

**BID DOCUMENTS  
and  
CONSTRUCTION DOCUMENTS**

**ITB 17-034  
REMODELING OF DESOTO CITY FIRE STATION  
FOR EMS  
PROJECT NO. 13061**

**For**

**Highlands County  
Board of County Commissioners**



The Lunz Group, Inc.  
58 Lake Morton Drive  
Lakeland, Florida 33801

**June 2017**

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**HIGHLANDS COUNTY BOARD  
OF COUNTY COMMISSIONERS**

*Purchasing Department*

**SECTION 00010  
INVITATION TO BID (“ITB”)  
ITB 17-034**

The Board of County Commissioners (“Board”) of Highlands County, Florida (“County”) will receive sealed Bids in the Highlands County Purchasing Department (“Purchasing Department”) for:

**ITB NO. 17-034      REMODELING OF DESOTO CITY FIRE STATION FOR EMS  
PROJECT NUMBER: 13061**

Construction Documents may be obtained by downloading from our website: [www.hbcc.net](http://www.hbcc.net), or by contacting: Danielle Gilbert, Purchasing Department Manager; 4320 George Blvd., Sebring, Florida 33875-5803; Phone: 863-402-6524; Fax: 863-402-6735; or Email: [dgilbert@hbcc.org](mailto:dgilbert@hbcc.org).

**A MANDATORY PRE-BID meeting will be held at 2:00 P.M. on Wednesday; June 21<sup>st</sup>, 2017**, in the Desoto City Fire Station at 6840 W. George Blvd., Sebring, FL. 33875. The purpose of this meeting is to provide a forum where the Bidders can familiarize themselves with the Specifications of the Project with County staff and the Architect. The County will only accept Bid submittals from Bidders that are represented during the entire pre-Bid meeting and are signed in on the sign-in sheet as primary Bidders. The public is invited to attend this meeting. Arrival after 2:00 P.M. will be noted on the sign-in sheet, and Bids will not be accepted from Bidders that were late.

Each submittal shall include one (1) original, one (1) exact paper copy and one (1) exact electronic copy (CD or thumb drive) of the Bid submission packet. **BIDS MUST BE DELIVERED to the Purchasing Department, 4320 George Blvd., Sebring, FL 33875-5803 so as to reach that office no later than 4:00 P.M., WEDNESDAY; July 12<sup>th</sup>, 2017**, at which time they will be opened. The public is invited to attend this meeting. Bid envelopes must be sealed and marked with the ITB number and name so as to identify the enclosed Bid. Bids received later than the date and time as specified will be rejected. The County will not be responsible for the late deliveries of Bids that are incorrectly addressed, delivered in person, by mail or any other type of delivery service.

One or more County Commissioners may be in attendance at the Pre-Bid meeting.

The Board’s Local Preference Policy (“Local Preference Policy”) will apply to the award of this ITB.

The County reserves the right to accept or reject any or all Bids or any parts thereof, and the determination of this Award, if an Award is made, will be made to the most responsive and

responsible Bidder whose Bid and qualifications indicate that the Award will be in the best interest of the County. The County reserves the right to waive irregularities in the Bid.

A Bidder must submit a Bid on all Work to receive consideration. A Bid Bond or Cashier's Check in an amount of five percent (5%) of the Bid must be included on Bids over one hundred thousand dollars (\$100,000.00). If the successful Bid is greater than two hundred thousand dollars (\$200,000.00), a Public Construction Bond will be required. The Bidder must be a Licensed General Contractor in the State of Florida. The Bid must be accompanied by evidence of Bidder's qualifications to do business in the State of Florida, in accordance with Chapter 489, Florida Statutes.

The principal features of the Project are:

The Project consists of providing all labor, materials and equipment to remodel the Desoto City Fire Station located at 6840 W. George Blvd., Sebring, Florida 33875 to accommodate a Highlands County EMS unit which will be stationed there. The work shall be in accordance with the construction drawings and specifications prepared by the Lunz Group, Inc.

The Board, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to, participation, employment or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act or Section 286.26, Florida Statutes, should contact Pamela Rogers, ADA Coordinator at: 863-402-6509 (Voice), or via Florida Relay Service 711, or by e-mail: [progers@hcbcc.org](mailto:progers@hcbcc.org). Requests for CART or interpreter services should be made at least 24 hours in advance to permit coordination of the service.

**Board of County Commissioners,  
Highlands County, FL  
Website: [www.hcbcc.net](http://www.hcbcc.net)**

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**SECTION 00100  
INSTRUCTIONS TO BIDDERS  
ITB 17-034**

**Article 1 - Defined Terms**

- 1.01 Terms used in these Instructions to Bidders will have the meanings indicated in the Sections 00250 General Terms and Conditions for Construction Projects. Additional terms used in these Instructions to Bidders have the meanings indicated below which are applicable to both the singular and plural thereof:
- A. Alternative – Amount proposed by Bidder and stated on the Bid Form that will be added to or deducted from the base Bid amount if the County decides to accept a corresponding change in either Scope of Work or in products, materials, equipment, systems or installation methods described in Construction Documents.
  - B. Architect – The Architect of Record.
  - C. Award – The selection by the County of the lowest responsible and responsive Bidder to perform the Work.
  - D. Bid – The Bid Form and other documents submitted by a Bidder in response to this ITB.
  - E. Bidder - The individual or entity who submits a Bid directly to the County.
  - F. Bid Form – Section 00300 of this ITB, which shall be used to submit a Bid.
  - G. Bidding Documents – This ITB, all Addenda to this ITB, and the Construction Documents.
  - H. Board – County’s Board of County Commissioners.
  - I. County Attorney – The County’s County Attorney.
  - J. Construction Documents – The Drawings dated 6/1/17 prepared by The Lunz Group, Inc. and MES Group.
  - K. County Engineer – The County’s County Engineer.
  - L. County or Owner –Highlands County, a political subdivision of the State of Florida.
  - M. Engineer – The Engineer of Record.
  - N. Purchasing Department - The County’s Purchasing Department, which issues Bidding Documents and administers the bidding procedures.

- O. Site – The Site described and depicted in the Construction Documents.
- P. Work – The Work described and depicted in the Construction Documents.

## **Article 2 - Copies of Bidding Documents**

- 2.01 Complete sets of the Bidding Documents in electronic format may be obtained from the County website.
- 2.02 Complete sets of Bidding Documents must be used in preparing Bids; neither Owner nor Architect assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.
- 2.03 Owner and Architect in making copies of Bidding Documents available on the above terms do so only for the purpose of obtaining Bids for the Work and do not confer a license or grant for any other use.

## **Article 3 - Qualifications of Bidders**

- 3.01 To demonstrate Bidder's qualifications to perform the Work, Bidder shall submit detailed written evidence with the Bid Form as follows:
  - A. A list of a minimum of five (5) jobs that the Bidder has performed within the past three (3) years which are of equal magnitude and complexity as the type of work to be done for the Owner. The list should include the name of the entity, complete address, name, phone number, and email of a responsible individual qualified to respond to questions concerning the Bidder's abilities, costs, schedules, etc. Prior successful, on-time accomplishment of such equal work will be a consideration in determining whether the Bidder is qualified to perform the Work.
  - B. Supervisory and staffing capabilities with resumes of supervisory personnel planned for the Work and the number and classification of personnel required per shift.
  - C. List of equipment available for use on this Project. Identify if equipment is owned or leased.
  - D. A minimum of five (5) references of clients for whom similar work has been performed.
- 3.02 Each Bid must contain evidence of Bidder's qualification to do business in the State, in accordance with Chapter 489, Florida Statutes.
- 3.03 In addition, to demonstrate Bidder's qualifications to perform the Work, within ten (10) days and prior to Notice of Award, Bidder shall submit detailed written evidence such as financial

data (note if financial data is considered confidential it must be marked as such) and other such data as may be called for below:

- A. A listing of all Subcontractors where the subcontract value exceeds ten percent (10%) of the total contract amount. Provide experience statements for these Subcontractors.
- B. List of present commitments (workload), including name of project, location, and value of contract.

3.04 Each Bid must contain proof of enrollment in E-Verify.

#### **Article 4 - Examination of Bidding Documents, Other Related Data, and Site**

- 4.01 Subsurface and Physical Conditions known to Owner are shown in the Construction Documents. No other Site specific subsurface studies have been done.
- 4.02 Underground Facilities known to Owner are shown on the Construction Documents. No other Site specific utility locates have been done.
- 4.03 No Hazardous Environmental Condition has been identified at the Site.
- 4.04 Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to subsurface conditions, other physical conditions and Underground Facilities, and possible changes in the Contract Documents due to differing or unanticipated conditions appear in the Contract Documents. Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to Hazardous Environmental Conditions at the Site, if any, and possible changes in the Contract Documents due to Hazardous Environmental Conditions uncovered or revealed at the Site which were not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work appear in the Contract Documents.
- 4.05 On request, Project Manager will provide Bidder access to Site to conduct such examinations, investigations, explorations, tests, and studies, as Bidder deems necessary for submission of a Bid. Bidder shall fill all holes and clean up and restore the Site to its former conditions upon completion of such explorations, investigations, tests, and studies.
- 4.06 It is the responsibility of each Bidder before submitting a Bid to:
  - A. Examine and carefully study the Bidding Documents, including any Addenda and the other related data identified in the Bidding Documents;
  - B. Visit the Site and become familiar with and satisfy Bidder as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;

- C. Become familiar with and satisfy Bidder as to all federal, state, and local Laws and Regulations that may affect cost, progress, or performance of the Work;
  - D. Carefully study all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site:
  - E. Obtain and carefully study (or assume responsibility for doing so) all additional or supplementary examinations, investigations, explorations, test, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto;
  - F. Agree at the time of submitting its Bid that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price bid and within the times and in accordance with the other terms and conditions of the Bidding Document;
  - G. Become aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Document;
  - H. Correlate the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents;
  - I. Promptly give Architect and the Purchasing Department written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Engineer and the Purchasing Department is acceptable to Bidder; and
  - J. Determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work.
- 4.07 The submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Bidding Documents, that Bidder has given Architect and the Purchasing Department written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolutions thereof by Architect and the Purchasing Department are acceptable to Bidder, and that the



Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

### **Article 5 - Pre-Bid Meeting**

- 5.01 There will be a **MANDATORY** Pre-Bid Meeting as specified in ITB 17-034, Section 00010. Bid responses will only be accepted from Proposers listed on the Mandatory Pre-Bid Meeting sign-in sheet.

### **Article 6 - Site and Other Areas**

- 6.01 The Site is identified in the Bidding Documents. All additional lands and access thereto required for temporary construction facilities, construction equipment, or storage of materials and equipment to be incorporated in the Work is to be obtained and paid for by the Contractor. Easements for permanent structures or permanent changes in existing facilities are to be obtained and paid for by Owner unless otherwise provided in the Bidding Documents.

### **Article 7 - Interpretation and Addenda**

- 7.01 All questions about the meaning or intent of the Bidding Documents are to be directed to the Purchasing Department. Interpretations or clarifications considered necessary by the Purchasing Department and Architect in response to such questions will be issued by Addenda and will be mailed, emailed, or delivered to all parties recorded by the Purchasing Department as having received the Bidding Documents and attended the Mandatory Pre-Bid Meeting. A Request for Information ("RFI") received after a set date may not be answered. Only a RFI answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.
- 7.02 Addenda may be issued to clarify, correct, or change the Bidding Documents as deemed advisable by Owner, Architect or the Purchasing Department.
- 7.03 Addenda will be posted to the County's website; [www.hcbcc.net](http://www.hcbcc.net). It is the sole responsibility of the Bidder to frequently check the County's website for Addenda.

### **Article 8 - Bid Security**

- 8.01 A "Bid Bond" or Cashier's Check, in the amount of five percent (5%) of the Bid, must be included on each Bid over one hundred thousand dollars (\$100,000.00). If the successful Bid is greater than two hundred thousand dollars (\$200,000.00) a "Public Construction Bond" of not less than one hundred percent (100%) of the Awarded Bid amount will be required. All Bonds must be in a form acceptable to Owner and County Attorney.
- 8.02 Within thirty (30) days after the Award, Owner will return the bid securities to all Bidders whose Bids are not to be further considered in awarding the Contract. Retained bid securities will be held until the Agreement has been finally executed, after which all bid securities, other than

Bidder's bond and any guarantees which have been forfeited, will be returned to the respective Bidders whose Bids they accompanied.

#### **Article 9 - Contract Times**

9.01 The number of days within which, or the dates by which, the Work is to be (a) Substantially Completed and, (b) also completed and ready for final payment are set forth in the Bid Form.

#### **Article 10 - Liquidated Damages**

10.01 Provisions for liquidated damages, if any, are set forth in the Agreement.

#### **Article 11 - Substitute or "Or-Equal" Items**

11.01 The Contract, if awarded, will be on the basis of materials and equipment described in the Bidding Documents with consideration of possible substitute or "or-equal" items if allowed within the Bidding Documents. Whenever it is specified or described in the Bidding Documents that a substitute or "or-equal" item of material or equipment may be furnished or used by Contractor if acceptable to Architect, application for such acceptance will be considered by Architect during the allotted time frame for a RFI.

#### **Article 12 - Subcontractors, Suppliers and Others**

12.01 The apparent successful Bidder, and any other Bidder so requested, shall within five (5) days after Bid opening, submit to Owner a list of all such Subcontractors, Suppliers, individuals, or entities proposed for those portions of the Work for which such identifications are required. Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each Subcontractor, Supplier, individual, or entity if requested by Owner. If Owner, Architect, or the Purchasing Department after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent successful Bidder to submit a substitute, without an increase in the Bid.

12.02 If the apparent successful Bidder declines to make any such substitution, Owner may Award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, individuals, or entities. Declining to make requested substitutions will not constitute grounds for forfeiture of the bid security of any Bidder. Any Subcontractor, Supplier, individual, or entity so listed and against which Owner, Architect or the Purchasing Department makes no written objection prior to giving of the Notice of Award will be deemed acceptable to all indicated parties subject to revocation of such acceptance after the Effective Date of the Contract.

12.03 Contractor shall not be required to employ any Subcontractor, Supplier, individual, or entity against whom Contractor has reasonable objection.

12.04 It is the responsibility of the Contractor to ensure that all Subcontractors comply with all insurance requirements.

### **Article 13 - Bid Form**

13.01 Bidder shall use and/or make necessary copies of Section 00300 "Bid Form" of this ITB for their Submittal Document(s).

13.02 All blanks on the Bid Form shall be completed by printing in black ink or by typewriter and the Bid Form shall be signed. A Bid Price shall be indicated for the Base Bid and for each Bid Alternate, if any, listed therein, if applicable, or the words "No Bid", "No Change", or "Not Applicable" entered. All names shall be typed or printed below the signature line with all signatures in blue ink.

13.03 A Bid by a corporation shall be executed in the corporate name by the president or a vice president or other corporate officer accompanied by evidence of authority to sign. The corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown below the signature.

13.04 A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership and state of organization and type of partnership shall be shown below the signature.

13.05 A Bid by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm must be shown below the signature.

13.06 A Bid by an individual shall show the Bidder's name and official address, telephone number, and email address.

13.07 A Bid by a joint venture shall be executed by each joint venture in the manner indicated on the Bid Form. The official address of the joint venture must be shown below the signature.

13.08 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid Form.

13.09 All Bid Forms shall have the name, official address, telephone number, and email address for communications regarding the Bid.

13.10 Attachments to the Bid Form shall include the following:

A. Documentation as required in Article 3 of this Section including a copy of Contractors License.

- B. All insurances from both Contractor and Subcontractor (if applicable) required to fulfill the obligations of this Project.

#### **Article 14 - Basis of Bid; Evaluation of Bids**

- 14.01 Bidders shall submit a Bid on a Lump Sum basis as noted on the Bid Form for the Work listed in these Bid Documents.
- 14.02 The Bid price shall include such amounts as the Bidder deems proper for overhead and profit on account of cash allowances.

#### **Article 15 - Submittal of Bid**

- 15.01 A Bid shall be submitted no later than the date and time prescribed and at the place indicated in the advertisement or ITB and shall be enclosed in an opaque sealed envelope plainly marked with the Bid/Project Title (and, if applicable, the designated portion of the Project for which the Bid is submitted), the name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate envelope plainly marked on the outside with the notation **BID ENCLOSED** -- "ITB 17-034-- REMODELING OF DESOTO CITY FIRE STATION FOR EMS; PROJECT NO. 13061". A mailed Bid shall be addressed to the Highlands County BCC; Attn: Purchasing Department, 4320 George Boulevard, Sebring, FL 33875-5803.

#### **Article 16 - Modification and Withdrawal of Bids**

- 16.01 A Bid may be modified or withdrawn by an appropriate document duly executed in the manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids.

#### **Article 17 - Opening of Bids**

- 17.01 Bids will be opened at the time and place indicated in the advertisement or ITB Section 00010 and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids, by means of a copy of the "Bid Opening Sheet."

#### **Article 18 - Bids to Remain Subject to Acceptance**

- 18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, and as allowed by Section 119.071, Florida Statutes, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

#### **Article 19 - Award of Contract**

- 19.01 Owner reserves the right to reject any or all Bids, including without limitation, non-conforming, non-responsive, unbalanced, or conditional Bids. Owner further reserves the right to reject the Bid of any Bidder that it finds, after reasonable inquiry and evaluation, to be non-responsive. Owner may also reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an Award to that Bidder. Owner also reserves the right to waive all informalities not involving price, time, or changes in the Work and to negotiate contract terms with the successful Bidder.
- 19.02 More than one Bid for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Bidder has an interest in more than one Bid for the Work may be cause of disqualification of that Bidder and the rejection of all Bids in which that Bidder has an interest.
- 19.03 Evaluation of Bids
- A. In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternatives, and other data, as may be requested in the Bid Form or prior to the Notice of Award.
  - B. In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the Bid Form or prior to the Notice of Award.
  - C. In evaluating Bidders, Owner will consider the qualifications of Bidders and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals or the entities proposed for those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted as required by Article 12 of this Section 00100.
- 19.04 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, Suppliers, individuals, or entities to perform the Work in accordance with the Contract Documents.
- 19.05 If the Contract is to be awarded, Owner will Award the Contract to the Bidder whose Bid is determined to be the most advantageous to Owner, taking into consideration those Bids in compliance with the requirements as set forth in this ITB.
- 19.06 Within thirty-five (35) days after the opening of Bids, unless otherwise stated in this ITB, Owner will accept one of the Bids or will act in accordance with these Instructions to Bidders or the Section 00250 General Terms and Conditions for Construction Projects. The acceptance of the Bid will be by written Notice of Intent of Award with an attached copy of the signed Bid tabulation, emailed, mailed or delivered to the office designated in the Bid, with a copy to all other Bidders. In the event of failure of the lowest responsible qualified Bidder to sign and return the Agreement, as prescribed herein, Owner may Award to the next lowest responsible and responsive qualified Bidder. Such Award, if made will be made within ninety (90) days after opening Bids.

## **Article 20 - Contract Security and Insurance**

20.01 When the successful Bidder delivers the executed Agreement to Owner, it must be accompanied by the required Certificate of Insurance.

## **Article 21 - Signing of Agreement**

21.01 When Owner gives a Notice of Award to the successful Bidder, it shall be accompanied by the required number of unsigned counterparts of the Agreement with the other Contract Documents, which are identified in the Agreement attached thereto. Within fifteen (15) days thereafter, successful Bidder shall sign and deliver the required number of counterparts of the Agreement and attached Contract Documents to Owner. Within thirty (30) days thereafter, Owner shall deliver one fully signed counterpart to successful Bidder.

## **Article 22 – Retainage**

22.01 Provisions concerning retainage are set forth in the Contract Documents.

## **Article 23 – Designated Contacts and RFI Deadline**

23.01 All questions regarding this ITB must be submitted in writing to:

*Danielle Gilbert, CPPB  
HCBCC Purchasing Manager  
4320 George Boulevard, Sebring, Florida 33875-5803  
Phone: (863) 402-6524; Fax: (863) 402-6735  
Email: [dgilbert@hcbcc.org](mailto:dgilbert@hcbcc.org)*

The deadline to submit questions is 5 P.M. on Wednesday; June 28<sup>th</sup>, 2017. The County will release responses in the form of an Addendum to all Mandatory Pre-Bid attendees via email. This Addendum will be posted to the County's website: [www.hcbcc.net](http://www.hcbcc.net).

## **Article 24 – Direct Material Purchase Procedure**

24.01 The Owner and the Contractor may utilize the Direct Material Purchase Procedure of Article 8 of Section 00500 Agreement.

END OF SECTION

**SECTION 00150  
LOCAL PREFERENCE  
ITB 17-034**

150 Local Preference

150.10 Intent and Purpose

The intent and purpose of the Highlands County Local Preference in Purchasing is to establish a written policy that allows the authorized purchasing authority of the County to give a preference to local businesses.

150.20 Acknowledgements

Any type of procurement done by the County staff to which the provisions of this subsection are being applied will contain a statement that a local preference will be used in the evaluation and award of that purchase.

150.30 Preference in Bidding

In purchasing, or contracting for procurement of, tangible personal property, materials, contractual services, and construction of improvements to real property or existing structures, the authorized purchasing authority of the County will give a preference to local businesses in making such purchases or awarding such contracts, in an amount of five (5) percent of the total purchase price under \$250,000.00; four (4) percent from \$250,000.00 to less than \$1,000,000.00; three (3) percent from \$1,000,000.00 to less than \$2,000,000.00; and two (2) percent for purchases \$2,000,000.00 and over with a maximum cost differential that shall not exceed \$80,000.00. For purposes of this subsection "total purchase price" shall include the base bid and all alternatives or options to the base bid which are being awarded by the authorized purchasing authority of the County.

150.40 Preference in (RFP) Requests for Proposals

In purchasing, or contracting for procurement of, tangible personal property, materials, contractual services, and construction of improvements to real property or existing structures for which a request for proposals is developed with evaluation criteria, a local preference of not more than five (5) percent of the total score will be assigned for a local preference. Based upon analysis of the market place for each project, staff shall make a determination for inclusion of a local preference in the criteria for consideration for each request for proposal.

150.50 Notice

All procurement documents including but not limited to bid documents and request for proposal documents shall include a notice to vendors of the County's Local Preference Policy.

150.60 Local Business Definition

For purposes of this subsection, "local business" shall mean a business which:

1. Has had a fixed office or distribution point located in and having a street address within Highlands County for at least twelve (12) months immediately prior to the issuance of the request for quotations, competitive bids or request for proposals by the County; and
2. Holds any business license required by the County, and/or, if applicable, the Municipalities; and
3. Employs at least one full-time employee, or two part-time employees whose primary residence is in Highlands County, or, if the business has no employees, the business shall be at least fifty (50) percent owned by one or more persons whose primary residence is in Highlands County.

150.65 Certification

Any vendor claiming to be a local business as defined by Section 2.110.60 of the Highlands County Board of County Commissioners Purchasing Manual, shall deliver a written certification to the County Purchasing Department. The certification shall certify that the business is a "local business" as that term is defined in Section 2.110.60 of the Highlands County Board of County Commissioners Purchasing Manual, shall provide all necessary information establishing that fact, and shall be signed under penalties of perjury. It is also the responsibility of any vendor claiming to be a local business, as defined by Section 2.110.60 of the Highlands County Board of County Commissioners Purchasing Manual to include a copy of its certification in its bid or proposal. The Purchasing Department shall be required to verify the accuracy of any such certifications when determining whether a vendor meets the definition of a "local business."

#### 150.70 Exceptions to Local Preference Policy

1. The procurement preference set forth in this policy shall not apply to any of the following purchases or contracts:
  - a. Goods or services provided under a cooperative purchasing agreement or interlocal agreement;
  - b. Contracts for professional services procurement of which is subject to the (CCNA) Consultants' Competitive Negotiation Act or subject to any competitive consultant selection policy or procedure adopted by or utilized by the Board of County Commissioners;
  - c. Purchases or contracts which are funded, in whole or part, by a governmental entity and the laws, regulations, or policies governing such funding prohibit application of that preference;
  - d. Purchases made or contracts let under emergency or noncompetitive situations or for litigation related legal services.
2. Application of local preference to a particular purchase, contract, or category of contracts for which the Board of County Commissioners is the awarding authority may be waived upon written justification and recommendation by the County Administrator, Assistant County Administrator or General Services Purchasing Director.
3. The local preference established in this policy does not prohibit or lessen the right of the Board of County Commissioners and General Services Purchasing staff to compare quality or fitness for use of supplies, materials, equipment, and services proposed for purchase and to compare qualifications, character, responsibility, and fitness of all persons and entities submitting quotations, bids or proposals.
4. The local preference established in this policy does not prohibit the Board of County Commissioners from giving any other preference permitted by law, in addition to the local preference authorized in this policy.

#### 150.75 Application and Enforcement of Preference Policy

1. The local preference established in this policy shall apply to new quotations, contracts and procurements solicited after the effective date of this policy.
2. This policy shall be implemented in a fashion consistent with otherwise applicable County purchasing policies and procedures.

#### 150.80 Promulgation of Rules

1. The County Administrator, Assistant County Administrator, or General Services Purchasing Director are hereby authorized to adopt administrative rules supplemental to the provisions of this policy as deemed necessary and appropriate to implement the provisions of this policy.
2. The provisions of this policy and the rules adopted by the County Administrator, Assistant County Administrator, or General Services Purchasing Director shall be provided to potential bidders, vendors, and contractors to the widest extent practicable.

**END OF SECTION**



**SECTION 00160  
CERTIFICATION PURSUANT TO SECTION 287.135, FLORIDA STATUTES  
ITB 17-034**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR  
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to the HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS  
by \_\_\_\_\_  
[Print individual's name and title]  
for \_\_\_\_\_  
[Print name and state of incorporation or other formation of the entity submitting this sworn statement]  
whose business address is \_\_\_\_\_ and  
whose its Federal Employer Identification Number (FEIN) is \_\_\_\_\_ (hereinafter  
referred to as "Bidder")

2. CERTIFICATION

Bidder hereby certifies that at the time of its Bid the Bidder is not participating in a boycott of Israel or on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and that it does not have business operations in Cuba or Syria.

**THIS CERTIFICATION IS MADE PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, AND IS, UPON DELIVERY, A PUBLIC RECORD.**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

The foregoing Certification was sworn to before me this \_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, as \_\_\_\_\_, the duly authorized officer of \_\_\_\_\_, on its behalf, who is either personally known to me [ ] or has produced \_\_\_\_\_ as identification [ ].

(AFFIX NOTARY SEAL)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**SECTION 00250  
GENERAL TERMS AND CONDITIONS FOR CONSTRUCTION PROJECTS  
ITB 17-034**

- A. All Bidding Documents shall become the property of the County.
  
- B. Compliance with Florida Statutes Section 287.087, on Drug Free Workplace, Section 287.133(2)(a), on Public Entity Crimes, Section 287.134, on Discrimination, and Section 287.135, Prohibiting contracting with scrutinized companies is required.

**FLORIDA STATUTES**

**Section 287.087, Florida Statutes. Preference to businesses with drug free workplace programs:**

In order to have a drug free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
  
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
  
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
  
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893, Florida Statutes, or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
  
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug free workplace through implementation of this section.

**NOTE: PLEASE INCLUDE YOUR “DRUG FREE” STATUS AS PART OF THE GENERAL COMMENTS IN YOUR PROPOSAL OR WHERE INDICATED ON THE BID FORM.**

**Section 287.133, Florida Statutes. Public entity crime; denial or revocation of the right to transact business with public entities:**

(2)(a) A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, 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, Florida Statutes, for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

**Section 287.134, Florida Statutes. Discrimination; denial or revocation of the right to transact business with public entities:**

(2)(a) An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

**Section 287.135, Florida Statutes. Prohibition against contracting with scrutinized companies:**

(2) 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 of \$1 million or more if at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract, the company:

- (a) Is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel;

(b) 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 Section [215.473](#), Florida Statutes.

(c) Is engaged in business operations in Cuba or Syria.

(5) At the time a company submits a bid or proposal for a contract or before the company enters into or renews a contract with an agency or governmental entity for goods or services of \$1 million or more, the company must certify that the company is not participating in a boycott of Israel, on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or that it does not have business operations in Cuba or Syria.

- C. Bids are due and must be received in accordance with the instructions given in Section 00010 of this ITB.
- D. Owner will not reimburse Bidder(s) for any costs associated with the preparation and submittal of any Bid.
- E. Bidders, their agents and associates shall NOT solicit any County official. Bidders, their agents and associates shall NOT contact any County official other than the individual(s) listed in Article 23 of Section 00100 of this ITB for additional information and clarification.
- F. Due care and diligence has been exercised in the preparation of this ITB and all information contained herein is believed to be substantially correct; however, the responsibility for determining the full extent of the service required rests solely with those making response. Neither Owner nor its representatives shall be responsible for any error or omission in the Bids submitted, nor for the failure on the part of the Bidders to determine the full extent of the exposures.
- G. All timely responses meeting the specifications set forth in this ITB will be considered. However, Bidders are cautioned to clearly indicate any deviations from these specifications. The terms and conditions contained herein are those desired by Owner and preference will be given to those Bids in full or substantially full compliance with them.
- H. Each Bidder is responsible for full and complete compliance with all laws, rules and regulations including those of the Federal Government, the State of Florida and the County of Highlands. Failure or inability on the part of the Bidder to have complete knowledge and intent to comply with such laws, rules and regulations shall not relieve the Bidder from its obligation to honor its Bid and to perform completely in accordance with its Bid.

- I. County, at its discretion, reserves the right to waive minor informalities or irregularities in any Bids, to reject any and all Bids in whole or in part, with or without cause, and to accept that Bid, if any, which in its judgment will be in its best interest.
- J. Award will be made to the Bidder whose Bid is determined to be the most advantageous to Owner, taking into consideration those Bids in compliance with the requirements as set forth in this ITB. The Board reserves the right to reject any and all Bids for any reason or make no Award whatsoever or request clarification of information from the Bidders.
- K. Any interpretation, clarification, correction or change to this ITB will be made by written addendum issued by the Purchasing Department. Any oral or other type of communication concerning this ITB shall not be binding.
- L. Bids must be signed by an individual of the Bidder's organization legally authorized to commit the Bidder to the performance of the product(s) and/or service(s) contemplated by this ITB.
- M. The insurance requirements found in Section 00500 Agreement: Article 9 of this ITB must be satisfied before delivery of goods and performance of services.
- N. If submitting a Bid for more than one ITB, each Bid must be in a separate envelope and correctly marked. Only one (1) Bid per project shall be accepted from any person, corporation or firm. Modifications will not be accepted or acknowledged.
- O. If the successful Bid is greater than two hundred thousand dollars (\$200,000.00), a Public Construction Bond will be required. **Awarded Bidder must record Public Construction Bond at the Clerk's Recording Department and comply with Section 255.05, Florida Statutes.** All Bonds must be in a form acceptable to Owner and County Attorney.
- P. Each Bid must contain proof of enrollment in E-Verify.
- Q. Board policy prohibits any County employee or members of their family from receiving any gift, benefit, and/or profit resulting from any contract or purchase. Board policy also prohibits acceptance of gifts of any kind other than advertising novelties valued less than ten dollars (\$10.00).
- R. Construction Projects that are awarded for less than two hundred thousand dollars (\$200,000.00) and without a Public Construction Bond require the following:
  - 1. At any time prior to final completion of the Contract, Owner will not authorize or make payment to the Contractor in excess of ninety percent (90%) of the amount due on the Contract on the basis of the Work suitably completed.
  - 2. In case of the default by the Contractor, the laborers, materialmen, and Subcontractors, as

defined in Section 713.01, Florida Statutes, making claims for unpaid bills, may be paid from the ten percent (10%) retainage.

3. The final payment of retainage shall not be made until: (1) the Project has been inspected by the Engineer or other person designated by the County for the purpose; (2) Engineer or other designated person has issued a written certificate that the Project has been constructed in accordance with the approved Construction Documents and approved Change Orders; (3) the County has accepted the Project; and (4) the Contractor has supplied the County with signed and dated statements from all laborers, materialmen, and subcontractors as defined in Section 713.01, Florida Statutes, and identified under subparagraph (d) of this paragraph 2, that they have no claims against the Contractor for the Work under the Contract. Said statements shall identify the Project by name and Project number.
4. The Contractor, before beginning Work or within two (2) workdays thereafter, shall post in a conspicuous place on the Site the following notice.

“Notice is hereby made to all those concerned and affected that \_\_\_\_\_(Contractor’s Name) is performing the “REMODELING OF DESOTO CITY FIRE STATION FOR EMS; PROJECT NO. 13061” All parties furnishing labor and/or materials to said project must, within twenty (20) days of first providing such labor and/or materials, deliver notice of such in writing, by certified mail, returned receipt requested, to:

**SUZANNE HUNNICUTT, CAPITAL PROJECTS MANAGER  
HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS  
600 S. COMMERCE AVE.  
SEBRING, FLORIDA 33870**

5. The Contractor shall provide a certified list of all Subcontractors, laborers, and material suppliers to the Owner or Designee within thirty (30) days of receiving the Notice to Proceed with the Work. This list shall be updated thereafter each month with a certified statement that the list and its updates include the names and address of all of those Subcontractors, laborers, and material suppliers furnishing labor and/or material for the Project.
6. The Contractor shall provide a written statement with each pay request to the Engineer which indicates how each payment will be distributed. This pay request breakdown shall define the disbursement intended for all the funds requested. When the Contractor receives any payment it shall pay such moneys received to each Subcontractor and material supplier as set forth in that written statement.
7. The Contractor shall provide a written statement with all but the first payment request from each of the Subcontractors, laborers, and material suppliers indicated in paragraph 5 of this Section R that they have in fact received payment as indicated in paragraph 6 of this Section R. In the event a payment is not made as indicated on a prior written statement provided pursuant to paragraph 5 of this Section R, the Contractor shall furnish an explanation as to the reasons for such deviation and shall request approval from the Engineer.

- S. Late Bids will not be accepted under any circumstances. If Bids received after the scheduled time of the Bid Opening Meeting, the Bidder will be contacted for disposition. The Purchasing Department, at the Bidder's expense, can return the unopened envelope, or, at the Bidder's request, in writing, can destroy it.
- T. Electronically submitted Bids and faxed Bids will not be accepted. Any blank spaces on the required Bid Form or the absence of required submittals or signatures may cause the Bid to be declared non-responsive.
- U. The County is not responsible for correcting any errors or typos made on the Bid response. Incorrect calculations may cause the Bid to be declared non-responsive.
- V. Minority Owned and Women owned businesses must submit a copy of the certificate to receive credit.
- W. The Bidder shall comply with the Florida Sales and Use Tax Law as it may apply to this Contract. The quoted amount(s) shall include any and all Florida Sales and Use Tax payment obligations required by Florida Law of the successful Bidder and/or its Subcontractors or material suppliers.
- X. Public Records: Any material submitted in response to this ITB will become Public Record pursuant to Section 119(1)(b) and (c), Florida Statutes.

### **ADDITIONAL TERMS AND CONDITIONS**

All pages included in or attached by reference to this ITB shall be called and constitute the Invitation to Bid.

Bidders who will not be bidding on this ITB are requested to notify the County and indicate why they are not bidding. Bidders who fail to respond to two (2) or more consecutive ITB's may be removed from the County's Bid notification mailing list.

END OF SECTION

Y:\PROJECTS\2013\13061 EMS Stations\Desoto City Remodel Bid Documents\to Ross\SECTION 00250 GENERAL TERMS AND CONDITIONS.docx

**SECTION 00300  
BID FORM  
ITB 17-034**

PROJECT IDENTIFICATION: REMODELING OF DESOTO CITY FIRE STATION  
FOR EMS  
PROJECT NO. 13061  
ITB 17-034

THIS BID IS SUBMITTED TO: Highlands County Board of County Commissioners  
Attn: Purchasing Department  
4320 George Boulevard  
Sebring, FL 33875-5803

BID SUBMITTED BY:

\_\_\_\_\_  
[Bidder's Name]

\_\_\_\_\_  
[Bidder's Authorized Representative's Name]

\_\_\_\_\_  
[Bidder's Address 1]

\_\_\_\_\_  
[Bidder's Address 2]

\_\_\_\_\_  
[Print Contact Person's Name for this Bid]

\_\_\_\_\_  
[Contact Person's Email Address]

\_\_\_\_\_  
[Contact Person's Phone Number]

1. The Bidder proposes and agrees, if this Bid is accepted, to furnish all labor, materials, and equipment to construct and complete the Work according to and as specified or indicated in ITB 17-034 and the Bidding Documents for the Bid Price and within the time periods stated in this Bid and in accordance with the other terms and conditions of the Contract Documents.



2. Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for thirty (30) days after the day of Bid opening. Bidder will sign and deliver the required number of the other documents required by this ITB within fifteen (15) days after the date of County's Notice of Award.

3. In submitting this Bid, Bidder represents that:

a. Bidder has examined and carefully studied the Bidding Documents, including the following Addenda, receipt of all of which is hereby acknowledged:

Date	Number	Date	Number
_____	_____	_____	_____
_____	_____	_____	_____

b. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, performance, and furnishing of the Work;

c. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.

d. Bidder acknowledges that County and Architect do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the Site. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site or otherwise which may affect cost progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder and safety precautions and programs incident thereto. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the times, price, and other terms and conditions of the Contract Documents.

e. Bidder is aware of the general nature of the Work to be performed by County and others at the Site that relates to the Work.

f. Bidder has correlated information known to Bidder, information and observations obtained from visits to the Site and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

g. Bidder has given Architect written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Bidding Documents and the written resolution thereof by Architect is acceptable to Bidder, and the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

h. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid. Bidder has not solicited or induced any person, firm or corporation to refrain from Bidding, and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over County.

4. Documentation included with Bid packet

	YES	NO
<b>One (1) original (signed in blue ink), one (1) exact paper copy, and one (1) exact electronic copy (CD or thumb drive) of the submitted Bid.</b>		
<b>Acknowledgment of the Addenda (if applicable)</b>		
<b>Statement of compliance with Section 287.087, Florida Statutes, as a “Drug Free Workplace”</b>		
<b>Statement of compliance with Section 287.133, Florida Statutes, as a “Public Entity Crime”</b>		
<b>Statement of compliance with Section 287.134, Florida Statutes, as a “Discrimination”</b>		
<b>Section 00160 – Certification pursuant 287.135, Florida Statutes,</b>		
<b>Any document from the Dept. of Homeland Security’s website showing the Bidder’s Company ID # for E-Verify ID #</b>		
<b>Woman or Minority Owned Business (Include a copy of your certificate if applicable)</b>		
<b>Required Bidder's Qualification Statement with supporting data included</b>		
<b>A list of a minimum of (5) five jobs similar in scope and size included</b>		
<b>A minimum of five (5) references of clients for whom similar work has been performed included</b>		
<b>A tabulation of Subcontractors Included</b>		
<b>Acord Insurance Certificate Included</b>		
<b>Bid Security in the form of _____</b>		
<b>Local Preference Affidavit (Include a copy of your Affidavit if applicable)</b>		
<b>Copy of any applicable Licenses</b>		
<b>Other _____</b>		

5. Pricing

This is a Lump Sum Bid. Bidder will complete the Work in accordance with the Contract Documents for the following Lump Sum Bid Price. Award will be based on the total Lump Sum Bid Price and requirements of Bidder. All work for this ITB will be awarded to one (1) Bidder.

BASE BID TOTAL:

\_\_\_\_\_ (Numbers)

\_\_\_\_\_ (Words)

ALTERNATE ONE DEDUCT (See plans page MP001 #34):

\_\_\_\_\_ (Numbers)

\_\_\_\_\_ (Words)

6. Bidder agrees that the Work will be substantially complete within one hundred and twenty (120) days and completed and ready for final payment within one hundred and fifty (150) days after the date when the Contract Times commence to run. The Contract Times will commence to run on the thirteenth (13<sup>th</sup>) day after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty (30) days after the Effective Date of the Agreement.

7. Communications concerning this Bid have been addressed only to the contacts listed in Article 23 of Section 00100.

SUBMITTED on \_\_\_\_\_, 2017

State Contractor License No. \_\_\_\_\_

**If Bidder is:**

**An Individual**

By: \_\_\_\_\_ (SEAL)  
(Individual's Name)

doing business as \_\_\_\_\_

Business Address: \_\_\_\_\_

\_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

**A Partnership**

\_\_\_\_\_(SEAL)  
(Partnership Name)

\_\_\_\_\_  
(State in Which Organized and Type of Partnership)

By: \_\_\_\_\_  
(Name of General Partner)

Business  
Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

**A Corporation**

By: \_\_\_\_\_(SEAL)  
(Corporation Name)

\_\_\_\_\_  
(State of Incorporation)

By: \_\_\_\_\_  
(Name of Person Authorized to Sign)

\_\_\_\_\_  
(Title)

Attest: \_\_\_\_\_  
(Secretary)

Business  
Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Date of Qualification to do business is \_\_\_\_\_



**SECTION 00410  
BID BOND  
ITB 17-034**

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

KNOW ALL MEN BY THESE PRESENTS, that we \_\_\_\_\_  
\_\_\_\_\_ (hereinafter called "Principal"), and \_\_\_\_\_  
\_\_\_\_\_ as Surety, (hereinafter called "Surety"), are held and firmly bound unto  
the Highlands County, a political subdivision of the State of Florida (hereinafter called  
"Owner"), in the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_),  
lawful money of the United States of America, for the payment of which sum well and truly  
to be made, we bind ourselves, our heirs, executors, administrators and successors,  
jointly and severally, firmly by these presents:

WHEREAS, the "Principal" contemplates submitting or has submitted a bid to the  
said "Owner" for Bid No. ITB 17-034.

**REMODELING OF DESOTO CITY FIRE STATION FOR EMS  
HIGHLANDS COUNTY PROJECT NUMBER: 13061**

WHEREAS, it was a condition precedent to the submission of said bid that a  
certified check or bid bond in the amount of not less than five percent (5%) of the amount  
of bid be submitted with said bid as a guarantee that the Bidder would, if awarded the  
contract, enter into a written contract with the "Owner" within fifteen (15) consecutive  
calendar days after having been given notice of the award of the contract.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that  
if the bid of the "Principal" herein be accepted and said "Principal", within fifteen (15)

consecutive calendar days after notice being given of such acceptance, enter into a written contract with the "Owner", then this obligation shall be void; otherwise, the sum herein stated shall be due and payable to the "Owner", and the "Surety" herein agrees to pay said sum immediately upon demand of said "Owner", in good and lawful money of the United States of America; as liquidated damages for failure thereof said "Principal".

IN WITNESS WHEREOF, the said \_\_\_\_\_, as "Principal" herein, has caused these presents to be signed in its name by its \_\_\_\_\_ and attested by its \_\_\_\_\_ under its corporate seal, and the said \_\_\_\_\_ as "Surety" herein, has caused these presents to be signed in its name by \_\_\_\_\_ and attested by its \_\_\_\_\_ under its corporate seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_ .

ATTEST:  
\_\_\_\_\_  
Title: \_\_\_\_\_

CONTRACTOR, AS PRINCIPAL:  
\_\_\_\_\_  
By: \_\_\_\_\_(Seal)  
Title: \_\_\_\_\_

ATTEST:  
\_\_\_\_\_  
Title: \_\_\_\_\_

AS SURETY:  
\_\_\_\_\_  
By: \_\_\_\_\_(Seal)  
Title: \_\_\_\_\_

END OF SECTION

**SECTION 00500  
AGREEMENT  
ITB 17-034**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ 2017, by and between Highlands County, a political subdivision of the State of Florida, 600 South Commerce Avenue, Sebring, Florida 33870 (hereinafter called "Owner") and \_\_\_\_\_ (hereinafter called "Contractor").

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

**Article 1. WORK**

Contractor shall provide all labor, materials, and equipment to remodel the Desoto City Fire Station located at 6840 W. George Blvd., Sebring, Florida to accommodate a Highlands County EMS unit. Contractor shall complete the Work as specified or indicated in the Contract Documents.

The principal features, as defined above, are not intended to cover every aspect of the Project details. Contractor shall be responsible for reviewing the Contract Documents to determine the full scope of the Work and specific requirements of the Project, which include familiarity and compliance with all Laws and Regulations.

**Article 2. ARCHITECT**

The Architect of Record (hereinafter called "Architect") is The Lunz Group, Inc., a Florida corporation registered to transact business in the State of Florida.

**Article 3. CONTRACT TIMES**

3.1 Contractor agrees that the Work will be substantially complete within one hundred and twenty (120) days and completed and ready for final payment within one hundred and fifty (150) days after the date when the Contract Times commence to run. The Contract Times will commence to run on the thirtieth (30<sup>th</sup>) day after the Effective Date of this Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty (30) days after the Effective Date of this Agreement.

3.2 Liquidated Damages:

3.2.1 Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed within the times specified in paragraph 3.1 of this Article. In agreeing upon the daily liquidated damages amount stated in this paragraph, Owner and Contractor have considered the original Contract Price stated in Article 4 of this Agreement, the average construction, engineering, and inspection costs experienced by Owner, and anticipated costs of project-related delays and inconveniences to Owner and the public. Owner and Contractor also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (and not as a penalty) Contractor shall pay Owner Five Hundred Dollars (\$500.00) for each day that expires after the time specified in paragraph 3.1 of this Article until the Work is completed and ready for final payment. Liquidated damages shall be deducted by Owner from any balance due Contractor or, if the balance due Contractor is less than the amount of liquidated damages, Contractor shall pay to



Owner the remaining unpaid liquidated damages within thirty (30) days after Owner's invoice is sent to Contractor.

3.2.2 Owner does not waive its right to liquidated damages due under this Agreement by allowing Contractor to continue and to finish the Work, or any part of it, after the expiration of the Contract Time including granted time extensions.

3.2.3 In the case of a default of this Agreement and the completion of the Work by Owner, Contractor and Contractor's surety are liable for the liquidated damages under this Agreement, but Owner will not charge liquidated damages for any delay in the final completion of Owner's performance of the Work due to any unreasonable action or delay on the part of Owner.

#### **Article 4. CONTRACT PRICE**

Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the amount determined pursuant to paragraph 4.1 below:

4.1 For all Work as listed on the Bid Form and described in the Drawings and Specifications attached hereto as Exhibit "A" and included herein by this reference, a Lump Sum of:

---

(USE WORDS)

---

(USE FIGURES)

Contractor has included all costs in the Contract Price and shall cause the Work to be completed for the Contract Price. The Contract Price shall be reduced in the manner described in Article 8 of this Agreement.

#### **Article 5. PAYMENT PROCEDURES**

5.1 Deliverables must be received and accepted in writing by the Architect prior to reimbursements. Supporting documentation with the invoices must establish that the deliverables were received and accepted in writing by the Architect. Contractor may receive progress payments for deliverables based on the Contractor's Schedule of Values and on a percentage of services that have been completed, approved, and accepted to the satisfaction of Owner when properly supported by detailed invoices and acceptable evidence of payment. All costs charged to the Project by Contractor shall be supported by detailed invoices, proof of payments, contracts or vouchers evidencing in proper detail the nature and propriety of the charges.

5.2 Progress Payments; Retainage: Contractor shall deliver Contractor's Applications for Payment to Architect on or before the third (3<sup>rd</sup>) day of each month. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Architect, on or about the fifteenth (15<sup>th</sup>) day of each month during construction as provided in paragraphs 5.2.1 and 5.2.2 below.

5.2.1 Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but in each case, less the aggregate of payments previously made and less such amounts as Architect shall determine, or Owner may withhold.

90 % of the Work completed up until fifty percent (50%) of the and ninety-five percent (95%) of the Work completed subsequently.

0 % of materials and equipment not incorporated in the Work (but delivered, suitably stored, and accompanied by documentation satisfactory to the Owner).

5.2.2 Upon Substantial Completion, in an amount sufficient to increase total payments to Contractor to ninety-five percent (95%) of the Contract Price (with the balance being retainage), less such amounts as Architect shall determine, or Owner may withhold.

5.3 *Final Payment*: Upon completion of the Work, Contractor shall notify Owner in writing of the completion. The certification shall state that the Work has been completed in compliance with the Drawings and Specifications. If any deviations are noted from the approved Drawings and Specifications, the certification shall include a list of all deviations along with an explanation that justifies the reason to accept each deviation. After Contractor has, in the opinion of Architect, satisfactorily completed all corrections identified during the final inspection and deviations not accepted by Owner and has delivered to Owner, in accordance with the Contract Documents, schedules, guarantees, Bonds, certificates or other evidence of insurance, certificates of inspection, permits, marked-up record documents, and all applicable permits, final releases from Contractor and all Subcontractors and Suppliers at every level, all warranties, and all other documents reasonably required by Owner pertaining to the Work, Contractor may make application for final payment.

## **Article 6. CONTRACTOR'S REPRESENTATIONS**

In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

- 6.1 Contractor has examined and carefully studied the Contract Documents (including any Addenda) and the other related data identified in the ITB 17-034 Documents, including "technical data."
- 6.2 Contractor has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, performance or furnishing of the Work.
- 6.3 Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- 6.4 Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- 6.5 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports, Drawings and Specifications identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.
- 6.6 Contractor has not given Architect written notice of any conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents, and Contractor agrees that the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- 6.7 Contractor certifies by signing this Agreement that no Commissioner or employee of the Highlands County Board of County Commissioners has solicited or accepted gratuities, favors, or anything of monetary value from Contractor or parties to subcontracts. Contractor and

Subcontractors shall not pay any gratuities, favors, or anything of monetary value to any Commissioner or employee of the Highlands County Board of County Commissioners.

## **Article 7. CONTRACT DOCUMENTS**

The Contract Documents which comprise the entire Contract between Owner and Contractor concerning the Work consist of the following:

- 7.1 This Agreement (pages 00500-1 to 00500-13, inclusive).
- 7.2 Drawings dated June 1, 2017 consisting of a cover sheet bearing the title: "Remodel Desoto City Fire Station for EMS" and sheets numbered G-001, A-101, A-110, A-501, A-601, A-900, and A-901 with each sheet bearing the general title: "Remodel Desoto City Fire Station for EMS" prepared by The Lunz Group, Inc. and drawings dated June 1, 2017 consisting of sheets numbered MP-001, MP-101, MP-501, E-001, E-101, E-102, and E-601 with each sheet bearing the general title: "Remodel Desoto City Fire Station for EMS" prepared by MES Group.
- 7.3 Addendum \_\_\_\_\_ dated \_\_\_\_\_.
- 7.4 Except as expressly otherwise noted in this paragraph and paragraph 7.5 of this Article, there are no Contract Documents other than those listed in paragraphs 7.1 through 7.3 of this Article. The Contract Documents may only 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:
  - (a) Written Amendment signed by both parties
  - (b) Change Order signed by both parties
  - (c) Work Change Directive signed by both parties
- 7.5 The requirements of the Contract Documents may be supplemented and minor variations and deviations in the Work may be authorized, by one or more of the following ways:
  - (a) A Field Order issued by the Architect
  - (b) Architect's approval of a Shop Drawing
  - (c) Architect's written interpretation or clarification.

## **Article 8. DIRECT MATERIAL PURCHASE**

- 8.1 Owner is exempt from payment of sales and compensating use taxes of the State of Florida and of cities and counties thereof on all materials to be incorporated into the Work.
- 8.2 Contractor shall provide assistance to Owner for Direct Purchases to enable Owner to purchase tangible personal property needed for this Project which Owner intends to purchase in order to realize savings of sales tax on all tangible personal property needed for this Project. Contractor will recommend direct purchases for items where those direct purchases will result in significant tax savings to Owner. Owner will either accept or reject Contractor's recommendations, and purchases will be made according to Owner's decision. Owner retains the absolute right, with or without Contractor's recommendation, to purchase any or all tangible personal property needed for this Project.
- 8.3 Contractor will provide detailed scoping and pricing for purchase orders with a minimum value of \$5,000, in harmony with the Subcontractors to Owner for the incorporation in Owner's purchase orders.

- 8.4 Owner will issue purchase orders within 3 workdays from the date of receipt of requisition, directly to the vendors and provide a copy of each purchase order to Contractor.
- 8.5 Contractor will be responsible for the materials until they are incorporated into the Project and will purchase and/or have ample Builder's Risk insurance for the direct purchased materials.
- 8.6 Contractor will issue a deductive subcontract adjustment to the Subcontractor which will account for the value of the material and the sales tax as it pertains to that Subcontractor's contract. All subcontracts shall include a clause incorporating, by reference, the provisions of this Article 8.
- 8.7 As the material is delivered to the Site, the Subcontractor will sign off on the delivery receipt/invoice for the material delivered, store and secure the material adequately at the Site, and forward the invoice to Contractor who will review, approve and forward the invoice to Owner's Representative for approval and processing.
- 8.8 Owner will draft a check for the approved invoice amount and mail that check directly to the vendor. A list of the check numbers with related dates of issue, names of vendors, amounts paid, and paid invoice numbers will be forwarded to Contractor in order that Contractor can accurately track payment.
- 8.9 Contractor and Owner are encouraged to take advantage of all discounts available.
- 8.10 Owner will issue to Contractor a deductive Change Order in the amount of the direct purchased materials. The amount equal to the sales tax which would have been paid if those materials had been purchased by Contractor will be credited to Owner through a Contingency line item on the pay application's schedule of values, and the Contract Price specified in Article 4 of the Agreement shall be reduced by an amount equal to the amounts paid directly by Owner for direct purchases made pursuant to this Article, plus an amount equal to the sales tax that would have been paid if those materials had been purchased by Contractor.

## **Article 9. CONTRACTOR'S INSURANCE**

Contractor shall have and maintain in full force and effect the following insurance during the Term of this Contract and shall furnish to County Certificates of Insurance documenting that insurance coverage has been obtained which meets the following requirements:

- 9.1 **Workers' Compensation.** Contractor shall have and maintain workers' compensation insurance for all employees for statutory limits in compliance with Laws and Regulations. This insurance policy must include Employer's Liability with a limit of \$100,000 each accident, \$500,000 disease (policy Limit), and \$100,000 disease (each employee).
- 9.2 **Commercial General Liability. Occurrence Form Required:** Contractor shall have and maintain commercial general liability (CGL) insurance with a limit of not less than \$1,000,000 each occurrence. If such CGL insurance contains a general aggregate limit, it shall apply separately to this project in the amount of \$1,000,000. Products and completed operations aggregate shall be \$1,000,000. CGL insurance shall be written on an occurrence form and shall include bodily injury and property damage liability for premises, operations, independent contractors, products and completed operations, contractual liability, broad form property damage and property damage resulting from explosion, collapse or underground (x, c, u) exposures, personal injury, and advertising injury. Fire damage liability shall be included at \$100,000.
- 9.3 **Commercial Auto Liability Insurance.** Contractor shall have and maintain commercial automobile liability insurance with a limit of not less than \$1,000,000 combined single limit per occurrence

for bodily injury and property damage liability. That insurance shall cover liability arising out of any auto (including owned, hired, and non-owned autos). The policy shall be endorsed to provide contractual liability coverage.

- 9.4 Umbrella Excess Liability. Contractor may satisfy the required minimum liability limits with an Umbrella or Excess Liability policy. Contractor agrees to endorse Owner and its elected officials, agents, employees, and volunteers, in the manner required by Article 9.7, as Additional Insureds unless the Umbrella provides "follow form" provisions of the underlying policies. This must be confirmed in writing on the Certificate of Insurance.
- 9.5 Deductibles/Retentions. Contractor is responsible for any expenses or costs below deductibles applicable to any policies.
- 9.6 Formal Certificates of Insurance shall be delivered by Contractor to Owner upon execution of the Agreement. Certificates of Insurance shall be signed by a person authorized by that insurer to bind coverage on its behalf. All Certificates of Insurance must be on file with and approved by Owner before commencement of any Work activities.
- 9.7 The formal insurance certificates shall name "Highlands County, a political subdivision of the State of Florida and its elected officials, agents, employees and volunteers" as "Additional Insureds" on all policies except Workers' Compensation. Additional Insureds status for Completed Operations must be provided without time limitation or for a minimum of 5 years following completion of the Project.
- 9.8 These are minimum requirements which are subject to modification in response to high hazard operations. Owner reserves the right to require Contractor to provide and pay for any other insurance coverage Owner deems necessary, depending upon the possible exposure to liability.
- 9.9 The policies of insurance shall be written on forms acceptable to Owner and placed with insurance carriers authorized by the Insurance Department in the State of Florida and meet a minimum financial AM Best company rating of no less than "A-Excellent: FSC VII.
- 9.10 All policies must include Waiver of Subrogation and any liability aggregate limits shall apply "Per Jobsite"/Per Job Aggregate. All liability insurance shall be Primary and Non-Contributory. Each Certificate of Insurance shall confirm in writing that these provisions apply.

Contractor shall require each Subcontractor to have and maintain the insurance required by Article 9. This requirement may be modified by Owner by written instrument on a case by case basis, in its sole discretion. It is the responsibility of the Contractor to ensure that all Subcontractors comply with all insurance requirements.

Contractor shall provide notification to Owner and Architect by overnight delivery return receipt requested, hand delivery or confirmed facsimile 30 days prior to giving and within 3 days after receiving notice of cancellation, modification, non-renewal, or any other lapse in coverage of any required insurance policies.

#### **Article 10. INDEMNIFICATION**

- 10.1 To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Owner's officers and employees from and against all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of

Contractor and persons employed or utilized by Contractor in the performance of any of the Work.

- 10.2 In any and all claims against Owner or any of its officers or employees by any employee (or the survivor or personal representative of such employee) of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly utilized by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under Article 10.1 shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any such Subcontractor, Supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.
- 10.3 The indemnification obligations of Contractor under Article 10.1 shall be limited to \$1,000,000 per occurrence.

**Article 11. OWNER MAY TERMINATE FOR CAUSE**

- 11.1 The occurrence of any one or more of the following events will constitute a default by Contractor and justify termination for cause:
  - 11.1.1 Contractor's persistent failure 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);
  - 11.1.2 Failure of Contractor to perform or otherwise to comply with a material term of the Contract Documents;
  - 11.1.3 Contractor's disregard of Laws or Regulations of any public body having jurisdiction;
  - 11.1.4 Contractor's repeated disregard of the authority of Owner or Architect; or
  - 11.1.5 Contractor becomes involved as a debtor in a bankruptcy proceeding, or becomes involved in a reorganization, dissolution, or liquidation proceeding, or if a trustee or receiver is appointed over all or a substantial portion of the property of Contractor under federal bankruptcy law or any state insolvency law.
- 11.2 If one or more of the events identified in Article 11.1 occurs, then after giving Contractor (and any surety) 10 days written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:
  - 11.2.1 declare Contractor to be in default, give Contractor (and any surety) notice that the Contract is terminated, and enforce the rights available to Owner under any applicable payment and performance bond; or
  - 11.2.2 notify Contractor of the deficiency with a requirement that the deficiency be corrected within a specified time, otherwise the Contract will be terminated at the end of such time; or
  - 11.2.3 take whatever action is deemed appropriate by Owner.
- 11.3 Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the

Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.

- 11.4 If Owner proceeds as provided in Article 11.2, Contractor shall not be entitled to receive any further payment until the Work is completed. If the unpaid balance of the Contract Price exceeds the cost to complete the Work, including all related claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals) sustained by Owner, such excess will be paid to Contractor. If the cost to complete the Work including such related claims, costs, losses, and damages exceeds such unpaid balance, Contractor shall pay the difference to Owner. Such claims, costs, losses, and damages incurred by Owner will be reviewed by Architect as to their reasonableness and, when so approved by Architect, incorporated in a Change Order. When exercising any rights or remedies under this paragraph, Owner shall not be required to obtain the lowest price for the Work performed.
- 11.5 Where Contractor's services have been so terminated by Owner, the termination will not affect any rights or remedies of Owner against Contractor then existing or which may thereafter accrue, or any rights or remedies of Owner against Contractor or any surety under any payment bond or performance bond. Any retention or payment of money due Contractor by Owner will not release Contractor from liability.
- 11.6 If and to the extent that Contractor has provided a performance bond under the provisions of Section 00250, Paragraph O., the provisions of that bond shall govern over any inconsistent provisions of Article 11.2.

## **Article 12. MISCELLANEOUS**

- 12.1 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by Laws and Regulations), and unless specifically stated to the contrary in any written consent of an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 12.2 Owner and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.
- 12.3 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- 12.4 Upon the occurrence of any event of default, all obligations on the part of Owner to make any further payments of funds pursuant to this Agreement shall, if Owner so elects, terminate but Owner may make any payments or parts of payments after the happening of any event of default without thereby waiving the right to exercise any remedy which it may have and without becoming liable to make any further payment.

- 12.5 Contractor certifies by signing this Agreement that no Commissioner or employee of the Highlands County Board of County Commissioners has solicited or accepted gratuities, favors or anything of monetary value from Contractor or parties to subcontracts. Contractor, Subcontractors, and Suppliers shall not pay any gratuities, favors, or anything of monetary value to any Commissioner or employee of the Highlands County Board of County Commissioners.
- 12.6 No funds received pursuant to this Agreement may be expended for lobbying the Legislature, the judicial branch, any state agency, Owner or Owner's elected officials, employees or agents.
- 12.7 By entering into this Agreement, Contractor agrees and promises that, during and after a public emergency, disaster, hurricane, flood, or acts of God, Owner shall be given "first priority" for all goods and services under this Agreement. Contractor agrees to provide all goods and services to Owner during and after the emergency at the terms, conditions, and prices as provided in this Agreement on a "first priority" basis. Contractor shall furnish a twenty-four (24) hour phone number to Owner in the event of such an emergency. Failure to provide the stated priority during and after an emergency shall constitute a breach of Contract and make Contractor subject to sanctions from doing further business with Owner. For purposes of this paragraph, the term "first priority" means priority over all other contracts and agreements between Contractor and any person or entity other than Owner and requires Contractor to deliver the goods and services described in this Agreement to Owner prior to providing those goods and services to any other person or entity during and after the emergency.
- 12.8 Owner shall not be obligated or liable hereunder to any person, organization or entity other than Contractor. No provision in this Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person, organization or entity not a party to this Agreement, including, but not limited to, any citizen or employees of the Owner and/or Contractor.
- 12.9 In no event shall the making by Owner of any payment to Contractor constitute or be construed as a waiver by Owner of any breach of covenant or any default which may then exist, on the part of Contractor, and the making of such payment by Owner while any such breach or default exists shall in no way impair or prejudice any right or remedy available to Owner with respect to such breach or default.
- 12.10 No waiver by either Contractor or Owner with respect to any breach or default of or with respect to any provisions or conditions of this Agreement shall be deemed to constitute a continuing waiver of any other breach or default of or with respect to the same or any other provision or condition of this Agreement. No claim or right arising out of a breach of this Agreement can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party.
- 12.11 This Agreement, including exhibits and amendments, and all matters relating to the validity, interpretation, and performance of this Agreement (whether in contract, statute, tort, or otherwise) shall be governed and construed in accordance with the laws of the State of Florida, without giving effect to principles of conflict of laws. Venue for any legal action shall lie in Highlands County, Florida, and any proceedings to enforce or interpret any provision of the Contract Documents shall be brought exclusively in a court of competent jurisdiction in Highlands County, Florida.
- 12.12 Owner is an Equal Employment Opportunity ("EEO") employer and as such encourages Contractor to voluntarily comply with EEO regulations with regards to gender, age, race, veteran status, country of origin, and creed. In addition, Contractor or anyone under its employ shall comply with all applicable Laws and Regulations thereby pertaining to the avoidance or



appearance of sexual harassment or on the job discrimination. Contractor shall maintain a work environment free of discrimination or unwelcome action of a personal nature. Any subcontracts entered into shall make deference to this clause with the same degree of application being encouraged. When applicable, Contractor shall comply with all new Laws and Regulations.

12.13 Contractor may only subcontract a portion of the Work to a Subcontractor or Subcontractors approved in advance, in writing by Owner.

12.14 This Agreement shall be effective upon execution by both parties and shall continue in effect and be binding on the parties until the Project is completed and accepted and payment made by Owner or terminated in accordance with Article 11.

12.15 Contractor shall be responsible for all quality control testing requirements.

12.16 In the event there is a discrepancy between the language of another section of this Agreement and the Contract Documents, the requirements this Agreement shall govern.

### **Article 13. EMPLOYMENT ELIGIBILITY VERIFICATION**

13.1 Definitions. As used in this Article:

13.1.1 Employee assigned to this Agreement means an employee who was hired after November 6, 1986, who is directly performing work, in the United States, under this Agreement. An employee is not considered to be directly performing work under this Agreement if the employee.

- (a) Normally performs support work, such as indirect or overhead functions; and
- (b) Does not perform any substantial duties applicable to the Agreement.

13.1.2 Subcontract means any contract entered into by a Subcontractor to furnish supplies or services for performance of this Agreement or a subcontract under this Agreement. It includes but is not limited to purchase orders, and changes and modifications to purchase orders.

13.1.3 Subcontractor means any supplier, distributor, vendor, or firm that furnishes supplies or services to or for Contractor or another subcontractor.

13.1.4 United States, as defined in 8 U.S.C. 1101(a)(38), means the 50 States, the District of Columbia, Puerto Rico, Guam, and the U.S. Virgin Islands.

13.2 Enrollment and verification requirements.

13.2.1 Contractor must be enrolled in E-Verify at time of Contract award, and Contractor shall use E-Verify to initiate verification of employment eligibility of

(a) All new employees.

- (1) Enrolled thirty (30) calendar days or more. Contractor shall initiate verification of employment eligibility of all new hires of Contractor, who are working in the State of Florida, whether or not assigned to this Agreement, within three (3) business days after the date of hire; or
- (2) Enrolled less than thirty (30) calendar days. Within thirty (30) calendar days after enrollment in E-Verify, Contractor shall initiate verification of employment eligibility of all new hires of Contractor who

are working in the State of Florida, whether or not assigned to this Agreement, within three (3) business days after the date of hire; or

- (b) Employees assigned to this Agreement. For each employee assigned to this Agreement, Contractor shall initiate verification of employment eligibility, to the extent allowed by the E-Verify program, within thirty (30) calendar days after date of Contract award or within thirty (30) calendar days after assignment to this Agreement, whichever date is later.

13.2.2 Contractor shall comply, for the period of performance of this Agreement, with the requirements of the E-Verify program MOU. Termination of Contractor's MOU and denial access to the E-Verify system by the Department of Homeland Security or the Social Security Administration or the U.S. Citizenship and Immigration Service is an event of default under this Agreement.

- 13.3 Website. Information on registration for and use of the E-Verify program can be obtained via the Internet at the U.S. Citizenship and Immigration Service's Web site: <http://www.uscis.gov>.
- 13.4 Individuals previously verified. Contractor is not required by this Article to perform additional employment verification using E-Verify for any employee whose employment eligibility was previously verified by Contractor through the E-Verify program.
- 13.5 Subcontracts. Contractor shall include, and shall require the inclusion of, the requirements of this Article, including this paragraph (13.5) (appropriately modified for identification of the parties), in each subcontract that includes work performed in the United States under this Agreement.

#### **Article 14. COMPLIANCE WITH SECTION 287.135(3)(b), FLORIDA STATUTES**

Pursuant to Section 287.135(3)(c), Florida Statutes, Owner may terminate this Contract, at the option of its Board of County Commissioners, if the Contractor is found to have submitted a certification required by Section 287.135(5), Florida Statutes, that is false or if Contractor is or has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel or if Contractor is or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or if Contractor is or has been engaged in business operations in Cuba or Syria.

#### **Article 15. PUBLIC RECORDS COMPLIANCE**

If by providing services to Owner pursuant to this Contract Contractor is a contractor, as defined by Section 119.0701, Florida Statutes, Contractor shall:

- 15.1 Keep and maintain public records required by the County to perform the services.
- 15.2 Upon request from the County's custodian of public records, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

- 15.3 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 term of this Contract and following competition of this Contract if Contractor does not transfer the records to the County.
- 15.4 Upon competition of this Contract, transfer to the County, at no cost, all public records in possession of Contractor or keep and maintain public records required by the County to perform the services. If Contractor transfers all public records to the County upon competition of this Contract, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of this Contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

**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 AT:**

**Gloria Rybinski**  
**County Public Information Officer**  
**Telephone Number: 863-402-6836**  
**E-mail Address: [grybinski@hcbcc.org](mailto:grybinski@hcbcc.org)**  
**Mailing Address: 600 South Commerce Avenue**  
**Sebring, FL 33870**

**IN WITNESS WHEREOF**, the parties of these presents have executed this Agreement in three (3) counterparts, each of which shall be deemed an original, but all of which constitute the same Agreement, in the year and day first shown and mentioned.

**OWNER: HIGHLANDS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA,  
BY ITS BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Don Elwell, Chairman

**Address for giving notices:**  
600 S. Commerce Avenue  
Sebring, Florida 33870

ATTEST:

\_\_\_\_\_  
Robert W. Germaine, Clerk

[SEAL]

**CONTRACTOR:**

**Address for giving notices:**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

ATTEST:

[CORPORATE SEAL]

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Print Title: \_\_\_\_\_

**-END OF SECTION-**

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**SECTION 00600**  
**PUBLIC CONSTRUCTION BOND**  
(Section 255.05(3), Florida Statutes)

Bond No. \_\_\_\_\_

BY THIS BOND, we, \_\_\_\_\_, whose principal business address and phone number are \_\_\_\_\_ (\_\_\_\_\_), as Principal and \_\_\_\_\_, whose principal business address and phone number are \_\_\_\_\_, as Surety, are bound to Highlands County, a political subdivision of the State of Florida, herein called Owner, whose principal business address and telephone number are 600 South Commerce Avenue, Sebring, Florida 33870 (863-402-6500), in the sum of \_\_\_\_\_ (\$\_\_\_\_\_), for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the Contract dated \_\_\_\_\_, \_\_\_\_\_, between Principal and Owner for construction of the REMODELING OF DESOTO CITY FIRE STATION FOR EMS; HIGHLANDS COUNTY PROJECT NO. 13061, located at 6840 W. George Blvd., Sebring, FL 33875, that Contract being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and
2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, services, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in that Contract; and
3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under that Contract; and
4. Performs the Principal's guarantee of all work and materials furnished under that Contract for the time specified in that Contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2) and (10), Florida Statutes.

Any changes in or under the Contract Documents and compliance or noncompliance with any formalities connected with that Contract or the changes does not affect Surety's obligation under this bond.

Dated \_\_\_\_\_, 2017.

AS SURETY:

CONTRACTOR, AS PRINCIPAL:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_  
(As Attorney in Fact)

By: \_\_\_\_\_

Title: \_\_\_\_\_

**END OF SECTION**

## **INSTRUCTIONS FOR PUBLIC CONSTRUCTION BOND**

1. A good and sufficient Public Construction Bond, in the penal sum of not less than one hundred (100%) percent of the contract amount, with a surety company satisfactory to OWNER, will be required of CONTRACTOR guaranteeing that the contract, including the various guarantee periods thereunder will be faithfully performed; and that CONTRACTOR will promptly make payment to all persons supplying CONTRACTOR labor, materials, supplies and services used directly or indirectly by CONTRACTOR in the prosecution of the work provided for in the Contract.
  
2. The Surety Company furnishing this bond shall be authorized to do business in the State of Florida, shall be in compliance with the provisions of the Florida insurance code, shall have twice the minimum surplus and capital required by the Florida Insurance code, and shall hold a currently valid certificate of authority issued by the United States Department of Treasury pursuant to Title 31, Sections 9304-9308, of the United States Code. Surety company must have a rating of not less than "A-X" by the latest edition of the KEY RATING GUIDE as published by A.M. Best Company, Inc., Ambest Road, Oldwick, NJ 08858.
  
3. The Attorney-in-Fact (Resident Agent) who executes the Public Construction Bond on behalf of the Surety Company must attach a notarized copy of his power-of-attorney as evidence of his authority to bind the surety on the date of execution of the bonds. All signatures must be original. No copied or facsimile signatures will be accepted. All Contracts, Public Construction Bond, and respective powers-of-attorney will have the same date.
  
4. In the event the Surety Company becomes unsatisfactory to OWNER, OWNER may at its discretion, require from CONTRACTOR an additional or new bond in the same or lessor penal sum, satisfactory to OWNER, and to be conditioned as above required. Upon CONTRACTOR's failure to furnish such additional or new bond within ten (10) days from the date of written notice to do so, all payments under the Contract will be withheld until such additional bond is furnished.

G:\COUNTY\PURCHASING DEPT\ITB 17-034\SECTION 00600 PUBLIC CONSTRUCTION BOND - 060517.docx

**SECTION 00836  
WAIVER OF RIGHT TO CLAIM  
AGAINST THE PUBLIC CONSTRUCTION BOND  
(FINAL PAYMENT)**

The undersigned, in consideration of the final payment in the amount of \$ \_\_\_\_\_, hereby waives its right to claim against the Public Construction Bond for labor, services, or materials furnished to \_\_\_\_\_ on the job of Highlands County, a political subdivision of the State of Florida, for improvements to the following described project: REMODELING OF DESOTO CITY FIRE STATION FOR EMS; PROJECT NO. 13061.

DATED ON \_\_\_\_\_, 2017.

By: \_\_\_\_\_

IN WITNESS WHEREOF \_\_\_\_\_ have (has) hereunto set hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

WITNESS:

\_\_\_\_\_

(Seal)

Print Name: \_\_\_\_\_

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public  
State of Florida-at-Large

My Commission Expires: \_\_\_\_\_

**WAIVER OF RIGHT TO CLAIM  
AGAINST THE PAYMENT BOND  
(PROGRESS PAYMENT)**

The undersigned, in consideration of the sum of \$\_\_\_\_\_, hereby waives its right to claim against the Public Construction Bond for labor, services, or materials furnished through (insert date) to (insert the name of your customer) on the job of (Highlands County, a political subdivision of the State of Florida), for improvements to the following described project: REMODELING OF DESOTO CITY FIRE STATION FOR EMS; PROJECT NO. 13061.

This waiver does not cover any retention or any labor, services, or materials furnished after the date specified.

DATED ON \_\_\_\_\_, 2017.

By:\_\_\_\_\_

IN WITNESS WHEREOF \_\_\_\_\_ have (has) hereunto set hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

WITNESS:

\_\_\_\_\_

(Seal)

Print Name:\_\_\_\_\_

SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public  
State of Florida-at-Large

My Commission Expires: \_\_\_\_\_

**END SECTION**

Y:\PROJECTS\2013\13061 EMS Stations\Desoto City Remodel Bid Documents\to Ross\SECTION 00836 Waiver of Right to Claim against the Payment Bond.doc



# Remodel Desoto City Fire Station for EMS



Site Location Map

NO SCALE



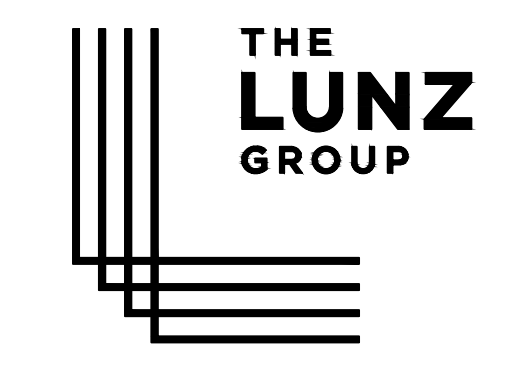
DRAWING INDEX		APPROVAL	BID	PERMIT	REV 1	REV 2
SHEET #	SHEET TITLE	00.00.00	06.01.17	06.01.17	00.00.00	00.00.00
A-CVR	Cover Sheet		•	•		
G-001	Life Safety Plan		•	•		
<b>Architectural</b>						
A-101	Floor Plan and Demolition Plan		•	•		
A-110	Reflected Ceiling Plan		•	•		
A-510	Furniture Floor Plan and Millwork Elevations and Details		•	•		
A-601	Door and Room Schedule, Elevations, Details		•	•		
A-900	Specifications		•	•		
A-901	Specifications		•	•		
<b>Mechanical / Plumbing</b>						
MP-001	Legend, Notes and Schedules – Mechanical & Plumbing		•	•		
MP-101	Demolition & Renovation Floor Plans – Mechanical & Plumbing		•	•		
MP-501	Details – Mechanical & Plumbing		•	•		
<b>Electrical</b>						
E-001	Electrical Legend, Notes & Abbreviations		•	•		
E-101	Demolition & Renovation Floor Plans – Lighting		•	•		
E-102	Demolition & Renovation Floor Plans – Power		•	•		
E-601	Electrical Details & Schedules		•	•		

The Lunz Group Project No. 1728.01

Highlands County Project No. 13061

6840 W. George Blvd.  
Sebring, FL 33876

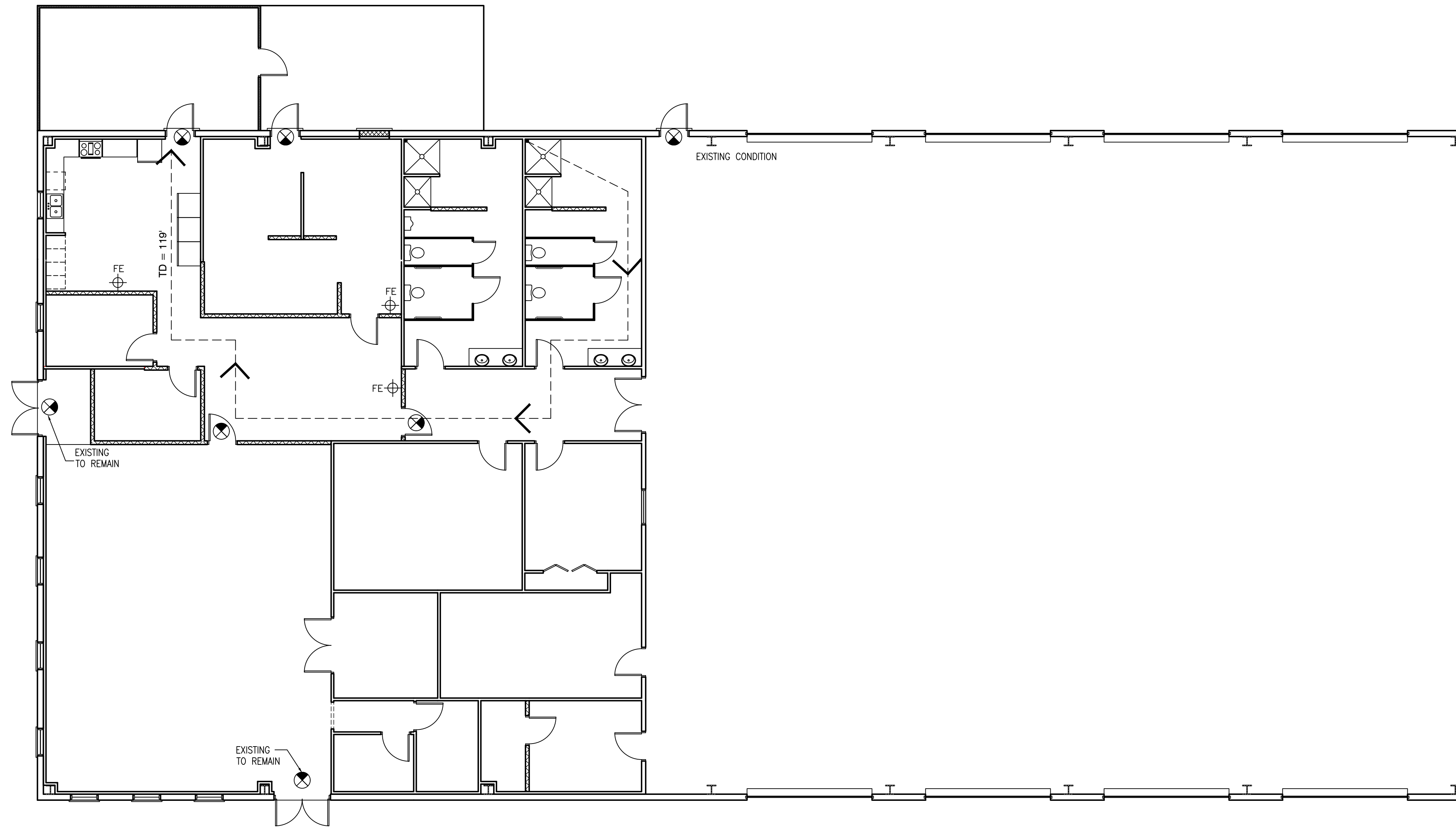
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58 Lake Morton Drive  
Lakeland, FL 33801-5344  
p 863.682.1882  
f 863.687.6346  
lic. AAC001580  
www.lunz.com

Mechanical/ Plumbing/ Electrical

MES Group, Inc.  
5421 Begumont Center Blvd., Suite 675  
Tampa, FL 33634  
p 813.289.4700  
f 813.884.0045



### SYMBOLS LEGEND

**FACP** FIRE ALARM CONTROL PANEL—VERIFY LOCATION W/ OWNER

**X** EXIT SIGN WITH BATTERY PACK

**FE** FIRE EXTINGUISHER & CABINET

**⊕** FIRE EXTINGUISHER & WALL BRACKET

NOTE:  
SEE LIGHTING PLAN FOR EMERGENCY LIGHTING FIXTURES.

#### EXIT CAPACITY

← CAPACITY OF EXIT

180 | 8 ← OCCUPANT LOAD

#### TRAVEL DISTANCE

← TD = 100' ← TRAVEL DISTANCE (TD)

← DIRECTION OF TRAVEL

Life Safety Plan | 1/8" = 1'-0" | 0 4' 8' ←

Remodel Desoto City Fire Station for EMS

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Life Safety Plan


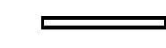


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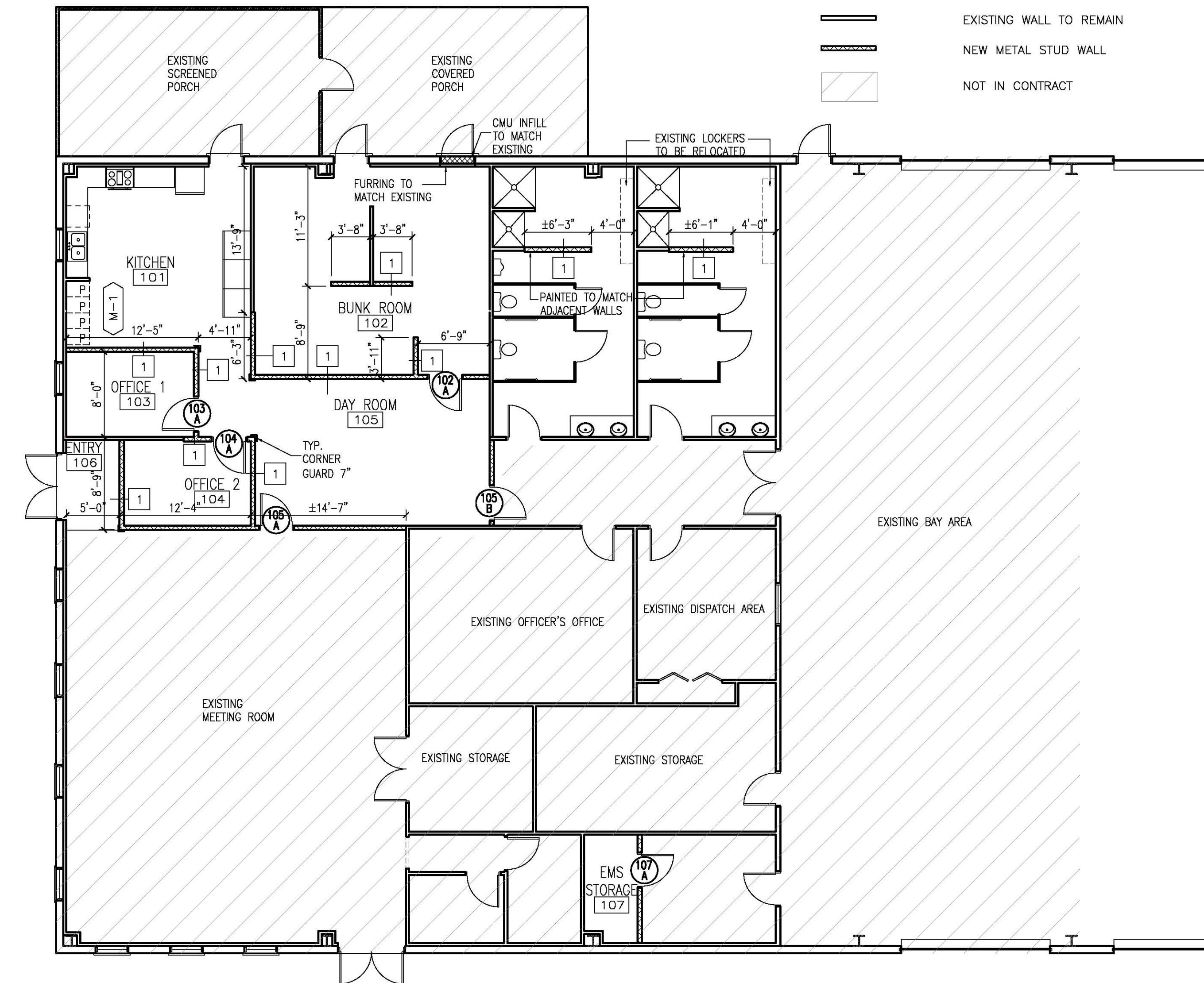
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**LEGEND**



-  8" CMU
-  EXISTING WALL TO REMAIN
-  NEW METAL STUD WALL
-  NOT IN CONTRACT

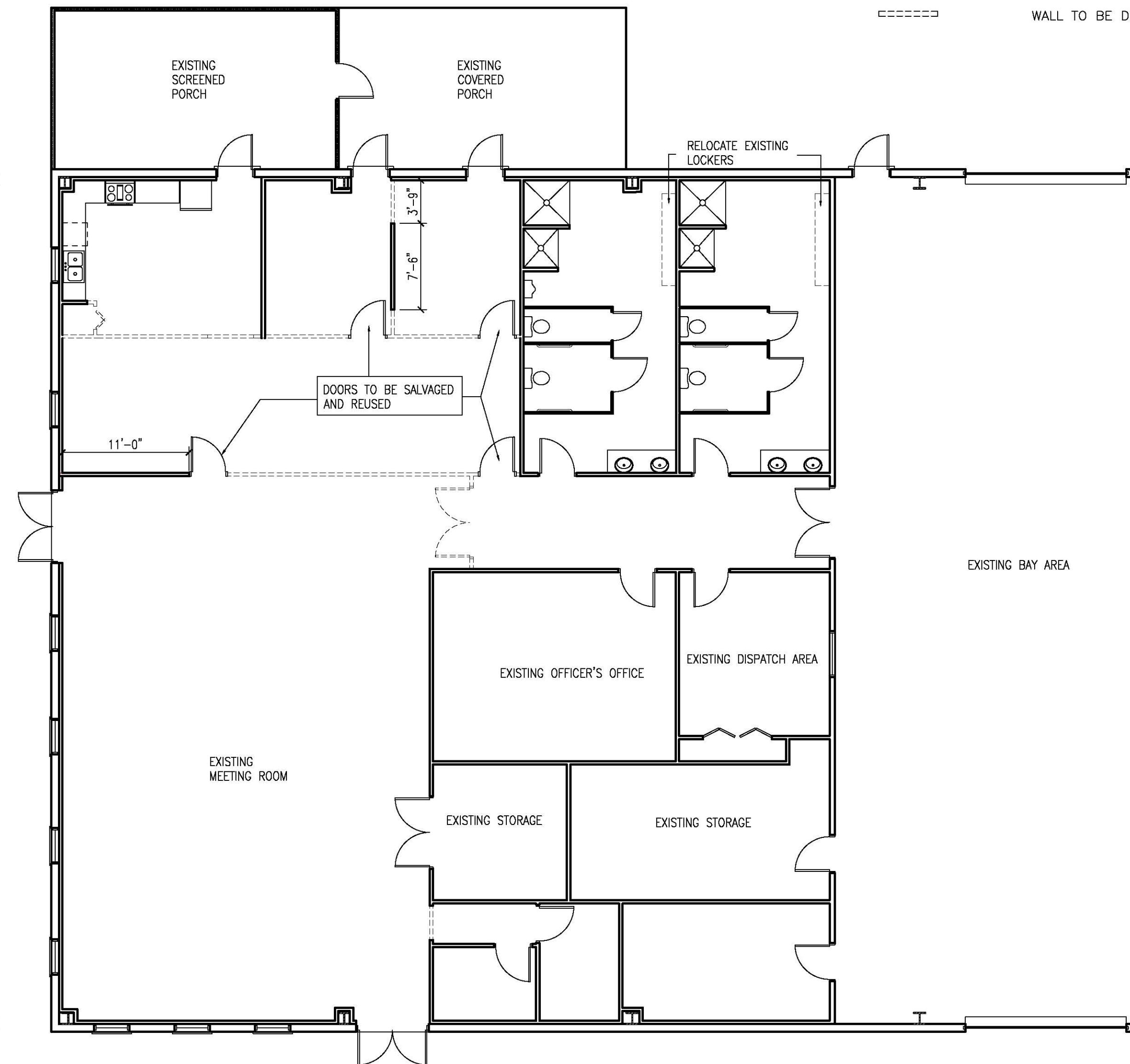


Floor Plan

1/8" = 1'-0" 0 4' 8' <

**LEGEND**

-  EXISTING WALL TO REMAIN
-  WALL TO BE DEMOLISHED






Demolition Plan

1/8" = 1'-0" 0 4' 8' <

Remodel Desoto City Fire Station for EMS

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Floor Plan and Demolition Plan

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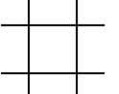

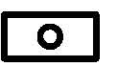

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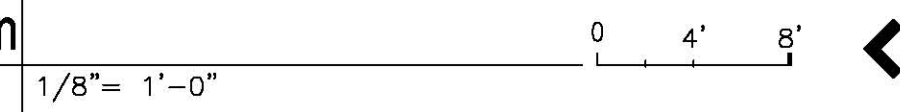


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 itc AAC001580  
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- LEGEND**
-  2'x2' SUSPENDED ACOUSTICAL CEILING (NEW)
  -  SUSPENDED DRYWALL; MATCH TEXTURE OF EXISTING
  -  2x4 LIGHTING FIXTURE (NEW)
  -  1x4 LIGHTING FIXTURE (NEW)






Reflected Ceiling Plan



Remodel Desoto City Fire Station for EMS

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Reflected Ceiling Plan

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 REVISION  .....


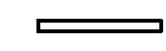

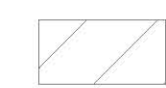
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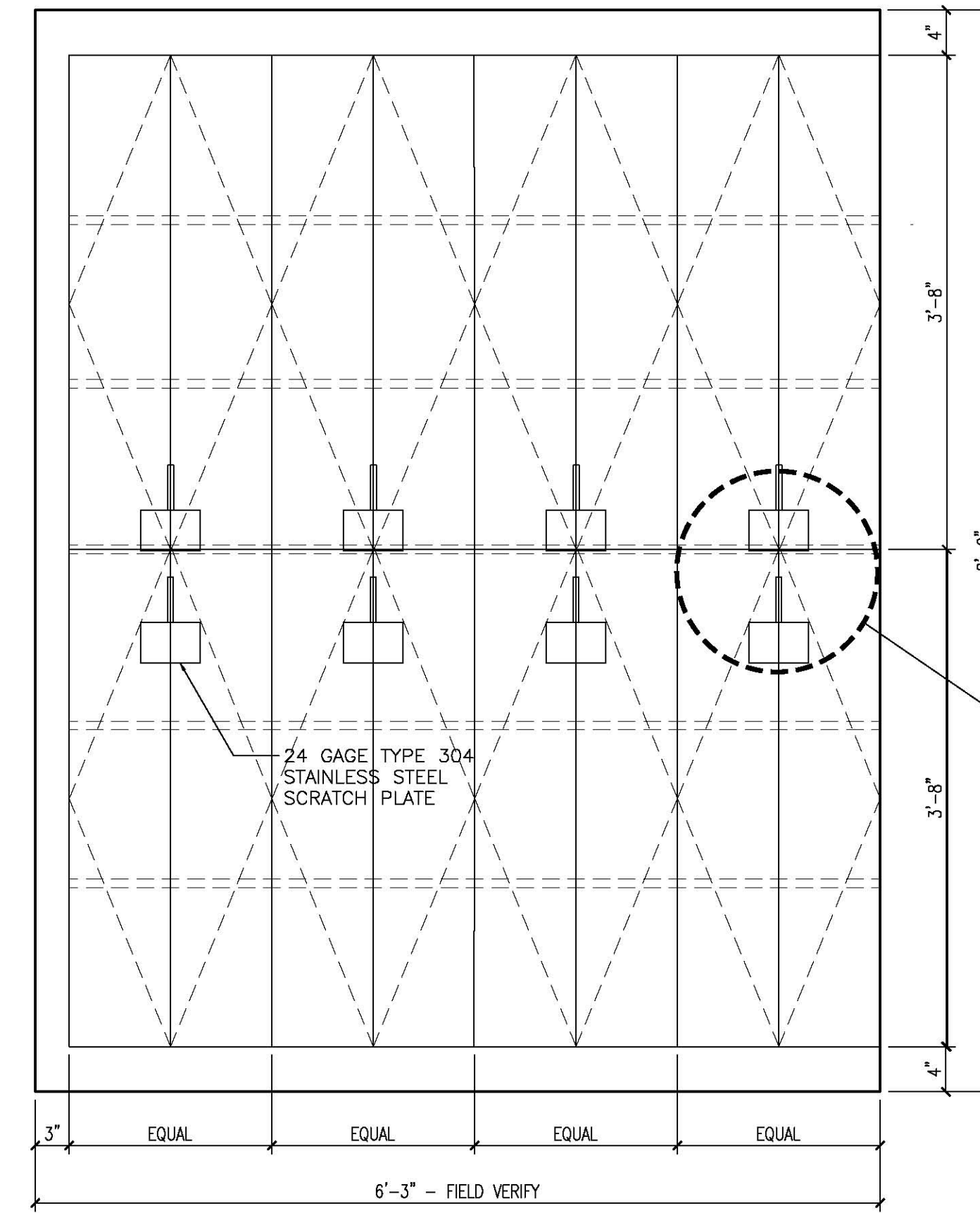
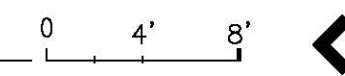
**LEGEND**

-  8" CMU
-  EXISTING WALL TO REMAIN
-  NEW METAL STUD WALL
-  NOT IN CONTRACT



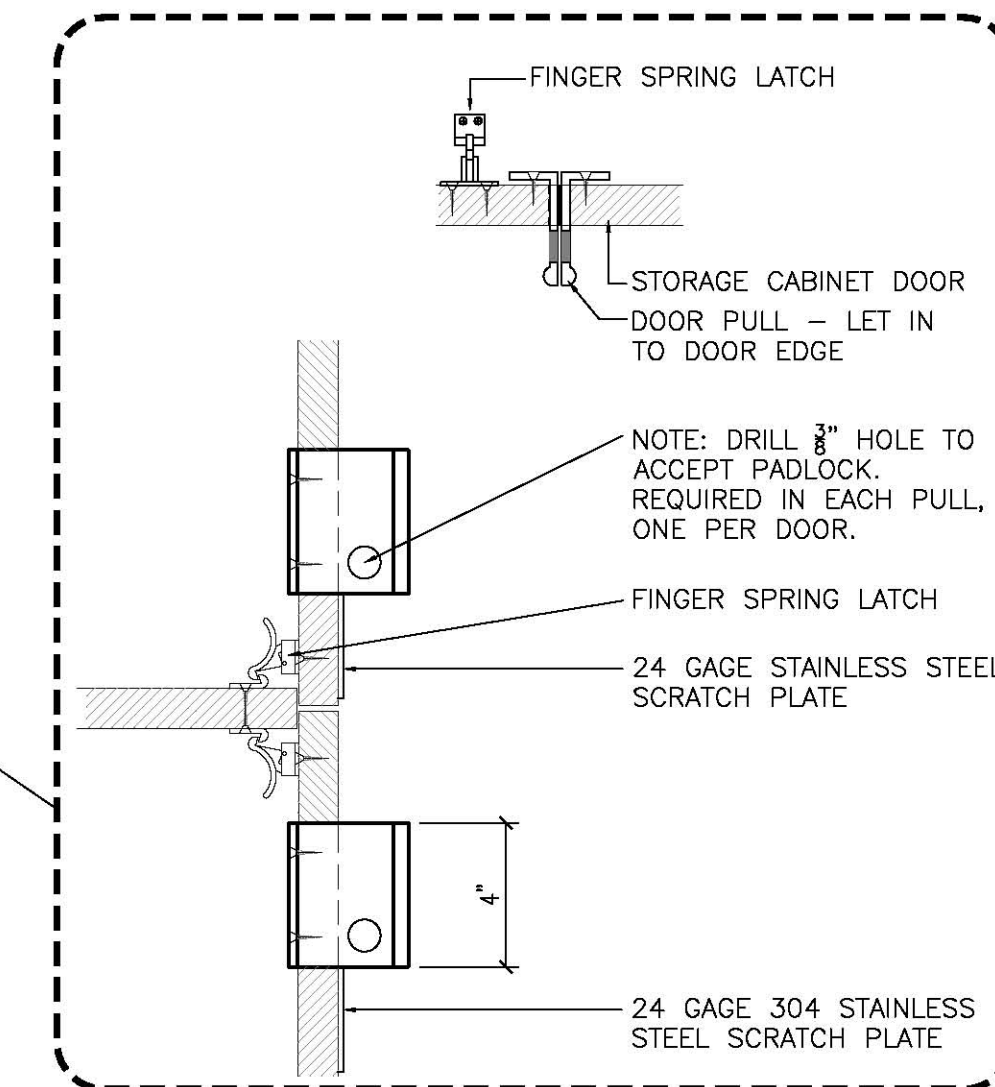
Furniture Plan

1/8" = 1'-0"



M-1 Pantry Elevation  
1" = 1'-0"

Room 101



Remodel Desoto City Fire Station for EMS

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Furniture Floor Plan and Millwork Elevations and Details

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### Door and Frame Schedule

DOOR NO.	DOORS							FRAME					Hardware	Notes			
	SIZE			MATL	ELEV	Glazing	FINISH	LOUVER		MATL	ELEV	FINISH			DETAIL		
	WIDTH	HGT	THK					WD	HGT						HEAD	JAMB	SILL
102A	EXISTING	---	---	---	---	---	---	---	WD	F1	PT	1/A600	---	---	EXISTING REUSED	1	
103A	EXISTING	---	---	---	---	---	---	---	WD	F1	PT	1/A600	---	---	EXISTING REUSED	1	
104A	EXISTING	---	---	---	---	---	---	---	WD	F1	PT	1/A600	---	---	EXISTING REUSED	1	
105A	EXISTING	---	---	---	---	---	---	---	WD	F1	PT	1/A600	---	---	EXISTING REUSED	1	
105B	MATCH EXISTING	---	---	---	---	---	---	---	WD	F1	PT	1/A600	---	---	1	--	
107A	MATCH EXISTING	---	---	---	---	---	---	---	WD	F1	PT	1/A600	---	---	2	--	

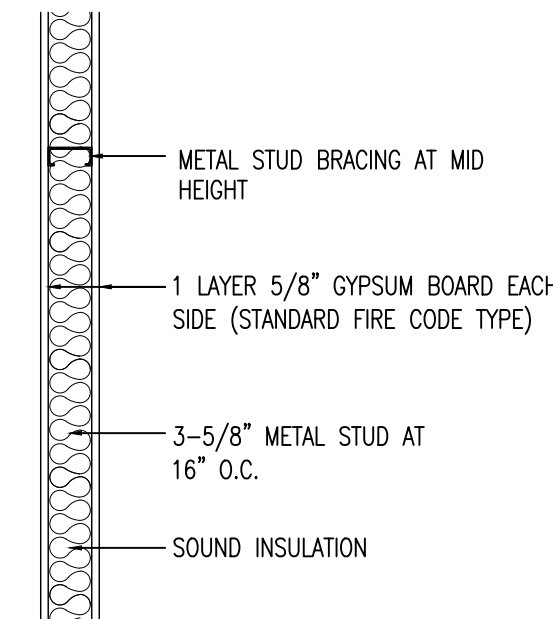
NOTES:  
 1. DOOR SHALL BE SALVAGED AND REUSED FROM EXISTING DEMOLISHED WALLS.

HARDWARE SCHEDULE:  
 PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING:

HARDWARE GROUP NO. 01				HARDWARE GROUP NO. 02					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3 EACH	HINGE	3CB1 4.5X4.5 NRP	652	IVE	3 EACH	HINGE	3CB1 4.5X4.5 NRP	652	IVE
1 EACH	PASSAGE LOCK	AL10	626	SCH	1 EACH	STOREROOM LOCK	AL80	626	SCH
1 EACH	SURFACE CLOSER	1461	689	LON	2 EACH	KICKPLATE	8400 10"X2" LDW B4E	630	IVE
1 EACH	WALL STOP	WS406CVX	630	IVE	1 EACH	WALL STOP	WS406CVX	630	IVE
1 SET	SEALS	188S	BLK	ZER	1 SET	SEALS	188S	BLK	ZER

#### DOOR SCHEDULE ABBREVIATIONS

WD= WOOD  
 PT= PAINT



1 General (Interior)

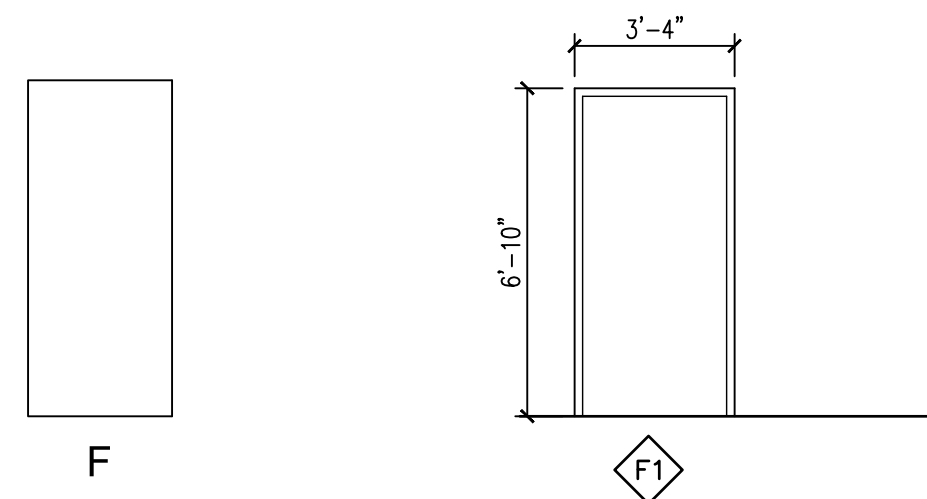
### Room Finish Schedule

ROOM NO	ROOM NAME	FLOOR FINISH	BASE FINISH	WALLS				CEILING		NOTES
				NORTH FINISH	SOUTH FINISH	EAST FINISH	WEST FINISH	MATL	HEIGHT	
101	KITCHEN	VCT	VC	PT	PT	PT	PT	GWB	8'-0"	1
102	BUNK ROOM	VCT	VC	PT	PT	PT	PT	GWB	8'-0"	1,2
103	OFFICE 1	VCT	VC	PT	PT	PT	PT	ACT	8'-0"	1,2
104	OFFICE 2	VCT	VC	PT	PT	PT	PT	ACT	8'-0"	1,2
105	DAY ROOM	VCT	VC	PT	PT	PT	PT	ACT	8'-0"	1,2
106	ENTRY	VCT	VC	PT	PT	PT	PT	GWB	8'-0"	1,2
107	EMS STORAGE	VCT	VC	PT	PT	PT	PT	GWB	8'-0"	1,2

NOTES:  
 1. NEW FLOORING WILL BE KARNDAN VINYL PLANK FLOORING.  
 2. ALL WALLS TO BE REPAINTED; COLOR TO BE SELECTED.  
 3. EXISTING GWB CEILINGS TO BE REPAINTED WHITE. NEW GWB CEILINGS TO MATCH EXISTING IN TEXTURE.

#### FINISHES ABBREVIATIONS

ACT= ACOUSTICAL TILE  
 GWB= GYPSUM BOARD  
 PT= PAINT  
 VC= VINYL COVE  
 VCT= VINYL TILE - KARNDAN VAN GOGH SERIES COLOR; REDWOOD AGED



F DOOR ELEVATION F1 WOOD FRAME ELEVATION

NOTES:  
 1. ALL DOORS AND FRAMES ARE TO BE REUSED, SANDED AND BE REPAINTED.  
 2. ALL ARCHITECTURAL HARDWARE TO BE REUSED SHALL BE CLEANED AND REFURBISHED SO AS TO BE PUT IN GOOD OPERATING ORDER.

Remodel Desoto City Fire Station for EMS  
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Door and Room Schedule, Elevations, Details

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## SPECIFICATIONS

### DIVISION 1 - GENERAL REQUIREMENTS

NONE SPECIFIED

### DIVISION 2 - SITEWORK

NONE SPECIFIED

### DIVISION 3 - CONCRETE

NONE SPECIFIED

### DIVISION 4 - MASONRY

NONE SPECIFIED

### DIVISION 5 - METALS

NONE SPECIFIED

### DIVISION 6 - WOOD AND PLASTIC

#### 06 10 00 ROUGH CARPENTRY

- SCOPE  
A. Provide all blocking, grounds, plates, deadwood, framing and other woodwork as indicated on Drawings.
- MATERIALS  
A. Fasteners: All woodwork shall be secured with fasteners of size, spacing and number to develop adequate strength for intended use but in no event less than as indicated in Standard Building Code, Fastening Schedule, Table 1704. 1.  
B. Pressure treat all wood in contact with masonry, concrete, or exposed to weather.  
C. Moisture content, maximum 19%.  
D. Grades and species shall be No. 2 Southern Yellow Pine for blocking and framing. Plywood shall be A.P.A. exterior rated sheathing of thickness indicated on drawings.
- WORKMANSHIP  
A. Receive, inspect and store all materials.  
B. Framing lumber, timber and other rough work shall be properly framed, closely fitted, accurately set to required lines and levels. Special framing or construction not explicitly shown or specified, shall be provided as required to complete the work. Structural members shall provide full contact at all bearing surfaces.  
C. Rough carpentry necessary for the installation of work of other sections shall be carefully coordinated. Such work shall be cut, installed and/or altered to accommodate work of those sections.  
D. Provide permanent grounds as required for the installation of the finishes, furnish nailing strips, furring and blocking.  
E. Provide all protective barricades, barriers and all temporary scaffolding, shoring and bracing as required for safe completion of the work.  
F. Contractor shall provide all temporary enclosures and protection of openings and include security hardware.

#### 06 41 00 WOOD AND PLASTIC

##### CABINETS

- SCOPE  
A. Provide wood and plastic cabinets and related work as indicated on Drawings.  
• All cabinets shall be flush overlay construction as defined by A.W.I. unless shown otherwise on Drawings. All cabinets shall be flush overlay construction as defined by A.W.I. unless shown otherwise on drawings.
- QUALITY ASSURANCE  
A. Workmanship shall meet or exceed Custom Grade quality standards of Architectural Woodwork Institute for plastic laminate or transparent finish.
- SHOP DRAWINGS  
A. Shop Drawings shall include complete elevations of all cabinets and other details as required to indicate materials and species, matching of panels (side, end or other), arrangement, full size profiles of moldings, thickness, size of parts, construction fasteners, blocking, clearances, assembly and erection details, applied finishes and surfacing, built-in hardware, and necessary connections to work of other trades.
- MATERIALS  
A. Particle Board: high density (45 lbs./cu.ft.) thickness as indicated on Drawings complying with ASTM D 10-37 (minimum thickness 3/8").  
B. Plastic Laminate: Conform to minimum requirements of NEMA Publication No. LD3-1975 for application, fabrication and installation of following types:  
C. Plywood: That is covered with plastic laminate, luan plywood with water-resistant adhesives.  
D. Cabinet Hardware:  
3/4" cabinet doors - each to have:  
• 2 each hinges Blum, Grass or Hettich overlay 110 degrees  
• 1 pull 4483 1/2, Stanley Brushed Aluminum  
Shelf Standards: Z55 Knape & Vogt  
Shelf Supports: Z56 Knape & Vogt  
Cabinet Drawers - each to have:  
• 1 set drawer slides capable of supporting 75 lbs. per pair Grant, Grass Mepla or Blum.  
• 1 pull 4483 1/2 Stanley Brushed Aluminum
- INSTALLATION  
A. Cabinets shall be set straight, plumb, and level. Cabinets shall be shimmed and set minimum of 1/8", maximum of 1/4" away from adjacent walls and securely anchored. All exposed joints between cabinets and walls shall be caulked.  
B. Fasteners at backs of open cabinets and shelf units shall be chrome plated, round head screws, uniformly spaced.  
C. Wall supported cabinets shall be fastened to walls to support the cabinet when fully loaded with 40 lbs. per cubic foot of load.  
D. If cabinet doors and drawers are hung and fitted at shop, they shall be adjusted after installation. Tops of doors and drawers shall be level and aligned. Sides of stacks of drawers shall be plumb and aligned. Doors and drawers shall operate smoothly when installation is completed.

#### 06 46 00 FINISHED CARPENTRY

- SCOPE  
A. Supply and install complete finish Carpentry work as shown on the drawings and as specified herein.
- MEASUREMENTS  
A. Verify all dimensions shown on drawings by taking field measurements; proper fit and attachment of all parts is required.  
B. Coordinate work with all other trades as required to complete work to satisfaction of Project manager.
- DELIVERY AND STORAGE  
A. Deliver all materials under protective cover and store within dry enclosed area.
- GENERAL REQUIREMENTS: Following standards apply to work of this section except where more stringent requirements are specified herein:  
A. Architectural Woodwork Institute "Quality Standards".  
B. Western Wood Products Association Manual.  
C. American Wood Preservers Association Specifications.
- FINISH CARPENTRY INSTALLATION:  
A. Use only hot-dipped galvanized or aluminum finish or casing nails. Set nails for putty stopping in surfaced members. Hammer marks not acceptable on any exposed finished surface and may be cause for rejection of work by Project Manager.  
B. Make all end splices exposed in finished members bevel splices and not square butted. Install members in as long lengths as possible.  
C. Install work to details shown, plumb, level and to line and securely anchored. Make scribes where required accurate. Miter corners of trim.  
D. Provide and install other miscellaneous millwork items and related work required to complete work of this section.  
E. Prepare all woodwork installed hereunder by cleaning and sanding as required to receive finishes specified in section PAINTING AND FINISHING.
- CLEAN-UP  
A. Remove debris and leave areas neat and clean.  
B. Leave finish work ready for painting.

### DIVISION 7 - THERMAL AND MOISTURE PROTECTION

#### 07 19 00 LIQUID APPLIED DAMPROOFING

NONE SPECIFIED

#### 07 21 00 BUILDING INSULATION

- SCOPE  
A. Provide building insulation and related work as indicated on drawings and specified here in or where required.
- Provide blankets in interior partitions where required by drawings.
- Provide semi-rigid board at all exterior walls.
- MATERIALS  
A. Fiber-Glass blankets, unfaced, conforming to ASTM C 665-84, Type I.
- INSTALLATION  
A. Comply with manufacturer's instructions for particular conditions of installation.

### DIVISION 8 - DOORS AND WINDOWS

#### 08 11 13 HOLLOW METAL DOORS & FRAMES

- SCOPE  
A. Provide hollow metal, doors & frames, closure plates and related work as indicated on Drawings.
- QUALITY ASSURANCE  
A. Provide hollow metal doors & frames mfd. by single firm specializing in production of this type of work.  
B. Manufacturers:  
• Allied Steel Products.  
• Deco Corp.  
• Republic Steel Corp.  
• Steelcraft Mfg. Co.  
• Approved equal.
- METAL FRAMES  
A. Provide metal frames for doors and other openings of size and profile as shown on Drawings and complying with S.D.I. 100 for minimum materials and construction requirements, except that frames shall be minimum of 16 gauge. Conceal all fasteners unless otherwise shown.  
B. Except as indicated otherwise on Drawings, frames for gypsum wallboard partitions shall be wrap around type with throat dimension sized to fit partition thickness.  
C. Frames for gypsum wallboard partitions shall be provided with backband returns.  
D. Fabricate frames with mitered corners and weld all connections. Exterior sides of frames in exterior walls shall have all joints welded continuously and ground smooth to present air and watertight finish to exterior.  
E. Rubber Door Silencers: Drill stops of interior frames to receive 3 silencers. Install plastic plugs to keep holes clear during construction.  
F. Plaster Guards: Provide 26 gauge plaster guards or mortar boxes, welded to frame, at back of finish hardware cutouts where mortar or other material might obstruct hardware operation.
- METAL DOORS  
A. Provide doors and fixed panels as indicated on Drawings and conforming to the following:  
• Hollow Metal Flush Doors: S.D.I. Type II, Style 2.
- INSTALLATION  
A. Install metal units and accessories in accordance with mfr.'s data and as herein specified.  
B. Placing Frames:  
• Place frames prior to construction of enclosing walls and ceilings. Set frames accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces and spreaders leaving surfaces smooth and undamaged.  
a. In masonry construction, building-in of anchors and grouting of frames is included in masonry section of these Specifications.  
b. In stud partitions, place at least 3 wall anchors per jamb at hinge and strike levels. In open steel stud partitions, place studs in wall anchor notches and wire tie. In closed steel stud partitions, attach studs to wall anchors with self-tapping screws, or weld.

- Frames in exterior walls shall be secured at jambs, head and floor sill with fasteners of spacing and size to resist 32 lbs./sq.ft. load applied over entire frame area.
- Door Installation:  
• Receive, store, and be responsible for finish hardware. Apply hardware in accordance with mfr.'s instructions, fit accurately, apply securely and adjust carefully. Use care not to injure work when applying hardware.  
• Fit hollow metal doors accurately in their respective frames within clearances specified in S.D.I. 100.  
• Remove and replace doors and hardware as required for field painting.

#### 08 14 16 WOOD DOORS

- SCOPE  
A. Provide wood doors and related work as indicated on Drawings and specified herein.
- Types of doors required include the following:  
• Solid core flush wood doors with veneer faces.  
• Hollow core flush wood bifold doors with veneer faces.
- QUALITY ASSURANCE  
A. General: Comply with requirements of following standards unless otherwise indicated.  
• Non-Fire Rated Wood Doors: NWMA Industry Standard I.S. 1 "Wood Flush Doors" of National Woodwork Manufacturer's Association.  
• Factory mark each door with the NWMA "Quality Certified" Seal of Approval for conformance with NWMA I.S. 1.  
• Fire-Rated Wood Doors: Where fire-resistance classifications are shown or scheduled for wood door assemblies, provide doors which comply with requirements of NFPA No. 80 "Standard for Fire Doors and Windows" and which have been tested and rated with single point hardware by UL.
- MATERIALS AND COMPONENTS  
A. General: Provide wood doors complying with applicable requirements of NWMA I.S.I. for kinds and types of doors indicated and as further specified.  
• Face Panels: Manufacturer's standard 2 or 3 ply face panels, unless otherwise specified.  
• Exposed Surfaces: Provide same exposed surface material on both faces and edges of each door, where doors to be natural finish or as otherwise indicated.
- DOOR TYPES  
A. See Drawings for locations, type, core and finishes.  
• Core:  
a. Solid Core Construction: Solid wood block or particleboard  
b. Hollow Core Construction: Corrugated expanded honeycomb.  
• Face Panels:  
a. Provide manufacturer's standard 2 or 3-ply face panels of material as follows:  
Natural Finish: NWMA I.S. 1, good grade face veneers of plain sliced Red Oak with matching edges. Sharp contrast not permitted at veneer joints. Provide exposed edges and other solid wood components of same species of hardwood.  
• Paint Finish: Paint Grade Birch.
- INSTALLATION  
A. Mfr.'s Instructions: Install wood doors in accordance with mfr.'s instructions and as indicated.  
B. Condition doors to average prevailing humidity in installation area prior to hanging.  
C. Job Fit Doors: Fit doors to frame for proper fit and uniform clearance at each edge and machine for hardware.  
D. Non-Fire Rated Doors:  
• Clearances: Provide 1/8" at jambs and heads; 1/8" at meeting stiles for pairs of doors; and 1/4" from bottom of door to top of decorative floor finish or covering, except where threshold or undercut is required.  
• Paint Finish: Paint Grade Birch.  
• Bevel 1/8" in 2" at lock and hinge edges.

- INSTALLATION  
A. Mfr.'s Instructions: Install wood doors in accordance with mfr.'s instructions and as indicated.  
B. Condition doors to average prevailing humidity in installation area prior to hanging.  
C. Job Fit Doors: Fit doors to frame for proper fit and uniform clearance at each edge and machine for hardware.  
D. Non-Fire Rated Doors:  
• Clearances: Provide 1/8" at jambs and heads; 1/8" at meeting stiles for pairs of doors; and 1/4" from bottom of door to top of decorative floor finish or covering, except where threshold or undercut is required.  
• Bevel 1/8" in 2" at lock and hinge edges.  
E. Receive, store and be responsible for finish hardware. Apply hardware in accordance with mfr.'s instructions, fit accurately, apply securely and adjust carefully. Use care not to injure work when applying hardware.  
F. Prior to completion of building examine all doors and other movable parts; adjust as required and leave hardware in good working order.  
G. Remove and replace doors and hardware as required for field painting.  
H. Replace and/or refinish doors which have been scratched, marked or otherwise damaged.

#### 08 71 00 FINISH HARDWARE

- SCOPE  
A. Furnish to job site for fitting and installation by others, all finish hardware and related items as indicated on Drawings and specified herein.
- See drawings for Door Schedule and Hardware Schedule.
- QUALITY ASSURANCE  
A. Supplier:  
• Supplier having appropriate technical knowledge and experience to correctly interpret Drawings and Specifications shall furnish finish hardware. Supplier shall be prepared at all times during progress of installation to promptly provide competent and efficient architectural hardware consultant (AHC or equivalent) to approve its installation to end that all items shall be installed in best manner and function properly.  
B. The following specified mfr. for purpose of establishing type and quality. Approved equals are acceptable:  
• Butts, Hager  
• Locksets, CAL ROYAL  
• Closers, LCN 1461
- SUBMITTALS  
A. Pre-Construction:  
• Submit three (3) complete typewritten hardware schedules to the Architect for approval. Mfr.'s name and product number shall identify each different item in schedule at least one time in schedule.

- GUARANTEE  
A. Supplier hereby guarantees that all materials specified under this Section shall be free from all defects and shall perform satisfactorily for period of one year after completion. This supplier shall replace at his own expense including labor, any item of finish hardware, which may prove defective within this period.
- KEYING  
A. Coordinate keying with Project Manager.
- LOCATION A. Hardware location dimensions shall be as follows:  
• Door Knob 38"  
• Door Pull..... 41" to centerline  
• Deadlock .....48"  
• Exit Device.....38" cross bar  
• Push Plate .....42" to centerline  
• Hinges: Bottom hinge shall be up 10' from finish floor. Top hinge shall be 5" from head rabbet. Center shall be centered between top and bottom hinge. Where 4 hinges are specified, space equally between top and bottom hinges.
- FINISHES  
A. All Finishes, unless otherwise specified in hardware schedule shall be:  
• Hinges: Exterior - USP, Interior - 32D  
• Locks: 32D  
• Closers: Stainless Steel  
• Miscellaneous: 32D
- Install setting blocks of proper size at quarter points of sill rabbet. Set blocks in thin course of heel bed compound.
- Install edge blocking of proper size and location in top and edge rabbets.
- Provide spacers inside and out, and of proper size and spacing, for all glass sizes larger than 50 united inches, except where gaskets are used for glazing. Provide 1/8" minimum bite of spacers on glass and use thickness equal to sealant width, except with sealant tape use thickness slightly less than final compressed thickness of tape.
- SEALANT INSTALLATION, GENERAL  
A. Do not proceed with installation of liquid sealants under adverse weather conditions, or when temperatures are below or above mfr.'s recommended limitations for installation.  
B. Apply primer or sealer to joint surfaces whenever recommended by sealant mfr.  
C. Force sealants into channel to eliminate voids and to ensure complete "wetting" of bond or sealant to glass and channel surfaces.  
D. Clean and trim excess glazing materials from glass and stops or frames promptly after installation, and eliminate stains and discolorations.  
E. Cure glazing sealants and compounds in compliance with mfr.'s instructions and recommendations, to obtain high early strength, internal adhesive strength and surface durability.
- CLEANING AND PROTECTION  
A. Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period, including natural causes, accidents and vandalism.  
B. Maintain glass in reasonably clean condition during construction so that it will not be damaged by corrosive action and will not contribute (by wash off) to deterioration of glazing materials and other work.

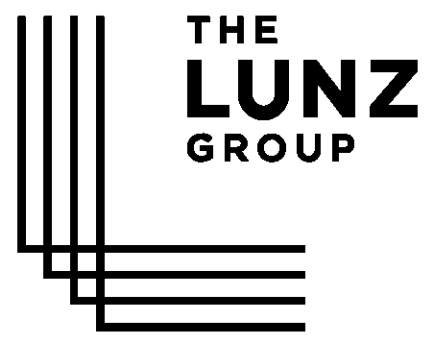
### DIVISION 9 - FINISHES

#### 09 22 10 METAL STUD FRAMING

- SCOPE OF WORK  
A. Provide interior metal stud partition framing and related work as indicated on Drawings.
- MATERIALS  
A. Studs, Tracks and Trim:  
• Srew-type complying with ASTM C-645 with mfr.'s standard zinc coating.  
• Fabricate studs from 25 and 20 gauge steel.
- INSTALLATION  
A. Partition framing shall extend from floor to ceiling grid.  
B. Stud size, gauge and spacing is indicated on Drawings. When unbraced partition height exceeds the manufacturer's requirements, Contractor shall provide heavier gauge, size or spacing to comply.  
C. Except as noted otherwise on Drawings:  
• Gauge: 25 Ga. at drywall partition.  
• Spacing: 16" o.c. at gypsum wallboard finish, 12" o.c. at areas where wall supported items are to be hung.  
• Splicing shall be permitted only when length required exceeds manufacturer standard length.  
D. Fastening: Provide positive attachment to track for studs at partition corners, ends, intersections and adjacent to openings.  
E. Reinforcing: Studs that have been field cut or notched to allow horizontal passage of utilities shall be reinforced to achieve original strength of unmodified stud.

#### 09 22 20 METAL WALL FURRING

- SCOPE OF WORK  
A. Provide 1 5/8" metal stud wall furring and related work at all exterior masonry walls and as indicated on drawings.
- MATERIALS  
A. Metal Studs: Screw-type furring complying with ASTM C645, fabricated from min. 25 ga. steel with manufacturer's standard zinc protective coating.
- INSTALLATION  
A. Install furring over masonry and concrete wall surfaces where required to support semi-rigid wall insulation board and/or gypsum wallboard, and as may be indicated on drawings.  
B. Install furring vertically at 16" o.c. max. spacing and provide additional framing at openings, cutouts and corners. At exterior corners, wide flange of furring channel 3" maximum position of next furring channel in normal manner. At interior corners, second channel shall be spaced no more than 12" from this corner. Fasten to masonry walls with cut nails driven into mortar joints. Fasten to monolithic concrete with concrete nails or power-driven fasteners 24" o. c. max.



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Remodel Desoto City Fire Station for EMS

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Specifications

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REVISION: .....  
REVISION: .....

ISSUED FOR CONSTRUCTION: ---  
ISSUED FOR PERMIT: 06.01.17  
ISSUED FOR BID: 06.01.17  
ISSUED FOR APPROVAL: ---

DRAWN BY: ---  
REVIEW BY: ---

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09 29 00 GYPSUM WALLBOARD

1. SCOPE
  - A. Provide and install gypsum wallboard and related work as indicated on drawings.
2. JOB CONDITIONS
  - A. Temperature and Humidity Conditions: Do not install board or joint treatment compounds unless installation areas comply with minimum temperature and ventilation requirements recommended by mfr. and conditions are acceptable to installer.
3. MANUFACTURERS
  - A. Provide wallboard and accessories mfd. by one of the following:
    - National Gypsum Co.
    - U.S. Gypsum Co.
    - Approval equal.
4. MATERIALS
  - A. Gypsum Wallboard:
    - Provide gypsum wallboard of min. thickness recommended by mfr. for application shown, or of greater thickness if so indicated on Drawings.
    - Provide standard gypsum wallboard at all surfaces Drawings do not indicate to receive a specific type.
    - Gypsum Wallboard Types:
      - a. Standard Gypsum Wallboard: (1) Regular core, plain face, plain back with long edges tapered complying with ASTM C36.
      - b. Moisture Resistant Gypsum Wallboard at toilet rooms: (1) Water-resist ant treated core, water repellent face, plain back with long edges tapered, complying with ASTM C630.
5. INSTALLATION OF GYPSUM WALLBOARD
  - A. General:
    - Standards: Comply with the requirements of ANSI A9701 'Standard Specifications for the Application and Finishing of Wallboard', except comply with mfr.'s instructions and recommendations where more stringent.
    - Comply with mfr.'s requirements for edge sealing and finishing of moisture resistant wallboard.
    - Where Drawings indicate partitions to extend through ceiling to underside of deck, or where fire resistance ratings are required for walls or partitions, comply with followings:
      - a. Provide caulked joint to obtain airtight seal at both faces of partition at floor, roof deck, around all openings and penetrations, and at adjacent walls and partitions where wallboard is not continuous. Do not use joint compound
  - B. Single layer Application:
    - Partitions and Walls:
      - a. Apply gypsum board parallel or perpendicular to studs. Position edges over studs for parallel application; ends over studs for perpendicular application. Use maximum practical lengths to minimize end joints. Fit ends and edges closely, but not forced together. Stagger joints on opposite sides of partition, and in alternate courses of on same side.
      - b. Fasten gypsum wallboard with screws. Comply with mfr.'s instructions for fastening, but do not exceed 12" o.c. spacing.
6. WALLBOARD FINISHING
  - a. Level 1: At areas concealed from view. At fire rated assemblies, comply with requirements of approved fire rating designs.
  - b. Level 4: Smooth Finish. Where flat paints or light wall coverings are indicated.
  - c. Level 5: Smooth Finish. Where gloss, semigloss, enamel or nontexture flat paints are specified, at severe lighting conditions, and at classrooms.
- B. Use joint tape to reinforce joints formed by tapered edges or butt end and at interior corners and angles. Set tape in joint compound then apply skim coat over tape in one application.
- C. Application of Joint Compounds: After mixing, do not use joint compounds if recommended pot-life time has expired. Allow drying time between applications of joint compound in accordance with mfr.'s recommendations for relative humidity and temperature levels at time of application. Apply specified number of coats of joint compound over joints, fastener heads and metal flanges. Sand between and after compound application as required to produce smooth level surface.
- D. First layer of concealed surfaces (i.e. above ceilings) shall require only first coat finishing for joints, fasteners and accessories.
- E. Finish wallboard surfaces with all exposed joints, fastener heads, trim accessory flanges and surface defects filled with joint compound in accordance with mfr.'s recommendations for smooth, flush surface. Form true, level or plumb lines, without joints, fastener heads, flanges of trim accessories or defects visible after application of field-applied decoration.

09 51 00 ACOUSTIC PANEL CEILING/SOFFIT SYSTEM

1. SCOPE
  - A. Provide acoustic/gypsum panel ceiling system and related items as required to complete work as indicated on Drawings and specified herein.
2. EXPOSED GRID SUSPENSION SYSTEM
  - A. Manufacturers: Provide specified suspension system manufactured by one of the following :
    - Chicago Metallic
    - Donn Products
    - Eastern Products
    - Flangeklamp
    - National Rolling Mills/Bundy
3. ACOUSTIC/GYPSUM PANELS
  - A. 2 x 4 Armstrong square edge Cortega Minatone, white.
4. COORDINATION AND LAYOUT
  - A. Prior to start of acoustic/gypsum ceiling/soffit work, consult other trades and Contractors involved to determine areas of potential interference. Do not start installation of suspension systems until interferences have been resolved.
  - B. Layout grid square with rooms in configuration indicated on Architectural Reflected Ceiling Plans.
5. SUSPENSION SYSTEM INSTALLATION
  - A. Compliance: Install suspension systems in accordance with manufacturer's instructions, requirements of Article 2, "Installation of Components" of "Standard Recommended Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-in Panels" ASTM C636; and as further specified.
  - B. Provide wall angle or channel at perimeter of all ceilings as indicated on Drawings.
  - C. Support hangers from building structure only. Do not support suspension system from deck.
    - Where hanger wires cannot be directly wire-tied to structural or intermediate framing members, provide spanning attachment devices designed for type of construction used in work and with carrying capacity of not less than 5 times design loads involved.

- D. Support main runners directly from hangers; do not bear on walls or partitions. Space main runners to support acoustic/gypsum panels and other work resting in or on ceiling/soffit, as required to comply with specified performance requirements. Interlock cross-runners with either main runners or with cross runners structurally classified as main runners.
    - Provide additional concealed support as may be required to fasten surface mounted items to ceiling/soffit.
  - E. Hangers: Space not more than 6" from each end and not more than 4' o.c. between ends of members to be supported. Provide additional hangers for support of fixtures and other items to be supported by ceiling/soffit suspension .
6. ACOUSTIC/GYPSUM PANEL INSTALLATION
    - A. Do not install acoustic/gypsum units until installation areas meet the following requirements: exterior openings have been closed and roofs are weathertight; mechanical, electrical and other work above soffits/ceilings has been completed; wet work has been installed; temperature and relative humidity have reached levels which comply with material manufacturer's recommendations for units to be used in work and are acceptable to installer.
    - B. Install materials in accordance with manufacturer's printed instructions and other requirements applicable to work.
    - C. Place panels to rest on flanges of runners, cross runners and wall trim.

09660 RESILIENT TILE FLOORING

1. SCOPE
  - A. Provide resilient tile flooring, base and related work as indicated on Drawings and specified herein.
2. MATERIALS
  - A. Vinyl composition tile: to be Korndean Van Gogh color to be Redwood Aged.
  - B. Resilient base: Vinyl base in roll goods complying with FS SS-W-40, Type II, 1/8" thick. Provide 4" high base except as noted otherwise on Drawings. Provide straight base without cove at carpet floors and top set cove base at all other areas.
    - Corner Units: Provide matching 1/8" thick vinyl pre-molded corner units for all outside corners.
  - C. Accessories: Vinyl, 1" wide edge strips; minimum 2" x 2" corner guards.
  - D. Adhesives (Cements): Waterproof, stabilized type as recommended by flooring or accessory mfr. Asphalt emulsions and other non-waterproof types not acceptable.
  - E. Concrete Slab Primer: Non-staining type as recommended by tile mfr.
3. INSTALLATION
  - A. Place resilient tile flooring with adhesive cement in strict compliance with mfr.'s recommendations. Butt flooring tightly to vertical surfaces, thresholds, nosings and edgings. Scribe as necessary around obstructions and to produce neat joints. Extend resilient flooring into toe spaces, door reveals, and into closet and similar openings.
  - B. Install resilient tile with "grain" running in the same direction. "Grain" shall run in long direction of room.
  - C. Wall Base: Apply to all columns, pilasters, cabinetwork and other permanent fixtures in rooms or areas where base is required. Install base in as long lengths as practicable, with light hairline end joints. Tightly bond base to backing throughout length of each piece, with continuous contact at horizontal and vertical surfaces.
    - Inside corners shall be coped or mitered.
    - Outside corners shall be wrapped continuously where length of wall on both sides is 12" or more. Where less than 12" install pre-molded corner units.
    - On masonry surfaces, or other similar irregular surfaces, fill voids along top edge of resilient wall base with manufacturer's recommended adhesive filler material.
4. CLEANING AND PROTECTION
  - A. Remove any excess adhesive or other surface blemishes from flooring and accessory units using neutral type cleaners as recommended by flooring manufacturer. Protect installed flooring from damage by use of heavy Kraft paper or other covering.
  - B. Finishing: After completion of project and just prior to final inspection of work, thoroughly clean resilient floors and accessories. Apply wax and buff, with type of wax, number of coats and buffing procedures in compliance with flooring manufacturer's instructions.

09 91 00 PAINTING

1. SCOPE
  - A. Provide painting and related work as indicated on Drawing as specified herein.
  - B. Except as specified otherwise, work includes painting and sealing of all exposed gypsum wallboard, doors and frames and unfinished miscellaneous items requiring painting.
  - C. Do not include painting when factory-finishing or installer finishing is specified for such items as (but not limited to) metal toilet enclosures, acoustic materials, finished mechanical and electrical equipment.
2. QUALITY ASSURANCE
  - A. Provide Coating Systems which are compatible with the various substrates and as recommended by the Manufacturer.
3. PAINTING SCHEDULE
  - A. Interior surfaces shall receive the following: Devco or approved equal.
    - Galvanized Steel 1 coat: 13201 Galvanized Metal Primer. 1 coat: 124XX/4 Tru-Glaze-4 Semi-gloss enamel.
    - Aluminum 1 coat: 13201 Galvanized Metal Primer. 1 coat: 506XX Wonderspeed Flat Acrylic Latex.
    - Steel or Iron 1 coat: 13101 Rust Penetrating primer 2 coats: 506XX Wonderspeed Flat Acrylic Latex.
    - Cement Plaster 2 coats: 506XX Wonderspeed Flat Acrylic Latex.
    - Gypsum Wallboard 1 coat: 50801 Vinyl Primer 2 coats: 506XX Wonderspeed Flat Acrylic Latex.
    - Wood; Transparent Finish (hardwood doors, panels, trim and cabinets)
      - a. See Cabinet Section of these Specifications for definitions of exposed, semi-exposed and concealed. Exposed
        - (1) 1 coat: Clear Sealer Woodworks w/b 4200 or Woodworks Alkyd 4900 1 coat: Clear Gloss Polyurethane 6700 Mirrothane 1 coat: Clear, Satin Polyurethane 6600 Mirrothane Sand lightly between coats and after final coat is applied, sand of buff with steel wool to smooth glass-like finish.
        - (2) Semi-Exposed 1 coat: Clear Sealer 4900 Woodworks Alkyd Sealer 1 coat: Alkyd Varnish Dull 4600 Satin Alkyd Varnish
        - (3) Concealed 1 coat: Clear Sealer
    - Wood; Opaque Painted Finish. 1 coat: 8801 Enamel Undercoat Alkyd or 51701 Wonderprime Acrylic Latex Primer Sealer 2 coats: 585XX Wonder-Speed semi gloss Acrylic Latex
    - Primer for Vinyl Wallcovering. 1 coat: 51701 Wonderprime Latex Primer Sealer.
  - B. Exterior surfaces shall receive the following: Devco or approved equal.
    - Galvanized Steel 1 Coat: 13201 Galvanized Metal Primer 2 Coats: 70XX Mirrolac, Alkyd Urethane Gloss Enamel
    - Cement Plaster 1 Coat: No. 2002 Wonderguard flat masonry primer. 2 Coats: No. 20XX Wonderguard Flat Acrylic House Paint.
    - Split Face Concrete Block Clear black sealer. Number of coats as recommended by Manufacturer.

4. APPLICATION
  - A. Applicator must examine areas and conditions under which painting work is to be applied. Notify Architect of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Applicator.
  - B. Starting of painting work will be construed as Applicator's acceptance of surfaces and conditions within any particular area.
  - C. Perform preparation and cleaning procedures in strict accordance with paint mfr.'s instructions and as herein specified, for each particular substrate condition.
  - D. Remove all hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide surface-applied protection prior to surface preparation and painting operations. Following completion of painting of each space or area, reinstall removed items by workmen skilled in trades involved.
  - E. Clean surfaces to be painted before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning. Program cleaning and painting so that contaminants from cleaning process will not fall onto wet, newly-painted surfaces.
  - F. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces or conditions otherwise detrimental to formation of durable paint film. Prepare cementuous surfaces of concrete, concrete block, cement plaster and cement-asbestos board to be painted by removing all efflorescence, chalk, dust, dirt, grease, oils and by roughing as required to remove glaze.

10 26 00 WALL and CORNER GUARDS

Wall and corner guard will be corner guard Model G100, angled corner guard Model G210, double corner guards Model G100, and wall bumper guard Model B120, all surface mounted high-impact vinyl/acrylic alloy, 6063 T6 aluminum retainer .07 inches thick, in colors as indicated on the Construction Drawings. Accessories include finishing caps, partition end fillers, and splicing connectors, all manufactured by Koroseal Wall Protection Systems; or approved equal.

DIVISION 11 - EQUIPMENT

NONE SPECIFIED

DIVISION 12 - FURNISHINGS

NONE SPECIFIED

DIVISION 13 - SPECIAL CONSTRUCTION

NONE SPECIFIED

DIVISION 15 - MECHANICAL/PLUMBING

SEE MECHANICAL/PLUMBING DRAWINGS

DIVISION 16 - ELECTRICAL

SEE ELECTRICAL DRAWINGS



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Specifications

REVISION: REVISION: REVISION:

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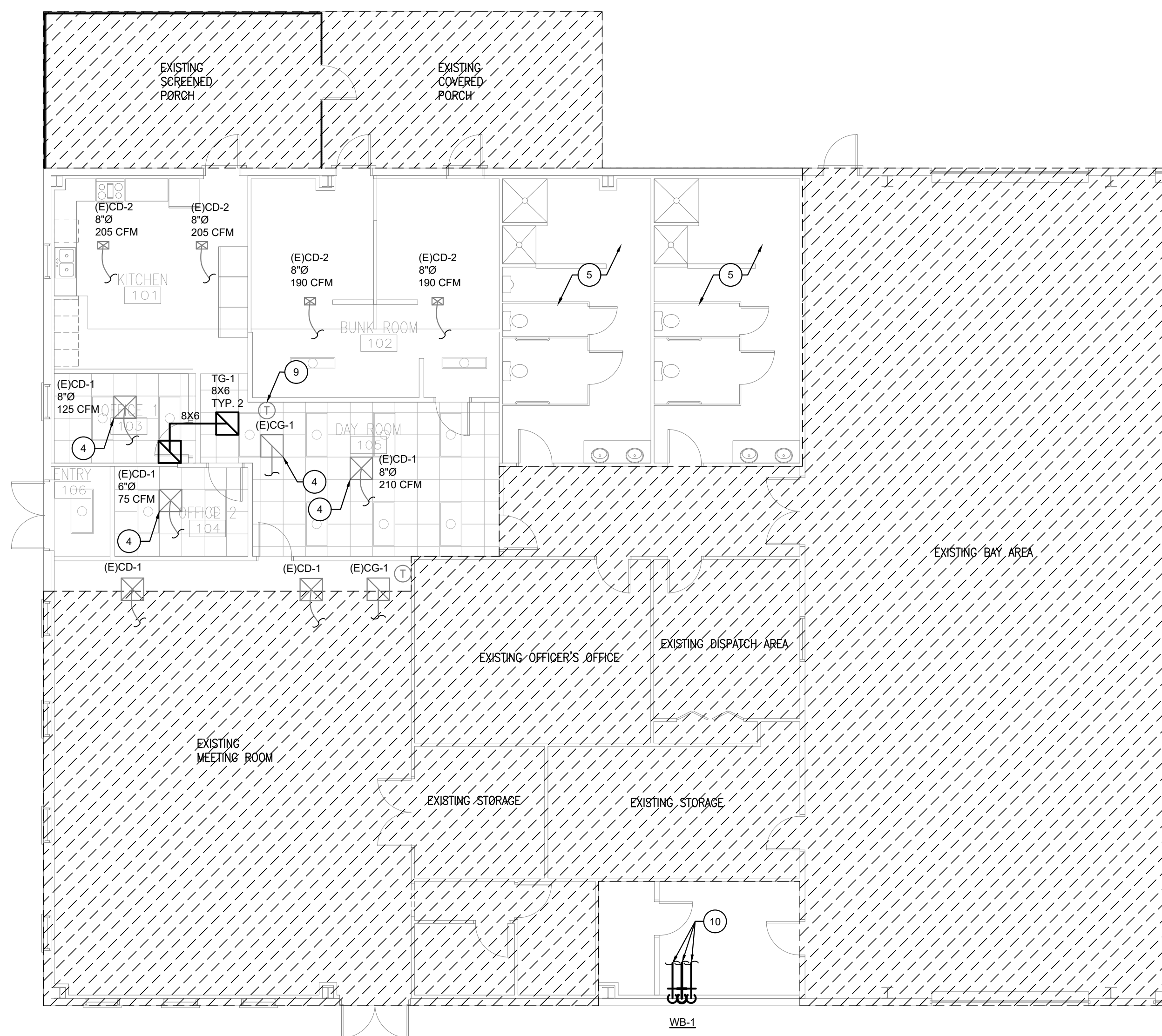
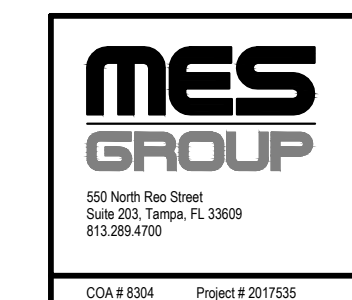
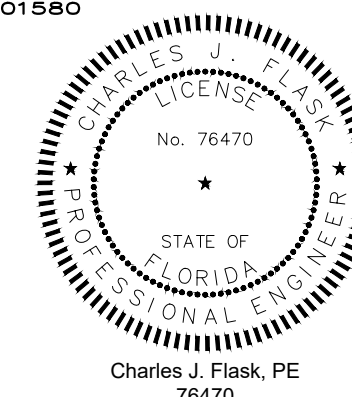
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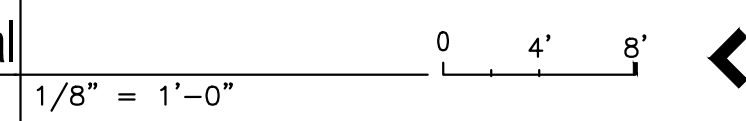
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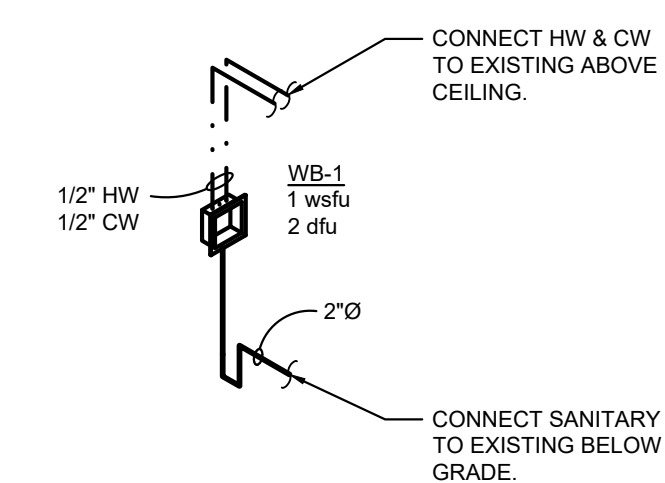
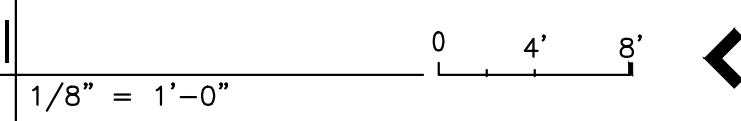




Renovation Floor Plan - Mechanical



Demolition Floor Plan - Mechanical



Plumbing Isometric

NTS

KEYNOTES	
1.	EXISTING AIR DEVICE TO REMAIN. CONTRACTOR TO CLEAN AND ENSURE PROPER FUNCTION PRIOR TO CONSTRUCTION. REPLACE IF NECESSARY.
2.	EXISTING AIR DEVICE TO BE RELOCATED. REFER TO RENOVATION PLAN FOR NEW LOCATION. CONTRACTOR TO CLEAN AND ENSURE PROPER FUNCTION PRIOR TO RE-INSTALLATION. REPLACE IF NECESSARY. CONTRACTOR SHALL PROVIDE NEW FLEX DUCT AS NEEDED TO RELOCATE AIR DEVICE. NEW DUCTWORK TO MATCH EXISTING.
3.	EXISTING AIR DEVICE TO BE RELOCATED TO EXISTING MEETING ROOM. REFER TO RENOVATION PLAN FOR APPROXIMATE LOCATION. EXTEND DUCTWORK OR ADD ADDITIONAL DUCTWORK AS NEEDED FOR A PROPER INSTALLATION. ANY NEW DUCTWORK TO MATCH EXISTING.
4.	RELOCATED AIR DEVICE. CONTRACTOR SHALL BALANCE THE SYSTEM TO ACHIEVE THE LISTED CFM.
5.	EXISTING HVAC IN RESTROOMS TO REMAIN.
6.	CONTRACTOR SHALL PERFORM A PRE TEST AND BALANCE TO ENSURE EXISTING SYSTEM HAS SUFFICIENT CAPACITY FOR AIRFLOWS SHOWN ON RENOVATION PLAN. CONTACT THE ENGINEER ABOUT ANY DISCREPANCIES.
7.	EXISTING THERMOSTAT TO REMAIN.
8.	EXISTING THERMOSTAT TO BE RELOCATED. REFER TO RENOVATION PLAN FOR NEW LOCATION.
9.	RELOCATED THERMOSTAT.
10.	CONNECT HW, CW AND SANITARY PIPES TO EXISTING PIPES OF ADEQUATE SIZE. CONTRACTOR TO VERIFY LOCATION OF EXISTING PIPES PRIOR TO CONSTRUCTION AND LOCATE WASHER BOX APPROPRIATELY. CONTACT THE EOR REGARDING ANY DISCREPANCIES.

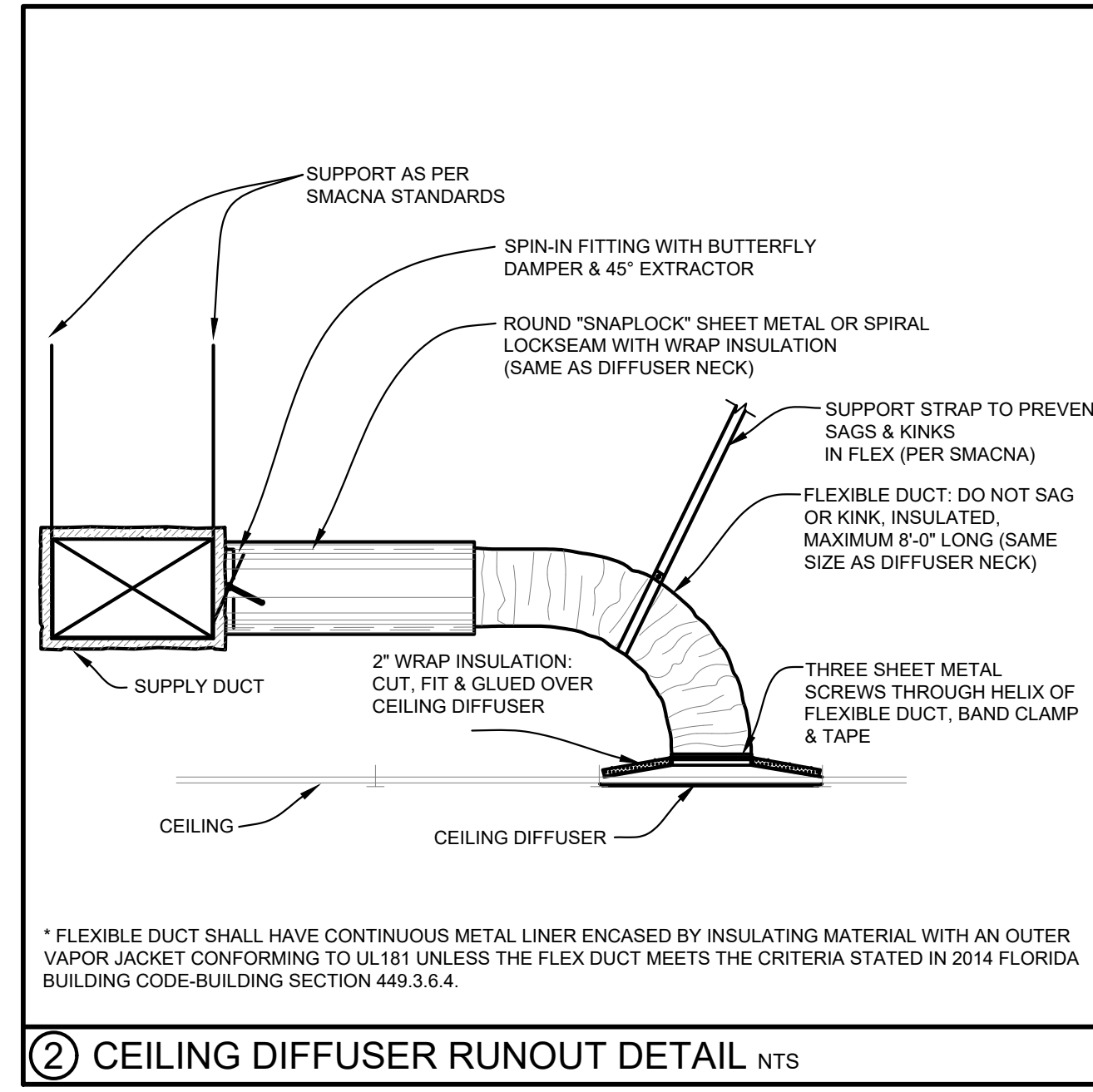
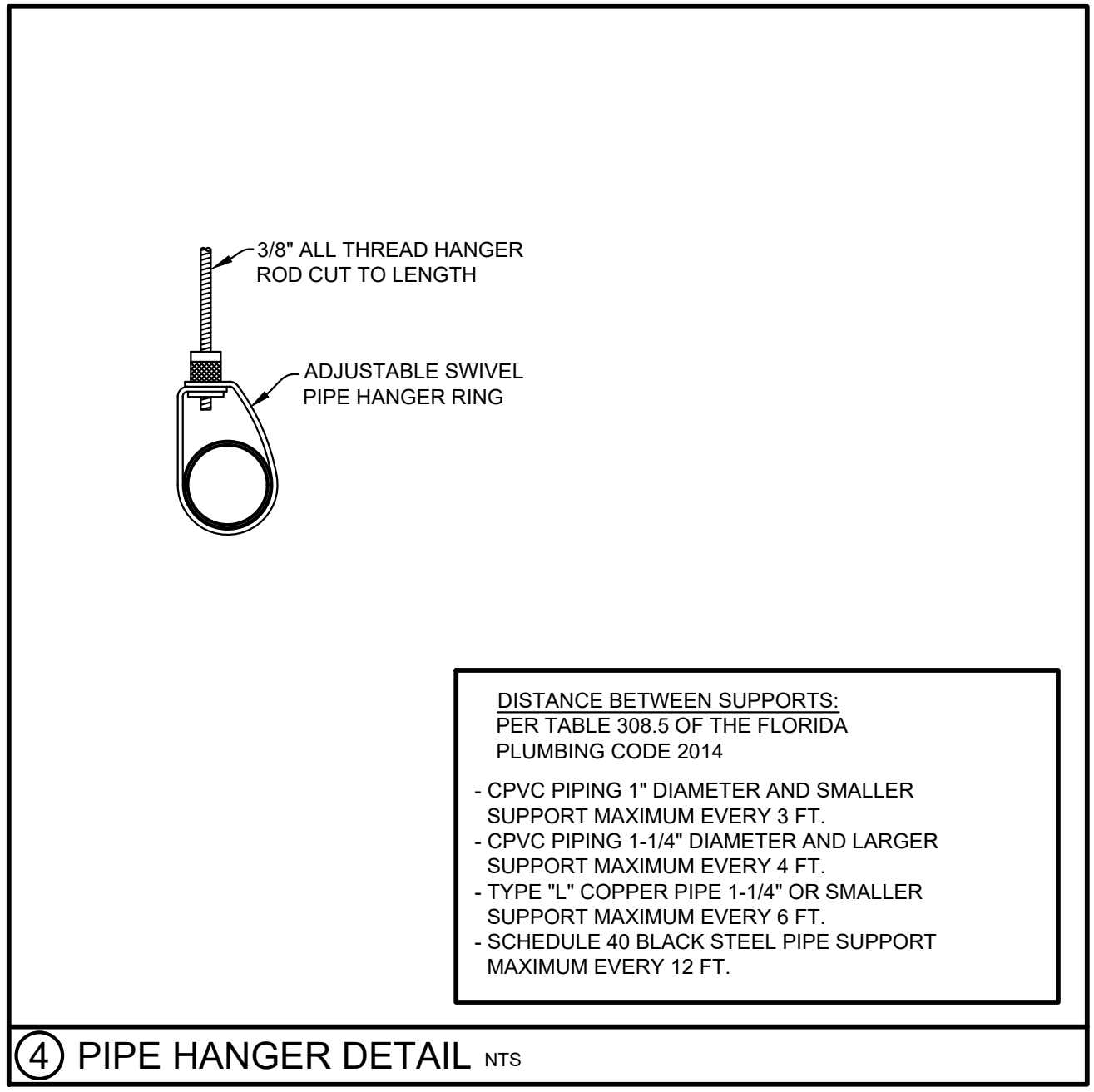
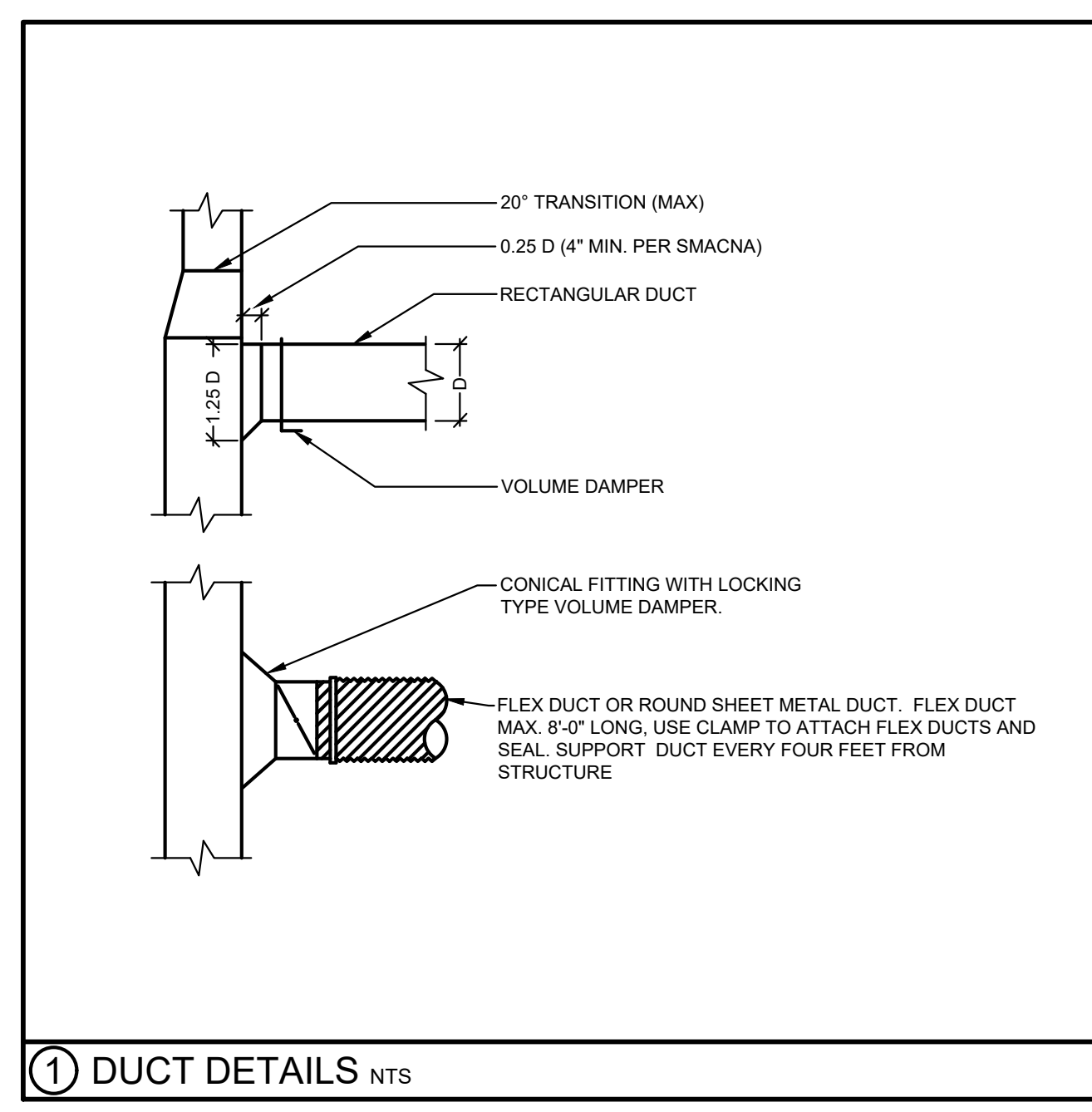
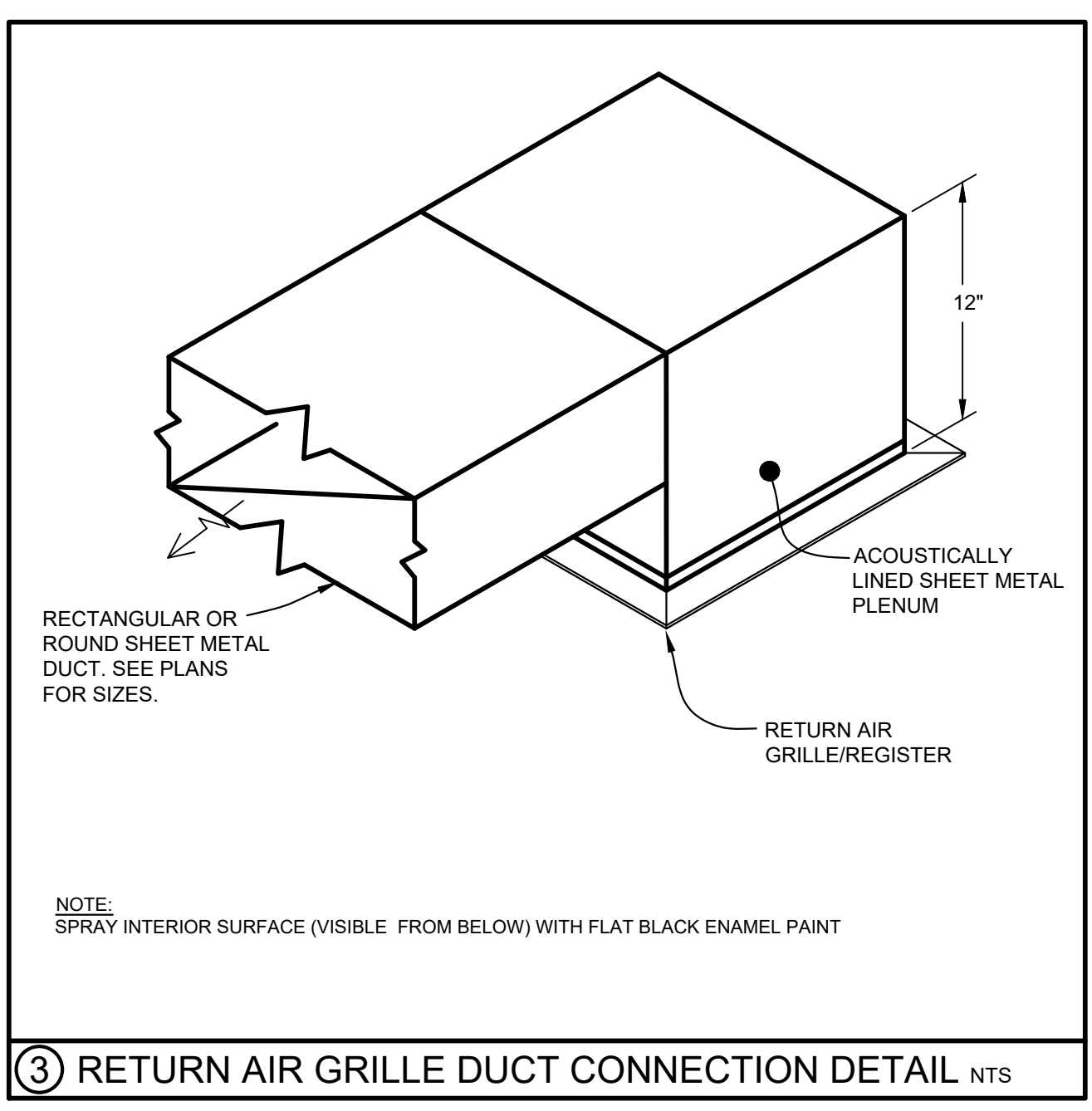
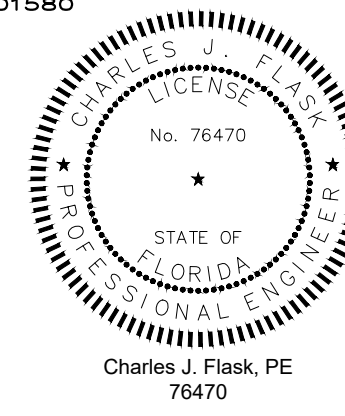
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6840 W. George Blvd.  
Sebring, FL 33876

Demolition And Renovation Floor Plans - Mechanical & Plumbing

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GENERAL SYMBOLS	
⊖ ⊖ ⊖ ⊖	KEY NOTE INDICATOR
	EQUIPMENT INDICATOR
	DRAWING REVISION INDICATOR

LINE TYPES	
————	NEW WORK SCOPE OF WORK
---	EXISTING SCOPE OF WORK
----	DEMOLITION SCOPE OF WORK
.....	FUTURE SCOPE OF WORK
----	UNDERGROUND ELECTRIC SECONDARY FEEDER
	-NEW BRANCH CIRCUIT W/#12 AWG THHN WIRES -SLASH LINES INDICATES WIRES IN CIRCUIT -SHORT LINES DEPICTS PHASE CONDUCTOR -LONG LINE DEPICTS NEUTRAL CONDUCTOR -LONG LINE W/DOT DEPICTS GROUND

CONDUIT AND WIRING	
	BRANCH CIRCUIT RUN CONCEALED BRANCH CIRCUIT RUN UNDER FLOOR BRANCH CIRCUIT DOWN BRANCH CIRCUIT UP
	HOME RUN TO PANEL 2A CKTS 1, 3, & 5
	FLEXIBLE CONDUIT

CIRCUIT DESIGNATIONS	
LIGHTING	CAPITAL LETTER INDICATES FIXTURE TYPE NUMERAL INDICATES CIRCUIT NUMBER* SMALL LETTER INDICATES CONTROL SWITCH
POWER	NUMERAL INDICATES CIRCUIT NUMBER* *SEE NOTES ON ASSOCIATED DRAWINGS FOR PANEL DESIGNATION

POWER DISTRIBUTION	
	PANELBOARD
	DISCONNECT SWITCH - FUSED
	JUNCTION BOX OR PULL BOX

ELECTRICAL DEVICES	
	SINGLE-POLE, DOUBLE-POLE, 3-WAY AND 4-WAY SWITCHES (48" AFF)
	LOCAL WALL DIMMER SWITCH (48" AFF)
	WALL MOUNTED OCCUPANCY SENSOR SWITCH; DUAL TECHNOLOGY (PASSIVE INFRARED/ULTRASONIC, WATTSTOPPER LMDW-101)
	DUPLEX RECEPTACLE (18" AFF)
	GFCI DUPLEX RECEPTACLE
	GFCI DUPLEX RECEPTACLE WITH WHILE-IN-USE WEATHERPROOF COVER

ELECTRICAL LIGHTING FIXTURE SYMBOLS	
	2X4 FIXTURE - RECESSED, SURFACE, OR PENDANT MOUNTED - TYPE AS SPECIFIED
	1X4 FIXTURE - SURFACE MOUNTED - TYPE AS SPECIFIED
	SELF CONTAINED EMERGENCY LIGHTING UNIT - TYPE AS SPECIFIED
	EXIT SIGN-CEILING MOUNTED - TYPE AS SPECIFIED
	EXIT SIGN-WALL MOUNTED - TYPE AS SPECIFIED

COMMUNICATION DEVICES	
	TELEPHONE/DATA OUTLET (18" AFF); PROVIDE 3/4" C TO ABOVE CEILING (TYPICAL), PROVIDE INSULATED NYLON BUSHING ON END OF CONDUIT FOR PROTECTION OF WIRE
	CABLE TV OUTLET (18" AFF); PROVIDE 1 CATV JACK

FIRE ALARM SYMBOLS	
	MANUAL PULL STATION (46" AFF)
	HORN/STROBE LIGHT COMBINATION (80" AFF)
	SMOKE DETECTOR - CEILING MOUNTED
	SMOKE ALARM - WALL MOUNTED
	FIRE ALARM CONTROL PANEL
	RECESSED FIRE ALARM CONTROL PANEL

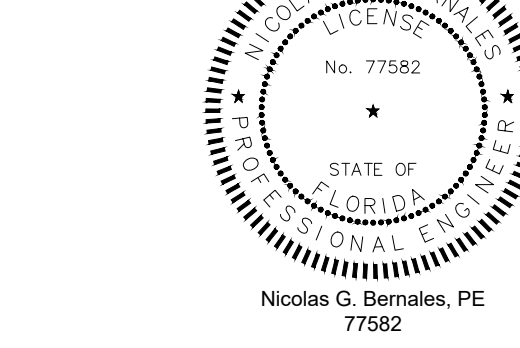
ELECTRICAL ABBREVIATIONS			
A	AMP	LM	METAL CONDUIT
AA	AUTOMATIC ALTERNATOR	LM LPI (-)	LOUVER MOTOR LIGHTING CIRCUIT ( )
AC	ALTERNATING CURRENT	LP ( )	LIGHTING PANELBOARD
ACU	AIR CONDITIONER UNIT	LS	LIMIT SWITCH
AF	AMPERAGE FRAME	LV	LOUVER
AFN	ABOVE FINISHED FLOOR	M	MANUAL MOTOR STARTER
ANN	ANNUNCIATOR	mA	MILLIAMPERES
AS	AMMETER SWITCH	MC	METAL CLAD CABLE
AT	AMPERE TRIP	MCC	MOTOR CONTROL CENTER
AX	AUXILIARY DELAY	MCP	MOTOR CIRCUIT PROTECTOR
BKR	BREAKER	MEZZ	MEZZANINE
CB	CIRCUIT BREAKER	MF (-)	MAIN FEEDER (-) ID
COL	COLUMN	MGD	MILLION GALLONS PER DAY
CL	CENTERLINE	MS	MOTOR STARTER MOUNTED
CKT	CIRCUIT	MTD	MOUNTED
CR (P OR L)	CLOSE ON FALLING (PRESSURE OR LEVEL)	MTR	MOTORIZED TIMING RELAY
CR (P OR L)	CLOSE ON RISING (PRESSURE OR LEVEL)	MJAU	MAKE UP AIR UNIT
CH	CONVECTION HEATER	MX	MOTOR AUXILIARY RELAYS
CMPT	COMPARTMENT CONDUIT	(N)	NEW
COND	CONDUIT	NAC	NOTIFICATION APPLIANCE CIRCUIT
CDT	CONTRACT (-) ID	NP	NAMEPLATE
C (-)	CONTROL POWER TRANSFORMER	NF	NON FUSED
CPT	CONTROL RELAY (-) ID	NFSS	NON FUSED SAFETY SWITCH
CR (-)	CURRENT TO CURRENT TRANSFORMER	N.C.	NORMALLY CLOSED
I/I	CURRENT TO PNEUMATIC TRANSUDCER	N.O.	NORMALLY OPEN
IP	INSULATION	No.	NUMBER
CT	CURRENT TRANSFORMER	( ) OL	OVERLOAD ( ) NUMBER OF
D	EXISTING TO BE DEMOLISHED	P	PRESSURE
DC	DIRECT CURRENT	( ) P	POLES ( ) NO OF POLES
DF	DUST FILTER	Ø or PH	PHASE
DIA	DIAMETER	P/I	PNEUMATIC TO CURRENT
DISTR	DISTRIBUTION	PLC	PROGRAMMABLE LOGIC CONTROLLER
DP	DIFFERENTIAL CURRENT	PRE	POWER ROOF EXHAUSTER
DS	DISCONNECT SWITCH	PS	PRESSURE SWITCH
DPDT	DOUBLE POLE, DOUBLE THROW	PT	POTENTIAL TRANSFORMER
E	EXISTING TO REMAIN	PTAC	PACKAGE TERMINAL AIR CONDITIONER
EBB	ELECTRIC BASED BOARD	PTR	PNEUMATIC TIMING RELAY
EC	ELECTRICAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
ECH	ELECTRIC CEILING HEATER	PVC-RSC	RIGID PVC COATED RIGID STEEL CONDUIT
EDH	ELECTRIC DUCT HEATER	PWV	POWER WALL VENTILATOR
EF	ELECTRIC FIN	QTY	QUANTITY
EMT	ELECTRIC METALLIC TUBING	R	EXISTING AT RELOCATED POSITION
ER	EXISTING TO BE REMOVED AND RELOCATED	RAC	RIGID ALUMINUM RECEP-TACLE
ETM	ELAPSED TIME METER	REQ	REQUIRED
EUH	ELECTRIC UNIT HEATER	RMS	ROOT MEAN SQUARE
EWC	ELECTRIC WATER COOLER	RSC	RIGID STEEL CONDUIT
F	FLOW	RTU	REMOTE TERMINAL UNIT
FDR	FEEDER	SAF	SUPPLY AIR FAN
FLA	FULL LOAD AMPS	STP	SHIELDED TWISTED PAIR
FMC	FLEXIBLE METALLIC CONDUIT	SL	STOP LOCKOUT
FOS	FAST-OFF-SLOW	SMC	SMART MOTOR CONTROLLER
F-S	FAST-SLOW	SPDT	SINGLE POLE, DOUBLE THROW
FT	FEET	SS	SELECTOR SWITCH
F-R	FORWARD REVERSE	S/S	START/STOP
FR	FRAME	S/SL	START/STOP LOCKOUT
FUSS	FUSED SAFETY SWITCH	SV	SOLENOID VALVE
FVNR	FULL VOLTAGE NON-REVERSING	SYM	SYMMETRICAL
G	GREEN	T or T*STAT	THERMOSTAT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	T (-)	TELEPHONE CONDUIT (-)
GPM	GALLONS PER MINUTE	TCC	TIME-CLOSE CONTACT
GND	GROUND	TEMP	TEMPERATURE
GRV	GRAVITY RELIEF VENT	TC	TEMPERATURE CONTRACTOR
GUH	GAS UNIT HEATER	TOC	TIME-OPEN CONTACT
HOA	HAND-OFF-AUTOMATIC	TR	TIMING RELAY
HP	HORSEPOWER	TRI	SHIELDED TRIPLE CABLE
HV	HOUSE VACUUM	TS	TEMPERATURE SWITCH
HZ	HERTZ	TSP	TWISTED SHIELDED PAIR
ID	IDENTIFICATION NUMBER	TYP	TYPICAL
IC	INTERRUPTING CAPACITY	UF	UNDERGROUND FEEDER
IF	INFRARED HEATER	UH	UNIT HEATER
IMC	INTERMEDIATE METAL CONDUIT	VA	VOLT - AMPERE
INF	IN LINE FAN	VAC	VOLTS ALTERNATING CURRENT
I/O	INPUT/OUTPUT	VDC	VOLTS DIRECT CURRENT
IT	INTERCHANGEABLE TRIP OR INSTANTANEOUS TRIP	VFD	VARIABLE FREQUENCY DRIVE
JB	JUNCTION BOX	VS	VOLTMETER SWITCH
kcmil	THOUSAND CIRCULAR MILS	VT	VOLTAGE TRANSFORMER
KUH/EUH	ELECTRIC UNIT HEATER	W	WATT
KVA	KILOVOLT AMPERE	WH	WATER HEATER
KV	KILOVOLT	WP	WEATHERPROOF
KVAR	KILOVOLT AMPERES REACTIVE		
KW	KILOWATT		
L	LEVEL		
LC	LOUVER CONTROLLER		
LFMC	LIQUID-TIGHT FLEXIBLE		

GENERAL PROJECT NOTES	
1.	THIS IS A COMPLETE LIST OF ELECTRICAL SYMBOLS AND ABBREVIATIONS FOR REFERENCE ONLY. SYMBOLS SHOWN ON THIS DRAWING MAY NOT APPEAR ON THE FOLLOWING DRAWINGS.
2.	THE CONTRACTOR SHALL COORDINATE ALL REQUIRED SHUTDOWNS ON EXISTING UTILITIES WITH OWNER REPRESENTATIVES IN ORDER TO MINIMIZE IMPACT TO OTHER AREAS.
3.	ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NEC, FBC, NFPA, AND ANY APPLICABLE LOCAL ORDINANCE AND STANDARDS.
4.	ALL WIRING SHALL BE IN CONDUIT. MINIMUM CONDUIT SIZE SHALL BE 3/4". MINIMUM CONDUCTOR SIZE SHALL BE #12 AWG. ALL NEW CIRCUITS SHALL BE PROVIDED WITH AN INDIVIDUAL NEUTRAL AND GROUNDING CONDUCTOR WITH THE PHASE CONDUCTOR.
5.	THE ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. BEFORE STARTING THE WORK THE CONTRACTOR SHALL REVIEW ALL OTHER DISCIPLINE DRAWINGS AND VERIFY FIELD CONDITIONS AND SHALL MAKE ANY REQUIRED MINOR ADJUSTMENTS WITHOUT EXTRA COST TO THE OWNER. ANY MAJOR DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
6.	ALL CONDUITS INSTALLED INTERIOR SHALL BE EMT. ALL CONDUITS INSTALLED EXTERIOR SHALL BE PVC SCHEDULED 40.
7.	CONDUCTORS #10 AND SMALLER SHALL BE SOLID COPPER. CONDUCTORS #8 AND LARGER SHALL BE STRANDED COPPER. UNLESS NOTED OTHERWISE, CONDUCTORS INSULATION SHALL BE DUAL RATED AT THHN/THWN.
8.	ALL DEVICES, EQUIPMENT MATERIAL AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
9.	ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE MOUNTED AS PER EQUIPMENT AND DEVICE MANUFACTURER RECOMMENDATIONS.
10.	CONTRACTOR SHALL PROVIDE SUBMITTALS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL OF ALL ELECTRICAL EQUIPMENT AND DEVICES DESCRIBED IN THE SUBMITTAL REGISTER. SUBMITTALS SHALL INCLUDE CUT SHEETS, DIMENSIONS, WIRING DIAGRAMS, ACCESSORIES, OPERATION MANUALS, AND ALL NECESSARY INFORMATION FOR REVIEWER TO MAKE A SOUND EVALUATION.
11.	PROVIDE STARTUP OF ALL ELECTRICAL SYSTEMS AND COORDINATE WITH ARCHITECT/ENGINEER FOR OWNER STARTUP WITNESSING.
12.	PROVIDE LAMINATED PLASTIC NAMEPLATES FOR EACH EQUIPMENT ENCLOSURE. EACH NAMEPLATE IDENTIFY EQUIPMENT FUNCTION, PANELBOARD CONNECTED AND CIRCUIT NUMBER. NAMEPLATE SHALL BE MELAMINE PLASTIC (0.125 INCHES THICK), WHITE LETTERS ON BLACK BACKGROUND. MINIMUM SIZE OF LETTERS SHALL BE 2.5 INCHES. IN ADDITION TO EQUIPMENT TAGGING, CONTRACTOR SHALL PROVIDE ARC-FLASH WARNING SIGNS FOR PANELBOARDS.
13.	PROVIDE COMPUTER PRINTED ON WHITE WRAPAROUND PAPER WITH CLEAR PLASTIC PROTECTION TAIL FOR ALL WIRE MARKERS. MARKER SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER ON ALL WIRES IN JUNCTION/PULL BOXES AND IN EQUIPMENT TERMINAL BOXES.
14.	PROVIDE PUNCHED TAPE LABELS ON ALL WIRING DEVICES FOR IDENTIFICATION. SHALL BE 1/2" BLACK TAPE WITH WHITE RAISED LETTERS. TAPE LABELS SHALL STATE PANELBOARD NAME AND CIRCUIT NUMBER.
15.	PROVIDE DIRECTORIES ON ALL PANELBOARDS. BALANCE ALL LOADS ON PANELBOARD WITHIN 10%.
16.	CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF RECORD DRAWINGS TO THE OWNER AT THE END OF THE CONSTRUCTION.
17.	ALL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL BE NEW AND FREE OF DEFECTS. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) STANDARDS AND SHALL BE UL LABELED. ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN A WORKMANLIKE MANNER.
18.	ALL CONNECTORS AND SPLICES FOR CABLE SIZE #10 AWG AND SMALLER SHALL BE INSULATED, PRESSURE-TYPE. FOR LARGER SIZE CONDUCTORS USE BOLTED CLAMPS WITH INSULATING TAPE.
19.	PROVIDE INSULATION AND CONTINUITY TEST OF ALL 1000V AND LESS WIRES AND CABLES. USE TESTING PROCEDURES DESCRIBED IN INTERNATIONAL ELECTRICAL TESTING AGENCY (NETA) STANDARDS. REPLACE ANY CABLES WITH INSULATION RESISTANCE LESS THAN 100 MEGA OHMS (MOHMS). TEST ALL GROUND FAULT CIRCUIT INTERRUPTING (GFCI) RECEPTACLES. TEST ALL GROUNDING ELECTRODE SYSTEMS WITH FALL OF POTENTIAL METHOD. MAKE RESISTANCE MEASUREMENTS 48 HOURS AFTER LAST RAIN FALL. MAXIMUM RESISTANCE TO GROUND SHALL BE 5 OHMS.
20.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2011 NEC, NATIONAL ELECTRIC CODE.

Sheet List Table	
Sheet Number	Sheet Title
E001	Electrical Legend, Notes & Abbreviations
E101	Demolition And Renovation Floor Plans - Lighting
E201	Demolition And Renovation Floor Plans - Power
E601	Electrical Details & Schedules



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Electrical Legend, Notes & Abbreviations

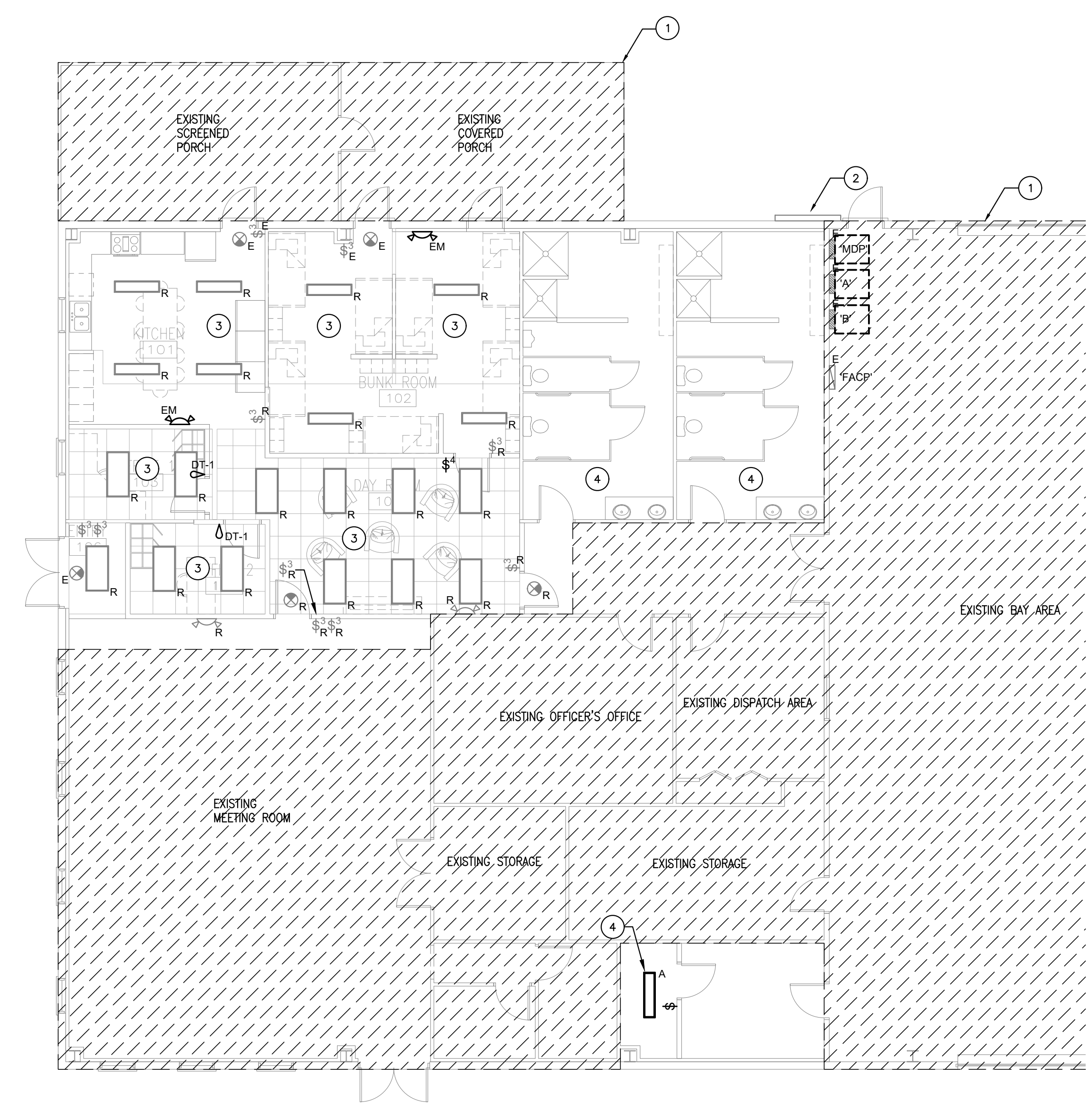
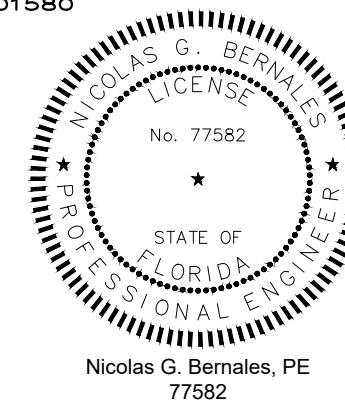
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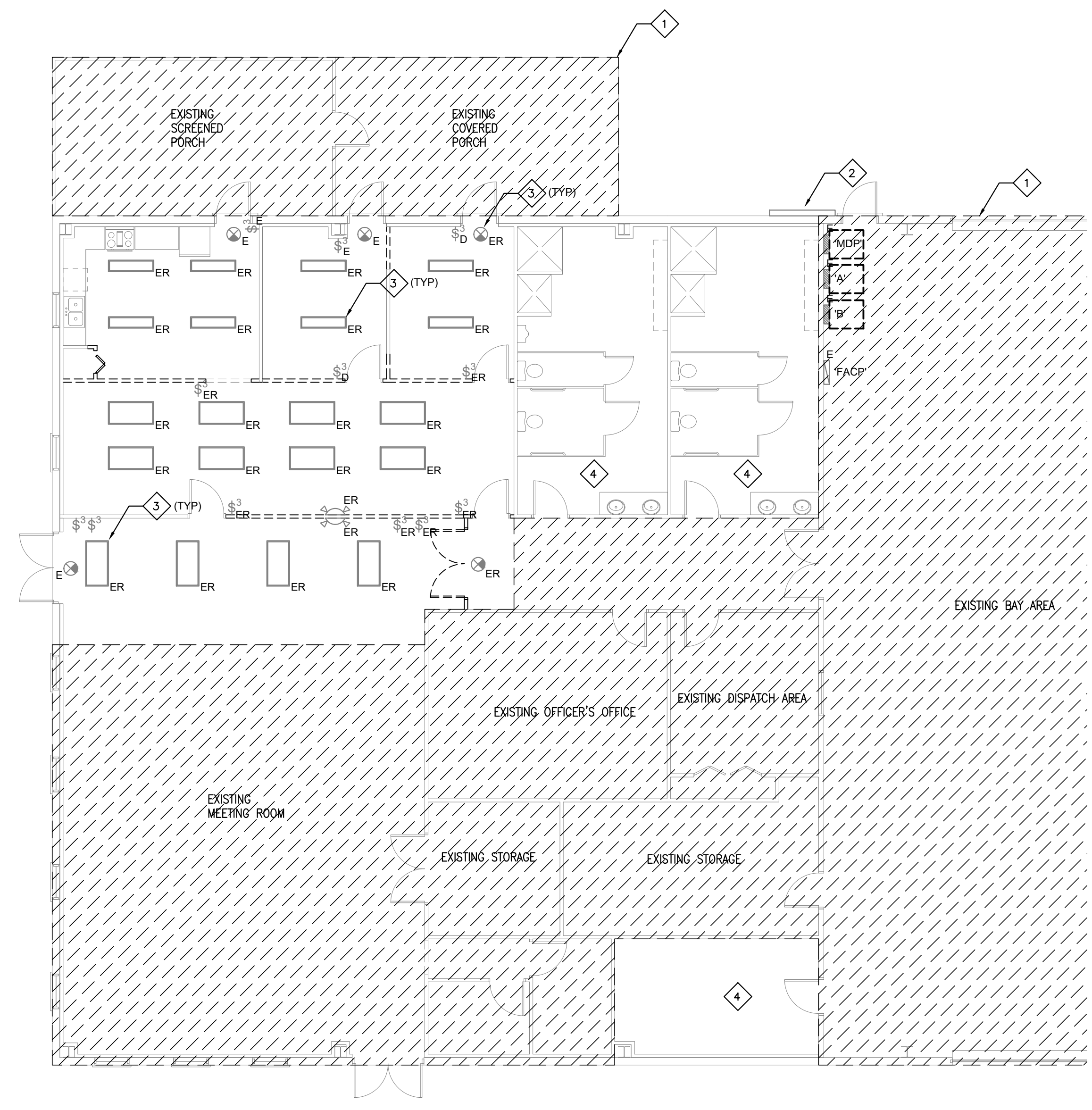
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E001

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Renovation Floor Plan - Lighting  
1/8" = 1'-0" 0 4' 8'



Demolition Floor Plan - Lighting  
1/8" = 1'-0" 0 4' 8'

- RENOVATION GENERAL NOTES**
- PER FLORIDA BUILDING CODE, ENERGY CONSERVATION, CHAPTER 1 SECTION 101.4.3. ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS, NO ADDITIONAL LIGHTING CONTROLS ARE REQUIRED.
  - ALL EXISTING EXIT SIGNS SHALL BE CONNECTED TO AN UN-SWITCHED PHASE ("HOT") CONDUCTOR AS REQUIRED.
  - PROVIDE NEW LAMPS TO MATCH FOR ALL RELOCATED LIGHT FIXTURES.
  - ALL NEW LIGHTING CONTROL DEVICES AND COVER PLATES SHALL MATCH EXISTING.
  - ALL NEW AND EXISTING "EM" FIXTURES SHALL BE CONNECTED TO AN UN-SWITCHED PHASE ("HOT") CONDUCTOR AS REQUIRED.

- RENOVATION KEYNOTES**
- NO WORK REQUIRED WITHIN HATCHED AREAS. ALL POWER/DATA CIRCUITING AND ASSOCIATED WIRING SHALL BE EXISTING TO REMAIN.
  - EXISTING SERVICE ENTRANCE EQUIPMENT.
  - EXTEND ALL CONDUIT AND WIRING AS REQUIRED TO RE-CONNECT TO EXISTING CIRCUIT PREVIOUSLY SERVING THIS AREA.
  - TIE NEW LIGHT FIXTURE TO EXISTING CIRCUIT SERVING THIS SPACE.

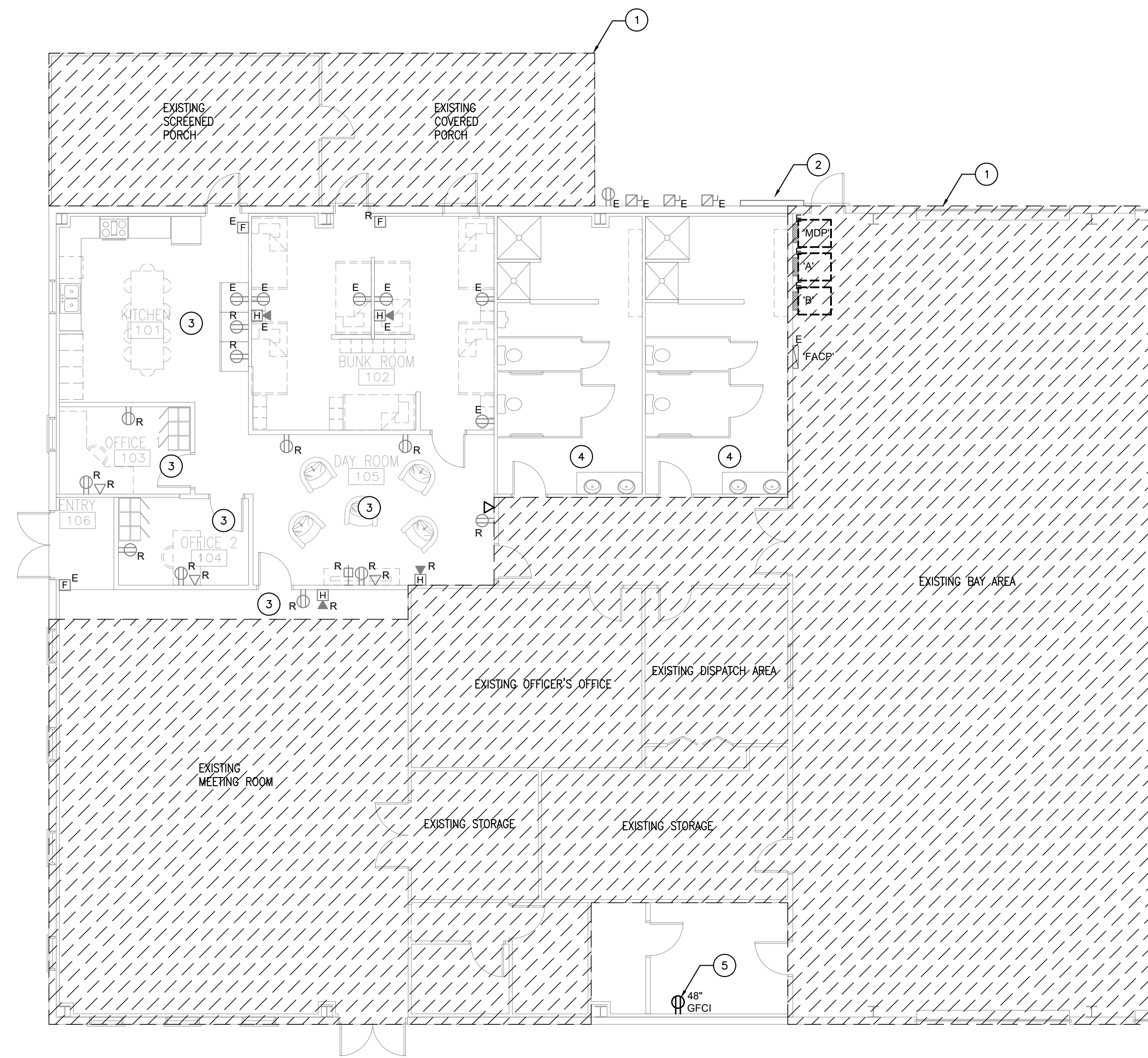
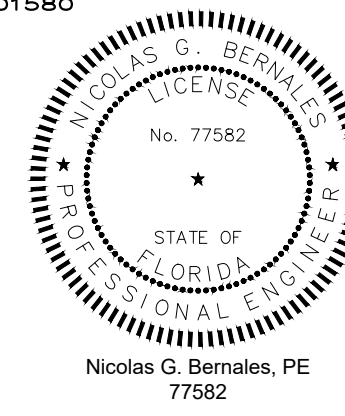
- DEMOLITION GENERAL NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND LAYOUTS. THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD WITH ANY DISCREPANCIES.
  - EXISTING EQUIPMENT AND DEVICE LOCATIONS SHALL BE FIELD VERIFIED. REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD.
  - CONTRACTOR SHALL COORDINATE ANY WALL MOUNTED ITEMS (ELECTRICAL/DATALIGHT) WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
  - ALL EXISTING LIGHT FIXTURES SHOWN TO BE REMOVED SHALL BE CAREFULLY REMOVED, CLEANED, COVERED AND STORED IN A PROTECTED DRY LOCATION FOR RE-USE AND INSTALLATION DURING RENOVATION.
  - PROPERLY DISPOSE OF ALL LAMPS FROM EXISTING LIGHT FIXTURES SHOWN TO BE REMOVED.
  - ALL CIRCUITING ASSOCIATED WITH EXISTING LIGHT FIXTURES SHOWN TO BE REMOVED OR RELOCATION SHALL REMAIN AND PREPARED FOR RE-CONNECT AND EXTENSION AS NECESSARY DURING RENOVATION.
  - LIGHT FIXTURES DENOTED WITH 'E' OR 'ER' SHALL BE INSPECTED FOR WORKING CONDITION TO BE RE-USED IF APPLICABLE AND BE PROTECTED DURING DEMOLITION.
  - CONTRACTOR SHALL RETAIN BREAKERS MADE SPARE BY DEMOLITION FOR CONNECTION OF NEW WORK UNLESS NOTED OTHERWISE.

- DEMOLITION KEYNOTES**
- NO WORK REQUIRED WITHIN HATCHED AREAS. ALL POWER/DATA CIRCUITING AND ASSOCIATED WIRING SHALL BE EXISTING TO REMAIN.
  - EXISTING SERVICE ENTRANCE EQUIPMENT.
  - REFER TO RENOVATION FLOOR PLAN FOR SPECIFIC RELOCATION AND RE-USE OF EXISTING LIGHT FIXTURE AS REQUIRED.
  - EXISTING LIGHT FIXTURES IN THIS AREA ARE EXISTING TO REMAIN. ADJUST FIXTURE LOCATIONS TO ACCOMMODATE NEW WALL INSTALLED DURING RENOVATION. SEE RENOVATION FLOOR PLAN.

**DeSoto City Fire Station for EMS Remodel**  
 6940 W. George Blvd., Sebring, FL 33876  
**Demolition And Renovation Floor Plans - Lighting**

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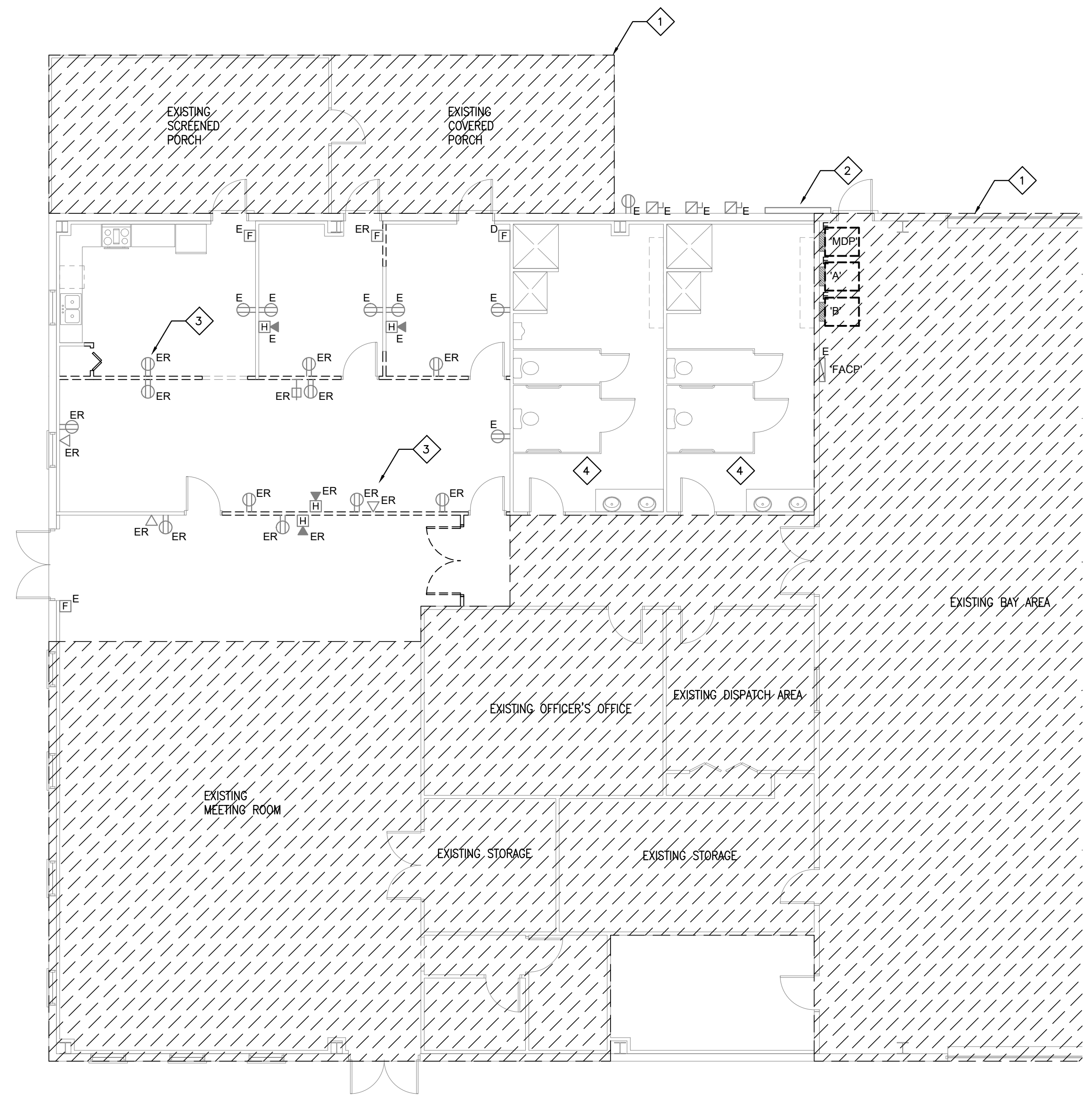
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Renovation Floor Plan - Power  
1/8" = 1'-0"

- RENOVATION GENERAL NOTES**
- FINAL LOCATION OF OUTLETS SHALL BE COORDINATED WITH OWNER DURING WALK THROUGH AFTER ROUGH-IN IS COMPLETE.
  - ALL NEW POWER/DATA DEVICES AND COVER PLATES SHALL MATCH EXISTING.
  - ALL EXISTING FIRE ALARM DEVICES SHALL REMAIN CONNECTED TO EXISTING SYSTEM. CONTRACTOR SHALL EXTEND AND RE-CONNECT CIRCUIT(S) AS REQUIRED. TEST AND VERIFY CONTINUITY OF EXISTING FIRE ALARM SYSTEM TO PERFORM IN ACCORDANCE WITH NFPA 72.
  - PER FLORIDA BUILDING CODE, ENERGY CONSERVATION, CHAPTER 1 SECTION 101.4.3. ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS, PLUG LOAD CONTROLS ARE NOT REQUIRED.

- RENOVATION KEYNOTES**
- NO WORK REQUIRED WITHIN HATCHED AREAS. ALL POWER/DATA CIRCUITING AND ASSOCIATED WIRING SHALL BE EXISTING TO REMAIN.
  - EXISTING SERVICE ENTRANCE EQUIPMENT.
  - EXTEND ALL CONDUIT AND WIRING AS REQUIRED TO RE-CONNECT TO EXISTING CIRCUIT PREVIOUSLY SERVING THIS AREA FOR RELOCATED DEVICES.
  - EXISTING POWER DEVICES IN THIS AREA ARE EXISTING TO REMAIN.
  - POWER FOR WASHER HOOKUP. PROVIDE 120V, 1P, 20A CIRCUIT FOR NEW WASHER. PROVIDE 1P, 20A CIRCUIT BREAKER IN NEAREST 208/120V PANELBOARD WITH SPARE CAPACITY. NEW CIRCUIT BREAKER SHALL MATCH PANELBOARD'S MANUFACTURER, STYLE AND EXISTING AIC RATING. VERIFY EXACT POWER REQUIREMENTS AND LOCATION WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION. VERIFY RECEPTACLE CONFIGURATION TYPE WITH EQUIPMENT INSTALLED.



Demolition Floor Plan - Power  
1/8" = 1'-0"

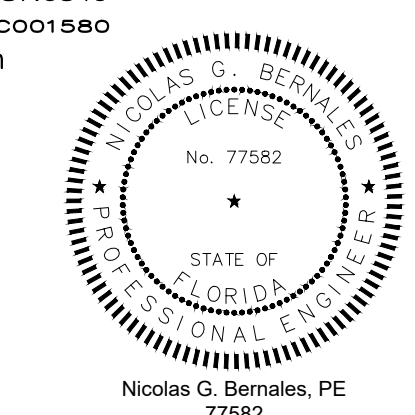
- DEMOLITION GENERAL NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND LAYOUTS. THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD WITH ANY DISCREPANCIES.
  - EXISTING EQUIPMENT AND DEVICE LOCATIONS SHALL BE FIELD VERIFY. REPORT ANY DISCREPANCIES WITH ENGINEER OF RECORD.
  - CONTRACTOR SHALL COORDINATE ANY WALL MOUNTED ITEMS (ELECTRICAL/DATALIGHT) WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.
  - ALL POWER DEVICES SHALL HAVE CONDUIT AND WIRING REMOVED BACK TO NEAREST JUNCTION POINT ABOVE CEILING. WHERE THIS DEMOLITION BREAKS CONTINUITY OF THE EXISTING CIRCUIT, CONTRACTOR SHALL RE-CONNECT EXISTING CIRCUIT TO PROPER OPERATION.
  - ALL DATA/VOICE DEVICES SHALL CONDUCTORS AND BOXES REMOVED BACK TO TERMINATION LOCATION.
  - POWER DEVICES DENOTED WITH 'E' OR 'ER' SHALL BE INSPECTED FOR WORKING CONDITION TO BE RE-USED IF APPLICABLE AND BE PROTECTED DURING DEMOLITION.
  - CONTRACTOR SHALL RETAIN BREAKERS MADE SPARE BY DEMOLITION FOR CONNECTION OF NEW WORK UNLESS NOTED OTHERWISE.

- DEMOLITION KEYNOTES**
- NO WORK REQUIRED WITHIN HATCHED AREAS. ALL POWER/DATA CIRCUITING AND ASSOCIATED WIRING SHALL BE EXISTING TO REMAIN.
  - EXISTING SERVICE ENTRANCE EQUIPMENT.
  - REFER TO RENOVATION FLOOR PLAN FOR SPECIFIC RELOCATION AND RE-USE OF EXISTING POWER/DATA DEVICES AS REQUIRED, TYPICAL.
  - EXISTING POWER DEVICES IN THIS AREA ARE EXISTING TO REMAIN.

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**Demolition And Renovation Floor Plans - Power**

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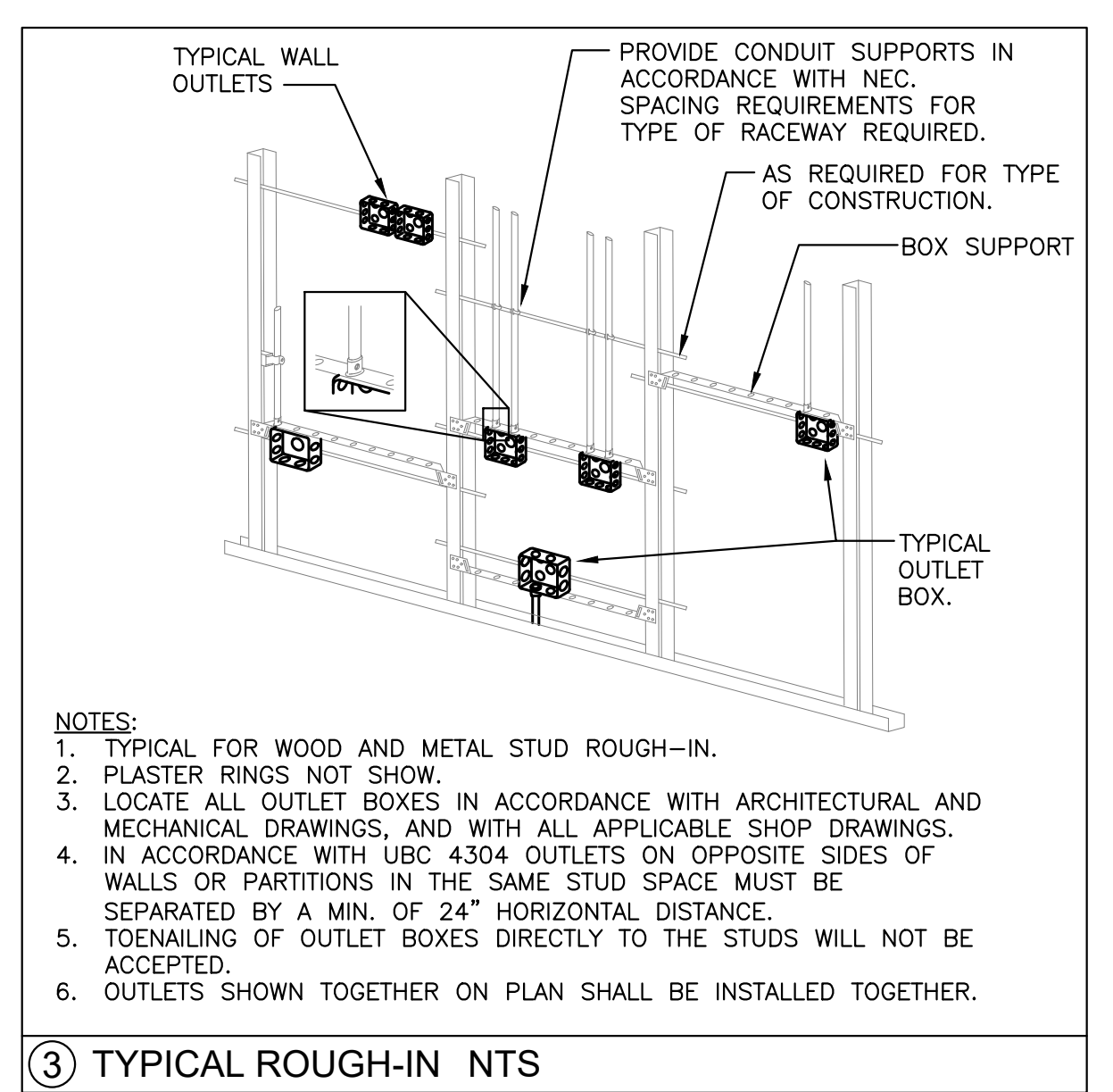
LIGHTING FIXTURE SCHEDULE								
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS		VOLTS	BALLAST/ TRANSFORMER	INPUT WATTS
				Qty	Type			
A	HE WILLIAMS	17-4-232-A-EB2-UNV	4' LOW PROFILE WRAP		CFL	UNIV		32
EM	BEGHELLI	XLP LED HO	EMERGENCY UNIT EQUIPMENT		LED INCL	UNIV	ELECTRONIC	5

**LIGHTING SCHEDULE NOTES:**  
 1. ALL LIGHT FIXTURES SHALL BE 4000K

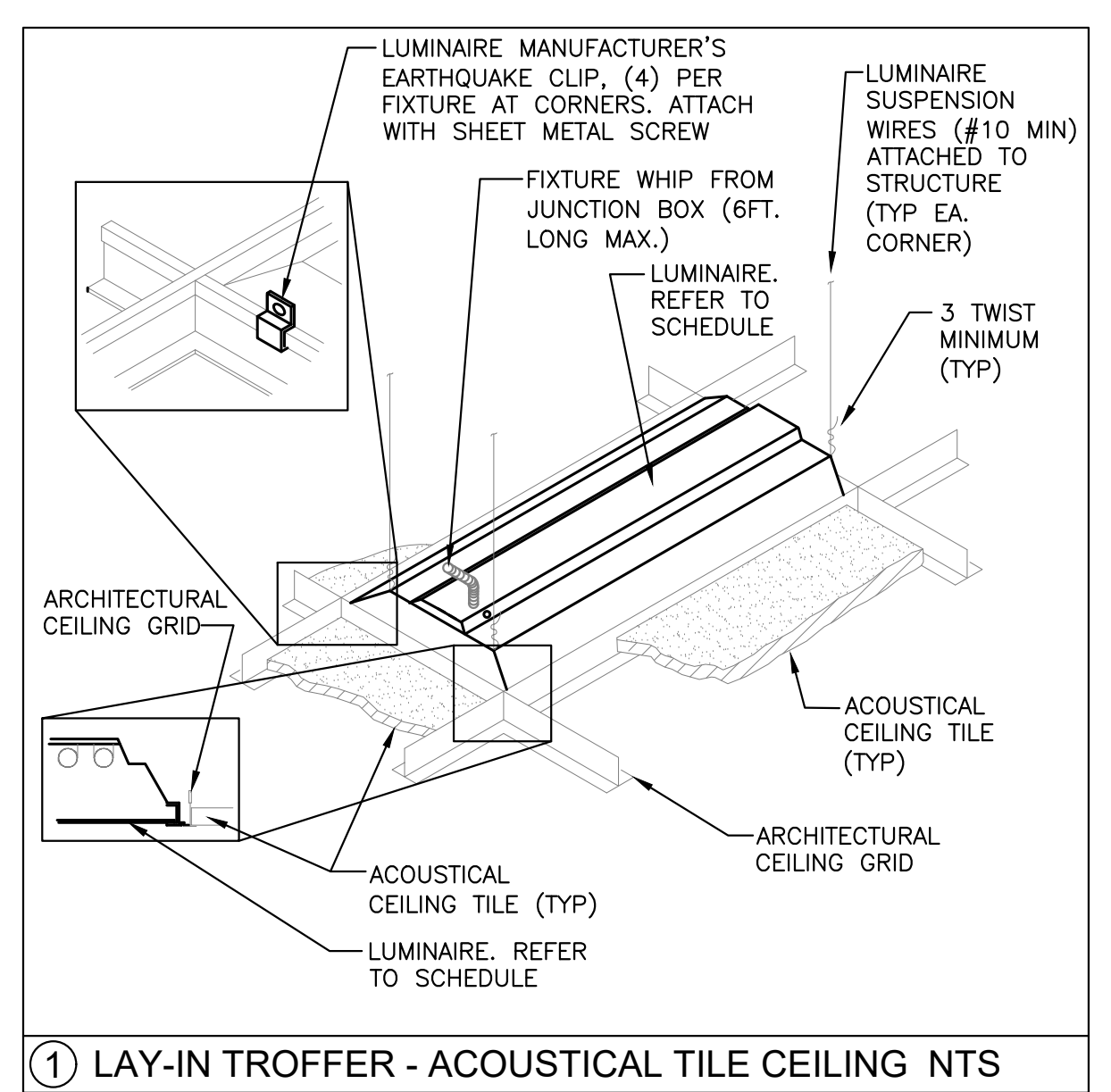
OCCUPANCY SENSOR SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	VOLTS	MOUNTING	INPUT WATTS
DT-1	WATTSTOPPER	LMDW-101	WALL MOUNTED DUAL TECH OCCUPANCY SENSOR W/ON/OFF BUTTON OVERRIDE, PROVIDE WITH ROOM CONTROLLER	UNV	RECESSED	NA

COPPER WIRE AND CONDUIT SCHEDULE										
Designation	Parallel Runs	3 Phase, 4 Wire			3 or 1 Phase, 3 Wire			1 Phase, 2 Wire		
		Conductors (AWG/kcmil)	Ground (AWG/kcmil)	Conduit	Conductors (AWG/kcmil)	Ground (AWG/kcmil)	Conduit	Conductors (AWG/kcmil)	Ground (AWG/kcmil)	Conduit
C_-20	1	4 # 12	1 # 12	3/4"	3 # 12	1 # 12	3/4"	2 # 12	1 # 12	3/4"
C_-30	1	4 # 10	1 # 10	3/4"	3 # 10	1 # 10	3/4"	2 # 10	1 # 10	3/4"
C_-40	1	4 # 8	1 # 10	1"	3 # 8	1 # 10	3/4"	2 # 8	1 # 10	3/4"
C_-60	1	4 # 6	1 # 10	1"	3 # 6	1 # 10	1"	2 # 6	1 # 10	1"
C_-70	1	4 # 4	1 # 8	1-1/2"	3 # 4	1 # 8	1"	2 # 4	1 # 8	1"
C_-90	1	4 # 3	1 # 8	1-1/2"	3 # 3	1 # 8	1-1/2"	2 # 3	1 # 8	1"
C_-100	1	4 # 3	1 # 8	1-1/2"	3 # 3	1 # 8	1-1/2"	2 # 3	1 # 8	1"
C_-110	1	4 # 2	1 # 6	1-1/2"	3 # 2	1 # 6	1-1/2"	2 # 2	1 # 6	1-1/2"
C_-130	1	4 # 1	1 # 6	2"	3 # 1	1 # 6	2"	2 # 1	1 # 6	1-1/2"
C_-150	1	4 # 1/0	1 # 6	2"	3 # 1/0	1 # 6	1-1/2"	2 # 1/0	1 # 6	1-1/2"

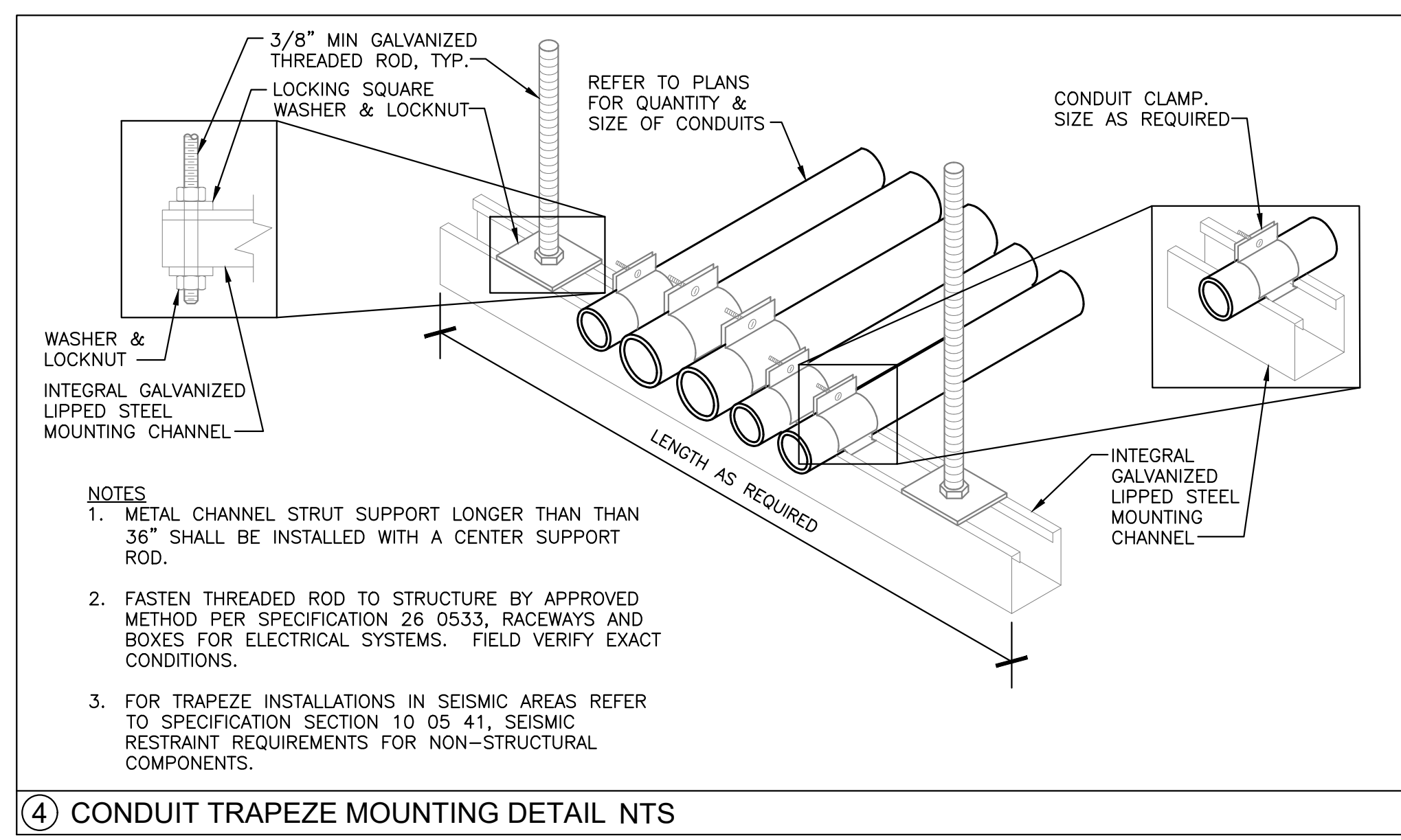
**Notes:**  
 1. All conductors indicated in schedule shall be copper.  
 2. Designation followed with "V" indicates conductor size increased due to voltage drop.  
 3. Designation followed with "SE" indicates service entrance conductors with no ground.  
 4. C\_ indicates number of wire per circuit.



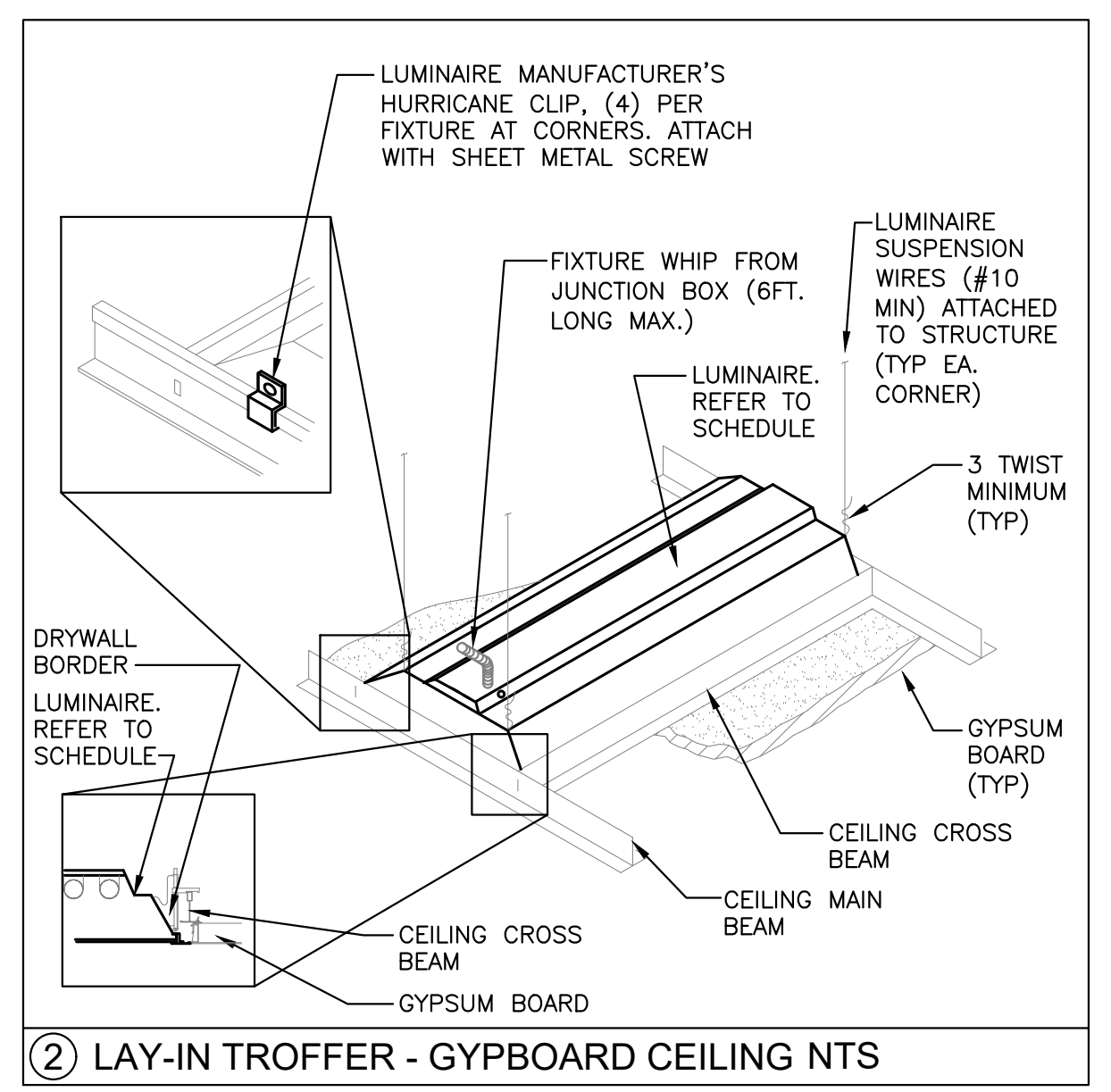
3 TYPICAL ROUGH-IN NTS



1 LAY-IN TROFFER - ACOUSTICAL TILE CEILING NTS



4 CONDUIT TRAPEZE MOUNTING DETAIL NTS



2 LAY-IN TROFFER - GYPBOARD CEILING NTS

REVISION	.....
REVISION	.....
REVISION	.....

ISSUED FOR CONSTRUCTION: --  
 ISSUED FOR PERMIT: 06.01.2017  
 ISSUED FOR BID: 06.01.2017  
 ISSUED FOR APPROVAL: --

DRAWN BY: SC  
 REVIEW BY: NGB