



**BROWARD COUNTY HOUSING AUTHORITY  
SOLICITATION NUMBER IFB 18-273  
INVITATION FOR BID**

**ELEVATOR SHAFT STRUCTURAL UPGRADE / IMPROVEMENT SERVICES  
AT HIGHLAND GARDENS APARTMENTS**

**DATE OF ISSUE: OCTOBER 18, 2018**

**SITE VISIT: OCTOBER 25, 2018, 10:00 AM (EST)**

**PRE-BID MEETING: OCTOBER 30, 2018, 10:00 AM (EST)**

**BID DUE DATE: NOVEMBER 09, 2018, 2:00 PM (EST)**

*Please check BCHA's web site for addenda and changes before submitting your proposal*

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## 1. Introduction

The Broward County Housing Authority (herein after, “BCHA”) is a Public Housing Agency established in June 1969 under the U.S. Housing Act of 1937 and Chapter 421 of the Florida Statutes and is an Independent Special District of the State of Florida.

The mission of Broward County Housing Authority and its affiliates (hereinafter, jointly referred to as “BCHA”) is to create, provide and increase high quality housing opportunities for Broward County residents through effective and responsive management and responsible stewardship of public and private funds.

The United States Department of Housing and Urban Development ("HUD"), a federal agency, partially funds and monitors operations of the BCHA. Nothing contained in this IFB or in the contract resulting from the selection process shall be construed to create any contractual relationship between the successful Proposer and HUD.

BCHA maintains a website at <http://www.bchafll.org> with information for clients, landlords, prospective business partners, and the public at large.

## 2. Solicitation Background and Anticipated Schedule

BCHA is seeking to obtain bids from firms qualified to perform services as described within the Scope of Work below at the location listed below.

This solicitation is subject to the BCHA Procurement Policy, as revised September 26, 2017, a copy of which is available at [www.bchafll.org](http://www.bchafll.org).

Every effort will be made to maintain this schedule. However, all dates are subject to change if it is deemed to be in the best interest of BCHA.

Anticipated Solicitation Schedule Event	Date (and Time)
IFB Published to BCHA Website and Demandstar	October 18, 2018
Site Visits	October 25, 2018 10:00 AM EST
Pre-Bid Meeting	October 30, 2018 10:00 AM EST
Deadline for Receipt of Questions via E-Mail	November 02, 2018 2:00 PM EST
Date of Addendum for Response to Questions	November 06, 2018 4:00 PM EST
Deadline for Bid Submissions	November 09, 2018 2:00 PM EST
Public Bid Opening	November 09, 2018 2:05 PM EST
Approval by Board of Commissioners	November 20, 2018
Effective Date of New Contract	December 1, 2018

**3. Reservation of Rights**

- 3.1 BCHA reserves the right to reject any or all bids, to waive any informality in the solicitation process, or to terminate the solicitation process at any time, if deemed by BCHA to be in its best interest.
- 3.2 BCHA reserves the right not to award a contract pursuant to this solicitation.
- 3.3 BCHA reserves the right to award separate agreements based on criteria that BCHA determines to be appropriate. As the best interest of the BCHA may require, the right is reserved to make award(s) by individual item, group of items, all or none or any combination thereof.
- 3.4 BCHA reserves the right to terminate a contract awarded pursuant to this solicitation, at any time for its convenience or for contractor default upon ten (10) days written notice to the successful contractor (s).
- 3.5 BCHA reserves the right to determine the days, hours, and locations that the successful contractor (s) shall provide the services called for in this solicitation.
- 3.6 BCHA reserves the right to retain all responses submitted and not permit withdrawal for a period of **ninety (90)** days subsequent to the deadline for receiving bids without the written consent of the Contracting Officer.
- 3.7 BCHA reserves the right to negotiate the fees submitted.
- 3.8 BCHA reserves the right to reject and not consider any response that does not meet the requirements of this solicitation, including but not necessarily limited to:
  - 3.8.1 incomplete responses and/or responses offering alternate or non-requested services;
  - 3.8.2 failure to use BCHA provided forms, or
  - 3.8.3 failure of the proposer to check for addenda or corrections and adhere to any revised requirements.
- 3.9 BCHA shall have no obligation to compensate any bidder for any costs incurred in preparing the response to this solicitation.
  - 3.9.1 In the event of legal action BCHA will not waive trial by jury.
  - 3.9.2 The venue for any legal proceedings arising from this contract shall be in Broward County, Florida.
  - 3.9.3 This invitation to bid and any subsequent contract supersedes any other agreement with contractor/vendor.

#### 4 **Statement of Work**

**General Requirements:** The Broward County Housing Authority (BCHA) as a Public Housing Authority existing under Florida statutes, and on behalf of related instrumentalities and single asset affiliated entities are actively soliciting sealed bids from qualified, licensed and insured contractors to provide additional work for Elevator Shaft Structural Upgrade/Improvement at Highland Gardens Apartments located at 331 NE 48<sup>th</sup> St. Deerfield Beach, Fl. 33064 in Broward County Florida.

4.4 Contractor shall provide all materials, labor and equipment needed to perform work as specified within this solicitation. **Prices quoted shall include all labor, materials, permit and any other costs associated with the project.**

4.5 All measurements and quantities specified in this solicitation are approximations and must be verified by contractor prior to bid submission. Contractor should visit the site prior to bidding to become familiar with the scope of work and verify all existing field conditions.

4.6 The awarded contractor shall provide field drawing and site layout to Building Officials, as needed.

4.7 The awarded contractor shall commence work within five (5) day following the issuance of permit with an expected completion of 90 days. All work shall be performed according to the best standards of workmanship and meet the latest requirements of the South Florida Building Code and National Electric Code, as well as adhering to all national, state, county and municipal codes, guidelines and regulations. **Be advised that contract work is only for the upgrade/improvements. Elevator car will be replaced by separate vendor in coordination with the structural upgrades.**

#### 4.8 **Specifications**

The specifications pertaining to this solicitation involves providing additional work for Elevator Shaft Structural Upgrade/Improvement per architectural drawing (Attachment J) at Highland Gardens Apartments 331 NE 48<sup>th</sup> St. Deerfield Beach, Fl. 33064. All work shall be quoted accordingly and performed as specified in the following summary of the Scope of Work. The below is a summary of the proposed work and is not intended to be a listing of every detail of all the work necessary. Please confirm work conditions in the field.

Contractor will be required to perform all work and furnish all labor, materials and permits including but not limited to the following:

4.9 The Contractor shall coordinate, obtain, provide the necessary paperwork, and pay all the required City permit fees and costs, to acquire the building permit for elevator replacement.

4.10 Contractor to remove all debris daily and dispose of in approved containers. BCHA's containers are not for contractors use.

- 4.11 90 calendar days will be required to complete all work for this project, with a late penalty of \$250 per calendar day unless otherwise agreed in writing.
- 4.12 Provide a “Schedule of Values” detailing all work, including labor and materials, for approval, with proposed pricing.
- 4.13 The Contractor is required to be licensed and insured. All sub-tiered contractors will be insured.
- 4.14 The Contractor will warranty, in writing, all workmanship for a period of one (1) year from acceptance of work, not completion of work.
- 4.15 The Contractor will supply the Owner with any and all manufacturers’ and product warranties.
- 4.16 The Contractor is to prepare and submit all close-out documents for Owner to review and approve before the final pay application will be processed.
- 4.17 Detailed architectural plans are provided with all required and relevant notes, for materials and installation.

**4.18 Contractor’s Responsibility**

The awarded contractor shall be responsible for obtaining all necessary permits, inspections and licenses. The awarded contractor shall be familiar with all laws and regulations that may in any way affect the work. The cost/fees for permits must be included in the contractor’s price and paid for by the contractor.

- 4.18.1 Contractor shall have available and ready at the award of the contract, qualified and experienced staff able to perform the work required. Contractor or his employees shall perform all work in a skilled, professional and safe manner.
- 4.18.2 Any penalties or fines imposed on BCHA or contractor for failure to obtain required licenses or permits shall be the sole responsibility of the contractor.
- 4.18.3 Contractor shall fully complete the work within 90 days from the issue date of the permit. No grace period shall be honored unless previously established and written authorization is granted by the Contracting Officer.
- 4.18.4 In the event that the contractor fails to complete the work within the timeframe set forth, and in compliance with the specifications and requirements contained within this solicitation, BCHA reserves the right to pursue alternate remedies which may include the termination of the contract for default.
- 4.18.5 All parts, materials and work furnished shall be of good quality and free from any defects and shall at all times be subject to BCHA’s inspection and approval. Neither

BCHA's inspection nor failure to inspect shall relieve contractor of any obligation hereunder. Upon completion of work, if in BCHA's or any inspecting entity's reasonable opinion, any work fails to conform to specifications, or is otherwise defective or unsatisfactory, contractor shall promptly remedy the same at contractor's expense.

- 4.18.6 All deficiencies in service shall be immediately corrected by the contractor. All corrections shall be made within twenty-four (24) hours after such deficiencies are verbally reported to the contractor by BCHA personnel.
- 4.18.7 Contractor shall be responsible for the cost of repairs resulting from negligent acts by his employees. Contractor shall report any ensuing damage to furniture/appliances directly to the Regional Property Manager or Contact Person.
- 4.18.8 **Personnel:** All employees of the contractor shall be considered to be, at all times the sole employees of the contractor, under his sole direction and not an employee or agent of BCHA. BCHA may require the contractor to remove an employee if it deems the employee to be careless, incompetent, insubordinate or otherwise objectionable and whose continued employment on BCHA property is not in the best interest of BCHA.
- 4.18.9 Contractor shall have in its employ, or under its control, sufficient, qualified, experienced and competent personnel to perform work promptly and in accordance with a schedule or work program as approved by BCHA. Contractor shall employ only such workers as are skilled in the tasks to which they are assigned. Contractor's employees shall perform all work in a skilled, professional and safe manner. Contractor shall be responsible for overseeing the work of all workers.
- 4.18.10 At least one employee of the contractor, assigned to any BCHA site must be able to fluently speak, read and communicate in the English language or the contractor must provide a translator for communication at the contractor's expense.
- 4.18.11 Each crewmember shall wear an identification card with a photograph or uniform that identifies him or her as a member of the contractor's workforce. Contractor shall be responsible for enforcing the requirement that employees display identification at all times while performing work at any BCHA site.
- 4.18.12 Changes in personnel assigned to perform services during contract period will require additional approval and registration with BCHA. Only authorized personnel shall be granted access to the facilities.
- 4.18.13 Contractor's personnel shall maintain, insofar as possible, a neat appearance and conduct all work in a professional manner with minimal disturbance to the employees of BCHA and the general public.
- 4.18.14 Smoking is **NOT** permitted in any BCHA residential unit or facility.

- 4.18.15 Contractor shall be responsible for informing their workmen that under no circumstances are they permitted to accept food or drink from any tenant.
- 4.18.16 Contractor shall perform from Monday through Friday from 8:30 a.m. until 5:30 p.m. However, additional work hours may become available, if needed. The successful vendor (s) will address this with the Property Managers as necessary.
- 4.18.17 Clean up: Contractor shall remove all debris from BCHA sites daily. BCHA dumpsters and trash receptacles **MAY NOT** be used for this purpose. Contractor shall thoroughly clean up all areas where work has been involved.
- 4.18.18 Contractor shall not clean work related equipment on BCHA property. Contractor shall not store equipment at any BCHA site except in areas designated by BCHA.
- 4.18.19 Keys and access to facilities: Contractor shall obtain keys from the authorized BCHA representative as follows: contractor's employees shall not admit anyone (except other contractor employees) to areas controlled by a key in their possession. If keys are lost, contractor shall reimburse BCHA for the actual cost of replacement keys, cores and labor.
- 4.18.20 The contractor shall submit properly identified products data and shop drawings (if and when required) prior to commencing work.
- 4.18.21 Contractor shall notify the Project Manager and Property Manager no less than forty-eight (48) hours in advance of "start date" and shall take no more than the specified number of days written on the contract after Notice to Proceed (NTP) and the permit are issued.
- 4.18.22 Contractor shall confine operations to work limits of the project, prevent damage to surroundings and restore damaged areas by repairing/replacing to match existing at contractor's own expense.
- 4.18.23 Any and all items not specifically mentioned in the contract specifications but which are obviously required for a complete working installation during construction, shall be included without additional cost to BCHA.
- 4.18.24 Prior to final payment, all required permit inspections approvals, certificate of completion (CC), manuals, warranties, as-built drawings, required test reports and calculations and final release of claims from all providers, subcontractors and contractor shall be submitted to the Project Manager.
- 4.18.25 When the work is finished and prior to final payment, the Project Manager and Regional Property Manager shall conduct a substantial completion inspection. If there is any work performed that BCHA does not agree with, the Contractor shall comply with the BCHA's instruction to correct the issue, and re-do the work if needed.



- 4.18.26 Some notes may overlap; should any note be in conflict, the strictest shall prevail.
- 4.18.27 There are no public restroom facilities at this site. The Contractor is responsible to make necessary arrangements.

#### **4.19 BCHA's Responsibilities**

- 4.19.1 BCHA will provide documents needed for the contractor to obtain work permits.
- 4.19.2 BCHA will bear no responsibility for damage to contractor's equipment regardless of circumstances.
- 4.19.3 BCHA will provide contractor with a designated storage area; **such storage is only for the duration of the contract and at the contractor's own risk.**

#### **4.20 "Or Approved Equal" Specifications**

- 4.20.1 Any and all references to brand names and numbers in this solicitation are strictly for the purpose of describing the standard of quality, performance and characteristics desired and is not intended to limit or restrict competition, unless otherwise specified.
- 4.20.2 All offers on equivalent items meeting the standards of quality thereby indicated will be considered, unless otherwise specified, providing the offer clearly describes the article being offered and states how it differs from the referenced brands. Unless the contractor specifies otherwise, it shall be understood by BCHA that the contractor is offering a referenced brand item as specified in the solicitation.
- 4.20.3 If items requested have quality guidelines of brand name or equal; the items offered must be equal to or better than the brands or model numbers specified as determined by BCHA.
- 4.20.4 BCHA will determine whether a substitute offer is equivalent to and whether it meets the standards of quality indicated by the brand name referenced. Substantially equivalent products to those referenced may be considered for award.
- 4.20.5 BCHA may require contractors offering a substitute product to supply additional descriptive material as well as samples.
- 4.20.6 "Or Equal" submissions will not be rejected because of minor differences in design, construction or features that do not affect the suitability of the product for its intended use.

## 5 Response

### 5.1 Licensing and Insurance Requirements

Prior to award (but not as a part of the bid submission) the successful bidder will be required to provide BCHA with the following within three (3) business days from date of request:

- 5.1.1 A copy of the bidder's business license allowing the bidder to provide such services within Broward County, Florida;
- 5.1.2 If applicable, a copy of the bidder's license issued by the State of Florida licensing authority allowing the bidder to provide the services detailed herein;
- 5.1.3 The successful bidder agrees to maintain, on a primary basis and at its sole expense, at all times during the life of the contract the following insurance coverage, limits, including endorsements described herein.
- 5.1.4 Bidder agrees to provide an original certificate evidencing the bidder's current worker's compensation carrier and coverage amount. Elective exemptions or coverage through an employee leasing arrangement will **NOT** satisfy this requirement.
- 5.1.5 An original certificate evidencing Commercial General Liability coverage, naming BCHA as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of BCHA as an additional insured under said policy, evidencing a minimum of \$1,000,000 each occurrence, general aggregate minimum limit of \$1,000,000, together with damage to premises and fire damage of \$50,000 and medical expenses any one person of \$5,000 with a deductible of not greater than \$1,000. Bidder agrees its coverage will not contain any restrictive endorsement(s) excluding or limiting Product/Completed Operations, Independent Contractors, Broad Form Property Damage, Contractual Liability or Cross Liability. Coverage must also include premises and/or Operations Coverage.
- 5.1.6 Bidder agrees to provide an original certificate showing the bidder's vehicle insurance coverage in a combined single limit of \$1,000,000. For every vehicle utilized during the term of this contract, when not owned by the entity, each vehicle must have evidence of vehicle insurance coverage with limits of no less than \$50,000/\$100,000 and medical pay of \$5,000; each must be furnished with the bidder's response.
- 5.1.7 Bidder agrees to provide BCHA with certificate(s) of insurance evidencing that all coverage, limits and endorsements required herein are maintained and in full force and effect.

- 5.1.8 The requirements contained herein, as well as BCHA's review or acceptance shall not in any manner limit or qualify the liabilities or obligations assumed by the successful bidder under this agreement.

## **5.2 Bid Guaranty (Bid Bond – Attachment H)**

- 5.2.1 All bids shall be accompanied by an original Bid bond executed by a surety company meeting the qualifications for surety companies as specified in Section 5.2.4.6. The Bid bond must be an original, no photocopies will be accepted. In lieu of the Bid bond, the following will be acceptable: cash, money order, certified check, cashier's check, original irrevocable letter of credit, treasurer's check or bank draft of any national or state bank (United States), in an amount equal to five percent (5%) of the total bid price, payable to the Broward County Housing Authority and conditioned upon the successful Bidder executing the Contract and providing the Performance and Payment Guaranty and evidence of insurance within 15 calendar days after notification of award of the Contract. A personal check or a company check of a Bidder shall not be deemed a valid bid guaranty. Guaranty of the successful Bidder shall be forfeited to the Broward County Housing Authority not as a penalty, but as liquidated damages for the cost and expense incurred should said Bidder fail to provide the required Performance and Payment Guaranty or Certificate of Insurance or fail to comply with any other requirements set forth herein. Bid Guaranties of the unsuccessful Bidders will be returned after award of Contract.

### **5.2.2 Performance and Payment Guaranty**

- 5.2.2.1 The Performance and Payment Guaranty will be required within approximately seven (7) calendar days after award and prior to issuance of the Purchase Order and Notice to Proceed.

### **5.2.3 Performance and Payment Bond (Surety - Attachment I)**

- 5.2.3.1. A performance and Payment Bond of the form and containing all the provisions of the Performance and Payment Bond attached hereto. (See Attachment I).
- 5.2.3.2. The Bond (s) shall be in the amount of one hundred percent (100%) of the Contract amount guaranteeing to BCHA the completion and performance of the work covered in such Contract as well as full payment of all suppliers, material, men, laborers, or subcontractors employed pursuant to this project. Such Bond(s) shall be with a surety company which is qualified pursuant to Section 5.2.4., (Qualification of Surety).
- 5.2.3.3. Such Bond(s) shall continue in effect for one year after completion and acceptance of the work with liability equal to one hundred percent (100%) of the Contract price, or an additional bond shall be conditioned

that the CONTRACTOR will upon notification by BCHA, correct any defective or faulty work or materials which appear within one year after completion of the Contract.

5.2.3.4. Pursuant to the requirements of Section 255.05(1) (a), Florida Statutes, CONTRACTOR shall ensure that the bond or bonds referenced above shall be recorded in the public records of Broward County.

5.2.3.5. In lieu of the Performance and Payment Bond, CONTRACTOR may furnish an alternate form of security which may be in the form of cash, money order, certified check, cashier's check or irrevocable letter of credit. Such alternate forms of security shall be for the same purpose and shall be subject to the same conditions as those applicable above and shall be held by BCHA for one year after completion and acceptance of the work.

#### 5.2.4. **Qualifications of Surety**

5.2.4.1. A Bid Bond and Performance and Payment Bond must be executed by a surety company of recognized standing, authorized to do business in the State of Florida and having been in business with a record of successful continuous operation for at least five years.

5.2.4.2. In addition to the above-minimum qualifications, the surety company must meet at least one of the following additional qualifications:

5.2.4.3. The surety company shall hold a current certificate of authority as acceptable surety on federal bonds in accordance with the United States Department of Treasury Circular 570, Current Revisions. If the amount of the Bond exceeds the underwriting limitation set forth in the circular, in order to qualify, the net retention of the surety company shall not exceed the underwriting limitation in the circular and the excess risks must be protected by coinsurance, reinsurance, or other methods in accordance with Treasury Circular 297, revised September 1, 1978 (31 DFR Section 223.10 Section 233.111). Further, the surety company shall provide BCHA with evidence satisfactory to the BCHA, that such excess risk has been protected in an acceptable manner.

5.2.4.4. BCHA will accept a surety bond from a company with a rating of B+ or better for bonds up to \$2 million, provided, however, that if any surety company appears on the watch list that is published quarterly by Intercom of the Office of the Florida Insurance Commissioner, BCHA shall review and either accept or reject the surety company based on the financial information available to BCHA. A surety company that is rejected by BCHA may be substituted by the bidder or proposer with a surety company acceptable to BCHA, only if the bid amount does not increase.

5.2.4.5. For projects which do not exceed \$500,000.00 BCHA shall accept a Bid Bond and Performance and Payment Bond from a surety company which has twice the minimum surplus and capital required by the Florida Insurance Code at the time the invitation bid is issued, if the surety company is otherwise in compliance with the provisions of the Florida Insurance Code, and if the surety company holds a currently valid Certificate of Authority issued by the United States Department of the Treasury under Section 9304 to 9308 of Title 31 of the United States Code.

5.2.4.6. The surety company shall have at least the following minimum ratings:

<b>Amount of Bond</b>	<b>Policyholder's Ratings</b>	<b>Financial Category</b>	<b>Size</b>
<b>500,001 to 1,000,000</b>	<b>A-</b>	<b>Class I</b>	
<b>1,000,001 to 2,000,000</b>	<b>A-</b>	<b>Class II</b>	
<b>2,000,001 to 5,000,000</b>	<b>A</b>	<b>Class III</b>	
<b>5,000,001 to 10,000,000</b>	<b>A</b>	<b>Class IV</b>	
<b>10,000,001 to 25,000,000</b>	<b>A</b>	<b>Class V</b>	
<b>25,000,001 to 50,000,000</b>	<b>A</b>	<b>Class VI</b>	
<b>50,000,001 or more</b>	<b>A</b>	<b>Class VII</b>	

**5.3.Liquidated Damages**

The work to be performed under this Contract shall be commenced upon issuance of Purchase Order, which will not be issued until receipt of all required documents.

- 5.3.1. The work shall be completed and ready for final payment within 90 calendar days from the date indicated on the Notice to Proceed.
  
- 5.3.2. Upon failure of the CONTRACTOR to complete a project awarded pursuant to this contract within the specified period of time (plus approved extensions, if any) the CONTRACTOR shall pay to BCHA and BROWARD COUNTY the sum of Two Hundred Dollars (\$200.00) for each calendar day (plus approved extensions) after the time specified for completion and readiness for final payment. This amount is not a penalty but liquidated damages to the BCHA and BROWARD COUNTY. Liquidated damages are hereby fixed and agreed upon between the parties, recognizing the impossibility of precisely ascertaining the amount of damages that will be sustained by the BCHA and BROWARD COUNTY as a consequence of such delay. Contractor acknowledges and agrees that damages to BCHA and BROWARD COUNTY from untimely completion are extremely difficult to determine, and accordingly the Contractor agrees that the amount of liquidated damages provided for herein is the nearest and most exact measure of damages for such delays.

5.3.3. The BCHA and BROWARD COUNTY are authorized to deduct liquidated damage amounts from the monies due to CONTRACTOR for the work under this contract, or as much thereof as the BCHA and BROWARD COUNTY may, at its own option, deem just and reasonable.

**5.4. Proposed Services (Attachment C)**

Describe the methodology, equipment, and supplies to be utilized to perform services as described in the Scope of Work section above.

5.4.1. Describe the experience of the company and staff expected to be assigned to this contract.

5.4.2. Provided the materials Safety Data Sheets for any hazardous material to be used as described in the Scope of Work section above.

**5.5. Client References (Attachment D)**

List the name, addresses, services performed, contact persons as well as contact phone numbers, fax numbers and e-mail addresses of at least three clients for whom similar services are being performed currently or within the past two years.

5.5.1. Include information specifying if the clients are past or current.

5.5.2. Advise clients being submitted as references that they may be contacted by BCHA staff in the evaluation of the response.

5.5.3. Failure to list previous experience and/or poor references may result in rejection of your bid.

**5.6. Site Visits**

Site visits are strongly recommended. BCHA staff will only be available to show the property at the times listed on the schedule below.

5.6.1. Should bidder not visit site, BCHA will not be held responsible for incorrect fee bids due to contractor’s misunderstanding of requirements, size and services required at the site.

Location	Site Visit Date & Time	Site Contact
Highland Gardens Apartments 331 NE 48 <sup>th</sup> Street, Deerfield Beach, Fl. 33064	October 25, 2018 @ 10:00 AM EST	Derick Morgan (Project Mgr.) Tel: 954-275-6408

**5.7. Pre-Bid Meeting**

The scheduled pre-bid meeting is not mandatory. Many prospective bidders have previously responded to an IFB with a multi-tabbed submittal and feel comfortable in doing so without attending the pre-bid meeting. Typically, such meetings last one hour

or less, though such is not guaranteed. The purpose of this meeting is to assist prospective bidders to have a full understanding of the IFB documents so that he/she feels confident in submitting an appropriate bid; therefore, at this conference BCHA will conduct a brief overview of the IFB documents, including the attachments. Prospective bidders may also ask questions, though BCHA may require that some such questions are delivered in writing prior to a response being delivered. Whereas the purpose of this meeting is to review the IFB documents, attendees should bring a copy of the IFB documents to this conference. **BCHA will not distribute any copies of the IFB documents at this meeting.**

**5.7.1. Pre-bid Meeting Location: Broward County Housing Authority, 4780 N. State Road 7, Lauderdale Lakes, FL 33319**

**5.8. Bid Submission**

All bid responses submitted pursuant to this solicitation shall be formatted in accordance with the sequence noted following. Each category shall be separated by numbered index dividers (which number extends so that each tab can be located without opening the response) and labeled with the corresponding tab reference also noted below.

Tab	Contents
1	Bid Submission Form: <b>Attachment A</b> of this solicitation document.
2	Form HUD-5369-A, Representations, Certifications, and Other Statements of Bidders, Public and Indian Housing Programs: Complete the form found at <a href="https://www.hud.gov/sites/documents/5369-A.PDF">https://www.hud.gov/sites/documents/5369-A.PDF</a>
3	Profile of Firm Form: <b>Attachment B</b> of this solicitation document with IRS Form W-9, license, and insurance certificates.
4	Proposed Services: <b>Attachment C</b> of this solicitation document and MSDS. <b>See Section 5.4 above.</b>
5	Client References: <b>Attachment D</b> of this solicitation document. <b>See Section 5.5 above.</b>
6	Fee Information: <b>Attachment E</b> of this solicitation document. <b>See Section 4 above.</b>
7	Bid Bond: <b>Attachment H</b> of this solicitation document. <b>See Section 5.2 above.</b>
8	Performance and Payment Bond: <b>Attachment I</b> of this solicitation document. <b>See Section 5.2.3 above</b>

5.8.1. It is preferable and recommended that the response be bound in such a manner that BCHA can, if needed, remove the binding to make copies then return the response to its original condition. BCHA suggests that either comb type binding or three ring binding be used.

5.8.2. All bid responses shall be submitted to the contact person and address and by the date specified on the first page of this solicitation document.

5.8.3. **The bidder shall submit one (1) original signature copy (marked “ORIGINAL”) and one (1) exact copy.** They shall be placed **unfolded** in a sealed package and addressed to:

**Broward County Housing Authority  
 Attn: Stacie-Ann Richards, Procurement  
 Specialist  
 4780 North State Road 7  
 Lauderdale Lakes, FL 33319**

### 5.9. Submission Responsibilities

The bidder should ensure that the response is received by the time and date indicated on the first page of this solicitation document. **The package shall clearly indicate the solicitation/bid number and title.** Submissions received after the noted deadline will not be accepted. The official US time at <http://www.time.gov> shall determine receipt within deadline.

- 5.9.1. Do not fold or make any additional marks, notations, or requirements on the documents to be submitted. Bidders are not allowed to change any requirements or forms contained herein, either by making or entering onto these documents or the documents submitted any revisions or additions; and if such additional marks, notations, or requirements are entered on any of the documents submitted, such may invalidate that response.
- 5.9.2. Bidders shall address all communication and correspondence relating to this solicitation to the contact person named on the cover sheet of this document. Bidders shall not make inquiry or communicate with any other BCHA staff member or official, including the Audit Committee and the Board of Commissioners, pertaining to this solicitation. Failure to comply with this requirement may be cause for BCHA to disqualify from consideration a response submitted by the bidder doing so.
- 5.9.3. All questions shall be submitted via e-mail to the contact person named on the cover sheet of this document. Questions will not be accepted via telephone. Responses to questions shall be made via the form of addenda and/or a Questions and Answers (Q&A) format which will be posted on the BCHA website and on Demandstar.

### 5.10. Compliance with Law

While conducting business with BCHA, Vendor shall comply with all applicable Federal, State and local laws, regulations, ordinances and requirements, applicable to the work described herein including, but not limited to, those applicable laws, regulations and requirements governing equal employment opportunity strategies, subcontracting with small and minority firms, women's business enterprise, and labor surplus area firms, equal opportunity for businesses and unemployed and underemployed persons as referenced in Section 3 of The Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("Section 3"), the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, the Davis-Bacon Act, and shall provide for such compliance in the contract documents as required. It is the policy of BCHA that all vendors that conduct business with BCHA must be authorized and/or licensed to do business in Florida. Vendor is responsible for contacting their local city and county authorities and the State of Florida to ensure that Vendor has complied with all laws and is authorized and/or licensed to do business in Florida. All applicable fees associated therewith are the responsibility of Vendor.



- 5.11. Bidders are subject to *Instructions to Bidders for Contracts, Public and Indian Housing Programs*, HUD Form 5369-C, at <http://www.hud.gov/offices/cpo/forms/hud5369c.pdf>.
- 5.12. Bidders are subject to *Representations, Certifications, and Other Statements of Bidders, Public and Indian Housing Programs*, HUD Form 5369-A, at <http://www.hud.gov/offices/cpo/forms/hud5369a.pdf>.
- 5.13. Bidders are subject to *General Conditions for Construction Contracts - Public Housing Programs*, HUD Form 5370-C, at <http://www.hud.gov/offices/cpo/forms/hud5370-C.pdf>.
- 5.14. Bidders are subject to *24 CFR 135, Economic Opportunities for Low- and Very Low-Income Persons* commonly referred to as Section 3, at [http://www.access.gpo.gov/nara/cfr/waisidx\\_98/24cfr135\\_98.html](http://www.access.gpo.gov/nara/cfr/waisidx_98/24cfr135_98.html). The bidder shall be required to, as detailed therein, to the greatest extent feasible ... “provide economic opportunities to low- and very-low income persons,” meaning, if the bidder must hire anyone to help with the work, he/she must submit a work plan showing how he/she will give first preference to such jobs to Section 3 persons.
- 5.15. Bidders are subject to *Maintenance Wage Rate Determination for Routine Maintenance*, HUD Form 52158, included as an attachment to this solicitation document, for work classifications/trades for maintenance contracts, as appropriate to the work being performed. Bidder acknowledges that he/she will not pay his/her employees at rates less than detailed on the applicable Wage Rate Determination (Davis-Bacon). The contractor will be required to submit certified payrolls; the contractor must make its payroll records available to BCHA or HUD on request, and failure on the part of the contractor to comply with this requirement will be the sole responsibility of the contractor, including any ensuing penalties, court costs, or wages due its employees. **See Attachment G** for the Wage Rate Determination currently in effect. Future Wage Rate Determinations will apply and will be provided to the contractor as available.
- 5.16. Bid Evaluation – Public Bid Opening**
- At the set date and time, all bids received will be opened and publicly read aloud by the Procurement Specialist/BCHA staff, including the company name of the bidder and the total calculated costs proposed. At the bid opening BCHA will only disclose the following information: (a) the company name of each bidder; (b) the calculated total amount bid. The bids will not be made available for inspection by anyone at this time; BCHA will, at a later time, review all bids in detail and will in a timely manner, within thirty (30) days, notify all bidders of any bidder that is, as a result of the more detailed inspection of bids submitted, ruled to be non-responsive or not-responsible.
- 5.16.1. BCHA reserves the right to, as determined by BCHA, “waive informalities and minor irregularities” in the offers received. Bids will be available for inspection by the public after the award has been completed.

5.17. **Ties:** In the case of bids, the award shall be decided by “drawing lots or other random means of selection”

**5.18. Responsive Evaluation**

After the public opening, the bid submittals received will be evaluated in private for responsiveness (i.e. meets the minimum of the published requirements). BCHA reserves the right to reject any bid deemed as not minimally responsive. Firms not meeting the minimum that are deemed to be non-responsive will be notified of such in writing by BCHA in a timely manner; no less than thirty (30) days after such determination is made.

**5.19. Responsible Evaluation**

BCHA will evaluate the apparent lowest responsive bidder to ensure that he/she is responsible (i.e. a firm that is qualified, responsible and able to provide to BCHA the required services). If BCHA ascertains that such firm has required ability, capability, experience, knowledge, licensing, insurance and resources to provide the required services BCHA will proceed with the award. If BCHA determines that such firm is deemed to be not responsible, such firm will be notified of such in writing by BCHA in a timely manner (in any case, in no less than thirty (30) days after such determination is made); in such case BCHA will proceed with the noted Responsive and Responsible Evaluations with the next lowest bidder.

5.19.1. In order to verify that the Bidder has adequately incorporated all elements of the Work and the requirements of the Contract Documents in its bid prices, the Bidder shall, upon request of the BCHA, promptly make available for the BCHA’s review a complete itemization and breakdown of its Total Bid amount, a description of the Bidder’s understanding of the Work, and a proposed schedule. Prior to award, upon request of the BCHA, the Bidder and proposed subcontractors and suppliers shall attend a bid evaluation meeting with the BCHA, and shall bring to the meeting any documents requested by the BCHA to assist the BCHA in evaluating the bid and the Bidder’s understanding of the Project. In the event the Bidder refuses to provide the requested information or attend the bid evaluation meeting, the BCHA may reject the bid as non-responsive.

5.19.2. Depending on the amount of the award (typically for awards greater than \$100,000), it is possible that BCHA may take such contract award to the BCHA Board of Commissioners (BOC) for approval of the award prior to executing a contract with the apparent successful bidder.

**5.20. Notices**

All notices, demands, requests, and claims pertaining to the award of this contract must be addressed in writing to:

**Stacie-Ann Richards, Procurement Specialist  
Broward County Housing Authority**

**4780 N State Road 7  
Lauderdale Lakes, FL 33319**

5.21. Any actual or prospective Vendor may protest the solicitation or award of a contract for serious violations of the principles of the BCHA Procurement Policy. Any protest against a solicitation must be received before the due date for the receipt of proposals, and any protest against the award of a contract must be received within five (5) calendar days after the contract award is posted on BCHA's website, or the protest will not be considered. All bid protests shall be in writing, stating the reason for the protest and submitted to the Procurement Specialist or designee, who shall issue a written decision on the matter. The Procurement Specialist may at his/her discretion; suspend the procurement pending resolution of the protest if the facts presented so warrant.

If a protestor is not satisfied with the decision of the Procurement Specialist, he or she may appeal to the CEO. Such appeals shall be in writing (see above) and must be submitted within five (5) days after the Procurement Specialist's written decision is released. The written documentation is to include language that details how the written decision of the Procurement Specialist is in error. The decision of BCHA's CEO shall be final, and no further appeal shall be authorized within the Broward County Authority.

**5.22. Public Access to Procurement Record**

5.22.1. The BCHA is a public agency subjected to Chapter 119, Florida Statutes. The awarded vendor shall comply with Florida's Public Records Law. Specifically, the awarded Vendor shall:

- 5.22.1.1. Keep and maintain public records required by BCHA in order to perform the service;
- 5.22.1.2. Upon request from BCHA's custodian of public records, provide the public agency with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter, or as otherwise provided by law.
- 5.22.1.3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Vendor does not transfer the records to BCHA.
- 5.22.1.4. Upon completion of the contract, transfer, at no cost to BCHA, all public records in possession of the Vendor, or keep and maintain public records BCHA upon completion of the contract, the Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Vendor keeps and maintains public records upon completion of the contract, the Vendor shall meet all

applicable requirements for retaining public records. All records stored electronically must be provided to BCHA in a format that is compatible with the information technology systems of BCHA.

5.22.2. During the term of the contract, the Vendor shall maintain all books, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this contract. The form of all records and reports shall be subjected to the approval of BCHA. The Vendor agrees to make available to BCHA, during normal business hours and in Broward, Dade or Palm Beach Counties, all books or account, reports and records relating to this contract.

5.22.3. PUBLIC RECORDS: IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR'S DUTY TO CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

PUBLIC RECORDS  
4780 North State Road 7  
Lauderdale Lakes, FL 33319  
(954) 739-1114 ext. 2316  
[PUBLICRECORDS@bchafl.org](mailto:PUBLICRECORDS@bchafl.org)

**5.23. Amendment to Solicitation**

If this solicitation is amended, then all terms and conditions which are not modified remain unchanged. It is the responsibility of the Vendor to monitor BCHA's website for any addenda issued. Each Vendor must acknowledge all addenda issued on BCHA's website so as to ensure that addenda are considered in their proposal response. **All Vendors are encouraged to frequently check BCHA's website for additional information.**

**5.24. Restrictions**

Any and all persons having ownership interest in a bidder entity or familial (including in-laws) and/or employment relationships (past or current) with principals and/or employees of a bidder entity will be excluded from participation in the evaluation of the bid.

**6. Basis for Award**

**Lowest Responsive and Responsible Bidder:** Contract award of an IFB is made to the responsive and responsible bidder that submits the lowest cost; in this case, the lowest calculated cost.

6.1. **Contract Award Procedure:** By completing, executing and submitting the Form of Bid, Attachment A, the bidder is thereby agreeing to abide by all terms and conditions pertaining to this IFB as issued by BCHA, either in hard copy, via the BCHA website or via Demandstar as well as including an agreement to execute the attached Sample Contract form (see **Attachment F**). The contract clauses already attached as Attachments B, C, D, E, F and form HUD 5369-C also apply. Accordingly, BCHA has

no responsibility to conduct after the submittal deadline any negotiations pertaining to the contract clauses already published; and in any case BCHA has no power or authority to negotiate any clauses contained within any attached HUD document.

**6.2. BCHA Authorized Procurement Authority**

All contracts where the base contract amount or any option exceeds \$100,000 are required to be approved by the Board of Commissioners. In addition all contract modifications in excess of ten percent (10%) of the original contract amount or \$100,000, whichever is less, require prior approval by the Board of Commissioners.

**6.3. Contracting Officer (“CO”) and Contracting Officer’s Designee**

Acceptance of services will be the responsibility of the Contracting Officer (“CO”), who also serves as BCHA’s Chief Executive Officer, or designee. The Contracting Officer is responsible for final approval and acceptance of all services rendered.

While the CEO is responsible for ensuring that BCHA's procurements comply with the BCHA Procurement Policy, the CEO may delegate all procurement authority as is necessary and appropriate to conduct the business of the BCHA.

**6.4. Contract Document**

BCHA and the successful bidder will execute its standard contract. **See Attachment F** for a sample of this document. BCHA will not execute a contract on the successful bidder's forms. Contracts will only be executed on BCHA’s form, and by submitting a bid the successful bidder agrees to do so (please note that BCHA reserves the right to amend this contract form as BCHA deems necessary). However, BCHA will during the IFB process (prior to the submittal deadline) consider any contract clauses that the bidder wishes to include therein and submits in writing a request for BCHA to do so; but the failure of BCHA to include such clauses does not give the successful bidder the right to refuse to execute BCHA's contract form.

6.4.1. It is the responsibility of each prospective bidder to notify BCHA, in writing, prior to submitting a bid, of any contract clause that he/she is not willing to include in the final executed contract and abide by. The BCHA will consider and respond to such written correspondence, and if the prospective bidder is not willing to abide by BCHA's response (decision), then that prospective bidder shall be deemed ineligible to submit a bid.

6.4.2. All provisions within this solicitation document are included in the terms of the contract by reference.

**6.5. Contract Terms and Conditions**

The contract that BCHA expects to award as a result of this IFB will be based upon the IFB, the contract terms and conditions, the Bid submitted by the successful Vendor.

- 6.5.1. **Assignment of Personnel:** BCHA shall reserve the right to demand and receive a change in personnel assigned to the work if BCHA believes that such change is in its best interest and in the completion of the assigned work.
- 6.5.2. **Unauthorized Sub-Contracting:** The successful bidder shall not assign any right, nor delegate any duty for the work proposed pursuant to this solicitation document (including, but not limited to selling or transferring the contract) without the prior written consent of BCHA. Any purported assignment of interest or delegation of duty, without the prior written consent of BCHA shall be void and may result in the cancellation of the contract with BCHA, or may result in the full or partial forfeiture of funds paid to the successful bidder as a result of the proposed contract; either as determined by BCHA.
- 6.5.3. **Insurance Requirements:** Licensing and insurance requirements will be examined and approved by the BCHA Vice President of Human Resources and Risk Management prior to contract award.
- 6.5.4. Prior to award but not as a part of the proposal submission, the successful vendor will be required to provide an original certificate evidencing insurance coverage as described in Section 5 above, naming BCHA as an additional insured, together with the appropriate endorsement to said policy reflecting the addition of BCHA as an additional insured under said policy. BCHA shall be named as the Certificate Holder using the following name address:

**Broward County Housing Authority  
4780 N State Road 7  
Lauderdale Lakes, FL 33319**

- 6.5.5. There shall be a 30-day notification to BCHA in the event of cancellation or modification of any stipulated insurance coverage.

**6.6. Contract Service Standards**

All work performed pursuant to this solicitation must conform and comply with all applicable federal, state, and local laws, statutes, and regulations.

**7. Contract Payment**

Following the performance of work, the contractor will submit an invoice to Accounts Payable Department, Broward County Housing Authority, 4780 N. State Road 7, Lauderdale Lakes, Florida 33319.

- 7.1. A Purchase Order will be issued to the successful bidder after award and after receipt of the documents specified herein.

- 7.2. BCHA will make no advance payments for the goods and/or services that are subject of this IFB, unless otherwise noted in the contract. Invoices may be submitted on no more than a monthly basis.
  - 7.3. Contractor invoices shall reflect the prices established for the items on this contract for all orders placed by BCHA even though the Contract number and/or the correct prices may not be referenced on each order. Only properly submitted invoices will be officially processed for payment. Invoices submitted without required information will be returned for entry of the missing information and will not be paid until properly completed.
  - 7.4. Each invoice must detail the service and location at which performed accompanied by a copy of work order signed by the property manager or contact person indicating satisfactory completion of work. A separate invoice must be submitted for each date and location.
  - 7.5. BCHA will pay the properly completed and authorized invoice within thirty days.
  - 7.6. BCHA will pay invoices by check or ACH.
- 

**LAST PAGE OF DOCUMENT**

**PLEASE SEE ATTACHMENTS A - I**

**BROWARD COUNTY HOUSING AUTHORITY  
SOLICITATION NUMBER IFB 18-273**

**Elevator Shaft Structural Upgrade/Improvement Services at Highland Garden Apartments**

**BID SUBMISSION FORM – ATTACHMENT A**

Instructions: The items listed below must be completed and included in the Bid submission. Complete this form by marking an “X” where provided to verify that the referenced completed form or information has been included within the hard copy bid submission.

X=Included	Tab	Contents
	1	Bid Submission Form: <b>Attachment A</b> of this solicitation document.
	2	Form HUD-5369-A, Representations, Certifications, and Other Statements of Bidders, Public and Indian Housing Programs: Complete the form found at <a href="https://www.hud.gov/sites/documents/5369-A.PDF">https://www.hud.gov/sites/documents/5369-A.PDF</a>
	3	Profile of Firm Form: <b>Attachment B</b> of this solicitation document. Note that this document has two pages.
	4	Proposed Services: <b>Attachment C</b> of this solicitation document, addressing requirements as listed within solicitation document.
	5	Client References: <b>Attachment D</b> of this solicitation document, addressing requirements as listed within solicitation document.
	6	Fee Information: <b>Attachment E</b> of this solicitation document, addressing requirements as listed within solicitation document.
	7	Bid Bond: <b>Attachment H</b>
	8	Performance and Payment Bond: <b>Attachment I</b>

**CHECK (✓) BELOW IF YOU HAVE SUBMITTED THE REQUIRED:**

\_\_\_\_\_ **ONE (1) ORIGINAL AND** \_\_\_\_\_ **ONE (1) COPY OF YOUR BID PROPOSAL.**

By completing and submitting this form and all other documents within this bid submission, the undersigned proposer hereby certifies and understands that:

1. he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and that if BCHA discovers that any information entered herein to be false, such shall entitle BCHA to not consider or make award of to cancel any award with the undersigned party;
2. as described within the Reservation of Rights section of the IFB, BCHA reserves the right to reject and not consider any response that does not meet the requirements of this solicitation, including but not necessarily limited to incomplete responses and/or responses offering alternate or non-requested services, failure to use BCHA and HUD provided forms, or failure of the proposer to check for addenda or corrections and adhere to any revised requirements;
3. he/she is agreeing to abide by all terms and conditions pertaining to this solicitation document as issued by BCHA including an agreement to execute a contract form; and
4. he/she has the ability to sign and bind the firm or company to the services to be performed within the fees proposed.

Signature	
Title	
Date Signed	
Printed Name	
Firm or Company	



**BROWARD COUNTY HOUSING AUTHORITY  
SOLICITATION NUMBER IFB 18-273  
Elevator Shaft Structural Upgrade/Improvement Services at Highland Gardens Apartments**

<b>PROFILE OF FIRM FORM – ATTACHMENT B</b>
--

1. Proposer Information

Name of Firm	
Address	
City, State, Zip	
Telephone	
Fax	
E-Mail Address	
Year Established	
Year Established in Florida	
Former Names (if applicable)	
Parent Company and Date Acquired (if applicable)	

2. Complete and attach IRS Form W-9, found at <http://www.irs.gov/pub/irs-pdf/fw9.pdf> . This completed form should be submitted with the proposal, or must be submitted within three (3) working days of the BCHAs request.

3. Debarred Statement: Has the firm or any principal(s) ever been debarred from providing any services to the federal government, any state government, or any local government agency?

Yes     No

If yes, please attach a full detailed explanation, including dates, circumstances and current status.

4. Disclosure Statement: Does this firm or any principal(s) have any current, past personal or professional relationship with any Commissioner or Officer of BCHAs?

Yes     No

If yes, please attach a full detailed explanation, including dates, circumstances and current status.

5. Non-Collusive Affidavit: The undersigned party submitting this proposal hereby certifies that such proposal is genuine and not collusive and that said proposer entity has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the proposal fee of affiant or of any other proposer, to fix overhead, profit, or cost element of said proposal fee, or that of any other proposer or to secure any advantage against BCHAs or any person interested in the proposed contract; and that all statements in said proposal are true.

Continue on next page.

6. Licensing and Insurance Information

Business License Jurisdiction, Number, and Expiration Date	
Worker's Comp Carrier, Policy Number, and Expiration Date	
General Liability Carrier, Policy Number, and Expiration Date	
Professional Liability Carrier, Policy Number, and Expiration Date	<b>NOT APPLICABLE ( N/A)</b>
Vehicle Insurance Carrier, Policy Number, and Expiration Date	

7. Prior to award, copies of insurance certificates should be submitted with the proposal, or must be submitted within three (3) working days of the BCHA's request.

8. Verification Statement: The undersigned proposer hereby states that by completing and submitting this form he/she is verifying that all information provided herein is, to the best of his/her knowledge, true and accurate, and agrees that if BCHA discovers that any information entered herein to be false, such shall entitle BCHA to not consider or make award of to cancel any award with the undersigned party.

Signature	
Title	
Date Signed	
Printed Name	
Firm or Company	

**BROWARD COUNTY HOUSING AUTHORITY**  
**SOLICITATION NUMBER IFB 18-273**  
**Elevator Shaft Structural Upgrade/Improvement Services at Highland Gardens Apartments**

PROPOSED SERVICES – ATTACHMENT C

Instructions: Complete this form by indicating the appropriate response or by indicating “N/A” if not applicable. Attach additional sheets if necessary.

1. Describe the methodology, equipment, and supplies to be utilized to perform services as described in the Scope of Work section.

2. Describe the experience of the company and staff expected to be assigned to this contract.



**BROWARD COUNTY HOUSING AUTHORITY  
SOLICITATION NUMBER IFB 18-273**

**Elevator Shaft Structural Upgrade/Improvement Services at Highland Gardens Apartments**

<b>FEE INFORMATION – ATTACHMENT E</b>
---------------------------------------

- A. Instructions: Please indicate the cost:
- B. Note: Price shall include all labor, materials, equipment, permits and associated costs.
- C. Note: Schedule of value and time schedule may be requested prior to award.

Item	Description	Total Price
1.	<p><b><u>Elevator Shaft Structural Upgrade/Improvement at Highland Gardens:</u></b> All labor, materials, equipment, permits and associated costs as per Scope of Work.</p>	<p>\$ _____ / Total Lump Sum</p>

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The undersigned certifies that he/she has the ability to sign and bind the firm or company to the services to be performed within the fees proposed.

Signature	
Title	
Date Signed	
Printed Name	
Firm or Company	

FORM OF CONTRACT

THIS AGREEMENT made this \_\_\_ day of \_\_\_ in the year \_\_\_ by and between \_\_\_\_\_. Hereinafter called the "Contractor", and the BROWARD COUNTY HOUSING AUTHORITY, a public body corporate and politic created pursuant to Chapter 421, Florida Statutes and hereinafter called the "PHA".

WITNESSETH, that the Contractor and the PHA for the consideration stated herein mutually agree as follows:

Article I - Statement of Work: The Contractor shall furnish all labor, material, permit, equipment and services; perform and complete all work in accordance with the standard practice of the trade and in a timely manner for IFB 18-273 Elevator Shaft Structural Upgrade/Improvement at Highland Gardens Apartments.

In strict accordance with the specifications dated \_\_\_\_\_ as prepared by the Broward County Housing Authority which said specifications and addenda are incorporated herein by reference and made a part hereof.

Article II - Contract Price: The PHA shall pay the Contractor for the performance of the contract, in current funds, subject to additions and deductions as provided for in the specifications, the sum of \_\_\_\_\_ for work completed on an as needed basis.

Article III - Contract Documents: The Contract shall consist of the following component parts:

- a) This instrument
b) Specifications, Terms and Conditions contained in IFB 18-273
c) Insurances (Naming Broward County Housing Authority as Additionally Insured)
d) Licenses
e) Board Resolution Number \_\_\_\_\_
f) Bid Bond / Performance and Payment Bond

This instrument together with the other documents enumerated in this Article III, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, form the Contract. In the event that any provisions in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this Article III shall govern, except as otherwise specifically stated. The various provisions in Addenda shall be construed in the order of preference of the component part of the Contract which each modifies.

Article IV - Conditions inconsistent with Contract Drawings of Original Project: The PHA does not represent that the contract documents accurately represent the conditions which exist on the project site. The Contractor agrees, however, that in the event conditions are inconsistent with these contract documents that (it) (he) will make no claim for extra compensation or for an extension of time in light of said inconsistencies.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in two original counterparts as of the day and year first above written.

ATTEST
FEIN
SS#

ATTEST

CONTRACTOR:

By:
Name/Title
Business Address:

BROWARD COUNTY HOUSING AUTHORITY

By: Ann Deibert, Chief Executive Officer

# ATTACHMENT G

General Decision Number: FL180099 08/17/2018 FL99

Superseded General Decision Number: FL20170099

State: Florida

Construction Type: Residential

County: Broward County in Florida.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.35 for calendar year 2018 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.35 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2018. The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

Modification Number	Publication Date
0	01/05/2018
1	06/01/2018
2	06/29/2018
3	07/06/2018
4	08/17/2018

ELEC0728-002 03/01/2018

	Rates	Fringes
ELECTRICIAN.....	\$ 31.50	11.82

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ENGI0487-012 07/01/2013

	Rates	Fringes
OPERATOR: Backhoe.....	\$ 28.32	8.80
OPERATOR: Crane All Tower Cranes (Must have 2 operators) Mobile, Rail, Climbers, Static- Mount; All Cranes with Boom Length 150 Feet & Over (With or without jib) Friction, Hydro, Electric or Otherwise; Cranes 150		

Tons & Over (Must have 2 operators); Cranes with 3 Drums (When 3rd drum is rigged for work); Gantry & Overhead Cranes; Hydro Cranes Over 25 Tons but not more than 50 Tons (Without Oiler/Apprentice); Hydro/Friction Cranes without Oiler/Apprentices when Approved by Union; & All Type of Flying Cranes...\$ 29.05 8.80  
 Cranes with Boom Length Less than 150 Feet (With or without jib); Hydro Cranes 25 Tons & Under, & Over 50 Tons (With Oiler/Apprentice).....\$ 28.32 8.80  
 OPERATOR: Oiler.....\$ 22.99 8.80

IRON0272-003 10/01/2017

	Rates	Fringes
IRONWORKER, ORNAMENTAL, REINFORCING AND STRUCTURAL.....	\$ 24.89	10.10

\* LAB01652-002 05/01/2018

	Rates	Fringes
LABORERS		
Common or General.....	\$ 21.55	7.27
Plaster Tender.....	\$ 22.05	7.27

\* PAIN0365-005 08/01/2018

	Rates	Fringes
PAINTER, Includes Brush, Roller and Spray (Excludes Drywall Finishing/Taping).....	\$ 16.21	10.29

SFFL0821-003 07/01/2018

	Rates	Fringes
SPRINKLER FITTER (Fire Sprinklers).....	\$ 28.38	18.89

SHEE0032-007 12/01/2013

	Rates	Fringes
SHEET METAL WORKER, Includes HVAC Duct Installation (Excludes Metal Roof Installation).....	\$ 23.50	12.18



SUFL2009-095 06/08/2009

	Rates	Fringes
BRICKLAYER.....	\$ 20.00	0.00
CARPENTER, Includes Cabinet Installation (Excludes Drywall Hanging).....	\$ 21.17	0.86
CEMENT MASON/CONCRETE FINISHER...	\$ 16.19	0.00
DRYWALL FINISHER/TAPER.....	\$ 19.22	0.00
DRYWALL HANGER.....	\$ 15.69	0.00
FENCE ERECTOR.....	\$ 11.00	0.00
GLAZIER.....	\$ 20.00	0.00
HVAC MECHANIC (Installation of HVAC Unit Only, Excludes Installation of HVAC Pipe and Duct).....	\$ 13.75	0.00
LABORER: Mason Tender - Brick...	\$ 11.51	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 10.46	0.00
LABORER: Pipelayer.....	\$ 11.79	0.00
LABORER: Roof Tearoff.....	\$ 9.00	0.00
LABORER: Landscape and Irrigation.....	\$ 9.15	0.00
OPERATOR: Asphalt Paver.....	\$ 11.63	0.00
OPERATOR: Backhoe Loader Combo.....	\$ 17.04	0.00
OPERATOR: Bulldozer.....	\$ 13.67	0.00
OPERATOR: Distributor.....	\$ 11.41	0.00
OPERATOR: Excavator.....	\$ 13.50	0.00
OPERATOR: Forklift.....	\$ 17.50	0.00
OPERATOR: Grader/Blade.....	\$ 15.50	0.00
OPERATOR: Loader.....	\$ 16.48	0.00
OPERATOR: Roller.....	\$ 10.62	0.00
OPERATOR: Screed.....	\$ 10.93	0.00
OPERATOR: Trackhoe.....	\$ 15.68	0.00

OPERATOR: Tractor.....	\$ 10.20	0.00
PLUMBER.....	\$ 25.00	1.17
ROOFER, Includes Built Up, Modified Bitumen, and Shake & Shingle Roofs (Excludes Metal Roofs).....	\$ 14.50	0.00
ROOFER: Metal Roof.....	\$ 16.99	0.00
TILE SETTER.....	\$ 16.65	0.00
TRUCK DRIVER, Includes Dump Truck.....	\$ 10.22	0.00
TRUCK DRIVER: Lowboy Truck.....	\$ 12.10	0.00

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WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

~~Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).~~

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The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

### Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than "SU" or "UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

### Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

### Union Average Rate Identifiers

~~Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.~~

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

## WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- \* an existing published wage determination
- \* a survey underlying a wage determination
- \* a Wage and Hour Division letter setting forth a position on a wage determination matter
- \* a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations  
Wage and Hour Division  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage ~~payment data, project description, area practice material,~~ etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board  
U.S. Department of Labor  
200 Constitution Avenue, N.W.  
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

=====

END OF GENERAL DECISION

**ATTACHMENT "H"**  
**BID BOND**

See section 5.2

**ATTACHMENT "I"**  
**FORM OF PERFORMANCE AND PAYMENT BOND**

KNOW ALL MEN BY THESE PRESENTS:

That we \_\_\_\_\_ as Surety, are bound to the Broward County Housing Authority of Broward County, Florida, as Obligee, hereinafter called BCHA, in the amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for the payment whereof CONTRACTOR and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally.

WHEREAS, CONTRACTOR has by written agreement entered into a Contract dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, with BCHA for \_\_\_\_\_ which Contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

THE CONDITION OF THIS BOND is that if the CONTRACTOR:

1. Performs the Contract between the CONTRACTOR and the BCHA for **IFB 18-273 Elevator Shaft Structural Upgrade/Improvement Services at Highland Gardens Apartments**, the 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 CONTRACTOR with labor, materials, or supplies, used directly or indirectly by CONTRACTOR in the prosecution of the work provided for in the Contract; and
3. Pays BCHA all losses, damages, expenses, costs and attorney's fees including appellate proceedings, that BCHA sustained; and
4. Performs the guarantee of all work and materials furnished under the Contract for the time specified in the Contract, then this Bond is void; otherwise it remains in full force.

The Surety hereby waives notice of and agrees that any changes in or under the Contract Documents and compliance or noncompliance with any formalities connected with the Contract or the changes does not affect Surety's obligation under this Bond.

Whenever CONTRACTOR shall be, and declared by BCHA to be, in default under the Contract, the BCHA having performed BCHA'S obligation thereunder, the Surety may promptly remedy the default, or shall promptly

- (1) Complete the CONTRACT in accordance with its terms and conditions; or
- (2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible Bidder, or, if the BCHA elects, upon determination by the BCHA and surety jointly of the lowest responsible Bidder, arrange for a Contract between such Bidder and BCHA, and make available as work progresses (even though there should be a default or a succession of defaults under the Contract or Contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the Contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract price," as used in this paragraph, shall mean the total amount payable by BCHA to CONTRACTOR under the Contract and any amendments thereto, less the amount properly paid by BCHA to CONTRACTOR.

**ATTACHMENT "I"**

(Continued)

**FORM OF PERFORMANCE AND PAYMENT BOND**

No right action shall accrue on this bond to or for the use of any person or corporation other than the BCHA named herein and those persons or corporations provided for by Section 255.05, Florida Statutes, or their heirs, executors, administrators or successors.

Any action under this Bond must be instituted in accordance with the Notice and Time Limitations provisions prescribed in Section 255.05(2), Florida Statutes.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 20\_\_.

\_\_\_\_\_  
(Name of Corporation)

WITNESSES:

\_\_\_\_\_  
Secretary

BY: \_\_\_\_\_  
(Signature and Title)

BY: \_\_\_\_\_  
(Type Name and Title signed above)  
(CORPORATE SEAL)

IN THE PRESENCE OF:

\_\_\_\_\_

INSURANCE COMPANY:

\_\_\_\_\_

BY: \_\_\_\_\_  
Agent and Attorney-in-Fact

Address: \_\_\_\_\_  
(Street)

\_\_\_\_\_  
(City/State/Zip Code)

\_\_\_\_\_  
Telephone No.

ELEVATOR REPLACEMENT FOR:  
**HIGHLAND GARDEN**  
**APARTMENTS**  
 BROWARD COUNTY HOUSING AUTHORITY

**GENERAL NOTES**

**DIVISION 1 - GENERAL REQUIREMENTS**

- THE GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE - CURRENT EDITION - WITH ALL APPLICABLE REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.
- THE GENERAL CONTRACTOR AS MENTIONED HEREIN DEFINED AS THE ENTITY TO WHICH HAS THE CONTRACTUAL AGREEMENT WITH THE OWNER FOR THE FULL CONSTRUCTION OF THE PROJECT AND WHICH INCLUDES ANY AND ALL OTHER PARTIES CONTRACTUALLY OBLIGATED TO THE GENERAL CONTRACTOR TO COMPLETE THIS PROJECT.
- BEFORE COMMENCEMENT OF ANY WORK IN THE SITE, THE GENERAL CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS OF THIS PROJECT. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THE PORTION OF THE WORK, AS WELL AS ANY INFORMATION FURNISHED BY THE OWNER. THE GENERAL CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITION AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, AND INCONSISTENCIES IN THE CONTRACT DOCUMENT. HOWEVER ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. THEREFORE, FAILURE BY THE CONTRACTOR TO REPORT SUCH ERRORS, INCONSISTENCIES OR OMISSIONS, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR SUCH ITEMS.
- STANDARDS CITED HERE IN THE CODES, SPECIFICATIONS AND OTHER STANDARDS NOTED AND CITED IN THESE CONTRACT DOCUMENT AS PRODUCED BY PASQUALE KURITZKY ARCHITECTURE, INC. ARE HEREIN INCORPORATED AS IF FULLY SET FORTH IN DOCUMENT. THESE NOTES PROVIDE SUPPLEMENTAL INFORMATION NECESSARY FOR THE APPLICATION OF THESE CODES, SPECIFICATIONS AND OTHER STANDARDS BY THE GENERAL CONTRACTOR AND EMPHASIZE CERTAIN REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS. THESE NOTES SHALL NOT BE CONSTRUED BY ANYONE TO BE ALL-INCLUSIVE OF, OR TO REPLACE OR ALLEVATE, IN WHOLE OR PART, ANY OF THE CODES, SPECIFICATIONS AND STANDARDS CITED HEREIN. THE GENERAL CONTRACTOR SHALL BE KNOWLEDGEABLE OF, AND SHALL AVAL HINSELF TO THESE CODES SPECIFICATIONS AND OTHER STANDARDS AND APPLY THEM TO THE WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE WORK REQUIRED BY THESE DOCUMENTS WITH ALL TRADES INCLUDING AND NOT LIMITED TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE.
- THE GENERAL CONTRACTOR SHALL CONSTRUCT AND BE RESPONSIBLE FOR THE ELEVATOR REPLACEMENT. THE HEREIN, THE CONTRACT DOCUMENTS, DESIGNED BY PASQUALE KURITZKY ARCHITECTURE, INC., IN ACCORDANCE TO GOVERNING CODES, REGULATIONS, CITIES, MUNICIPALITIES AND BUILDING OFFICIALS HAVING JURISDICTION ON THIS SITE. THE CONTRACTOR SHALL COORDINATE WORK WITH EACH APPROPRIATE TRADE DISCIPLINE TO ASSURE NO CONFLICT OR DIVISION OF ANY REQUIRED OR SPECIFIED COMPONENT FOR A COMPLETE FUNCTIONAL PROJECT.
- PRIOR TO COMMENCEMENT OF ANY WORK THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD WITH SUBCONTRACTOR AND NOTIFY ARCHITECT OF RECORD OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD DIMENSIONS, SHOP DRAWINGS AND THE CONTRACT DOCUMENTS. WHERE THE CONTRACTOR ELECTS NOT TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK OR NOTIFY THE ARCHITECT OR THE OWNER OF ANY DISCREPANCIES, THE GENERAL CONTRACTOR WILL ASSUME ANY AND ALL LIABILITIES FOR ANY AND ALL CORRECTIONS, REPLACEMENTS AND LABOR TO MAKE WORK IN ACCORDANCE TO CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL ACQUIRE ALL NECESSARY PRODUCT APPROVALS USED AND INSTALLED ON THIS PROJECT AS WELL AS ANY ADDITIONAL COUNTY AND LOCAL JURISDICTION REQUIRING ADDITIONAL DATA, CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER TO CERTIFY APPLICATION OF SAID PRODUCT IN ACCORDANCE TO THE CODE HAVING JURISDICTION.
- THE GENERAL CONTRACTOR SHALL PREPARE AND MAINTAIN THROUGHOUT THE LENGTH OF TIME CONSTRUCTION A FULL AND CURRENT SET OF ACCURATE "AS-BUILT" DRAWINGS. UPON COMPLETION OF THE PROJECT, SUCH DRAWINGS WILL BE PRESENTED TO THE OWNER FOR HIS PERMANENT RECORDS.
- THE GENERAL CONTRACTOR, UPON COMPLETION OF THE PROJECT, SHALL PROVIDE AN OWNER'S MANUAL THAT INCLUDES ALL MANUFACTURER'S WARRANTIES, EQUIPMENT AND PRODUCT INFORMATION, SUBCONTRACTOR CONTACT DATA, AND A BUILDING ELEVATOR MAINTENANCE AND PROCEDURE SCHEDULE.
- THE OWNER SHALL PROVIDE PROPER LONG TERM MAINTENANCE OF STRUCTURES AS INDICATED IN THE GENERAL CONTRACTOR'S MAINTENANCE PROCEDURES AND SCHEDULE DESCRIBED ABOVE.
- THE CONTRACTOR AND ALL HIS SUBCONTRACTORS SHALL BE HELD TO HAVE VISITED THE SITE OF THE WORK AND TO HAVE EXAMINED THE EXISTING CONDITIONS OF THE SAME AND THE SITUATIONS UNDER WHICH THEY ARE TO WORK AND TO HAVE ACCOUNTED FOR THE SAME IN THEIR BIDS.
- ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THE ARCHITECT FROM THE OWNER SUCH "EXISTING" INFORMATION SHALL BE CONSIDERED AS SHOWN SCHEMATICALLY ONLY, AND SHALL BE FIELD VERIFIED BY ALL CONTRACTORS TO SIZE, LOCATION AND MATERIAL.
- THE GENERAL CONTRACTOR SHALL PROVIDE A FIELD SUPERVISOR THAT HAS THE PROPER SKILLS TO BE USED EFFICIENTLY THROUGHOUT THE DURATION OF THE PROJECT (PER THE FLORIDA CONTRACTORS MANUAL, LATEST EDITION, CHAPTER 10 PROJECT MANAGEMENT). THEY MUST KNOW AND UNDERSTAND THE COMPLETE TECHNICAL CONSTRUCTION PROCESS. THEY MUST POSSES GOOD HUMAN RELATIONS AND COMMUNICATION SKILLS AND THEY MUST BE ABLE TO UNDERSTAND THE CONCEPTUAL INTENT OF THE PROJECT IN ORDER TO PROPERLY INTERPRET THE CONSTRUCTION DOCUMENTS. CONTRACT DOCUMENTS ARE INCLUSIVE OF ALL LOCAL AND FEDERAL LAWS, CODES, ORDINANCES, ETC. THAT APPLY TO THE PROJECT. IN ADDITION TO THE OWNER'S REQUIREMENTS, PERMIT DRAWINGS, SHOP DRAWINGS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR'S FIELD OFFICE SHALL MAINTAIN THE APPROVED PERMIT SET OF DRAWINGS, SHOP DRAWINGS, PRODUCT SUBMITTALS, REQUEST FOR INFORMATION RESPONSES, PROJECT LOG FOR DAILY ACTIVITY AND WEATHER CONDITIONS.
- THE GENERAL CONTRACTOR'S FIELD OFFICE SHALL HAVE AND MAINTAIN A RECENT SET OF BUILDING CODE BOOKS PERTAINING TO THE PROJECT. ALL FIELD PERSONNEL SHALL BE FAMILIAR WITH ALL CODES IN ORDER TO ADDRESS AN INSPECTION VIOLATIONS AT THE TIME OF INSPECTIONS.

**DIVISION 9 - FINISHES**

- FINISHES SHALL BE MINIMUM CLASS C.



5101 N.W. 21ST AVENUE, SUITE 360  
 FORT LAUDERDALE, FL 33309  
 T: (954) 332-0184  
 F: (954) 332-0187  
 AA0002517

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 WITHOUT PERMISSION

DESIGNED PKA  
 DRAWN LS  
 CHECKED JP

JOSEPH JOHN PASQUALE, JR.  
 AR 009261  
 HARLAN L. KURITZKY  
 AR 009686

**HIGHLAND GARDENS**  
**APARTMENTS FOR**  
**BCHA**  
 ELEVATOR ADDITION  
 331 NE 48TH STREET  
 DEERFIELD BEACH FL. 33064

PROJECT NO. 1813  
 DATE: 06/07/18

R E V I S I O N S

**SHEET INDEX**

- ARCHITECTURE**  
 A-0 COVER SHEET, GENERAL INFORMATION  
 A-1 PLAN AND SECTIONS
- STRUCTURAL**  
 S1.0 FOUNDATION PLAN  
 S2.0 SECTION, NOTES AND DETAILS
- M.E.P**  
 MP-1 FIRST FLOOR MECHANICAL PLAN  
 E-1 FIRST FLOOR ELECTRICAL PLAN

**CODE CRITERIA**

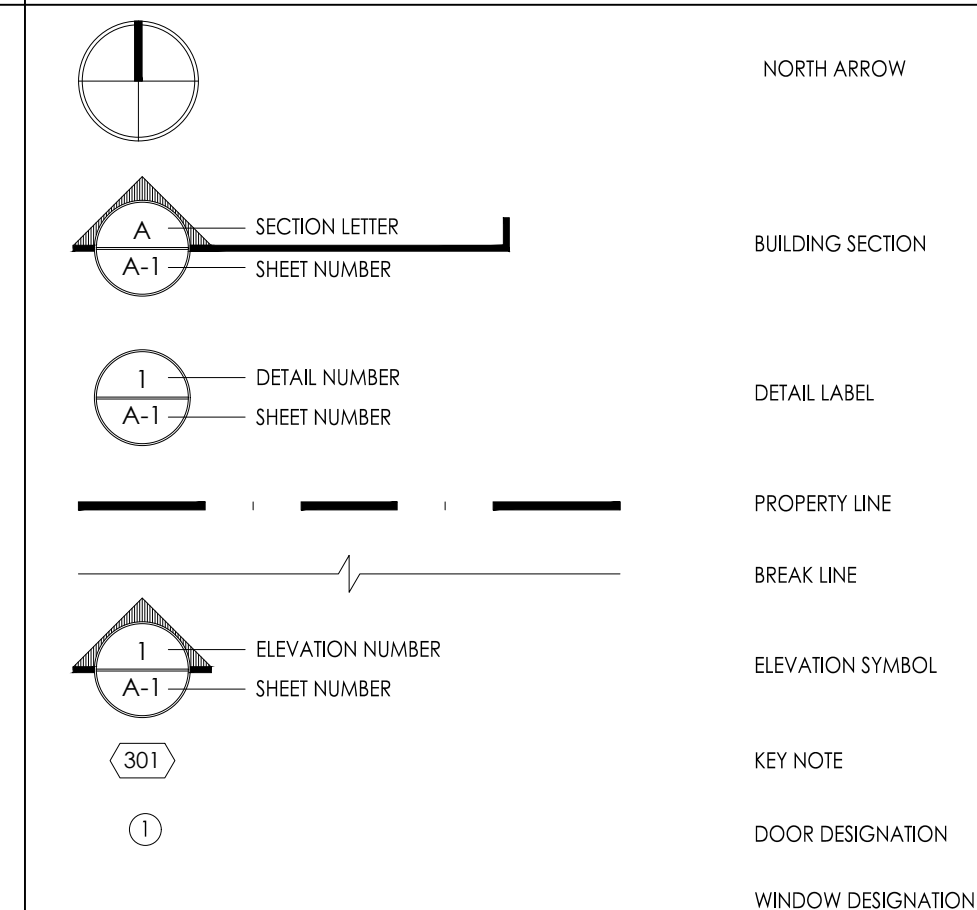
**CODES:**  
**BUILDING CODES:**  
 FLORIDA BUILDING CODE (FBC)-2017 EDITION & AMENDMENTS

**FIRE PREVENTION CODE:**  
 FLORIDA FIRE PREVENTION CODE 2017 EDITION

**ELECTRICAL CODE:**  
 NFPA 70, NATIONAL ELECTRICAL CODE - 2017 EDITION

**BUILDING OCCUPANCY CLASSIFICATION:**  
 RESIDENTIAL OCCUPANCY - GROUP R2

**SYMBOLS**



**PROFESSIONALS**

**CLIENT:**  
 BROWARD COUNTY HOUSING AUTHORITY  
 3810 INVERRARY BLVD.  
 SUITE 405  
 LAUDERHILL, FLORIDA 33319  
 PH. (354)739-1114

**ARCHITECT:**  
 PASQUALE KURITZKY ARCHITECTURE, INC.  
 5101 N.W. 21ST AVENUE, SUITE 360  
 FORT LAUDERDALE, FL 33309  
 PH. (954) 332-0184  
 FAX (954) 332-0187

**MEP ENGINEER:**  
 MiGre Engineers, LLC  
 760 FLORIDA CENTRAL PARKWAY  
 SUITE 224  
 LONGWOOD, FL 32750  
 PH. (407) 636-7999

**STRUCTURAL**  
 UNISON  
 2515 N. STATE RD. 7 SUITE 207  
 Margate, fl 33063  
 PH. (305) 298-0467

**PROJECT DESCRIPTION**

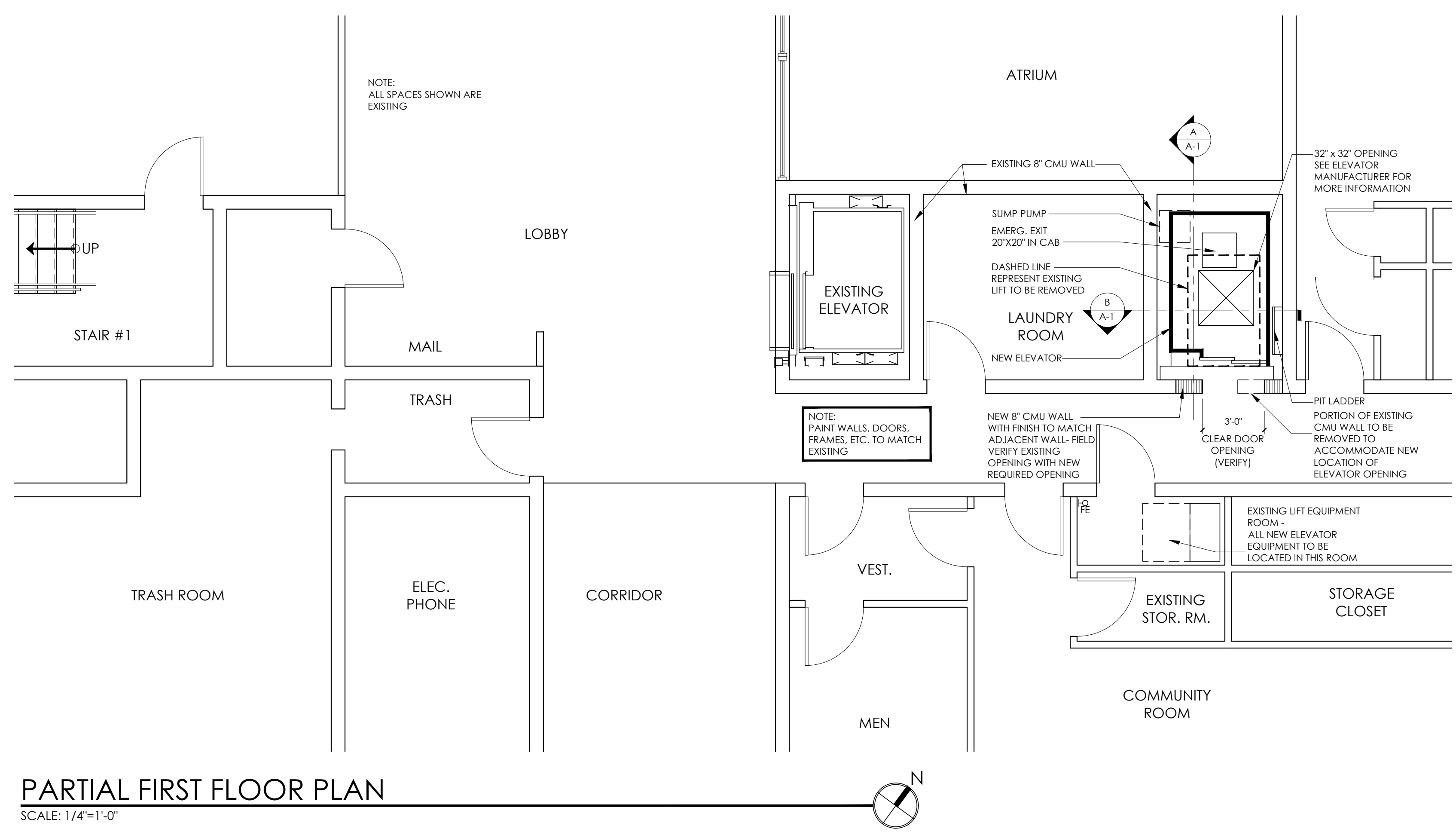
**THE PROJECT INCLUDES THE REPLACEMENT OF AN ELEVATOR IN THE EXISTING 3-STORY APARTMENT BUILDING**

**COVER SHEET**

A-0  
 CONSTRUCTION DOCUMENTS



ELEVATOR SPECIFICATIONS AND DATA			
CAR	CAR 1	CAR	CAR 1
TYPE	PASSENGER	JACK UNIT SIZE	4M/80
CAPACITY	2100	PLUNGER LENGTH	20'-5-1/2"
CAR SPEED UP/DN	100/100	PLUNG. WALL THICK	.275
TRAVEL	18'-0"	CYL. WALL THICK.	.280
STOPS	3	JACK UNIT PIECES	1
OPENINGS	1,2,3	PLUNG. RAD. GYRAT.	1.45
CONTROL	SIMPLEX	PLUNG. MOM. INERT.	7.46
OPERATION	SELECTIVE COLLECTIVE	JACK PRESSURE	295
GUIDE SHOES	SOLID	WORK PRESSURE	375
POWER SUPPLY	208V 3P	FEED LINE - GPM	78
RUNNING LOAD	69 AMP	SPEED RATIO	N/A
LIGHTING SUPPLY	110 VAC	TYPE POWER UNIT	UND. OIL
PLUNGER WEIGHT	700#	PUMP SIZE	45250L
CAR WEIGHT	2000#	H. P.	20
GROSS WEIGHT	4500	VALVE	UC4M
TOP OV. TRAVEL	3"	BUFFER TYPE	SPRING
BOTTOM OV. TRAV.	3"	STROKE	1-1/2"
		BLOCKING	CHANNEL
		JACK UNIT WEIGHT	815



**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

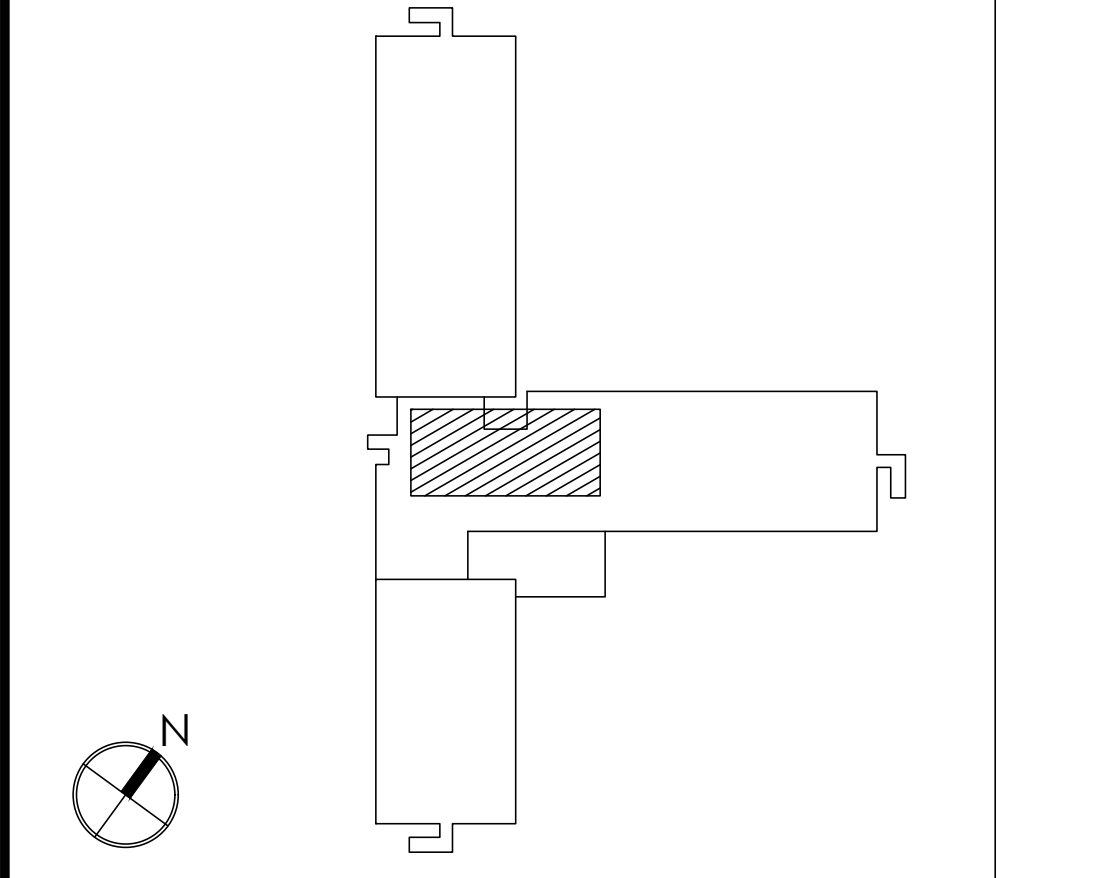
**DEMOLITION NOTES**

- NOTE: COORDINATE WITH SPECIFICATION REQUIREMENTS AND THE FOLLOWING:
- CONTRACTOR TO REMOVE ALL UNWANTED DEBRIS FROM THE JOB SITE IN A TIMELY MANNER AND LEAVE THE SITE FREE OF ANY DEBRIS AT THE COMPLETION OF THIS PROJECT.
  - CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION W/ OWNER AND/OR OWNER'S REP. CONTRACTOR TO NOTIFY BCHA A MINIMUM OF 72 HOURS PRIOR TO COMMENCING WORK.
  - ALL EXISTING CONDITIONS SHOWN ON DRAWINGS ARE DRAWN TO THE BEST OF OUR KNOWLEDGE. IN THE EVENT OF ANY INCONSISTENCIES, NOTIFY THE ARCHITECT AND COORDINATE W/ OWNER AND/OR OWNER'S REP. PRIOR TO ANY DEMOLITION WORK.
  - PATCH FLOORS AND WALLS AS REQUIRED WHERE EXISTING CONSTRUCTION IS REMOVED TO MATCH EXISTING ADJACENT SURFACES.

**WALL LEGEND**

WALL DESIGNATION	DESCRIPTION
	NEW WALL: NEW 8" REINFORCED MASONRY WALL WITH #5 VERTICAL RE-BAR - INFILL ALL CELLS - DOWEL INTO FLOOR SLAB AND ROOF SLAB.
	EXISTING WALL: TO REMAIN
	EXISTING WALL: TO BE DEMOLISHED

**KEY PLAN**



**WATERPROOFING**

**UNDERGROUND WATERPROOFING: OPTION 1**

**CETCO VOLT-X**

- WATERPROOFING TO BE ULTRASEAL WATERPROOFING SYSTEM BY CETCO. WATERSTOP RX 101T SHALL BE INSTALLED IN CONCRETE POUR JOINTS
- WATERPROOFING SHALL BE INSTALLED BY CETCO APPROVED APPLICATOR WITH CURRENT CERTIFICATION. APPROVED APPLICATOR CAPABLE OF PROVIDING CETCO 10 YEAR, HYDROSHIELD (INDU) WARRANTY FROM CETCO DIRECTLY TO OWNER.
- WATERPROOFING AND WATERSTOP SHALL BE INSTALLED PER WRITTEN CETCO INSTALLATION REQUIREMENTS.
- APPLICATOR SHALL COMMUNICATE TO GENERAL CONTRACTOR SYSTEM REQUIREMENTS FOR CETCO 10 YEAR HYDROSHIELD WARRANTY ELIGIBILITY
- THIRD PARTY INSPECTION / QUALITY CONTROL SHALL BE PERFORMED BY CETCO CERTIFIED INSPECTOR. INSPECTOR AND INSPECTION FIRM SHALL HAVE CURRENT CETCO CERTIFICATION
- MUDSLAB SHALL BE PROVIDED AS IMMEDIATE SUBSTRATE FOR UNDER SLAB WATERPROOFING
- WATERPROOFING PRECONSTRUCTION MEETING SHALL BE HELD TO REVIEW INSTALLATION AND WARRANTY REQUIREMENTS, AND TO COORDINATE THESE WITH ALL TRADES AND PARTIES IMPACTED.
- UPON COMPLETION, WATERPROOFING INSTALLER SHALL PROVIDE CETCO TEN YEAR HYDROSHIELD WARRANTY FOR INSTALLED WATERPROOFING SYSTEM.

**MODIFIED CEMENT WATERPROOFING:**

PREPACKAGED, MODIFIED CEMENT WATERPROOFING: MANUFACTURER'S PROPRIETARY BLEND OF DRY CEMENTITIOUS AND OTHER INGREDIENTS FOR MIXING WITH POLYMER ADMIXTURE TO PRODUCE A WATERPROOF COATING THAT IS SUITABLE FOR VERTICAL AND HORIZONTAL APPLICATIONS BELOW STUCCO SURFACE. AS MANUFACTURED BY THOROSEAL WATERPROOFING COATING WITH ACRYL 60 ADDITIVE

**PROPERTIES OF WATERPROOFING:**

- WATER ABSORPTION, BOILING WATER SUBMERSION AT 24 HOURS: 3.6 PERCENT PER ASTM C 67 (SECTION 7.3)
- COMPRESSIVE STRENGTH, ASTM C 109:
  - 7 DAYS: 4,200 PSI (29 MPA)
  - 28 DAYS: 6,030 PSI (42 MPA)
- FLEXURAL STRENGTH, ASTM C 348:
  - 7 DAYS: 360 PSI (2.5 MPA)
  - 28 DAYS: 1,027 PSI (7 MPA)
- TENSILE STRENGTH, ASTM C 190:
  - 7 DAYS: 250 PSI (2 MPA)
  - 28 DAYS: 440 PSI (3 MPA)
- ADHESION STRENGTH, TEST BY TENSILE BOND: 418 PSI (2.9 MPA)
- FIRE PROPAGATION FLAME SPREAD: INDEX = 1.5, CLASS 1 PER BS476: PART 6:1981, BS476: PART 7:1971.
- COLOR: STANDARD GRAY
- WATER: POTABLE, DRINKABLE CLEAN WATER

**FIELD-MIXED, MODIFIED CEMENT WATERPROOFING:**

- ADD POLYMER ADMIXTURE TO PORTLAND CEMENT AND AGGREGATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. BLEND TOGETHER WITH MECHANICAL MIXER OR BY HAND TO REQUIRED CONSISTENCY.
- ACRYL 60 ADDITIVE MANUFACTURED BY THORO, DIV. OF DEGUSSA BUILDING SYSTEMS.
- MIX WATERPROOFING POWDER USING A SOLUTION CONSISTING OF ACRYL 60 DILUTED WITH WATER, 1 PART ACRYL 60 TO 3 PARTS CLEAN WATER.
- GENERAL: COMPLY WITH WATERPROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR APPLICATION AND MIX. APPLICATION:
  - FIRST COAT: 2 POUNDS PER SQUARE YARD (1.1 KG/SM) = 225 SQUARE FEET PER 50 POUND BAG (20.9 SM/22.7 KG BAG) AT 25 MIL DRY FILM THICKNESS.
  - SECOND COAT: 1 POUNDS PER SQUARE YARD (0.54 KG/M2) = 450 SQUARE FEET PER 50 POUND BAG (41.8 SM/22.7 KG BAG) AT 15MIL DRY FILM THICKNESS.
  - TOTAL: 3 POUNDS PER SQUARE YARD (1.6 KG/SM), CURED NOMINAL THICKNESS OF 1/16 INCH (1.6 MM).
- SURFACE FINISH - SLURRY ROUGH ACCEPTABLE FOR STUCCO APPLICATION.

**UNDERGROUND WATERPROOFING: OPTION 2**

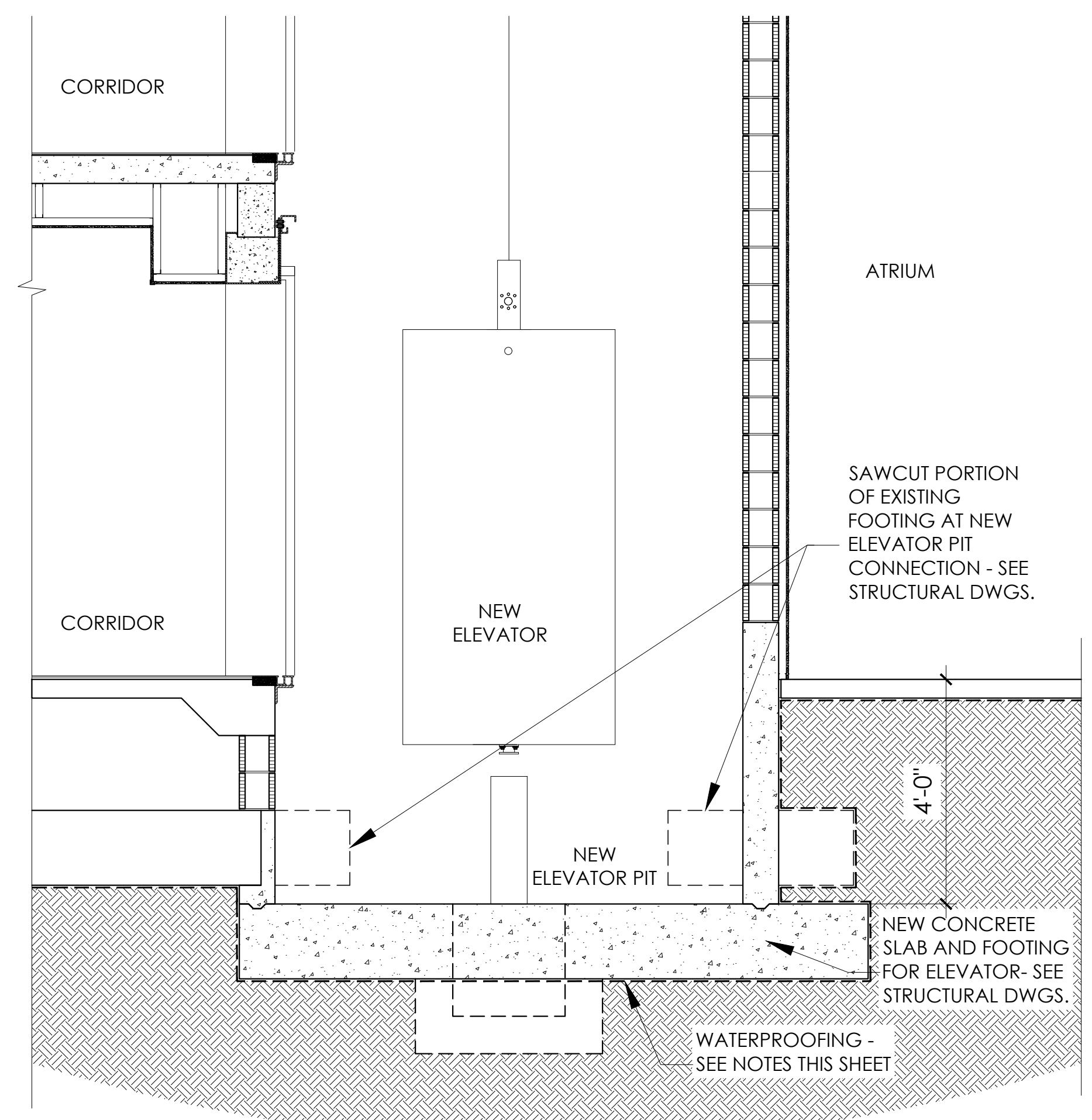
APPLY SIKALASTIC 621 TC WATERPROOFING SYSTEM TO EXTERIOR SIDES OF ALL UNDERGROUND CONCRETE WALLS AND FOUNDATIONS IN STRICT COMPLIANCE TO SIKA CORPORATION SPECIFICATIONS. SIKALASTIC 621 TC WATERPROOFING SYSTEM IS COMPOSED OF:

- SIKALASTIC ROOFPRO PRIMER:
  - BASE COAT OF SIKALASTIC 621 TC AT 45 MILS WET;
  - ONE LAYER OF SIKAREMAT TO BASE COAT AND THEN BACKROLLED TO EMBED SIKAREMAT;
  - TOP COAT OF SIKALASTIC 621 TC AT 30 MILS WET;
- AFTER CURING OF SIKALASTIC 621 TC, INSTALL SIKADRAINAGE MAT 720 TO EXTERIOR SIDES OF UNDERGROUND CONCRETE WALLS AND FOUNDATIONS IN STRICT COMPLIANCE TO SIKA CORPORATION SPECIFICATIONS.

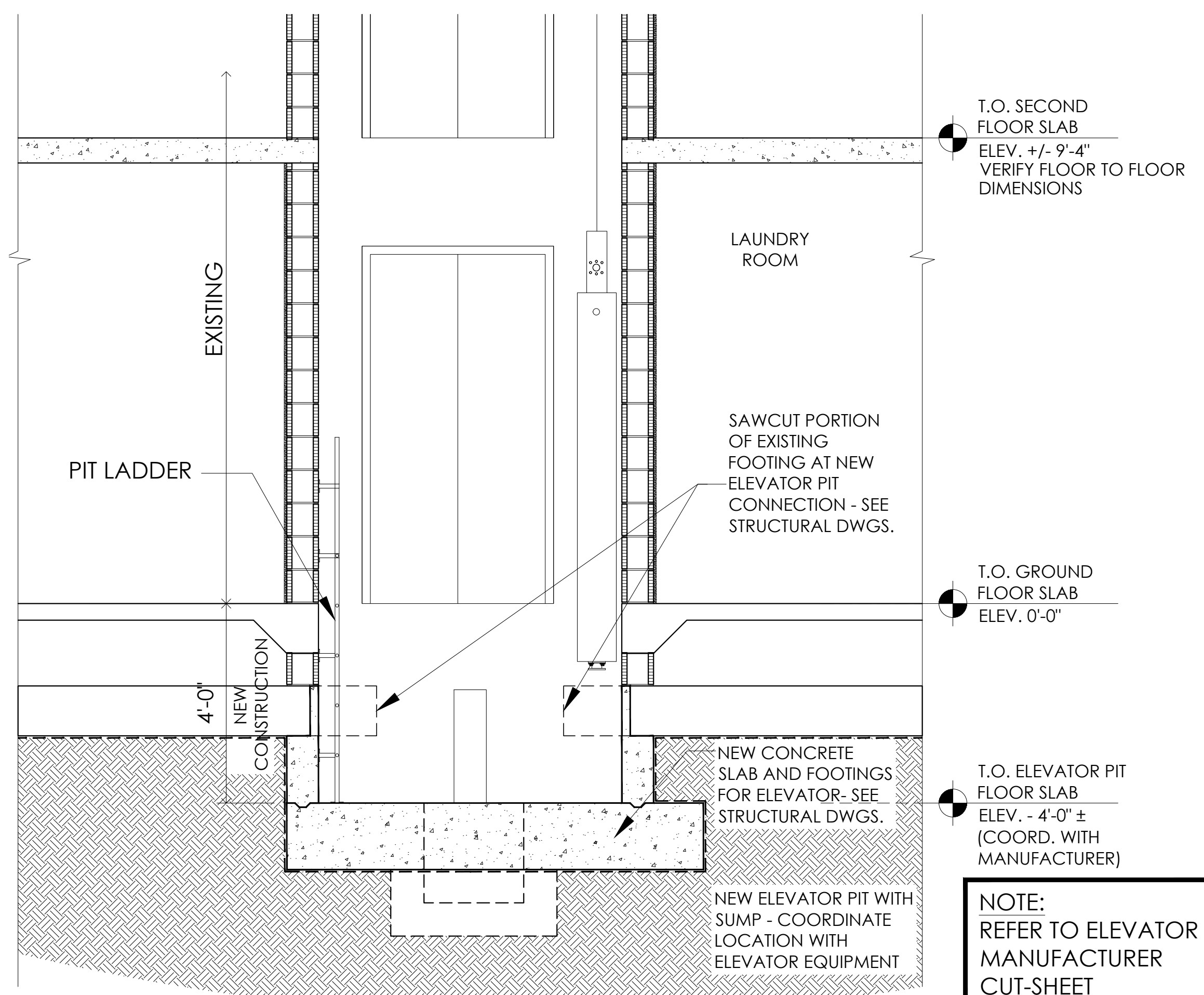
**WATERSTOPS**

USE GREENSTREAK GROUP, INC. PVC WATERSTOPS. WATERSTOPS ARE REQUIRED AT TRANSITIONS BETWEEN HORIZONTAL AND VERTICAL COMPONENTS, WHEN FORMWORK IS INSUFFICIENT TO FINISH THE STRUCTURE IN ONE PLACEMENT, SUCH AS LONG LENGTHS OF WALL AREA; WHERE DESIGN ELEMENTS REQUIRE A CHANGE IN FORM DESIGN; WHEN CONCRETE PLACEMENT IS STOPPED, FOR SCHEDULE REASONS OR END OF WORKDAY. IF A MUDMAT IS USED, USE BASE SEAL WATERSTOPS.

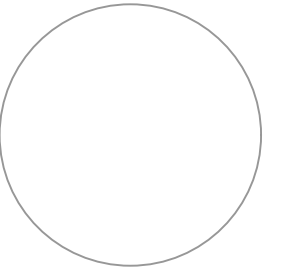
SEE GREENSTREAK SPECIFICATION SECTION 03 15 13 PVC WATERSTOPS FOR SPECIFIC INFORMATION ON USE OF FACTORY MADE WATERSTOP FABRICATIONS, USE OF TEFLON COATED THERMOSTATICALLY CONTROLLED WATERSTOP SLICING IRONS FOR FIELD BUTT WELDS, AND USE HOG RINGS AT 12 INCHES ON CENTER TO HOLD WATERSTOPS INTO POSITION.



**NEW ELEVATOR SECTION A**  
SCALE: 1/2"=1'-0"



**NEW ELEVATOR SECTION B**  
SCALE: 1/2"=1'-0"



KERVIN VENTURA, P.E. 74146

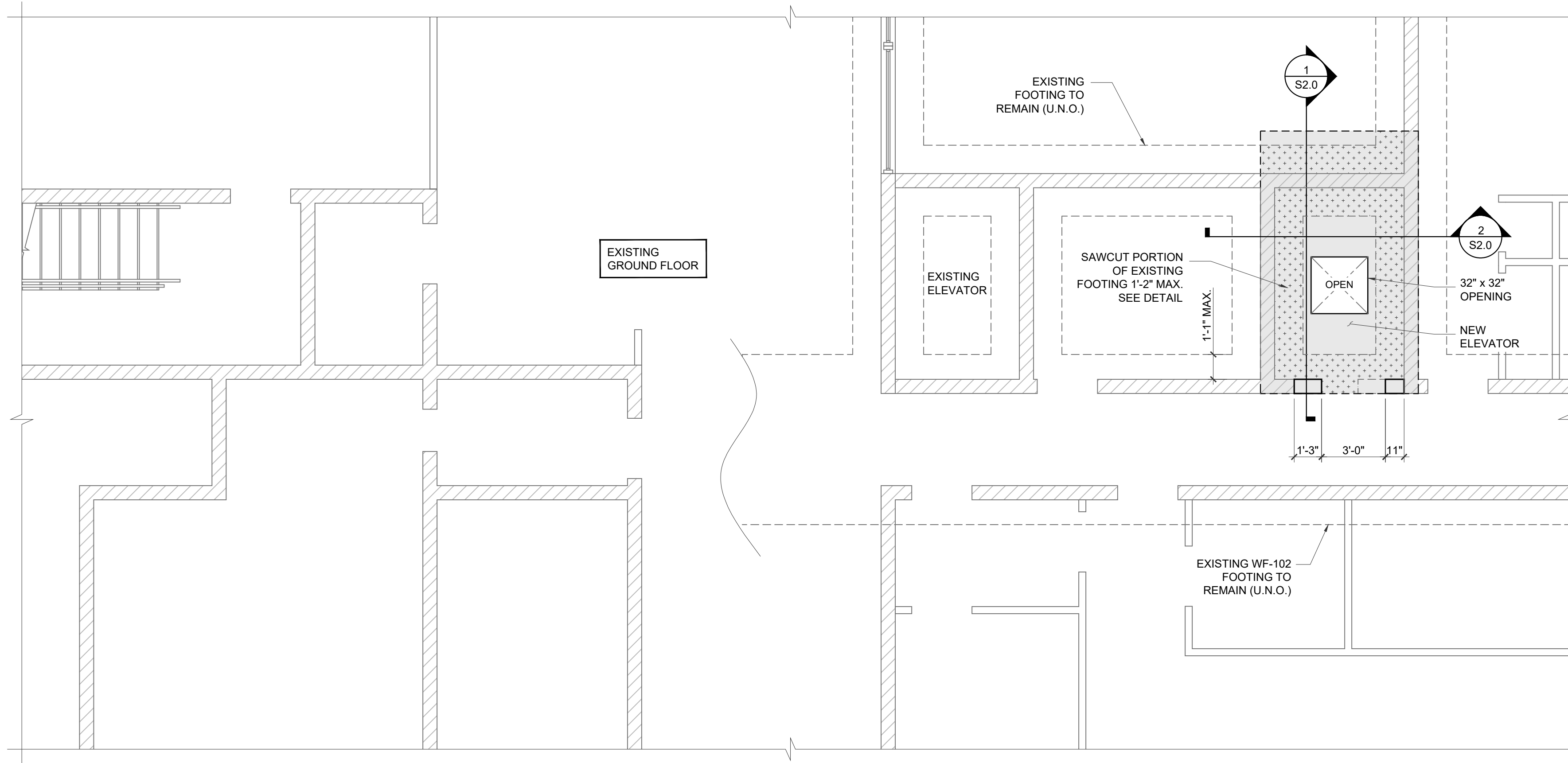
DESIGNED   KV    
DRAWN   MT    
CHECKED   KV  

**HIGHLAND GARDENS  
APARTMENTS FOR  
BCHA**

ELEVATOR ADDITION  
331 NE 48TH STREET  
DEERFIELD BEACH FL. 33064

PROJECT NO.   1813    
DATE:   03/13/18  

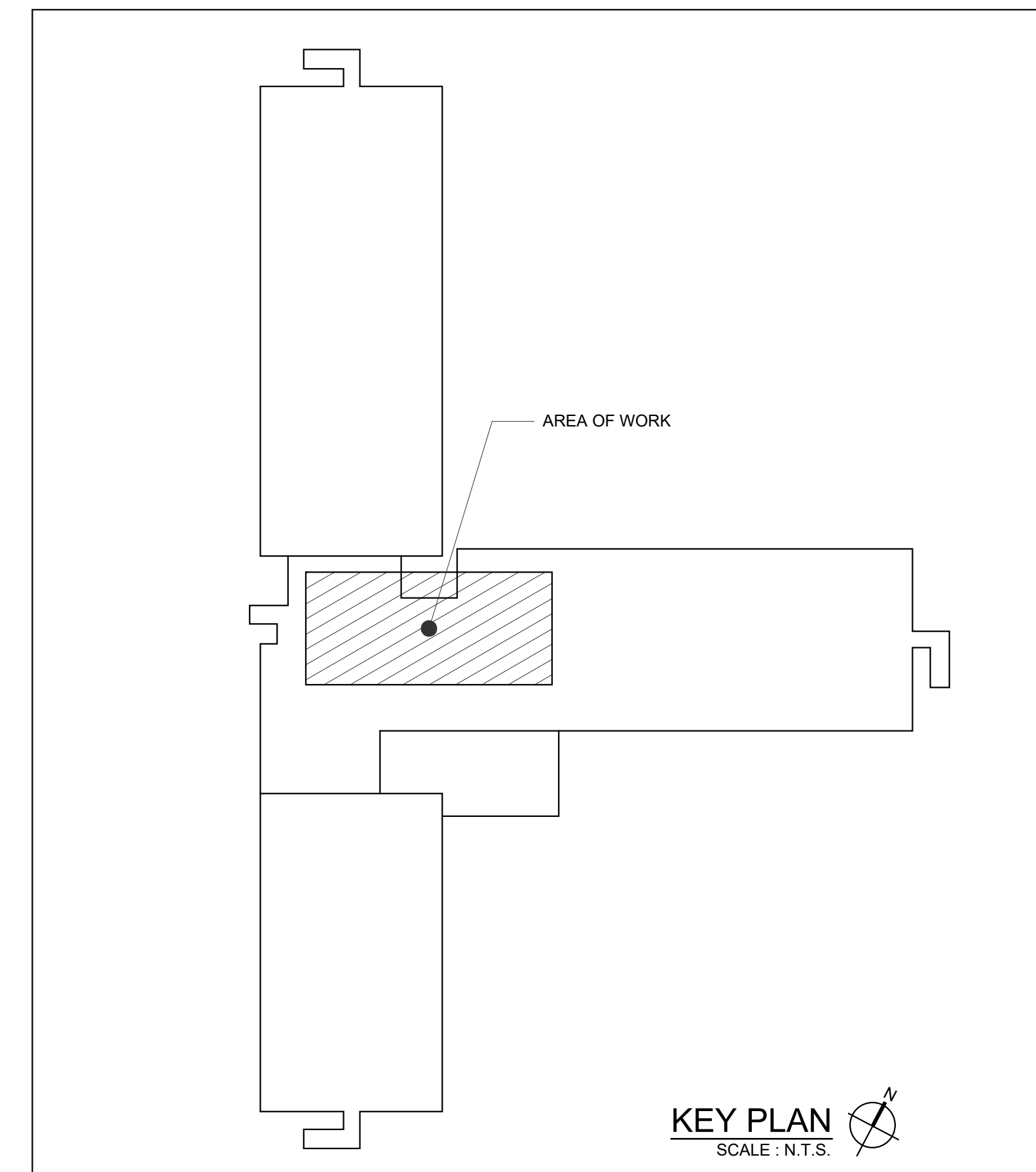
REVISIONS



**PARTIAL FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"

**FOUNDATION PLAN NOTES:**

1. COORDINATE TOP OF SLAB WITH FINAL FLOOR FINISHES, SLAB RECESSES, AND FLOOR SLOPES. SEE ARCHITECTURAL PLAN FOR FINISH ELEVATIONS.
2. COORDINATE THIS DRAWING w/ ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW ROUGH OPENINGS DIMENSIONS & LOCATIONS.
3. INDICATES EXISTING WALLS TO REMAIN.
4. SOIL SAFE BEARING CAPACITY = 2,500 PSF.
5. WHERE NEW FOOTINGS MEET WITH EXISTING FOOTINGS, DRILL & EPOXY #6 DOWEL x 3'-0", 8" EMBED AT MID-DEPTH OF EXISTING FOOTING, MATCHING TO BARS A NEW FOOTING.
6. INDICATES EXISTING FOOTING TO BE SAW CUT.
7. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING ELEVATOR PIT FOOTING INSTALLATION. A FLORIDA REGISTERED ENGINEER SHALL PREPARE SPECIFICATIONS FOR ROOF STRUCTURE SHORING. SUBMIT SHOP DRAWING TO E.O.R. FOR APPROVAL.



**KEY PLAN**  
SCALE: N.T.S.

**GENERAL NOTES**

**1. DESIGN CRITERIA: THE FLORIDA BUILDING CODE 6TH EDITION HIGH VELOCITY HURRICANE ZONE**

**A. DESIGN LOADS:**  
ROOF LL 30 PSF SUPER IMPOSED DL 25 PSF

**B. WIND LOADS: ASCE 7-10**  
BASIC WIND SPEED, V = 170 MPH  
RISK CATEGORY FACTOR, I = 1.0  
EXPOSURE CATEGORY C  
INTERNAL PRESSURE COEFFICIENT G<sub>CP</sub> = ± 0.18  
K<sub>d</sub> (DIRECTIONAL FACTOR) = 0.85

**2. FOUNDATION:**

a) ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN THE PRELIMINARY GEOTECHNICAL REPORT .  
ALLOWABLE BEARING PRESSURE: 2,500 PSF  
b) TOP SOIL AND ALL ORGANIC AND DELETERIOUS MATERIAL SHALL BE COMPLETELY REMOVED AT LEAST FIVE FEET BEYOND THE EXTERIOR OF EACH BUILDING. CLEAN WELL GRADED SAND SHALL BE USED FOR BACK FILL. INSTALLED IN MAXIMUM OF 9" LIFTS. EACH LIFT OF FILL SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557.

**3. STRUCTURAL STEEL:**

a) SHALL CONFORM TO ASTM DESIGNATIONS A-36, A-325, A-500 AS APPLICABLE AND AISC 360-11 SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. BOLTS AND WELDING MATERIALS SHALL CONFORM TO APPLICABLE PROVISIONS OF AISC SPECIFICATIONS, AND AWS RECOMMENDATIONS.  
b) FIELD CONNECTIONS SHALL BE WELDED OR BOLTED AS SPECIFIED. SHOP WELDING OR WHERE FIELD WELDING IS REQUIRED SHALL BE CERTIFIED WELDERS ONLY. ALL STRUCTURAL STEEL SHALL RECEIVE ONE SHOP COAT OF RUST INHIBITIVE PRIMER PAINT UNLESS NOTED OTHERWISE.  
c) THE FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.  
d) ANCHOR BOLTS SHALL BE SIZED TO PROVIDE A MINIMUM 8" EMBEDMENT INTO FOOTING.  
e) ALL FIELD WELDS AND SHOP WELDS SHALL BE DONE BY A CERTIFIED AWS WELDER, AS PER FBC  
f) STRUCTURAL SHAPES:

W - beams . . . . . Fy = 50 ksi  
HSS - rectangle . . . . . Fy = 46 ksi  
L - angles . . . . . Fy = 36 ksi  
Plates & Channels . . . . . Fy = 36 ksi

**4. CONCRETE:**

a) ALL CONCRETE UNLESS OTHERWISE SHOWN:  
FOUNDATION, SLAB ON GRADE, & COLUMNS f<sub>c</sub> = 4000 PSI, (5 BAG PER YARD MIN. #57 COARSE AGG.)  
b) SUBMIT MIX DESIGN FOR ACCEPTANCE PRIOR TO CONCRETE PLACEMENT.  
c) CONCRETE EXPOSED TO WEATHER SHALL HAVE A MAXIMUM 0.40 WATER / CEMENT RATIO, AND ALSO HAVE A CORROSION ADMIXTURE.  
d) NON-METALLIC, NON-SHRINK GROUT SHALL BE 7,000 PSI COMPLYING WITH CE-CRD-C621.

**5. CONCRETE CONSTRUCTION:**

ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE STANDARD: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-14). STRENGTH DESIGN METHOD.

**6. CONCRETE COVER:**

a) FOOTINGS AND FOUNDATION PADS PLACED AGAINST THE GROUND 3".  
b) CONCRETE SURFACE AFTER REMOVAL OF FORMS EXPOSED TO WEATHER OR GROUND:  
No. 5 OR SMALLER 1-1/2"  
No. 6 OR LARGER 2"  
c) CONCRETE NOT EXPOSED TO WEATHER OR GROUND:  
SLABS AND WALLS 3/4"  
BEAMS AND GIRDER TIES 1-1/2"  
COLUMN TIES 1-1/2"

**7. REINFORCING STEEL:**

a) REINFORCING STEEL SHALL BE NEW BILLET BARS CONFORMING TO: ASTM A-615 GRADE 60 (#3 THRU #11) f<sub>y</sub>=60000 PSI  
b) ALL TERMINATING TOP REINFORCING BARS SHALL END WITH A HOOK.

**8. DETAILING AND FABRICATION OF REINFORCING:**

a) UNLESS OTHERWISE NOTED, SHALL FOLLOW ACI-318-14.  
b) SUBMIT SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION.

**9. PLACING AND SUPPORTS OF REINFORCING BARS:**

SHALL FOLLOW CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS, INCLUDING 1983 SUPPLEMENT" AND ACI-315.

**10. CORNER BARS:**

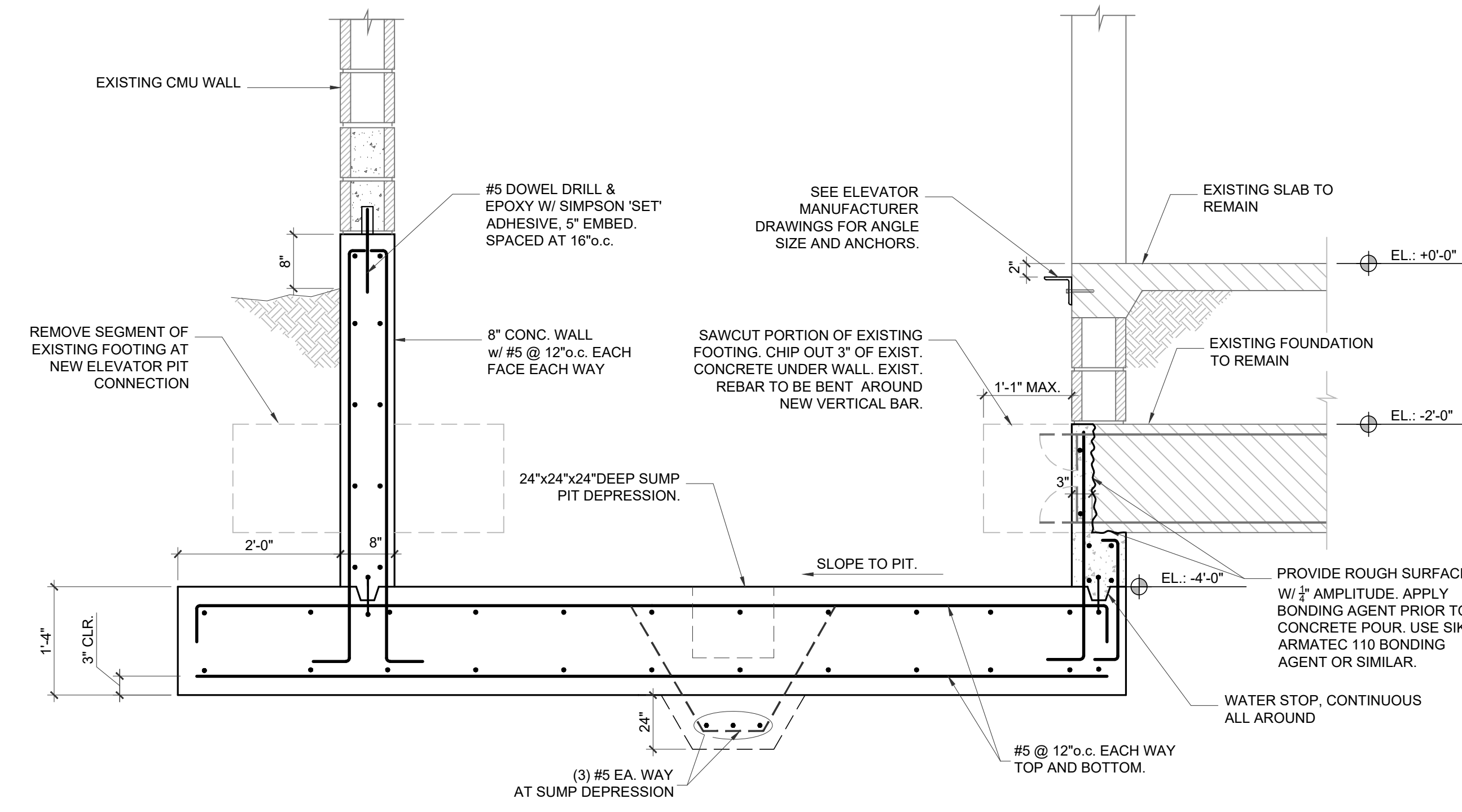
PROVIDE 3'-0" X 3'-0" CORNER BARS AT CORNERS OF BEAMS AND WALLS. MATCHING DIAMETER AND AMOUNT AT EACH HORIZONTAL LAYER OF REINFORCING

**11. CURING COMPOUND:**

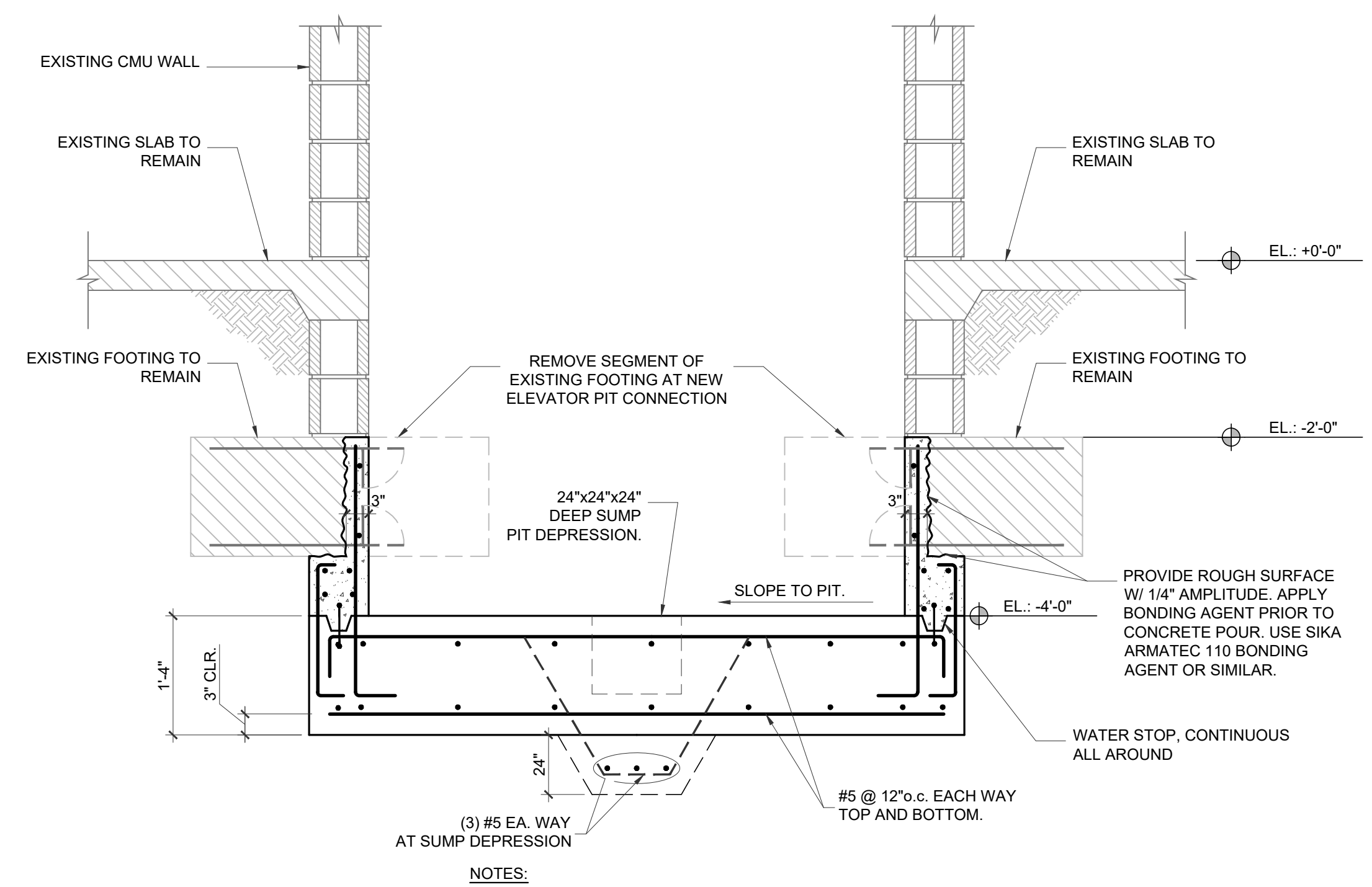
PROVIDE CURING COMPOUND FOR ALL SLABS "AQUA KURE" BY LAMBERT CORPORATION OR ACCEPTED EQUAL.

**12. CONCRETE MASONRY UNITS:**

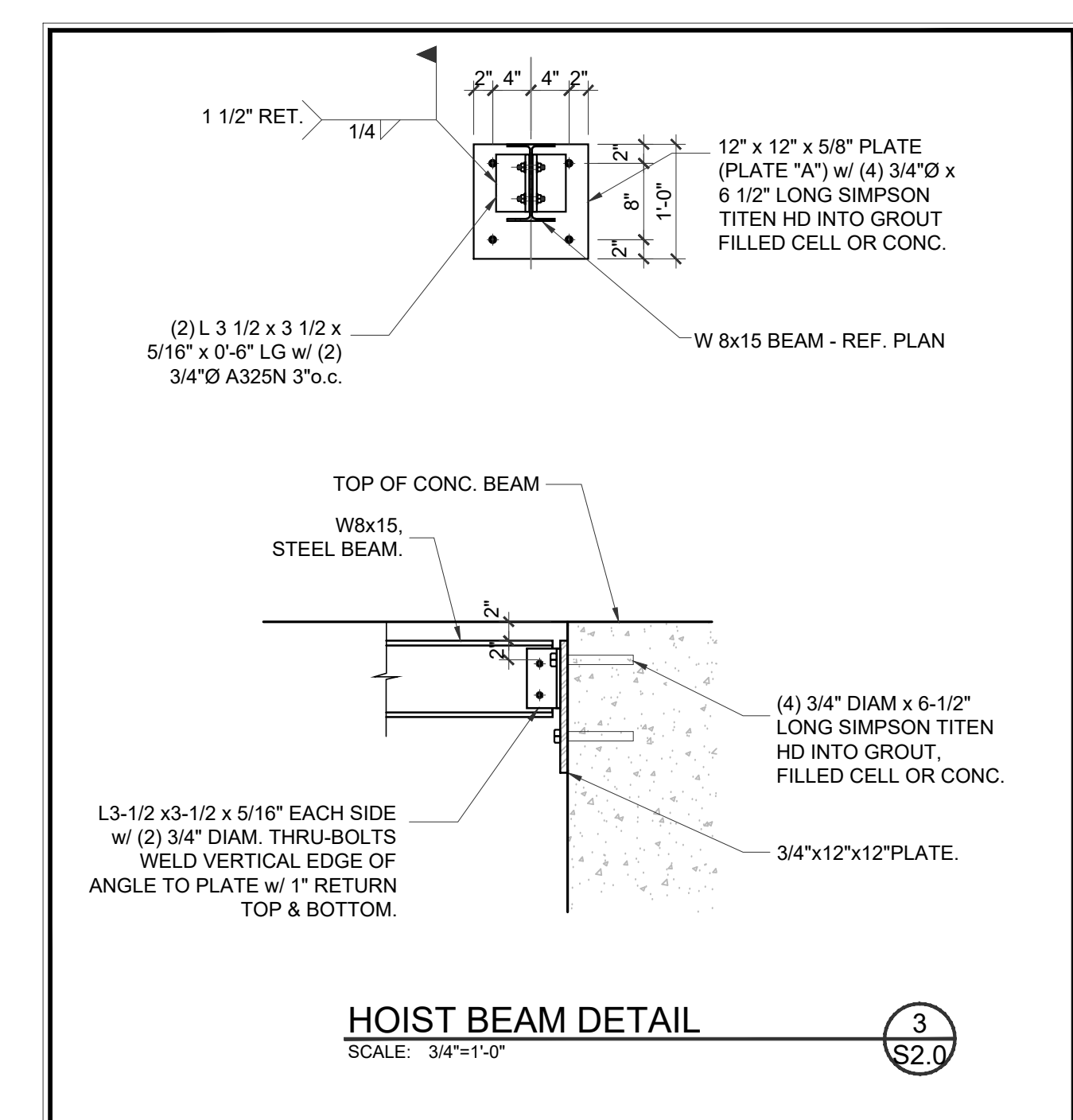
a) THE LOAD BEARING MASONRY WALLS ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY BY THE NATIONAL CONCRETE MASONRY ASSOCIATION AND BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES - ACI 530-11, ASCE 5 AND TMS 402.  
b) MINIMUM COMPRESSIVE STRENGTH OF LOAD BEARING MASONRY UNITS SHALL BE 1900 PSI (ASTM C90-90, GRADE N) MASONRY CEMENT (MORTAR) SHALL COMPLY WITH ASTM C91 AND SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI (ASTM C270, TYPE M). F<sub>m</sub>= 1500psi  
c) MASONRY SHALL BE PLACED PRIOR TO PLACING CONCRETE COLUMNS.  
d) ALTERNATE HORIZONTAL JOISTS SHALL BE REINFORCED WITH #9 GAUGE GALVANIZED LADDER TYPE REINFORCING CONFORMING TO ASTM A82 CONTINUOUS IN ALL 8" CONCRETE MASONRY WALLS. THESE SHALL LAP INTO THE CONCRETE COLUMNS.  
e) AT ALL WALL ENDS, INTERSECTIONS, CORNERS AND ON EACH SIDE OF WALL OPENINGS, IF A COLUMN IS NOT SHOWN PROVIDE A VERTICAL REINFORCING AS CALLED OUT ON PLAN AND GROUT THE REINFORCED CELL OF THE BLOCK. USE DOWELS AND MAINTAIN CONTINUITY WITH THE STRUCTURE ABOVE. TERMINATE BAR WITH A STANDARD HOOK INSIDE THE CONCRETE BEAM AT TOP OF THE WALL.  
f) PROVIDE CLEAN OUT OPENINGS FOR EACH GROUTED CELL.  
g) SUBMIT CERTIFICATION OF COMPLIANCE WITH ASTM SPECIFICATIONS FOR THE CMU, MASONRY CEMENT, AND REINFORCING PRIOR TO DELIVERY TO THE SITE.  
h) ALL LAP SPLICES 48 BAR DIAMETER.  
i) PROVIDE COURSE GROUT IN ACCORDANCE w/ ASTM C476 f<sub>c</sub> = 2500 PSI SLUMP ± 8"



**SECTION 1**  
SCALE: 3/4"=1'-0"  
S2.0



**SECTION 2**  
SCALE: 3/4"=1'-0"  
S2.0



**HOIST BEAM DETAIL**  
SCALE: 3/4"=1'-0"  
S2.0

KERVIN VENTURA, P.E. 74146

DESIGNED KV  
DRAWN MT  
CHECKED KV

**HIGHLAND GARDENS APARTMENTS FOR BCHA**  
ELEVATOR ADDITION  
331 NE 48TH STREET  
DEERFIELD BEACH FL. 33064  
PROJECT NO. 1813  
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