWY & EAST DR., KEY LARGO, FL 33037

FIRE

GROUND FLOOR
REFLECTED CEILING
PLAN

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 21003

DRAWN BY: CHECKED BY: PDB

CREATION DATE:

ISSUED FOR:

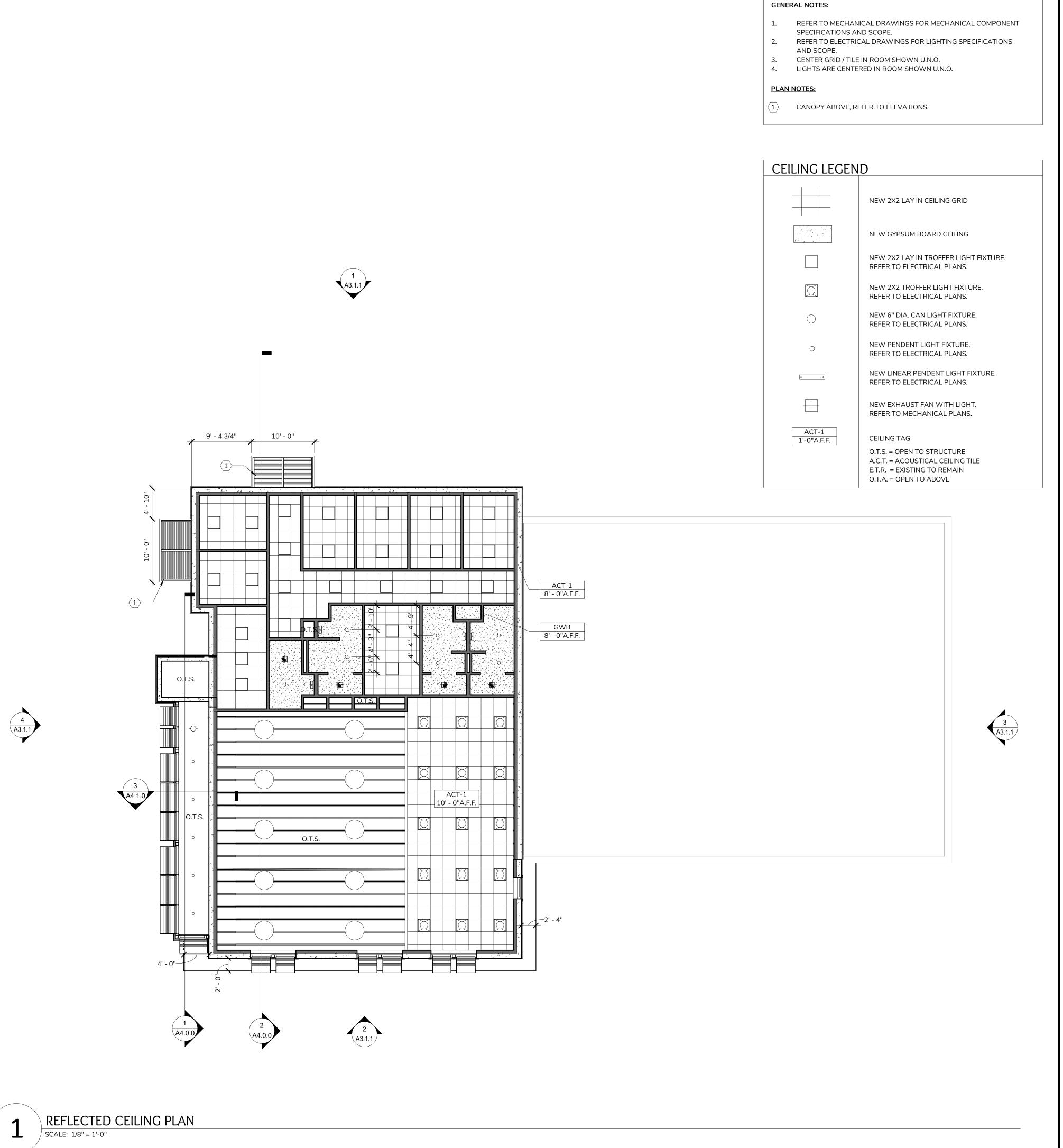
DATE:



SHEET NUMBER:

A2.2.

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2021 LITTLE RED ROOSTER,LLC



LITTLE DED BOOST

LITTLE RED ROOSTER

Your Vision • Our Passion

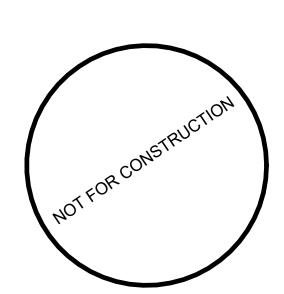
25 Ships Way
Big Pine, FL 33043
(305) 509 - 7932

www.LilRedRooster.com

CONSULTANTS

CIVIL ENGINEER:
STRUCTURAL ENGINEER:
MECH. / PLUMBING ENGINEER:
ELECTRICAL ENGINEER:

SHEET NOTES / CODED NOTES / LEGEND



FL LIC. AR99860 exp. 2/28/2023

RESCUE & EMS

KEY LARGO, FL 33037

**EXPANSION** 

STATION

FIRE

OVERSEAS HIGHWAY & EAST DR
KEY LARGO, FL 33037

EY LARGO FIRE RESCUE
RSEAS HWY & EAST DR., KEY LARGO

SECOND FLOOR
REFLECTED CEILING
PLAN

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 21003

DRAWN BY: CHECKED BY: PDB

CREATION DATE:

ISSUED FOR:

DATE:

REVISION	DATE

SHEET NUMBER:

A2.2.2

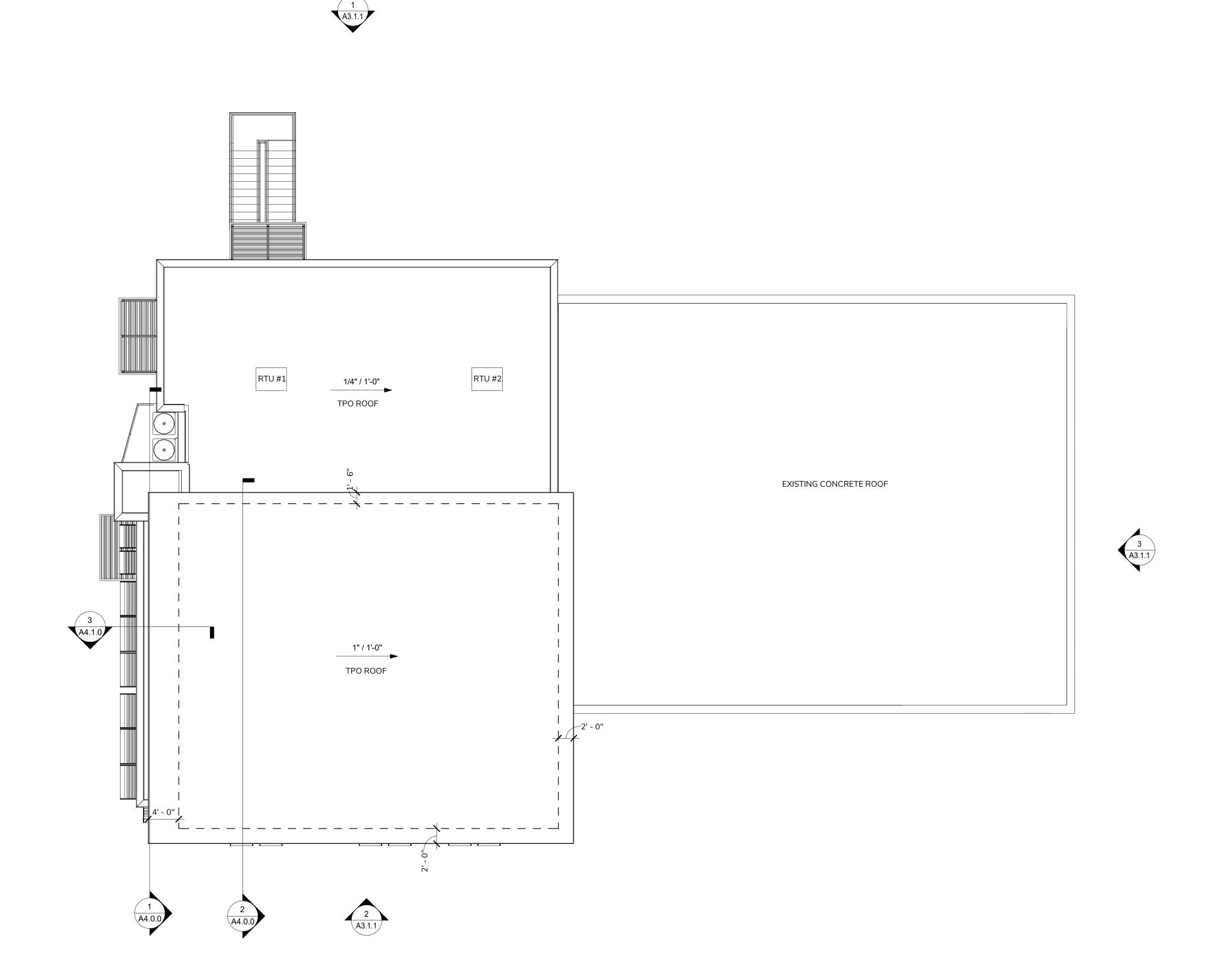
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2021 LITTLE RED ROOSTER,LLC

# GENERAL ROOFING NOTES:

# **GENERAL NOTES:**

- 1. REFER TO STRUCTURAL FOR SHEATING AND COMPONENTS & CLADDING.
- 2. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION. 3. REFER TO ELEVATIONS FOR PRODUCT / MATERIAL INFORMATION

**PLAN NOTES:** NEW TPO ON (2) 2" RIGID INSULATION ON NEW ROOF DECK. REFER TO SECTIONS FOR ADDITIONAL INFORMATION.



LITTLE RED ROOSTER Your Vision 

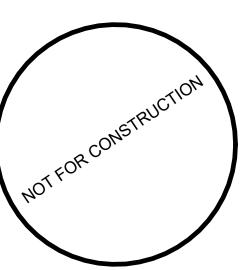
Our Passion

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FL LIC. AR99860 exp. 2/28/2023

**EMS** FL 33037 **EXPANSION** 

EAST DRIVE ESCUE & KEY LARGO, F

ARGO FIRE I

SHEET TITLE:

CAF

FIRE STATION

**ROOF PLAN** 

ORIGINAL SIZE: PROJECT NUMBER: DRAWN BY: CHECKED BY:

CREATION DATE: DATE ISSUED FOR:

REVISION	DATE

2021 LITTLE RED ROOSTER,LLC

ROOF PLAN

SCALE: 1/8" = 1'-0"



# ELEVATION NOTES / CODED NOTES

#### **GENERAL NOTES:**

BASIS OF DESIGN

MAPES

MAPES

MAPES

3A COMPOSITES

3A COMPOSITES

3A COMPOSITES

KAWNEER

CARLISLE

MODEL

LUMISHADE

LUMISHADE

LUMISHADE

HWP 12

PAC 3000 RS

FLUSH & REVEAL

SW-7004

VERSOLEIL

TPO-FLEECEBACK

COLOR

ALUMINUM

CHARCOAL

CHARCOAL

CHARCOAL

**BURNISHED SLATE** 

CARDINAL RED

SLATE GREY

SNOWBOUND

ALUMINUM

1. ALL ELEVATIONS ARE 1929 NGVD

PRODUCT

DIMENSIONS APPROVAL

REFER TO SPECIFICATIONS FOR ADDITIONAL SELECTIVE DEMOLITION REQUIREMENTS

3. REFER TO WALL SECTIONS FOR INSTALLATION REQUIREMENTS 4. REFER TO STRUCTURAL DRAWINGS FOR COMPONENTS & CLADDING

SIGNAGE TO BE COORDINATED BY OWNER, INSTALLED BY G.C.

NOTES

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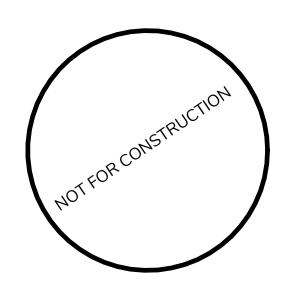
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Big Pine, FL 33043

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STRUCTURAL ENGINEER: STRUCTURES INTERNATIONAL, INC. MECH. / PLUMBING ENGINEER: N/A ELECTRICAL ENGINEER: N/A



FL LIC. AR99860 exp. 2/28/2023

**EMS EXPANSION AST DRIVE** 

CUE & FIRE RGO

SHEET TITLE:

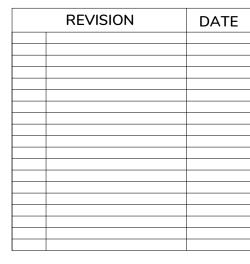
STATION

FIRE

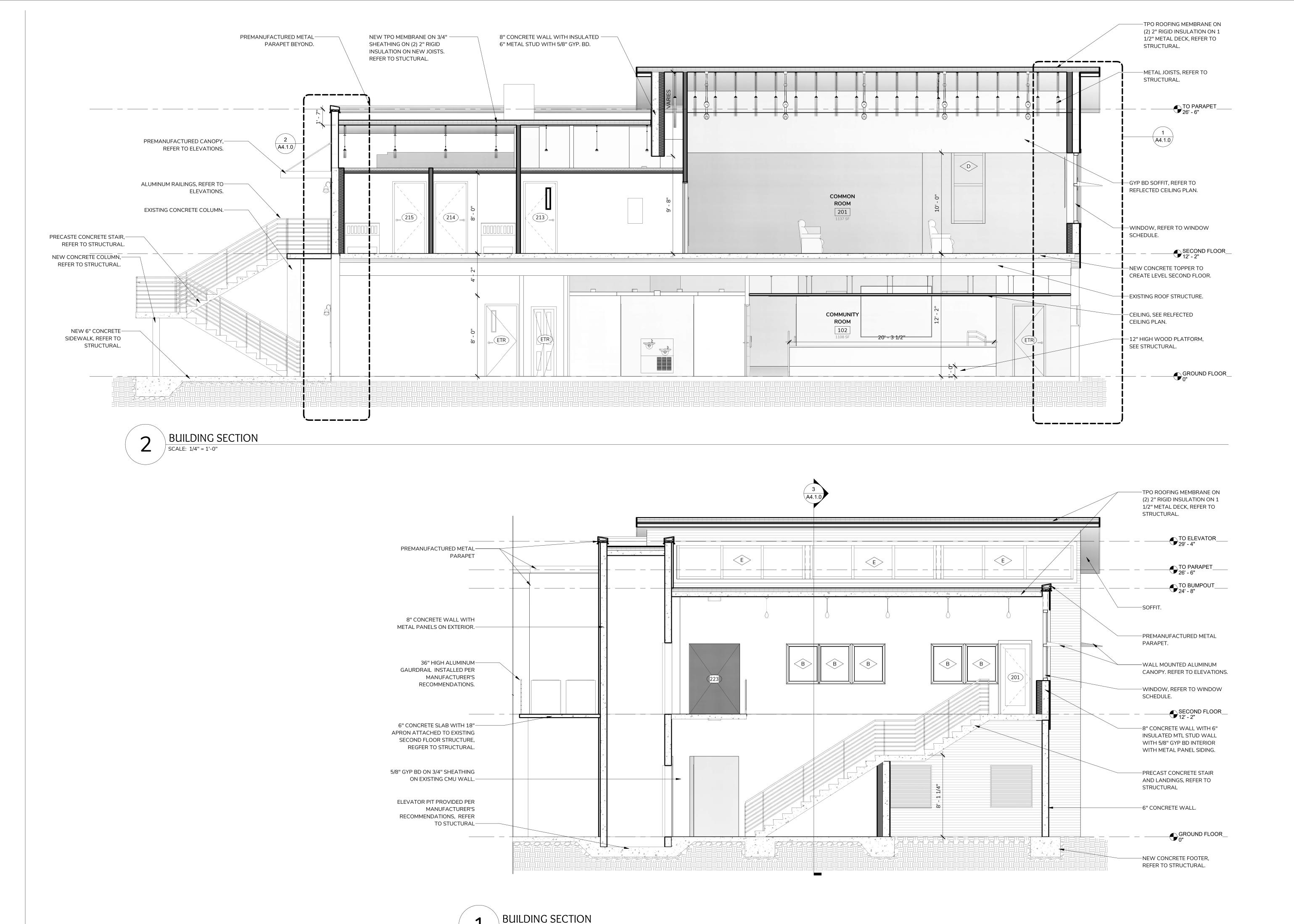
**EXTERIOR ELEVATIONS** 

DRAWN BY: CHECKED BY: CAF

CREATION DATE: ISSUED FOR:



SHEET NUMBER:



SCALE: 1/4" = 1'-0"

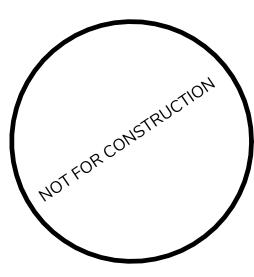
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CONSULTANTS

CIVIL ENGINEER: N/A STRUCTURAL ENGINEER: STRUCTURES INTERNATIONAL, INC. MECH. / PLUMBING ENGINEER: N/A ELECTRICAL ENGINEER: N/A



FL LIC. AR99860 exp. 2/28/2023

7

EXPANSION
& EAST DRIVE
33037
ESCUE & EMS

OVERSEAS HIGHWAY & EAST DRIV KEY LARGO, FL 33037 / LARGO FIRE RESCUE & EAS HWY & EAST DR., KEY LARGO, I

SHEET TITLE:

STATION

FIRE

BUILDING SECTIONS

ORIGINAL SIZE: PROJECT NUMBER: 21003

CREATION DATE: CHECKED BY: PDB

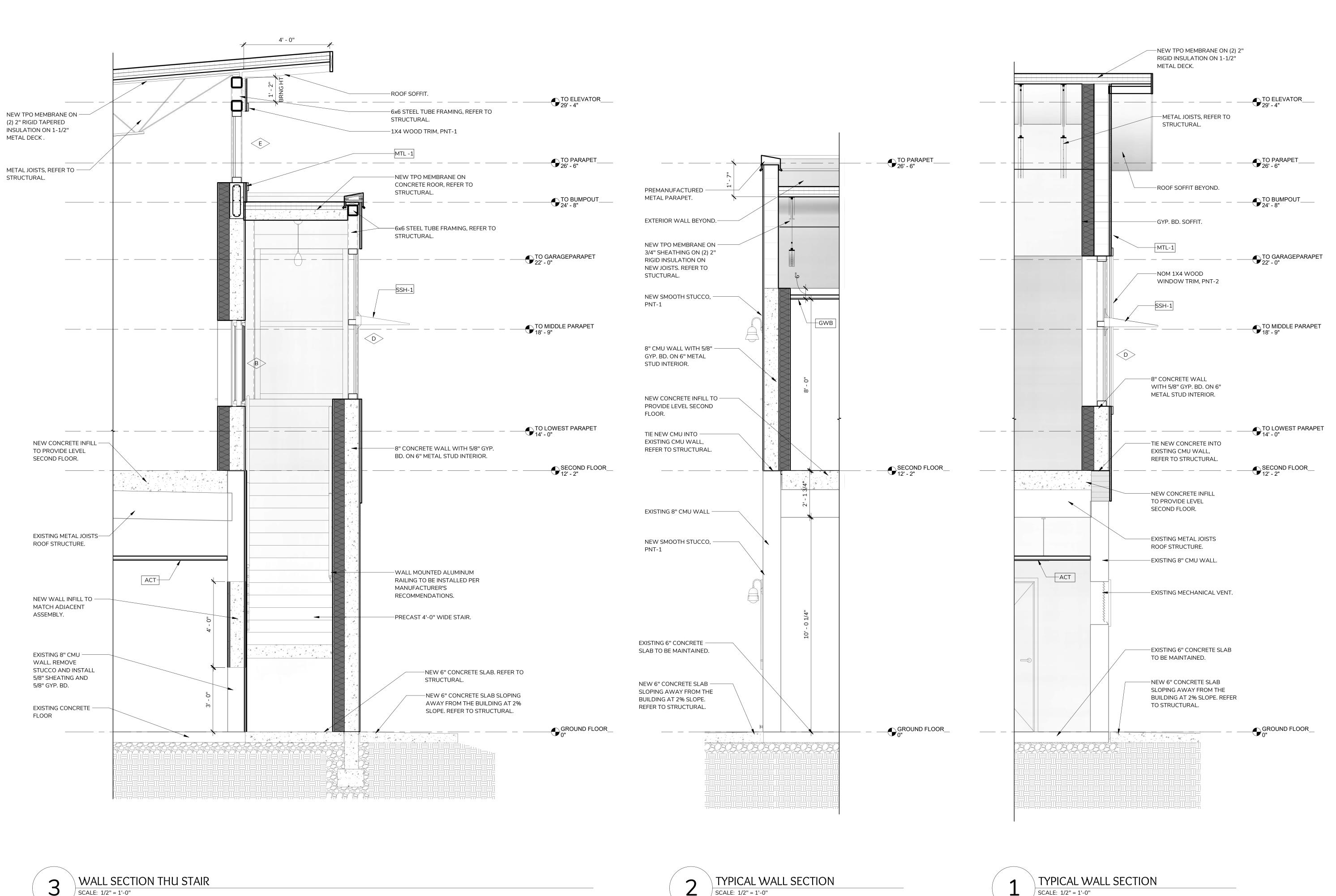
ISSUED FOR: DATE:

REVISION DATE

SHEET NUMBER:

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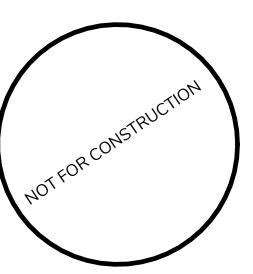


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STRUCTURAL ENGINEER: STRUCTURES INTERNATIONAL, INC. MECH. / PLUMBING ENGINEER: N/A ELECTRICAL ENGINEER: N/A



FL LIC. AR99860 exp. 2/28/2023

33037 **EXPANSION** 

STATION

FIRE

CUE & FIRE RGO

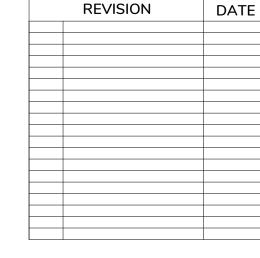
SHEET TITLE:

WALL SECTIONS

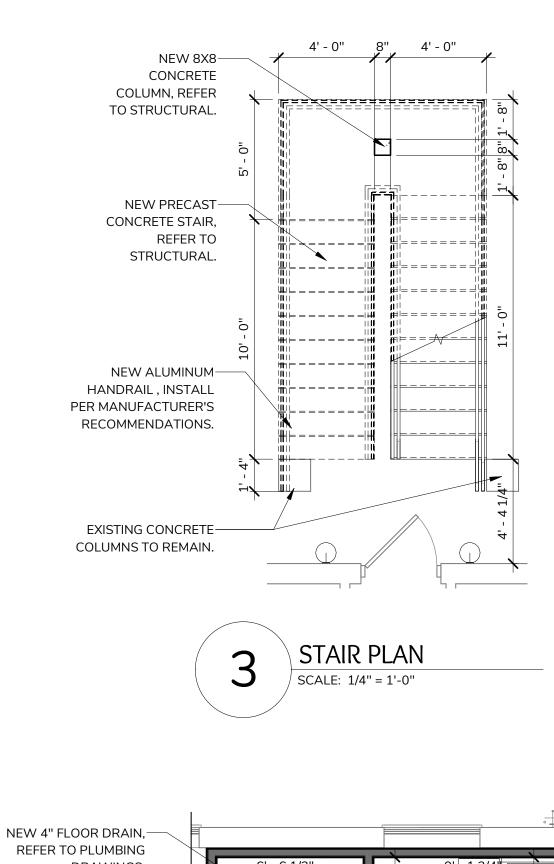
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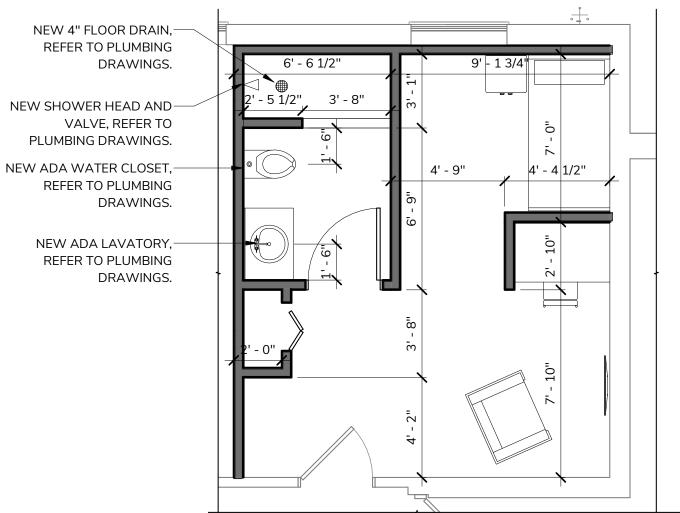
 $24 \times 36$ DRAWN BY: CHECKED BY: CAF

CREATION DATE: DATE ISSUED FOR:



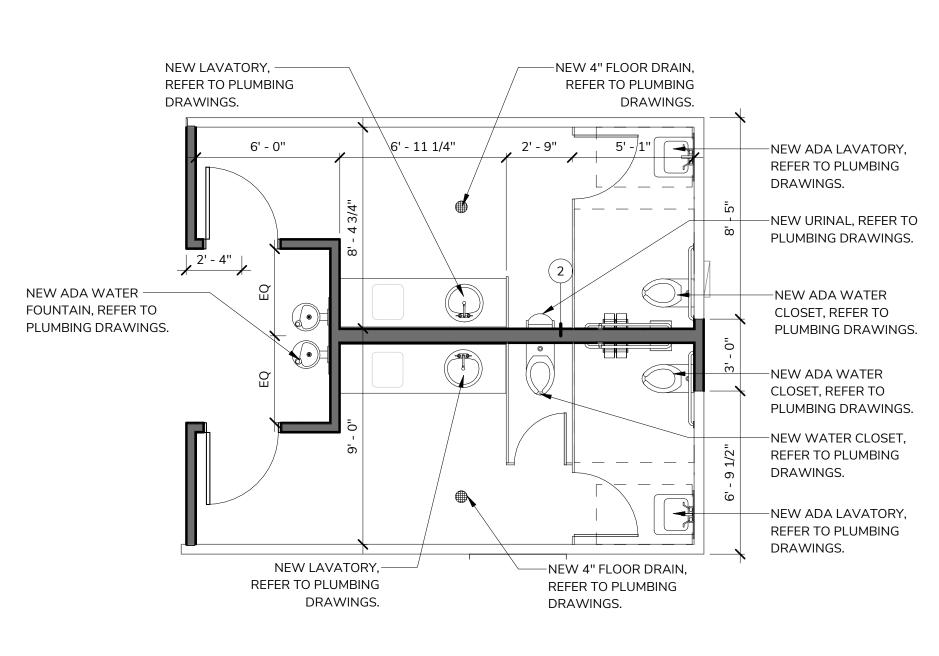
SHEET NUMBER:





OFFICER'S ROOM

SCALE: 1/4" = 1'-0"



PUBLIC RESTROOM PLAN

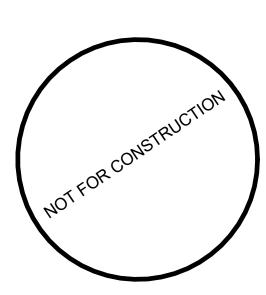
SCALE: 1/4" = 1'-0"



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STRUCTURAL ENGINEER:
MECH. / PLUMBING ENGINEER:
ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

MS 33037

STATION 24 EXPANSION
RESEAS HIGHWAY & EAST DRIVE
KEY LARGO, FL 33037
ARGO FIRE RESCUE & EMS

SHEET TITLE:

FIRE

ENLARGED PLANS

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 21003

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13' - 3 1/2"

(6) EQUALLY SPACED PLYWOOD-

SHELVING 1'-6" DEEP.

5' - 1 1/4"

7' - 8 3/4''

8' - 11"

7' - 4 1/2"

3' - 11 3/4" 3' - 11 1/2" 3' - 11 3/4" 4' - 5 1/4"

7' - 6 3/4"

6' - 8 3/4''

4' - 0''

7' - 6 3/4"

3' - 3"

-NEW LAVATORY,

DRAWINGS.

DRAWINGS.

DRAWINGS.

REFER TO PLUMBING

-NEW WATER CLOSET,

REFER TO PLUMBING

-NEW SHOWER HEAD

AND VALVE, REFER TO

PLUMBING DRAWINGS.

-NEW 4" FLOOR DRAIN,

REFER TO PLUMBING

NEW STACKED WASHER /-

PLUMBING DRAWINGS.

NEW SINK, REFER TO-

PLUMBING DRAWINGS.

NEW STACKED WASHER /-

PLUMBING DRAWINGS.

NEW 2' x 2' MOP SINK,-

REFER TO PLUMBING DRAWINGS.

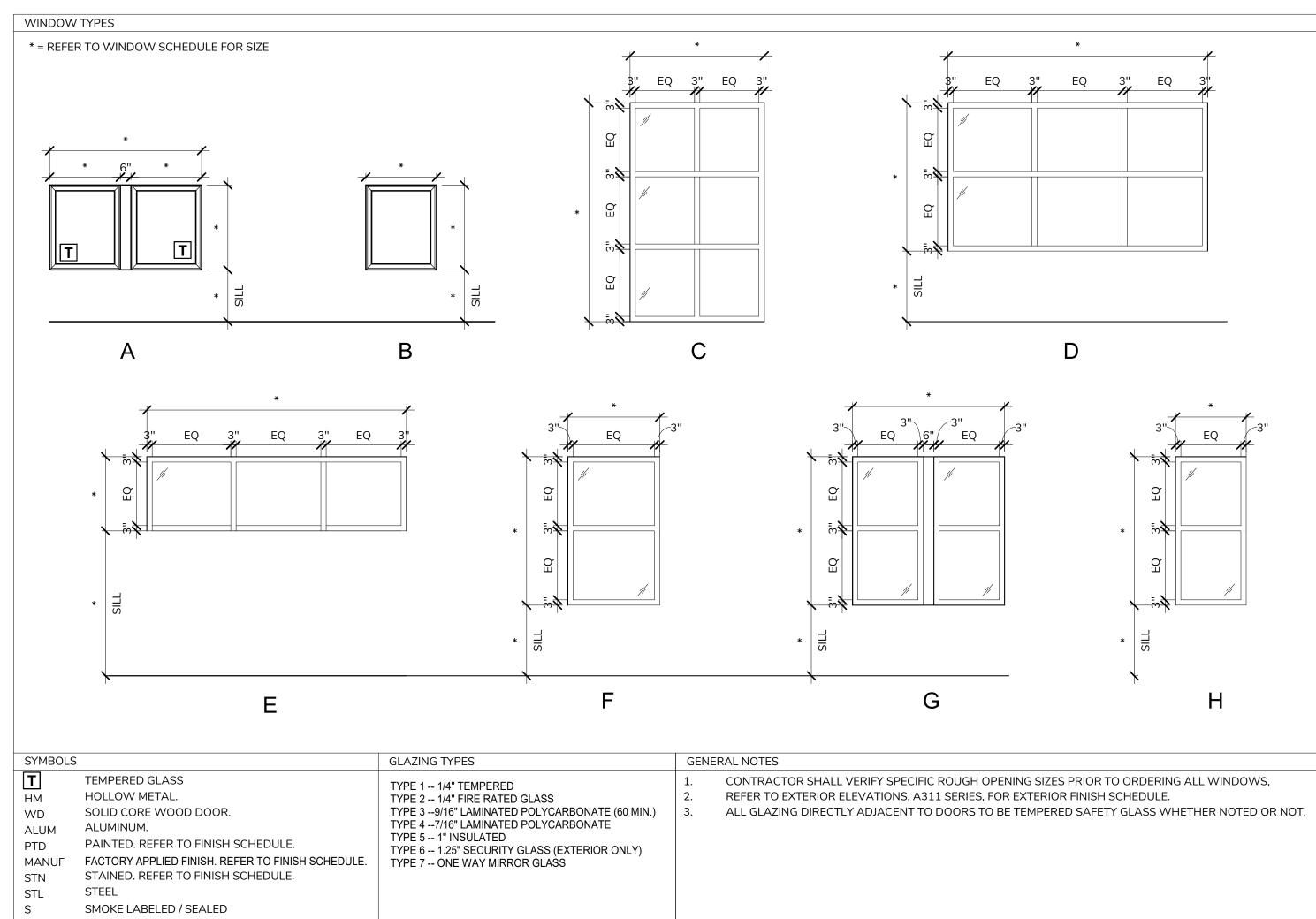
DRYER, REFER TO

3' - 0"

8' - 2 3/4"

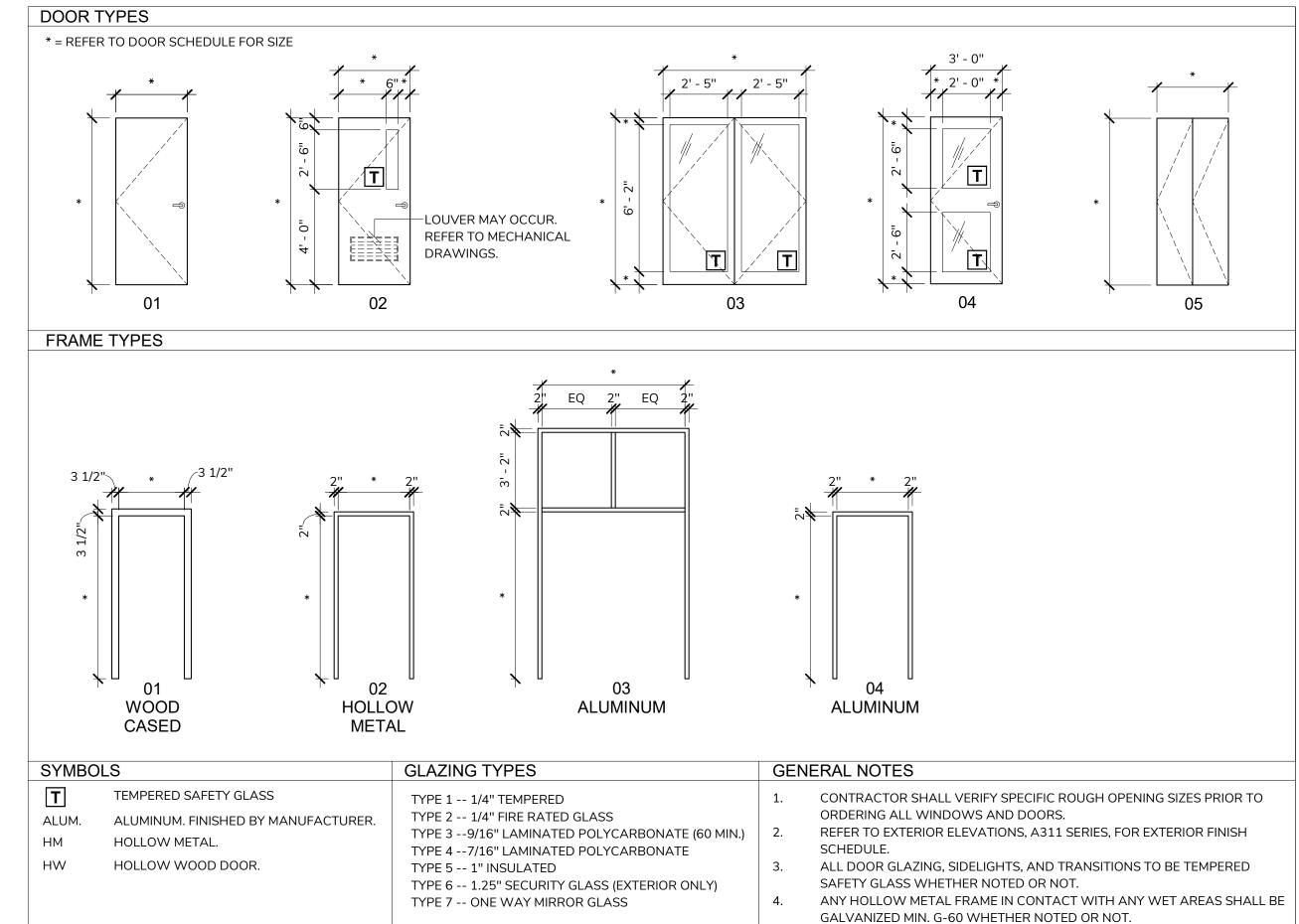
DRYER, REFER TO

	WINDOW					DIMENSIONS								
		MATERIAL		FIN	IISH	FRAME (W x HEIGHT					DESIGN	DESIGN		
TAG	DESCRIPTION	INTERIOR	EXTERIOR	INTERIOR	EXTERIOR	H)	ROUGH OP'G (W x H)		GLAZING TYPE	MANUFACTURER	MODEL	PRESSURES	NOA#	NOTES
А	CASEMENT	ALUMINUM	ALUMINUM	MANF.	MANF.	3' - 4" x 4' - 0"	3' - 4 1/2" x 4' - 0 1/2"	3' - 0"		CGI WINDOWS & DOORS	238			
В	FIXED	ALUMINUM	ALUMINUM	MANF.	MANF.	3' - 4" x 4' - 0"	3' - 4 1/2" x 4' - 0 1/2"	3' - 0"		CGI WINDOWS & DOORS	238			
С	CURTAIN WALL	ALUMINUM	ALUMINUM	MANF.	MANF.	6' -4" x 10'- 4"	6' -4 1/2" x 10'- 4 1/2"	0' - 0"		KAWNEER				
D	CURTAIN WALL	ALUMINUM	ALUMINUM	MANF.	MANF.	12' -3" x 7'- 0"	12' -3 1/2" x 7'- 0 1/2"	3' - 4"		KAWNEER				
Е	CURTAIN WALL	ALUMINUM	ALUMINUM	MANF.	MANF.	13' -2" x 3'- 4"	13' -2 1/2" x 3'- 4 1/2"	13' - 5"		KAWNEER				
F	CURTAIN WALL	ALUMINUM	ALUMINUM	MANF.	MANF.	4' -4" x 7'- 0"	4' -4 1/2" x 7'- 0 1/2"	3' - 4"		KAWNEER				
G	CURTAIN WALL	ALUMINUM	ALUMINUM	MANF.	MANF.	7' -2" x 7'- 0"	7' -2 1/2" x 7'- 0 1/2"	3' - 0"		KAWNEER				
Н	CURTAIN WALL	ALUMINUM	ALUMINUM	MANF.	MANF.	3' -0" x 7'- 0"	3' -0 1/2" x 7'- 0 1/2"	3' - 0"		KAWNEER				



				FINISH SCHEDULE		
ROOM#	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
101	LOBBY	V.C.T.	RUBBER BASE	PAINT	GYPSUM BOARD	
102	COMMUNITY ROOM	V.C.T.	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
103	SUPPORT	V.C.T.	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
104	WOMEN'S	CERAMIC TILE	CERAMIC TILE BASE	PAINT / CERAMIC TILE	GYPSUM BOARD	USE MOISTURE RESISTANT GYPSUM BOARD
105	MEN'S	CERAMIC TILE	CERAMIC TILE BASE	PAINT / CERAMIC TILE	GYPSUM BOARD	USE MOISTURE RESISTANT GYPSUM BOARD
106	OFFICE	CARPET	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
107	OFFICER'S SUITE	CARPET	RUBBER BASE	PAINT	GYPSUM BOARD	
201	COMMON ROOM	V.C.T.	RUBBER BASE	PAINT	OPEN TO STRUCTURE	
202	DINING ROOM	V.C.T.	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
203	KITCHEN	V.C.T.	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
204	DORM #1	CARPET	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
205	DORM #2	CARPET	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
206	DORM #3	CARPET	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
207	DORM #4	CARPET	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
208	DORM #5 (ADA)	CARPET	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
209	DORM #6 (ADA)	CARPET	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
210	LAUN./UTIL.	CERAMIC TILE	CERAMIC TILE BASE	PAINT	LAY-IN CEILING TILE	
211	ADA BATH	CERAMIC TILE	CERAMIC TILE BASE	PAINT / CERAMIC TILE	GYPSUM BOARD	USE MOISTURE RESISTANT GYPSUM BOARD
212	BATH #1 (ADA)	CERAMIC TILE	CERAMIC TILE BASE	PAINT / CERAMIC TILE	GYPSUM BOARD	USE MOISTURE RESISTANT GYPSUM BOARD
213	CORR./LOC.	V.C.T.	RUBBER BASE	PAINT	LAY-IN CEILING TILE	
214	BATH #2	CERAMIC TILE	CERAMIC TILE BASE	PAINT / CERAMIC TILE	GYPSUM BOARD	USE MOISTURE RESISTANT GYPSUM BOARD
215	BATH #3	CERAMIC TILE	CERAMIC TILE BASE	PAINT / CERAMIC TILE	GYPSUM BOARD	USE MOISTURE RESISTANT GYPSUM BOARD

						D	OOR SCH	IEDULE			
DOOR	DOOR					FRAME					
NO.	TYPE	MATL	NOMINAL SIZE	FINISH	TYPE	MATL	FINISH	GLAZING	HARDWARE	NOA#	NOTES
101	1	HW	7' - 0" X 3' - 0"	PNT	1	WD	PNT	-			
102	1	HW	7' - 0" X 3' - 0"		1	WD		-			
103	1	HW	7' - 0" X 3' - 0"		1	WD		-			
104	1	НМ	7' - 0" X 3' - 0"	PNT	2	НМ	PNT	-			
106	3	ALUM	7' - 0" X 6' - 0"	-	3	ALUM	-	1			THRESHOLD
107	1	HW	7' - 0" X 3' - 0"		1	WD		-			
108	1	HW	7' - 0" X 3' - 0"		1	WD		-			
109	1	HW	7' - 0" X 3' - 0"		1	WD		-			
110	4	HW	6' - 8" X 2' - 0"	PNT	1	WD	PNT				
111	1	HW	7' - 0" X 3' - 0"		1	WD		-			
201	5	ALUM	7' - 0" X 3' - 0"	-	4	ALUM	-	2			
203	5	ALUM	7' - 0" X 3' - 0"	-	4	ALUM	-	2			THRESHOLD
204	2	HW	7' - 0" X 3' - 0"	PNT	1	WD	PNT	3			
205	1	HW	7' - 0" X 3' - 0"		1	WD		-			
206	4	HW	7' - 0" X 3' - 0"	PNT	1	WD	PNT	-			
207	4	HW	7' - 0" X 3' - 0"		1	WD		-			
208	4	HW	7' - 0" X 3' - 0"		1	WD		-			
209	1	HW	7' - 0" X 3' - 0"		1	WD		-			
210	4	HW	7' - 0" X 3' - 0"		1	WD		-			
211	1	HW	7' - 0" X 3' - 0"		1	WD		-			
212	1	HW	7' - 0" X 3' - 0"		1	WD		-			
213	2	HW	7' - 0" X 3' - 0"		1	WD		3			
214	1	HW	7' - 0" X 3' - 0"		1	WD		-			
215	1	HW	7' - 0" X 3' - 0"		1	WD		-			
216	1	HW	7' - 0" X 3' - 0"		1	WD		-			
217	1	HW	7' - 0" X 3' - 0"		1	WD		-			
218	1	HW	7' - 0" X 3' - 0"		1	WD		-			
219	1	HW	7' - 0" X 3' - 0"		1	WD		-			
220	-	-	7' - 0" X 3' - 0"	-	1	WD	PNT	-			FRAMED OPENING
221	-	-	7' - 0" X 3' - 0"	-	1	WD		-			FRAMED OPENING
222	-	-	7' - 0" X 3' - 0"	-	1	WD		-			FRAMED OPENING
223	-	=	7' - 0" X 5' - 0"	-	2	НМ	PNT	-			FRAMED OPENING



5. EGRESS DOORS TO THE EXTERIOR, TO A STAIRWELL, OR TO EXIT

TO THE DOOR.

CONTRASTING BACKGROUND.

PASSAGEWAY SHALL RECEIVE A TACTILE SIGN STATING 'EXIT' ADJACENT

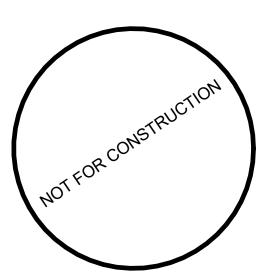
6. ANY ENTRY DOORS WITH DEADBOLT TO RECEIVE A SIGN ON OR ADJACENT TO THE DOOR STATING 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.' THE SIGN SHALL BE IN LETTERS 1" HIGH ON A



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ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

EXPANSION
& EAST DRIVE
33037

SCUE & EMS

KEY LARGO, FL 33037
LARGO FIRE RESCUE

SHEET TITLE:

FIRE

SCHEDULES AND DETAILS

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 21003

DRAWN BY: CHECKED BY:

CAF PDB

CREATION DATE: DATE

ISSUED FOR: DATE:

REVISION DATE

SHEET NUMBER:

A6.1.1

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# MECHANICAL SPECIFICATIONS

#### **SECTION 1 - GENERAL**

1.01 GENERAL REQUIREMENTS REQUIREMENTS UNDER DIVISION ONE AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS SHALL BE A PART OF THIS SECTION. THE CONTRACTOR SHALL BECOME THOROUGHLY ACQUAINTED WITH ITS CONTENTS AS TO REQUIREMENTS THAT AFFECT THIS DIVISION OR SECTION. THE WORK REQUIRED U NDER THIS SECTION INCLUDES MATERIAL, EQUIPMENT, APPLIANCES, TRANSPORTATION, SERVICES, AND LABOR REQUIRED TO COMPLETE THE ENTIRE SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.

THE SPECIFICATIONS AND DRAWINGS FOR THE PROJECTS ARE COMPLEMENTARY, AND PORTIONS OF THE WORK DESCRIBED IN ONE, SHALL BE PROVIDED AS IF DESCRIBED IN BOTH. IN THE EVENT OF DISCREPANCIES. NOTIFY THE ENGINEER AND/OR OWNER AND REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED.

#### 1.02 INSPECTION OF SITE

A. PRIOR TO SUBMITTING BID, VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO DO SO WILL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

 PROVIDE NEW MATERIAL, EQUIPMENT, AND APPARATUS UNDER THIS CONTRACT UNLESS OTHERWISE STATED HEREIN, OF BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE, AND FREE FROM ANY DEFECTS. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT NECESSARILY INTENDED TO DESIGNATE THE REQUIRED TRIM, WRITTEN DESCRIPTIONS OF THE TRIM GOVERN MODEL NUMBERS.

WORK PERFORMED UNDER THIS CONTRACT SHALL PROVIDE A NEAT AND "WORKMANLIKE" APPEARANCE WHEN COMPLETED. TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORKMANSHIP SHALL BE THE FINEST POSSIBLE BY EXPERIENCED MECHANICS. INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES

THE COMPLETE INSTALLATION SHALL FUNCTION AS DESIGNED AND INTENDED WITH RESPECT TO EFFICIENCY, CAPACITY, NOISE LEVEL, ETC. ABNORMAL NOISE CAUSED BY RATTLING EQUIPMENT, PIPING, DUCTS, AIR DEVICES, AND SQUEAKS IN ROTATING COMPONENTS WILL NOT BE ACCEPTABLE. IN GENERAL, MATERIALS AND EQUIPMENT SHALL BE OF COMMERCIAL SPECIFICATION GRADE IN QUALITY. LIGHT DUTY AND RESIDENTIAL TYPE EQUIPMENT WILL NOT BE ACCEPTED. REMOVE FROM THE PREMISES WASTE MATERIAL PRESENT AS A RESULT OF WORK, INCLUDING CARTONS, CRATING, PAPER, STICKERS, AND/OR EXCAVATION MATERIAL NOT USED IN BACKFILLING, ETC. CLEAN EQUIPMENT INSTALLED UNDER THIS

CONTRACT TO PRESENT A NEAT AND CLEAN INSTALLATION AT THE TERMINATION OF THE

REPAIR OR REPLACE PUBLIC AND PRIVATE PROPERTY DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT TO THE SATISFACTION OF AUTHORITIES AND REGULATIONS HAVING JURISDICTION.

#### 1.04 COORDINATION

A. COORDINATE WORK WITH THAT OF OTHER TRADES SO THAT THE VARIOUS COMPONENTS OF THE SYSTEMS WILL BE INSTALLED AT THE PROPER TIME, WILL FIT THE AVAILABLE SPACE, AND WILL ALLOW PROPER SERVICE ACCESS TO THOSE ITEMS REQUIRING MAINTENANCE. COMPONENTS WHICH ARE INSTALLED WITHOUT REGARD TO THE ABOVE SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER. UNLESS OTHERWISE INDICATED, THE GENERAL CONTRACTOR WILL PROVIDE CHASES AND OPENINGS IN BUILDING CONSTRUCTION REQUIRED FOR INSTALLATION OF THE SYSTEMS SPECIFIED HEREIN. THE CONTRACTOR SHALL FURNISH THE GENERAL CONTRACTOR WITH INFORMATION WHERE CHASES AND OPENINGS ARE REQUIRED, KEEP INFORMED AS TO THE WORK OF OTHER TRADES ENGAGED IN THE CONSTRUCTION OF THE PROJECT, AND EXECUTE WORK IN A MANNER AS TO NOT INTERFERE WITH OR

DELAY THE WORK OF OTHER TRADES. FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALE DIMENSIONS. CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AT THE BUILDING, AS VARIATIONS MAY OCCUR. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ERRORS THAT COULD HAVE BEEN AVOIDED BY PROPER CHECKING AND INSPECTION. PROVIDE MATERIALS WITH TRIM THAT WILL PROPERLY FIT THE TYPES OF CEILING. WALL. OR FLOOR FINISHES ACTUALLY INSTALLED. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT INTENDED TO DESIGNATE THE REQUIRED TRIM

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR DUCTWORK LAYOUT TO THE CONSTRUCTION MANAGER FOR OWNER APPROVAL PRIOR TO INSTALLATION.

# 1.05 ORDINANCES AND CODES

A. WORK PERFORMED UNDER THIS CONTRACT SHALL, AT A MINIMUM, BE IN CONFORMANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES HAVING JURISDICTION. EQUIPMENT FURNISHED AND ASSOCIATED INSTALLATION WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT COMPLIANCE WITH CURRENT APPLICABLE CODES ADOPTED BY THE LOCAL AHJ INCLUDING ANY AMENDMENTS AND STANDARDS AS SET FORTH BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). UNDERWRITERS LABORATORIES (UL), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AMERICAN SOCIETY OF TESTING MATERIALS (ASTM), AND OTHER NATIONAL STANDARDS AND CODES WHERE APPLICABLE. WHERE THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THEIR REFERENCED CODES, STANDARDS, ETC., THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE.

PROCURE AND PAY FOR PERMITS AND LICENSES REQUIRED FOR THE ACCOMPLISHMENT OF THE WORK HEREIN DESCRIBED, WHERE REQUIRED, OBTAIN, PAY FOR, AND FURNISH CERTIFICATES OF INSPECTION TO THE OWNER. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR VIOLATIONS OF THE LAW.

# 1.06 PROTECTION OF EQUIPMENT AND MATERIALS

A. STORE AND PROTECT FROM DAMAGE EQUIPMENT AND MATERIALS DELIVERED TO JOB SITE. COVER WITH WATERPROOF, TEAR-RESISTANT, HEAVY TARP OR POLYETHYLENE PLASTIC AS REQUIRED TO PROTECT FROM PLASTER. DIRT. PAINT. WATER, OR PHYSICAL DAMAGE. EQUIPMENT AND MATERIAL THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITIES WILL BE REJECTED, AND CONTRACTOR IS OBLIGATED TO FURNISH NEW EQUIPMENT AND MATERIAL OF A LIKE KIND AS APPROVED BY OWNER. KEEP PREMISES CLEAN FROM FOREIGN MATERIAL CREATED DURING WORK PERFORMED UNDER THIS CONTRACT. PIPING, EQUIPMENT, ETC., SHALL HAVE A NEAT AND CLEAN APPEARANCE AT THE TERMINATION OF THE WORK. PLUG OR CAP OPEN ENDS OF DUCTWORK AND PIPING SYSTEMS WHILE STORED OR INSTALLED DURING CONSTRUCTION WHEN NOT IN USE THE PREVENT THE

# ENTRANCE OF DEBRIS INTO THE SYSTEMS.

A. THE BASE BID SHALL INCLUDE ONLY THE PRODUCTS FROM MANUFACTURERS SPECIFICALLY NAMED IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE CONSIDERED PRIOR TO RECEIPT OF BIDS UNLESS WRITTEN REQUEST FOR APPROVAL TO BID HAS BEEN RECEIVED BY THE ENGINEER AT LEAST TEN CALENDAR DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS. EACH SUCH REQUEST SHALL INCLUDE THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED AND A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTE INCLUDING DRAWINGS, CUTS, PERFORMANCE AND TEST DATA AND OTHER INFORMATION NECESSARY FOR AN EVALUATION. A STATEMENT SETTING FORTH CHANGES IN OTHER MATERIALS, EQUIPMENT OR OTHER WORK THAT INCORPORATION OF THE SUBSTITUTE WOULD REQUIRE SHALL BE INCLUDED. THE BURDEN OF PROOF OF THE MERIT OF THE PROPOSED SUBSTITUTE IS UPON THE PROPOSER. THE ENGINEER'S DECISION OF APPROVAL OR DISAPPROVAL TO BID OF A PROPOSED SUBSTITUTION SHALL BE FINAL. THE TERMS "APPROVED", "APPROVED EQUAL", AND "EQUAL" REFER TO APPROVAL BY THE ENGINEER AS AN ACCEPTABLE ALTERNATE BID. NO SUBSTITUTIONS WILL BE CONSIDERED THAT ARE NOT BID AS AN ALTERNATE. NO MATERIAL SUBSTITUTIONS SHALL BE CONSIDERED FOR APPROVAL PRIOR TO AWARD OF CONTRACT.

COORDINATE AND VERIFY WITH OTHER TRADES WHETHER OR NOT THE SUBSTITUTED EQUIPMENT CAN BE INSTALLED AS SHOWN ON THE CONSTRUCTION DRAWINGS WITHOUT MODIFICATION TO ASSOCIATED SYSTEMS OR ARCHITECTURAL OR ENGINEERING DESIGN. INCLUDE ADDITIONAL COSTS FOR ARCHITECTURAL AND ENGINEERING DESIGN FEES IN BID IF DRAWING MODIFICATIONS ARE REQUIRED

# BECAUSE OF SUBSTITUTED EQUIPMENT. 1.08 OPERATION AND MAINTENANCE INSTRUCTIONS

A. COLLECT AND COMPILE A COMPLETE BROCHURE OF FIXTURES, MATERIALS, AND EQUIPMENT FURNISHED AND INSTALLED ON THIS PROJECT. INCLUDE OPERATIONAL AND MAINTENANCE INSTRUCTIONS, MANUFACTURER'S CATALOG SHEETS, WIRING DIAGRAMS, PARTS LISTS, APPROVED SHOP DRAWINGS, AND DESCRIPTIVE LITERATURE FURNISHED BY THE MANUFACTURER. INCLUDE AN INSIDE COVER SHEET THAT LISTS THE PROJECT NAME, DATE, OWNER, ARCHITECT, ENGINEER, GENERAL CONTRACTOR, SUBCONTRACTOR, AND AN INDEX OF CONTENTS.

B. SUBMIT COPIES OF LITERATURE BOUND IN APPROVED BINDERS TO THE ARCHITECT AND OWNER AT THE TERMINATION OF THE WORK. PAPER CLIPS, STAPLES, RUBBER BANDS, AND MAILING ENVELOPES ARE NOT CONSIDERED APPROVED BINDERS. FINAL APPROVAL OF MECHANICAL SYSTEMS WILL BE WITHHELD UNTIL THIS EQUIPMENT BROCHURE IS DEEMED COMPLETE BY THE ARCHITECT, ENGINEER, AND OWNER.

#### 1.09 SPARE PARTS

A. FURNISH TO OWNER, WITH RECEIPT, THE FOLLOWING SPARE PARTS FOR THE **EQUIPMENT FURNISHED FOR THIS PROJECT** ONE SET OF SPARE FILTERS OF EACH TYPE REQUIRED FOR EACH UNIT. IN ADDITION TO THE SPARE SET OF FILTERS, INSTALL NEW FILTERS PRIOR TO TESTING, ADJUSTING, AND BALANCING WORK AND BEFORE TURNING SYSTEM OVER TO OWNER. FURNISH ONE COMPLETE SET OF BELTS FOR EACH FAN. FURNISH THREE OPERATING KEYS FOR EACH TYPE OF AIR OUTLET AND INLET THAT REQUIRES THEM.

1.10 WARRANTIES WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP, DESIGN, OR MATERIAL FOR A PERIOD OF 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS SPECIFIC ITEMS ARE NOTED TO CARRY A LONGER WARRANTY IN THE CONSTRUCTION DOCUMENTS OR MANUFACTURER'S STANDARD WARRANTY EXCEEDS 12 MONTHS. REMEDY ALL DEFECTS, OCCURRING WITHIN THE WARRANTY PERIOD(S), AS STATED IN THE GENERAL **CONDITIONS AND DIVISION 1.** 

WARRANTIES SHALL INCLUDE LABOR AND MATERIAL. MAKE REPAIRS OR REPLACEMENTS WITHOUT ANY ADDITIONAL COSTS TO THE OWNER. PERFORM THE REMEDIAL WORK PROMPTLY, UPON WRITTEN NOTICE FROM THE

D. AT THE TIME OF SUBSTANTIAL COMPLETION, DELIVER TO THE OWNER ALL WARRANTIES, IN WRITING AND PROPERLY EXECUTED, INCLUDING TERM LIMITS FOR WARRANTIES EXTENDING BEYOND THE ONE YEAR PERIOD, EACH WARRANTY INSTRUMENT BEING ADDRESSED TO THE OWNER AND STATING THE COMMENCEMENT DATE AND TERM.

#### 1.11 CUTTING AND PATCHING

PERFORM CUTTING OF WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO INSTALL WORK UNDER THIS SECTION. OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO CUTTING. DO NO CUT OR DISTURB STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT. CUT HOLES AS SMALL AS POSSIBLE. GENERAL CONTRACTOR SHALL PATCH WALLS, FLOORS, ETC. AS REQUIRED BY WORK UNDER THIS SECTION. PATCHING SHALL MATCH THE ORIGINAL MATERIAL AND CONSTRUCTION. REPAIR AND REFINISH AREAS DISTURBED BY WORK TO THE CONDITION OF ADJOINING SURFACES IN A MANNER SATISFACTORY TO THE ARCHITECT.

#### 1.12 ROUGH-IN

A. COORDINATE WITHOUT DELAY ROUGHING-IN WITH GENERAL CONSTRUCTION.CONCEAL PIPING AND CONDUIT ROUGH-IN EXCEPT IN UNFINISHED AREAS WHERE OTHERWISE SHOWN.

#### 1.13 STRUCTURAL STEEL

STRUCTURAL STEEL USED FOR PIPE SUPPORTS, EQUIPMENT SUPPORTS, ETC., SHALL BE NEW, CLEAN, AND CONFORM TO ASTM DESIGNATION A-36. SUPPORT PLUMBING AND MECHANICAL EQUIPMENT AND PIPING FROM THE BUILDING STRUCTURE.DO NOT SUPPORT PLUMBING EQUIPMENT FROM CEILINGS, OTHER MECHANICAL OR ELECTRICAL COMPONENTS, AND OTHER NON-STRUCTURAL ELEMENTS.

# 1.14 ACCESS DOORS

PROVIDE ACCESS DOORS IN CEILINGS AND WALLS WHERE INDICATED OR REQUIRED FOR ACCESS TO CONCEALED VALVES AND EQUIPMENT INSTALLED UNDER THIS SECTION.PROVIDE CONCEALED HINGES, SCREWDRIVER-TYPE LOCK, ANCHOR STRAPS; MANUFACTURED BY MILCOR, ZURN, TITUS, OR EQUAL. OBTAIN ARCHITECT'S APPROVAL OF TYPE, SIZE, LOCATION, AND COLOR BEFORE ORDERING.

#### 1.15 PENETRATIONS

A. SEAL FLOOR, EXTERIOR WALL AND ROOF PENETRATIONS WATER AND WEATHER TIGHT WITH APPROPRIATE NON-SHRINK, NON-HARDENING COMMERCIAL CONSTRUCTION SEALANT. SEAL ROOF PENETRATIONS WITH FOUR POUND PER SQUARE FOOT LEAD FLASHING. PROVIDE A SLEEVE, AND SEAL NON-FIRE-RATED FLOOR AND WALL PENETRATIONS WITH FIBERGLASS PACKING AND SILICONE CAULK (FOR ACOUSTICAL

COORDINATE FIRE RATING REQUIREMENTS AND LOCATIONS WITH THE ARCHITECT. SEAL PENETRATIONS OF FIRE-RATED ASSEMBLIES WITH 3M #CP-25 FIRE BARRIER CAULK (PROVIDE THICKNESS AND METHOD AS REQUIRED AND RECOMMENDED BY MANUFACTURER) TO MAINTAIN THE FIRE RESISTANCE RATING OF FIRE-RATED ASSEMBLIES.

SEAL EXTERIOR WALL PENETRATIONS BELOW GRADE WITH CAST IRON WALL PIPES AND MODULAR MECHANICAL SLEEVE SEALS, MANUFACTURED BY THUNDERLINE/LINK SEAL, CALPICO, INC AND METRAFLEX. PROVIDE SLEEVES FOR HORIZONTAL PIPE PASSING THROUGH OR UNDER THE

SHALL BE CAST IRON SOIL PIPE TWO NOMINAL PIPE SIZES LARGER THAT THE PIPE SERVED. PROVIDE SLEEVES FOR VERTICAL PIPE PASSING THROUGH SLAB ON GRADE. SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, TWO NOMINAL PIPE SIZES LARGER THAN THE PIPE SERVED. SEAL WATER-TIGHT WITH SILICONE CAULK.

# SECTION 2 - HEATING, VENTILATION, AND AIR CONDITIONING

# 2.01 DUCTWORK

CONTRACTOR SHALL PROVIDE ANY DUCTWORK NECESSARY FOR A COMPLETE INSTALLATION OF HVAC SYSTEMS (INCLUDING EXHAUST SYSTEMS). ALL DUCTWORK IDENTIFICATION AND INSTALLATION TO ADHERE TO ASHRAE AND SMACNA STANDARDS AND ALL GOVERNING CODES. DUCTWORK SHALL BE A MINIMUM 26 GAUGE GALVANIZED STEEL SHEET METAL

SUPPLY DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR A TWO-INCH POSITIVE PRESSURE RATING AND SEAL CLASS B. RETURN DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR A ONE-INCH NEGATIVE PRESSURE RATING AND SEAL CLASS C. EXHAUST DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR A ONE-INCH POSITIVE PRESSURE RATING AND SEAL CLASS C. ROUND DUCT RUNS SHALL BE CONSTRUCTED OF METAL PIPE WITH EXTERNAL SLEEVE INSULATION. DUCTWORK CONNECTIONS TO AIR DEVICES MUST BE MADE WITH HARDPIPE

ELBOWS, COVERED WITH SLEEVE INSULATION. FLEX DUCT MUST NOT BE UTILIZED FOR A 90 DEGREE CONNECTION TO AN AIR DEVICE VOLUME/BALANCING DAMPERS SHALL BE PROVIDED IN ALL BRANCH DUCT TAKE-OFFS FROM THE MAIN TRUNKS, UNLESS NOTED OTHERWISE ON PLANS. LOCATE DAMPERS A MINIMUM OF 4'-0" AWAY FROM AIR DEVICES. A MAXIMUM OF 5'-0" OF FLEX DUCT MAY BE USED FOR FINAL CONNECTION OF AIR

FLEX DUCT MUST BE PROPERLY SUPPORTED WITH ONE INCH STRAPS AND CUT TO PROPER LENGTH TO PREVENT SAGGING. K. FLEX DUCT SHALL BE OWENS-CORNING FOIL-BACK HIGH QUALITY U/L APPROVED

OR EQUAL. PLASTIC WRAPPED FLEX DUCT IS NOT ACCEPTABLE.

DUCTWORK SHALL BE CONNECTED TO FANS, FAN CASINGS, AND FAN PLENUMS BY MEANS OF FLEXIBLE CONNECTIONS. MITERED ELBOWS 45 DEGREES AND GREATER SHALL HAVE SINGLE THICKNESS TURNING VANES OF SAME GAUGE AS DUCTWORK.

# 2.02 INSULATION

SUPPLY AND RETURN DUCTWORK INSIDE THE BUILDING SHALL BE INSULATED WITH 1.5" THICK ACOUSTICAL LINING WITH A MINIMUM R-VALUE OF 6 OR EXTERNALLY WRAPPED WITH 2" THICK GLASS FIBER DUCT WRAP. SUPPLY AND RETURN DUCTWORK LOCATED OUTSIDE THE BUILDING SHALL BE INSULATED WITH 2" LINER WITH A MINIMUM R-VALUE OF 8 AND SEAL SEAMS WEATHER

TIGHT DEDICATED OUTSIDE AIR SUPPLY AND RELIEF DUCTWORK INSIDE THE BUILDING SHALL BE INSULATED WITH 2" DUCT WRAP WITH A MINIMUM R-VALUE OF 6.

# REFER TO PLUMBING SPECIFICATIONS FOR GAS AND CONDENSATE PIPING SPECIFICATIONS.

# 2.04 FINAL TESTING AND ADJUSTMENTS

AIR BALANCE SHALL BE PERFORMED BY AN INDEPENDENT AIR BALANCE CONTRACTOR. BALANCE EACH SUPPLY, RETURN, OUTSIDE AIR DEVICE WITHIN 5% OF REQUIREMENTS AND FURNISH A REPORT TO THE CONSTRUCTION MANAGER. THE ENTIRE HVAC SYSTEM MUST BE FULLY OPERABLE, BALANCED, AND APPROVED BY OWNER'S REPRESENTATIVE ON THE DAY TENANT OPENS FOR BUSINESS. ADJUST THERMOSTATS AND CONTROL DEVICES TO OPERATE AS INTENDED. ADJUST BURNERS, PUMPS, FANS, ETC. FOR PROPER AND EFFICIENT OPERATION. CERTIFY TO ARCHITECT THAT ADJUSTMENTS HAVE BEEN MADE AND THAT SYSTEM IS OPERATING SATISFACTORILY. CALIBRATE, SET AND ADJUST AUTOMATIC TEMPERATURE CONTROLS. CHECK PROPER SEQUENCING OF INTERLOCK SYSTEMS, AND OPERATION OF SAFETY CONTROLS. VERIFY ECONOMIZER OPERATION PER MANUFACTURER PROCEDURE WHEN APPLICABLE.

2.05 AIR DEVICES PROVIDE AIR DEVICES AS SCHEDULED ON THE DRAWINGS.

MAINTAIN NOISE LEVEL OF NC-30 OR LESS. ALL AIR TERMINAL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS IN ORDER TO HANDLE THE DESIGNED AIR FLOW CAPACITIES WITH A MINIMUM AMOUNT OF NOISE AND STATIC PRESSURE.

PROVIDE AIR DEVICES WITH WHITE ENAMEL FINISH UNLESS NOTED OTHERWISE.

# 2.06 CONTROLS

D.

COORDINATE LOCATIONS FOR THERMOSTATS AND SENSORS FOR ROUGH-IN. SMOKE DETECTORS SHALL BE FACTORY INSTALLED AND SHALL DISABLE HVAC UNIT OPERATION UPON ACTIVATION.

2.07 ELECTRICAL WIRING ALL PROVISIONS FOR LOW VOLTAGE WIRING SHALL BE PERFORMED BY THE CONTRACTOR UNLESS CODES OR LABOR SITUATIONS DO NOT PERMIT. IF THE CONTRACTOR CANNOT PERFORM LOW VOLTAGE WIRING, THE CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR, AS PART OF THE HVAC BID DOCUMENT, TO HAVE THE ELECTRICAL SUBCONTRACTOR INCLUDE THIS WORK IN THEIR BID. ALL ELECTRICAL POWER WIRING TO INCLUDE FINAL CONNECTIONS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR'S ELECTRICAL SUBCONTRACTOR.

# 2.08 REMODEL WORK

A. REMOVE ALL UNUSED EQUIPMENT, DUCTWORK, PIPING AND ASSOCIATED SUPPORTS. CAP DUCTWORK AND PIPING AT MAINS AND SEAL AIR AND WATER TIGHT. PROVIDE ITEMS OF HVAC SYSTEMS MODIFICATION REQUIRED BECAUSE OF BUILDING REMODELING, AS NOTED ON THE DRAWINGS OR NECESSARY FOR PROPER OPERATION. MATCH EXISTING MATERIALS AND CONSTRUCTION TECHNIQUES WHEN MODIFYING EXISTING SYSTEMS UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL REQUIREMENTS WITH GENERAL CONTRACTOR AND ARCHITECT. SEAL AIRTIGHT EXISTING DUCTWORK REQUIRED TO BE ABANDONED IN PLACE OR NOT IN USE AT THE TERMINATION OF THE WORK.

BE ABANDONED IN PLACE AS A RESULT OF EQUIPMENT REMOVAL CLEAN AND REBALANCE EXISTING DUCTWORK, DIFFUSERS, REGISTERS, AND GRILLES INTENDED FOR REUSE AS REQUIRED OR AS INDICATED ON DRAWINGS. CLEAN AND REFURBISH EXISTING HVAC EQUIPMENT INTENDED FOR REUSE AS REQUIRED FOR PROPER OPERATION INCLUDING REPLACEMENT OF FILTERS, BELTS, MOTORS, REMOTE CONTROLS, AND SAFETY INTERLOCKS.

CAP AND SEAL WEATHERTIGHT EXISTING ROOF CURBS AND ROOF OPENINGS TO

ARCHITECTURAL PORTIONS OF THIS SPECIFICATION. BUILDING SHALL BE IN CONTINUOUS OPERATION. ACCOMPLISH WORK REQUIRING INTERRUPTION OF BUILDING OPERATION AT A TIME WHEN THE BUILDING IS NOT IN OPERATION, AND ONLY WITH WRITTEN APPROVAL OF BUILDING OWNER AND/OR TENANT. COORDINATE INTERRUPTION OF BUILDING OPERATION WITH THE OWNER AND/OR TENANT A MINIMUM OF SEVEN DAYS IN ADVANCE OF WORK.

COMPLY WITH THE SCHEDULE OF OPERATIONS AS OUTLINED IN THE

#### 2.09 CONTRACTOR RESPONSIBILITIES

A. AFTER COMPLETION OF THE WORK DESCRIBED IN THIS SPECIFICATION AND SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVING ALL LABELS AND STICKERS NOT CONTAINING OPERATION INSTRUCTION. CONTRACTOR SHALL REMOVE CRATING DEBRIS, LEAVING THE INSTALLATION FINISHED AND READY FOR OPERATION, INCLUDING CLEAN FILTERS IN AIR HANDLING UNITS.

# GENERAL MECHANICAL NOTES / ABBREVIATIONS

NOTES APPLY TO ALL MECHANICAL SHEETS.

MECHANICAL CONTRACTOR TO SIZE DUCTWORK AND DIFFUSERS BASED

UPON RECOMMENDED CFM FOR EACH ROOM. 3. REFER TO DOOR SCHEDULE ON SHEET A-2.00 FOR DOOR UNDERCUTS. 4. EACH CONTRACTOR IS RESPONSIBLE FOR HAVING THOROUGH KNOWLEDGE

OF ALL DRAWINGS AND SPECIFICATIONS AS THEY RELATE TO THIS WORK. 5. PROVIDE ALL MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY FOR INTENDED USE AND IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.

6. EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. COORDINATE NEW WORK AND DEMOLITION WITH OTHER DISCIPLINES AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

7. COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. INSTALL DUCTWORK AND PIPING AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE WITH OTHER TRADES TO PROVIDED WITH INTEGRAL R-6, 3/4 LB DENSITY FIBERGLASS INSULATION.

8. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING. 9. FOR ALL EXPOSED DUCTWORK, PROVIDE DUCT THAT IS SUITABLE FOR PAINTING. ENSURE THAT ALL EXPOSED DUCTWORK IS PROPERLY PREPARED AND READY FOR PAINTING. COORDINATE COLOR WITH ARCHITECT. 10. PROVIDE A NEW SET OF AIR FILTERS IN UNITS PRIOR TO TESTING, ADJUSTING AND BALANCING AND BEFORE TURNING SYSTEM(S) OVER PROVIDE A COMPLETE TEST AND BALANCE FOR HVAC SYSTEM. AIR BALANCE SHALL BE WITHIN 5% OF SCHEDULED AIRFLOWS. INSTALL VTR'S AND EXHAUST FANS A MINIMUM OF 10 FT

FROM OUTSIDE AIR INTAKE. 11. AVOID CONFLICTS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. ANY MODIFICATIONS REQUIRED DUE TO LACK OF COORDINATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER. 12. DURING INSTALLATION OF NEW WORK, AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN. REPAIR DAMAGE CAUSED DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.

13. ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS NOTED OTHERWISE. 14. NEW MECHANICAL EQUIPMENT, DUCTWORK AND PIPING ARE SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL DUCTWORK AND PIPING LOCATIONS PRIOR TO FABRICATION AND MAKE ADJUSTMENTS AS REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE. VERIFY THAT FINAL EQUIPMENT LOCATIONS MEET MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT. 15. DUCTWORK IDENTIFICATION AND INSTALLATION SHALL ADHERE TO GOVERNING CODES.

16. INSTALL DUCTWORK AND PIPING PARALLEL TO BUILDING COLUMN LINES

UNLESS OTHERWISE SHOWN OR NOTED. 17. OVERHEAD HANGERS AND SUPPORTS FOR EQUIPMENT, DUCTWORK AND PIPING SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGERS AND SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF.

18. COORDINATE LOCATION OF EQUIPMENT SUPPORTS WITH LOCATION OF EQUIPMENT ACCESS PANELS/DOORS TO ENABLE SERVICE OF EQUIPMENT. 19. SEAL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FIREPROOF PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH U.L. REQUIREMENTS.

20. COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS,

REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS. 21. SPRINKLER HEAD AND LIGHTING FIXTURE LOCATIONS TAKE PRECEDENCE OVER DIFFUSER LOCATIONS. ADJUST LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID, SPRINKLER, AND

22. ALL CEILING DIFFUSERS ARE 4-WAY PATTERN UNLESS NOTED OTHERWISE. LOCATE AND SET THERMOSTATS AT LOCATIONS SHOWN ON PLANS. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. INSTALL DEVICES WITH TOP OF DEVICE AT MAXIMUM 48" AFF TO MEET ADA REQUIREMENTS UNLESS NOTED OTHERWISE ON PLANS. INSTALL WIRING IN CONDUIT PROVIDED BY DIVISION

24. DUCTWORK CROSSING FIRE RATED WALLS OR OTHER FIRE RATED

WITH REQUIREMENTS OF INSTALLED LOCATION.

LIGHTING LOCATIONS.

ASSEMBLIES SHALL BE MINIMUM 26 GAUGE SHEET METAL. 25. PROVIDE FIRE OR FIRE/SMOKE DAMPERS, AS APPLICABLE, IN DUCTWORK AT CEILINGS AND WALLS AT LOCATIONS SHOWN ON THE PLANS. FIRE AND FIRE/SMOKE DAMPERS SHALL CONFORM TO NFPA AS APPLICABLE. COORDINATE SLEEVE LENGTH

26. PROVIDE WALL OR DUCT ACCESS PANELS OR DOORS FOR ACCESS TO FIRE AND FIRE/SMOKE DAMPERS. ACCESS PANEL OR DOOR SHALL BE MINIMUM SIZE OF 10" BY 10" AND SHALL BE INSTALLED WITHIN 12" OF DAMPER. PROVIDE A REMOVABLE DUCT SECTION WHERE DUCT SIZE IS TOO SMALL FOR A 10" BY 10" ACCESS DOOR. 27. PROVIDE A MANUAL BALANCING DAMPER IN EACH BRANCH DUCT TAKEOFF FROM MAIN SUPPLY, RETURN, OUTDOOR AND EXHAUST AIR DUCTS. LOCATE DAMPERS A MINIMUM 4'-0" AWAY FROM DIFFUSERS. PROVIDE ACCESS AS REQUIRED. 28. PROVIDE A PREFABRICATED 45 DEGREE, HIGH EFFICIENCY. RECTANGULAR/ROUND BRANCH DUCT TAKEOFF FITTING WITH MANUAL BALANCING DAMPER AND LOCKING QUADRANT FOR BRANCH DUCT CONNECTIONS AND TAKE-

OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES. 29. BRANCH DUCTWORK TO AIR OUTLETS SHALL BE SAME SIZE AS OUTLET NECK SIZE UNLESS NOTED OTHERWISE. TYPICAL BRANCH DUCT FITTING DETAIL IS APPLICABLE THROUGHOUT.

30. RIGID DUCTWORK INSULATION: PROVIDE 3/4 LB DENSITY, 2" R-6 THICK, INSULATION WRAP ON RIGID ROUND AND RECTANGULAR, CONCEALED, SUPPLY AND RETURN AIR DUCTS AND ON OUTSIDE AIR DUCTS. CONTRACTOR'S OPTION TO FURNISH AND INSTALL 1-1/2 LB DENSITY, 1-1/2" R-6 THICK INTERNAL DUCT LINER ON RECTANGULAR SUPPLY AND RETURN AIR DUCTS IN LIEU OF DUCTWRAP. 31. DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS AND

REPRESENTATIVE OF THE INSIDE EQUIVALENT FREE AREA REQUIRED TO MAINTAIN THE AIR FLOW SPECIFIED. IF DUCT LINING IS REQUIRED, INCREASE DUCT SIZE TO MAINTAIN ORIGINAL INSIDE DIMENSIONS. IF DUCT SIZES NEED TO BE ALTERED FOR SPACE REQUIREMENTS, ENSURE THE ORIGINAL INSIDE DUCT EQUIVALENT FREE AREA IS MAINTAINED.

32. CONTRACTOR'S OPTION TO SUBSTITUTE ROUND DUCT OF EQUAL FREE AREA FOR RECTANGULAR DUCT AND VICE VERSA. DIMENSIONS OF RECTANGULAR DUCT MAY BE ADJUSTED AS NECESSARY TO INSTALL DUCT IN AVAILABLE SPACE AS LONG AS FREE AREA IS MAINTAINED.

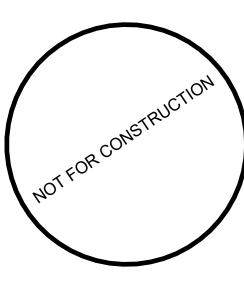
33. PROVIDE THERMAFLEX TYPE G-KM, M-KE, FLEXMASTER TYPE 8, OR APPROVED EQUAL FLEXIBLE DUCTWORK. FLEXIBLE DUCTWORK SHALL BE LISTED UNDER UL 181 AS CLASS 1 AIR DUCT.



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**CONSULTANTS** STRUCTURAL ENGINEER MECH. / PLUMBING ENGINEER ELECTRICAL ENGINEER:



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SHEET TITLE: MECHANICAL

NOTES & LEGENDS ORIGINAL SIZE: PROJECT NUMBER: 24 x 36

CHECKED BY:

DRAWN BY:

CAF

SPECIFICATIONS.

**CREATION DATE:** DATE DATE: ISSUED FOR:

	DATE	

SHEET NUMBER

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#### **SECTION 1 - GENERAL**

1.01 GENERAL REQUIREMENTS A. REQUIREMENTS UNDER DIVISION ONE AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS SHALL BE A PART OF THIS SECTION. THE CONTRACTOR SHALL BECOME THOROUGHLY ACQUAINTED WITH ITS CONTENTS AS TO REQUIREMENTS THAT AFFECT THIS DIVISION OR SECTION. THE WORK REQUIRED UNDER THIS SECTION INCLUDES MATERIAL, EQUIPMENT, APPLIANCES, TRANSPORTATION. SERVICES, AND LABOR REQUIRED TO COMPLETE THE ENTIRE SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS

THE SPECIFICATIONS AND DRAWINGS FOR THE PROJECTS ARE COMPLEMENTARY, AND PORTIONS OF THE WORK DESCRIBED IN ONE, SHALL BE PROVIDED AS IF DESCRIBED IN BOTH. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ENGINEER AND/OR OWNER AND REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK INVOLVED.

#### 1.02 INSPECTION OF SITE

A. PRIOR TO SUBMITTING BID, VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO DO SO WILL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

#### 1.03 MATERIAL AND WORKMANSHIP

A. PROVIDE NEW MATERIAL, EQUIPMENT, AND APPARATUS UNDER THIS CONTRACT UNLESS OTHERWISE STATED HEREIN, OF BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE, AND FREE FROM ANY DEFECTS. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT NECESSARILY INTENDED TO DESIGNATE THE REQUIRED TRIM, WRITTEN DESCRIPTIONS OF THE TRIM GOVERN MODEL NUMBERS

WORK PERFORMED UNDER THIS CONTRACT SHALL PROVIDE A NEAT AND "WORKMANLIKE" APPEARANCE WHEN COMPLETED. TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORKMANSHIP SHALL BE THE FINEST POSSIBLE BY EXPERIENCED MECHANICS. INSTALLATIONS SHALL COMPLY WITH APPLICABLE CODES

THE COMPLETE INSTALLATION SHALL FUNCTION AS DESIGNED AND INTENDED WITH RESPECT TO EFFICIENCY, CAPACITY, NOISE LEVEL, ETC. ABNORMAL NOISE CAUSED BY RATTLING EQUIPMENT, PIPING, AND SQUEAKS IN ROTATING COMPONENTS WILL NOT BE ACCEPTABLE. IN GENERAL, MATERIALS AND EQUIPMENT SHALL BE OF COMMERCIAL SPECIFICATION GRADE IN QUALITY. LIGHT DUTY AND RESIDENTIAL TYPE EQUIPMENT WILL NOT BE ACCEPTED.

REMOVE FROM THE PREMISES WASTE MATERIAL PRESENT AS A RESULT OF WORK, INCLUDING CARTONS, CRATING, PAPER, STICKERS, AND/OR EXCAVATION MATERIAL NOT USED IN BACKFILLING, ETC. CLEAN EQUIPMENT INSTALLED UNDER THIS CONTRACT TO PRESENT A NEAT AND CLEAN INSTALLATION AT THE TERMINATION OF THE

REPAIR OR REPLACE PUBLIC AND PRIVATE PROPERTY DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT TO THE SATISFACTION OF AUTHORITIES AND REGULATIONS HAVING JURISDICTION.

#### 1.04 COORDINATION

A. COORDINATE WORK WITH THAT OF OTHER TRADES SO THAT THE VARIOUS COMPONENTS OF THE SYSTEMS WILL BE INSTALLED AT THE PROPER TIME, WILL FIT THE AVAILABLE SPACE, AND WILL ALLOW PROPER SERVICE ACCESS TO THOSE ITEMS REQUIRING MAINTENANCE. COMPONENTS WHICH ARE INSTALLED WITHOUT REGARD TO THE ABOVE SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER. UNLESS OTHERWISE INDICATED, THE GENERAL CONTRACTOR WILL PROVIDE CHASES AND OPENINGS IN BUILDING CONSTRUCTION REQUIRED FOR INSTALLATION OF THE SYSTEMS SPECIFIED HEREIN. THE CONTRACTOR SHALL FURNISH THE GENERAL CONTRACTOR WITH INFORMATION WHERE CHASES AND OPENINGS ARE REQUIRED, KEEP INFORMED AS TO THE WORK OF OTHER TRADES ENGAGED IN THE CONSTRUCTION OF THE PROJECT, AND EXECUTE WORK IN A MANNER AS TO NOT INTERFERE WITH OR DELAY THE WORK OF OTHER TRADES.

FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALE DIMENSIONS. CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AT THE BUILDING, AS VARIATIONS MAY OCCUR. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ERRORS THAT COULD HAVE BEEN AVOIDED BY PROPER CHECKING AND INSPECTION PROVIDE MATERIALS WITH TRIM THAT WILL PROPERLY FIT THE TYPES OF CEILING, WALL, OR FLOOR FINISHES ACTUALLY INSTALLED. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT INTENDED TO DESIGNATE

# 1.05 ORDINANCES AND CODES

THE REQUIRED TRIM.

A. WORK PERFORMED UNDER THIS CONTRACT SHALL, AT A MINIMUM, BE IN CONFORMANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES HAVING JURISDICTION. EQUIPMENT FURNISHED AND ASSOCIATED INSTALLATION WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT COMPLIANCE WITH CURRENT APPLICABLE CODES ADOPTED BY THE LOCAL AHJ INCLUDING ANY AMENDMENTS AND STANDARDS AS SET FORTH BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). UNDERWRITERS LABORATORIES (UL), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AMERICAN SOCIETY OF TESTING MATERIALS (ASTM), AND OTHER NATIONAL STANDARDS AND CODES WHERE APPLICABLE. WHERE THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THEIR REFERENCED CODES, STANDARDS, ETC., THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE.

PROCURE AND PAY FOR PERMITS AND LICENSES REQUIRED FOR THE ACCOMPLISHMENT OF THE WORK HEREIN DESCRIBED. WHERE REQUIRED, OBTAIN, PAY FOR, AND FURNISH CERTIFICATES OF INSPECTION TO THE OWNER. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR VIOLATIONS OF THE LAW.

# 1.06 PROTECTION OF EQUIPMENT AND MATERIALS

A. STORE AND PROTECT FROM DAMAGE EQUIPMENT AND MATERIALS DELIVERED TO JOB SITE, COVER WITH WATERPROOF, TEAR-RESISTANT, HEAVY TARP OR POLYETHYLENE PLASTIC AS REQUIRED TO PROTECT FROM PLASTER, DIRT, PAINT, WATER, OR PHYSICAL DAMAGE. EQUIPMENT AND MATERIAL THAT HAS BEEN DAMAGED BY CONSTRUCTION ACTIVITIES WILL BE REJECTED, AND CONTRACTOR IS OBLIGATED TO FURNISH NEW EQUIPMENT AND MATERIAL OF A LIKE KIND AS APPROVED BY OWNER. B. KEEP PREMISES CLEAN FROM FOREIGN MATERIAL CREATED DURING WORK PERFORMED UNDER THIS CONTRACT. PIPING, EQUIPMENT, ETC., SHALL HAVE A NEAT AND CLEAN APPEARANCE AT THE TERMINATION OF THE WORK. C. PLUG OR CAP OPEN ENDS OF PIPING SYSTEMS WHILE STORED OR INSTALLED DURING CONSTRUCTION WHEN NOT IN USE THE PREVENT THE ENTRANCE OF DEBRIS INTO THE SYSTEMS.

# 1.07 SUBSTITUTIONS

A. THE BASE BID SHALL INCLUDE ONLY THE PRODUCTS FROM MANUFACTURERS SPECIFICALLY NAMED IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL 2.03 SOIL, WASTE, AND VENT PIPING BE CONSIDERED PRIOR TO RECEIPT OF BIDS UNLESS WRITTEN REQUEST FOR APPROVAL TO BID HAS BEEN RECEIVED BY THE ENGINEER AT LEAST TEN CALENDAR DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS. EACH SUCH REQUEST SHALL INCLUDE THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED AND A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTE INCLUDING DRAWINGS, CUTS, PERFORMANCE AND TEST DATA AND OTHER INFORMATION NECESSARY FOR AN EVALUATION. A STATEMENT SETTING FORTH CHANGES IN OTHER MATERIALS, EQUIPMENT OR OTHER WORK THAT INCORPORATION OF THE SUBSTITUTE WOULD REQUIRE SHALL BE INCLUDED. THE BURDEN OF PROOF OF THE MERIT OF THE PROPOSED SUBSTITUTE IS UPON THE PROPOSER. THE ENGINEER'S DECISION OF APPROVAL OR DISAPPROVAL TO BID OF A PROPOSED SUBSTITUTION SHALL BE FINAL. THE TERMS "APPROVED", "APPROVED EQUAL", AND "EQUAL" REFER TO APPROVAL BY THE ENGINEER AS AN ACCEPTABLE ALTERNATE BID. NO SUBSTITUTIONS WILL BE CONSIDERED THAT ARE NOT BID AS AN ALTERNATE. NO MATERIAL SUBSTITUTIONS SHALL BE CONSIDERED FOR APPROVAL PRIOR TO AWARD OF

CONTRACT. COORDINATE AND VERIFY WITH OTHER TRADES WHETHER OR NOT THE SUBSTITUTED EQUIPMENT CAN BE INSTALLED AS SHOWN ON THE CONSTRUCTION DRAWINGS WITHOUT MODIFICATION TO ASSOCIATED SYSTEMS OR ARCHITECTURAL OR ENGINEERING DESIGN. INCLUDE ADDITIONAL COSTS FOR ARCHITECTURAL AND ENGINEERING DESIGN FEES IN BID IF DRAWING MODIFICATIONS ARE REQUIRED BECAUSE OF SUBSTITUTED EQUIPMENT.

1.08 OPERATION AND MAINTENANCE INSTRUCTIONS A. COLLECT AND COMPILE A COMPLETE BROCHURE OF FIXTURES, MATERIALS, AND EQUIPMENT FURNISHED AND INSTALLED ON THIS PROJECT. INCLUDE OPERATIONAL AND MAINTENANCE INSTRUCTIONS, MANUFACTURER'S CATALOG SHEETS, WIRING DIAGRAMS, PARTS LISTS, APPROVED SHOP DRAWINGS, AND DESCRIPTIVE LITERATURE FURNISHED BY THE MANUFACTURER. INCLUDE AN INSIDE COVER SHEET THAT LISTS THE PROJECT NAME, DATE, OWNER, ARCHITECT, ENGINEER, GENERAL CONTRACTOR, SUBCONTRACTOR, AND AN INDEX OF CONTENTS.

B. SUBMIT COPIES OF LITERATURE BOUND IN APPROVED BINDERS TO THE ARCHITECT AND OWNER AT THE TERMINATION OF THE WORK. PAPER CLIPS, STAPLES, RUBBER BANDS, AND MAILING ENVELOPES ARE NOT CONSIDERED APPROVED BINDERS. FINAL APPROVAL OF PLUMBING SYSTEMS WILL BE WITHHELD UNTIL THIS EQUIPMENT BROCHURE IS DEEMED COMPLETE BY THE ARCHITECT, ENGINEER, AND OWNER.

A. FURNISH TO OWNER, WITH RECEIPT, THE SPARE PARTS TO INCLUDE FAUCET WASHERS AND O-RINGS. FLUSHOMETER REPAIR KITS. AND WATER CLOSET TANK REPAIR KITS FOR THE FIXTURES FURNISHED FOR THIS PROJECT.

WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP, DESIGN, OR MATERIAL FOR A PERIOD OF 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS SPECIFIC ITEMS ARE NOTED TO CARRY A LONGER WARRANTY IN THE CONSTRUCTION DOCUMENTS OR MANUFACTURER'S STANDARD WARRANTY EXCEEDS 12 MONTHS. REMEDY ALL DEFECTS, OCCURRING WITHIN THE WARRANTY PERIOD(S), AS STATED IN THE GENERAL **CONDITIONS AND DIVISION 1** 

WARRANTIES SHALL INCLUDE LABOR AND MATERIAL. MAKE REPAIRS OR REPLACEMENTS WITHOUT ANY ADDITIONAL COSTS TO THE OWNER. PERFORM THE REMEDIAL WORK PROMPTLY, UPON WRITTEN NOTICE FROM THE

ENGINEER OR OWNER. AT THE TIME OF SUBSTANTIAL COMPLETION, DELIVER TO THE OWNER ALL WARRANTIES, IN WRITING AND PROPERLY EXECUTED, INCLUDING TERM LIMITS FOR WARRANTIES EXTENDING BEYOND THE ONE YEAR PERIOD, EACH WARRANTY INSTRUMENT BEING ADDRESSED TO THE OWNER AND STATING THE COMMENCEMENT DATE AND TERM.

# 1.11 CUTTING AND PATCHING A. PERFORM CUTTING OF WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO

INSTALL WORK UNDER THIS SECTION. OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO CUTTING. DO NO CUT OR DISTURB STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT. CUT HOLES AS SMALL AS POSSIBLE. GENERAL CONTRACTOR SHALL PATCH WALLS, FLOORS, ETC. AS REQUIRED BY WORK UNDER THIS SECTION. PATCHING SHALL MATCH THE ORIGINAL MATERIAL AND CONSTRUCTION. REPAIR AND REFINISH AREAS DISTURBED BY WORK TO THE CONDITION OF ADJOINING SURFACES IN A MANNER SATISFACTORY TO THE ARCHITECT.

# 1.12 ROUGH-IN

COORDINATE WITHOUT DELAY ROUGHING-IN WITH GENERAL CONSTRUCTION. CONCEAL PIPING AND CONDUIT ROUGH-IN EXCEPT IN UNFINISHED AREAS WHERE OTHERWISE SHOWN.

### 1.13 STRUCTURAL STEEL

STRUCTURAL STEEL USED FOR PIPE SUPPORTS, EQUIPMENT SUPPORTS, ETC., SHALL BE NEW, CLEAN, AND CONFORM TO ASTM DESIGNATION A-36. SUPPORT PLUMBING AND MECHANICAL EQUIPMENT AND PIPING FROM THE BUILDING STRUCTURE. DO NOT SUPPORT PLUMBING EQUIPMENT FROM CEILINGS, OTHER MECHANICAL OR ELECTRICAL COMPONENTS, AND OTHER NON-STRUCTURAL ELEMENTS.

#### 1.14 ACCESS DOORS

PROVIDE ACCESS DOORS IN CEILINGS AND WALLS WHERE INDICATED OR REQUIRED FOR ACCESS TO CONCEALED VALVES AND EQUIPMENT INSTALLED UNDER THIS SECTION. PROVIDE CONCEALED HINGES, SCREWDRIVER-TYPE LOCK, ANCHOR STRAPS: MANUFACTURED BY MILCOR, ZURN, TITUS, OR EQUAL. OBTAIN ARCHITECT'S APPROVAL OF TYPE, SIZE, LOCATION, AND COLOR BEFORE ORDERING.

SEAL FLOOR, EXTERIOR WALL AND ROOF PENETRATIONS WATER AND WEATHER TIGHT WITH APPROPRIATE NON-SHRINK. NON-HARDENING COMMERCIAL CONSTRUCTION SEALANT. SEAL ROOF PENETRATIONS WITH FOUR POUND PER SQUARE FOOT LEAD FLASHING. PROVIDE A SLEEVE, AND SEAL NON-FIRE-RATED FLOOR AND WALL PENETRATIONS WITH FIBERGLASS PACKING AND SILICONE CAULK (FOR ACOUSTICAL INSULATION).

COORDINATE FIRE RATING REQUIREMENTS AND LOCATIONS WITH THE ARCHITECT. SEAL PENETRATIONS OF FIRE-RATED ASSEMBLIES WITH 3M #CP-25 FIRE BARRIER CAULK (PROVIDE THICKNESS AND METHOD AS REQUIRED AND RECOMMENDED BY MANUFACTURER) TO MAINTAIN THE FIRE RESISTANCE RATING OF FIRE-RATED ASSEMBLIES. C. SEAL EXTERIOR WALL PENETRATIONS BELOW GRADE WITH CAST IRON WALL

PIPES AND MODULAR MECHANICAL SLEEVE SEALS, MANUFACTURED BY THUNDERLINE/LINK SEAL, CALPICO, INC AND METRAFLEX. PROVIDE SLEEVES FOR HORIZONTAL PIPE PASSING THROUGH OR UNDER THE FOUNDATION. SLEEVES SHALL BE CAST IRON SOIL PIPE TWO NOMINAL PIPE SIZES LARGER THAT THE PIPE SERVED.

PROVIDE SLEEVES FOR VERTICAL PIPE PASSING THROUGH SLAB ON GRADE. SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, TWO NOMINAL PIPE SIZES LARGER THAN THE PIPE SERVED. SEAL WATER-TIGHT WITH SILICONE CAULK.

# **SECTION 2 - MATERIALS**

#### 2.01 DOMESTIC WATER PIPING ABOVE AND BELOW GRADE WATER PIPING SHALL BE PEX TUBING CONFORMING

TO ASTM F877 CROSS-LINKED POLYETHYLENE TUBING HOT AND COLD WATER DISTRIBUTION SYSTEMS, ASTM F876 CROSS-LINKED POLYETHYLENE TUBE, ASTM F1807 FITTING AND ASTM F2159 FITTINGS, COMPLY WITH NSF STANDARD 14 AND 61. PEX UBING SHALL BE WATTS WATERPEX CROSS-LINKED POLYETHYLENE OR EQUAL. ALL PEX TUBING BELOW GRADE SHALL BE SLEEVED WITH PVC PIPE. FITTINGS SHALL BE MECHANICAL CRIMP FITTINGS IN COMPLIANCE WITH ASTM F1807 AND F2159. PEX FITTINGS SHALL BE WATTS BRASS CRIMPRING FITTINGS USING EITHER WATTS COPPER CRIMPRING OR STAINLESS STEEL CINCHCLAMP OR EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ABOVE AND BELOW GRADE WATER PIPING SHALL BE TYPE "L" AND "M" HARD DRAWN SEAMLESS COPPER TUBING CONFORMING TO ASTM B88. COPPER UNIONS SHALL BE CAST-COPPER-ALLOY, HEXAGONAL-STOCK BODY, WITH BALL-AND-SOCKET, METAL-TO-METAL SEATING SURFACE AND SOLDER-JOINT.

JOINING MATERIAL SHALL BE ASTM B813 WATER-FLUSHABLE, LEAD-FREE FLUX ALLOY

# 2.02 FILTERED WATER PIPING

A. ABOVE AND BELOW GRADE FILTERED WATER PIPING SHALL BE CPVC TUBING CONFORMING TO ASTM D2846 AND CSA B137 CHLORINATED POLY (VINYL CHLORIDE) PLASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS. ASTM D1784 RIGID AND CHLORINATED PVC COMPOUNDS, ASTM F493 SOLVENT CEMENTS, COMPLY WITH NSF STANDARD 14 AND 61. CPVC TUBING SHALL BE FLOWGUARD GOLD CPVC CTS OR EQUAL. FITTINGS SHALL BE SOCKET TYPE JOINTS IN COMPLIANCE WITH ASTM D2846 AND CSA B137. CPVC FITTINGS SHALL BE FLOWGUARD GOLD CPVC CTS FITTINGS OR EQUAL. JOINING MATERIAL SHALL BE ASTM F493 SOLVENT CEMENT, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ABOVE AND BELOW GRADE FILTERED WATER PIPING SHALL BE TYPE "L" AND "M"

HARD DRAWN SEAMLESS COPPER TUBING CONFORMING TO ASTM B88. COPPER UNIONS SHALL BE CAST-COPPER-ALLOY, HEXAGONAL-STOCK BODY, WITH BALL-AND-SOCKET, METAL-TO-METAL SEATING SURFACE AND SOLDER-JOINT. JOINING MATERIAL SHALL BE ASTM B813 WATER-FLUSHABLE, LEAD-FREE FLUX ALLOY SOLDER.

ABOVE AND BELOW GRADE SOIL, WASTE, AND VENT PIPING SHALL BE PVC PLASTIC, SCHEDULE 40 DWV PIPE CONFORMING TO ASTM D2665 WITH PLAIN ENDS. CELLULAR (FOAM) CORE PVC NOT ALLOWED. INSTALL PER ASTM D2665 AND ASTM D2321. FITTINGS SHALL BE PVC SOCKET-TYPE DWV PIPE FITTINGS; ASTM D2665 MADE TO ASTM D3311 DRAIN, WASTE, AND VENT PATTERNS.

ABOVE AND BELOW GRADE SOIL, WASTE, AND VENT PIPING SHALL BE HUB-AND-SPIGOT CAST-IRON SOIL PIPE AND FITTINGS CONFORMING TO ASTM A74 WITH ASTM C564 RUBBER GASKETS. INSTALL CAST-IRON SOIL PIPING ACCORDING TO CISPI'S "CAST IRON SOIL PIPE AND FITTINGS HANDBOOK" CHAPTER IV, "INSTALLATION OF CAST IRON SOIL PIPE AND FITTINGS"

ABOVE GRADE SOIL, WASTE, AND VENT PIPING SHALL BE ALLOWED TO BE COPPER DRAINAGE TUBING CONFORMING TO ASTM B306 AT PLUMBING CONTRACTOR'S

# 2.04 INDIRECT AND CONDENSATE DRAIN LINES

PROVIDE HARD DRAWN, TYPE "M" OR "L" COPPER PIPE FOR ALL CONDENSATE DRAIN PIPING FROM COOLER AND FREEZER EVAPORATORS. PROVIDE HEAT TRACE FOR ALL CONDENSATE DRAIN PIPING LOCATED IN FREEZERS, AND ROUTE TO FLOOR DRAIN IN BUILDING. B. PROVIDE PVC PIPE FOR ALL OTHER INDIRECT AND CONDENSATE DRAIN PIPING FROM HVAC, PLUMBING, AND BEVERAGE EQUIPMENT, AND ROUTE TO FLOOR DRAIN IN

# 2.05 GAS PIPING

BUILDING.

GAS PIPING SHALL BE SCHEDULE 40 BLACK CARBON STEEL CONFORMING TO ASTM A53. PIPING 2" AND SMALLER SHALL BE WELDED OR THREADED WITH MALLEABLE IRON FITTINGS. PIPING 2-1/2" AND LARGER SHALL BE WELDED WITH BUTT-WELDED

FITTINGS. FITTINGS SHALL CONFORM TO ASME B16.3, MALLEABLE IRON OR ASTM A234, FORGED STEEL WELDED TYPE

PROVIDE SHUT-OFF VALVE, DIRT LEG, AND UNION AT EACH ROOFTOP UNIT. PAINT ALL GAS PIPING EXPOSED TO WEATHER WITH ONE COAT OF PRIMER, AND TWO COATS OF RUST-PROOF PAINT. COLOR SHALL MATCH BUILDING COLORS. COORDINATE WITH OWNER'S CONSTRUCTION MANAGER.

PROVIDE TREATED WOOD BLOCKING 6X6X12, 8'-0" OC MAX WITH GALVANIZED PIPE STRAP, 1 1/4" ZINC COATED LAG SCREWS, AND RUBBER WALKPAD ADHERED TO

# 2.06 FLASHING

A. SHEET LEAD, 4 POUNDS PER SQUARE FOOT, MINIMUM.

DOMESTIC COLD WATER (WITHIN BUILDING)

COPPER PIPING: 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTEED, OWENS-CORNING, OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING INSULATION REQUIREMENTS.)

PEX TUBING: NO INSULATION REQUIRED. EXCEPTION: FOR NON-RECIRCULATING HOT WATER SYSTEM, PROVIDE 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTEED, OWENS-CORNING, OR ARMSTRONG ON THE FIRST 8 FEET OF INLET PIPING AT WATER HEATER. CPVC TUBING: NO INSULATION REQUIRED.

DOMESTIC HOT WATER COPPER PIPING: 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTEED, OWENS-CORNING, OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING

INSULATION REQUIREMENTS.) PEX TUBING: 1/2" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTEED, OWENS-CORNING, OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING INSULATION REQUIREMENTS.)

FOR HOT WATER PIPING BEING SERVED BY SYSTEM WITH RECRICULATING PUMP, PROVIDE 1" WALL ONE-PIECE FIBERGLASS COVERING HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 WITH FIRE RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTEED, OWENS-CORNING, OR ARMSTRONG. (SEE BELOW FOR PLUMBING FITTING INSULATION REQUIREMENTS.)

INDIRECT AND CONDENSATE DRAIN PIPING (WITHIN BUILDING) COPPER PIPING: PROVIDE 1" FLEXIBLE UNICELLULAR INSULATION BY

PVC PIPING: NO INSULATION REQUIRED. FOR PIPING AT HANGERS, PROVIDE 8" LONG SECTIONS OF HIGH DENSITY HIGH TEMPERATURE CALCIUM SILICATE BY JOHNS-MANVILLE, FIBERGLASS BY KNAUF, OR 8" LONG STYROFOAM BILLETS BY DOW. INSULATION SHALL BE

CONTINUOUS ALONG THE PIPE SURFACE, EXCEPT AT VALVES, UNIONS, AND WHERE PIPING IS EXPOSED AT FIXTURES. 4. FOR HOT AND COLD WATER PIPING EXPOSED, CONCEALED IN WALLS, AND/OR INSTALLED INSIDE MASONRY UNITS OF WALLS, COVER FITTINGS WITH ZESTON, KNAUF, OR EQUAL ONE-PIECE PVC PREMOLDED INSULATING COVERS. FITTING COVERS, JACKETS, AND ADHESIVES SHALL NOT EXCEED FLAME SPREAD RATING OF 25 AND SMOKE DEVELOPMENT RATING OF 50 PER ASTM E84. AT ALL ELBOWS AND TEES, FILL VOIDS BETWEEN COVERS AND PIPING WITH FIBERGLASS INSULATION AND TAPE JOINTS. INSTALL PIPE INSULATION IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE

PREMOLDED INSULATING FITTINGS ARE NOT APPROVED BY LOCAL AUTHORITIES, MITER INSULATION AT FITTINGS.

#### **SECTION 3 - PIPING INSTALLATION**

A. CLEAN PIPE THOROUGHLY PRIOR TO INSTALLATION. REAM ENDS OF PIPE TO REMOVE BURRS. CUT PIPE ACCURATELY TO MEASUREMENTS TAKEN ON THE JOB. INSTALL WITH ADEQUATE CLEARANCE FOR INSTALLATION OF COVERINGS WHERE REQUIRED. PIPE SHALL NOT BE SPRUNG OR BENT

NEATLY ALIGN PIPE, CONNECT SECURELY, AND SUPPORT IT FROM THE BUILDING STRUCTURE WITH HANGERS AS SPECIFIED BELOW. PROVIDE CHROME-PLATED ESCUTCHEONS ON PIPES PASSING THROUGH CEILINGS, FLOORS, OR WALLS OF FINISHED SPACES. RUN PIPES FREELY THROUGH FLOOR AND WALL PENETRATIONS USING PIPE SLEEVES. DO NOT GROUT IN PLACE

INSTALL PIPE CONCEALED IN FINISHED SPACES WHEREVER POSSIBLE. USE A DIELECTRIC UNION WHERE FERROUS AND COPPER PIPE CONNECT. DIELECTRIC UNION SHALL HAVE A ZINC STEEL BODY, A THREADED NYLON INSERT, AND INSULATION PRESSURE GASKET. FERROUS METAL-TO-COPPER CONNECTION MADE WITHOUT INSULATING UNIONS ARE PROHIBITED.

UNLESS REQUIRED FOR STRUCTURAL FIRE INTEGRITY

PIPE HANGERS SHALL BE AS DESRIBED IN THE SPECIFICATIONS BY B-LINE OR EQUAL BY ANVIL, MICHIGAN, TRUSCON, OR UNISTRUT. CONNECT HANGERS TO THE STRUCTURE WITH SIDE BEAM CONNECTORS AND ALL THREAD HANGER RODS. PROVIDE ENGINEERED SUPPORT STRUTS BETWEEN JOISTS AND OTHER STRUCTURAL MEMBERS AS REQUIRED TO PROVIDE A RIGID HANGING.

# 3.03 DOMESTIC WATER

A. ARRANGE COLD, HOT, AND HOT WATER RECIRCULATION PIPING TO DRAIN AT THE LOWEST POINT IN EACH SYSTEM. B. INSTALL AT LEAST ONE PIPE UNION ADJACENT TO ALL SHUT-OFF VALVES, AT CONNECTION POINT OF EACH PIECE OF EQUIPMENT, AND ELSEWHERE IN THE SYSTEM WHERE REQUIRED TO ALLOW PROPER MAINTENANCE. PROVIDE UNIONS OF THE GROUND JOINT TYPE.

MAKE ALLOWANCE FOR EXPANSION AND CONTRACTION WHERE REQUIRED BY THE INSTALLATION. WHERE WATER PIPING OCCURS IN EXTERIOR WALLS, HOLD PIPE AS CLOSE AS POSSIBLE TO THE INTERIOR FACE OF THE WALL AND INSTALL INSULATION BATT OR OTHER INSULATION (MINIMUM R-8) BETWEEN PIPING AND THE EXTERIOR WALL

# 3.04 EXTERIOR UTILITY CONNECTIONS

A. TERMINATE DOMESTIC WATER, STORM, AND SEWER LINES AT A POINT APPROXIMATELY FIVE FEET FROM THE BUILDING WALL, OR AS SHOWN ON THE DRAWINGS. MAKE CONNECTION TO THE VARIOUS SERVICES PROVIDED BY OTHERS AND COORDINATE CONNECTION REQUIREMENTS WITH CIVIL ENGINEER. VERIFY THAT INSTALLATION WILL TIE INTO THE VARIOUS SERVICE PROVIDED BY OTHERS AT THE INDICATED INVERT ELEVATION POINT PRIOR TO INSTALLATION. IF THE INSTALLATION WILL NOT TIE INTO THE INDICATED INVERT ELEVATION POINT WHILE MAINTAINING PROPER FALL, NOTIFY THE ARCHITECT AND CIVIL ENGINEER SO THAT AN ALTERNATIVE

B. PROVIDE SERVICE PIPING AND ACCESSORIES REQUIRED TO COMPLETE UTILITY CONNECTIONS THAT ARE NOT FURNISHED BY THE SERVING UTILITY.

# 3.05 TESTING AND INSPECTION

A. UPON COMPLETION OF EACH PHASE OF THE INSTALLATION, TEST EACH SYSTEM IN CONFORMANCE WITH LOCAL CODE REQUIREMENTS AND AS NOTED BELOW. FURNISH LABOR AND EQUIPMENT REQUIRED TO TEST PLUMBING WORK INSTALLED UNDER THIS CONTRACT, AND ASSUME COSTS INVOLVED IN MAKING THE TESTS, AND REPAIRING AND/OR REPLACING DAMAGE RESULTING THEREFROM.

NOTIFY THE ARCHITECT AND AUTHORITY HAVING JURISDICTION, THREE (3) WORKING DAYS PRIOR TO MAKING PLUMBING SYSTEM TESTS. LEAVE CONCEALED WORK UNCOVERED UNTIL THE REQUIRED TESTS HAVE BEEN COMPLETED, BUT IF NECESSARY DUE TO CONSTRUCTION PROCEDURE, TESTS ON PORTIONS OF THE WORK MAY BE MADE, AND WHEN SATISFACTORY, THE WORK MAY BE CONCEALED. TEST PIPING BEFORE INSULATION IS INSTALLED, AND BEFORE BACKFILL. PIPES, JOINTS, FLANGES, VALVE STEMS, ETC., SHALL BE LEAK TIGHT. REPAIR OR REPLACE SYSTEM DEFECTS WITH NEW MATERIALS. CAULKING OF DEFECTIVE JOINTS, CRACK OR HOLES WILL NOT BE PERMITTED. REPEAT TESTS AFTER DEFECTS HAVE BEEN ELIMINATED. MAKE TESTS IN THE PRESENCE OF THE ADMINISTRATIVE AUTHORITY AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.

WORK SHALL BE INSPECTED FOR COMPLIANCE WITH CODES, ORDINANCES. REGULATIONS, AND ADHERENCE TO CONTRACT DOCUMENTS. PLUMBING CONTRACTOR SHALL SUPPLY OWNER WITH SIGNED FORMS OR PROOF OF ACCEPTANCE BY THE LOCAL AUTHORITY BEFORE CONTINUING FROM ONE STAGE TO ANOTHER. FINAL APPROVAL SHALL BE OBTAINED BEFORE FINAL PAYMENT IS MADE ON THE CONTRACT.

A. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING, INSTALLATION, AND CONNECTION OF PLUMBING SYSTEMS INDICATED ON TEH DRAWINGS AND IN THE SPECIFICATIONS. BY SIGNING THE CONTRACT, THE PLUMBING CONTRACTOR ACKNOWLEDGES THAT HE HAS ACQUAINTED HIMSELF WITH THE SITE AND THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND THE DRAWINGS AND SPECIFICATIONS PERTAINING THERETO, AND HE INDICATES THAT HE WILL COMPLY WITH THE REQUIREMENTS AND INTENT OF PERTINENT DOCUMENTS IN THE PERFORMANCE OF THE WORK.

# GENERAL PLUMBING NOTES

ALL SANITARY AND WATER SUPPLY LINES ARE UNDER FLOOR UNLESS NOTED.

NOTES APPLY TO ALL PLUMBING SHEETS. EACH CONTRACTOR IS RESPONSIBLE FOR HAVING THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS AS THEY RELATE TO THIS WORK. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO LACK OF THIS KNOWLEDGE.

4. PROVIDE ALL MATERIALS FOR A COMPLETE INSTALLATION IN ALL RESPECTS READY FOR INTENDED USE AND IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS, OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY THIS WORK.

5. EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. COORDINATE NEW WORK AND DEMOLITION WITH OTHER DISCIPLINES AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF WORK. REVIEW THE GENERAL NOTES AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT OR OWNER'S CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES.

7. PROVIDE A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE ARCHITECT OR OWNER'S CONSTRUCTION MANAGER REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS.

8. PROVIDE TO THE ARCHITECT OR OWNER'S CONSTRUCTION MANAGER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS.

#### 9. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.

10. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND MOUNTING

HEIGHTS OF PLUMBING FIXTURES. 11. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE

12. INSTALL CONCEALED PIPING TIGHT TO THE STRUCTURE AND AS HIGH AS POSSIBLE. INSTALL EXPOSED PIPING TIGHT TO THE STRUCTURE, WALL OR CEILING AND AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE LOCATIONS OF PIPING IN EXPOSED AREAS WITH ARCHITECT.

13. COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTINGS, ETC. WHERE REQUIRED AND AS NOTED ON PLANS.

14. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.

15. COORDINATE SEWER AND WATER CONNECTIONS WITH CIVIL AND AHJ. PROVIDE PRESSURE REDUCING VALVE AND BACKFLOW PREVENTER AS SHOWN OR REQUIRED BY AHJ. VERIFY INVERT AND SLOPE OF INCOMING SANITARY SEWER BEFORE TRENCHING. 16. REFER TO RISER DIAGRAMS AND PLUMBING FIXTURE SCHEDULE FOR ALL PIPING AND PIPE SIZES NOT SHOWN ON PLAN.

17. SANITARY AND STORM SEWER PIPING SHOWN IS BASED ON 1/4" PER FOOT FALL FOR ALL PIPE SMALLER THAN 3" DIAMETER AND 1/8" PER FOOT FALL FOR PIPE 3" DIAMETER AND LARGER.

18. ALL SEWER PIPING BELOW SLAB TO BE 2" DIAMETER MINIMUM.

19. PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES AND CLEAN-OUTS; AND NOT ABOVE AN ACCESSIBLE CEILING.

20. PROVIDE TRAP GUARDS OR TRAP SEAL PRIMERS AND 1/2" COPPER TUBING CONNECTION TO ALL FOOR DRAINS AS SHOWN OR AS REQUIRED BY AHJ. CONTRACTOR SHALL VERIFY REQUIREMENTS.

21. INSTALL VTR'S, EXHAUST FANS, AND FLUES A MINIMUM 5'-0" FROM PARAPET OR OUTSIDE WALL AND 10'-0" FROM EQUIPMENT WITH OUTSIDE AIR INTAKE.

22. PROVIDE INSULATION ON HOT AND COLD WATER PIPING, ROOF DRAIN BODIES, AND HORIZONTAL ROOF DRAIN PIPING. 23. INSTALL WATER PIPE ON INSIDE OF EXTERIOR WALL INSULATION TO PREVENT

FREEZING. 23. WHEN DEEP FROST LOCATIONS ARE ENCOUNTERED, ROUTE SANITARY

LINES UNDER BUILDING AS MUCH AS POSSIBLE. 24. PROVIDE PVC SLEEVE FOR ALL COLD/HOT WATER FLOOR PIPE PENETRATIONS. MAKE SLEEVE LARGE ENOUGH FOR INSULATION. SEAL WITH GRAY MASTIC AND ENSURE

OF NO WATER PENETRATIONS. 25. PROVIDE FIRE SEAL WHERE PIPES PENETRATE FIRE RATED ASSEMBLY.

26. PROVIDE AND INSTALL WATTS 8A VACUUM BREAKER ON ANY THREADED

EXTERIOR OR INTERIOR FAUCETS. 27. VALVES SHALL BE LINE SIZE UNLESS NOTED OTHERWISE.

28. ALL WATER SHUT-OFF VALVES SHALL BE "BALL LOCK" TYPE. PROVIDE SHUT-OFF VALVES AT EACH TERMINATION PONT OF ASSOCIATED EQUIPMENT. 29. WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.

RECOMMENDED BY EQUIPMENT MANUFACTURERS. 30. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING

PROVIDE WATER HAMMER ARRESTORS AS REQUIRED BY AHJ AND/OR CODE OR AS

OVER TO THE OWNER. 31. FIELD ADJUST WATER CLOSET FLUSHING MECHANISM FOR PROPER FLUSHING OPERATION.

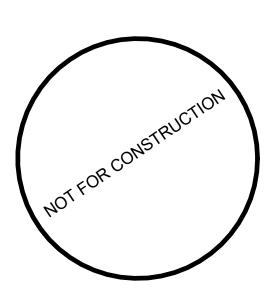
32. PROVIDE SEISMIC BRACING BASED ON APPROPRIATE SEISMIC ZONE REQUIREMENTS PER LOCAL AND NATIONAL CODES. CONTRACTOR'S RESPONSIBILITY INCLUDES STRUCTURAL ENGINEER'S CERTIFICATION ON DETAILS SUBMITTED FOR PERMITTING.

33. REFER TO SHEET MP2.01 AND 2.02 FOR MECHANICAL GENERAL NOTES, EQUIPMENT, AND SPECIFICATIONS.

LITTLE RED ROOSTER Your Vision • Our Passion 25 Ships Way Big Pine, FL 33043 (305) 509 - 7932

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**CONSULTANTS** STRUCTURAL ENGINEER MECH. / PLUMBING ENGINEER ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

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SHEET TITLE: SPECIFICATIONS,

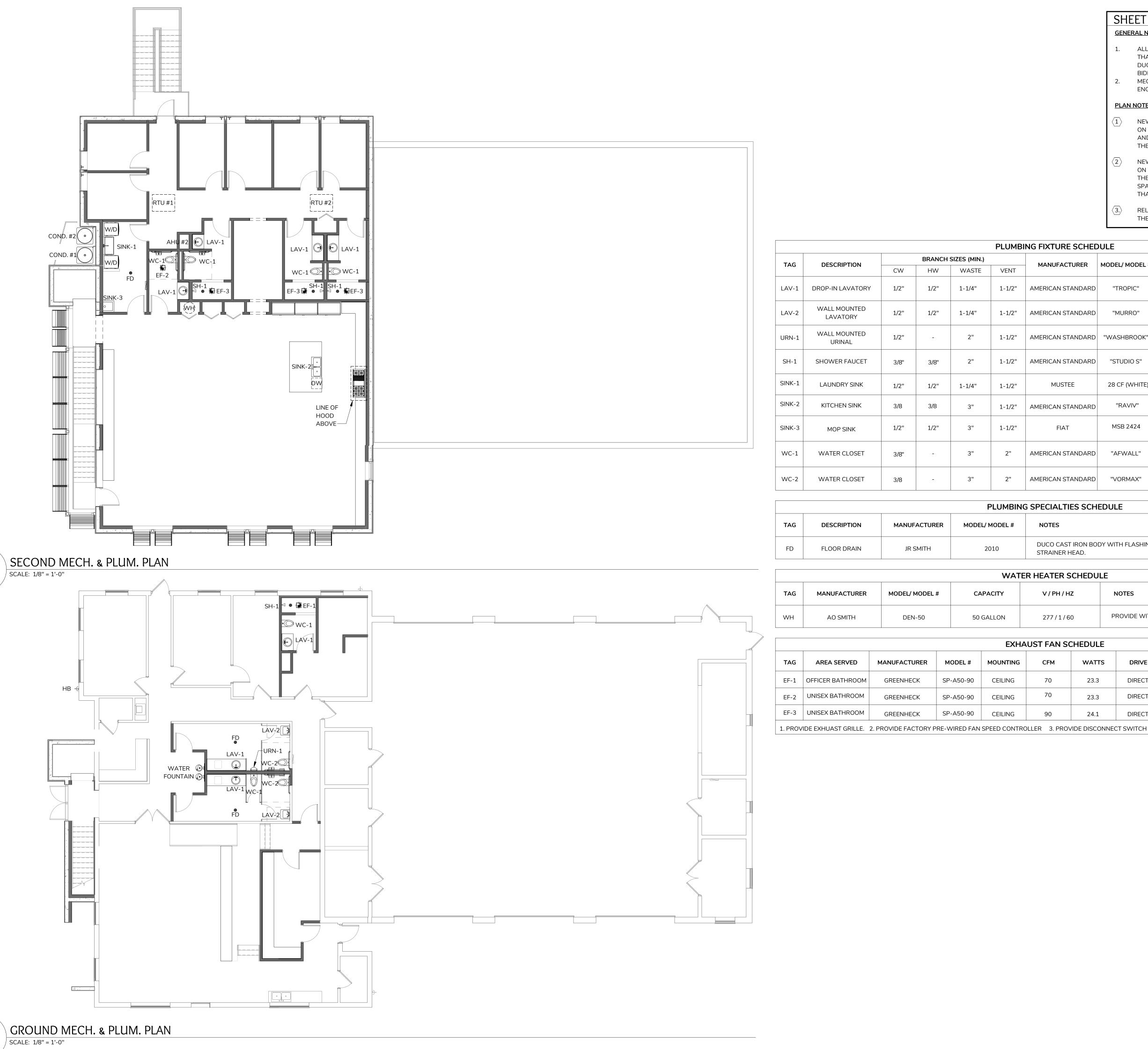
**NOTES & LEGENDS** 

ORIGINAL SIZE: PROJECT NUMBER:

24 x 36	21003
DRAWN BY: CAF	CHECKED B PDB
CREATION DATE:	DATE
SSUED FOR:	DATE:

REVISION	DATE

SHEET NUMBER



# SHEET NOTES / CODED NOTES

# **GENERAL NOTES:**

ALL MECHANIAL ITEMS ARE TO SHOW GENERAL SCOPE AND ASSUMING THAT THE CONTRACTOR WILL INCLUDE AIR AND CONDENSING UNITS, DUCTS, DIFFIUSERS, THERMOSTATES, AND A COMPLETE SYSTEM FOR

MECHANICAL DRAWINGS ARE NOT COMPLETE AND REQUIRE FURTHER ENGINEERING.

# **PLAN NOTES:**

- NEW VARIABLE AIR VOLUME COMPLETE ROOF TOP UNIT TO BE MOUNTED ON THE ROOF TO SERVE THE DORMITORY ROOMS, LAUDRY, RESTROOMS, AND HALLWAY ON THE SECOND FLOOR. THE SYSTEM SHOULD INCLUDE A THERMOSTATE IN EACH DORMITORY AND ONE IN THE CORRIDOR.
- NEW CONSTANT AIR VOLUME COMPLETE ROOF TOP UNIT TO BE MOUNTED ON THE ROOF TO SERVICE THE COMMON SPACE OF THE SECOND FLOOR. THE SYSTEM SHOULD INCLUDE A THERMOSTATE WITHIN THE COMMON SPACE AREA AND WALL MOUNTED DIFFUSERS ON THE INTERIOR WALL THAT SPLITS THE SPACE.
- RELOCATE EXISTING CONDENSING UNITS FROM THE GROUND LEVEL TO THE ELEVATED PLATEFORM.

PLUMBING FIXTURE SCHEDULE									
TAG	DESCRIPTION		BRANCH	SIZES (MIN.)		- MANUFACTURER	MODEL/ MODEL #	NOTES	
IAG	DESCRIPTION	CW	HW	WASTE	VENT	MANUFACTURER	MODEL/ MODEL #	NOTES	
LAV-1	DROP-IN LAVATORY	1/2"	1/2"	1-1/4"	1-1/2"	AMERICAN STANDARD	"TROPIC"	20 1/2" x 17-1/2" VITREOUS CHINA OVAL DROP IN LAV. PROVIDE WITH DRAIN STRAINER AND CENTERSET FAUCET AS SELECTED BY OWNER.	
LAV-2	WALL MOUNTED LAVATORY	1/2"	1/2"	1-1/4"	1-1/2"	AMERICAN STANDARD	"MURRO"	VITREOUS CHINA WALL MOUNT ADA LAV. PROVIDE WITH DRAIN STRAINER, VITRIOUS CHINA SHROUD, AND ADA COMPLIANT FAUCET	
URN-1	WALL MOUNTED URINAL	1/2"	-	2"	1-1/2"	AMERICAN STANDARD	"WASHBROOK"	VITREOUS CHINA WALL MOUNT ADA MANUAL URINAL WITH UNIVERSAL TOP SPUD.	
SH-1	SHOWER FAUCET	3/8"	3/8"	2"	1-1/2"	AMERICAN STANDARD	"STUDIO S"	SHOWER HEAD TO BE MOUNTED 65" TO 80" AFF.	
SINK-1	LAUNDRY SINK	1/2"	1/2"	1-1/4"	1-1/2"	MUSTEE	28 CF (WHITE)	FREESTANDING POLYPROPYLENE UTILITY SINK.	
SINK-2	KITCHEN SINK	3/8	3/8	3"	1-1/2"	AMERICAN STANDARD	"RAVIV"	STAINLESS STEEL DOUBLE-BOWL SINK WITH DUAL FUNCTION FAUCET WITH PULL DOWN SPRAY HEAD.	
SINK-3	MOP SINK	1/2"	1/2"	3"	1-1/2"	FIAT	MSB 2424	24" x 24" MOLDED STONE MOP SERVICE BASIN. PROVIDE WITH MANUFACTURER'S SERVICE FAUCET, HOSE AND HOSE BRACKET AND MOP HANGER.	
WC-1	WATER CLOSET	3/8"	-	3"	2"	AMERICAN STANDARD	"AFWALL"	16 1/2" HIGH 1.28 GPF VITREOUS CHINA TOILET. PROVIDE WITH COORDINATING SEAT AND COVER AS SELECTED BY OWNER.	
WC-2	WATER CLOSET	3/8	-	3"	2"	AMERICAN STANDARD	"VORMAX"	16 1/2" HIGH 1.28 GPF VITREOUS CHINA TOILET. PROVIDE WITH COORDINATING SEAT AND COVER AS SELECTED BY OWNER.	

	PLUMBING SPECIALTIES SCHEDULE									
TAG	DESCRIPTION	MANUFACTURER	MODEL/ MODEL #	NOTES						
FD	FLOOR DRAIN	JR SMITH	2010	DUCO CAST IRON BODY WITH FLASHING COLLAR AND TYPE 'A' TOUND ADJUSTABLE NICKLE BRONZE STRAINER HEAD.						

	WATER HEATER SCHEDULE								
TAG	MANUFACTURER	MODEL/ MODEL #	CAPACITY	V / PH / HZ	NOTES				
WH	AO SMITH	DEN-50	50 GALLON	277 / 1 / 60	PROVIDE WITH MANUFACTURER'S STANDARD DRAIN PAN.				

	EXHAUST FAN SCHEDULE										
TAG	AREA SERVED	MANUFACTURER	MODEL#	MOUNTING	СҒМ	WATTS	DRIVE	CONTROL	V/PH/HZ	NOTES	
EF-1	OFFICER BATHROOM	GREENHECK	SP-A50-90	CEILING	70	23.3	DIRECT	LIGHT SWITCH	120/1/60	1, 2, 3	
EF-2	UNISEX BATHROOM	GREENHECK	SP-A50-90	CEILING	70	23.3	DIRECT	LIGHT SWITCH	120/1/60	1, 2, 3	
EF-3	UNISEX BATHROOM	GREENHECK	SP-A50-90	CEILING	90	24.1	DIRECT	LIGHT SWITCH	120/1/60	1, 2, 3	

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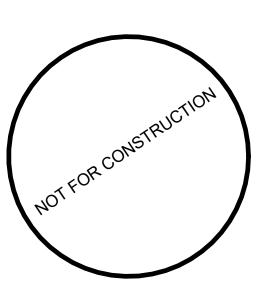
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CONSULTANTS

CIVIL ENGINEER: STRUCTURAL ENGINEER: MECH. / PLUMBING ENGINEER: ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

**EXPANSION** 

FIRE

SHEET TITLE:

CAF

FIRE

MECHANICAL & PLUMBING PLANS

ORIGINAL SIZE: PROJECT NUMBER: CHECKED BY:

CREATION DATE:

REVISION

SHEET NUMBER:

# **ELECTRICAL SPECIFICATIONS**

#### GENERAL REQUIREMENTS

A. GENERAL CONDITIONS, CODES & STANDARDS 1. GENERAL CONDITIONS OF THE CONTRACT FOUND IN THE ARCHITECTURAL DRAWINGS, GENERAL AND SPECIAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) AND ANY OF THE OWNER'S GENERAL REQUIREMENTS SHALL APPLY UNLESS NOTED OTHERWISE. 2. REFER TO THE GENERAL CONDITIONS ON THE ARCHITECTURAL DOCUMENTS AND THE GENERAL AND SPECIAL CONDITIONS OF THE AIA FOR ADDITIONAL REQUIREMENTS REGARDING; SAFETY, COORDINATION & COOPERATION, WORKMANSHIP, PROTECTION, CUTTING AND PATCHING. DAMAGE TO OTHER WORK, PRELIMINARY OPERATIONS, STORAGE, ADJUSTMENTS, CLEANING, ETC.

3. ALL WORK SHALL BE IN CONFORMANCE WITH ALL LOCALLY ENFORCED, FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES INCLUDING ANY SPECIAL THE OWNER REQUIREMENTS IN

ADDITION TO THOSE SPECIFIED 4. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY LICENSES, PERMITS AND INSPECTIONS REQUIRED TO PROCEED WITH THE WORK. THIS SHALL INCLUDE ALL REQUIRED COORDINATION WITH THE LOCAL UTILITY COMPANIES AND THEIR ASSOCIATED FEES OR COSTS.

1. THIS CONTRACT SHALL INCLUDE THE FURNISHING, INSTALLING, CONNECTING, AND OPERATION OF ALL EQUIPMENT WHICH IS A PART OF THE ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY SIMILAR INSTALLATIONS. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS. BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK AND WHICH IS USUALLY INCLUDED IN WORK OF A SIMILAR CHARACTER SHALL BE FURNISHED AND INSTALLED UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO PROVIDE THE OWNER A COMPLETE, CODE APPROVED AND OPERATIONAL ELECTRICAL SYSTEM.

2. CAREFULLY READ SPECIFICATION FOR ALL PARTS OF THE WORK SO AS TO BECOME FAMILIAF WITH ALL TRADES' WORK SCOPE. CONSULT WITH OTHER TRADES TO INSURE PROPER LOCATIONS AND AVOID INTERFERENCES. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE WORK IS COMMENCED.

3. CONTRACTORS SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND SPECIFICATIONS, NOTE THE EXISTING CONDITIONS AND OTHER WORK THAT WILL BE REQUIRED, AND THE NATURE OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO ALLOWANCE SHALL BE MADE TO THE CONTRACTOR BY REASON OF THIS FAILURE TO HAVE MADE SUCH EXAMINATION OR OF ANY ERROR ON HIS PART.

4. ALL EXISTING UTILITY AND ELECTRICAL SERVICES SHALL BE FIELD VERIFIED. CORRECTIONS TO THE DESIGN AND INSTALLATION SHALL BE MADE WITHOUT ADDITIONAL COST TO THE

5. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK. ALL CORE DRILLING OR CUTTING OF FIRE RATED FLOORS, SHAFTS, AND WALLS SHALL BE FIRESTOPPED PRIOR TO FINISH PATCHING. ALL PENETRATIONS SHALL BE FIRE SEALED TO MATCH THE FIRE RATING OF THE FLOORS, SHAFTS, AND WALLS PENETRATED. 6. TEMPORARY ELECTRICAL SERVICE, LIGHTING, AND RELATED WIRING SHALL BE PROVIDED TO OSHA REQUIREMENTS FOR THE USE OF ALL TRADES DURING CONSTRUCTION. 7. TEMPERATURE AND INTERLOCK CONTROL COMPONENTS AND ALL RELATED WIRING AND CONDUIT SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE

INDICATED ON THE DRAWINGS. 8. THIS CONTRACT SHALL ALSO INCLUDE ALL LABOR, MATERIALS AND MISCELLANEOUS EXPENSES REQUIRED FOR ALL REQUIRED ELECTRICAL DEMOLITION OF THE EXISTING AREAS BEING RENOVATED.

a. THE DEMOLITION SHALL CONSIST OF THE COMPLETE REMOVAL (PROPERLY DISPOSED OFF SITE UNLESS OTHERWISE NOTED) OF ALL ELECTRICAL EQUIPMENT, WIRING, CONDUIT. MATERIALS, ETC. NOT REQUIRED IN THE FINAL DESIGN AND INSTALLATION OF THE ELECTRICAL SYSTEMS FOR THE NEW RENOVATED AREAS. b. ALL UNDERGROUND SERVICES NOT BEING REUSED SHALL BE CAPPED BELOW THE FLOOR,

WIRING REMOVED, AND FLOOR PENETRATIONS REPAIRED TO MATCH ADJACENT SURFACES. c. ALL ABOVE GROUND CIRCUITS SHALL BE REMOVED BACK TO THE SOURCE UNLESS INDICATED OTHERWISE.

d. COORDINATE ALL DEMOLITION WITH THE ARCHITECTURAL DOCUMENTS, THE ARCHITECT, AND THE OWNER'S GENERAL REQUIREMENTS.

9. THE GENERAL CONTRACTOR SHALL VERIFY SITE LIGHTING BASE DETAILS WITH STRUCTURAL ENGINEER TO VERIFY APPLICABILITY OF POLE/FIXTURE BASE WITH LOCAL SOIL CONDITIONS. 10.ALL WORK INCLUDING, BUT NOT LIMITED TO PARTS, MATERIAL, EQUIPMENT AND LABOR SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE ENGINEER AND OWNER. WHERE AN EQUIPMENT MANUFACTURER HAS A WARRANTY THAT EXCEEDS ONE YEAR. THAT WARRANTY PERIOD SHALL APPLY TO THIS PROJECT.

# C. DOCUMENTS

1. THE DRAWINGS ARE DIAGRAMMATIC, ALL WORK SHALL BE PERFORMED AS INDICATED ON THE DRAWINGS UNLESS EXISTING CONDITIONS OR COORDINATION ISSUES REQUIRE CHANGES. THESE CHANGES SHALL BE MADE WITH NO ADDITIONAL COST TO THE OWNER. 2. ANY INCIDENTAL ITEMS OR LABOR, ETC. NOT INCLUDED IN THE SPECIFICATIONS OR THE DRAWINGS BUT REASONABLY IMPLIED AS NECESSARY FOR THE COMPLETE INSTALLATION OF ALL APPARATUS SHALL BE INCLUDING IN BID.

THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY FUSES SHALL BE DUAL ELEMENT - TIME DELAY TYPE. MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT MENTIONED 2. MAGNETIC MOTOR STARTERS SHALL BE COMBINATION TYPE WITH THERMAL OVERLOAD,

4. IF ERRORS ARE FOUND IN THE DRAWINGS OR SPECIFICATIONS OR DISCREPANCIES OCCUR BETWEEN THE SAME, OR BETWEEN THE FIGURES ON THE DRAWINGS, AND THE SCALE OF SAME CLOSED AUXILIARY CONTACTS. OR BETWEEN THE LARGER AND SMALLER DRAWINGS, OR IN THE DESCRIPTIVE MATTER ON THE 3. ALL MOTORS OVER 1/8 HP SHALL BE PROVIDED WITH THERMAL OVERLOAD PROTECTION. DRAWINGS SHALL BE REFERRED TO THE OWNER FOR REVIEW AND FINAL DECISION PRIOR TO

THE BID DUE DATE. 5. THE BIDDING OF THIS WORK WILL CONTEMPLATE THE USE OF EQUIPMENT AND MATERIALS EXACTLY AS SPECIFIED HEREIN. WHERE MORE THAN ONE MANUFACTURER IS MENTIONED ANY H. LUMINAIRES AND LAMPS ONE MAY BE UTILIZED. SUBSTITUTE MANUFACTURERS MAY BE OFFERED ONLY AS AN ALTERNATE TO THE SPECIFIED EQUIPMENT AND MATERIAL AND MUST BE SUBMITTED AS

SPECIFIED IN THE ARCHITECTURAL DOCUMENTS. 6. MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE SYSTEMS CAN BE OF ANY RECOGNIZED MANUFACTURE PROVIDED THESE ITEMS MEET MINIMUM STANDARDS AS SET IN THESE SPECIFICATIONS. REFER TO EACH SECTION FOR ANY SPECIFIC REQUIREMENTS.

D. COORDINATION 1. CONTRACTOR SHALL LOCATE, IDENTIFY AND PROTECT ANY EXISTING SERVICES WHICH ARE REQUIRED TO BE MAINTAINED OPERATIONAL AND SHALL EXERCISE EXTRA CAUTION IN THE PERFORMANCE OF ALL WORK TO AVOID DISTURBING SUCH FACILITIES. ALL COSTS FOR REPAIR OF DAMAGES TO SUCH SERVICES SHALL BE PAID BY THE CONTRACTOR CAUSING THE DAMAGE. 2. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO OTHER WORK CAUSED BY HIS WORK OR THROUGH THE NEGLECT OF HIS, OR HIS SUB-TRADE'S PERSONNEL. ALL PATCHING, REPAIRING, REPLACEMENT AND PAINTING, ETC. SHALL BE DONE AS DIRECTED BY THE OWNER BY THE CRAFTSMEN OF THE TRADES INVOLVED. THE COSTS OF SUCH WORK

SHALL BE PAID BY THE CONTRACTOR CAUSING THE DAMAGE. 3. IT IS ESSENTIAL THAT ALL WORK AT THE PROJECT BE DONE AT SUCH TIME AND IN SUCH MANNER AS NOT TO INTERFERE WITH THE OPERATIONS OF THE SPACE, ADJACENT SPACES, OR APPROVED MATERIAL IN ACCORDANCE WITH ARTICLE 300.7 OF THE NATIONAL ELECTRICAL FACILITY. A WORK SCHEDULE SHALL BE ARRANGED WITH THE OWNER, INCLUDING PREMIUM TIME WORK TO FACILITATE WORK WITH A MINIMUM OF INTERFERENCE TO THE OWNER'S

E. METHOD 1. EXCAVATIONS SHALL BE MADE IN OPEN TRENCHES. FLOORS SHALL BE SAW CUT. CONDUIT SHALL BE LAID ON AN APPROPRIATELY GRADED 6" BED OF CLEAN AND DRY SAND. ENGINEERED 4. FIXTURE SUPPORTS SHALL BE IN ACCORDANCE WITH ARTICLE 410-30 OF THE NATIONAL FILL SHALL BE USED TO BACKFILL TO 6" ABOVE THE CONDUIT. BACKFILL THE REMAINDER OF THE TRENCH UTILIZING THE EXCAVATED MATERIAL IF APPROVED BY THE ARCHITECT OR THE OWNER. IF THE EXCAVATED MATERIALS ARE NOT ACCEPTABLE, ENGINEERED FILL ACCEPTABLE DEVICES, DISTRIBUTION EQUIPMENT AND STARTERS. TO THE ARCHITECT SHALL BE UTILIZED TO BACKFILL THE REMAINDER OF THE TRENCH. BACKFILL SHALL BE ACCOMPLISHED IN 9" LIFTS WITH ALL LIFTS COMPACTED TO 95% PROCTOR.

PATCH FLOOR TO MATCH EXISTING. 2. EQUIPMENT, CONDUIT, ETC. SHALL NOT BE SUPPORTED FROM ANY CEILINGS, OTHER PIPING, OTHER CONDUIT OR DUCTWORK, ROOF DECK, OR JOIST BRIDGING. ITEMS SHALL BE SUPPORTED FROM ACCEPTABLE STRUCTURAL BUILDING COMPONENTS AS DETERMINED BY

THE ARCHITECT AND STRUCTURAL ENGINEER. 3. ALL ROOF PENETRATIONS, FLASHINGS AND COUNTER FLASHINGS SHALL BE PERFORMED BY THE OWNER'S ROOFING CONTRACTOR AT THE REQUESTING CONTRACTORS COST. F. SUBMITTALS

1. SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT OF ALL EQUIPMENT AND ACCESSORIES PROVIDED FOR THE PROJECT WHETHER SPECIFIED HERE-IN OR ON THE DRAWINGS. REVIEW OF THE SHOP DRAWINGS SHALL BE FOR GENERAL DESIGN CONCEPT AND ADHERENCE WITH THE SPECIFICATIONS. QUANTITY OF SHOP DRAWINGS SUBMITTED SHALL BE AS SPECIFIED BY THE ARCHITECT. SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR SHOWING LOCATIONS AND MEASUREMENTS FROM COLUMNS OF ALL CONCEALED AND EXPOSED PIPING, DUCTWORK, CONDUIT, EQUIPMENT, ACCESSORIES, ETC., AND SUBMITTED PRIOR TO INSTALLATION. THE OWNER MAY MAKE REPRODUCIBLE COPIES OF

OWNER SHALL NOT BE HELD RESPONSIBLE FOR NOT CONFIRMING ALL INFORMATION ON THE DRAWINGS PRIOR TO FABRICATION AND/OR INSTALLATION. 2. PROJECT RECORD DOCUMENTS - MACOINTAIN AT THE JOBSITE ONE COPY OF ALL CONTRACT DOCUMENTS CLEARLY MARKED AS "PROJECT RECORD COPY". THESE DRAWINGS ARE TO BE MAINTAINED IN GOOD CONDITION, UPDATED DAILY FOR CHANGES ENCOUNTERED AND AVAILABLE AT ALL TIMES FOR INSPECTION BY THE OWNER. DO NOT USE FOR FIELD CONSTRUCTION! PROJECT RECORD DOCUMENTS ARE TO BE KEPT CURRENT WITH EXACT

THEIR DRAWINGS AVAILABLE FOR USE IN PREPARATION OF SHOP DRAWINGS, HOWEVER THE

DRAWING. UPON COMPLETION OF THE WORK, ONE SET OF THESE DOCUMENTS SHALL BE TURNED OVER TO THE OWNER AS ONE QUALIFICATION FOR FINAL PAYMENT. 3. THREE COMPLETE SETS OF AS-BUILT DOCUMENTATION SHALL BE PROVIDED. IT SHALL INCLUDE, BUT NOT BE LIMITED TO ACCURATE PLAN DRAWINGS, WIRING DIAGRAMS AND OPERATION AND MAINTENANCE MANUALS.

DIMENSIONS OF ALL WORK, EQUIPMENT, DISTRIBUTION CONDUIT, CIRCUITS, ETC. MARK ALL INFORMATION IN RED LINES AND NOTES SO AS TO BE EASILY IDENTIFIED FROM THE BASE

#### II. PRODUCTS

A. CONDUIT 1. CONDUIT SHALL BE HEAVY WALL RIGID GALVANIZED STEEL WHERE EXPOSED AND SUBJECT TO DAMAGE, 8'-0" AFF AND BELOW, AND IN WET LOCATIONS WHERE INDICATED ON THE DRAWINGS. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC AND SHALL BE CONCRETE ENCASED (3' MINIMUM) WHERE INDICATED ON THE DRAWINGS. A TRANSITION SHALL BE MADE TO HEAVY WALL RIGID GALVANIZED STEEL BEFORE PVC CONDUITS PENETRATE THE FLOOR SLAB. INTERIOR CONDUITS SHALL BE ELECTRICAL METALLIC TUBING (EMT). METAL CLAD (MC) CABLE MAY BE USED IF APPROVED BY THE OWNER, AND INSTALLED IN LOCATIONS PERMITTED BY CODE

2. FLEXIBLE METAL CONDUIT SHALL BE USED FROM OUTLET BOX TO INDIVIDUAL RECESSED LIGHT FIXTURES. AND FOR FINAL CONNECTIONS TO MOTORS AND OTHER DEVICES SUBJECT TO VIBRATION.

#### B. CONDUIT FITTINGS AND BOXES

1. INTERIOR OUTLET BOXES SHALL BE STANDARD GALVANIZED SHEET STEEL TYPE, NOT LESS THAN 14 GAUGE IN THICKNESS, WITH KNOCKOUT OPENINGS, EXTENSIONS, PLASTER RINGS AND COVER PLATES TO ACCOMMODATE THE DEVICES INSTALLED. COVER PLATES SHALL BE SMOOTH PLASTIC TO MATCH DEVICE COLOR. USE STEEL PLATES WITH ROUNDED CORNERS FOR SURFACE BOXES, OUTDOOR (WET LOCATION) OUTLET BOXES SHALL BE CAST ALUMINUM TYPE WITH DEVICE COVERS TO SUIT

2. OUTLET BOXES SHALL NOT BE LESS THAN 4 INCHES SQUARE. 1-1/2 INCHES DEEP. 3. COUPLINGS AND CONNECTORS FOR EMT SHALL BE DIE CAST ZINC OR STEEL. BUSHING SHALL BE GROUNDING TYPE WITH INSULATING PLASTIC INSERT.

#### C. WIRE AND CABLE CONDUCTORS FOR POWER AND LIGHTING SHALL BE NEW 600-VOLT, 90°C, TYPE XHHW, THHN,

OR THWN INSULATION, MINIMUM SIZE #12-AWG, EXCEPT FOR CONTROL WIRING WHICH MAY BE # 14-AWG. OTHER SIZES SHALL BE AS NOTED ON THE DRAWINGS. CONDUCTORS SHALL BE COPPER, UNLESS OTHERWISE APPROVED BY THE OWNER. 2. BRANCH CIRCUIT RUNS EXCEEDING 100 FEET IN TOTAL LENGTH FROM THE PANELBOARD TO

THE LAST DEVICE, SHALL BE #10-AWG CONDUCTORS UNLESS OTHERWISE NOTED. 3. COMPRESSION TYPE LUGS AND CONNECTORS SHALL BE USED FOR ALL TERMINATIONS AND SPLICES.

4. ALL LOW VOLTAGE COMMUNICATIONS, FIRE ALARM, DATA, SECURITY, TELEPHONE AND ALL OTHER MISCELLANEOUS LOW VOLTAGE WIRING INSTALLED IN CEILING SHALL BE PLENUM

#### 1. DUPLEX RECEPTACLES SHALL BE GROUNDING TYPE, NEMA 5-20R, RATED FOR 20 AMPS, 125 VOLTS, WITH PROVISIONS FOR BACK AND SIDE WIRING.

2. GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLES SHALL BE PROVIDED WHERE INDICATED. 3. SWITCHES SHALL BE TOGGLE OPERATED, QUIET TYPE, RATED FOR 20 AMPS, 120/277 VOLTS, WITH PROVISIONS FOR BACK AND SIDE WIRING. THREE WAY AND FOUR WAY SWITCHES SHALL

BE PROVIDED WHERE INDICATED. 4. DIMMERS SHALL BE LUTRON "NOVA T-STAR" SERIES, OF A RATING, VOLTAGE AND WATTAGE SUITABLE FOR LOAD SERVED. COLORS OF DEVICES SHALL BE SELECTED BY ARCHITECT.

6. WIRING DEVICES SHALL BE SPECIFICATION GRADE, AS MANUFACTURED BY HUBBELL, PASS & SEYMOUR, ARROW HART, LEVITON AND GENERAL ELECTRIC.

#### E. LIGHTING AND RECEPTACLE PANELBOARDS

1. BRANCH CIRCUIT PANELBOARDS SHALL BE DEAD FRONT TYPE, WITH MAIN LUGS OR MAIN OVERCURRENT DEVICE AS INDICATED, BRANCH OVERCURRENT DEVICES AS NOTED AND AN EQUIPMENT GROUND BAR, ALL IN A SURFACE OR FLUSH MOUNTED SHEET STEEL ENCLOSURE. MINIMUM SHORT CIRCUIT CAPACITY SHALL BE 10,000 AMPS SYMMETRICAL FOR 120/208V, AND 18,000 AMPS SYMMETRICAL FOR 277/480V APPLICATION UNLESS NOTED OTHERWISE 2. CIRCUIT BREAKERS SHALL BE BOLT ON TYPE: WITH MOLDED PLASTIC CASE: 1. 2. OR 3 POLE AS INDICATED; QUICK-MAKE, QUICK-BREAK; AND THERMAL-MAGNETIC TRIP DEVICE. 3. ALL BREAKERS FEEDING HVAC EQUIPMENT SHALL BE HACR RATED, UNLESS OTHERWISE

NOTED 4. ALL BREAKERS IN RESIDENTIAL OCCUPANCIES SHALL BE ARC-FAULT TYPE, UNLESS OTHERWISE NOTED

PANELBOARDS SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS, AND CUTLER HAMMER.

# F. DISTRIBUTION TRANSFORMERS

1. TRANSFORMERS SHALL BE ENERGY SAVING TYPE, DRY TYPE, 115 DEGREE RISE WITH 2 TAPS ABOVE AND 4 TAPS BELOW NORMAL VOLTAGE. TRANSFORMERS SHALL BE AS MANUFACTURED BY SQUARE D, GENERAL ELECTRIC, SIEMENS, CUTLER HAMMER, AND ACME.

# G. SAFETY SWITCHES AND MOTOR STARTERS

1. SAFETY SWITCHES SHALL BE FUSIBLE OR NON-FUSIBLE AS INDICATED ON THE DRAWINGS. SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK, HEAVY DUTY VISIBLE BLADE TYPE. ENCLOSURES SHALL BE NEMA 1 TYPE UNLESS OTHERWISE INDICATED ON THE DRAWINGS

INTEGRAL FUSED SAFETY SWITCH, H-O-A SELECTOR SWITCH, CONTROL TRANSFORMER, RUNNING PILOT LIGHT, NEMA TYPE 1 ENCLOSURE, AND (2) NORMALLY OPEN AND (2) NORMALLY

OVERLOAD PROTECTION SHALL BE PROVIDED INTEGRAL WITH THE MOTOR WINDINGS AND/OR MOTOR CONTROLLER (PROVIDED BY OTHERS) UNLESS OTHERWISE INDICATED ON DRAWINGS.

1. ALL LUMINAIRES SHALL BE SPECIFIED ON THE LUMINAIRE SCHEDULE. 2. BALLASTS SHALL BE INSTANT START, ELECTRONIC TYPE, CLASS P. "A" SOUND RATING AND MAXIMUM HARMONIC CONTENT OF 10%. DIMMING BALLASTS SHALL BE 3-WIRE TYPE, WITH DIMMING CAPABILITY TO 10% OF RATED FULL OUTPUT.

PROTECTION. 4. FLUORESCENT LAMPS SHALL BE 3500 K. INCANDESCENT LAMPS SHALL BE 130 VOLT. HIGH INTENSITY DISCHARGE LAMPS SHALL BE COATED.

3. RECESSED LUMINAIRES WITH INCANDESCENT LAMPS SHALL BE PROVIDED WITH THERMAL

5. EMERGENCY LIGHTING AS INDICATED, SHALL PROVIDE A MINIMUM OF ONE FOOTCANDLE ALONG THE PATH OF EGRESS. EMERGENCY FIXTURE SUPPLIER SHALL PROVIDE FOOTCANDLE PRINTOUT TO VERIFY EMERGENCY LIGHT LEVELS.

6. ALL FIXTURE / BALLAST / LAMP COMBINATIONS SHALL BE ENERGY SAVING TYPE. III. EXECUTION A. GENERAL

3/4" SHALL NOT BE USED FOR ANY CIRCUIT HOMERUNS. RACEWAYS EXPOSED TO DIFFERENT TEMPERATURES SHALL BE FILLED WITH AN

HANGERS, SUPPORTS, OR FASTENINGS SHALL BE PROVIDED AT EACH ELBOW, AT THE ENDS OF STRAIGHT RUNS TERMINATING AT BOXES OR CABINETS, AND AT INTERMEDIATE POINTS AS REQUIRED BY CODE. CONDUITS OR BOXES SHALL NOT BE SUPPORTED BY CEILING SUPPORT WIRES OR OTHER CEILING SUPPORTING HARDWARE.

ALL CONDUIT RUN IN FINISHED AREAS SHALL BE CONCEALED. CONDUIT SMALLER THAN

ELECTRICAL CODE, OR ANY LOCAL CODES WHICH MY APPLY. PROVIDE PERMANENT NAMEPLATES WITH DESIGNATIONS FOR PANELBOARDS, FEEDER PROVIDE TYPEWRITTEN DIRECTORY CARDS WITH BRANCH CIRCUIT IDENTIFICATION FOR

AND STARTERS SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS IN ACCORDANCE WITH NEC 110.16. INSTALL HANDLE GUARDS ON ALL BREAKERS FOR NIGHT LIGHTING, EMERGENCY AND SIMILAR CIRCUITS.

BRANCH CIRCUIT PANELBOARDS. PANELBOARDS, FEEDER DEVICES, DISTRIBUTION EQUIPMENT

THE ELECTRICAL CONTRACTOR SHALL BALANCE PANELBOARD LOADING TO WITHIN 10% ON EACH PHASE BASED ON INSTALLED CONDITIONS. LOAD BALANCING CIRCUIT CHANGES SHALL BE PERFORMED OUTSIDE THE NORMAL OCCUPANCY WORKING SCHEDULE AND AT A TIME DIRECTED BY LANDLORD.

ALL FLUSH MOUNTED PANELBOARDS SHALL HAVE (3) 3/4" EMPTY CONDUITS INSTALLED TO ABOVE ACCESSIBLE CEILING FOR FUTURE USE. 10. THE FINAL LOCATIONS OF ALL EQUIPMENT, OUTLETS, ETC. SHALL BE SUBJECT TO

REASONABLE CHANGES IN LOCATION UP TO THE TIME OF ROUGHING-IN, AT NO ADDITIONAL COST TO THE OWNER. 11. CONTACT ELECTRIC POWER COMPANY AND MAKE NECESSARY ARRANGEMENTS FOR ELECTRIC SERVICE. 12. CONTACT TELEPHONE COMPANY AND MAKE NECESSARY ARRANGEMENTS FOR TELEPHONE

SERVICE. 13. AT ALL TIMES KEEP PREMISES AND BUILDING IN A NEAT AND ORDERLY CONDITION, FOLLOWING OWNER'S INSTRUCTION IN REGARD TO STORING OF MATERIALS, PROTECTIVE

MEASURES AND DISPOSING OF DEBRIS. 14. RACEWAYS BELOW DRIVEWAYS, PARKING LOTS, AND ANY RACEWAYS INSTALLED BELOW GRADE SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISHED GRADE PER NEC 300-5.

GROUND ALL CONDUITS, CABINETS, MOTORS, PANELS, AND OTHER EXPOSED NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH NEC ARTICLE

2. BOND METAL WATER PIPING AND OTHER METAL PIPING (INCLUDING GAS PIPING) AND EXPOSED STRUCTURAL METAL IN ACCORDANCE WITH NEC ARTICLE 250. 3. GROUNDING OF THE ELECTRICAL SYSTEM SHALL BE BY MEANS OF AN INSULATED GROUNDING CONDUCTOR INSTALLED WITH ALL FEEDERS AND BRANCH CIRCUIT CONDUCTORS

# GENERAL ELECTRICAL NOTES / ABBREVIATIONS

ELECTRICAL LEGEND

RECESSED DOWNLIGHT

SWITCH, SINGLE POLE

SWITCH, 3-WAY

SWITCH, DIMMER

SWITCH, MANUAL MOTOR

DUPLEX RECEPTACLE

DUPLEX GFCI RECEPTACLE

TRACK LIGHT

EXIT LIGHT

FLUORESCENT OR LED STRIP

SINGLE POLE TIMER SWITCH (PARAGON #ET1100F)

SWITCH, OCCUPANCY SENSOR, WALL MOUNT

DUPLEX RECEPTACLE HORIZONTAL MOUNT

OCCUPANCY SENSOR (CEILING MOUNT)

POWER PACK FOR LIGHTING CONTROLS

CEILING MOUNT DUPLEX RECEPTACLE

FLOOR MOUNT DUPLEX RECEPTACLE

RECEPTACLE, SPECIAL FLUSH FLOOR

DATA OUTLET, CAT 6 OR PER SPECS.

JUNCTION BOX, FLUSH FLOOR MOUNT

GENERIC JUNCTION BOX, PULL BOX

NON-FUSED DISCONNECT SWITCH

HOME-RUN WITH CIRCUIT INDICATION

CABLE/RACEWAY, CEILING OR WALL, REFER

GROUNDING BY E.C. PER N.E.C. ARTICLE 250 MINIMUM

FUSED DISCONNECT SWITCH

CIRCUIT, CONCEALED IN FLOOR

SPECIFICATIONS OR NOTES.

FLUSH MOUNT PANELBOARD

SURFACE MOUNT PANELBOARD

POWERED THROUGH OTHER DEVICE

CONDUIT SLEEVE

**TELEPOWER POLE** 

PUSH BUTTON

MOTOR

BUZZER

DOUBLE DUPLEX RECEPTACLE

RECEPTACLE, SPECIAL

SIMPLEX RECEPTACLE

TELEPHONE OUTLET

EQUIPMENT)

DUPLEX RECEPTACLE, ISOLATED GROUND IN-FLOOR

SIMPLEX TWIST-LOCK RECEPTACLE, L5-15R UNO

DUPLEX TWIST-LOCK RECEPTACLE, L5-15R UNO

JUNCTION BOX - 208V, WALL OR CEILING MOUNT

EQUIPMENT CONNECTION POINT (PROVIDED WITH

THREE-WAY TIMER SWITCH (PARAGON #ET1100F/3-WAY)

**SYMBOLS** 

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| JB || J || PB |

SWITCH 30 25 FUSE RATING

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# **GENERAL NOTES:**

NOTES APPLY TO ALL ELECTRICAL SHEETS. PROVIDE SEALS AT RACEWAY PENETRATIONS AS FOLLOWS: A. FIRE RATED WALLS: SEAL PER SPECIFICATIONS FOR FIRE STOPPING. B. NEUTRALIZATION AREA: SEAL PER MECHANICAL DETAILS. EXTERIOR: REFER TO ARCHITECTURAL DOCUMENTS FOR SEALING

REQUIREMENTS AT ALL EXTERIOR MOUNTED DEVICES, FIXTURES, ENCLOSURES, AND RACEWAY PENETRATIONS. PROVIDE A SEPARATE EQUIPMENT GROUNDING CONDUCTOR (SIZE PER NEC) IN PVC TYPE CONDUIT, POWER CIRCUITS, ISOLATED GROUND CIRCUITS, OR AS SHOWN ON PLANS. CONDUIT SHALL BE SIZED PER NEC

BASED ON THWN 600 VOLT COPPER SINGLE CONDUCTORS, PLUS THE EQUIPMENT GROUNDING CONDUCTOR. WIRING DEVICES: DEVICE MOUNTING HEIGHTS ARE FROM FINISHED FLOOR TO CENTER OF OUTLET BOX UNLESS NOTED OTHERWISE ON PLANS.

COORDINATE THE STANDARD MOUNTING HEIGHTS WITH MASONRY: A. SWITCHES +46" B. RECEPTACLES +18" OR AS NOTED ON PLANS

WIRING SHALL INCLUDE FINAL CONNECTION TO ALL EQUIPMENT IN CONFORMANCE WITH EQUIPMENT SUPPLIER WIRING DIAGRAMS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE PANELBOARD

C. VOICE/DATA +18" OR AS NOTED ON PLANS

IDENTIFICATIONS SCHEDULES. BRANCH CIRCUIT CONDUCTORS SHALL BE MINIMUM #12 AWG UNLESS NOTED OTHERWISE IN SCHEDULES. WHERE 20A BRANCH CIRCUITS HAVE #8 AND LARGER WIRE SPECIFIED, #10 AWG WIRE SHALL BE USED FOR FINAL CONNECTION (15-FT MAXIMUM).

WHERE BRANCH CIRCUITS ARE GROUPED, SIZE CONDUIT AND DERATE

CURRENT CARRYING CONDUCTORS PER NEC. PROVIDE HANDLE TIES ON ALL MULTIWIRE BRANCH CIRCUITS TO MEET NEC REQUIREMENTS.

ALL EMERGENCY AND EXIT SIGN CIRCUITRY SHALL BE UNSWITCHED.

# **ABBREVIATIONS:**

RTU

UNO

WH

ABOVE FINISH FLOOR AFF AFG ABOVE FINISH GRADE AHJ **AUTHORITY HAVING JURISDICTION** AHU AIR HANDLING UNIT ALUMINUM CU COPPER BAS **BUILDING AUTOMATIC SYSTEM ELECTRICAL CONTRACTOR** EXHAUST FAN ETR **EXISTING TO REMAIN EWC ELECTRICAL WATER COOLER** GC GENERAL CONTRACTOR GFI **GROUND FAULT CIRCUIT INTERRUPTER** ISOLATED GROUND HD HAND DRYER LTG LIGHTING MAX MAXIMUM MC MECHANICAL CONTRACTOR MAIN CIRCUIT BREAKER MCB MFR MANUFACTURER MIN MINIMUM MLO MAIN LUGS ONLY **NIGHT LIGHT** REF REFERENCE

**ROOFTOP UNIT** 

WATER HEATER

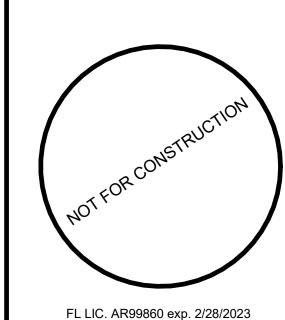
**UNLESS NOTED OTHERWISE** 

WEATHERPROOF COVERPLATE.

LITTLE RED ROOSTER Your Vision • Our Passion 25 Ships Way Big Pine, FL 33043 (305) 509 - 7932

www.LilRedRooster.com

**CONSULTANTS** CIVIL ENGINEER: STRUCTURAL ENGINEER: MECH. / PLUMBING ENGINEER: ELECTRICAL ENGINEER:



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SHEET TITLE: ELECTRICAL SPECIFICATIONS. NOTES & LEGENDS

DATE

DATE:

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 DRAWN BY: CHECKED BY: CAF

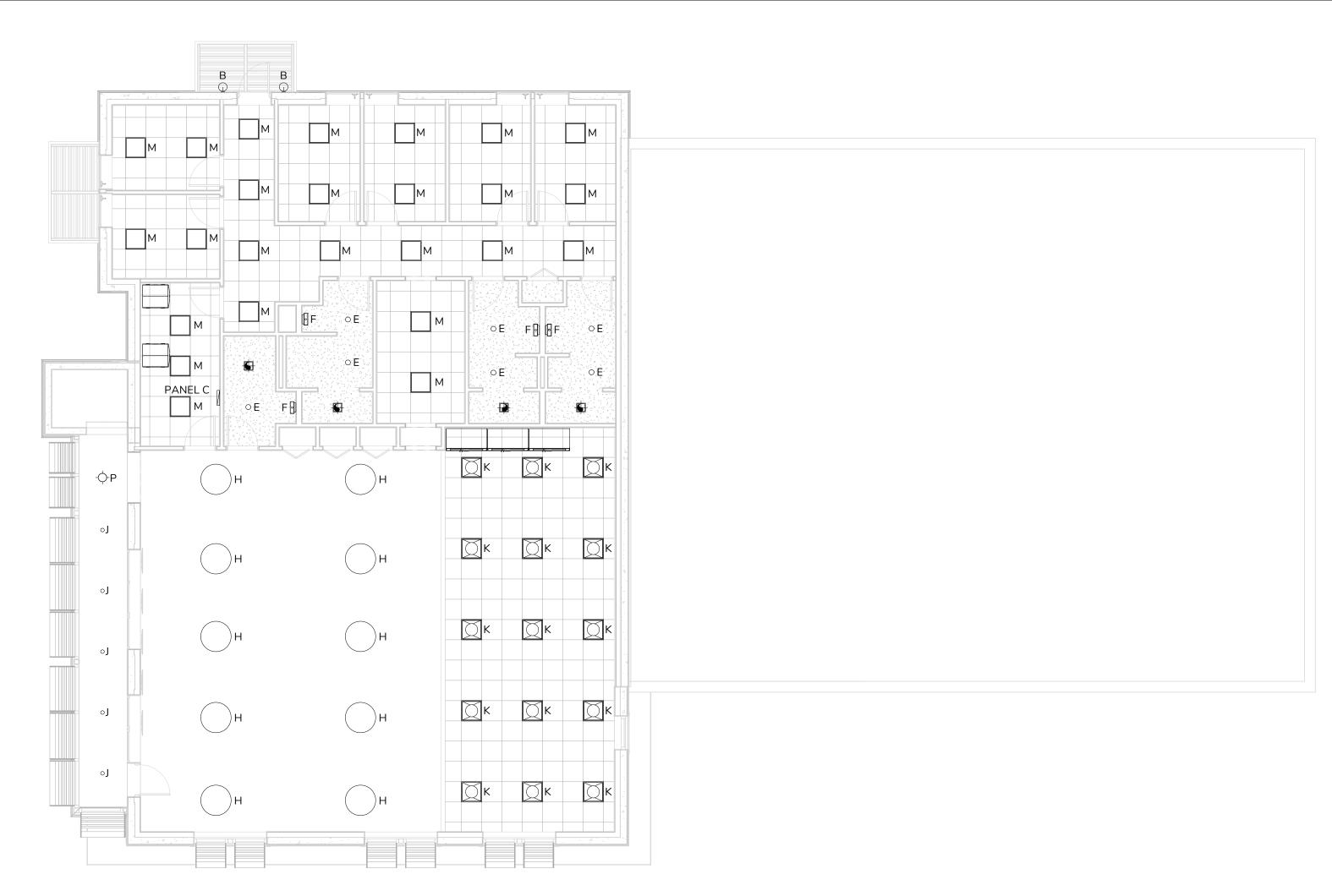
CREATION DATE:

ISSUED FOR:

REVISION DATE

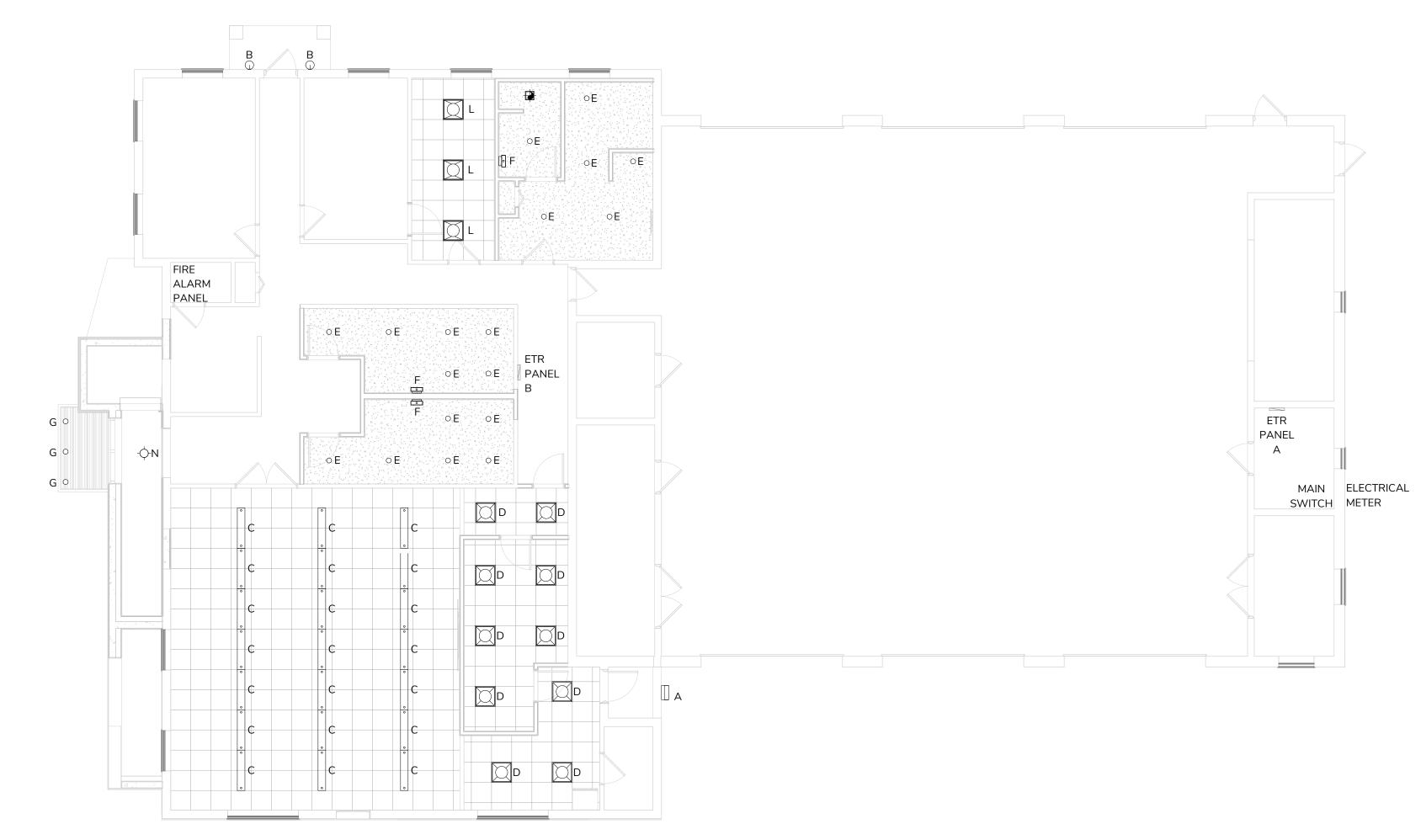
SHEET NUMBER

4/1/2022 10:35:38 AM



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"



1 GROUND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

# SHEET NOTES / CODED NOTES

## **GENERAL NOTES:**

PROVIDE DAMP LOCATION FIXTURES IN BATHROOMS

PROVIDE WET LOCATION RATED FIXTURES AT EXTERIOR REFER TO MP SHEETS FOR EQUIPMENT INFORMATION

REFER TO MP SHEETS FOR EQUIPMENT INFORMATION
OWNER TO HAVE FINAL SELECTION OF FIXTURES

ALL FIXTURES ARE TO SHOW GENERAL SCOPE AND ASSUMING THAT ALL CONNECTIONS ARE NEW, FUTURE OUTLET AND SWITCH LAYOUT WILL HAVE NEW CONNECTIONS, AND THE ELECTRICAL PANELS ARE SUFFICIEN

HAVE NEW CONNECTIONS, AND THE ELECTRICAL PANELS ARE SUFFICIENT.

6. ELECTRICAL DRAWINGS ARE NOT COMPLETE AND REQUIRE FURTHER ENGINEERING.

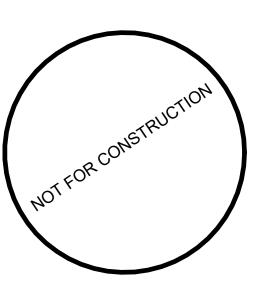
LIGHTING SCHEDULE									
TAG	DESCRIPTION	PROVIDED BY	MANUFACTURER	CATALOG NUMBER	VOLTS	NOTES			
А	12-INCH SURFACE MTD WALL PACK	EC	Y LIGHTING	7000WPIT12Z-LED930	120/277	SURFACE MTD FIXTURE CENTERED OVER OPENING @ 8'-0" AFF			
В	5-INCH EXTERIOR SCONCE	EC	Y LIGHTING	WS-W9202-BK	120/277	SURFACE MTD SCONCE AT 7'-0" AFF TO CENTERLINE OF FIXTURE			
С	48-INCH LINEAR PENDANT	EC	Y LIGHTING	PD-85648-AL	120	ADJUST SUSPENSION LENGTH IN FIELD, 7'-0" TO BOTTOM OF PENDANT.			
D	24 x 24-INCH TROFFER CEILING LIGHT	EC	LITHONIA	CONT. SELECT GTL	120				
Е	6-INCH DIAMETER RECESSED DOWNLIGHT	EC	Y LIGHTING	2006-WH	120	PROVIDE WITH MANUFACTURER'S STANDARD TAPERED WHITE BAFFLE AND WHITE TRIM RING #24 WWH			
F	20-INCH LINEAR VANITY SCONCE	EC	Y LIGHTING	WS-180137-30-BN	120	MOUNT AT 7'-0" AFF TO CENTERLINE OF BOX/FIXTURE			
G	6-INCH SURACE MTD DOWNLIGHT	EC	Y LIGHTING	FM-W57815-30-BK	120	SURFACE MTD AT CANOPIES			
Н	20-INCH DECORATIVE ARCHITECTURAL PENDANT	EC	Y LIGHTING	PD7920-BE	120	ADJUST SUSPENSION LENGTH IN FIELD, 7'-0" TO BOTTOM OF PENDANT.			
J	4-INCH SURACE MTD DOWNLIGHT	EC	ALPHABET LTGN	BETA4RLITEOPTICS	120	SURFACE MTD AT STAIRWELL BETWEEN STRUCTURE.			
К	24 x 24-INCH DIRECT CEILING LIGHT	EC	LITHONIA	ENVEX	120				
L	24 x 24-INCH INDIRECT CEILING LIGHT	EC	LITHONIA	CONT. SELECT STACK	120				
М	24 x 24-INCH FLAT PANEL CEILING LIGHT	EC	LITHONIA	SP8	120				
N	DECORATIVE ARCHITECTURAL PENDANT	EC	WINOA	CHALINA FLIP	120	ADJUST SUSPENSION LENGTH IN FIELD, 7'-0" TO BOTTOM OF PENDANT.			
Р	DECORATIVE ARCHITECTURAL PENDANT	EC	INTER-LUX	ANGOLO	120	ADJUST SUSPENSION LENGTH IN FIELD, 7'-0" TO BOTTOM OF PENDANT.			



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CONSULTANTS

CIVIL ENGINEER:
STRUCTURAL ENGINEER:
MECH. / PLUMBING ENGINEER:
ELECTRICAL ENGINEER:



FL LIC. AR99860 exp. 2/28/2023

SEAST DRIVE
S3037
SCUE & EMS
SYLARGO, FL 33037

**EXPANSION** 

STATION

FIRE

KEY LARGO, FL 33037

LARGO FIRE RESCUE &

EAS HWY & EAST DR., KEY LARGO, F

SHEET TITLE:

CAF

ELECTRICAL PLANS

ORIGINAL SIZE: PROJECT NUMBER: 24 x 36 21003

DRAWN BY: CHECKED BY:

CREATION DATE:

ISSUED FOR:

DATE:

REVISION	DATE

SHEET NUMBER:

E2.1.1

PLOTTED

4/1/2022 10:35:40 AM

2021 LITTLE RED ROOSTER,LLC

# ATTACHMENT C

#### SAMPLE FORM OF AGREEMENT

#### **AGREEMENT**

#### **Between**

# KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT

and	
for	

# RFP NO. 23-001 KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT DESIGN/BUILD CONSTRUCTION FIRE STATION (STATION 24)

This is an Agreement between: The KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT, a municipal Corporation in the State of Florida, hereinafter referred to as "KLFEMS" and "OWNER" and \_\_\_\_\_\_\_, its successors and assigns, hereinafter referred to as "CONTRACTOR".

WITNESSETH, in consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, KLFEMS and CONTRACTOR agree as follows:

#### **GENERAL PROVISIONS**

#### 1.1 BASIC DEFINITIONS:

Wherever used in this Agreement or in the other Contract Documents, the following terms have the meanings indicated which are applicable to both the singular and plural thereof:

- **1.1.1 Agreement -** The written agreement between KLFEMS and CONTRACTOR covering the WORK to be performed including other Contract Documents that are attached to the Agreement or made a part thereof.
- **1.1.2** Change Order A document which is signed by CONTRACTOR and KLFEMS and authorizes an addition, deletion or revision in the WORK within the general scope of this Agreement, or an adjustment in the Contract Price or the Contract Time, issued on or after the Effective Date of the Agreement.
- **1.1.3 KLFEMS -** The BOARD of the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT with whom CONTRACTOR has entered into an Agreement and for whom the WORK is to be provided.
- **1.1.4 Contract Documents -** The Contract Documents consist of the Drawings, Plans and Specifications, Non-Collusive Affidavit, Contract, Notice of Award, Notice to Proceed, Certificate(s) of Insurance, Payment and Performance Bonds and any additional documents which are required to be submitted under the Contract, and all amendments, modifications and supplements, change orders and WORK directive changes issued on or after the effective date of the Contract.
- **1.1.5 Defective -** An adjective which when modifying the WORK refers to WORK that is unsatisfactory, faulty or deficient, or does not conform to the Contract Documents, or does not meet the requirements of any inspection, reference standard, test or approval referred to in the Contract Documents, or has been damaged prior to final payment.
- **1.1.6 Drawings -** The drawings which show the character and scope of the WORK to be performed and which are referred to in the Contract Documents.
- **1.1.7 Effective Date of the Agreement -** The date indicated in the Agreement on which it becomes effective, but if no such date is indicated it means the date on which the Agreement is signed and delivered by the last of the two parties to sign and deliver.

#### 1.1.8 ARCHITECT - <INFORMATION FORTHCOMING FROM RFP/BID>

- **1.1.9 Field Order -** A written order issued by the ARCHITECT which orders minor changes in the WORK but which does not involve a change in the Contract Price or the Contract Time.
- **1.1.10 Notice to Proceed -** A written notice given by KLFEMS to CONTRACTOR fixing the date on which the Contract Time will commence to run and on which CONTRACTOR shall start to perform CONTRACTOR'S obligations under the Contract Documents.
- **1.1.11 Project -** The total construction for which the CONTRACTOR is responsible under this agreement, including all labor, materials, equipment and transportation used or incorporated in such construction.
- **1.1.12 Specifications -** Those portions of the Contract Documents consisting of written technical descriptions of materials, equipment, construction systems, standards and

workmanship as applied to the WORK and certain administrative details applicable thereto.

- **1.1.13 Subcontractor -** An individual, firm or corporation having a direct contract with CONTRACTOR or with any other Subcontractor for the performance of a part of the WORK at the site.
- **1.1.14 Supplier -** A manufacturer, fabricator, supplier, distributor, materialman or vendor.
- **1.1.15 WORK -** WORK is the result of performing services, specifically, including but not limited to construction, furnishing labor, equipment and materials incorporated used or incorporated in the construction of the entire Project as required by the Contract Documents.
- **1.1.16 WORK Change Directive -** A written directive to CONTRACTOR issued on or after the effective date of the Agreement and signed by KLFEMS and recommended by ARCHITECT ordering an addition, deletion, or revision in the WORK. A WORK change directive shall not change the Contract Price or Time but is evidence that the parties expect that the change directed or documented by a WORK change directive will be incorporated in a subsequently issued Change Order following negotiations by the parties as to its effect, if any, on the Contract Price or Contract Time.
- **1.1.17 Written Amendment -** A written amendment of the Contract Documents, signed by KLFEMS and CONTRACTOR on or after the Effective Date of the Agreement and normally dealing with the non-engineering, or non-technical aspects rather than strictly Work-related aspects of the Contract Documents.

#### 1.2 EXECUTION, CORRELATION, AND INTENT:

- **1.2.1** This Agreement shall be signed in not less than duplicate by the OWNER and CONTRACTOR.
- 1.3 It is the intent of the OWNER and CONTRACTOR that the Contract Documents include all items necessary for proper execution and completion of the WORK. The Contract Documents are complementary, and what is required by anyone shall be as binding as if required by all. WORK not covered in the Contract Documents will not be required unless it is consistent with and is reasonably inferable from the Contract Documents as being necessary to produce the intended results. Words and abbreviations which have well-known technical or trade meanings are used in the Contract Documents in accordance with such recognized meanings.

#### 1.4 ENUMERATON OF CONTRACT DOCUMENTS:

- **1.4.1** The Contract Documents which comprise the entire agreement between KLFEMS and CONTRACTOR are attached to this Agreement, made a part hereof and consist of the following:
  - .1 This Agreement (pages \_ to \_\_\_, inclusive) and Bidding Requirements (pages \_\_ to \_\_\_, inclusive).
  - .2 Plans and Specification Attachments
  - .3 Construction performance bond, consisting of 1 page
  - .4 Construction payment bond, consisting of 1 page

- .5 Insurance certificate(s)
- .6 Notice of Award and Notice to Proceed.
- .7 All applicable provisions of State, Federal or local law.
- **.8** Any modification, including all change orders, duly delivered after execution of Agreement.

# IN THE EVENT OF CONFLICT, THE ABOVE LISTING OF DOCUMENTS SHALL TAKE PRECEDENCE IN THE ORDER THAT THEY ARE LISTED.

#### 1.5 **INTENT**:

It is the intent of the Contract Documents to describe a functionally complete Project in accordance with the plans and specifications. Any WORK, materials, or equipment that may reasonably be inferred from the Contract Documents as being required to produce the intended result will be supplied whether or not specifically called for. When words which have a well- known technical or trade meaning are used to describe WORK, materials or equipment such words shall be interpreted in accordance with that meaning. Reference to standard specifications, manuals or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code or laws or regulations in effect at the time of Contract Award, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall be effective to change the duties and responsibilities of KLFEMS, CONTRACTOR, or any of their consultants, agents or employees from those set forth in the Contract Documents.

#### 1.6 CONFLICT, ERROR, OR DISCREPANCY:

If, during the performance of the WORK, CONTRACTOR finds a conflict, error or discrepancy in the Contract Documents, CONTRACTOR shall so report to KLFEMS and ARCHITECT in writing at once and before proceeding with the WORK affected thereby shall obtain a written interpretation or clarification from KLFEMS through the ARCHITECT. **AMENDING AND SUPPLEMENTING CONTRACT DOCUMENTS:** 

The Contract Documents may be amended to provide for additions, deletions, and revisions in the WORK or to modify the terms and conditions thereof in one or more of the following ways:

- 1.6.1 Change Order;
- **1.6.2** formal written amendment, or
- **1.6.3** work change directive.

#### 1.7 SUPPLEMENTS, MINOR VARIATIONS, OR DEVIATIONS:

In addition, the requirements of the Contract Documents may be supplemented and minor variations and deviations in the WORK may be authorized in one or more of the following ways:

- **1.7.1** ARCHITECT'S approval of a shop drawing or sample:
- **1.7.2** ARCHITECT'S written interpretation or clarification, or
- **1.7.3** A field order.

#### 1.8 REPRESENTATION OF CONTRACTOR:

Execution of the Contract by the CONTRACTOR is a representation that CONTRACTOR has visited the site and become familiar with the local conditions under which the WORK is to be performed.

#### 1.9 BEFORE COMMENCING OPERATIONS:

Before undertaking each part of the WORK, CONTRACTOR shall carefully study and compare the Contract Documents and check and verify pertinent figures shown thereon. CONTRACTOR shall promptly report in writing to KLFEMS and ARCHITECT any conflict, error or discrepancy which CONTRACTOR may discover and shall obtain a written interpretation or clarification from ARCHITECT before proceeding with any WORK affected thereby.

#### 1.10 OWNERSHIP AND USE OF DOCUMENTS:

- **1.10.1** The drawings, specifications, designs, models, photographs, reports, surveys and other data provided with this Agreement are and shall remain the property of the KLFEMS whether the project for which they are made is executed or not. This is not an assignment of any copyrights or other ownership rights which the ARCHITECT maintains.
- **1.10.2** Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the ARCHITECT'S common law copyrights or other reserved rights.

#### ARTICLE 2

#### CONTRACTOR'S SERVICES AND RESPONSIBILITIES

#### 2.1 SERVICES AND RESPONSIBILITIES:

- **2.1.1** The CONTRACTOR shall assist the OWNER and ARCHITECT in filing documents required to obtain necessary approvals of governmental authorities having jurisdiction over the Project.
- **2.1.2** Unless otherwise provided in the Contract Documents, the CONTRACTOR shall provide or cause to be provided and shall pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for proper execution and completion of the WORK, whether temporary or permanent and whether or not incorporated or to be incorporated in the WORK.
- **2.1.3** The CONTRACTOR shall be responsible for and shall coordinate all construction means, methods, techniques, sequences, and procedures.
- **2.1.4** The CONTRACTOR shall keep the OWNER and ARCHITECT informed of the progress and quality of the WORK.
- **2.1.5** If requested in writing by the OWNER, the CONTRACTOR, with reasonable promptness and in accordance with time limits agreed upon, shall interpret the requirements of the Contract Documents and shall perform work, subject to determination by the ARCHITECT, subject to demand for arbitration, claims, disputes, and other matters in question relating to performance thereunder by both OWNER and CONTRACTOR. Such interpretations and decisions shall be in writing, shall not be presumed to be correct, and shall be given such weight as the arbitrator(s) or the court shall determine.
- **2.1.6** The CONTRACTOR shall correct WORK which does not conform to the Construction Documents.
- **2.1.7** The CONTRACTOR warrants to the OWNER that materials and equipment incorporated in the WORK will be new unless otherwise specified, and that the WORK will be of good quality, free from faults and defects, and in conformance with the Contract Documents. WORK not conforming to these requirements shall be corrected in accordance with Article 9.
- **2.1.8** The CONTRACTOR shall pay all sales, consumer, use and similar taxes. OWNER shall secure and pay for building and other permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the WORK which are either customarily secured after execution of this Agreement or are legally required at the time the CONTRACTOR's Proposal was first submitted to the OWNER.
- **2.1.9** The CONTRACTOR shall give notices and comply with laws, ordinances, rules, regulations, and lawful orders of public authorities relating to the Project.
- **2.1.10** The CONTRACTOR shall pay royalties and license fees. The CONTRACTOR shall defend suits or claims for infringement of patent rights and shall save the OWNER harmless from loss on account thereof, except that the OWNER shall be responsible for such loss when a particular design, process or product of a particular manufacturer is

required by the OWNER. However, if the CONTRACTOR has reason to believe the use of a required design, process or product is an infringement of a patent, the CONTRACTOR shall be responsible for such loss unless such information is promptly given to the OWNER.

- **2.1.11** The CONTRACTOR shall be responsible to the OWNER for acts and omissions of the CONTRACTOR's employees and parties in privity of contract with the CONTRACTOR to perform a portion of the WORK, including their agents and employees.
- **2.1.12** The CONTRACTOR shall keep the premises free from accumulation of waste materials or rubbish caused by the CONTRACTOR's operations. At the completion of the WORK, the CONTRACTOR shall remove from and about the Project the CONTRACTOR's tools, construction equipment, machinery, surplus materials, waste materials and rubbish.
- **2.1.13** The CONTRACTOR shall prepare Change Orders for the ARCHITECT'S and OWNER'S approval and execution in accordance with this Agreement and shall have authority to make minor changes in the design and construction consistent with the intent of this Agreement not involving an adjustment in the Contract Sum or an extension of the Contract Time. The CONTRACTOR shall promptly inform the OWNER and ARCHITECT in writing, of minor changes in the design and construction.
- **2.1.14** The CONTRACTOR shall notify the ARCHITECT and OWNER when the WORK or an agreed upon portion thereof is substantially completed by issuing a Certificate of Substantial Completion which shall establish the Date of Substantial Completion, shall state the responsibility of each party for security, maintenance, heat, utilities, damage to the WORK and insurance, shall include a list of items to be completed or corrected and shall fix the time within which the CONTRACTOR shall complete items listed therein.
- **2.1.15** The CONTRACTOR shall maintain in good order at the site one record copy of the drawings, specifications, product data, samples, shop drawings, Change Orders and other Modifications, marked currently to record changes made during construction.

These shall be delivered to the OWNER upon completion of the construction and prior to final payment.

#### 2.2 BASIC SERVICES:

The WORK will consist of furnishing all materials, labor, equipment, and transportation to provide a completed project for BID NO. 23-0216 CONSTRUCTION OF KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT NEW FIRE STATION BUILD (MILNER).

CONTRACTOR will provide necessary weather protection against rain, wind, storms, and heat as to maintain WORK and/or contents of building.

All WORK to be guaranteed for a minimum of one (1) year from the date of final acceptance by the KLFEMS.

#### 2.3 SHOP DRAWINGS AND SAMPLES:

- **2.3.1** Within fourteen (14) calendar days after Contract Commencement, CONTRACTOR shall submit to ARCHITECT and KLFEMS for review and approval five (5) copies of all Shop Drawings for all equipment, apparatus, machinery, fixtures, piping, wiring, fabricated structures and manufactured articles. The purpose of the Shop Drawing is to show the suitability, efficiency, technique-of- manufacture, installation requirements, details of the item and evidence of compliance with the Contract Documents. The data shown on the Shop Drawings will be complete with respect to quantities, dimensions, specified performance and design criteria, materials and similar data to enable ARCHITECT to review the information as required.
- **2.3.2** CONTRACTOR shall also submit to ARCHITECT for review and approval with such promptness as to cause no delay in WORK, all samples required by the Contract Documents and shall be identified clearly as to material, Supplier, pertinent data such as catalog numbers, and the use for which intended.
- **2.3.3** Before submission of each Shop Drawing or sample, CONTRACTOR shall have determined and verified all quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers, and similar data with respect thereto and reviewed or coordinated each Shop Drawing or sample with other Shop Drawings and samples and with the requirements of the WORK and the Contract Documents.
- **2.3.4** At the time of each submission, CONTRACTOR shall give ARCHITECT specific written notice of each variation that the Shop Drawings or samples may have from the requirements of the Contract Documents, and, in addition, shall cause a specific notation to be made on each Shop Drawing submitted to ARCHITECT for review and approval of each such variation. Failure to point out such departures shall not relieve CONTRACTOR from his responsibility to comply with the Contract Documents.
- **2.3.5** Approval of the Shop Drawings by ARCHITECT shall be general and shall not relieve CONTRACTOR of responsibility for the accuracy of such drawings nor for the proper fittings and construction of the WORK, nor for the furnishing of material or WORK required by the Agreement and not indicated on the drawings. No WORK called for by any Shop Drawing shall be done until the drawings have been approved by ARCHITECT.

#### 2.4 SUPERVISON AND SUPERINTENDENCE:

CONTRACTOR shall supervise and direct the WORK competently and efficiently, devoting such attention thereto and applying CONTRACTOR's best skill, attention, and expertise. CONTRACTOR shall be solely responsible for and have control over the means, methods, techniques, sequences, and procedures of construction. CONTRACTOR shall be responsible to see that the finished WORK complies accurately with the Contract Documents.

#### 2.5 RESIDENT SUPERINTENDENT:

CONTRACTOR shall keep on the WORK at all times during its progress a competent resident superintendent and any necessary assistants who shall not be replaced without written notice to KLFEMS unless the superintendent proves to be unsatisfactory to CONTRACTOR and ceases to be in his employ. The superintendent will be CONTRACTOR's representative at the site and shall have authority to act on behalf of CONTRACTOR. All communications given to the superintendent shall be as binding as if given to CONTRACTOR.

#### 2.6 **LABOR**:

- **2.6.1** Construction services shall be performed by qualified construction contractors licensed to do business in the State of Florida and suppliers, selected and paid by the CONTRACTOR.
- 2.6.2 CONTRACTOR shall provide and pay for competent, suitably qualified personnel to perform the WORK as required by the Contract Documents. CONTRACTOR shall not permit employment of unfit persons or persons not skilled in tasks assigned to them. CONTRACTOR shall at all times maintain good discipline and order at the site. Except in connection with the safety or protection of persons or the WORK or property at the site or adjacent thereto, and except as otherwise indicated in the Contract Documents, all WORK at the site shall be performed Monday Saturday from Dawn to Dusk. Work on Sunday is not permitted unless a special request is made to the KLFEMS 48 hours in advance. CONTRACTOR will not permit overtime work or the performance of WORK on Saturday, Sunday or any legal holiday without KLFEMS'S written consent.

#### 2.7 MATERIALS:

- **2.7.1** Unless otherwise specified herein, CONTRACTOR shall furnish, pay for and assume full responsibility for all materials, equipment, transportation, machinery, tools, appliances, water, heat, utilities and all other facilities and services necessary for the furnishing, performance, testing, start-up and proper completion of the WORK.
- **2.7.2** CONTRACTOR warrants that all materials and equipment shall be of good quality and new, unless otherwise provided in the Contract Documents and that the WORK will be free from defects whether patent or latent in nature. All materials and equipment shall be applied, installed, connected, erected, used, cleaned and conditioned in accordance with the instructions of the applicable Supplier except as otherwise provided in the Contract Documents.

#### 2.8 CONCERNING SUBCONTRACTORS, SUPPLIERS AND OTHERS:

- 2.8.1 Within seven (7) calendar days after execution of the Contract and in any event prior to the commencement of any WORK hereunder, CONTRACTOR shall furnish, in writing to KLFEMS, the names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the WORK. KLFEMS shall advise CONTRACTOR, in writing, of any proposed person or entity to which KLFEMS has a reasonable objection. Failure of KLFEMS to reply promptly shall constitute notice of no reasonable objection. CONTRACTOR shall not contract with a proposed person or entity to whom KLFEMS has made a reasonable and timely objection. If KLFEMS has reasonable objection to a person or entity proposed by CONTRACTOR, CONTRACTOR shall propose another to whom KLFEMS has no reasonable objection. CONTRACTOR shall not change a subcontractor, person or entity previously selected if KLFEMS makes reasonable objection to such change.
- 2.8.2 CONTRACTOR shall be fully responsible to KLFEMS for all acts and omissions of the CONTRACTOR'S employees, Subcontractors, Suppliers and other persons directly or indirectly employed by his Subcontractors, suppliers and of persons for whose acts any of them may be liable and any other persons and organizations performing or furnishing of the WORK under a direct or indirect contract with CONTRACTOR. Nothing in the Contract Documents shall create any contractual relationship between KLFEMS and any such Subcontractor, supplier or other person or organization, nor shall it create any obligation on the part of KLFEMS to pay or to see to the payment of any moneys due any such Subcontractor, supplier or other person or organization except as may otherwise be

required by laws and regulations.

**2.8.3** All work performed for CONTRACTOR by a Subcontractor will be pursuant to an appropriate agreement between CONTRACTOR and the Subcontractor which specifically binds the Subcontractor to the applicable terms and conditions of the Contract Documents for the benefit of KLFEMS.

#### 2.9 PATENT FEES AND ROYALTIES:

CONTRACTOR shall pay all license fees and royalties and assume all costs incident to the use in the performance of the WORK or the incorporation in the WORK of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others.

#### **2.10 PERMITS:**

CONTRACTOR shall obtain and pay for all permits and licenses. CONTRACTOR shall pay all governmental charges and inspection fees necessary including all KLFEMS permit and inspection fees related to this Contract. If the Schedule of Bid Prices does not include a permit allowance line item, permit fees should be included in your bid proposal.

#### 2.11 LAWS AND REGULATIONS:

CONTRACTOR shall comply with and give all notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities applicable to the performance of the WORK. KLFEMS shall not be responsible for monitoring CONTRACTOR's compliance with any laws and regulations. CONTRACTOR shall promptly notify KLFEMS if the Contract Documents are observed by CONTRACTOR to be at variance therewith.

#### 2.12 RISK OF LOSS; TITLE:

The risk of loss, injury, or destruction shall be on CONTRACTOR until acceptance of the WORK by KLFEMS. Title to the WORK shall pass to KLFEMS upon acceptance of the WORK by KLFEMS.

#### 2.13 TAXES:

CONTRACTOR shall pay all sales, consumer, use and other similar taxes required to be paid by CONTRACTOR in accordance with the laws and regulations of the State of Florida and its political subdivisions. CONTRACTOR is responsible for reviewing the pertinent state statutes involving such taxes and complying with all requirements.

#### 2.14 USE OF PREMISES:

**2.14.1** CONTRACTOR shall confine equipment, the storage of materials and equipment and the operations of workers to the Project site and areas identified in and permitted by the Contract Documents and shall not unreasonably encumber the premises with equipment or other materials. CONTRACTOR shall assume full responsibility for any damage to any such land or area, or to the Owner or occupant thereof or of any land or areas contiguous thereto, resulting from the performance of the WORK. Should any claim be made against KLFEMS by any such Owner or occupant because of the performance of the WORK, CONTRACTOR shall promptly attempt to settle with such other party by agreement or otherwise resolve the claim. The general indemnification provided elsewhere in this Contract specifically applies to claims arising out of CONTRACTOR's use of the premises.

**2.14.2** During the progress of the WORK, CONTRACTOR shall keep the premises free from accumulations of waste materials, rubbish, and other debris resulting from the WORK. At the completion of the WORK, CONTRACTOR shall remove all waste materials, rubbish and debris from and about the premises, as well as all tools, appliances, equipment and machinery, and surplus materials, and shall leave the site clean and ready for occupancy by KLFEMS. CONTRACTOR shall restore to original condition all property not designated for alteration by the Contract Documents.

**2.14.3** CONTRACTOR shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall CONTRACTOR subject any part of the WORK or adjacent property to stresses or pressures that will endanger it.

#### 2.15 ACCESS TO WORK:

CONTRACTOR shall provide KLFEMS, KLFEMS'S consultants, representatives and personnel, independent testing laboratories and governmental agencies with jurisdictional interests with access to the WORK at reasonable times for their observation, inspection and testing. CONTRACTOR shall provide them proper and safe conditions for such access and advise them of CONTRACTOR's site safety procedures and programs so that they may comply therewith.

#### 2.16 SAFETY AND PROTECTION:

**2.16.1** CONTRACTOR shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the WORK to prevent damage, injury or loss to all employees on the work site and other persons and organizations who may be affected thereby; all the WORK and materials and equipment to be incorporated therein, whether in storage on or off the site; and other property at the site or adjacent thereto.

**2.16.2** CONTRACTOR shall comply with all applicable laws and regulations of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss.

#### 2.17 INDEMNIFICATION:

To the extent permitted by Florida law, Contractor agrees to indemnify, defend, save, and hold harmless the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT, their officers and employees, from or on account of all damages, losses, liabilities, including but not limited to reasonable attorneys' fees, and costs to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons employed or utilized by the Contractor in the performance of this agreement. Nothing contained in the foregoing indemnification shall be construed to be a waiver of any immunity or limitation of liability the KLFEMS may have under the doctrine of sovereign immunity or Section 768.28, Florida Statutes.

#### 2.18 SURVIVAL OF OBLIGATIONS:

All representations, indemnifications, warranties and guarantees made in, required by, or given in accordance with this Agreement, as well as all continuing obligations indicated in the Contract Documents, shall survive final payment, completion and acceptance of the WORK and termination or completion of the Agreement.

#### 2.19 CORRECTION AND REMOVAL OF DEFECTIVE WORK:

If required by KLFEMS and ARCHITECT, CONTRACTOR shall promptly, as directed, either correct all defective WORK, whether or not fabricated, installed or completed, or, if the WORK has been rejected by KLFEMS and ARCHITECT, remove it from the site and replace it with non- defective

WORK. CONTRACTOR shall bear all direct, indirect and consequential costs of such correction or removal (including but not limited to fees and charges of engineers, attorneys and other professionals) made necessary thereby.

## 2.20 CONTRACTOR DELIVERABLES (AS APPLICABLE):

- **2.20.1** Engineering Permit three (3) sets of hard copies plus one (1) PDF copy.
- **2.20.2** Engineer's cost estimate or copy of contract.
- **2.20.3** Building Permit three (3) sets.
- **2.20.4** Shop drawings three (3) sets.
- **2.20.5** Record Drawings (as built) two (2) sets of hard Copies (one full and one half size) plus one (1) PDF copy.
- **2.20.6** Record Drawings (as built) 1 AutoCAD (2010 version, geo referenced).
- **2.20.7** Operation and Maintenance Manuals Three hard copies plus one (1) PDF copy.

#### OWNER'S AND ARCHITECT'S RESPONSIBILITIES

- **3.1** The OWNER shall designate a representative authorized to act on the OWNER'S behalf with respect to the Project. The OWNER or such authorized representative shall examine documents submitted by the CONTRACTOR and shall promptly render decisions pertaining thereto to avoid delay in the orderly progress of the WORK.
- **3.2** The OWNER may appoint an on-site project representative to observe the WORK and to have such other responsibilities as the OWNER and CONTRACTOR agree in writing prior to execution of this Agreement.
- **3.3** The OWNER shall cooperate with the CONTRACTOR in securing building and other permits, licenses and inspections.
- **3.4** If the OWNER observes or otherwise becomes aware of a fault or defect in the WORK or nonconformity with the Design or Construction Documents, the OWNER shall give prompt written notice thereof to the Design/ Builder.
- 3.5 The OWNER shall furnish required information and services and shall promptly render decisions pertaining thereto to avoid delay in the orderly progress of the design and construction.
- **3.6** The OWNER shall communicate with subcontractors only through the CONTRACTOR.
- 3.7 KLFEMS shall furnish data required of KLFEMS under the Contract Documents promptly.
- **3.8** Except for permits and fees which are the responsibility of CONTRACTOR, KLFEMS shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or permanent changes in existing facilities.
- **3.9** If the WORK is defective, or CONTRACTOR fails to supply sufficient skilled workers or suitable materials or equipment, or fails to furnish or perform the WORK in such a way that the completed WORK will conform to the Contract Documents, KLFEMS may order CONTRACTOR to stop the WORK, or any portion thereof, until the cause for such order has been eliminated; however, this right of KLFEMS to stop the WORK shall not give rise to any duty on the part of KLFEMS to exercise this right for the benefit of CONTRACTOR or any other party.

#### 3.10 ARCHITECT'S RESPONSIBILITIES:

**3.10.1** ARCHITECT will be KLFEMS'S representative during the construction period and until final payment is due.

#### 3.10.2 Visits to Site:

ARCHITECT will make visits to the site at intervals appropriate to the various stages of construction to observe the progress and quality of the executed WORK and to determine, in general, if the WORK is proceeding in accordance with the Contract Documents. ARCHITECT'S efforts will be directed toward providing for KLFEMS a greater degree of confidence that the completed WORK will conform to the Contract Documents. On the basis of such visits and on-site inspections, ARCHITECT shall keep KLFEMS informed of the progress of the WORK and shall endeavor to guard KLFEMS against defects and deficiencies in the WORK.

#### 3.10.3 Technical Clarifications and Interpretations:

ARCHITECT will issue, with reasonable promptness, such written clarifications or interpretations of the technical requirements of the Contract Documents as ARCHITECT may determine necessary, which shall be consistent with or reasonably inferable from the overall intent of the Contract Documents. Should CONTRACTOR fail to request interpretation of questionable items in the Contract Documents, neither KLFEMS nor ARCHITECT will thereafter entertain any excuse for failure to execute the WORK in a satisfactory manner.

**3.10.4** ARCHITECT will interpret and decide matters concerning performance under the requirements of the Contract Documents upon written request of either KLFEMS or CONTRACTOR. ARCHITECT will make initial decisions on all claims, disputes, or other matters in question between KLFEMS and CONTRACTOR. All written decisions of the ARCHITECT on any claim, dispute or other matter will be final and binding upon KLFEMS and CONTRACTOR unless a written notice of intention to appeal from ARCHITECT'S written decision is delivered within five (5) days after the date of such decisions and a formal proceeding is instituted by the appealing party in a forum of competent jurisdiction within thirty (30) days of the date of such decision. The rendering of a decision by ARCHITECT with respect to any such claim, dispute, or matter (except any which have been waived by the making or acceptance of final payment) is a condition precedent to any exercise by KLFEMS or CONTRACTOR of such rights or remedies existing under the Contract Documents or by law.

#### 3.10.5 Authorized Variations in WORK:

ARCHITECT may authorize minor variations in the WORK from the technical requirements of the Contract Documents which do not involve an adjustment in the Contract Price or the Contract Time and are consistent with the overall intent of the Contract Documents. These may be accomplished by a field order and will be binding on KLFEMS, and also on CONTRACTOR who shall perform the WORK involved promptly.

#### 3.10.6 Rejecting Defective WORK:

ARCHITECT will have the authority to disapprove or reject WORK which ARCHITECT believes to be defective, and will also have authority to require special inspections or testing of the WORK whether or not the WORK is fabricated, installed or completed.

#### TIME

- **4.1 TIME IS OF THE ESSENCE OF THIS CONTRACT.** The WORK to be performed under this Contract shall be commenced upon the date of Contract Commencement specified in the Notice to Proceed and, subject to authorized adjustments, shall be complete within **365** calendar days from Notice to Proceed. Failure to achieve timely, substantial, and/or final completion shall be regarded as a breach of this Contract and subject to appropriate remedies including but not limited to liability for liquidated damages in accordance with Section 4.9 herein.
- **4.2** The CONTRACTOR shall provide services as expeditiously as is consistent with reasonable skill and care and the orderly progress of design and construction.
- **4.3** Time limits stated in the Contract Documents are of the essence of this Agreement. The WORK to be performed under this Agreement shall commence upon execution of a notice to proceed unless otherwise agreed and, subject to authorized Modifications, Substantial Completion shall be achieved as indicated in Article 14.
- **4.4** The Date of Substantial Completion of the WORK or an agreed upon portion thereof is the date when construction or an agreed upon portion thereof is sufficiently complete so the OWNER can occupy and utilize the WORK or agreed upon portion thereof for its intended use.
- **4.5** The schedule provided in the CONTRACTOR's Proposal shall include a construction schedule consistent with Section 4.2 above.
- 4.6 If the CONTRACTOR is delayed in the progress of the Project by acts or neglect of the OWNER, OWNER'S employees, separate contractors employed by the OWNER, changes ordered in the WORK not caused by the fault of the CONTRACTOR, labor disputes, fire, unusual delay in transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or other causes beyond the CONTRACTOR's control, or by delay authorized by the OWNER'S pending arbitration or another cause which the OWNER and CONTRACTOR agree is justifiable, the Contract Time shall be reasonably extended by Change Order.

#### 4.7 CHANGE OF CONTRACT TIME:

ALL TIME LIMITS STATED IN THE CONTRACT DOCUMENTS ARE OF THE ESSENCE OF THE AGREEMENT. NO CLAIM FOR DAMAGES OR ANY CLAIM OTHER THAN FOR AN EXTENSION OF TIME SHALL BE MADE OR ASSERTED AGAINST THE KLFEMS BY REASON OF ANY DELAYS. CONTRACTOR shall not be entitled to an increase in the Contract Price or payment or compensation of any kind from KLFEMS for direct, indirect, consequential, impact or other costs, expenses or damages including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by CONTRACTOR for hindrances or delays due solely to fraud, bad faith or active interference on the part of KLFEMS or its agents. Otherwise, CONTRACTOR shall be entitled only to extensions of the Contract Time as the sole and exclusive remedy for such resulting delay, in accordance with and to that extent specifically provided above. No extension of time shall be granted for delays resulting from normal weather conditions prevailing in the area as defined by the average of the last ten (10) years of weather data as recorded by the United States Department of Commerce, National Oceanic and Atmospheric Administration at the Fort Lauderdale Weather Station.

#### 4.8 NO RECOVERY FOR EARLY COMPLETION:

If the CONTRACTOR submits a schedule or expresses an intention to complete the WORK earlier than any required milestone or completion date, the KLFEMS shall not be liable to the CONTRACTOR for any costs incurred because of delay or hindrance should the CONTRACTOR be unable to complete the WORK before such milestone or completion date. The duties, obligations and warranties of the KLFEMS to the CONTRACTOR shall be consistent with and applicable only to the completion of the WORK and completion dates set forth in this Agreement.

#### 4.9 LIQUIDATED DAMAGES:

Upon failure of the CONTRACTOR to complete the WORK within the time specified for completion, (plus approved extensions if any) CONTRACTOR shall pay to KLFEMS the sum of five hundred and xx/100 dollars (\$500.00) for each calendar day that the completion of the WORK is delayed beyond the time specified in the Contract for completion, as fixed and agreed liquidated damages and not as a penalty. Liquidated damages are hereby fixed and agreed upon between the parties, recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by KLFEMS as a consequence of such delay and both parties desiring to obviate any question of dispute concerning the amount of said damages and the cost and effect of the failure of CONTRACTOR to complete the Contract on time. Regardless of whether or not a single Contract is involved, the above-stated liquidated damages shall apply separately to each portion of the WORK for which a time of completion is given. KLFEMS shall have the right to deduct from and retain out of monies which may be then due or which may become due and payable to CONTRACTOR, the amount of such liquidated damages and if the amount retained by KLFEMS is insufficient to pay in full such liquidated damages, the CONTRACTOR shall pay in full such liquidated damages. CONTRACTOR shall be responsible for reimbursing KLFEMS, in addition to liquidated damages or other per day damages for delay, for all costs of engineering, and inspection and other costs incurred in administering the construction of the Project beyond the completion date specified or beyond an approved extension of time granted to CONTRACTOR whichever is later.

#### **PAYMENTS**

#### 5.1 CONTRACT SUM:

KLFEMS shall pay C	ONTRACTOR	in current funds	s as full co	mpensation f	or the perfor	mance of all
the WORK subject to	additions and	deductions by	Change C	Order as prov	rided in this	Agreement,
the Contract Sum of						-

#### **5.2 PROGRESS PAYMENTS:**

- **5.2.1** The CONTRACTOR shall deliver to the OWNER an itemized Application for Payment in such detail as indicated in the KLFEMS approved Schedule of Values. CONTRACTOR may requisition payments for WORK completed during the Project at intervals of not more than once a month. The CONTRACTOR'S requisition shall show a complete breakdown of the Project components, the quantities completed and the amount due, together with a certification by the CONTRACTOR that the CONTRACTOR has disbursed to all subcontractors and suppliers their pro-rata shares of the payment out of previous progress payments received by the CONTRACTOR for all WORK completed and materials furnished in the previous period or properly executed releases of liens by all subcontractors, suppliers and materialmen who were included in the CONTRACTOR'S previous applications for payment, and any other supporting documentation as may be required by the ARCHITECT or Contract Documents. Each requisition shall be submitted in triplicate to the ARCHITECT for approval. The KLFEMS shall make payment to the CONTRACTOR within thirty (30) calendar days after approval by the ARCHITECT of the CONTRACTOR's requisition for payment.
- **5.2.2** Ten percent (10%) of all monies earned by the CONTRACTOR shall be retained by the KLFEMS until the WORK is totally completed as specified, and accepted by the KLFEMS unless, at some point during the construction period, a retainage reduction is required to comply with Florida Statute 218.735(8).
- 5.3 The Application for Payment shall constitute a representation by the CONTRACTOR to the OWNER that, to the best of the CONTRACTOR's knowledge, information and belief, the design and construction have progressed to the point indicated; the quality of the WORK covered by the application is in accordance with the Contract Documents; and the CONTRACTOR is entitled to payment in the amount requested.
- 5.4 The CONTRACTOR shall pay each subcontractor, upon receipt of payment from the OWNER, out of the amount paid to the CONTRACTOR on account of such subcontractor's WORK, the amount to which said subcontractor is entitled in accordance with the terms of the CONTRACTOR'S contract with such subcontractor. The CONTRACTOR shall, by appropriate agreement with each subcontractor, require each subcontractor to make payments to subsubcontractors in similar manner.
- 5.5 The OWNER shall have no obligation to pay or to be responsible in any way for payment to a subcontractor of the CONTRACTOR except as may otherwise be required by law.
- **5.6** No progress payment or partial or entire use or occupancy of the Project by the OWNER shall constitute an acceptance of WORK not in accordance with the Contract Documents.
- **5.7** The CONTRACTOR warrants that: (1) title to WORK, materials and equipment covered by an Application for Payment will pass to the OWNER either by incorporation in construction or

upon receipt of payment by the CONTRACTOR, whichever occurs first; (2) WORK, materials and equipment covered by previous Applications for Payment are free and clear of liens, claims, security interests or encumbrances, hereinafter referred to as "liens"; and (3) no WORK, materials or equipment covered by an Application for Payment will have been acquired by the CONTRACTOR, or any other person performing work at the site or furnishing materials or equipment for the Project, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by the CONTRACTOR or such other person.

5.8 If the Contract provides for retainage, then at date of Substantial Completion or occupancy of the WORK or any agreed upon portion thereof by the OWNER, whichever occurs first, the CONTRACTOR may apply for and the OWNER, if the CONTRACTOR has satisfied the requirements of the Contract relating to retainage, shall pay the CONTRACTOR the amount retained, if any, for the WORK or for the portion completed or occupied, less the reasonable value of incorrect or incomplete WORK. Final payment of such withheld sum shall be made upon correction or completion of such WORK.

#### 5.9 FINAL INSPECTION:

Upon written notice from CONTRACTOR that the entire WORK or an agreed portion thereof is complete, KLFEMS and ARCHITECT will make a final inspection and will notify CONTRACTOR in writing of all particulars in which this inspection reveals that the WORK is incomplete or defective. CONTRACTOR shall immediately take such measures as are necessary to remedy such deficiencies.

#### 5.10 FINAL APPLICATION FOR PAYMENT:

After CONTRACTOR has completed all such corrections to the satisfaction of KLFEMS and ARCHITECT and delivered all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, marked up record documents and other documents required by the Contract Documents, and after ARCHITECT has indicated that the WORK is acceptable, CONTRACTOR may make application for final payment. The final application for payment shall be accompanied by (1) complete and legally effective releases or waivers of all liens arising out of or filed in connection with the WORK; or (2) CONTRACTOR's receipts in full covering all labor, materials and equipment for which a lien could be filed; or (3) a final affidavit stating that all laborers, materialmen, suppliers and subcontractors who worked for CONTRACTOR under this Contract have been paid in full or if the fact be otherwise, identifying the name of each lienor who has not been paid in full and the amount due or to become due each for labor, services or materials furnished. If any subcontractor or supplier fails to furnish a release or receipt in full, CONTRACTOR may furnish a bond satisfactory to KLFEMS to indemnify KLFEMS against any lien.

In addition, CONTRACTOR shall also submit with the final application for payment, the completed set of "As-Built" drawings for review and approval. The "As-Built" drawings shall be prepared, sealed and certified by a professional registered land surveyor licensed by the State of Florida. Final payment to CONTRACTOR shall not be made until said drawings have been reviewed and approved by ARCHITECT. Prior to approval, if necessary, the drawings may be returned to CONTRACTOR for changes or modifications if in the opinion of ARCHITECT they do not represent correct or accurate "As-built" drawings.

#### 5.11 FINAL PAYMENT AND ACCEPTANCE:

- **5.11.1** If, on the basis of ARCHITECT'S observation of the WORK during construction and final inspection, and ARCHITECT'S review of the final Application for Payment and accompanying documentation, ARCHITECT is satisfied that the WORK has been completed and CONTRACTOR's other obligations under the Contract Documents have been fulfilled, ARCHITECT will, within ten (10) days after receipt of the final Application for Payment, indicate in writing ARCHITECT's recommendation of payment and present the Application to KLFEMS for payment. Thereupon, ARCHITECT will give written notice to KLFEMS and CONTRACTOR that the WORK is acceptable. Otherwise, ARCHITECT will return the Application to CONTRACTOR, indicating in writing the reasons for refusing to recommend final payment, in which case CONTRACTOR shall make the necessary corrections and resubmit the Application. Thirty (30) days after presentation to KLFEMS of the Application and accompanying documentation, in appropriate form and substance, and with ARCHITECT'S recommendation and notice of acceptability, the amount recommended by ARCHITECT will become due and will be paid by KLFEMS to CONTRACTOR.
- **5.11.2** If, through no fault of CONTRACTOR, final completion of the WORK is significantly delayed and if ARCHITECT so confirms, KLFEMS shall, upon receipt of CONTRACTOR'S final Application for Payment and recommendation of ARCHITECT, and without terminating the Agreement, make payment of the balance due for that portion of the WORK fully completed and accepted. If the remaining balance to be held by KLFEMS for WORK not fully completed or corrected is less than the retainage stipulated in the Agreement, and if bonds have been furnished as required, the written consent of the surety to the payment of the balance due for that portion of the WORK fully completed and accepted shall be submitted by CONTRACTOR to ARCHITECT with the Application for such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of claims.
- **5.11.3** Final payment, constituting the entire unpaid balance of the Contract Sum, shall be paid by the KLFEMS to the CONTRACTOR when the WORK has been completed, the Contract fully performed, and a final certificate for payment has been issued by the ARCHITECT. The making of final payment shall constitute a waiver of claims by KLFEMS except those arising from:
  - **.1** Liens, claims, security interests or encumbrances arising out of this Agreement and unsettled.
  - .2 Faulty or defective WORK and latent defects discovered after acceptance.
  - **.3** Failure of the WORK to comply with the requirements of the Contract Documents.
  - .4 Terms of special warranties required by the Contract Documents.
  - .5 Any of CONTRACTOR's continuing obligations under this Agreement.

The acceptance of final payment by CONTRACTOR or the subcontractor for materials and supplies shall constitute a waiver of claims by that payee except those previously made in writing and identified by payee as unsettled at the time of final application for payment.

#### 5.12 KLFEMS'S RIGHT TO WITHHOLD PAYMENT:

The KLFEMS may withhold in whole or in part, final payment or any progress payment to such extent as may be necessary to protect itself from loss on account of:

- **5.12.1** Defective WORK not remedied.
- **5.12.2** Claims filed or reasonable evidence indicating the probable filing of claims by other parties against the CONTRACTOR.
- **5.12.3** Failure of the CONTRACTOR to make payments to subcontractors or suppliers for materials or labor.
- **5.12.4** Damage to another contractor not remedied.
- **5.12.5** Liability for liquidated damages has been incurred by the CONTRACTOR.
- **5.12.6** Reasonable evidence that the WORK cannot be completed for the unpaid balance of the Contract Sum.
- **5.12.7** Reasonable evidence that the WORK will not be completed within the Contract Time.
- **5.12.8** Failure to carry out the WORK in accordance with the Contract Documents.

When the above grounds are removed or resolved or the CONTRACTOR provides a surety bond or a consent of surety satisfactory to the KLFEMS which will protect the KLFEMS in the amount withheld, payment may be made in whole or in part.

#### 5.13 FINAL PAYMENT:

- **5.13.1** Neither final payment nor amounts retained, if any, shall become due until the CONTRACTOR submits to the OWNER (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Project for which the OWNER or OWNER'S property might be liable have been paid or otherwise satisfied, (2) consent of surety, if any, to final payment, (3) a certificate that insurance required by the Contract Documents is in force following completion of the WORK, and (4) if required by the OWNER, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens arising out of this Agreement, to the extent and in such form as may be designated by the OWNER. If a CONTRACTOR refuses to furnish a release or waiver required by the OWNER, the CONTRACTOR may furnish a bond satisfactory to the OWNER to indemnify the OWNER against such lien. If such lien remains unsatisfied after payments are made, the CONTRACTOR shall reimburse the OWNER for monies the latter may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.
- **5.13.2** Final payment constituting the entire unpaid balance due shall be paid by the OWNER to the CONTRACTOR upon the OWNER'S receipt of the CONTRACTOR's final Application for Payment when the WORK has been completed and the Contract fully performed except for those responsibilities of the CONTRACTOR which survive final payment.
- **5.13.3** The making of final payment shall constitute a waiver of all claims by the OWNER except those arising from:

- .1 unsettled liens;
- .2 faulty or defective WORK appearing after Substantial Completion;
- .3 failure of the WORK to comply with requirements of the Contract Documents;
- .4 terms of special warranties required by the Contract Documents.
- **5.13.4** Acceptance of final payment shall constitute a waiver of all claims by the CONTRACTOR except those previously made in writing and identified by the CONTRACTOR as unsettled at the time of final Application for Payment.

#### PROTECTION OF PERSONS AND PROPERTY

- **6.1** The CONTRACTOR shall be responsible for initiating, maintaining, and providing supervision of OSHA standards for safety precautions and programs in connection with the WORK.
- **6.2** The CONTRACTOR shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to (1) employees on the WORK and other persons who may be affected thereby; (2) the WORK and materials and equipment to be incorporated therein; and (3) other property at or adjacent to the site.
- **6.3** The CONTRACTOR shall give notices and comply with applicable laws, ordinances, rules, regulations and orders of public authorities bearing on the safety of persons and property and their protection from damage, injury or loss.
- **6.4** The CONTRACTOR shall be liable for damage or loss (other than damage or loss to property insured under the property insurance provided or required by the Contract Documents to be provided by the OWNER) to property at the site caused in whole or in part by the CONTRACTOR, a subcontractor of the CONTRACTOR or anyone directly or indirectly employed by either of them, or by anyone for whose acts they may be liable.
- 6.5 HURRICANE PRECAUTIONS: During such periods of times that are designated by the United States Weather Bureau as a hurricane warning or alert; all construction materials or equipment will be secured against displacement by wind forces; provided that where a full complement of personnel is employed or otherwise in attendance, or engaged for such purposes, formal construction procedures or use of materials or equipment may continue allowing such reasonable time as may be necessary to secure such materials or equipment before winds of hurricane force are anticipated. Construction materials and equipment will be secured by guying and shoring, or removing or tying down loose materials, equipment and construction sheds.

#### **INSURANCE AND BONDS**

#### 7.1 CONTRACTOR'S LIABILITY INSURANCE:

- **7.1.1** The CONTRACTOR shall purchase and maintain coverage from a company or companies authorized to do business in the State of Florida, such insurance as will protect the CONTRACTOR from claims set forth below which may arise out of or result from operations under the Contract by the CONTRACTOR or by a contractor of the CONTRACTOR, or by anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable:
  - .1 claims under Workers' or Workmen's compensation, disability benefit and other similar employee benefit laws which are applicable to the WORK to be performed;
  - .2 claims for damages because of bodily injury, occupational sickness or disease, or death of the CONTRACTOR's employees under any applicable employer's liability law;
  - .3 claims for damages because of bodily injury, sickness or disease, or death of persons other than the CONTRACTOR's employees;
  - .4 claims for damages covered by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the CONTRACTOR or (2) by another person;
  - .5 claims for damages, other than to the WORK at the site, because of injury to or destruction of tangible property, including loss of use; and
  - **.6** claims for damages for bodily injury or death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle.
- **7.1.2** The insurance required by the above Subsection 7.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever are greater.
- **7.1.3** The CONTRACTOR's liability insurance shall include contractual liability insurance applicable to the CONTRACTOR's obligations.
- **7.1.4** Certificates of Insurance, and copies of policies, acceptable to the OWNER shall be delivered to the OWNER at the time of execution of contract. These Certificates, as well as insurance policies required by this Section shall contain a provision that coverage will not be canceled or allowed to expire until at least thirty days prior written notice has been given to the OWNER.

If any of the foregoing insurance coverages are required to remain in force after final payment, an additional certificate evidencing continuation of such coverage shall be submitted along with the application for final payment.

#### 7.2 PAYMENT AND PERFORMANCE BONDS:

- 7.2.1 Within fifteen (15) calendar days after Notice of Award and in any event prior to commencing WORK, the CONTRACTOR shall execute and furnish to KLFEMS a performance bond and a payment bond, each written by a corporate surety, having a resident agent in the State of Florida and having been in business with a record of successful continuous operation for at least five (5) years. The surety shall hold a current certificate of authority from the Secretary of Treasury of the United States as an acceptable surety on federal bonds in accordance with United States Department of Treasury Circular No. 570. If the amount of the Bond exceeds the underwriting limitation set forth in the circular, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the circular and the excess risks must be protected by coinsurance, reinsurance, or other methods, in accordance with Treasury Circular 297, revised September 1, 1978 (31 DFR, Section 223.10, Section 223.11). Further, the surety company shall provide KLFEMS with evidence satisfactory to KLFEMS, that such excess risk has been protected in an acceptable manner. The surety company shall have at least the following minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide, published by Alfred M. Best Company, Inc., Ambest Road, Oldwick, New Jersey 08858.
- **7.2.2** Two (2) separate bonds are required and both must be approved by the KLFEMS. The penal sum stated in each bond shall be the amount equal to the total amount payable under the terms of the contract. The performance bond shall be conditioned that the CONTRACTOR perform the contract in the time and manner prescribed in the contract. The payment bond shall be conditioned that the CONTRACTOR promptly make payments to all persons who supply the CONTRACTOR with labor, materials and supplies used directly or indirectly by the CONTRACTOR in the prosecution of the WORK provided for in the Contract and shall provide that the surety shall pay the same in the amount not exceeding the sum provided in such bonds, together with interest at the maximum rate allowed by law; and that they shall indemnify and save harmless the KLFEMS to the extent of any and all payments in connection with the carrying out of said Contract which the KLFEMS may be required to make under the law.
- **7.2.3** Pursuant to the requirements of Section 255.05(I)(a), Florida Statutes, it shall be the duty of the CONTRACTOR to record the aforesaid payment and performance bonds in the public records of Monroe County, with the CONTRACTOR to pay all recording costs.

#### 7.3 BONDS, REDUCTION AFTER FINAL PAYMENT:

Such bonds shall continue in effect for one (1) year after final payment becomes due except as otherwise provided by law or regulation or by the Contract Documents with the final sum of said bonds reduced after final payment to an amount equal to twenty five percent (25%) of the Contract Price, or an additional bond shall be conditioned that CONTRACTOR shall correct any defective or faulty WORK or material which appears within one (1) year after final completion of the Contract, upon notification by the KLFEMS.

#### 7.4 DUTY TO SUBSTITUTE SURETY:

If the surety on any Bond furnished by CONTRACTOR is declared bankrupt or becomes insolvent or its right to do business is terminated in the State of Florida or it ceases to meet the requirements of other applicable laws or regulations, CONTRACTOR shall within seven (7) days thereafter substitute another bond and surety, both of which must be acceptable to KLFEMS.

#### 7.5 INSURANCE:

7.5.1 AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT CERTIFICATE(S) OF INSURANCE EVIDENCING THE REQUIRED COVERAGE AND SPECIFICALLY PROVIDING THAT THE KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT IS AN ADDITIONAL INSURED WITH RESPECT TO THE REQUIRED COVERAGE AND THE OPERATIONS OF THE CONTRACTOR UNDER THE CONTRACT. Insurance Companies selected must be acceptable by the KLFEMS. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be cancelled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to KLFEMS by certified mail.

The CONTRACTOR shall procure and maintain at its own expense and keep in effect during the full term of the Contract a policy or policies of insurance which must include the following coverage and minimum limits of liability: **Additionally, any subcontractor hired by the CONTRACTOR for this Project shall provide insurance coverage as stated herein.** 

(a) Builder's Risk: The CONTRACTOR shall maintain builder's risk insurance for any Property or Project in the course of construction in an amount at least equal to 100% of the estimated completed Project value as well as subsequent modifications of that sum. Coverage shall be provided on an All-Risk basis including coverage for the perils of wind and flood. Contractor shall assume all responsibility for any coinsurance penalties, deductibles, or uncovered selfinsurance retention. The policy shall be endorsed with an "Occupancy Endorsement" or similar endorsement, amending the automatic termination of coverage in the event the Project is partially occupied, or put to it's intended use prior to completion of construction. If a sublimit applies to the perils of wind or flood, the sublimit shall not be less than 25% of the projected completed value of the Project. The deductible shall not exceed \$10,000.00 nor shall a wind percentage deductible, when applicable, exceed five percent 5%. The coverage shall be kept in force until final payment has been made in accordance with other applicable Contract requirements, or until CONTRACTOR and the KLFEMS has any Property interest in the Project, or until CONTRACTOR and the KLFEMS mutually consent to the termination, whichever occurs first. This insurance shall include interest of the KLFEMS, CONTRACTOR, SUBCONTRACTOR, AND SUB-SUBCONTRACTORS in the Project.

Partial Occupancy or use of the WORK shall not commence until insurance company or companies providing insurance as required have consented to such partial occupancy or use. CONTRACTOR shall take reasonable steps to notify and obtain consent of the insurance company or companies, and agrees to take no action, other than upon mutual consent, with respect to occupancy or use of the WORK that could lead to cancellation, lapse, or reduction of insurance.

The coverage shall be kept in full force and effect until Final Completion or until CONTRACTOR and KLFEMS mutually consent to the termination, whichever occurs first. The CONTRACTOR agrees and understands the KLFEMS shall not provide any Builder's Risk insurance on behalf of CONTRACTOR for loss or damage to WORK, or to any other property of owned, hired, or borrowed by the CONTRACTOR.

CONTRACTOR agrees this coverage shall be provided on a primary basis, and shall be in accordance with all of the limits terms and conditions set forth herein.

- (a) <u>Worker's Compensation Insurance</u> for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoremen's and Harbor Worker's Act, the Federal Employers' Liability Act and the Homes Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and xx/100 dollars (\$100,000.00) per accident. CONTRACTOR shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
- (b) <u>Comprehensive Automobile Liability Insurance</u> for all owned, non-owned and hired automobiles and other vehicles used by the CONTRACTOR in the performance of the WORK with the following minimum limits of liability:
  - \$2,000,000.00 Combined single Limit, Bodily Injury and Property Damage Liability, per occurrence
- (c) Comprehensive General Liability with the following minimum limits of liability:

\$2,000,000.00 Combined Single Limit, Bodily Injury and Property Damage Liability, per occurrence

Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage:

- 1. Premises and operations;
- 2. Independent Contractors;
- 3. Product and Completed Operations Liability;
- 4. Broad Form Property Damage;
- 5. Broad Form Contractual Coverage applicable to the Contract and specifically confirming the indemnification and hold harmless agreement in the Contract and Personal Injury coverage with employment contractual exclusions removed and deleted.
- **7.5.2** The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the State of Florida, with the following minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.
- **7.5.3** All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against KLFEMS with the express intention of the parties being that the required insurance coverage protect both parties as the primary coverage for any and all losses covered by the above described insurance.
- **7.5.4** The CONTRACTOR shall ensure that any company issuing insurance to cover the requirements contained in this Contract agrees that they shall have no recourse against KLFEMS for payment or assessments in any form on any policy of insurance.
- **7.5.5** The clauses "Other Insurance Provisions" and "Insurers Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which KLFEMS is named as an additional named insured shall not apply to KLFEMS. KLFEMS shall provide written notice of occurrence within a reasonable time of the actual notice of such an event.
- **7.5.6** The CONTRACTOR shall not commence performance of its obligations under this Agreement until after it has obtained all of the minimum insurance herein described and the same has been approved.

- **7.5.7** The CONTRACTOR agrees to perform the WORK under the Contract as an independent CONTRACTOR, and not as a subcontractor, agent, or employee of KLFEMS.
- **7.5.8** Violation of the terms of this section and its subparts shall constitute a breach of the Contract and KLFEMS, at its sole discretion, may cancel the Contract and all rights, title and interest of the CONTRACTOR shall thereupon cease and terminate.

#### 7.6 KLFEMS' LIABILITY AND INSURANCE:

KLFEMS shall not be responsible for purchasing and maintaining any insurance to protect the interests of CONTRACTOR, subcontractors or others on the WORK. KLFEMS specifically reserves all statutory and common law rights and immunities and nothing herein is intended to limit or waive same including, but not limited to, the procedural and substantive provisions of Florida Statute 768.28 and Florida Statute 95.11.

## 7.7 LOSS OF USE INSURANCE:

The OWNER, at the OWNER'S option, may purchase and maintain such insurance as will insure the OWNER against loss of use of the OWNER'S property due to fire or other hazards, however caused. The OWNER waives all rights of action against the CONTRACTOR, and its contractors and their agents and employees, for loss of use of the OWNER'S property, including consequential losses due to fire or other hazards, however caused, to the extent covered by insurance under this Section.

#### **CHANGES IN THE WORK**

#### 8.1 CHANGES IN THE WORK:

- **8.1.1** KLFEMS, without invalidating this Agreement, may order additions, deletions, or revisions to the WORK. Such additions, deletions, or revisions shall be authorized by a Written Amendment, Change Order, or Work Directive Change.
- 8.1.2 All Change Orders which, individually or when cumulatively added to amounts authorized pursuant to prior change Orders for this Project, increase the cost of the WORK to KLFEMS or which extend the time for completion, must be formally authorized and approved by the KLFEMS'S BOARD prior to their issuance and before WORK may begin. No claim against KLFEMS for extra WORK in furtherance of such change order shall be allowed unless prior approval has been obtained.

Notwithstanding the above subsection, Change Orders which individually or when cumulatively added to amounts authorized, pursuant to prior Change Orders for this Project, increase the cost of the WORK to the KLFEMS not in excess of ten percent (10%) or \$50,000 (whichever is less) may be approved by signed approval of the KLFEMS Contract Manager of the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT.

No claim against KLFEMS for extra WORK in furtherance of a Change Order shall be allowed unless prior approval pursuant to this section has been obtained.

- **8.1.3** The Contract Price and Contract Time shall be changed only by Change Order or Written Amendment.
- **8.1.4** Proposed Change Orders shall be prepared by the ARCHITECT on forms provided by KLFEMS. When submitted for approval, they shall carry the signature of the ARCHITECT and the CONTRACTOR.
- **8.1.5** If KLFEMS and CONTRACTOR are unable to agree as to the extent, if any, of an adjustment in the Contract Price or an adjustment of the Contract Time that should be allowed as a result of a Work Change Directive, a claim may be made therefore.
- **8.1.6** CONTRACTOR shall not be entitled to an increase in the Contract Price or an extension of the Contract Time with respect to any WORK performed that is not required by the Contract Documents as amended, modified and supplemented.
- **8.1.7** If notice of any change affecting the general scope of the WORK or the provisions of the Contract Documents is required by the provisions of any bond to be given to a surety, the giving of any such notice will be CONTRACTOR'S responsibility and the amount of each applicable bond shall be adjusted accordingly.
- **8.1.8** Any claim for adjustment in the Contract Price or time shall be based upon written notice delivered by the party making the claim to the other parties and to ARCHITECT not later than three (3) calendar days after the occurrence or event giving rise to the claims and stating the general nature of the claim. No claim for an adjustment in the Contract Price or an extension of the Contract Time will be valid if not submitted in accordance with this Subsection.

**8.1.9** The cost or credit to KLFEMS from a change in the WORK shall be determined by mutual agreement.

#### 8.2 CHANGE ORDERS:

- **8.2.1** A Change Order is a written order signed by the OWNER and CONTRACTOR, and issued after execution of this Agreement, authorizing a change in the WORK or adjustment in the Contract Sum or Contract Time. The Contract Sum and Contract Time may be changed only by Change Order.
- **8.2.2** Cost or credit to the OWNER resulting from a change in the WORK shall be determined in one or more of the following ways:
  - **.1** by mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
  - .2 by unit prices stated in the Contract Documents or subsequently agreed upon;
  - .3 by cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
  - .4 by the method provided below.
- 8.2.3 If none of the methods set forth in Clauses 8.2.2.1, 8.2.2.2 or 8.2.2.3 is agreed upon, the CONTRACTOR, provided a written order signed by the OWNER is received, shall promptly proceed with the WORK involved. The cost of such WORK shall then be determined on the basis of reasonable expenditures and savings of those performing the WORK attributable to the change, including the expenditures for design services and revisions to the Contract Documents. In case of an increase in the Contract Sum, the cost shall include a reasonable allowance for overhead and profit. Unless otherwise provided in the Contract Documents, cost shall be limited to the following: cost of materials, including sales tax and cost of delivery; cost of labor, including social security, old age and unemployment insurance, and fringe benefits required by agreement or custom; workers' or workmen's compensation insurance; bond premiums; rental value of equipment and machinery; additional costs of supervision and field office personnel directly attributable to the change, and fees paid to engineers and other professionals. Pending final determination of cost to the OWNER, payments on account shall be made on the Application for Payment. The amount of credit to be allowed by the CONTRACTOR to the OWNER for deletion or change which results in a net decrease in the Contract Sum will be actual net cost. When both additions and credits covering related WORK or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of the net increase, if any, with respect to that change.
- **8.2.4** If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are so changed in a proposed Change Order that application of agreed unit prices to quantities proposed will cause substantial inequity to the OWNER or CONTRACTOR, applicable unit prices shall be equitably adjusted.

#### 8.3 CONCEALED CONDITIONS:

By execution of this agreement, CONTRACTOR has satisfied itself as to all conditions necessary to fulfill this Contract. No contract adjustments shall be allowed for concealed conditions nor different site conditions than anticipated.

## 8.4 REGULATORY CHANGES:

The CONTRACTOR shall be compensated for changes in the WORK necessitated by the enactment or revision of codes, laws, or regulations subsequent to the submission of the CONTRACTOR's proposal.

## WARRANTIES, TESTS AND INSPECTIONS CORRECTION OF DEFECTIVE WORK

#### 9.1 WARRANTY OF TITLE:

The CONTRACTOR warrants to KLFEMS that it possesses good, clear and marketable title to all equipment and materials provided hereunder and there are no pending liens, claims or encumbrances whatsoever against said equipment and materials.

#### 9.2 WARRANTY OF SPECIFICATIONS:

The CONTRACTOR warrants that all equipment, materials and workmanship furnished, whether furnished by the CONTRACTOR or its sub-contractors and suppliers, will comply with the specifications, drawings and other descriptions supplied or adopted and that all services will be performed in a workmanlike manner.

#### 9.3 WARRANTY OF MERCHANTABILITY:

CONTRACTOR warrants that any and all equipment to be supplied pursuant to the Agreement is merchantable, free from defects, whether patent or latent in material or workmanship and fit for the ordinary purposes for which it is intended.

#### 9.4 CORRECTION PERIOD:

CONTRACTOR warrants all material and workmanship for a minimum of one (1) year from date of acceptance by the KLFEMS. If within one (1) year after the date of final completion or such longer period of time as may be prescribed by laws or regulations or by the terms of any applicable special guarantee required by the Contract Documents, any WORK is found to be defective, whether observed before or after acceptance by KLFEMS, CONTRACTOR shall promptly, without cost to KLFEMS and in accordance with KLFEMS'S written instructions, either correct such defective WORK, or, if it has been rejected by KLFEMS, remove it from the site and replace it with WORK that is not defective and satisfactorily correct and remove and replace any damage to other WORK or the work of others resulting therefrom. If CONTRACTOR does not promptly comply with the terms of such instructions, or in an emergency where delay would cause serious risk of loss or damage, KLFEMS may have the defective workmanship corrected or the rejected WORK removed and replaced, and all direct, indirect and consequential costs of such removal and replacement (including but not limited to fees and charges of engineers, ARCHITECT'S, attorneys and other professionals) will be paid by CONTRACTOR.

- **9.4.1** Where defective WORK (and damage to other WORK resulting therefrom) has been corrected, removed or replaced under this Section, the correction period hereunder with respect to such WORK will be extended for an additional period of one (1) year after such correction or removal and replacement has been satisfactorily completed.
- **9.4.2** Nothing contained in this Article shall be construed to establish a period of limitation with respect to other obligations which CONTRACTOR might have under the Contract Documents. Establishment of the time period of one (1) year as described in Subsection 9.4.1 relates only to the specific obligation of the CONTRACTOR to correct the WORK, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish CONTRACTOR'S liability with respect to the CONTRACTOR'S obligation other than specifically to correct the WORK.

- **9.5** CONTRACTOR warrants to the KLFEMS that it will comply with all applicable federal, state, and local laws, regulations, and orders in carrying out its obligations under the Contract.
- **9.6** CONTRACTOR warrants to the KLFEMS that it is not insolvent, it is not in bankruptcy proceedings or receivership, nor is it engaged in or threatened with any litigation, arbitration or other legal or administrative proceedings or investigations of any kind which would have an adverse effect on its ability to perform its obligations under the Contract.
- **9.7** CONTRACTOR warrants to the KLFEMS that the consummation of the WORK provided for in the Contract Documents will not result in the breach of any term or provision of, or constitute a default under any indenture, mortgage, contract, or agreement to which the CONTRACTOR is a party.
- **9.8** CONTRACTOR warrants that there has been no violation of copyrights of patent rights either in the United States of America or in foreign countries in connection with the WORK of the Contract.
- **9.9** No warranty, either express or implied, may be modified, excluded, or disclaimed in any way by CONTRACTOR. All warranties shall remain in full force and effect, notwithstanding acceptance and payment by KLFEMS.

#### 9.10 TESTS AND INSPECTIONS:

- **9.10.1** CONTRACTOR shall give KLFEMS timely notice of readiness of the WORK for all required inspections, tests or approvals. CONTRACTOR shall assume full responsibility, pay all costs in connection therewith and furnish KLFEMS the required certificates of inspection, testing or approval for all materials, equipment or the WORK or any part thereof unless otherwise specified herein.
- **9.10.2** Inspectors shall have no authority to permit deviations from nor to relax any of the provisions of the Contract Documents, nor to delay the Agreement by failure to inspect the materials and WORK with reasonable promptness.
- **9.10.3** The payment of any compensation whatever may be its character or form, or the giving of any gratuity or the granting of any favor by the CONTRACTOR to any inspectors, directly or indirectly is strictly prohibited and any such action on the part of the CONTRACTOR will constitute a breach of this Agreement.
- **9.10.4** The KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT'S working hours are Monday through Friday 8 A.M. to 4:30 P.M. CONTRACTOR shall be responsible to plan for and schedule inspections within the KLFEMS's working hours.
- **9.11** The CONTRACTOR shall promptly correct WORK rejected by the OWNER or known by the CONTRACTOR to be defective or failing to conform to the Construction Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed, and shall correct WORK under this Agreement found to be defective or nonconforming within a period of one year from the date of Substantial Completion of the WORK or designated portion thereof, or within such longer period provided by any applicable special warranty in the Contract Documents.
- **9.12** Nothing contained in this Article 9 shall be construed to establish a period of limitation with respect to other obligations of the CONTRACTOR under this Agreement. Section 9.11 relates only to the specific obligation of the CONTRACTOR to correct the WORK and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the

CONTRACTOR's liability with respect to the CONTRACTOR'S obligations other than correction of the WORK.

- **9.13** If the CONTRACTOR fails to correct the defective WORK as required or persistently fails to carry out the WORK in accordance with the Contract Documents, the OWNER, by written order signed personally or by an agent specifically so empowered by the OWNER in writing, may stop the WORK, or any portion thereof, until the cause for such order has been eliminated; however the OWNER'S right to stop the WORK shall not give rise to a duty on the part of the OWNER to exercise the right for benefit of the CONTRACTOR or other persons or entities.
- **9.14** If the CONTRACTOR defaults or neglects to carry out the WORK in accordance with the Contract Documents and fails within seven days after receipt of written notice from the OWNER to commence and continue correction of such default or neglect with diligence and promptness, the OWNER may give a second written notice to the CONTRACTOR and seven days following receipt by the CONTRACTOR of that second notice and without prejudice to other remedies the OWNER may correct such deficiencies. In such case, an appropriate Change Order shall be issued deducting from payments then or thereafter due the CONTRACTOR costs of correcting such deficiencies. If the payments then or thereafter due the CONTRACTOR are not sufficient to cover the amount of the deduction, the CONTRACTOR shall pay the difference to the OWNER.

#### **MISCELLANEOUS PROVISIONS**

- **10.1** This Agreement shall be governed by the law and venue where the WORK is located.
- **10.2** The table of contents and the headings of articles and Sections are for convenience only and shall not modify rights and obligations created by this Agreement.
- **10.3** In case a provision of this Agreement is held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions shall not be affected.

#### 10.4 SUBCONTRACTS:

- **10.4.1** The CONTRACTOR, as soon as practicable after execution of this Agreement, shall furnish to the OWNER in writing the names of the persons or entities the CONTRACTOR will engage as subcontractors for the Project.
- **10.4.2** Nothing contained in the CONTRACTOR Contract Documents shall create a professional obligation or contractual relationship between the OWNER and any third party.

#### 10.5 WORK BY OWNER OR OWNER'S CONTRACTORS:

- **10.5.1** The OWNER reserves the right to perform work related to, but not part of, the Project and to award separate contracts in connection with other work at the site. If the CONTRACTOR claims that delay or additional cost is involved because of such action by the OWNER, the CONTRACTOR shall make such claims as provided in Section 10.6.
- **10.5.2** The CONTRACTOR shall afford the OWNER'S separate contractors reasonable opportunity for introduction and storage of their materials and equipment for execution of their work. The CONTRACTOR shall incorporate and coordinate the CONTRACTOR'S WORK with work of the OWNER'S separate contractors as required by the Contract Documents.
- **10.5.3** Costs caused by defective or ill-timed WORK shall be borne by the party responsible.

#### 10.6 CLAIMS FOR DAMAGES:

Should either party to Agreement suffer injury or damage to person or property because of an act or omission of the other party, the other party's employees or agents, or another for whose acts the other party is legally liable, claim shall be made in writing to the other party within a reasonable time after such injury or damage is or should have been first observed.

#### 10.7 SUCCESSORS AND ASSIGNS:

This Agreement shall be binding on successors, assigns, and legal representatives of and persons in privity of the Contract with the OWNER or CONTRACTOR. Neither party shall assign, sublet or transfer an interest in this Agreement without the written consent of the other.

#### 10.8 EXTENT OF AGREEMENT:

This Contract represents the entire agreement between the OWNER and CONTRACTOR and supersedes any prior negotiations, representations, or agreements. This Agreement may be amended only by written instrument signed by both OWNER and CONTRACTOR.

#### **10.9 NO WAIVER:**

No waiver of any provision, covenant, or condition within this agreement or of the breach of any provision, covenant, or condition within this agreement shall be taken to constitute a waiver of any subsequent breach of such provision, covenant, or condition.

#### 10.10 HOURS OF WORK:

All WORK at the site shall be performed Monday – Saturday from Dawn to Dusk. Work on Sunday is not permitted unless a special request is made to the KLFEMS 48 hours in advance. All requests must be approved by the KLFEMS authorized representative.

#### 10.11 WAIVER:

No waiver by either Party hereto of a breach of an obligation owed hereunder by the other shall be construed as a waiver of any other breach, whether of the same or of a different nature. No delay or failure on either Party's part to enforce any right or claim, which it may have hereunder, shall constitute a waiver on the respective Party's part of such right or claim. All rights and remedies arising under this Agreement as amended and modified from time to time are cumulative and not exclusive of any rights or remedies which may be available at law or otherwise.

#### **10.12 ENTIRE AGREEMENT:**

This Agreement contains the entire agreement and understanding between the Parties with respect to the subject matter hereof, and there are no other promises; representations, or warranties affecting it.

#### **DISPUTES**

NOTWITHSTANDING ANY OTHER PROVISIONS PROVIDED IN THIS AGREEMENT, ANY DISPUTE ARISING UNDER THIS DESIGN/BUILD AGREEMENT, WHICH IS NOT DISPOSED OF BY AGREEMENT, SHALL BE DECIDED BY THE KLFEMS'S AUTHORIZED REPRESENTATIVE, WHO SHALL REDUCE HIS DECISION IN WRITING AND FURNISH A COPY THEREOF TO THE CONTRACTOR. THE DECISION OF THE KLFEMS AUTHORIZED REPRESENTATIVE AND THOSE PERSONS TO WHOM HE DELEGATES AUTHORITY TO DECIDE DISPUTES, SHALL BE FINAL AND CONCLUSIVE UNLESS DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE FRAUDULENT, CAPRICIOUS, ARBITRARY, OR GROSSLY ERRONEOUS AS TO NECESSARILY IMPLY BAD FAITH, OR NOT SUPPORTED BY SUBSTANTIAL EVIDENCE.

#### **TERMINATION OF THE AGREEMENT**

#### 12.1 TERMINATION BY THE OWNER:

KLFEMS'S Right to Terminate upon the occurrence of any one or more of the following events:

- **12.1.1** If CONTRACTOR commences a voluntary case under any chapter of the Bankruptcy Code as now or hereafter in effect, or if CONTRACTOR takes any equivalent or similar action by filing a petition or otherwise under any other federal or state law in effect at such time relating to the bankruptcy or insolvency.
- **12.1.2** If a petition is filed against CONTRACTOR under any chapter of the Bankruptcy Code as now or hereafter in effect at the time of filing, or if a petition is filed seeking any such equivalent or similar relief against CONTRACTOR under any other federal or state law in effect at the time relating to bankruptcy or insolvency.
- **12.1.3** If CONTRACTOR makes a general assignment for the benefit of creditors.
- **12.1.4** If a trustee, receiver, custodian, or agent of CONTRACTOR is appointed under applicable law or under contract, whose appointment or authority to take charge of property of CONTRACTOR is for the purpose of enforcing a Lien against such property or for the purpose of general administration of such property for the benefit of CONTRACTOR'S creditors.
- **12.1.5** If CONTRACTOR admits in writing an inability to pay its debts generally as they become due.
- **12.1.6** If CONTRACTOR persistently fails to perform the WORK in accordance with the Contract Documents (including but not limited to, failure to supply sufficient skilled Workers or suitable materials or equipment or failure to adhere to the progress schedule as same may be revised from time to time).
- **12.1.7** If CONTRACTOR disregards laws or regulations of any public body having jurisdiction.
- 12.1.8 If CONTRACTOR otherwise violates in any substantial way any provision of the Contract Documents KLFEMS may, after giving CONTRACTOR and the Surety seven (7) days written notice to the extent permitted by laws and regulations, terminate the services of the CONTRACTOR, exclude CONTRACTOR from the site and take possession of the WORK and of all CONTRACTOR'S tools, appliances, construction equipment and machinery at the site and use the same to full extent they could be used by CONTRACTOR (without liability to CONTRACTOR for trespass or conversion), incorporate in the WORK all materials and equipment stored at the site or for which has paid CONTRACTOR but which are sorted elsewhere, and finish the WORK as KLFEMS may deem expedient. In such case, CONTRACTOR shall not be entitled to receive any further payment until the WORK is finished.
- **12.1.9 Termination for Convenience of KLFEMS:** Upon thirty (30) days written notice to CONTRACTOR, KLFEMS may, without cause and without prejudice to any other right or remedy, terminate the agreement for KLFEMS'S convenience whenever KLFEMS determines that such termination is in the best interests of KLFEMS. Where the agreement is terminated for the convenience of KLFEMS, the notice of termination to CONTRACTOR must state that the Contract is being terminated for the convenience of the KLFEMS under

the termination clause the effective date of the termination and the extent of termination. Upon receipt of the notice of termination for convenience, CONTRACTOR shall promptly discontinue all WORK at the time and to the extent indicated on the notice of termination, terminate all outstanding Subcontractors and purchase orders to the extent that they relate to the terminated portion of the Contract, and refrain from placing further orders and Subcontracts. CONTRACTOR shall not be paid on account of loss of anticipated profits or revenue or other economic loss arising out of or resulting from such termination.

- **12.1.10** This Agreement may be terminated by the OWNER upon fourteen days' written notice to the CONTRACTOR in the event that the Project is abandoned. If such termination occurs, the OWNER shall pay the CONTRACTOR for work completed and for proven loss sustained upon materials, equipment, tools and construction equipment and machinery, including reasonable profit and applicable damages.
- **12.1.11** If the CONTRACTOR defaults or persistently fails or neglects to carry out the WORK in accordance with the Contract Documents or fails to perform the provisions of this Agreement, the OWNER may give written notice that the OWNER intends to terminate this agreement. If the CONTRACTOR fails to correct the defaults, failure or neglect within seven days after being given notice, the OWNER may then give a second written notice and, after an additional seven days, the OWNER may without prejudice to any other remedy make good such deficiencies and may deduct the cost thereof from the payment due the CONTRACTOR or, at the OWNER'S option, may terminate the employment of the CONTRACTOR and take possession of the site and of all materials, equipment, tools and construction equipment and machinery thereon owned by the CONTRACTOR and finish the WORK by whatever method the OWNER may deem expedient. If the unpaid balance of the Contract Sum exceeds the expense of finishing the WORK, the excess shall be paid to the CONTRACTOR, but if the expense exceeds the unpaid balance, the CONTRACTOR shall pay the difference to the OWNER.

#### 12.2 TERMINATION BY CONTRACTOR:

- **12.2.1** If ARCHITECT fails to recommend payment for a period of thirty (30) days through no fault of CONTRACTOR or if KLFEMS fails to make payment thereon for a period of thirty (30) days, CONTRACTOR may, upon seven (7) additional days written notice to KLFEMS and ARCHITECT, terminate the Contract and recover from the Contract Payment for WORK executed and for proven loss with respect to materials, equipment, tools and construction equipment and machinery.
- 12.2.2 If the OWNER fails to make payment when due, the CONTRACTOR may give written notice of the CONTRACTOR'S intention to terminate this Agreement. If the CONTRACTOR fails to receive payment within thirty days after receipt of such notice by the OWNER, the CONTRACTOR may give a second written notice and, thirty days after receipt of such second written notice by the OWNER, may terminate this Agreement and recover from the OWNER payment for WORK executed and for proven losses sustained upon materials, equipment, tools, and construction equipment and machinery, including reasonable profit and applicable damages.

#### **BASIS OF COMPENSATION**

#### 13.1 CHANGES IN CONTRACT PRICE:

- 13.1.1 THE CONTRACT PRICE CONSTITUTES THE TOTAL COMPENSATION (SUBJECT TO AUTHORIZED ADJUSTMENTS) PAYABLE TO CONTRACTOR FOR PERFORMING THE WORK. ALL DUTIES, RESPONSIBILITIES AND OBLIGATIONS ASSIGNED TO OR UNDERTAKEN BY CONTRACTOR SHALL BE AT HIS EXPENSE WITHOUT CHANGE IN CONTRACT PRICE.
- 13.1.2 THE CONTRACT PRICE MAY ONLY BE CHANGED BY A CHANGE ORDER OR BY A WRITTEN AMENDMENT. ANY CLAIM FOR AN INCREASE OR DECREASE IN THE CONTRACT PRICE SHALL BE BASED ON WRITTEN NOTICE DELIVERED TO ARCHITECT PROMPTLY (BUT IN NO EVENT LATER THAN TEN (10) DAYS) AFTER THE OCCURRENCE OF THE EVENT GIVING RISE TO THE AMOUNT OF THE CLAIM WITH SUPPORTING DATA SHALL BE DELIVERED WITHIN TWENTY (20) DAYS AND SHALL BE ACCOMPANIED BY CLAIMANT'S WRITTEN STATEMENT THAT THE AMOUNT CLAIMED COVERS ALL KNOWN AMOUNTS (DIRECT, INDIRECT AND CONSEQUENTIAL) TO WHICH THE CLAIMANT IS ENTITLED AS A RESULT OF THE OCCURRENCE OF SAID EVENT. NO RESOLUTION OF A CLAIM FOR ADJUSTMENT IN THE CONTRACT PRICE SHALL BE EFFECTIVE UNTIL APPROVED BY KLFEMS BOARD IN WRITING. NO CLAIM FOR ADJUSTMENT IN THE CONTRACT PRICE WILL BE VALID IF NOT SUBMITTED IN ACCORDANCE WITH THIS SECTION.
- **13.1.3** The value of any WORK covered by a change order or of any claim for an increase or decrease in the Contract Price shall be determined in one of the following ways:
  - **.1** Where the WORK involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of the items involved.
  - .2 By mutual acceptance of a lump sum (which may include an allowance for overhead and profit including any subcontractor fees) which shall not exceed twenty five percent (25%). If the negotiated lump sum change order exceeds the percentages set forth for "Cost of WORK" it must be accompanied by a detailed explanation justifying the increase.
  - .3 On the basis of the cost of the WORK (determined as provided in Sections 13.2 and 13.3) plus a CONTRACTOR'S fee for overhead and profit (determined as provided in Section 13.4).

#### 13.2 COST OF THE WORK IN THE EVENT OF CHANGE ORDER:

The term "Cost of the WORK" means the sum of all direct costs necessarily incurred and paid by CONTRACTOR in the proper performance of the WORK. Except as otherwise may be agreed to in writing by KLFEMS, such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall include only the following items and shall not include any of the costs itemized in Section 13.3:

- 13.2.1 Payroll costs for employees in the direct employ of CONTRACTOR in the performance of the WORK under schedules of job classifications agreed upon by KLFEMS and CONTRACTOR. Payroll costs for employees not employed full time on the WORK shall be apportioned on the basis of their time spent on the WORK. Payroll costs shall include, but not be limited to, salaries and wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, worker's compensation, health and retirement benefits, bonuses, sick leave, vacation and holiday pay applicable thereto. Such employees shall include superintendents and foremen at the site. The expenses of performing WORK after regular working hours, on Saturday, Sunday or legal holidays, shall not be included in the above unless authorized in writing by KLFEMS.
- **13.2.2** Cost of all materials and equipment furnished and incorporated in the WORK, including costs of transportation and storage thereof, and suppliers field services required in connection therewith. All cash discounts, rebates and refunds and all returns from sale of surplus materials and equipment shall accrue to KLFEMS, and CONTRACTOR shall make provisions so that they may be obtained.

## **13.2.3** Supplemental costs including the following:

- .1 Cost, including transportation and maintenance of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workers, which are consumed in the performance of the WORK.
- .2 Rentals of all construction equipment and machinery and the parts thereof whether rented from CONTRACTOR or others in accordance with rental agreements approved by KLFEMS with the advice of ARCHITECT, and the costs of transportation, loading, unloading, installation, dismantling and removal thereof, all in accordance with terms of said rental agreements, the rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the WORK.
- **.3** Sales, consumer, use or similar taxes related to the WORK, and for which CONTRACTOR is liable, imposed by laws and regulations.
- .4 Royalty payments and fees for permits and licenses.
- .5 The cost of utilities, fuel and sanitary facilities at the site.
- .6 Minor expenses such as telegrams, long distance telephone calls, telephone service at site, express message and similar petty cash items in connection with the WORK.
- .7 Cost of premiums for additional bonds and insurance required because of changes in the WORK.

#### 13.3 NOT INCLUDED IN THE COST OF THE WORK IN THE EVENT OF CHANGE ORDER:

The term cost of the WORK shall not include any of the following:

- **13.3.1** Payroll costs and other compensation of CONTRACTOR'S officers, executives, principals, (of partnership and sole proprietorships), general managers, engineers, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks and other personnel employed by CONTRACTOR whether at the site or in CONTRACTOR'S principal or a branch office for general administration of the WORK and not specifically included in the agreed upon schedule of job classifications referred to in Subsection 13.2.1 all of which are to be considered administrative costs covered by CONTRACTOR'S fee.
- **13.3.2** Expenses of CONTRACTOR's principal and branch offices other than CONTRACTOR'S office at the site.
- **13.3.3** Any part of CONTRACTOR's capital expenses, including interest on CONTRACTOR's capital employed for the WORK and charges against CONTRACTOR for delinquent payments.
- **13.3.4** Cost of premiums for all bonds and all insurance whether or not CONTRACTOR is required by the Contract Documents to purchase and maintain the same.
- **13.3.5** Costs due to the negligence of CONTRACTOR, any subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective WORK, disposal of materials or equipment wrongly supplied and making good any damage to property.
- **13.3.6** Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Section 13.2.

#### 13.4 CONTRACTOR'S FEE IN THE EVENT OF CHANGE ORDER:

CONTRACTOR's fee allowed to CONTRACTOR for overhead and profit shall be determined as follows:

- **13.4.1** A mutually acceptable negotiated fee.
- **13.4.2** For costs incurred under Subsections 13.2.1 and 13.2.2 CONTRACTOR's fee shall not exceed ten percent (10%).
- **13.4.3** No fee shall be payable on the basis of costs itemized under Subsections 13.2.3.1, 13.2.3.2, 13.2.3.3, 13.2.3.4, 13.2.3.5, 13.2.3.6, 13.2.3.7, 13.3.1, 13.3.2, 13.3.3, 13.3.4, 13.3.5 and 13.3.6.
- **13.4.4** The amount of credit to be allowed by CONTRACTOR to KLFEMS for any such change which results in a net decrease plus a deduction in CONTRACTOR's fee by an amount equal to ten percent (10%) for the net decrease.
- **13.4.5** When both additions and credits are involved in any one change the combined overhead and profit shall be figured on the basis of net increase if any, however, profit will not be paid on any WORK not performed.

#### 13.5 COST BREAKDOWN IN THE EVENT OF CHANGE ORDER:

Whenever the cost of any WORK is to be determined pursuant to Sections 13.2 or 13.3, CONTRACTOR will submit in form acceptable to ARCHITECT an itemized cost breakdown together with supporting data. Whenever a change in the WORK is to be based upon mutual acceptance of a lump sum, whether the amount is an addition, credit or no-change-in-cost, the CONTRACTOR shall submit an estimate substantiated by a complete itemized breakdown.

- **13.5.1** The breakdown shall list quantities and unit prices for materials, labor, equipment and other items of cost.
- **13.5.2** Whenever a change involves the CONTRACTOR and one (1) or more subcontractors and the change is an increase in the Contract Price, the overhead and profit percentage for the CONTRACTOR and each subcontractor shall be itemized separately.

The Owner shall compensate the CONTRACTOR in accordance with Article 5, Payments, and the other provisions of this Agreement as described below.

#### 13.6 REIMBURSABLE EXPENSES IN EVENT OF CHANGE ORDER:

- **13.6.1** Reimbursable Expenses are in addition to the compensation for basic and additional Services and include actual expenditures made by the CONTRACTOR in the interest of the Project for the expenses listed as follows:
- **13.6.2** FOR REIMBURSABLE EXPENSES, compensation shall be a multiple of 1.10 times the amounts expended.

#### OTHER PROVISIONS

## 14.1 NOTICE AND COMPUTATION OF TIME:

## 14.1.1 Giving Notice:

All notices required by any of the Contract Documents shall be in writing and shall be deemed delivered upon mailing by certified mail, return receipt requested to the following:

The business address of the CONTRACTOR is: **TBD** 

The business address of the KLFEMS is:

Key Largo Fire AND EMERGENCY MEDICAL SERVICES District 1 East Drive. Key Largo, FL 33037

The business address of the ARCHITECT is: **TBD** 

All "Notice to Owner / Notice of Contractor" forms are to be sent to: **TBD** 

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#### 14.2 COMPUTATION OF TIME:

When any period of time is referred to in the Contract Documents by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation. A calendar day of twenty four (24) hours measured from midnight to the next midnight shall constitute a day.

#### 14.3 MISCELLANEOUS:

- 14.3.1 The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto, and, in particular but without limitation, the warranties, guaranties and obligations imposed upon CONTRACTOR and all of the rights and remedies available to KLFEMS thereunder, are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by laws or regulations, by specialwarranty or guarantee or by other provisions of the Contract Documents, and the provisions of this Section will be as effective as if repeated specifically in the Contract Documents, and the provisions of this Section will survive final payment and termination or completion of the Agreement.
- **14.3.2** CONTRACTOR shall not assign or transfer the Contract or its rights, title or interests therein without KLFEMS'S prior written approval. The obligations undertaken by CONTRACTOR pursuant to the Contract shall not be delegated or assigned to any other person or firm unless KLFEMS shall first consent in writing to the assignment. Violation of

the terms of this Subsection shall constitute a breach of Contract by CONTRACTOR and the KLFEMS may, at its discretion, cancel the Contract and all rights, title and interest of CONTRACTOR shall thereupon cease and terminate.

- **14.3.3** CONTRACTOR and its employees, volunteers and agents shall be and remain independent contractors and not agents or employees of KLFEMS with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking or venture between the parties hereto.
- **14.3.4** KLFEMS reserves the right to audit the records of CONTRACTOR relating in any way to the WORK to be performed pursuant to this Agreement at any time during the performance and term of the Contract and for a period of three (3) years after completion and acceptance by KLFEMS. If required by KLFEMS, CONTRACTOR agrees to submit to an audit by an independent certified public accountant selected by KLFEMS. CONTRACTOR shall allow KLFEMS to inspect, examine and review the records of CONTRACTOR at any and all times during normal business hours during the term of the Contract.
- **14.3.5** The remedies expressly provided in this Agreement to KLFEMS shall not be deemed to be exclusive but shall be cumulative and in addition to all other remedies in favor of KLFEMS now or hereafter existing at law or in equity.
- **14.3.6** Should any part, term or provision of this Agreement be by the courts decided to be invalid, illegal, or in conflict with any law of the State, the validity of the remaining portion or provision shall not be affected thereby.
- **14.4 VENUE AND GOVERNING LAW:** This agreement shall have been deemed to have been executed within the State of Florida. The validity, construction, and effect of this Agreement shall be governed by the laws of the State of Florida. Any claim, objection or dispute arising out of this Agreement shall be litigated only in the courts in and for Monroe County, Florida.
- **14.5 WAIVER OF JURY TRIAL:** The parties to this agreement hereby knowingly, irrevocably, voluntarily and intentionally waive any right either may have to a trial by jury in respect to any action, proceeding, lawsuit or counterclaim based upon the contract, arising out of, under, or in connection with the matters to be accomplished in this Agreement, or any course of conduct, course of dealing, statements (whether verbal or written) or the actions or inactions of any party.
- **14.6 NO WAIVER OF SOVEREIGN IMMUNITY:** Nothing contained herein is intended to service as a waiver of sovereign immunity by the KLFEMS or as a waiver of limits of liability of rights existing under Section 768.28, Florida Statutes.

- **14.7 SCRUTINIZED COMPANIES:** In accordance with s. 287.135, Florida Statutes, as amended, a company is ineligible to, and may not bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services if:
  - **14.7.1** Any amount of, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or
    - .1 One million dollars or more, if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:
    - .2 Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.73, Florida Statutes; or
    - .3 Is engaged in business operations in Syria.
  - **14.7.2** By submitting a bid, proposal or response, the company, principals or owners certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations in Syria.
  - **14.7.3** The KLFEMS reserves the right to terminate this contract if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.
- **14.8 PUBLIC RECORDS:** The Consultant shall comply with Florida's Public Records Act, Chapter 119, Florida Statutes, and specifically agrees to:
  - **14.8.1** Keep and maintain public records required by the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT to perform the service.
  - **14.8.2** Upon request from the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT's custodian of public records, provide the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT 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 this chapter or as otherwise provided by law.
  - **14.8.3** 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 Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT.
  - 14.8.4 Upon completion of the Agreement, transfer, at no cost, to the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT all public records in possession of the Contractor or keep and maintain public records required by the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT to perform the service. If the Contractor transfers all public records to the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT, upon request from the KEY

LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT's custodian of public records, in a format that is compatible with the information technology systems of the KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT.

## Section 119.0701(2)(a), Florida Statutes

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS. Telephone number: (305) 664-4675

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E-mail address: <u>r</u>	E-mail address: records@KLFEMS.org and cgreco@florida-law.com									
Mailing address:	1 East Drive, K	ey Largo, FL 33037								
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and through its represe	ntatives is duly author	ized to execute same.								
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# RFP 23-001 DESIGN/BUILD FIRE STATION

## CONTRACTOR

FOR CORPORATION:		
President		
(CORPORATE SEAL)		
Secretary		

AGREEMENT BETWEEN KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT AND CONTRACTOR FOR THE PROPOSED RFP NO. 23-001 KEY LARGO FIRE AND EMERGENCY MEDICAL SERVICES DISTRICT FOR DESIGN/BUILD FIRE STATION.