



CITY OF DORAL RECORD (MASTER) COPY TRANSMITTAL FORM

OFFICE OF THE CITY CLERK
Page 1 of 1

Transmittal From: City Manager, Asst. CM
Department
Delivered by: Seida Feliu
Name
Date of Transmittal: April 22, 2013

City Clerk's Date Stamp

04-23-13 A09:13 RCVD

The following record (master) copy is being transmitted to the Office of the City Clerk:

- ☐ Contract
- ☒ Agreement
- ☐ Lease
- ☐ Deed
- ☐ Bond Documentation

- ☐ Vehicle Title
- ☐ Special Magistrate Order
- ☐ Other:
COD and Jaxi Builders, Inc.

Is this record (master) copy to be recorded with the County Clerk? ☐ Yes ☒ No

Is this contract/ agreement: ☐ Capital Improvement ☒ Non Capital Improvement

Description of Record Copy: Agreement w/ Sati Builders, Inc. /
P.W. / Police Conversion

Office of the City Clerk Administrative Use Only

Received by: Connie Diaz

Reviewed for completion by: Barbara Hene

Returned to originating Department for the following corrections on: N/A (Date)

Digital archive: 4/23/13 (Date) Hard copy archive: 4/23/13 (Date)

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AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Doral, a Florida municipal corporation
8401 NW 53 Terrace
Doral, Florida 33166

and the Contractor:
(Name, legal status, address and other information)

Jaxi Builders, Inc.
1569 NW 82 Avenue
Doral, Florida 33126

for the following Project:
(Name, location and detailed description)

PTenant Improvement Public Works /Police Conversion

The Architect:
(Name, legal status, address and other information)

Wolfberg Alvarez

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

(1951217750)

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ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

Date of commencement shall be 7 calendar days after the latter of: 1. Fully Executed Agreement by Both Parties 2. Master Permit issued by the City 3. Written Notice to Proceed by the owner.

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than () days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Substantial Completion shall be defined herein as the obtaining of a Temporary Certificate of Occupancy ("TCO") or a Certificate of Occupancy ("CO").

Substantial Completion shall be achieved no later than July 1, 2013 provided that Commencement Date is on or before May 6, 2013.

In the event that Substantial Completion is achieved in the form of a TCO, the Contractor shall obtain the CO no later than August 1, 2013, unless delay of CO is due to causes beyond the contractor's responsibility under the contract documents.

Portion of Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

Upon failure of the Contractor to achieve Substantial Completion by July 1, 2013, Contractor shall pay to the City the sum of \$1,500 (One thousand five hundred dollars) for each calendar day thereafter until Substantial Completion is achieved. In the event that Contractor obtains CO prior to July 1, 2013, the City shall pay to Contractor the sum of \$500.00 (five hundred dollars) for each calendar day thereof.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be three hundred and eighty four thousand, nine hundred and fifty six dollars and sixty eight cents (\$ 384,956.68), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.3 Unit prices, if any:

(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit (\$0.00)
N/A	----	----

(Table deleted)

(Paragraphs deleted)

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 25th day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the 15th day of the month. If

an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of ten percent (10 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in the General Conditions of the Contract for Construction attached hereto;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of ten percent (10 %);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in the General Conditions of the Contract for Construction.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and

(Paragraph deleted)

- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with the General Conditions of the Contract for Construction.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:

(Paragraph deleted)

As per the General Conditions of the Contract for Construction

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in the General Conditions of the Contract for Construction, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to the General Conditions of the Contract for Construction, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to the General Conditions of the Contract for Construction, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

☐ Arbitration pursuant to Section 15.4 of AIA Document A201–2007

☒ Litigation in a court of competent jurisdiction

☐ Other *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

%

§ 8.3 The Owner's representative:

(Name, address and other information)

Eddy Rojas
Building Official
City of Doral
8401 NW 53 Terrace
Doral, Florida 33166
305-593-6725

Init.

§ 8.4 The Contractor's representative:
(Name, address and other information)

Abel Ramirez, President
1569 N.W. 82 Avenue
Miami Florida 33126
abel@jaxi.com
305 599-0700
786 512-7200

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101-2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

Section	Title	Date	Pages
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§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

See Exhibit A attached and incorporated herein by reference.

Number	Title	Date
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§ 9.1.6 The Addenda, if any:

Number

Date

Pages

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

- .1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

the City has provided a General Conditions Addendum attached and incorporated by reference hereto.

- .2 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

ARTICLE 10 INSURANCE AND BONDS


The Contractor shall purchase and maintain insurance and provide bonds as based on the General Conditions addendum attached and incorporated by reference hereto.


(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of insurance or bond


Limit of liability or bond amount (\$0.00)

This Agreement entered into as of the day and year first written above.


OWNER (Signature)
Albert P. Childress
(Printed name and title)
Asst. City Manager


CONTRACTOR (Signature)
Abel Ramirez
(Printed name and title)
President

Approved as to form and legal sufficiency
for the sole use of the City of Doral.


City Attorney
Jose M. Jimenez
Print Name

Init.

Approved as to form and legal sufficiency
for the sole use of the City of Doral.

City Attorney

Print Name

ADDENDUM

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION

1. Project Manual:

- 1.1. The Project Manual includes Drawings, Agreement, General Conditions, Proposed Cost, Schedule of Values, Project schedule and any other job related documents..
- 1.2. The Project Manual, along with all documents that make up and constitute the Contract Documents, shall be followed in strict accordance as to work, performance, material, and dimensions except when Architect/Engineer may authorize, in writing, an exception.
- 1.3. Dimensions given in figures are to hold preference over scaled measurements from the drawings; however, all discrepancies shall be resolved by Architect/Engineer. Contractor shall not proceed when in doubt as to any dimension or measurement, but shall seek clarification from Architect/Engineer.
- 1.4. Contractor shall be furnished three (3) copies, free of charge, of the Project Manual; two of which shall be preserved and always kept accessible to Architect/Engineer and Architect/Engineer's authorized representatives. Additional copies of the Project Manual may be obtained from City at the cost of reproduction.

2. Intention of City:

It is the intent of City to describe in the Contract Documents a functionally complete Project (or part thereof) to be constructed in accordance with the Contract Documents and in accordance with all codes and regulations governing construction of the Project. Any work, materials or equipment that may reasonably be inferred from the Contract Documents as being required to produce the intended result shall be supplied by Contractor whether or not specifically called for. When words which have a well-known technical or trade meaning are used to describe work, materials or equipment, such words shall be interpreted in accordance with that meaning. Reference to standard specifications, manuals, or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code or laws or regulations in effect at the time of opening of bids and Contractor shall comply therewith. City shall have no duties other than those duties and obligations expressly set forth within the Contract Documents.

3. Preliminary Matters:

- 3.1. A preliminary schedule of Shop Drawing submissions; and
- 3.2. In a lump sum contract or in a contract which includes lump sum bid items of Work, a preliminary schedule of values for all of the Work which will include quantities and prices of items aggregating the Contract Price and will subdivide the Work into component parts in sufficient detail to serve as the basis for progress payments during construction. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work which will be confirmed in writing by Contractor at the time of submission.

- 3.3. At a time specified by Architect/Engineer but before Contractor starts the Work at the Project site, a conference attended by Contractor, Architect/Engineer and others as deemed appropriate by Contract Administrator, will be held to discuss the schedules referred to in Section 3.1, to discuss procedures for handling Shop Drawings and other submittals and for processing Applications for Payment, and to establish a working understanding among the parties as to the Work.

4. Performance Bond and Payment Bond:

Within fifteen (15) calendar days of being notified of the award, Contractor shall furnish a Performance Bond and a Payment Bond containing all the provisions of the Performance Bond and Payment Bond attached hereto.

- 4.1 Each Bond shall be in the amount of one hundred percent (100%) of the Contract Price guaranteeing to City the completion and performance of the Work covered in such Contract as well as full payment of all suppliers, laborers, or subcontractors employed pursuant to this Project. Each Bond shall be with a surety company which is qualified pursuant to Article 5.
- 4.2 Each Bond shall continue in effect for one year after Final Completion and acceptance of the Work with liability equal to one hundred percent (100%) of the Contract sum, or an additional bond shall be conditioned that Contractor will, upon notification by City, correct any defective or faulty Work or materials which appear within one year after Final Completion of the Contract.
- 4.3 Pursuant to the requirements of Section 255.05(1)(a), Florida Statutes, as may be amended from time to time, Contractor shall ensure that the bond(s) referenced above shall be recorded in the public records of Miami-Dade County and provide City with evidence of such recording.
- 4.4 Alternate Form of Security: In lieu of a Performance Bond and a Payment Bond, Contractor may furnish alternate forms of security Contractor which may be in the form of cash, cashier's check or unconditional letter of credit. Such alternate forms of security shall be subject to the prior approval of City and for same purpose and shall be subject to the same conditions as those applicable above and shall be held by City for one year after completion and acceptance of the Work.

5. Qualification of Surety

- 5.1 Bid Bonds, Performance Bonds and Payment Bonds over Five Hundred Thousand Dollars (\$500,000.00):
 - 5.1.1. Each bond must be executed by a surety company of recognized standing, authorized to do business in the State of Florida as surety, having a resident agent in the State of Florida and having been in business with a record of successful continuous operation for at least five (5) years.

- 5.1.2. The surety company shall hold a current certificate of authority as acceptable surety on federal bonds in accordance with 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 223.111). Further, the surety company shall provide City with evidence satisfactory to City, that such excess risk has been protected in an acceptable manner.
- 5.1.3. The City 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, the City shall review and either accept or reject the surety company based on the financial information available to the City. A surety company that is rejected by the City may be substituted by the Bidder or proposer with a surety company acceptable to the City, only if the bid amount does not increase. The following sets forth, in general, the acceptable parameters for bonds:

Amount of Bond	Policy – Financial Holder's Ratings	Size Category
500,001 to 1,000,000	B+	Class I
1,000,001 to 2,000,000	B+	Class II
2,000,001 to 5,000,000	A	Class III
5,000,001 to 10,000,000	A	Class IV
10,000,001 to 25,000,000	A	Class V
25,000,001 to 50,000,000	A	Class VI
50,000,001 or more	A	Class VII

- 5.2 For projects of \$500,000.00 or less, City may accept a Bid Bond, Performance Bond 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 to 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, as may be amended from time to time. The Certificate and Affidavit so certifying (Form _____) should be submitted with the Bid Bond and also with the Performance Bond and Payment Bond.
- 5.3 More stringent requirements of any grantor agency are set forth within the Supplemental Conditions. If there are no more stringent requirements, the provisions of this section shall apply.

6. Indemnification

- 6.1. Contractor shall indemnify and hold harmless City, its officers, agents, directors, and employees, from liabilities, damages, losses, claims, debts, demands, liens and costs, including, but not limited to reasonable attorney's fees arising from, in whole or

in part, to the extent caused by the (1) the failure by Contractor to make any payment to a subcontractor, material supplier or laborer as and when due; and (3) accidents or injuries (including, but not limited to, death) to persons or property occasioned by the negligent act or acts of Contractor, its agents or employees, independent contractors and/or subcontractors, whether or not insured recklessness of Contractor and persons employed or utilized by Contractor in the performance of this Agreement. Except as specifically provided herein, this Agreement does not require Contractor to indemnify City, its employees, officers, directors, or agents from any liability, damage, loss, claim, action, or proceeding. These indemnifications shall survive the term of this Agreement. In the event that any action or proceeding is brought against City by reason of any such claim or demand, Contractor shall, upon written notice from City, resist and defend such action or proceeding by counsel satisfactory to City.

- 6.2. The indemnification provided above shall obligate Contractor to defend at its own expense to and through appellate, supplemental or bankruptcy proceeding, or to provide for such defense, at City's option, any and all claims of liability and all suits and actions of every name and description covered by Section 6.1 above which may be brought against City whether performed by Contractor, or persons employed or utilized by Contractor.
- 6.3. The City may set off any amount to which it may be entitled under this Section 6 against amounts otherwise payable under this Contract. Neither the exercise of nor the failure to exercise such right of set-off will constitute an election of remedies or limit the City in any manner in the enforcement of any other remedies that may be available to it.
- 6.4. The indemnities set forth herein shall not be deemed to be released, waived or modified in any respect by reason of any surety or insurance provided by Contractor under this Contract.

7. Insurance Requirements:

- 7.1. Without limiting any of the other obligations or liabilities of Contractor, Contractor shall provide, pay for, and maintain in force until all of its Work to be performed under this Contract has been completed and accepted by City (or for such duration as is otherwise specified hereinafter), the insurance coverages set forth herein.
 - 7.1.1. Workers' Compensation insurance to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) must include:
 - 7.1.1.1. Employers' Liability with a limit of **One Million Dollars (\$1,000,000.00)** Dollars (\$) per each accident.
 - 7.1.1.2. If any operations are to be undertaken on or about navigable waters, coverage must be included for the U.S. Longshoremen & Harbor Workers Act and Jones Act.
 - 7.1.2. Comprehensive General Liability with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a

form no more restrictive than the latest edition of the Comprehensive General Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:

- 7.1.2.1. ☒ Premises and/or Operations.
 - 7.1.2.2. ☒ Independent Contractors.
 - 7.1.2.3. ☒ Products and/or Completed Operations for contracts over Fifty Thousand Dollars (\$50,000.00) Contractor shall maintain in force until at least three years after completion of all Work required under the Contract, coverage for Products and Completed Operations, including Broad Form Property Damage.
 - 7.1.2.4. ☒ Explosion, Collapse and Underground Coverages.
 - 7.1.2.5. ☒ Broad Form Property Damage.
 - 7.1.2.6. ☒ Broad Form Contractual Coverage applicable to this specific Contract, including any hold harmless and/or indemnification agreement.
 - 7.1.2.7. ☐ Personal Injury Coverage with Employee and Contractual Exclusions removed, with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
 - 7.1.2.8. ☒ City is to be expressly included as an Additional Insured with respect to liability arising out of operations performed for City by or on behalf of Contractor or acts or omissions of Contractor in connection with general supervision of such operation.
- 7.1.3. Business Automobile Liability with minimum limits of **One Million Dollars (\$1,000,000.00)** per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include:
- 7.1.3.1. Owned Vehicles.
 - 7.1.3.2. Hired and Non-Owned Vehicles.
- 7.1.4. ☒ City shall purchase Builder's Risk insurance for the construction of and/or addition to aboveground buildings or structures is/is not required. The coverage shall be "All Risk" coverage for 100 percent of the completed value, covering City as a named insured, with a deductible of not more than Five Thousand Dollars (\$5,000.00) per each claim.
- 7.1.4.1. Waiver of Occupancy Clause or Warranty--Policy must be

specifically endorsed to eliminate any "Occupancy Clause" or similar warranty or representation that the building(s), addition(s) or structure(s) in the course of construction shall not be occupied without specific endorsement of the policy. The Policy must be endorsed to provide that the Builder's Risk coverage will continue to apply until final acceptance of the building(s), addition(s) or structure(s) by City.

- 7.2. If the initial insurance expires prior to the completion of the Work, renewal copies of policies shall be furnished at least thirty (30) days prior to the date of their expiration.
- 7.3. Notice of Cancellation and/or Restriction--The policy(ies) must be endorsed to provide City with at least thirty (30) days notice of cancellation and/or restriction.
- 7.4. Contractor shall furnish to the City's Project Manager Certificates of Insurance or endorsements evidencing the insurance coverage specified above and naming the City as additional insured within fifteen (15) calendar days after notification of award of the Contract. The required Certificates of Insurance shall name the types of policies provided, refer specifically to this Contract, and state that such insurance is as required by this Contract.
- 7.5. The official title of the Owner is the City of Doral, Florida. This official title shall be used in all insurance documentation.

8. Labor and Materials:

- 8.1. Unless otherwise provided herein, Contractor shall provide and pay for all materials, labor, water, tools, equipment, light, power, transportation and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.
- 8.2. Contractor shall at all times enforce strict discipline and good order among its employees and subcontractors at the Project site and shall not employ on the Project any unfit person or anyone not skilled in the work to which they are assigned.

9. Royalties and Patents:

All fees, royalties, and claims for any invention, or pretended inventions, or patent of any article, material, arrangement, appliance, or method that may be used upon or in any manner be connected with the construction of the Work or appurtenances, are hereby included in the prices stipulated in this Contract for said Work.

10. Weather:

Extensions to the Contract Time for delays caused by the effects of inclement weather shall be submitted as a request for a change in the Contract Time pursuant to Article 40. These time extensions are justified only when rains or other inclement weather conditions or related adverse soil conditions prevent Contractor from productively performing controlling items of Work identified on the accepted schedule or updates resulting in:

- a. Contractor being unable to work at least fifty percent (50%) of the normal workday on controlling items of work identified on the accepted schedule or updates due to adverse weather conditions; or
- b. Contractor must make major repairs to the Work damaged by weather. Providing the damage was not attributable to a failure to perform or neglect by Contractor, and providing that Contractor was unable to work at least fifty percent (50%) of the normal workday on controlling items of Work identified on the accepted schedule or updates.

11. Permits, Licenses and Impact Fees:

- 11.1. All permits and licenses required by federal, state or local laws, rules and regulations necessary for the prosecution of the undertaken by Contractor pursuant to this Contract shall be secured and paid for by City It is Contractor's responsibility to have and maintain appropriate Certificate(s) of Competency, valid for the Work to be performed and valid for the jurisdiction in which the Work is to be performed for all persons working on the Project for whom a Certificate of Competency is required.

12. Resolution of Disputes:

- 12.1. To prevent all disputes and litigation, it is agreed by the parties hereto that Architect/Engineer shall decide all questions, claims, difficulties and disputes of whatever nature which may arise relative to the technical interpretation of the Contract Documents and fulfillment of this Contract as to the character, quality, amount and value of any Work done and materials furnished, or proposed to be done or furnished under or, by reason of, the Contract Documents and Architect/Engineer's estimates and decisions upon all claims, questions, difficulties and disputes shall be final and binding to the extent provided in Section 12.2. Any claim, question, difficulty or dispute which cannot be resolved by mutual agreement of City and Contractor shall be submitted to Architect/Engineer in writing within twenty-one (21) calendar days. Unless a different period of time is set forth herein, Architect/Engineer shall notify City and Contractor in writing of Architect/Engineer's decision within twenty-one (21) calendar days from the date of the submission of the claim, question, difficulty or dispute, unless Architect/Engineer requires additional time to gather information or allow the parties to provide additional information. All non-technical administrative disputes shall be determined by the Contract Administrator pursuant to the time periods provided herein. During the pendency of any dispute and after a determination thereof, Contractor, Architect/Engineer and City shall act in good faith to mitigate any potential damages including utilization of construction schedule changes and alternate means of construction.
- 12.2. In the event the determination of a dispute under this Article is unacceptable to either party hereto, the party objecting to the determination must notify the other party in writing within ten (10) days of receipt of the written determination. The notice must state the basis of the objection and must be accompanied by a statement that any Contract Price adjustment claimed is the entire adjustment to which the objecting party has reason to believe it is entitled to as a result of the determination. Within sixty (60) days after Final Completion of the Work, the parties shall participate in mediation to address all objections to any determinations hereunder and to attempt to prevent litigation. The mediator shall be mutually agreed upon by the parties.

Should any objection not be resolved in mediation, the parties retain all their legal rights and remedies provided under State law. A party objecting to a determination specifically waives all of its rights provided hereunder, including its rights and remedies under State law, if said party fails to comply in strict accordance with the requirements of this Article.

13. Inspection of Work:

13.1. Architect/Engineer and City shall at all times have access to the Work, and Contractor shall provide proper facilities for such access and for inspecting, measuring and testing.

13.1.1. Should the Contract Documents, Architect/Engineer's instructions, any laws, ordinances, or any public authority require any of the Work to be specially tested or approved, Contractor shall give Architect/Engineer timely notice of readiness of the Work for testing. If the testing or approval is to be made by an authority other than City, timely notice shall be given of the date fixed for such testing. Testing shall be made promptly, and, where practicable, at the source of supply. If any of the Work should be covered up without approval or consent of Architect/Engineer, it must, if required by Architect/Engineer, be uncovered for examination and properly restored at Contractor's expense.

13.1.2. Reexamination of any of the Work may be ordered by Architect/Engineer with prior written approval by the Contract Administrator, and if so ordered, the Work must be uncovered by Contractor. If such Work is found to be in accordance with the Contract Documents, City shall pay the cost of reexamination and replacement by means of a Change Order. If such Work is not in accordance with the Contract Documents, Contractor shall pay such cost.

13.2. Inspectors shall have no authority to permit deviations from, or to relax any of the provisions of, the Contract Documents or to delay the Contract by failure to inspect the materials and Work with reasonable promptness without the written permission or instruction of Architect/Engineer.

13.3. The payment of any compensation, whatever may be its character or form, or the giving of any gratuity or the granting of any favor by Contractor to any inspector, directly or indirectly, is strictly prohibited, and any such act on the part of Contractor will constitute a breach of this Contract.

14. Superintendence and Supervision:

14.1. The orders of City are to be given through Architect/Engineer, which instructions are to be strictly and promptly followed in every case. Contractor shall keep on the Project during its progress, a full-time competent English speaking superintendent and any necessary assistants, all satisfactory to Architect/Engineer. The superintendent shall not be changed except with the written consent of Architect/Engineer, unless the superintendent proves to be unsatisfactory to Contractor and ceases to be in its employ. The superintendent shall represent Contractor and all directions given to the superintendent shall be as binding as if given to Contractor and will be confirmed in writing by Architect/Engineer upon the written request of Contractor. Contractor shall give efficient supervision to the Work,

using its best skill and attention.

- 14.2. Daily, Contractor's superintendent shall record, at a minimum, the following information in a bound log: the day; date; weather conditions and how any weather condition affected progress of the Work; time of commencement of Work for the day; the Work being performed; materials, labor, personnel, equipment and subcontractors at the Project site; visitors to the Project site, including representatives of Architect/Engineer; regulatory representatives; any special or unusual conditions or occurrences encountered; and the time of termination of Work for the day. All information shall be recorded in the daily log in ink. The daily log shall be kept on the Project site and shall be available at all times for inspection and copying by City and Architect/Engineer.
- 14.3. The Contract Administrator, Contractor and Architect/Engineer shall meet at least weekly or as determined by the Contract Administrator, during the course of the Work to review and agree upon the Work performed to date and to establish the controlling items of Work for the next two weeks. The Architect/Engineer shall publish, keep, and distribute minutes and any comments thereto of each such meeting.
- 14.4. If Contractor, in the course of prosecuting the Work, finds any discrepancy between the Contract Documents and the physical conditions of the locality, or any errors, omissions, or discrepancies in the Project Manual, it shall be Contractor's duty to immediately inform Architect/Engineer, in writing, and Architect/Engineer will promptly review the same. Any Work done after such discovery, until authorized, will be done at Contractor's sole risk.
- 14.5. Contractor shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction.

15. City's Right to Terminate Contract:

- 15.1. If Contractor fails to begin the Work within fifteen (15) calendar days after the Project Initiation Date, or fails to perform the Work with sufficient workers and equipment or with sufficient materials to insure the prompt completion of the Work, or shall perform the Work unsuitably, or cause it to be rejected as defective and unsuitable, or shall discontinue the prosecution of the Work pursuant to the accepted schedule or if Contractor shall fail to perform any material term set forth in the Contract Documents or if Contractor shall become insolvent or be declared bankrupt, or commit any act of bankruptcy or insolvency, or shall make an assignment for the benefit of creditors, or from any other cause whatsoever shall not carry on the Work in a manner acceptable to the City, Contract Administrator may give notice in writing to Contractor and its Surety of such delay, neglect or default, specifying the same. If Contractor, within a period of five (5) calendar days after such notice, shall not proceed in accordance therewith, then City may upon written certificate from Architect/Engineer of the fact of such delay, neglect or default and Contractor's failure to comply with such notice, terminate the services of Contractor, exclude Contractor from the Project site and take the prosecution of the Work out of the hands of Contractor, and appropriate or use any or all materials and equipment

on the Project site as may be suitable and acceptable. In such case, Contractor shall not be entitled to receive any further payment. In addition City may enter into an agreement for the completion of the Project according to the terms and provisions of the Contract Documents, or use such other methods as in City's sole opinion shall be required for the completion of the Project according to the terms and provisions of the Contract Documents, or use such other methods as in City's sole opinion shall be required for the completion of the Project in an acceptable manner. All damages, costs and charges incurred by City, together with the costs of completing the Project, shall be deducted from any monies due or which may become due to Contractor. In case the damages and expenses so incurred by City shall exceed the unpaid balance, then Contractor shall be liable and shall pay to City the amount of said excess.

- 15.2. If after notice of termination of Contractor's right to proceed, it is determined, for any reason, that Contractor was not in default, the rights and obligations of City and Contractor shall be the same as if the notice of termination had been issued pursuant to the Termination for Convenience clause as set forth in Section 15.3 below.
- 15.3. This Contract may be terminated for convenience in writing by City upon ten (10) days written notice to Contractor (delivered by certified mail, return receipt requested) of intent to terminate and the date on which such termination becomes effective. In such case, Contractor shall be paid for all Work executed and expenses incurred prior to termination in addition to termination settlement costs reasonably incurred by Contractor relating to commitments which had become firm prior to the termination. Payment shall include reasonable profit for work/services satisfactorily performed equal to 4% of the total direct cost completed at time of termination. No payment shall be made for profit for work/services which have not been performed.
- 15.4. Upon receipt of Notice of Termination pursuant to Sections 15.1 or 15.3 above, Contractor shall promptly discontinue all affected Work unless the Notice of Termination directs otherwise and deliver or otherwise make available to City all data, drawings, specifications, reports, estimates, summaries and such other information as may have been required by the Contract Documents whether completed or in process.

16. Contractor's Right to Stop Work or Terminate Contract:

Should Architect/Engineer fail to review and approve or state in writing reasons for non-approval of any Application for Payment within twenty (20) days after it is presented, or if City fails either to pay Contractor within thirty (30) days after presentation by Architect/Engineer of any sum certified by Architect/Engineer, or to notify Contractor and Architect/Engineer in writing of any objection to the Application for Payment, then Contractor may, give written notice to City and Architect/Engineer of such delay, neglect or default, specifying the same. If City or Architect/Engineer (where applicable), within a period of ten (10) calendar days after such notice shall not remedy the delay, neglect, or default upon which the notice is based, then Contractor may stop Work or terminate this Contract and recover from City payment for all Work executed and reasonable expenses sustained therein plus reasonable termination expenses [Discuss]. Any objection made by City to an Application for Payment shall be submitted to Architect/Engineer in accordance with the provisions of Article 12 hereof.

17. Assignment:

Neither party hereto shall assign the Contract or any subcontract in whole or in part without the written consent of the other, nor shall Contractor assign any monies due or to become due to it hereunder, without the previous written consent of the Mayor and City Manager.

18. Rights of Various Interests:

Whenever work being done by City's forces or by other Contractors is contiguous to or within the limits of Work covered by this Contract, the respective rights of the various interests involved shall be established by the Contract Administrator to secure the completion of the various portions of the Work in general harmony.

19. Differing Site Conditions:

In the event that during the course of the Work Contractor encounters subsurface or concealed conditions at the Project site which differ materially from those shown on the Contract Documents and from those ordinarily encountered and generally recognized as inherent in work of the character called for in the Contract Documents; or unknown physical conditions of the Project site, of an unusual nature, which differ materially from that ordinarily encountered and generally recognized as inherent in work of the character called for in the Contract Documents, Contractor, without disturbing the conditions and before performing any work affected by such conditions, shall, within twenty-four (24) hours of their discovery, notify City and Architect/Engineer in writing of the existence of the aforesaid conditions. Architect/Engineer and City shall, within two (2) business days after receipt of Contractor's written notice, investigate the site conditions identified by Contractor. If, in the sole opinion of Architect/Engineer, the conditions do materially so differ and cause an increase or decrease in Contractor's cost of, or the time required for, the performance of any part of the Work, whether or not charged as a result of the conditions, Architect/Engineer shall recommend an equitable adjustment to the Contract Price, or the Contract Time, or both. If City and Contractor cannot agree on an adjustment in the Contract Price or Contract Time, the adjustment shall be referred to Architect/Engineer for determination in accordance with the provisions of Article 12. Should Architect/Engineer determine that the conditions of the Project site are not so materially different to justify a change in the terms of the Contract, Architect/Engineer shall so notify City and Contractor in writing, stating the reasons, and such determination shall be final and binding upon the parties hereto.

No request by Contractor for an equitable adjustment to the Contract under this provision shall be allowed unless Contractor has given written notice in strict accordance with the provisions of this Article. No request for an equitable adjustment or change to the Contract Price or Contract Time for differing site conditions shall be allowed if made after the date certified by Architect/Engineer as the date of substantial completion.

20. Plans and Working Drawings:

City, through Architect/Engineer, shall have the right to modify the details of the plans and specifications, to supplement the plans and specifications with additional plans, drawings or additional information as the Work proceeds, all of which shall be considered as part of the Project Manual. In case of disagreement between the written and graphic portions of the Project Manual, the written portion shall govern.

21. Contractor to Check Plans, Specifications and Data:

Contractor shall verify all dimensions, quantities and details shown on the plans, specifications or other data received from Architect/Engineer, and shall notify Architect/Engineer of all errors, omissions and discrepancies found therein within three (3) calendar days of discovery. Contractor will not be allowed to take advantage of any error, omission or discrepancy, as full instructions will be furnished by Architect/Engineer. Contractor shall not be liable for damages resulting from errors, omissions or discrepancies in the Contract Documents unless Contractor recognized such error, omission or discrepancy and knowingly failed to report it to Architect/Engineer.

22. Contractor's Responsibility for Damages and Accidents:

- 22.1. Contractor shall accept full responsibility for the Work against all loss or damage of whatsoever nature sustained until final acceptance by City, and shall promptly repair any damage done from any cause whatsoever, except as provided in Article 29.
- 22.2. Contractor shall be responsible for all materials, equipment and supplies pertaining to the Project. In the event any such materials, equipment and supplies are lost, stolen, damaged or destroyed prior to final acceptance by City, Contractor shall replace same without cost to City, except as provided in Article 29.

23. Warranty:

Contractor warrants to City that all materials and equipment furnished under this Contract will be new unless otherwise specified and that all of the Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. If required by Architect/Engineer, Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. This warranty is not limited by the provisions of Article 25 herein.

24. Supplementary Drawings:

- 24.1. When, in the opinion of Architect/Engineer, it becomes necessary to explain the Work to be done more fully, or to illustrate the Work further, or to show any changes which may be required, supplementary drawings, with specifications pertaining thereto, will be prepared by Architect/Engineer.
- 24.2. The supplementary drawings shall be binding upon Contractor with the same force as the Project Manual. Where such supplementary drawings require either less or more than the original quantities of Work, appropriate adjustments shall be made by Change Order.

25. Defective Work/Compliance with Laws:

- 25.1. Architect/Engineer shall have the authority to reject or disapprove Work which Architect/Engineer finds to be defective. If required by Architect/Engineer, Contractor shall promptly either correct all defective Work or remove such defective Work and replace it with non-defective Work. Contractor shall bear all direct, indirect and consequential costs of such removal or corrections, including but not limited to,

the cost of testing laboratories and personnel.

- 25.2. Should Contractor fail or refuse to remove or correct any defective Work or to make any necessary repairs in accordance with the requirements of the Contract Documents within the time indicated in writing by Architect/Engineer, City shall have the authority to cause the defective Work to be removed or corrected, or make such repairs as may be necessary at Contractor's expense. Any expense incurred by City in making such removals, corrections or repairs, shall be paid for out of any monies due or which may become due to Contractor, or may be charged against the Performance Bond. In the event of failure of Contractor to make all necessary repairs promptly and fully, City may declare Contractor in default.
- 25.3. If, within one (1) year after the date of substantial completion or such longer period of time as may be prescribed by the terms of any applicable special warranty required by the Contract Documents, or by any specific provision of the Contract Documents or by applicable law, any of the Work is found to be defective or not in accordance with the Contract Documents, Contractor, after receipt of written notice from City, shall promptly correct such defective or nonconforming Work within the time specified by City without cost to City, to do so. Nothing contained herein shall be construed to establish a period of limitation with respect to any other obligation which Contractor might have under the Contract Documents including but not limited to, Article 23 hereof and any claim regarding latent defects.
- 25.4. Failure to reject any defective Work or material shall not in any way prevent later rejection when such defect is discovered, or obligate City to final acceptance.
- 25.5. Contractor shall perform the Work in strict compliance with all Governmental Requirements (as defined below); provided, however, when the Contract Documents require the Work, or any part of same to be above the standards required by applicable Government Requirements, such Work shall be performed and completed by Contractor in accordance with the Contract Documents. If the Work does not comply with any of the applicable laws, rules, regulations, ordinances, codes and orders of any and all governmental authorities having jurisdiction over the Project (collectively, the "Governmental Requirements"), Contractor shall correct the Work with no additional compensation payable to Contractor.

26. Taxes

Contractor shall pay all applicable sales, consumer, use and other taxes required by law. Contractor is responsible for reviewing the pertinent state statutes involving state taxes and complying with all requirements.

27. Subcontracts:

- 27.1. Contractor shall not employ any subcontractor against whom City or Architect/Engineer may have a reasonable objection. Contractor shall not be required to employ any subcontractor against whom Contractor has a reasonable objection.
- 27.2. Contractor shall be fully responsible for all acts and omissions of its subcontractors and of persons directly or indirectly employed by its subcontractor and of persons for whose acts any of them may be liable to the same extent that Contractor is

responsible for the acts and omissions of persons directly employed by it. Nothing in the Contract Documents shall create any contractual relationship between any subcontractor and City or any obligation on the part of City to pay or to see the payment of any monies due any subcontractors. City or Architect/Engineer may furnish to any subcontractor evidence of amounts paid to Contractor on account of specific Work performed.

- 27.3. Each subcontract shall require subcontractor to comply with the Florida Construction Lien Law, Chapter 713, Florida Statutes, and shall contain a time is of the essence provision.
- 27.4. As security for the performance of its obligations under this Contract, Contractor hereby collaterally assigns to the City all its right, title and interest in and to all subcontracts now or hereafter executed in connection with the Work. Unless and until the City elects to exercise its rights hereunder as aforesaid, the City shall have no liability to or obligation to pay subcontractors pursuant to this assignment.
- 27.5. Contractor agrees to bind specifically every subcontractor to the applicable terms and conditions of the Contract Documents for the benefit of City.

28. Separate Contracts:

- 28.1. City reserves the right to let other contracts in connection with this Project. Contractor shall afford other persons reasonable opportunity for the introduction and storage of their materials and the execution of their work and shall properly connect and coordinate this Work with theirs.
- 28.2. If any part of Contractor's Work depends for proper execution or results upon the work of any other persons, Contractor shall inspect and promptly report to Architect/Engineer any defects in such work that render it unsuitable for such proper execution and results. Contractor's failure to so inspect and report shall constitute an acceptance of the other person's work as fit and proper for the reception of Contractor's Work, except as to defects which may develop in other Contractor's Work after the execution of Contractor's.
- 28.3. Contractor shall conduct its operations and take all reasonable steps to coordinate the prosecution of the Work so as to create no interference or impact on any other Contractor on the site. Should such interference or impact occur, Contractor shall be liable to the affected Contractor for the cost of such interference or impact.
- 28.4. To insure the proper execution of subsequent Work, Contractor shall inspect the Work already in place and shall at once report to Architect/Engineer any discrepancy between the executed Work and the requirements of the Contract Documents.

29. Use of Completed Portions:

- 29.1. City shall have the right at its sole option to take possession of and use any completed or partially completed portions of the Project. Such possession and use shall not be deemed an acceptance of any of the Work not completed in accordance with the Contract Documents. If such possession and use increases the cost of or delays the Work, Contractor shall be entitled to reasonable extra compensation or reasonable extension of time or both, as recommended by Architect/Engineer and

approved by City.

29.2. In the event City takes possession of any completed or partially completed portions of the Project, the following shall occur:

29.2.1. City shall give notice to Contractor in writing at least thirty (30) calendar days prior to City's intended occupancy of a designated area.

29.2.2. Contractor shall complete to the point of Substantial Completion the designated area and request inspection and issuance of a Certificate of Substantial Completion. Substantial Completion shall be equivalent to a Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) issued by the City of Doral.

29.2.3. Upon Architect/Engineer's issuance of a Certificate of Substantial Completion, City will assume full responsibility for maintenance, utilities, subsequent damages of City and public, adjustment of insurance coverage's and start of warranty for the occupied area.

29.2.4. Contractor shall complete all items noted on the Certificate of Substantial Completion within the time specified by Architect/Engineer on the Certificate of Substantial Completion, as soon as possible and request final inspection and final acceptance of the portion of the Work occupied. Upon completion of final inspection and receipt of an application for final payment, Architect/Engineer shall issue a Final Certificate of Payment relative to the occupied area.

29.2.5. If City finds it necessary to occupy or use a portion or portions of the Work prior to Substantial Completion thereof, such occupancy or use shall not commence prior to a time mutually agreed upon by City and Contractor and to which the insurance company or companies providing the property insurance have consented by endorsement to the policy or policies. Insurance on the unoccupied or unused portion or portions shall not be canceled or lapsed on account of such partial occupancy or use. Consent of Contractor and of the insurance company or companies to such occupancy or use shall not be unreasonably withheld.

30. Lands for Work:

30.1. City shall provide, as may be indicated in the Contract Documents, the lands upon which the Work is to be performed, rights-of-way and easements for access thereto and such other lands as are designated by City or the use of Contractor.

30.2. Contractor shall provide, at Contractor's own expense and without liability to City, any additional land and access thereto that may be required for temporary construction facilities, or for storage of materials. Contractor shall furnish to City copies of written permission obtained by Contractor from the owners of such facilities.

31. Legal Restrictions and Traffic Provisions:

Contractor shall conform to and obey all applicable laws, regulations, or ordinances with regard to labor employed, hours of work and Contractor's general operations. Contractor shall conduct its operations so as not to close any thoroughfare, nor interfere in any way with traffic on railway, highways, or water, without the prior written consent of the proper authorities.

32. Location and Damage to Existing Facilities, Equipment or Utilities:

- 32.1. As far as possible, all existing utility lines in the Project area have been shown on the plans. However, City does not guarantee that all lines are shown, or that the ones indicated are in their true location. It shall be the responsibility of the Contractor to identify and locate all underground and overhead utility lines or equipment affecting or affected by the Project. No additional payment will be made to the Contractor because of discrepancies in actual and plan location of utilities, and damages suffered as a result thereof.
- 32.2. The Contractor shall notify each utility company involved at least ten (10) days prior to the start of construction to arrange for positive underground location, relocation or support of its utility where that utility may be in conflict with or endangered by the proposed construction. Relocation of water mains or other utilities for the convenience of the Contractor shall be paid by the Contractor. All charges by utility companies for temporary support of its utilities shall be paid for by the Contractor. All costs of permanent utility relocation to avoid conflict shall be the responsibility of the utility company involved. No additional payment will be made to the Contractor for utility relocations, whether or not said relocation is necessary to avoid conflict with other lines.
- 32.3. The Contractor shall schedule the Work in such a manner that the Work is not delayed by the utility providers relocating or supporting their utilities. The Contractor shall coordinate its activities with any and all public and private utility providers occupying the right-of-way. No compensation will be paid to the Contractor for any loss of time or delay.
- 32.4. All overhead, surface or underground structures and utilities encountered are to be carefully protected from injury or displacement. All damage to such structures is to be completely repaired by the Contractor within a reasonable time; needless delay will not be tolerated. The City reserves the right to remedy such damage by ordering outside parties to make such repairs at the expense of the Contractor. All such repairs made by the Contractor are to be made to the satisfaction of the utility owner. All damaged utilities must be replaced or fully repaired. All repairs are to be inspected by the utility owner prior to backfilling.

33. Value Engineering:

Contractor may request substitution of materials, articles, pieces of equipment or any changes that reduce the Contract Price by making such request to Architect/Engineer in writing. Architect/Engineer will be the sole judge of acceptability, and no substitute will be ordered, installed, used or initiated without Architect/Engineer's prior written acceptance which will be evidenced by either a Change Order or an approved Shop Drawing. However, any substitution accepted by Architect/Engineer shall not result in any increase in the Contract Price or Contract Time. By making a request for substitution, Contractor agrees to pay directly to Architect/Engineer all

Architect/Engineer's fees and charges related to Architect/Engineer's review of the request for substitution, whether or not the request for substitution is accepted by Architect/Engineer. Any substitution submitted by Contractor must meet the form, fit, function and life cycle criteria of the item proposed to be replaced and there must be a net dollar savings including Architect/Engineer review fees and charges. If a substitution is approved, the net dollar savings shall be shared equally between Contractor and City and shall be processed as a deductive Change Order. City may require Contractor to furnish at Contractor's expense a special performance guarantee or other surety with respect to any substitute approved after award of the Contract.

34. Continuing the Work:

Contractor shall carry on the Work and adhere to the progress schedule during all disputes or disagreements with City, including disputes or disagreements concerning a request for a Change Order, a request for a change in the Contract Price or Contract Time. The Work shall not be delayed or postponed pending resolution of any disputes or disagreements.

35. Changes in the Work or Terms of Contract Documents:

- 35.1. Without invalidating the Contract and without notice to any surety City reserves and shall have the right, from time to time to make such increases, decreases or other changes in the character or quantity of the Work as may be considered necessary or desirable to complete fully and acceptably the proposed construction in a satisfactory manner. Any extra or additional Work within the scope of this Project must be accomplished by means of appropriate Field Orders and Supplemental Instructions or Change Orders.
- 35.2. Any changes to the terms of the Contract Documents must be contained in a written document, executed by the parties hereto, with the same formality and of equal dignity prior to the initiation of any Work reflecting such change. This section shall not prohibit the issuance of Change Orders executed only by City as hereinafter provided.

36. Field Orders and Supplemental Instructions:

- 36.1. The Contract Administrator, through Architect/Engineer, shall have the right to approve and issue Field Orders setting forth written interpretations of the intent of the Contract Documents and ordering minor changes in Work execution, providing the Field Order involves no change in the Contract Price or the Contract Time.
- 36.2. Architect/Engineer shall have the right to approve and issue Supplemental Instructions setting forth written orders, instructions, or interpretations concerning the Contract Documents or its performance, provided such Supplemental Instructions involve no change in the Contract Price or the Contract Time.

37. Change Orders:

- 37.1. Changes in the quantity or character of the Work within the scope of the Project which are not properly the subject of Field Orders or Supplemental Instructions, including all changes resulting in changes in the Contract Price, or the Contract Time, shall be authorized only by Change Orders approved in advance and issued in accordance with the provisions of the City.

- 37.2. All changes to construction contracts must be approved in advance in accordance with the value of the Change Order or the calculated value of the time extension. All Change Orders with a value of \$15,000 or more shall be approved in advance by the Mayor and City Council. All Change Orders with a value of less than \$15,000 shall be approved in advance by the City Manager or her designee.
- 37.3. In the event satisfactory adjustment cannot be reached for any item requiring a change in the Contract Price or Contract Time, and a Change Order has not been issued, City reserves the right at its sole option to either terminate the Contract as it applies to the items in question and make such arrangements as may be deemed necessary to complete the disputed Work; or submit the matter in dispute to Architect/Engineer as set forth in Article 12 hereof. During the pendency of the dispute, and upon receipt of a Change Order approved by City, Contractor shall promptly proceed with the change in the Work involved and advise the Architect/Engineer and Contract Administrator in writing within seven (7) calendar days of Contractor's agreement or disagreement with the method, if any, provided in the Change Order for determining the proposed adjustment in the Contract Price or Contract Time.
- 37.4. On approval of any Contract change increasing the Contract Price, Contractor shall ensure that the performance bond and payment bond are increased so that each reflects the total Contract Price as increased.
- 37.5. Under circumstances determined necessary by City, Change Orders may be issued unilaterally by City.

38. Value of Change Order Work:

- 38.1. The value of any Work covered by a Change Order or of any claim for an increase or decrease in the Contract Price shall be determined in one of the following ways:
- 38.1.1. Where the Work involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of items involved, subject to the provisions of Section 38.7.
- 38.1.2. By mutual acceptance of a lump sum which Contractor and City acknowledge contains a component for overhead and profit.
- 38.1.3. On the basis of the "cost of work," determined as provided in Sections 38.2 and 38.3, plus a Contractor's fee for overhead and profit which is determined as provided in Section 38.4.
- 38.2. The term "cost of work" means the sum of all direct costs necessarily incurred and actually paid by Contractor in the proper performance of the Work described in the Change Order. Except as otherwise may be agreed to in writing by City, such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall include only the following items and shall not include any of the costs itemized in Section 38.3.
- 38.2.1. Payroll costs for employees in the direct employ of Contractor in the performance of the Work described in the Change Order under schedules of job classifications agreed upon by City and Contractor. Payroll costs for

employees not employed full time on the Work covered by the Change Order shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include, but not be limited to, salaries and wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, workers' or workmen's compensation, health and retirement benefits, bonuses, sick leave, vacation and holiday pay application thereto. Such employees shall include superintendents and foremen at the site. The expenses of performing the Work after regular working hours, on Sunday or legal holidays, shall be included in the above to the extent authorized by City.

- 38.2.2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and manufacturers' field services required in connection therewith. All cash discounts shall accrue to Contractor unless City deposits funds with Contractor with which to make payments, in which case the cash discounts shall accrue to City. All trade discounts, rebates and refunds, and all returns from sale of surplus materials and equipment shall accrue to City and Contractor shall make provisions so that they may be obtained. Rentals of all construction equipment and machinery and the parts thereof whether rented from Contractor or others in accordance with rental agreements approved by City with the advice of Architect/Engineer and the costs of transportation, loading, unloading, installation, dismantling and removal thereof, all in accordance with the terms of said agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the Work.
- 38.2.3. Payments made by Contractor to subcontractors for Work performed by subcontractors. If required by City, Contractor shall obtain competitive bids from subcontractors acceptable to Contractor and shall deliver such bids to City who will then determine, with the advice of Architect/Engineer, which bids will be accepted. If the subcontract provides that the subcontractor is to be paid on the basis of cost of the Work plus a fee, the subcontractor's cost of the Work shall be determined in the same manner as Contractor's cost of the Work. All subcontractors shall be subject to the other provisions of the Contract Documents insofar as applicable.
- 38.2.4. Cost of special Architect/Engineers, including, but not limited to, engineers, architects, testing laboratories, and surveyors employed for services specifically related to the performance of the Work described in the Change Order.
- 38.2.5. Supplemental costs including the following:
 - 38.2.5.1. The proportion of necessary transportation, travel and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the Work except for local travel to and from the site of the Work.
 - 38.2.5.2. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workmen, which are consumed in the performance of the Work, and cost less market

value of such items used but not consumed which remains the property of Contractor.

38.2.5.3. Sales, use, or similar taxes related to the Work, and for which Contractor is liable, imposed by any governmental authority.

38.2.5.4. Deposits lost for causes other than Contractor's negligence; royalty payments and fees for permits and licenses.

38.2.5.5. The cost of utilities, fuel and sanitary facilities at the site.

38.2.5.6. Receipted minor expenses such as telegrams, long distance telephone calls, telephone service at the site, expressage and similar petty cash items in connection with the Work.

38.2.5.7. Cost of premiums for additional bonds and insurance required because of changes in the Work.

38.3. The term "cost of the work" shall not include any of the following:

38.3.1. Payroll costs and other compensation of Contractor's officers, executives, principals (of partnership and sole proprietorships), general managers, engineers, architects, estimators, lawyers, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks and other personnel employed by Contractor whether at the site or in its principal or a branch office for general administration of the Work and not specifically included in the agreed-upon schedule of job classifications referred to in Section 38.2.1., all of which are to be considered administrative costs covered by Contractor's fee.

38.3.2. Expenses of Contractor's principal and branch offices other than Contractor's office at the site.

38.3.3. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.

38.3.4. Cost of premiums for all Bonds and for all insurance whether or not Contractor is required by the Contract Documents to purchase and maintain the same, except for additional bonds and insurance required because of changes in the Work.

38.3.5. Costs due to the negligence or neglect of Contractor, any subcontractors, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied and making good any damage to property.

38.3.6. Other overhead or general expense costs of any kind and the cost of any item not specifically and expressly included in Section 38.2.

38.3.7. Legal, mediation and arbitration costs, including but not limited to, attorneys'

fees and costs incurred by Contractor in connection with the negotiation of Contract, negotiation of any agreements with subcontractors or other vendors and performance of the Work.

38.3.8. Costs incurred by Contractor in satisfying its indemnification obligations hereunder or any other Contractor's indemnification provision of the Contract Documents.

38.4. Contractor's fee allowed to Contractor for overhead and profit shall be determined as follows:

38.4.1. A mutually acceptable fixed fee or if none can be agreed upon,

38.4.2. A fee based on the following percentages of the various portions of the cost of the Work:

38.4.2.1. For costs incurred under Sections 38.2.1 and 38.2.2, Contractor's fee shall not exceed ten percent (10%).

38.4.2.2. For costs incurred under Section 38.2.3, Contractor's fee shall not exceed seven and one half percent (7.5%); and if a subcontract is on the basis of cost of the Work plus a fee, the maximum allowable to the subcontractors as a fee for overhead and profit shall not exceed ten percent (10%); and

38.4.2.3. No fee shall be payable on the basis of costs itemized under Sections 38.2.4 and 38.2.5, (except Section 38.2.5.3), and Section 38.3.

38.5. The amount of credit to be allowed by Contractor to City for any such change which results in a net decrease in cost, will be the amount of the actual net decrease. When both additions and credits are involved in any one change, the combined overhead and profit shall be figured on the basis of the net increase, if any, however, Contractor shall not be entitled to claim lost profits for any Work not performed.

38.6. Whenever the cost of any work is to be determined pursuant to Sections 38.2 and 38.3, Contractor will submit in a form acceptable to Architect/Engineer an itemized cost breakdown together with the supporting data.

38.7. Where the quantity of any item of the Work that is covered by a unit price is increased or decreased by more than twenty percent (20%) from the quantity of such work indicated in the Contract Documents, an appropriate Change Order shall be issued to adjust the unit price, if warranted.

38.8. Whenever a change in the Work is to be based on mutual acceptance of a lump sum, whether the amount is an addition, credit or no change-in-cost, Contractor shall submit an initial cost estimate acceptable to Architect/Engineer and Contract Administrator.

38.8.1. Breakdown shall list the quantities and unit prices for materials, labor, equipment and other items of cost.

38.8.2. Whenever a change involves Contractor and one or more subcontractors and the change is an increase in the Contract Price, overhead and profit percentage for Contractor and each subcontractor shall be itemized separately.

38.9. Each Change Order must state within the body of the Change Order whether it is based upon unit price, negotiated lump sum, or "cost of the work."

39. Notification and Claim for Change of Contract Time or Contract Price:

39.1. Any claim for a change in the Contract Time or Contract Price shall be made by written notice by Contractor to the Contract Administrator and to Architect/Engineer within five (5) calendar days of the commencement of the event giving rise to the claim and stating the general nature and cause of the claim. Thereafter, within fifteen (15) calendar days of the termination of the event giving rise to the claim, written notice of the extent of the claim with supporting information and documentation shall be provided unless Architect/Engineer allows an additional period of time to ascertain more accurate data in support of the claim and such notice shall be accompanied by Contractor's written notarized statement that the adjustment claimed is the entire adjustment to which the Contractor has reason to believe it is entitled as a result of the occurrence of said event. All claims for changes in the Contract Time or Contract Price shall be determined by Architect/Engineer in accordance with Article 12 hereof, if City and Contractor cannot otherwise agree. **IT IS EXPRESSLY AND SPECIFICALLY AGREED THAT ANY AND ALL CLAIMS FOR CHANGES TO THE CONTRACT TIME OR CONTRACT PRICE SHALL BE WAIVED IF NOT SUBMITTED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION.**

39.2. The Contract Time will be extended in an amount equal to time lost on critical Work items due to delays beyond the control of and through no fault or negligence of Contractor if a claim is made therefore as provided in Section 39.1. Such delays shall include, but not be limited to, acts or neglect by any separate Contractor employed by City, fires, floods, labor disputes, epidemics, abnormal weather conditions or acts of God.

40. No Damages for Delay:

No claim for damages or any claim, other than for an extension of time, shall be made or asserted against City by reason of any delays except as provided herein. Contractor shall not be entitled to an increase in the Contract Price or payment or compensation of any kind from City for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference or hindrance be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by Contractor for actual delays due solely to fraud, bad faith or active interference on the part of City or its Architect/Engineer. Otherwise, Contractor shall be entitled only to extensions of the Contract Time as the sole and exclusive remedy for such resulting delay, in accordance with and to the extent specifically provided above.

41. Excusable Delay; Compensable; Non-Compensable:

- 41.1. Excusable Delay. Delay which extends the completion of the Work and which is caused by circumstances beyond the control of Contractor or its subcontractors, suppliers or vendors and which could not have been foreseen by any of the foregoing, is Excusable Delay.

Contractor is entitled to a time extension of the Contract Time for each day the Work is delayed due to Excusable Delay. Contractor shall document its claim for any time extension as provided in Article 39 hereof.

Failure of Contractor to comply with Article 39 hereof as to any particular event of delay shall be deemed conclusively to constitute a waiver, abandonment or relinquishment of any and all claims resulting from that particular event of delay.

Excusable Delay may be compensable or non-compensable:

- a. Compensable Excusable Delay. Excusable Delay is compensable when (i) the delay extends the Contract Time, (ii) is caused by circumstances beyond the control of the Contractor or its subcontractors, suppliers or vendors, and (iii) is caused solely by fraud, bad faith or active interference on the part of City or its agents. In no event shall Contractor be compensated for interim delays which do not extend the Contract Time.

Contractor shall be entitled to direct and indirect costs for Compensable Excusable Delay. Direct costs recoverable by Contractor shall be limited to the actual additional costs allowed pursuant to Article 38 hereof.

City and Contractor recognize and agree that the amount of Contractor's precise actual indirect costs for delay in the performance and completion of the Work is impossible to determine as of the date of execution of the Contract Documents, and that proof of the precise amount will be difficult. Therefore, indirect costs recoverable by the Contractor shall be liquidated on a daily basis for each day the Contract Time is delayed due to a Compensable Excusable Delay. These liquidated indirect costs shall be paid to compensate Contractor for all indirect costs caused by a Compensable Excusable Delay and shall include, but not be limited to, all profit on indirect costs, home office overhead, acceleration, loss of earnings, loss of productivity, loss of bonding capacity, loss of opportunity and all other indirect costs incurred by Contractor. The amount of liquidated indirect costs recoverable shall be **one thousand five hundred dollars (\$1,500)** per day for each calendar day the Contract is delayed due to a Compensable Excusable Delay.

- b. Non-Compensable Excusable Delay. When Excusable Delay is (i) caused by circumstances beyond the control of Contractor, its subcontractors, suppliers and vendors, and is also caused by circumstances beyond the control of the City or Architect/Engineer, or (ii) is caused jointly or concurrently by Contractor or its subcontractors, suppliers or vendors and by the City or Architect/Engineer, then Contractor shall be entitled only to a time extension and no further compensation for the delay.

42. Substantial Completion:

When Contractor considers that the Work, or a portion thereof designated by City pursuant to Article 29 hereof, has reached Substantial Completion, Contractor shall so notify City and Architect/Engineer in writing. Architect/Engineer and City shall then promptly inspect the Work. When Architect/Engineer, on the basis of such an inspection, determines that the Work or

designated portion thereof is substantially complete, it will then prepare a Certificate of Substantial Completion which shall establish the Date of Substantial Completion; shall state the responsibilities of City and Contractor for security, maintenance, heat, utilities, damage to the Work, and insurance; and shall list all Work yet to be completed to satisfy the requirements of the Contract Documents for Final Completion. The failure to include any items of corrective Work on such list does not alter the responsibility of Contractor to complete all of the Work in accordance with the Contract Documents. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion. The Certificate of Substantial Completion shall be submitted to City through the Contract Administrator and Contractor for their written acceptance of the responsibilities assigned to them in such Certificate. Upon failure of the Contractor to substantially complete the Work contemplated in this Agreement within the specified period of time, plus any approved time extensions, Contractor shall pay to the City the sum of \$1,500 (One thousand five hundred dollars) for each calendar day after the time specified in the Agreement. In the event that Contractor obtains CO prior to July 1, 2013, the City shall pay to Contractor the sum of \$500.00 (five hundred dollars) for each calendar day thereof.

43. No Interest:

Any monies not paid by City when claimed to be due to Contractor under this Agreement, including, but not limited to, any and all claims for contract damages of any type, shall not be subject to interest including, but not limited to prejudgment interest. However, the provisions of City's prompt payment ordinance, as such relates to timeliness of payment, and the provisions of Section 218.74(4), Florida Statutes (2011) as such relates to the payment of interest, shall apply to valid and proper invoices.

44. Shop Drawings:

- 44.1. Contractor shall submit Shop Drawings as required by the Technical Specifications. The purpose of the Shop Drawings is to show the suitability, efficiency, technique of manufacture, installation requirements, details of the item and evidence of its compliance or noncompliance with the Contract Documents.
- 44.2. Within fifteen (15) calendar days after the Project Initiation Date specified in the Notice to Proceed, Contractor shall submit to Architect/Engineer a complete list of preliminary data on items for which Shop Drawings are to be submitted and shall identify the critical items. Approval of this list by Architect/Engineer shall in no way relieve Contractor from submitting complete Shop Drawings and providing materials, equipment, etc., fully in accordance with the Contract Documents. This procedure is required in order to expedite final approval of Shop Drawings.
- 44.3. After the approval of the list of items required in Section 44.2 above, Contractor shall promptly request Shop Drawings from the various manufacturers, fabricators, and suppliers. Contractor shall include all shop drawings and other submittals in its certification.
- 44.4. Contractor shall thoroughly review and check the Shop Drawings and each and every copy shall show this approval thereon.
- 44.5. If the Shop Drawings show or indicate departures from the Contract requirements, Contractor shall make specific mention thereof in its letter of transmittal. Failure to

point out such departures shall not relieve Contractor from its responsibility to comply with the Contract Documents.

- 44.6. Architect/Engineer shall review and approve Shop Drawings within ten (10) calendar days from the date received, unless said Drawings are rejected by Architect/Engineer for material reasons. Architect/Engineer's approval of Shop Drawings will be general and shall not relieve Contractor of responsibility for the accuracy of such Drawings, nor for the proper fitting and construction of the Work, nor for the furnishing of materials or Work required by the Contract Documents and not indicated on the Drawings. No Work called for by Shop Drawings shall be performed until the said Drawings have been approved by Architect/Engineer. Approval shall not relieve Contractor from responsibility for errors or omissions of any sort on the Shop Drawings.
 - 44.7. No approval will be given to partial submittals of Shop Drawings for items which interconnect and/or are interdependent where necessary to properly evaluate the design. It is Contractor's responsibility to assemble the Shop Drawings for all such interconnecting and/or interdependent items, check them and then make one submittal to Architect/Engineer along with its comments as to compliance, noncompliance, or features requiring special attention.
 - 44.8. If catalog sheets or prints of manufacturers' standard drawings are submitted as Shop Drawings, any additional information or changes on such drawings shall be typewritten or lettered in ink.
 - 44.9. Contractor shall submit the number of copies required by Architect/Engineer. Resubmissions of Shop Drawings shall be made in the same quantity until final approval is obtained.
 - 44.10. Contractor shall keep one set of Shop Drawings marked with Architect/Engineer's approval at the job site at all times.
45. Field Layout of the Work and Record Drawings:
- 45.1. The entire responsibility for establishing and maintaining line and grade in the field lies with Contractor. Contractor shall maintain an accurate and precise record of the location and elevation of all pipe lines, conduits, structures, maintenance access structures, handholes, fittings and the like and shall prepare record or "as-built" drawings of the same which are sealed by a Professional Surveyor. Contractor shall deliver these records in good order to Architect/Engineer as the Work is completed. The cost of all such field layout and recording work is included in the prices bid for the appropriate items. All record drawings shall be made on reproducible paper and shall be delivered to Architect/Engineer prior to, and as a condition of, final payment.
 - 45.2. Contractor shall maintain in a safe place at the Project site one record copy of all Drawings, Plans, Specifications, Addenda, written amendments, Change Orders, Field Orders and written interpretations and clarifications in good order and annotated to show all changes made during construction. These record documents together with all approved samples and a counterpart of all approved Shop Drawings shall be available at all times to Architect/Engineer for reference. Upon Final Completion of the Project and prior to Final Payment, these record documents, samples and Shop Drawings shall be delivered to the Contract Administrator.

- 45.3. Prior to, and as a condition precedent to Final Payment, Contractor shall submit to City, Contractor's record drawings or as-built drawings acceptable to Architect/Engineer.
- 45.4. All documents and materials prepared by or through Contractor in connection with the performance of the Work under the Contract Documents or which describe or relate to the Work performed or to be performed hereunder or the results thereof, including, without limitation, all writings, drawings, blueprints, pictures, recordings, computer or machine readable data and all copies or reproductions thereof (collectively, the "Documents") and all copyrights, rights of reproduction and other interests relating to the Documents, are and shall remain the property of the City and shall be delivered to the City, without charge, on request, excluding only Contractor's standard details (which standard details the City shall have the right and license to use to the extent they constitute a portion of the Documents). The City shall be entitled to the exclusive use of all the Documents and no use thereof shall be made by Contractor for any purpose other than in connection with the Project without the prior written consent of the City. No articles, papers or treatises related to, or in any way associated with the Work performed pursuant to the Contract Documents shall be submitted for publication without the prior written consent of the City which shall not be conditioned, delayed or withheld. The results of Contractor's Work under the Contract Documents shall be the exclusive property of the City and Contractor shall not disclose such results to any third party or use the same for the benefit of any third party other than the City, except with the prior written consent of the City which shall not be conditioned delayed or withheld.

46. Safety and Protection:

- 46.1. Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Project. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:
- 46.1.1. All employees on the Work site and other persons who may be affected thereby;
- 46.1.2. All the Work and all materials or equipment to be incorporated therein, whether in storage on or off the Project site; and
- 46.1.3. Other property at the Project site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- 46.2. Contractor shall comply with all Governmental Requirements of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection. Contractor shall notify owners of adjacent property and utilities when prosecution of the Work may affect them. All damage, injury or loss to any property referred to in Sections 46.1.2 and 46.1.3 above, caused directly or indirectly, in whole or in part, by Contractor, any subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, shall be remedied by Contractor. Contractor's duties and responsibilities for

the safety and protection of the Work shall continue until such time as all the Work is completed and Architect/Engineer has issued a notice to City and Contractor that the Work is acceptable except as otherwise provided in Article 29 hereof.

- 46.3. Contractor shall designate a responsible member of its organization at the Work site whose duty shall be the prevention of accidents. This person shall be Contractor's superintendent unless otherwise designated in writing by Contractor to City.
- 46.4. Contractor shall, in case of emergencies, within twenty-four (24) hours of notice (verbal or written), and in all other cases within five (5) days, diligently and continuously pursue any necessary repairs or replacements of defects in the Work until corrected and will restore the Work to the condition required by the Contract Documents; if Contractor makes any repair or replacement required hereunder, Contractor shall restore both surface and subsurface, both collateral and primary, conditions disturbed during warranty work to their prior state. If Contractor, upon five (5) days notice (or twenty-four (24) hours in the case of an emergency) by the City fails to diligently pursue correction of any deficiency in a continuous and expeditious manner until completion, the City may, in its sole discretion, act to have such deficiencies corrected at Contractor's expense and such efforts by the City shall not invalidate any conditions of the Contract Documents or invalidate the on-going warranty obligations of the Contractor.

47. Final Bill of Materials:

INTENTIONALLY OMITTED

48. Payment by City for Tests:

Except when otherwise specified in the Contract Documents, the expense of all tests requested by Architect/Engineer shall be borne by City and performed by a testing firm chosen by Architect/Engineer. For road construction projects the procedure for making tests required by Architect/Engineer will be in conformance with the most recent edition of the State of Florida, Department of Transportation Standard Specifications for Road and Bridge Construction. The cost of any required test which Contractor fails shall be paid for by Contractor.

49. Project Sign:

Any requirements for a Project sign shall be paid by the City.

50. Hurricane Precautions:

- 50.1. During such periods of time as are designated by the United States Weather Bureau as being a hurricane warning or alert, the Contractor, at no cost to the City, shall take all precautions necessary to secure the Project site in response to all threatened storm events, regardless of whether the City or Architect/Engineer has given notice of same.
- 50.2. Compliance with any specific hurricane warning or alert precautions will not constitute additional work.
- 50.3. Additional work relating to hurricane warning or alert at the Project site will be addressed by a Change Order in accordance with Section 37, General Conditions.

- 50.4. Suspension of the Work caused by a threatened or actual storm event, regardless of whether the City has directed such suspension, will entitle the Contractor to additional Contract Time as non-compensable, excusable delay, and shall not give rise to a claim for compensable delay.

51. Cleaning Up; City's Right to Clean Up:

Contractor shall at all times keep the premises free from accumulation of waste materials or rubbish caused by its operations. At the completion of the Project, Contractor shall remove all its waste materials and rubbish from and about the Project as well as its tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up during the prosecution of the Work or at the completion of the Work, City may do so and the cost thereof shall be charged to Contractor. If a dispute arises between Contractor and separate Contractors as to their responsibility for cleaning up, City may clean up and charge the cost thereof to the Contractors responsible therefore as Architect/Engineer shall determine to be just.

52. Removal of Equipment:

In case of termination of this Contract before completion for any cause whatever, Contractor, if notified to do so by City, shall promptly remove any part or all of Contractor's equipment and supplies from the property of City, failing which City shall have the right to remove such equipment and supplies at the expense of Contractor.

53. Nondiscrimination, Equal Employment Opportunity, and Americans with Disabilities Act:

Contractor shall not unlawfully discriminate against any person in its operations and activities or in its use or expenditure of funds in fulfilling its obligations under this Agreement. Contractor shall affirmatively comply with all applicable provisions of the Americans with Disabilities Act (ADA) in the course of providing any services funded by City, including Titles I and II of the ADA (regarding nondiscrimination on the basis of disability), and all applicable regulations, guidelines, and standards. In addition, Contractor shall take affirmative steps to ensure nondiscrimination in employment against disabled persons.

Contractor's decisions regarding the delivery of services under this Agreement shall be made without regard to or consideration of race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.

Contractor shall not engage in or commit any discriminatory practice in performing any services pursuant to this Agreement.

54. Project Records:

City shall have the right to inspect and copy, at City's expense, the books and records and accounts of Contractor which relate in any way to the Project, and to any claim for additional compensation made by Contractor, and to conduct an audit of the financial and accounting records of Contractor which relate to the Project and to any claim for additional compensation made by Contractor. Contractor shall retain and make available to City all such books and records and accounts, financial or otherwise, which relate to the Project and to any claim for a period of three (3) years following Final Completion of the Project. During the Project and the three (3) year period following Final Completion of the Project, Contractor shall provide City access to its books and

records upon seventy-two (72) hours written notice.

55. Payment

55.1 At least ten (10) days before each progress payment falls due (but not more often than once a month), the Contractor will submit to the Architect/Engineer a partial payment estimate filled out and signed by the Contractor covering the Work performed during the period covered by the partial payment estimate and supported by such data as the CITY may reasonably require.

The Architect/Engineer will within ten (10) days after receipt of each partial payment estimate, either indicate in writing their approval of payment and present the partial payment estimate to the City, or return the partial payment estimate to the Contractor, indicating in writing their reasons for refusing to approve payment. In the latter case, the Contractor may make the necessary corrections and resubmit the partial payment estimate. The City, will within thirty (30) days of presentation to them of any approved partial payment estimate, pay the Contractor a progress payment on the basis of the approved partial payment estimate. The City may retain ten (10) percent of the amount of each payment until final completion and acceptance of all Work covered by the Contract Documents. On completion and acceptance of a part of the Work on which the price is stated separately in the Contract Documents, payment may be made in full, including retained percentages, less authorized deductions. Any interest earned on the retainage shall accrue to the benefit of the City.

55.2 The City shall have the right to demand and receive from the Contractor, before he shall receive final payment, final releases of lien executed by all persons, firms or corporations who have performed or furnished labor, services or materials, directly or indirectly, used in the Work. Likewise, as a condition to receiving any progress payment, the City may require the Contractor to furnish partial releases of lien executed by all persons, firms and corporations who have furnished labor, services or materials incorporated into the Work during the period of time for which the progress payment is due, releasing such lien rights as those persons, firms or corporations may have for that period.

Contractor's Warranty of Title

55.3 The Contractor warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated in the Project or not, will have passed to the City prior to the making of the Application for Payment, free and clear of all liens, claims, security interest and encumbrances (hereafter in these General Conditions referred to as "Liens"); and that no Work, materials or equipment covered by an Application for Payment will have been acquired by the Contractor or by any other person performing the Work at the site or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such other person.

Acceptance of Final Payment as Release

55.4 The Acceptance by the Contractor of final payment shall be and shall operate as a release to the City and a waiver of all claims and all liability to the Contractor other than claims in stated amounts as may be specifically excepted by the Contractor for all things done or furnished in connection with the Work and for every act and neglect of the City and others relating to or arising out of this Work. Any payment, however, final or otherwise, shall not release the Contractor of their sureties from any obligations under the Contract Documents or the Performance Bond and Payment Bonds.

Requirements Prior to Final Payment

55.5 Contractor shall have delivered or caused to be delivered to Owner;

- 55.5.1 three (3) complete sets of "As-Built" drawings to be approved by the Governmental Authorities having jurisdiction thereof, which shall include civil engineering, architectural, structural, mechanical, electrical, plumbing, fire protection, interior design, landscaping drawings, shop drawings and, field adjustments by Contractor and specifications.
- 55.5.2 Owner shall have received satisfactory evidence that no Uniform Commercial Code financing statements or fixture filings resulting from the Contractor's or any person claiming by, through or under Contractor, purchase or lease of materials or equipment are recorded or filed in the Office of the Florida Secretary of State or in the Official Records of the County, against the Owner's interest in the Property or the Project.
- 55.5.3 Contractor shall have delivered to Owner appropriate approvals to occupy and use the Project for its intended purpose from all Governmental Authorities, which approvals shall be evidenced by an irrevocable certificate for the permanent occupancy thereof, and such other certificates as may be required with respect thereto.
- 55.5.4 The Project shall have been completed in accordance with the Plans, Specifications, and all legal requirements, and Owner shall have received a standard AIA form of Certificate of Final Completion, signed by Architect, and approved by Owner, certifying that the Project has been completed in a good and workmanlike manner and in accordance with the Plans.
- 55.5.5 Contractor shall have submitted to Owner copies of all Project agreements, Permits, and Licenses, and all insurance policies or certificates required under the Contract.
- 55.5.6 Contractor shall have delivered to Owner: (1) all manufacturer's and subcontractor's warranties duly assigned to Owner, and (2) maintenance and operating instructions for all systems in the Project, and (3) the Contractor's General Warranty dated as of the date of Final Completion.
- 55.5.7 Evidence that the Work is in Move In Condition. Punch list items shall be handled in accordance with the Final Punch Procedures.

55.5.8 Keys to all locks in the Project and a complete inventory of all Tangible Personal Property provided by Contractor as a part of the Work described by type, model, serial number and location (i.e. Unit or common area).

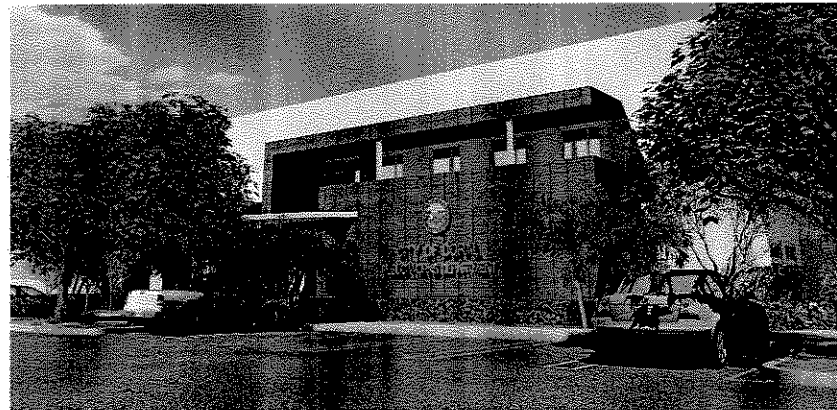
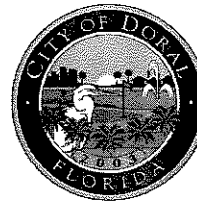
55.5.9 Any mechanical equipment, plumbing fixtures or any other mechanical devices furnished and/or installed by Contractor shall be thoroughly checked, started up, tested and adjusted by Contractor after installation to insure that they are in good working condition and operating properly.

56. Lien Rights. Contractor hereby waives any and all lien rights, other than those expressly provided by the Florida Construction Lien Law, which may now or hereafter arise against the Project. In the event that Contractor files a claim of lien which is not in compliance with the provisions of this Section, Contractor shall indemnify and hold the City harmless from any and all damages, costs and expenses (including attorneys' fees and costs) which may be incurred by the City as a result of such wrongful filing.

57. Hazardous Substances. Except as set forth herein with respect to Contractor's obligations to i) notify the City upon discovering or encountering any Hazardous Substances, ii) stop work pending the City's direction, and iii) to take no other action with respect to such Hazardous Substances without the City's prior written approval, Contractor shall have no responsibility for the discovery, presence, handling, containment, removal disposal, remediation, corrective action or other response to, or for exposure of persons to, any Hazardous Substances which exist in any form at, on, in, below, or above the Project site as at the effective date of this Contract. The foregoing shall not apply to any such Hazardous Substances introduced to the Project site by Contractor or anyone acting by, through or under Contractor, including subcontractors, and, notwithstanding anything to the contrary in this Contract, Contractor shall have full responsibility therefore and shall indemnify and hold the City harmless from any liability or loss caused thereby. For the purposes of this Contract, "Hazardous Substance" shall mean any of the following: (1) any material that contains more than one percent asbestos and is friable or is releasing asbestos fibers into the air above current action levels established by the United States Occupational Safety and Health Administration; (2) polychlorinated biphenyls; (3) petroleum, including crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute), such as oil, petroleum-4 fuel oil, oil sludge, oil refuse, gasoline, kerosene, and oil mixed with other non-Hazardous Waste and crude oils; (4) the waste described in Section 1004 of the Solid Waste Disposal Act (42 USC Section 6903), or (5) special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (42 USC Section 2011 et seq.) as amended from time to time, in such quantities or circumstances that may present a substantial danger to persons or property exposed thereto in connection with the Work.

58. Waiver of Jury Trial. **THE CITY AND THE CONTRACTOR HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED UPON THE CONTRACT DOCUMENTS, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THE CONSTRUCTION OF THE WORK OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY.**

CITY OF DORAL
TENANT IMPROVEMENTS
PUBLIC WORKS / POLICE CONVERSION
6100 N.W. 99th AVENUE, DORAL, FL 33178



LUIGI BORJA, MAYOR
SANDRA RUIZ, VICE MAYOR
BETTINA RODRIGUEZ AGUILERA, COUNCILWOMAN
CHRISTIE FRAGA, COUNCILWOMAN
ANA MARIA RODRIGUEZ, COUNCILWOMAN

JOE CAROLLO, CITY MANAGER
MARK TAXIS, ASSISTANT CITY MANAGER
Albert P. Childress - 4-18-13
WOLFBERG ALVAREZ



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AA 002416 ES 002354

March 8, 2013

WA PROJECT No: 21103.02

4-18-2013
CR
APC

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**CITY OF DORAL
TENANT IMPROVEMENTS
PUBLIC WORKS/ POLICE CONVERSION**

1

1

MANUEL R. MONTUPE, AIA
FL ARCHITECT
FL ARCH ENG. NO. 8804

NA PROJECT NO.: 21103.02

ISSUE DATE
03/08/2013

REVISION DATE

NO.	REVISION DATE
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NO.	REVISION DATE
1	7.13.83

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3-15-13

04-05-13

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201	
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DRAWING TITLE

INDEX DRAWINGS

SHEET NUMBER

don

40 01

25.91

INDEX OF DRAWINGS					
					03/08/2013 ISSUE DATE 03/13/2013 REV. 1 03/19/2013 REV. 2 04/05/2013 REV. 3
SHEET	DESCRIPTION				
GENERAL					
A0.01	COVER				
	INDEX DRAWINGS				
LIFE SAFETY					
LS3.01	SECOND FLOOR LIFE-SAFETY PLAN				
ARCHITECTURE					
A3.01	FIRST FLOOR PLAN				
A3.02	SECOND FLOOR PLAN				
A3.03	ROOF PLAN				
A6.01	FIRST FLOOR PARTIAL REFLECTED CEILING PLAN				
A6.02	SECOND FLOOR CEILING PLAN				
A7.01	PARTITION TYPES				
A7.02	ENLARGED PLAN, INTERIOR ELEVATIONS, PLUMBING FIXTURES				
A9.01	SCHEDULES AND DETAILS				
A12.01	SECOND FLOOR FURNITURE PLAN				
A12.02	SECOND FLOOR SIGNAGE PLAN				
PLUMBING					
P3.01	PLUMBING SECOND FLOOR PLAN AND ISOMETRICS				
P6.01	PLUMBING NOTES, LEGEND, SCHEDULES, AND DETAILS				
FIRE PROTECTION					
FP1	SECOND FLOOR FIRE PROTECTION PLAN				
MECHANICAL					
DM3.01	PARTIAL SECOND FLOOR DEMOLITION PLAN				
M1.01	LEGEND				
M3.01	PARTIAL FIRST FLOOR PLAN				
M3.02	PARTIAL SECOND FLOOR PLAN				
M4.01	PARTIAL ROOF PLAN				
M4.01	ENLARGED PLAN				
M5.01	SCHEDULES				
M5.01	DETAILS				
M5.02	DETAILS				
M5.01	CONTROLS				
M9.02	CONTROLS				
ELECTRICAL					
DE3.01	FIRST & SECOND FLOOR LIGHTING DEMOLITION PLAN				
DE3.02	SECOND FLOOR LIGHTING DEMOLITION PLAN				
DE3.03	SECOND FLOOR SYSTEM DEMOLITION PLAN				
E1.01	LEGEND & NOTES				
E3.01	FIRST FLOOR PLAN LIGHTING PLAN				
E3.02	SECOND FLOOR PLAN LIGHTING PLAN				
E4.01	FIRST FLOOR PLAN POWER				
E4.02	SECOND FLOOR PLAN POWER				
E4.03	ROOF PLAN POWER				
E5.01	FIRST FLOOR PLAN SYSTEMS				
E5.02	SECOND FLOOR PLAN SYSTEMS				
E6.01	POWER RISER DIAGRAM				
E6.02	RISER DIAGRAM				
E7.01	DETAILS				
E8.01	DETAILS				

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 109 and Chapter 633, Florida Statutes.

APZ
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4-18-11

SEAT

Activity of [Pep] = [Tryptophanase] (mM) Acetylcholine \(\chi^2\), Df = 2, $\Delta C_{\text{fit}} = 7.1$ Jan 08 2013 - 14:40ms WPHSTF6

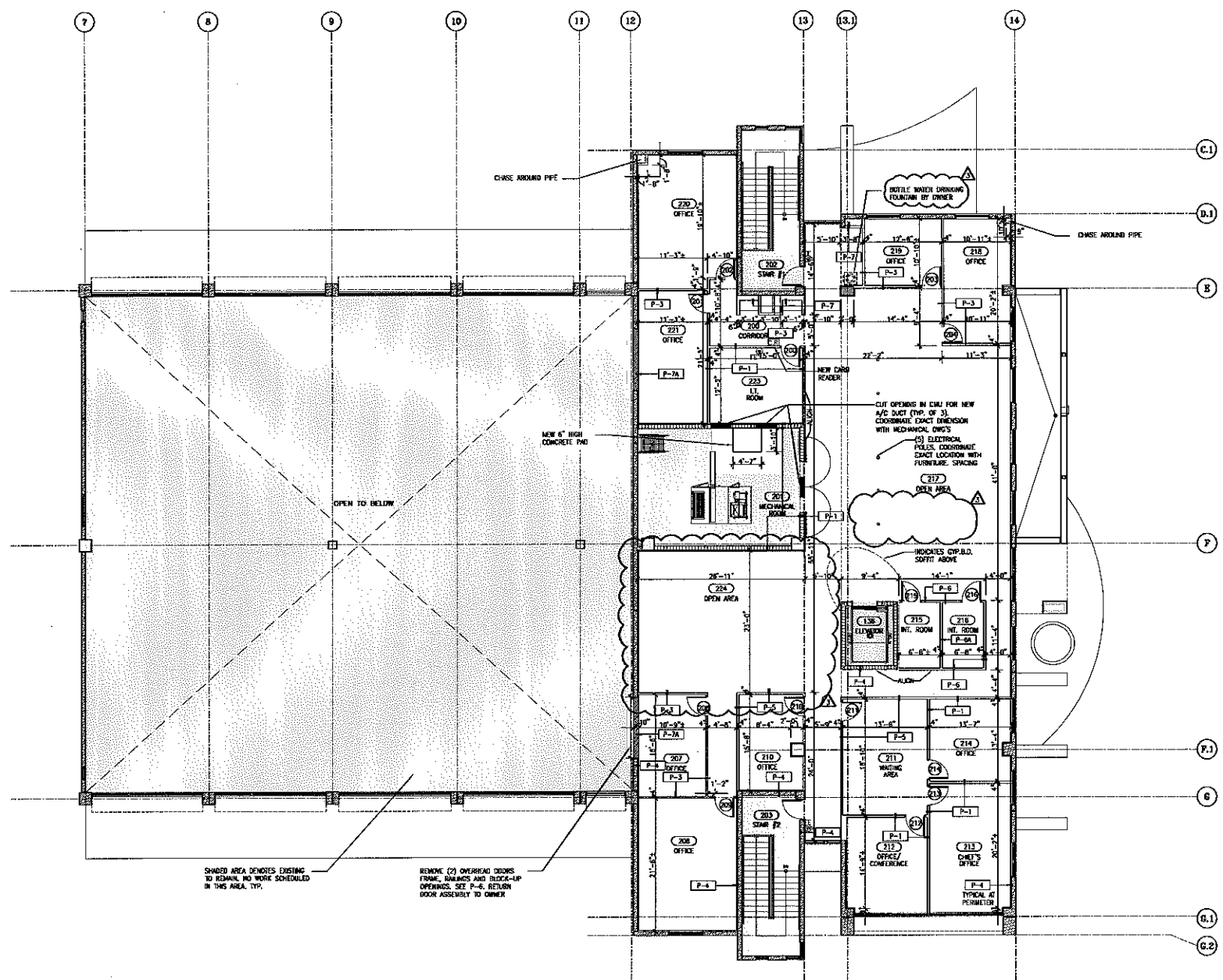
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VIA PROJECT NO.: 21101030	
ISSUE DATE 03/08/2013	
NO.	REVISION DATE
1	3-13-13
2	4-5-13
DRAWING TITLE	
FLOOR PLAN	
SHEET NUMBER	
A3.01	

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 109 and Chapter 633, Florida Statutes.

APC
CR
4-18-13



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1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTES:
1- FOR FINISH TYPES REFER TO SHEET A3.01
2- RESTROOMS ARE PROVIDED ON 1ST FLOOR TO SATISFY THE REQUIREMENTS.

SEAL	
MARKET R. WOLFBERG, AIA FL. ARCHITECT FL. REG. NO. 12584	
WA PROJECT NO.: 21180.02	
ISSUE DATE 02/08/2013	
NO.	REVISION DATE
3-13-13	
04-05-13	
DRAWING TITLE FLOOR PLAN	
SHEET NUMBER A3.02	

APC
GR
4-18-13



**CITY OF DORAL
TENANT IMPROVEMENTS
PUBLIC WORKS/ POLICE CONVERSION**
6100 NW 99 AVENUE DORAL, FL 33178

\\City of Boral -- Tenant Improvement\2013 Drawings\CD\Architecture\A0.01 - Duff - Tl.dwg Mar 12, 2013 - 4:22pm IMPORTER

MARCEL R. MEGALOTIS, s.i.a.
FL. ARCHITECT
FL. ARCH. REG. NO. 9004

W&P PROJECT NO: 21103.07

ISSUE DATE

03/08/2013

NO	REVISION DATE
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NO.	REVISION DATE
1	2-12-11

Δ 3-13-13

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

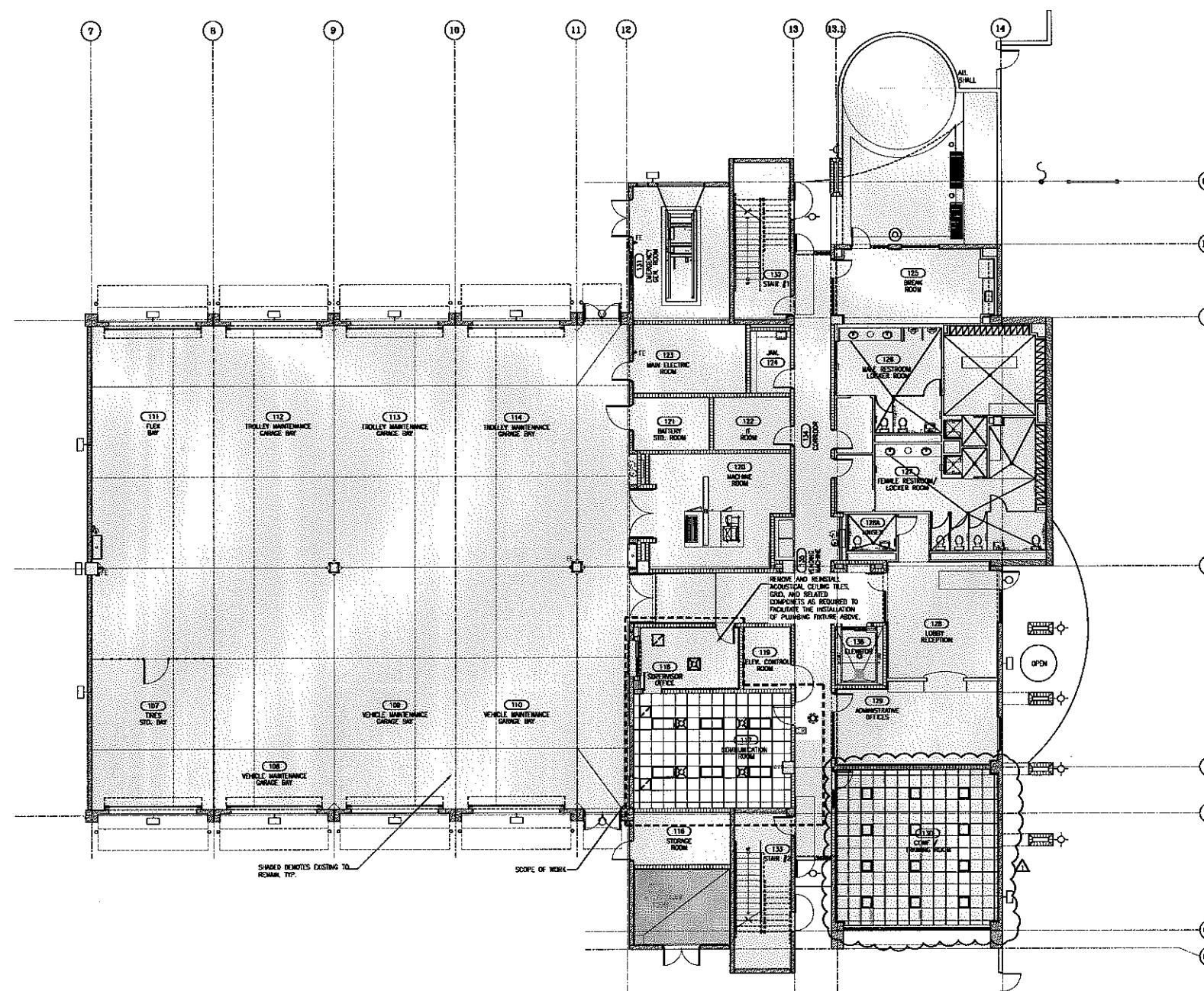
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DRAWING TITLE

REFLECTED CEILING PL

















SHEET NUMBER

A6.01



1 FIRST FLOOR REFLECTED CEILING PLAN
A6.01 SCALE: 1/8"=1'-0"

REFLECTED CEILING LEGEND

	NEW SUSPENDED ACOUSTICAL CEILING (2" X 2" GRID SYSTEM W/ ACOUSTICAL TILES)
	EXPOSED STRUCTURE
	NEW PAINTED GYPSUM WALLBOARD CEILING / SOFFIT
	2'X2' LIGHT FIXTURE
	2'X4' LIGHT FIXTURE
	SUSPENDED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	EXIT SIGN - CEILING MOUNTED
	EXIT SIGN - WALL MOUNTED
	DOOR HEADER (REFER TO DOOR SCHEDULE)
	SUPPLY OR FRESH AIR DIFFUSER
	EXHAUST OR RETURN AIR
	ACCESS PANEL
	OCCUPANCY SENSOR
	INDICATES FINISH CEILING ELEVATION FROM FINISH FLOOR

REFLECTED CEILING NOTES

- COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
- FOR FIXTURE AND/OR DEVICE TYPE AND SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DETAILS.
- LIGHTS NOT DISMOUNTED SHALL BE CENTERED WITHIN ROOM.
- ALL CEILING HEIGHTS SHALL BE 8'-2" U.O.M.
- SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF THE TILE OR IN E-W LIGHT FIXTURES IN GYP. DO. INSTALLATIONS. REFER TO FIRE PROTECTION DWGS.
- REFER TO FLOOR PLANS FOR RM. NAMES & RM. NUMBERS.
- CEILING GRID SHALL BE CENTERED IN ROOM UNLESS OTHERWISE NOTED OR ILLUSTRATED.
- FOR SUSPENDED FIXTURES SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHT

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 109 and Chapter 633, Florida Statutes.

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4-18-13



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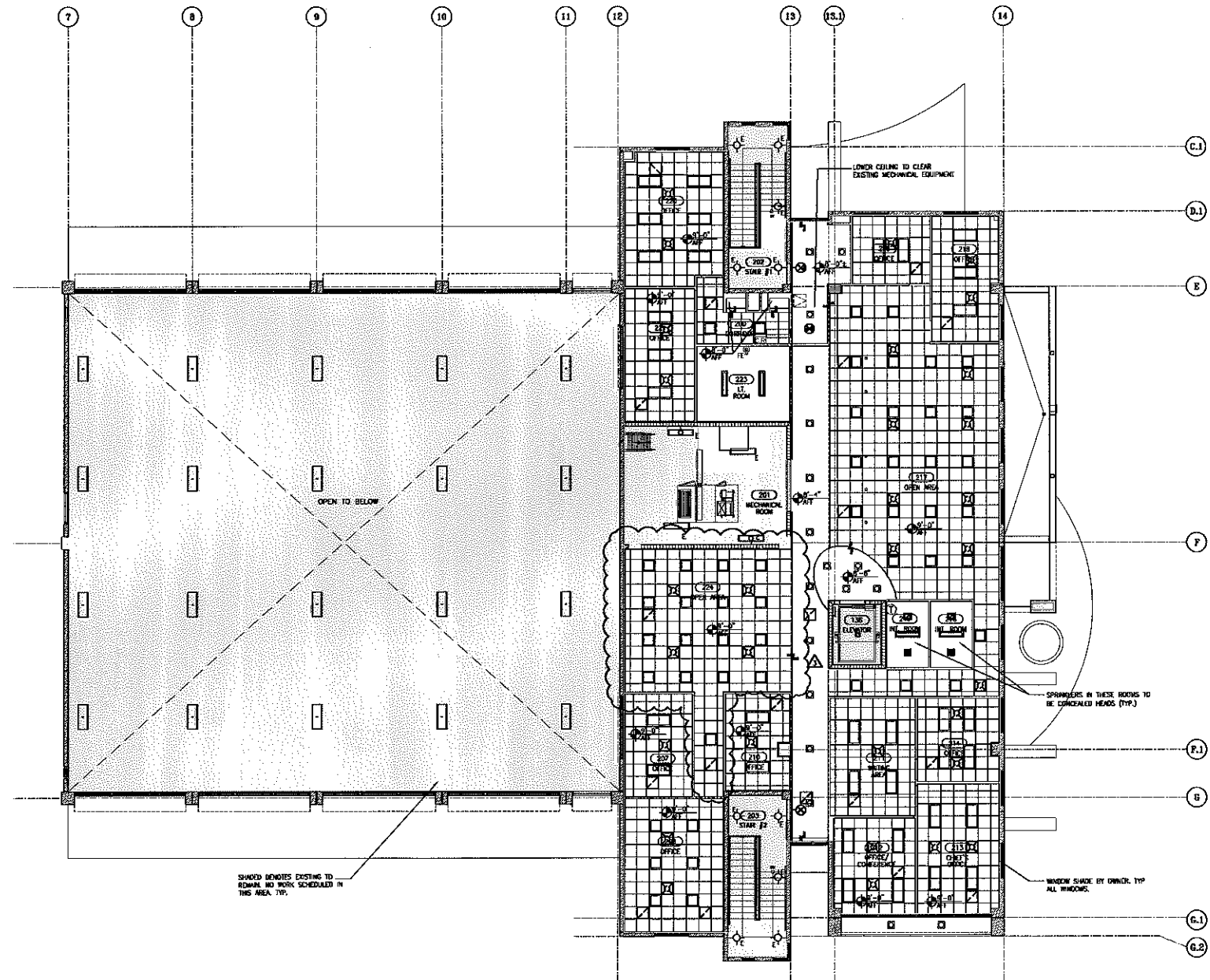
**CITY OF DORAL
TENANT IMPROVEMENTS
PUBLIC WORKS/ POLICE CONVERSION**
8100 NW 99 AVENUE DORAL, FL 33178

SEAL

PROJECT NO. 21103.02
ISSUE DATE 03/08/2013
NO. 3-13-13
4-5-13
DRAWING TITLE REFLECTED CEILING PLAN
SHEET NUMBER A6.02

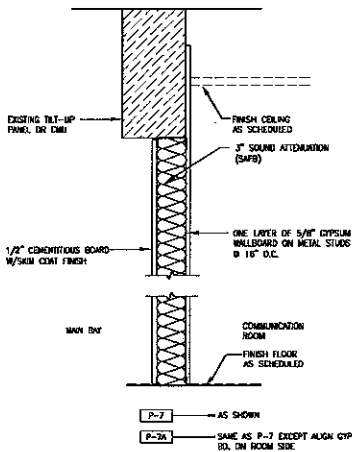
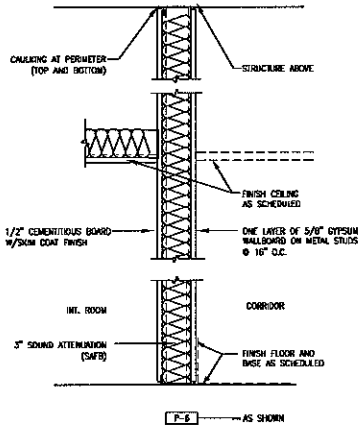
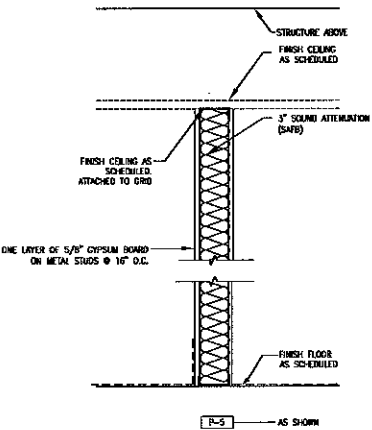
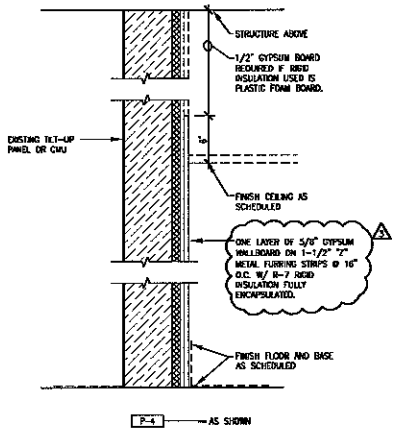
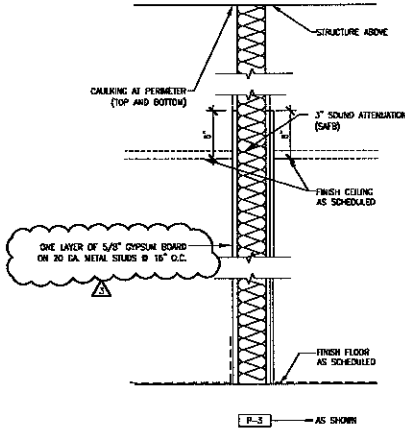
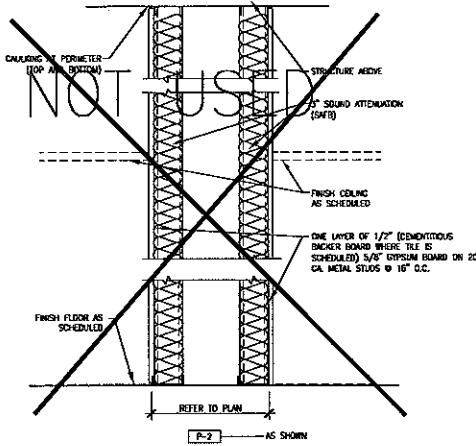
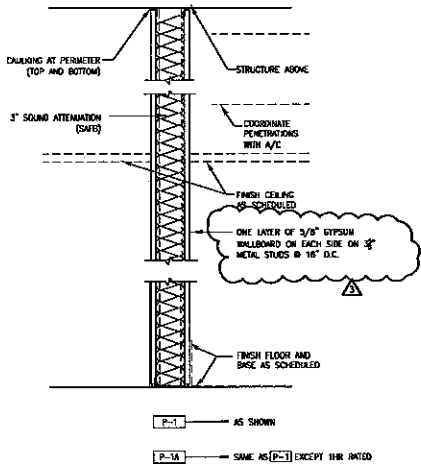
REFLECTED CEILING LEGEND	
	NEW SUSPENDED ACOUSTICAL CEILING (2' X 2' GRID SYSTEM W/ ACOUSTICAL TILE)
	EXPOSED STRUCTURE
	NEW PAINTED GYPSUM WALLBOARD CEILING / SOFFIT
	2'X2' LIGHT FIXTURE
	2'X4' LIGHT FIXTURE
	SUSPENDED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	EXIT SIGN - CEILING MOUNTED
	EXIT SIGN - WALL MOUNTED
	DOOR HEADER (REFER TO DOOR SCHEDULE)
	SUPPLY OR FRESH AIR DIFFUSER
	EXHAUST OR RETURN AIR
	2'-0" X 2'-0" ACCESS PANEL - COORDINATE W/ EXISTING FIELD CONDITION ON EXACT LOCATION
	OCCUPANCY SENSOR
	INDICATES FINISH CEILING ELEVATION FROM FINISH FLOOR

REFLECTED CEILING NOTES	
1	COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2	FOR FIXTURE AND/OR DEVICE TYPE AND SPECIFICATIONS, SEE MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR DETAILS.
3	LIGHTS NOT DIMENSIONED SHALL BE CENTERED WITHIN ROOM.
4	ALL CEILING HEIGHTS SHALL BE 9'-0" U.D.M.
5	SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF THE TILE OR IN 8" W/ LIGHT FIXTURES IN GYP. SO. INSTALLATIONS. REFER TO FIRE PROTECTION DWGS.
6	REFER TO FLOOR PLANS FOR RM. NAMES & RM. NUMBERS.
7	CEILING GRID SHALL BE CENTERED IN ROOM UNLESS OTHERWISE NOTED OR ILLUSTRATED.
8	FOR SUSPENDED FIXTURES SEE ELECTRICAL DRAWINGS FOR MOUNTING HEIGHT.



SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

4-18-13



INTERIOR STUD FRAMING LIMITATIONS CHART

THIS DATA IS BASED ON THE "U.S. GYPSUM CO." PRODUCT DATA FOR THE PURPOSE OF LIMITING THE HEIGHTS OF UNBRACED PARTITIONS. THE USE OF THIS DATA IS TO SET A MAXIMUM HEIGHT STANDARD FOR SUCH PARTITIONS.

TYPICAL LIMITING HEIGHTS - INTERIOR STUD FRAMING

STUD DESIGN	STUD WIDTH	STUD SPACING	ALLOW. DEF.	PARTITION HEIGHT ONE LAYER 5/8"	PARTITION HEIGHT TWO LAYERS 5/8"	FURRING ONE LAYER 5/8"
25 GAUGE (.0179 MIN.)						
1355125	1 5/8"	16"	1/240 L/360	9'6" d	10'8" d	8'3" d
		24"	1/240 L/360	8'3" d	8'9" d	7'3" d
2125125	2 1/2"	16"	1/240 L/360	12'6" d	13'8" d	11'0" d
		24"	1/240 L/360	10'3" d	11'3" d	9'9" d
3585125	3 5/8"	16"	1/240 L/360	16'0" d	16'0" d	14'0" d
		24"	1/240 L/360	12'6" d	13'8" d	12'9" d
4065125	4"	16"	1/240 L/360	17'3" d	17'3" d	15'9" d
		24"	1/240 L/360	14'3" d	14'3" d	13'9" d
8005125	6"	16"	1/240 L/360	20'0" d	20'0" d	20'0" d
		24"	1/240 L/360	15'0" d	15'0" d	15'0" d
22 GAUGE (.0270 MIN.)						
2125122	2 1/2"	16"	1/240 L/360	13'0" d	14'0" d	12'0" d
		24"	1/240 L/360	11'6" d	12'3" d	10'6" d
3585122	3 5/8"	16"	1/240 L/360	17'3" d	18'0" d	16'0" d
		24"	1/240 L/360	13'0" d	13'8" d	11'0" d
4065121	4"	16"	1/240 L/360	18'3" d	19'3" d	17'3" d
		24"	1/240 L/360	14'0" d	14'9" d	13'3" d
6005122	6"	16"	1/240 L/360	22'3" d	23'9" d	23'9" d
		24"	1/240 L/360	19'3" d	20'9" d	18'3" d
20 GAUGE (.0329 MIN.)						
2125122	2 1/2"	16"	1/240 L/360	14'0" d	14'9" d	13'0" d
		24"	1/240 L/360	12'3" d	13'0" d	11'6" d
3585122	3 5/8"	16"	1/240 L/360	18'3" d	19'3" d	17'3" d
		24"	1/240 L/360	14'0" d	14'9" d	13'3" d
4065122	4"	16"	1/240 L/360	19'3" d	20'3" d	18'9" d
		24"	1/240 L/360	17'3" d	17'9" d	16'3" d
8005122	6"	16"	1/240 L/360	22'6" d	24'0" d	23'6" d
		24"	1/240 L/360	23'3" d	24'0" d	22'3" d

NOTES:

- REFER TO MECHANICAL DWGS. FOR OPENINGS ABOVE CEILING IN PARTITIONS THAT EXTEND TO THE BOTTOM OF THE STRUCTURE.
- GENERAL CONTRACTOR TO CONSULT STUD MANUFACTURER FOR ACTUAL PHYSICAL AND STRUCTURAL PROPERTIES, STUD THICKNESSES AND LIMITING HEIGHT TABLES TO DETERMINE FINAL STUD SELECTION.
- STUDS IN BEARING WALL AND NON BEARING PARTITIONS SUPPORTING WALL HUNG FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 3 5/8"x20GA. SPACED NOT MORE THAN 16" O.C.
- PROVIDE METAL BLOCKING AS REQ'D TO SUPPORT GRAB BARS, WALL MOUNTED CABINET & EQUIPMENT.

WOLFBERG ALVAREZ



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SEAL

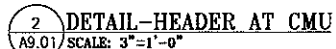
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WOLFGANG ALVAREZ, AIA FL ARCHITECT FL. ARCH. REG. NO. 1006	
WIA PROJECT NO.: 21160J02	
ISSUE DATE 03/08/2013	
NO.	REVISION DATE
3-13-13	
4-5-13	
DRAWING TITLE PARTITION TYPE	
SHEET NUMBER A7.01	

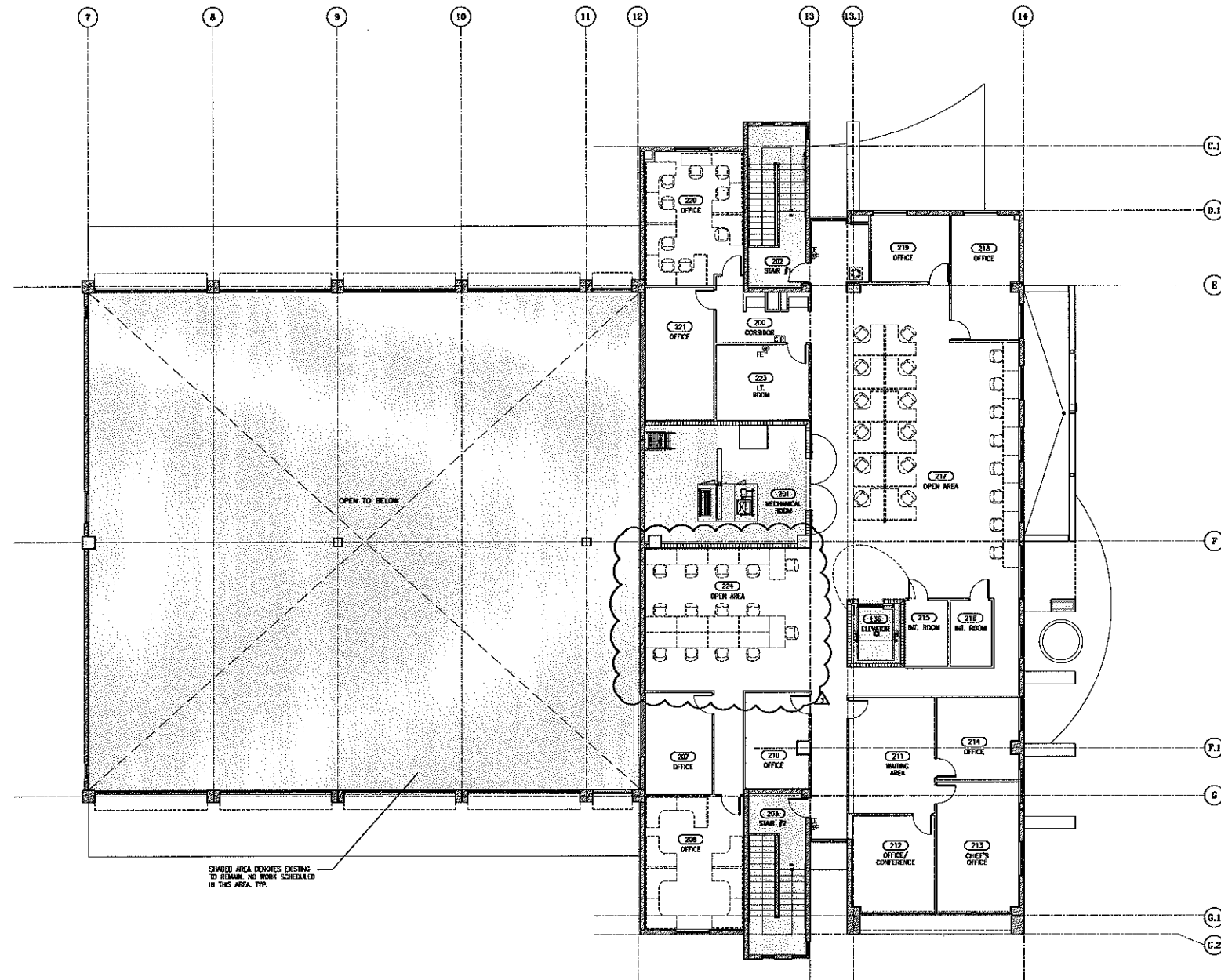
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4-18-13

DESIGNATION		FLOORS	BASE	WALLS	CEILING	REMARKS	UNIT PRICES
	ROOM NAME	MATERIAL/ FINISH	MATERIAL/ FINISH	MATERIAL/ FINISH	MATERIAL/ FINISH		
FIRST FLOOR							
117	COMMUNICATION ROOM	CARPET	VINYL	-	ACoustICAL CEILING TILE	-	-
SECOND FLOOR							
200	CORRIDOR	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE / GYP. BD.	-	-
201	MEDICINE ROOM	-	-	-	-	-	-
202	STAIR #1	-	-	-	-	-	-
203	STAIR #2	-	-	-	-	-	-
204	INTENTIONALLY OMITTED						
205	INTENTIONALLY OMITTED						
206	INTENTIONALLY OMITTED						
207	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
208	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
209	CORRIDOR	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
210	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
211	WAITING AREA	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
212	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
213	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
214	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
215	W.C. ROOM	CARPET	VINYL	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	-	-
216	W.C. ROOM	CARPET	VINYL	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	-	-
217	WASH OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
218	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
219	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
220	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
221	OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
222	IT ROOM	VINYL	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-
223	STAFF OFFICE	CARPET	VINYL	PAINTED GYPSUM BOARD	ACoustICAL CEILING TILE	-	-

DOOR TYPE					DOOR SIZE			REQUIREMENTS	
MARK	ROOM #	TYPE	MATERIAL	FRAME	WIDTH	HEIGHT	THICK	LABEL	REMARKS
100	117	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	CARD READER
200	223	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	CARD READER
201	221	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
202	220	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
203	219	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
204			INDIVIDUALLY LIMITED						
205			INDIVIDUALLY LIMITED						
206			INDIVIDUALLY LIMITED						
207	206	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
208	207	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
209	208	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
210	210	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
211	211	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
212	212	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
213	213	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
214	214	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
215	214	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	
216	216	1	HM	HM	3'-0"	7'-0"	1-3/4"	-	



APC
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4-18-13



1 SECOND FLOOR FURNITURE PLAN
 A12.01 SCALE: 1/8"=1'-0"
 FURNITURE SHOWN IS N.I.C.

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CITY OF DORAL
TENANT IMPROVEMENTS
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 8100 NW 99 AVENUE DORAL, FL 33178

SEAL	
NO. 12345	REVISION DATE 04-05-13
ISSUE DATE 03/08/2013	
PROJECT NO. 21103.02	
PROJECT NAME 21103.02	
DRAWING TITLE FURNITURE PLAN	
SHEET NUMBER A12.01	

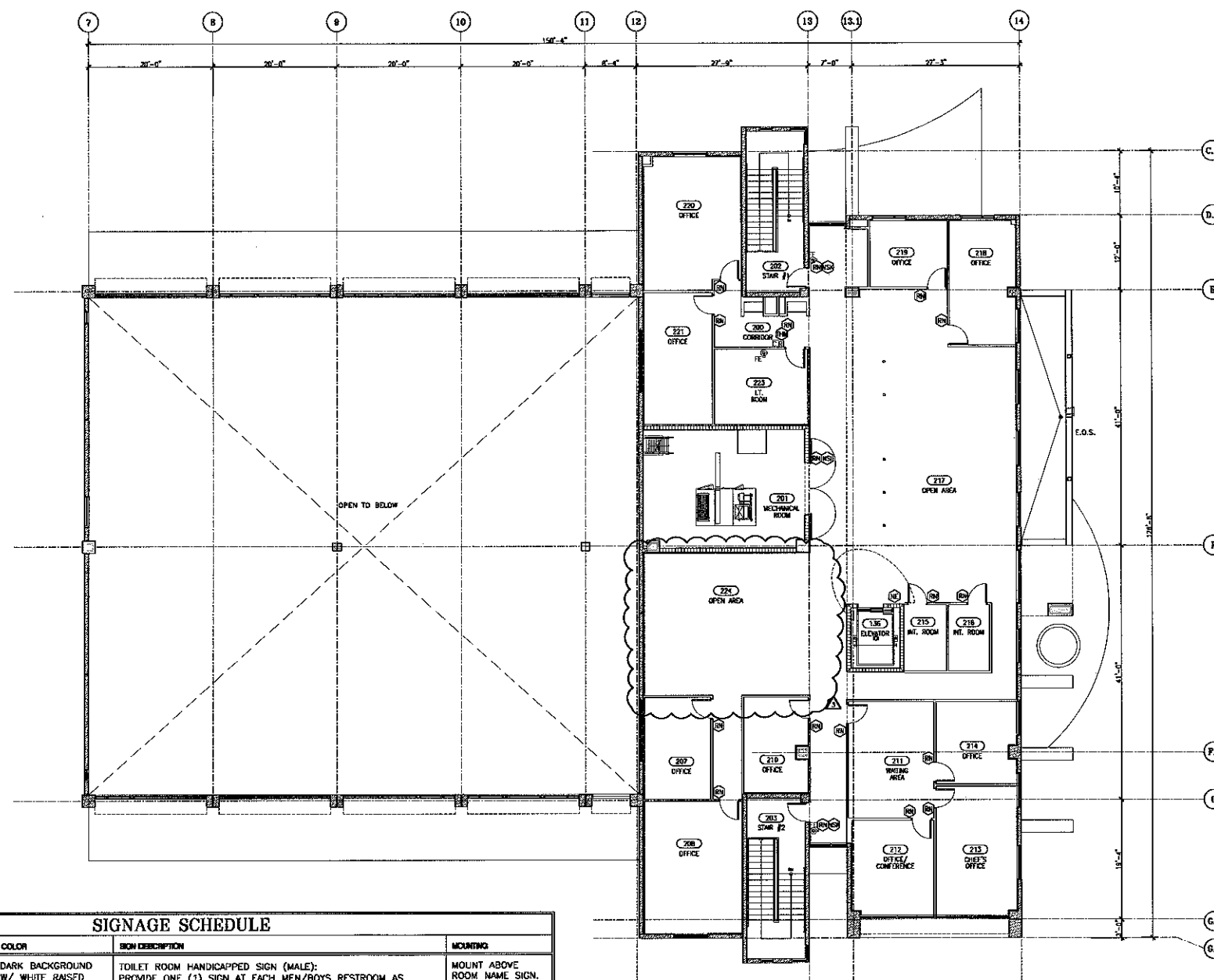
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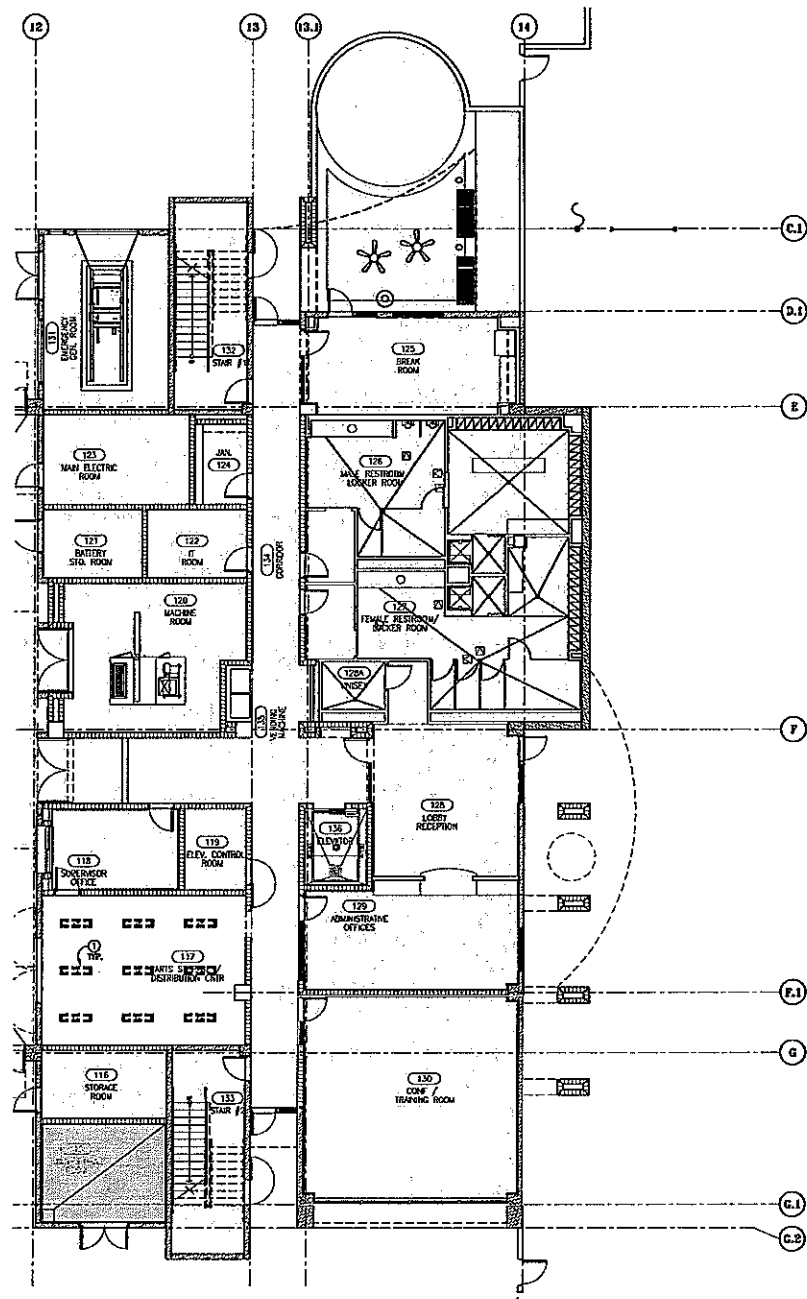
SIGNAGE SCHEDULE				
MARK	SIZE (W x H)	COLOR	SIGN DESCRIPTION	MOUNTING
THM	3" ROUND CORNER FISH NUMBER & GRADE II BRAILLE	DARK BACKGROUND W/ WHITE RAISED TEXT AND SYMBOLS.	TOILET ROOM HANDICAPPED SIGN (MALE); PROVIDE ONE (1) SIGN AT EACH MEN/BOYS RESTROOM AS INDICATED ON THE SIGNAGE PLANS.	MOUNT ABOVE ROOM NAME SIGN.
THW	3" ROUND CORNER FISH NUMBER & GRADE II BRAILLE	DARK BACKGROUND W/ WHITE RAISED TEXT AND SYMBOLS.	TOILET ROOM HANDICAPPED SIGN (FEMALE); PROVIDE ONE (1) SIGN AT EACH WOMEN/GIRLS RESTROOM AS INDICATED ON THE SIGNAGE PLANS.	MOUNT ABOVE ROOM NAME SIGN.
NE		RED BACKGROUND WITH WHITE RAISED TEXT AND SYMBOLS.	IN CASE OF FIRE DO NOT USE ELEVATOR. USE STAIRS; PROVIDE SIGN ADJACENT TO ROOM ENTRANCE.	50" A.F.F. TO E OF SIGN.
NSI	12" HIGH	RED BACKGROUND WITH WHITE RAISED TEXT AND SYMBOLS.	STORAGE SIGN; PROVIDE ONE (1) SIGN INSIDE EACH DOOR WHERE INDICATED ON THE SIGNAGE PLANS.	NO HIGHER THAN 72" A.F.F. TO E OF SIGN NEAR THE ROOM ENTRY DOOR AT A VISIBLE LOC.
NSK	12" HIGH	RED BACKGROUND WITH WHITE RAISED TEXT AND SYMBOLS.	NO SMOKING SIGN; PROVIDE ONE (1) SIGN AT EACH LOCATION AS INDICATED ON THE SIGNAGE PLANS.	NO HIGHER THAN 72" A.F.F. TO E OF SIGN.
RNI	3" ROUND CORNER FISH NUMBER & GRADE II BRAILLE	DARK BACKGROUND W/ WHITE RAISED TEXT AND SYMBOLS.	SPACE IDENTIFICATION SIGN; PROVIDE ONE (1) SIGN AT EACH DOOR OR ADJACENT WALL LEADING INTO EACH SPACE AS INDICATED ON THE SIGNAGE PLANS.	60" A.F.F. TO E OF SIGN AT LATCH SIDE OF DOOR ON THE OUTSIDE.

1 MAINTENANCE BUILDING-SECOND FLOOR PLAN-SIGNAGE
A12.02 SCALE: 1/8"=1'-0"

SEAL

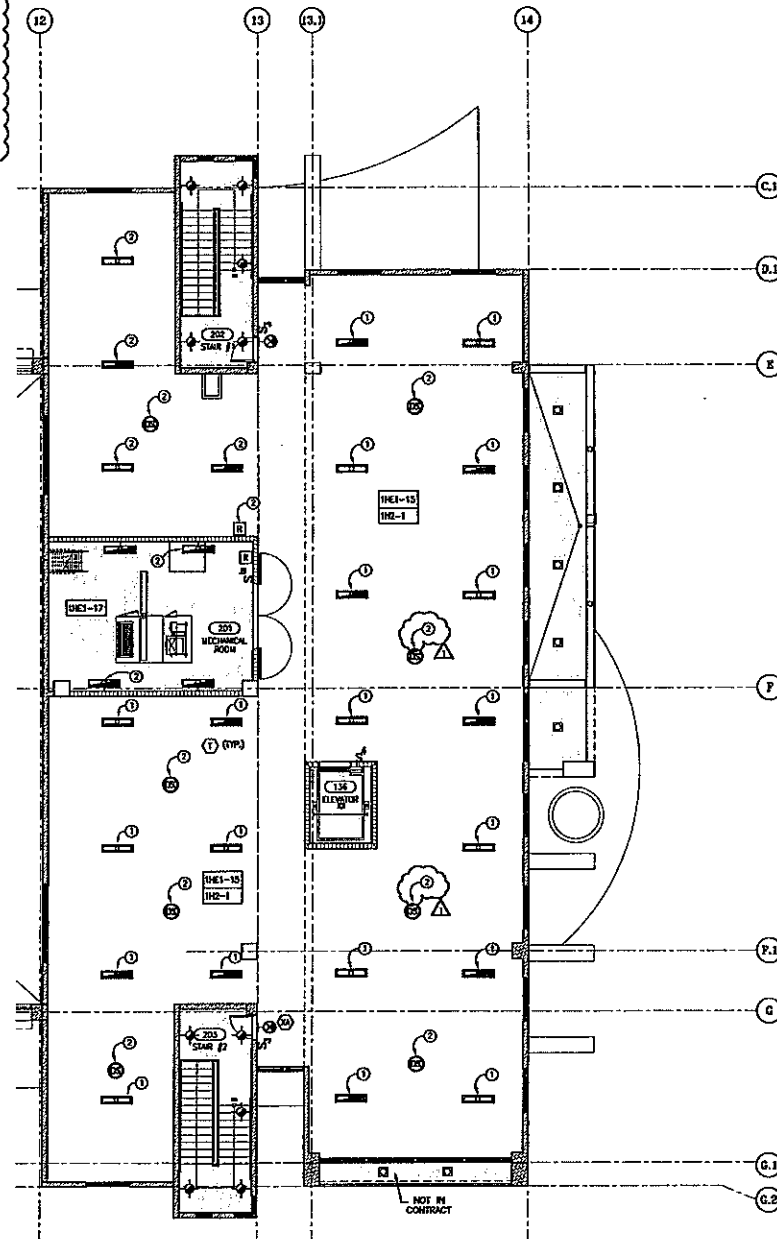
NO. 12002
3-15-13
04-05-13
DORAL
NEW SHEET
A12.02

APC
4-18-13



1 FIRST FLOOR DEMOLITION PLAN-LIGHTING
DES.01 SCALE: 1/8"=1'-0"

- GENERAL ELECTRICAL DEMOLITION NOTES**
- 1- CONTRACTOR SHALL REMOVE EQUIPMENT AND DEVICES AS INDICATED ON PLANS, WIRING AND CONDUIT TO EQUIPMENT SHALL BE REMOVED, MAINTAIN CONTINUITY OF CIRCUIT.
 - 2- CONDUIT AND BOXES SHOWN TO BE DEMOLISHED IN EXISTING WALLS TO REMAIN SHALL BE ABANDONED IN PLACE AND THE BOXES SHALL BE PROVIDED WITH BLANK COVERS.
 - 3- PROVIDE ALL ELECTRICAL DEMOLITION WORK NECESSARY TO INSTALL NEW WORK. ELECTRICAL CONTRACTOR SHALL REMOVE AND RECONNECT ANY CIRCUIT THAT WILL REMAIN IN USE BUT INTERFERE WITH NEW CONSTRUCTION.
 - 4- MAINTAIN CONTINUITY OF ALL EXISTING CIRCUITS TO REMAIN OR PORTIONS THEREOF AFFECTED BY NEW WORK. CONTRACTOR SHALL RECONNECT ANY EXISTING CIRCUIT SERVING THE REMAINING ELECTRICAL EQUIPMENT LOCATED DOWNSTREAM FROM THE POINT OF INTERFERENCE.
 - 5- DISCONNECTION, RELOCATION, AND REMOVAL OF COMMUNICATION, FIRE ALARM SYSTEM DEVICES ETC. SHALL BE RESPONSIBILITY OF THE CONTRACTOR. DISCONNECTION OF ANY FIRE ALARM, SECURITY OR COMMUNICATION DEVICES SHALL NOT HAVE THE SYSTEM OPERATING OR MODIFY THE ESTABLISHED SEQUENCE OF OPERATION.
 - 6- LIGHTING FIXTURES MARKED AS TO BE DEMOLISHED SHALL BE REMOVED, INCLUDING ASSOCIATED WIRING/CONDUIT BACK TO CEILING MOUNTED JUNCTION BOX.
 - 7- LIGHTING CIRCUITS TO BE REUSED SHALL BE IDENTIFIED, TAPPED AND PRESERVED. CIRCUIT BREAKERS NO LONGER USED SHALL BE TURNED OFF AT THE PANEL BOARD AND MARKED AS "SPARE".
 - 8- SCHEDULE DEMOLITION WORK IN EXISTING BUILDING WITH THE GENERAL CONTRACTOR AND BUILDING OWNER. THE FACILITY WILL REMAIN IN OPERATION DURING ELECTRICAL DEMOLITION AND RECONSTRUCTION.
 - 9- CONTRACTOR SHALL EXERCISE CARE IN REMOVING DEMOLITION ITEMS, AND SHALL REPAIR OR REPLACE AT HIS COST, ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION.
 - 10- WHERE EQUIPMENT AND MATERIAL IS REQUIRED TO BE REMOVED, ALL ASSOCIATED WORK SUCH AS STANDARDS, DISCONNECT SWITCHES, CONDUIT, WIRING SUPPORTS, AND ACCESSORIES SHALL BE REMOVED U.O.M.
 - 11- EXISTING ELECTRICAL EQUIPMENT NOT INDICATED ON DEMOLITION PLAN SHALL REMAIN CONNECTED FOR CONTINUED USE.
 - 12- ALL WIRING SHALL BE IDENTIFIED, TAPPED, REUSED, OR REMOVED AND OTHER WIRING DEMOLISHED.
 - 13- ALL MATERIALS REMOVED UNDER DEMOLITION AND NOT TO BE REUSED OR TURNED OVER TO OWNER SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY. SITE MUST REMAIN CLEAN AT ALL TIMES.
 - 14- THE CONTRACTOR SHALL USE CAUTION AND BE SOLELY RESPONSIBLE FOR LOCATION OF ALL EXISTING SYSTEMS PRIOR TO COMMENCING ANY DEMOLITION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING SYSTEMS WHICH OCCURS AS A RESULT OF OPERATION PERFORMED UNDER THIS CONTRACT. REPAIRS TO EXISTING SHALL BE MADE USING MATERIALS AND METHODS TO MATCH EXISTING CONSTRUCTION AND SHALL BE APPROVED BY THE OWNER PRIOR TO RE-CONCRETE.
 - 15- SCOPE OF WORK FOR THIS PROJECT ALSO INCLUDES TEMPORARY SUPPORT OF EXISTING CEILING MOUNTED EQUIPMENT, INCLUDING, BUT NOT LIMITED TO LIGHTING FIXTURES, OR SPACERS, FIRE ALARM DEVICES ETC., REMOVED AS EXISTING TO REMAIN WHERE THE CEILING IS BEING REPLACED, OR TEMPORARILY REACHED TO EXISTING WORK OF OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE TO REINSTALL EXISTING DEVICES IN NEW CEILING AND EXTEND CONDUIT AND WIRING WHERE REQUIRED.



1 SECOND FLOOR DEMOLITION PLAN-LIGHTING
DES.01 SCALE: 1/8"=1'-0"

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SEAL

DATE: 03/13/13
PROJECT NO.: 21109.02
ISSUE DATE: 03/08/2013
NO. 1 REVISION DATE: 03/13/13
DRAWING TITLE: FLOOR PLAN-2ND
SHEET NUMBER: DE3.01

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4-18-13

**CITY OF DORAL
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ISSUE DATE

NO.	REVISION DATE
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DRAWING TITLE

LEGEND AND NOTES

SHEET NUMBER

SHEET NUMBER

F1 01

ET-01

GENERAL

A1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2008 NATIONAL ELECTRICAL CODE (N.E.C.), and 2010 FLORIDA BUILDING CODE.

A2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING/DOING WORK.

A3. ALL MATERIALS SHALL BE U.S. LISTED.

A4. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE-BALANCED.

A5. CONTRACTOR SHALL SEAL ALL FLOOR/WALL OPENINGS WITH A U.S. LISTED FIRE RATED SEAL TO MATCH THE FLOOR/WALL FINISH.

A6. RISERS ARE NON-COMBUSTIBLE ONLY. THEY DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.

A7. THIS DRAWING IS A GUIDE FOR THE INSTALLATION OF ELECTRICAL SERVICE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A DETAILED ELECTRIFICATION STRATEGY, DUCT PATH AND METHODS OF CONVEYANCE SHALL BE DETERMINED IN FIELD.

A8. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.

A9. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.

A10. A/C EQUIPMENT WIRING, BREAKER AND FUSES SIZES ARE BASED ON A/C EQUIPMENT SPECIFIED ON CONTRACT DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WIRING, BREAKERS AND FUSES SIZES IN ACCORDANCE WITH ACTUAL A/C EQUIPMENT NAMEPLATE REQUIREMENTS IF DIFFERENT FROM THAT SPECIFIED ON DRAWINGS, AS WELL AS ANY FEEDER CHANGES BEING AFFECTED BY THIS CHANGE.

A11. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES.

A12. ALL DATA EQUIPMENT TO BE FED BY A DEDICATED CIRCUIT SHALL BE PROVIDED WITH A SEPARATE GREEN GROUNDING CONDUCTOR (GROUNDED TO THE BACK OF THE PANEL) AND CONNECTED TO THE GROUNDING SYSTEM.

A13. CONTRACTOR SHALL COORDINATE AND PARTICIPATE IN FINAL OPERATIONAL TESTING OF ALL SYSTEMS OWNER'S REPRESENTATIVES AND THE ENGINEER OF RECORD.

A14. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

A15. NOTE: ALL NEW EQUIPMENT AND DEVICES SHALL BE FULLY COMPATIBLE WITH THE EXISTING SYSTEM(S).

A16. THE CONTRACTOR SHALL USE CAUTION AND BE SOLELY RESPONSIBLE FOR LOCATION OF ALL EXISTING BURIED UTILITIES OR SYSTEMS PRIOR TO COMMENCING ANY EXCAVATION. EMPLOY AN UNDERGROUND SERVICE LOCATION FIRM TO ENSURE THAT EXISTING UNDERGROUND UTILITIES ARE ACCURATELY LOCATED AND MARKED THEY WILL NOT BE DISTURBED. AT NO ADDITIONAL COST TO OWNER, CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SYSTEMS WHICH OCCURS AS A RESULT OF OPERATIONS PERFORMED UNDER THIS CONTRACT. REPAIRS TO EXISTING UTILITIES SHALL BE MADE USING MATERIALS AND METHODS TO MATCH EXISTING CONSTRUCTION AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO RE-COMMENCE.

A17. CONTRACTOR SHALL VERIFY THAT ALL COMPUTERS BEING MOVED OR REMOVED SHALL BE DISCONNECTED FOR THEIR POWER SOURCE, PRIOR TO WORKING ON THEM.

C. CONDUITS

C1. RACEWAY SIZE SHALL BE 3/4" MINIMUM (EXCEPT FOR FLEX TO LIGHTING FIXTURES).

C10. ALL EMPTY CONDUITS TO BE PROVIDED WITH WIRELIFT STRIPS.

C11. BURIED CONDUITS SHALL NOT BE ALLOWED WITHIN THE OFFICE SPACES, CORRIDORS, LOBBIES, COMMON AREAS, ETC..

D. CONDUCTORS

D1. ALL CONDUCTORS SHALL BE THIN/THIN.

D2. ALL CONDUCTORS SHALL BE COPPER.

D3. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250-22.

D4. ALL CABLES SHALL BE RUN WITHOUT SPLICES EXCEPT OTHERWISE INDICATED.

D5. CONTRACTOR SHALL INSTALL A PULL STRING IN ALL EMPTY CONDUITS AND INCLUDE TAGS IDENTIFYING SYSTEM.

D6. INSULATED CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:

120/200V SYSTEM	277/480V SYSTEM
PHASE "A" BLACK	BROWN
PHASE "B" RED	ORANGE
PHASE "C" BLUE	YELLOW
NEUTRAL WHITE	GRAY WITH WHITE TRACER
GROUND GREEN	GREEN

D7. UNLESS OTHERWISE NOTED, 120V, 200A BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED PER TABLE BELOW:

DISTANCE	WIRE SIZE
0'-0" - 10'	#12 MIN THROUGHOUT CIRCUIT
10'-120'	#10 MIN THROUGHOUT CIRCUIT
121'-240'	#8 MIN THROUGHOUT CIRCUIT
240'+	#6 MIN THROUGHOUT CIRCUIT

D8. UNLESS OTHERWISE NOTED, 277V, 200A BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED PER TABLE BELOW:

DISTANCE	WIRE SIZE
0'-140'	#12 MIN THROUGHOUT CIRCUIT
141'-220'	#10 MIN THROUGHOUT CIRCUIT
221'-340'	#8 MIN THROUGHOUT CIRCUIT
341'+	#6 MIN THROUGHOUT CIRCUIT

E. WIRING DEVICES

E1. RECEPTACLES LOCATED ON WOOD PANELING SHALL BE PURCHASED IN THE SAME COLOR TO MATCH SURROUNDING PANELING.

F. GROUNDING

F1. ALL ELECTRICAL SYSTEMS AND EQUIPMENT SHALL BE GROUNDING AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.

F2. EMT TYPE CONDUIT SHALL NOT BE USED AS THE GROUND GROUP PATH OR FEEDERS TO MOTORS OR TO PANELBOARDS.

F3. PROVIDE PULLED GREEN GROUND WIRE FOR ALL CIRCUITS.

F4. SURGE PROTECTION

F4.1. AT FLUSH MOUNTED PANELS, A SEPARATE FLUSH ENCLOSURE ARRANGEMENT SHALL BE PROVIDED SO THAT INDICATOR LIGHTS ARE VISIBLE AND COVER IS ACCESSIBLE.

F5. POWER DISTRIBUTION EQUIPMENT

F5.1. FOR DISTRIBUTION PANELS USE INSULATED CASE CIRCUIT BREAKERS TYPE.

F5.2. FOR BRANCH PANELBOARDS (BEARING LIGHTING, RECEPTACLES, APPLIANCES, ETC.) USE PANELBOARD CONSTRUCTION WITH BOLT-ON CIRCUIT BREAKERS. LOAD CENTER TYPE (PLUS) OR CONSTRUCTION FOR PANELBOARDS IS NOT ACCEPTABLE.

F5.3. DO NOT USE HALF-SIZE OR TANDEN CIRCUIT BREAKERS.

F4. FUSES AND NON-FUSES DISCONNECTS (SWIFTY SWITCHES) SHALL BE HEAVY DUTY, RATED 240V (AT 120/200V) OR 600 VOLTS (AT 277/480V) A.C.

G. CIRCUITS AND EQUIPMENT IDENTIFICATION

G1. IDENTIFICATION NAMEPLATES SHALL BE IMPRINTED PLASTIC LAMINATE, DO NOT USE TYPE TYPE LABELING. PROVIDE FOR THE FOLLOWING ELECTRICAL DEVICES:

- PANELBOARDS
- TRANSFORMERS
- RELAYS (INDIVIDUALLY MOUNTED)
- CONDUCTORS (INDIVIDUALLY MARKED)
- DISCONNECTS
- ENCLOSED CIRCUIT BREAKERS
- PULLBOUNDS

G2. EACH DISTRIBUTION PANEL, BRANCH PANEL, AND SWITCHBOARD SHALL HAVE ITS DIRECTORY COMPLETELY FILLED IN DIRECTIONS SHALL BE: TESTED CIRCUIT IDENTIFICATION, CIRCUIT IDENTIFICATION, CIRCUIT IDENTIFICATION, LOCATION AND TYPE OF LOAD BEING SERVED.

[illegible]

Diagram illustrating the components of a callout box:

- DETAIL NUMBER
- DETAIL TITLE REFERENCE
- SHEET NUMBER WHERE DETAIL IS REFERENCED
- ADDITIONAL SHEET REFERENCES
- DETAIL NUMBER
- SHEET NUMBER WHERE DETAIL IS REFERENCED

NOTE: ALL SYMBOLS MAY NOT BE USED

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 109 and Chapter 633, Florida Statutes.

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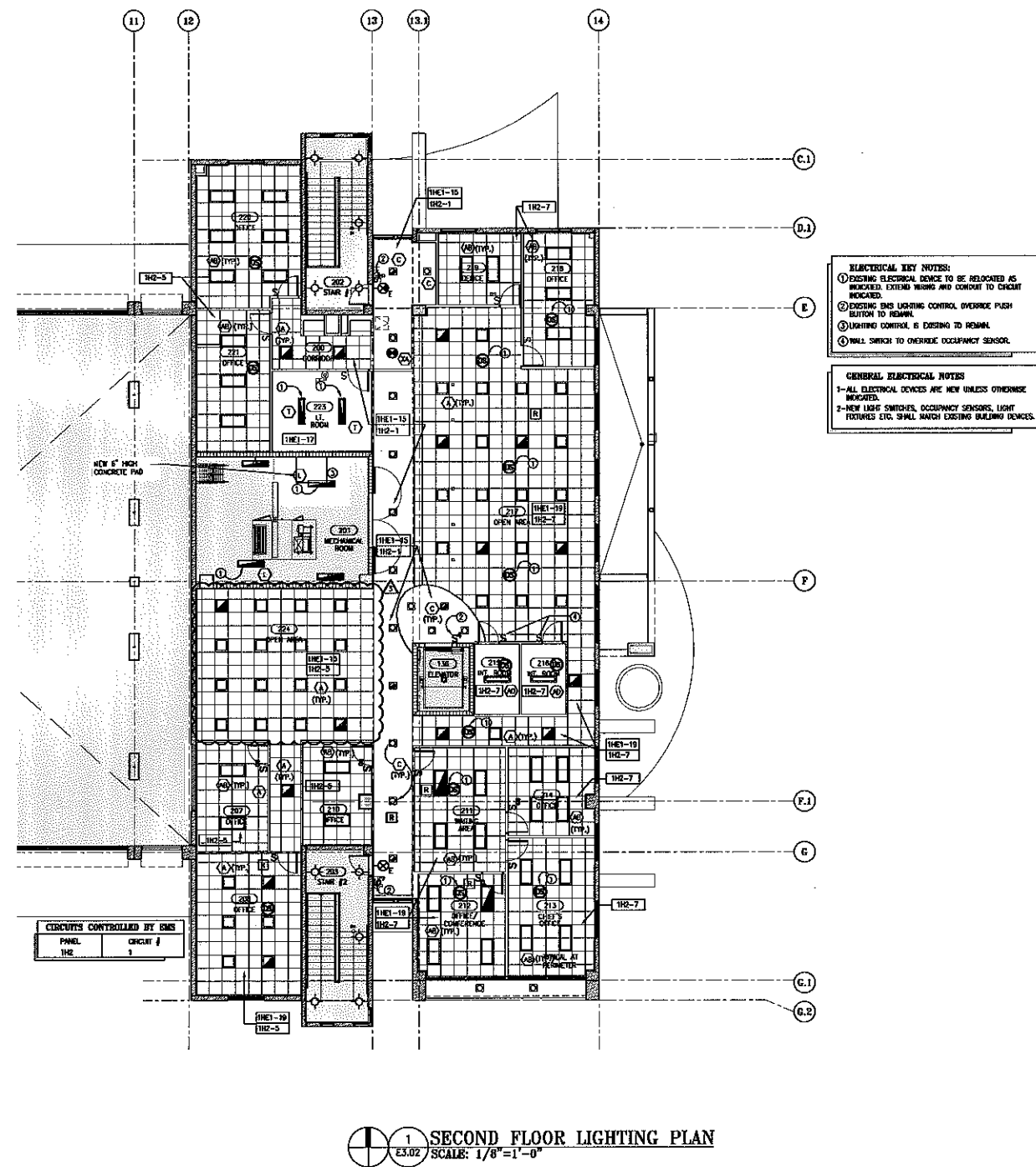


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6100 NW 99 AVENUE DORAL, FL 33178**

SEAL

DANIEL R. BORRUTO, A.E.A. PL. ARCHITECT EL. ARCH. REG. NO. 3054	
VA PROJECT NO.: 21105.02	
ISSUE DATE 03/06/2013	
NO.	REVISION DATE
1	3-13-13
2	04/06/13
DRAWING TITLE	
FLOOR PLAN	
SHEET NUMBER	
E3.02	

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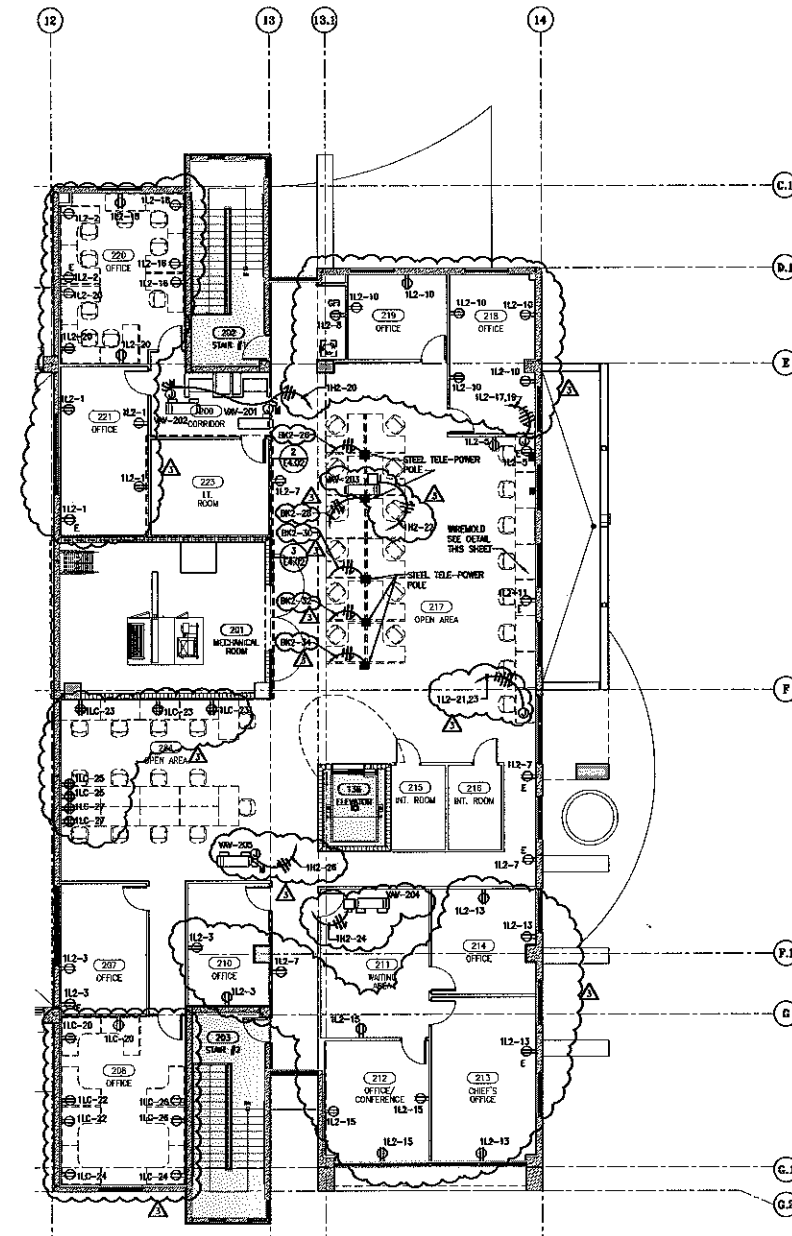
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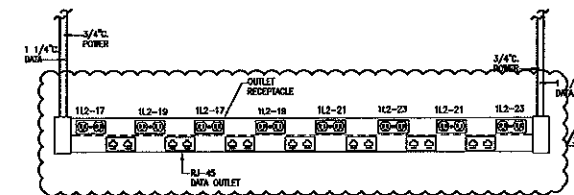
\\City of Dorset - Tenant Improvement\Drawings\Electrical\4.02-DMF-Fielding Apr 08, 2013 - 9:55am MWLEDD

BAYNES & MOULTON, P.E.	
ELECTRICAL ENGINEERS	
P.O. BOX 906, ADELPHI	
WA PROJECT NO.: 21103.02	
ISSUE DATE	
03/09/2013	
NO.	REVISION DATE
	03/13/13
	03/15/13
	04/05/13
DRAWING TITLE	
FLOOR PLAN	
SHEET NUMBER	
E4.02	

4-18-13



 **1 SECOND FLOOR PLAN-POWER**
E4.02 SCALE: 1/8"=1'-0"



WIREMOLD DETAIL
N.T.S.



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WOLFBERG ALVAREZ, P.E.
ELECTRICAL ENGINEER
FLA. REG. NO. 13386

VIA PROJECT NO.: 21109.02

ISSUE DATE

03/08/2013

NO. REVISION DATE

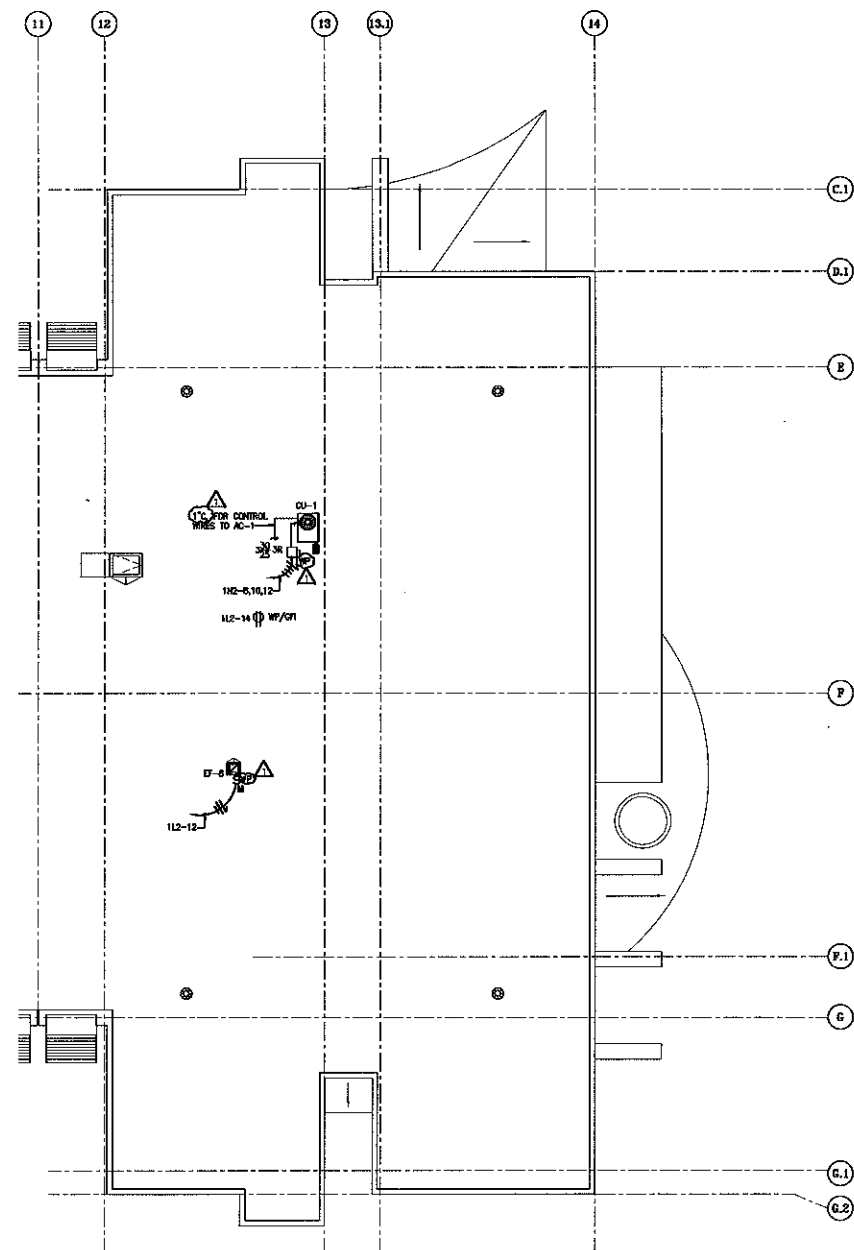
03/13/13

DRAWING TITLE

ROOF PLAN

SHEET NUMBER

E4.03



1 ROOF PLAN - POWER
E4.03
SCALE: 1/8"=1'-0"

4-18-13

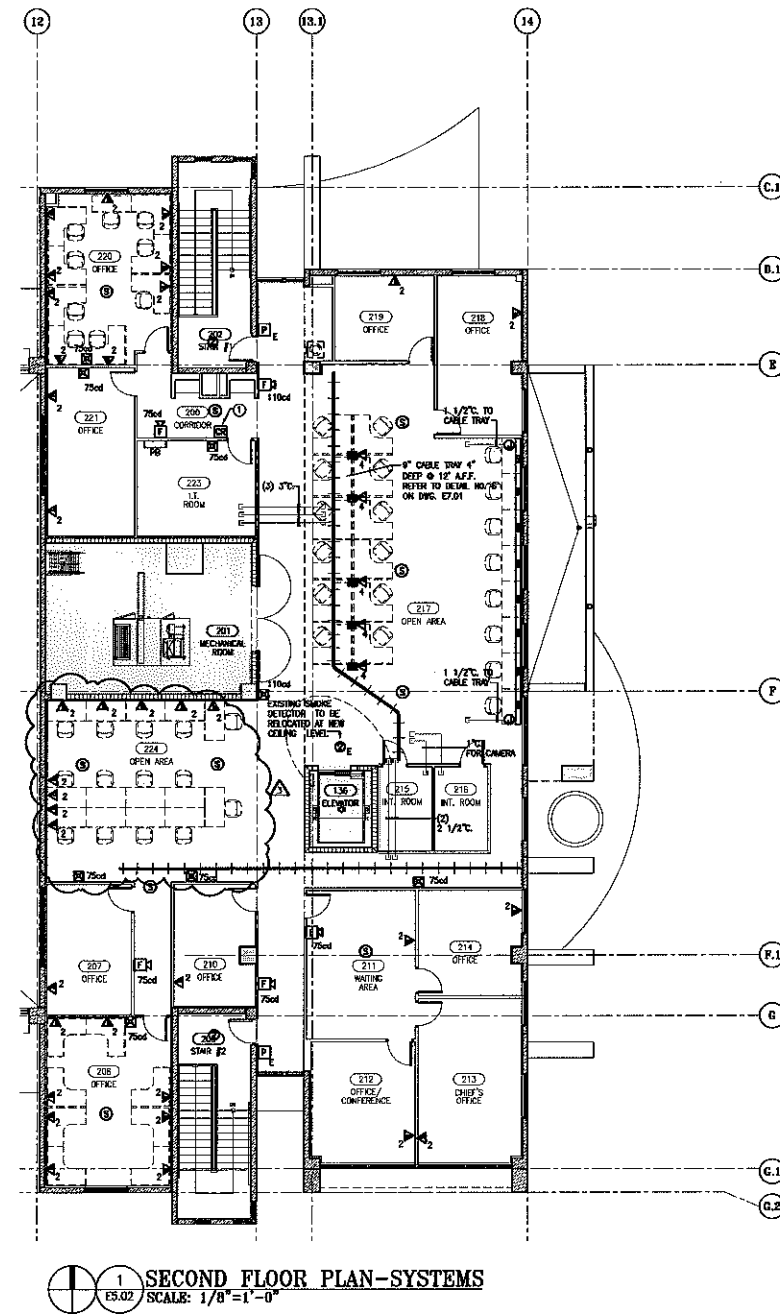
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SEAL.

SHAWNEE A. WILKINSON, P.E. ELECTRICAL ENGINEER P.E. NO. 36,000	
VA PROJECT NO.: 21100.02	
ISSUE DATE 03/06/2013	
NO.	REVISION DATE
1	03/13/13
2	04/05/13
DRAWING TITLE FLOOR PLAN	
SHEET NUMBER E5.02	

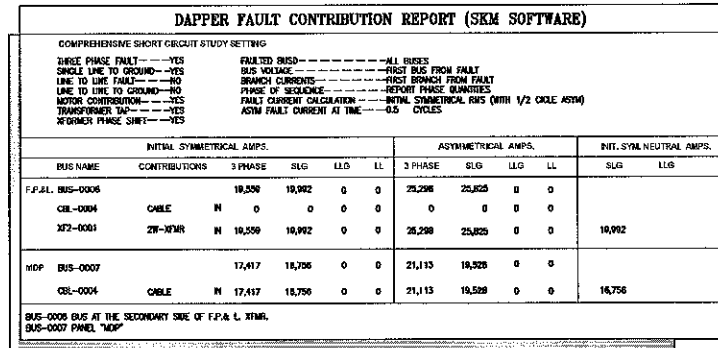
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4-18-13



① CARD READER, REFER TO DETAIL NO. 9 ON DWG. E7.01

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1- ON EACH PANEL BOARD, SWITCHBOARD, A.T.S. METER SOCKET, INDUSTRIAL CONTROL PANEL, DISCONNECT AND ARE LIKELY TO REQUIRE EXAMINATION, PROVIDE LABEL TO READ:

"DANGER"

AND FLASH HAZARD. APPROPRIATE PPE REQUIRED. DO NOT OPERATE CONTROLS OR OPEN COVERS WITHOUT APPROPRIATE PERSONAL PROTECTION EQUIPMENT. FAILURE TO COMPLY MAY RESULT IN INJURY OR DEATH. REFER TO NFPA 70E FOR MINIMUM PPE REQUIREMENTS.

ATS #2 SHALL HAVE PROGRAMED TRANSITION ON TO ALLOW THE RESIDUAL MOTOR VOLTAGE TO DECAY TO 25% OF RATED AND PERMIT SAFE RECONNECTION. (SETTING DELAY 30 SEC.)




(1) EXISTING "WON DUTY TRANSFORMER 600-200/120V, 3PH, 4 WIRES."
 (2) CROCKET BREAKER LABELS AS "PH 2113" SHALL BE REPLACED BY A NEW SHUNT TRIP CIRCUIT BREAKER, 400A, 3P, 4WIR RATED TO MATCH EXISTING PANELBOARD RATING. LABEL AS "PH 2113" TO MATCH EXISTING SHUNT TRIP CIRCUIT BREAKER. (400A, 3P, 4WIR)
 (3) NOT USED.
 (4) NEW 100V DUTY SHUNT CIRCUIT, 100A, 3P, 4WIR, IN NEW 1" ENCLOSURE PROVIDED BY OTHER. NO FUSE LABEL AS "UPS DESC".
 (5) NEW 100V DUTY SHUNT CIRCUIT, 100A, 3P, 4WIR, IN NEW 1" ENCLOSURE PROVIDED BY OTHER. NO FUSE LABEL AS "UPS DESC".
 (6) 12"X12" FUSE PULB. CO.
 (7) NOT USED.
 (8) SAME AS UPS CIRCUIT, PROVIDED BY OWNER.
 (9) BY-PASS SWITCHING PROVIDED BY OWNER, REFER TO DIAGRAM FOR WIRING.
 (10) NEW PANEL "BIO", REFER TO PANEL SCHEDULE FOR DESCRIPTION, LABEL ACCORDINGLY.
 (11) EXISTING PANEL "L2", REFER TO PANEL SCHEDULE FOR DESCRIPTION.



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INCHES & MILLIMETERS ELECTRICAL SYMBOLS P.L. NO. NO. 2308	
WA PROJECT NO: 21105J02	
ISSUE DATE 03/09/2013	
NO.	REVISION DATE
	03/13/13
	03/15/13
	04/05/13
DRAWING TITLE POWER RISER	
SHEET NUMBER E6.01	

APL
4-10-13



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**CITY OF DORAL
TENANT IMPROVEMENTS
PUBLIC WORKS/ POLICE CONVERSION**

6100 NW 99 AVENUE DORAL, FL 33178

SEAL

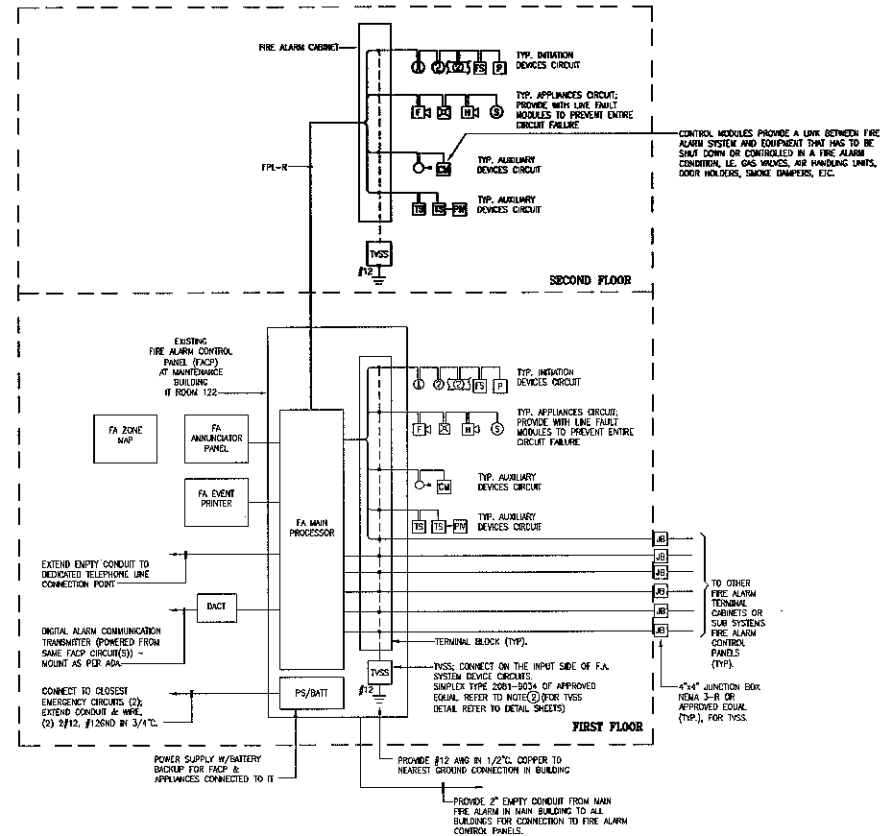
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INCHES A. HELLER, P.E.
ELECTRICAL ENGINEER
FLA. REG. NO. 82066

VIA PROJECT NO.: 21102.02
ISSUE DATE
03/09/2013

NO.	REVISION DATE
03/13/13	
03/15/13	

DRAWING TITLE
RISER DIAGRAMS
SHEET NUMBER
E6.02



FIRE ALARM SYSTEM SEQUENCE OF OPERATION

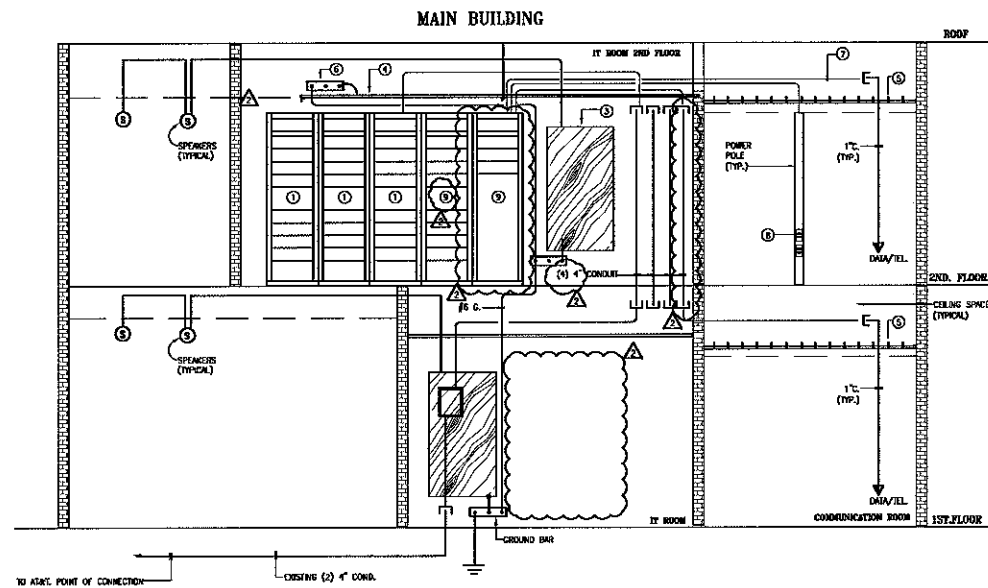
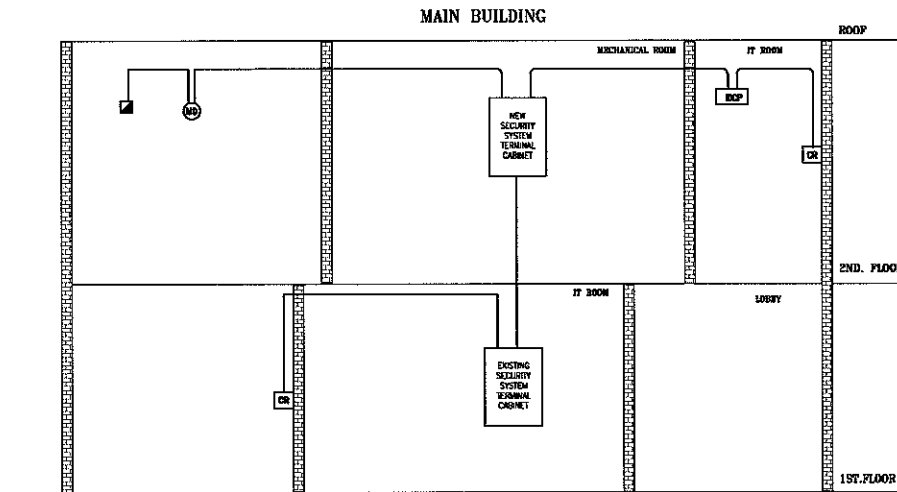
1. MANUAL ACTIVATION OF ANY PULL STATION OR AUTOMATIC ACTIVATION OF ANY AREA SMOKE DETECTOR, DUCT DETECTOR, HEAT DETECTOR, OR WATER FLOW SWITCH (INITIATION DEVICES) SHALL CAUSE AN ALARM TO BE TRANSMITTED IMMEDIATELY TO ACCOMPLISH THE FOLLOWING:
 - a. DISPLAY ALARM AT THE CONTROL PANEL IN THE FACILITY.
 - b. TRANSMIT AN ALARM SIGNAL TO ALL LISTED MONITORING STATION.
 - c. SOUND HORN COMPLIING WITH APPLICABLE CODES THROUGHOUT THE FACILITY.
 - d. ENERGIZE VISUAL ALARMS SHALL BE NON-FLASHING.
 - e. SHUT DOWN VENTILATION AND AIR HANDLING UNITS.
 - f. RELEASE MAGNETIC DOOR LOCKS IN THE PROTECTED FIRE ZONE AREA IN ALARM.
2. IN FACILITIES WITH ELEVATOR, THE FOLLOWING APPLIES:

ACTIVATION OF REQUIRED INITIATION DEVICE IN ELEVATOR LOBBIES, ELEVATOR SHUNTS, OR ELEVATOR MACHINE ROOMS SHALL CAUSE ELEVATOR GARS TO RETURN MONITOR TO A DESIGNATED LOBBY LEVEL AND OTHER ALARM SOUNDING DEVICES SHALL CAPTURE THE ELEVATOR.

 - a. IF THE INITIATION DEVICE AT THE DESIGNATED LOBBY LEVEL IS ACTIVATED, THE GARS SHALL RETURN TO AN ALTERNATE LEVEL PRE-ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
 - b. COMPLY WITH STATE FIRE MARSHALL RULE 4A-47 AND ANSI A17.1.
 - c. PROVIDE A FIREMAN'S HAT WARNING LIGHT AT ELEVATOR CHAIRS ACCORDING TO ANSI A17.1.
 - d. INTERFACE WITH THE AIR HANDLING EQUIPMENT FOR EMERGENCY SHUT-OFF.

FIRE ALARM SYSTEM NOTES

1. FIRE ALARM SYSTEM CONDUITS SHALL BE DEDICATED TO FA SYSTEM WIRING, NO OTHER WIRING SHALL BE ALLOWED WITHIN THESE CONDUITS.
2. SPLICING OF FA CONDUITS AND APPLIANCE CIRCUITS IS NOT ALLOWED.
3. ALL SHUTDOWN FUNCTIONS FOR VAVS, GAS VALVES, ETC. SHALL ACTIVATE UPON GENERAL FIRE ALARM. PROVIDE ALL REQUIRED WIRING, EQUIPMENT AND CONNECTIONS TO IMPLEMENT THE SEQUENCE OF OPERATION. EXCEPT WHERE A GAS OPERATED EMERGENCY GENERATOR EXISTS, THIS PARTICULAR GAS VALVE IS TO REMAIN OPERATIONAL DURING A FIRE ALARM CONDITION.
4. USE EXPANSION FITTINGS CAPABLE OF DEFLECTION ADJUSTMENT FOR CONDUITS CROSSING BUILDING EXPANSION JOINTS.
5. ALL ADA STORIES LOCATED WITHIN THE SAME VIEWING AREA SHALL UTILIZE SYNCHRONIZED FLASHING PER NFPA-72.
6. PROVIDE ALL CONTROL MODULES WITH RELAY FUNCTIONS FOR SHUT-OFF ASSOCIATED WITH EQUIPMENT DESCRIBED IN THE SEQUENCE OF OPERATION.
7. FIRE ALARM SHOP DRAWINGS SHALL INCLUDE THE SEQUENCE OF OPERATION AS PART OF THE SUBMITTAL; WIRING SCHEDULES PAGE SHOWING THE ADDRESS OF ALL DEVICES.
8. MANUFACTURER OF FIRE ALARM SYSTEM SHALL PROVIDE A COPY OF FIRE ALARM SYSTEM SOFTWARE ON COMPACT DISK FORMAT AT END OF PROJECT.
9. MANUFACTURER SHALL PROVIDE PERMANENT TAG AT BASE OF EACH DEVICE (NOT ON DEVICE); INDICATING DEVICE NUMBER FOR SMOKE AND HEAT DETECTORS, PULL STATIONS, REMOTE MODULES AND TRANSFORMERS (PUT ADDRESS DEVICE NUMBER ON BOX).
10. AS PART OF SHOP DRAWING SUBMITTAL, INCLUDE INPUT POWER FOR LIGHTNING/SURGE PROTECTION INSTALLATION WIRING OR CABLEING DIAGRAM TO INCLUDE NAME OF MANUFACTURER AND CATALOG NUMBER OF THIS DEVICE.
11. ALL SYSTEMS SUCH AS INTERCOM, KITCHEN HOOD, SPRINKLER SYSTEM, EXHAUST FAN, FIRE ALARM BOOSTER PANELS, AND ALL WATER FLOW, TANKER OR ANY VALVE POSITION INDICATOR SWITCHES IF ANY, SHALL BE INDIVIDUALLY SUPERVISED AT THE NEW MAIN FIRE ALARM CONTROL PANEL. PROVIDE A REMOTE HEAVY SIGNAL FOR CONVALED INITIATION DEVICES SUCH AS DUCT MOUNTED SMOKE DETECTORS.
12. CONTRACTOR SHALL PROVIDE CONDUIT WITH PULL STRINGS FOR PHONE LINE CONNECTION; COORDINATE (FACP) PHONE LINE CONNECTION.
13. ALL STROKE DEVICES SHALL BE RATED AT 75cd. U.G.O.



KEY NOTES

1. DATA RACK AND EQUIPMENT REMOVED FROM ACTUAL POLICE DEPARTMENT IF ROOM.
2. NOT USED.
3. TELECOM BRACKETS: 3/4" x 4" x 8" PLYWOOD. PROVIDE TWO COATS OF FIRE RETARDANT PAINT.
4. ALUMINUM LADDER RACK CABLE TRAY REFER TO UMG 54.02.
5. 8" CABLE TRAY 4" DEEP.
6. GROUND BAR: PROVIDE BONDING CONDUCTOR TO CABLE TRAY AND RACKS. USE (1) #6 AWG THHN.
7. DATA CABLES: UTP CAT 6 4 PAIR CABLE.
8. FOUR OUTLETS RACK WALL PLATE INSTALLED ON POWER POLE. PROVIDE 2 WALL PLATE FOR TOTAL 8 DATA OUTLETS.
9. EXISTING DATA/EQUIPMENT RACKS RELOCATED FROM FIRST FLOOR IF ROOM.

APC
g/c
4-18-B



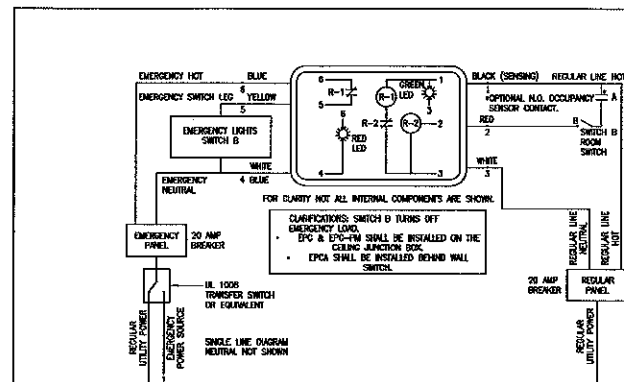
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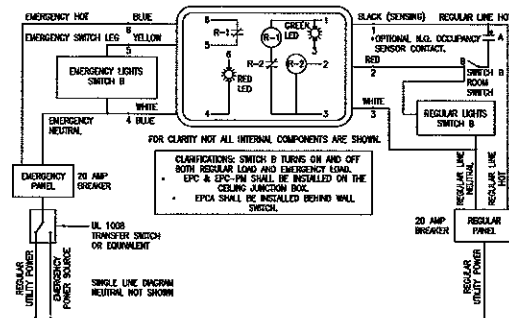
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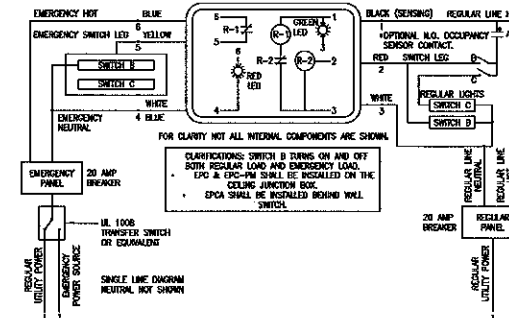
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SHEET NUMBER
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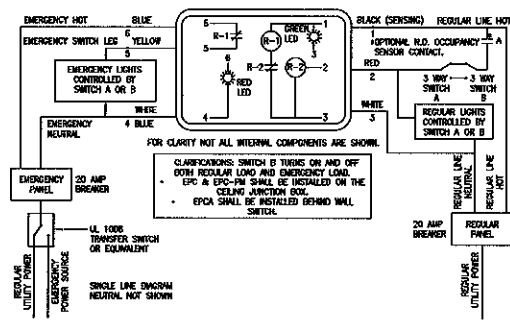
1 EPC, EPC-PM, EPC-A EMERGENCY POWER CONTROL
SINGLE LEVEL SWITCHING - ONE LIGHT IN A ROOM)



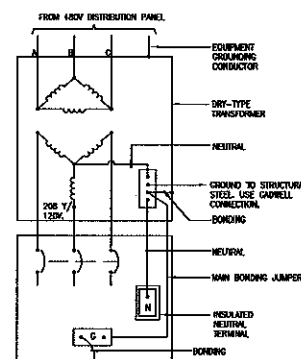
2 EPC, EPC-PM, EPC-A EMERGENCY POWER CONTROL
SINGLE LEVEL SWITCHING - TWO LIGHTS IN A ROOM)



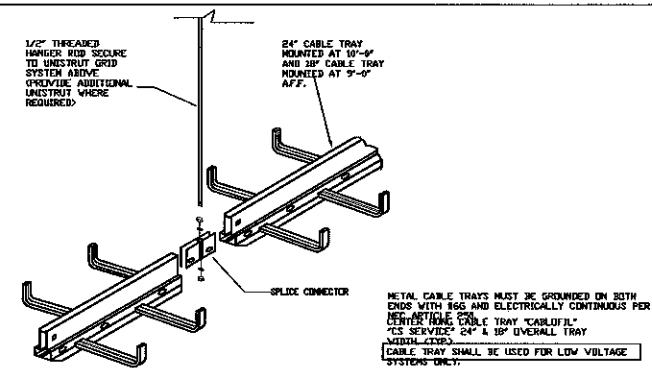
3 EPC, EPC-PM, EPC-A EMERGENCY POWER CONTROL
(DUAL LIGHT LEVEL SWITCHING, 2 SWITCHES)



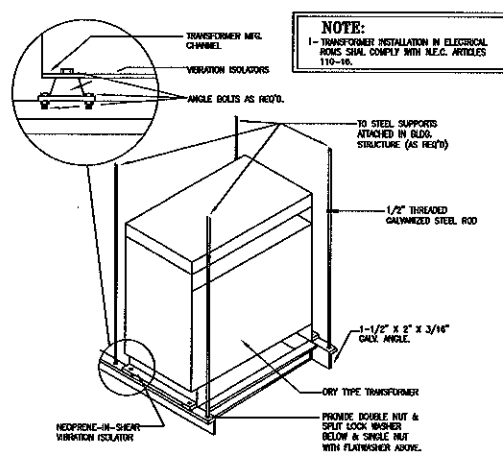
4 EPC, EPC-PM, EPC-A EMERGENCY POWER CONTROL
(TWO 3 WAY SWITCHES IN THE SAME ROOM)



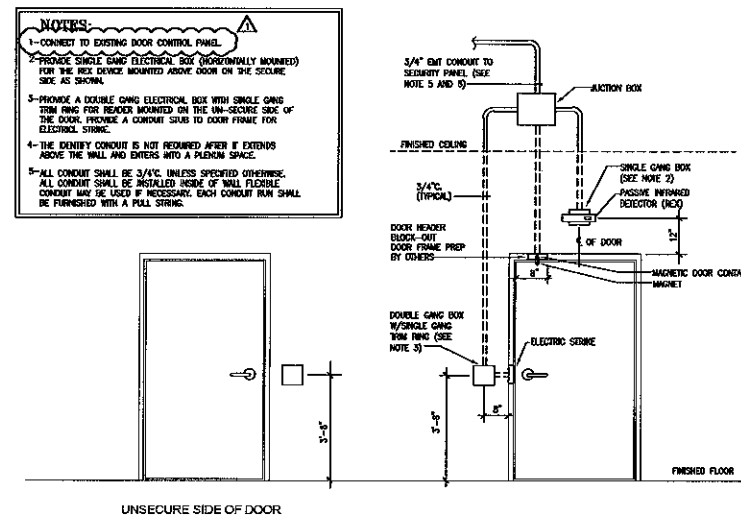
5 TRANSFORMER GROUNDING DETAIL
N.T.S.



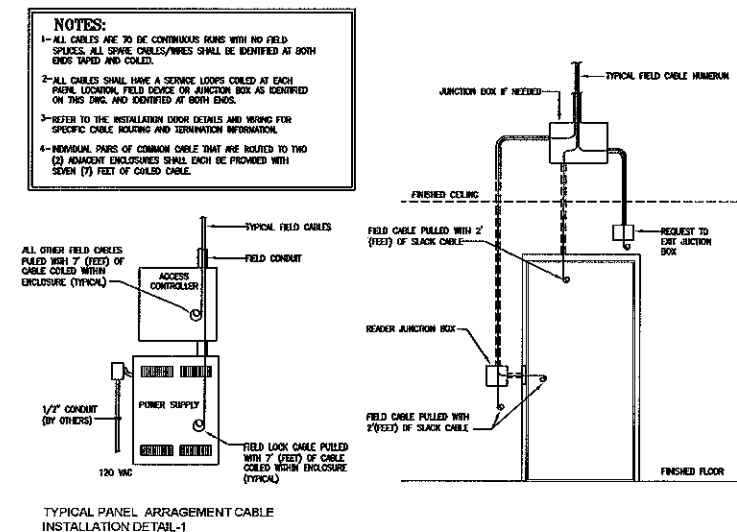
6 CABLE TRAY DETAIL
N.T.S.



7 CEILING HUNG TRANSFORMER INSTALLATION DETAIL
N.T.S.



8 TYPICAL SECURITY DOOR DETAIL
N.T.S.



9 TYPICAL SECURITY DOOR DETAIL
N.T.S.

APC
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4-18-13

6100 NW 99 AVENUE DORAL, FL 33178

MANUFACTURER'S SCHEDULE

TYPE: DEMONIC

AC RATING: 40
VOLTAGE: 277
VOLTAGE: 480
PHASE 3

3 X 400's
V
V
V

MINIMUMS REQUIRED

ACR: 250
ACR: 250
S.E. RATED: 500
O.P. POINT: 80
BENT TRIP: 100
METER: 500

PANEL NAME:

LOCATION: MECH ROOM 2ND F
JUNCTION: SURFACE
MCM TYPE: 1
THW: 20-85
DEPTH: 6

1142 - EXISTING

MINIMUM PERM. / EXISTING SIZE:

IDENTIFICATION

1. LIGHTING (CONDUIT) (30-100) 2
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H V A C S Y M B O L S A N D A B B R E V I A T I O N S

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	PE	PNEUMATIC-ELECTRIC SWITCH
AP	ACCESS PANEL	PSI	POUNDS PER SQUARE INCH
A/C	AIR CONDITIONING UNIT	QTY.	QUANTITY
ACCU	AIR COOLED CONDENSING UNIT	QF	QUICK FILL
ACC	AIR COOLED CONDENSER	R/A	RETURN AIR
AHU	AIR HANDLING UNIT	RG	RETURN GRILLE
ARCH	ARCHITECTURAL	RR	RETURN REGISTER
AH	AIR INTAKE HOOD	RA	REVERSE ACTING
		RPM	REVOLUTIONS PER MINUTE
BD	BACKDRAFT DAMPER	RM	ROOM
BOD	BOTTOM OF DUCT	S/D	SMOKE DAMPER
BOP	BOTTOM OF PIPE	SEF	SMOKE EVACUATION FAN
B	BOILER	SA	SOUND ATTENUATOR
B/A	BY-PASS AIR	SD	SPLITTER DAMPER
BTU	BRITISH THERMAL UNIT	SP	STATIC PRESSURE
		S/A	SUPPLY AIR
CLG	CEILING	SF	SUPPLY FAN
CD	CEILING DIFFUSER	SG	SUPPLY GRILLE
CG	CEILING GRILLE	SR	SUPPLY REGISTER
CR	CEILING REGISTER		
CHWP	CHILLED WATER PUMP	TR	TOP REGISTER
CWP	CONDENSER WATER PUMP	TP	TOTAL PRESSURE
CJ	CONDENSING UNIT	TG	TRANSFER GRILLE
CT	COOLING TOWER	TYP	TYPICAL
CFM	CUBIC FEET PER MINUTE	UH	UNIT HEATER
CH	CABINET HEATER	UV	UNIT VENTILATOR
C.O.P.	CHILLER OPERATING PANEL	VAV	VARIABLE AIR VOLUME
		ZW, 3W	2-WAY, 3-WAY, ETC.
DIFF	DIFFUSER	WB	WET BULB TEMPERATURE, °F
DPT	DIFFERENTIAL PRESSURE TRANSMITTER	WP	WORKING PRESSURE
DA	DIRECT ACTING	WCC	WATER COOLED CONDENSER
DG	DOOR GRILLE	WCCU	WATER COOLED CONDENSING UNIT
DN	DOWN		
DWG	DRAWING	—PCHWR—	PRIMARY CHILLED WATER RETURN
DB	DATA GATHERING PANEL	—PCHWS—	PRIMARY CHILLED WATER SUPPLY
DOP		—CHWR—	CHILLED WATER RETURN
		—CHWS—	CHILLED WATER SUPPLY
EA	EACH	—A—	COMPRESSED AIR
EP	ELECTRIC-PNEUMATIC SWITCH	—C—	CONDENSATE
ELEC	ELECTRICAL	—CWR—	CONDENSER WATER RETURN
EL	ELEVATION	—CWS—	CONDENSER WATER SUPPLY
EQ	EQUAL	—RG—	REFRIGERANT, HOT GAS
EAT	ENTERING AIR TEMPERATURE	—RL—	REFRIGERANT, LIQUID
EW	ENTERING WATER TEMPERATURE	—RS—	REFRIGERANT, SUCTION GAS
EXH	EXHAUST	—RGP—	REFRIGERANT, HOT GAS PUMPOUT
E/A	EXHAUST AIR	—RLP—	REFRIGERANT LIQUID PUMPOUT
EF	EXHAUST FAN	—HWR—	HOT WATER RETURN
ESP	EXTERNAL STATIC PRESSURE	—HWS—	HOT WATER SUPPLY
ECH	ELECTRIC CHILLER	—V—	VENT
EMCHWS/R	EMERGENCY HOOD-UP CHILLED WATER SUPPLY/RETURN PIPES	—FOR—	FUEL OIL RETURN
		—FOS—	FUEL OIL SUPPLY
FCU	FAN COIL UNIT	—FOV—	FUEL OIL VENT
FPM	FEET PER MINUTE	—G—	GAS
FD	FIRE DAMPER	—BO—	BOILER BLOW-OFF
FC	FLEXIBLE CONNECTION	—HPS—	HIGH PRESSURE STEAM SUPPLY
FM	FLOWMETER	—HTWR—	HIGH TEMPERATURE WATER RETURN
		—HTWS—	HIGH TEMPERATURE WATER SUPPLY
GPM	GALLONS PER MINUTE	—CPR—	CONDENSATE PUMPED RETURN
HD	HALON DAMPER	—LPS—	LOW PRESSURE STEAM SUPPLY
HV	HEATING VENTILATING UNIT	—MPS—	MEDIUM PRESSURE STEAM SUPPLY
HWP	HOT WATER PUMP	—MTWR—	MEDIUM TEMPERATURE WATER RETURN
		—MTWS—	MEDIUM TEMPERATURE WATER SUPPLY
IR	INFRARED HEATER		
I.D.	INSIDE DIMENSION		
KW	KILOWATT		
LVG	LEAVING		
LAT	LEAVING AIR TEMPERATURE		
LWT	LEAVING WATER TEMPERATURE		
LF	LINEAR FEET		
LG	LONG		
M/A	MAKE-UP AIR		
MVD	MANUAL VOLUME DAMPER		
MAX.	MAXIMUM		
MECH	MECHANICAL		
MER	MECHANICAL EQUIPMENT ROOM		
MEZZ	MEZZANINE		
MOD	MOTOR OPERATED DAMPER		
MOV	MOTOR OPERATED VALVE		
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR		
NPSH	NET POSITIVE SUCTION HEAD		
NC	NOISE CRITERIA		
NIC	NOT IN CONTRACT		
OPNG	OPENING		
OBD	OPPOSED BLADE DAMPER		
O/A	OUTSIDE AIR		
OSA	OUTSIDE SUPPLY AIR		
OIP	OPENING IN PARTITION ABOVE CEILING		

PIPING SYMBOLS

	GLOBE VALVE		GATE VALVE
	GRADE PIPING DOWN IN DIRECTION OF ARROW		GAUGE COCK
	MECHANICAL COUPLING		BUTTERFLY VALVE
	OS & Y (GATE VALVE)		MOTOR OPERATED BUTTERFLY VALVE
	PET COCK OR GATE		TEST STATION CONNECTION POINT
	PIPE GUIDE		FLOW STRAIGHTENER
	PIPE ANCHOR		PRESSURE TAPPING IN CHILLER BARREL
	PLUG VALVE		Y-TYPE STRAINER W/2-1/2" FIRE HOSE CONNECTION
	PRESSURE GAUGE		PRESSURE SWITCH
	PRESSURE REDUCING VALVE		EXISTING PIPING TO REMAIN
	PRESSURE REDUCING VALVE STATION		EXISTING PIPING TO BE REMOVED
	PRESSURE RELIEF VALVE		PNEUMATIC FLOW CONTROL VALVE
	PRIMARY FLOW ELEMENT (ORIFICE PLATE)		CURRENT TO PNEUMATIC TRANSDUCER
	PRIMARY FLOW ELEMENT (VENTURI, FLOW TUBE)		PLATINUM TEMPERATURE TRANSMITTER
	MAGNETIC FLOW METER		POINT OF CONNECTION NEW TO EXISTING
	SOLENOID VALVE		LIMIT OF DEMOLITION
	TEE DOWN		
	TEE UP		
	THERMOMETER		
	THERMOMETER WELL		
	TRAP		
	UNION		
	2-WAY AUTOMATIC CONTROL VALVE		
	3-WAY AUTOMATIC CONTROL VALVE		
	ANGLE VALVE		
	AUTOMATIC AIR VENT (AAV)		
	BALANCING VALVE		
	BALL JOINT		
	BALL VALVE		
	BASKET STRAINER		
	Y-TYPE STRAINER WITH HOSE BIBB VALVE		
	PIPE CAP		
	CHECK VALVE		
	COMBINATION PRIMARY FLOW ELEMENT & BALANCING VALVE		
	CONCENTRIC REDUCER		
	DRAIN VALVE (GATE VALVE WITH HOSE COUPLING)		
	ECCENTRIC REDUCER		
	ELBOW UP		
	ELBOW DOWN		
	EXPANSION LOOP		
	FLANGED PIPE END		
	FLEXIBLE PIPE CONNECTION (WITH CONTROL RODS)		
	EXPANSION COMPENSATOR (BELLAWS TYPE)		
	FLOW CONTROL VALVE		
	FLOW SWITCH		

NOTES:

- THIS IS A MASTER SHEET FOR SYMBOLS APPLICABLE TO THIS PROJECT REFER TO THE DRAWINGS.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ACTUAL LOCATION OF ALL AIR DISTRIBUTION DEVICES AND ACCESS PANELS.
- FOR CLARITY NOT ALL LINED DUCTWORK HAS BEEN IDENTIFIED WITH THE APPROPRIATE SYMBOL. REFER TO PROJECT SPECIFICATIONS FOR DISTRIBUTION DUCTWORK REVENING LINES.
- ALL DUCT DIMENSIONS ARE CLEAR INSIDE DIMENSIONS.
- COORDINATE ALL ROOF PENETRATIONS W/STRUCTURAL/ARCHITECTURAL DRAWINGS.

DUCTWORK

	MANUAL VOLUME DAMPER		FIRE DAMPER
	SMOKE DAMPER		BACKDRAFT DAMPER
	MOTOR OPERATED DAMPER		COMBINATION FIRE/SMOKE DAMPER
	CUBIC FEET PER MINUTE		CAPPED END
	ROUND DUCT		OVAL DUCT
	UNDERCUT DOOR		VARIABLE AIR VOLUME TERMINAL UNIT (VAV) SYMBOL
	VARIABLE AIR VOLUME TERMINAL UNIT WITH ELECTRICAL HEATER		VARIABLE AIR VOLUME TERMINAL UNIT WITHOUT ELECTRICAL HEATER
	SECTION SYMBOL		SECTION No.
	SHEET WHERE SHOWN		SUPPLY OR PRECONDITIONED OUTSIDE AIR DUCT
	RETURN OR EXHAUST AIR DUCT		INTERNALLY LINED DUCTWORK
	VANED ELBOW		RADIUS ELBOW
	SOUND ATTENUATORS		CEILING DEVICE TYPE
	AIR QUANTITY		CEILING DIFFUSER, 4-WAY UNLESS SHOWN OTHERWISE
	THERMOSTAT		THERMOSTAT SENSOR
	CEILING RETURN GRILLE W/ROOM TEMPERATURE SENSOR		EXISTING DUCTWORK TO REMAIN
	EXISTING DUCTWORK TO BE REMOVED		NEW DUCTWORK
	RISE IN DUCT IN THE DIRECTION OF AIRFLOW		DROP IN DUCT IN THE DIRECTION OF AIRFLOW
	FLEXIBLE CONNECTION		HOT WATER COIL
	ELECTRIC DUCT HEATER		90 BRANCH TAKE-OFF W/MVD
	FLEXIBLE DUCT		SMOKE DETECTOR
	CONTROL AIR MAIN		HUMIDISTAT
	REDUCER		DIRECTION OF FLOW IN DUCT OR PIPE

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SEAL
MARIO R. GUTIERREZ, P.E.
FL. MECHANICAL ENGINEER
NO. 10487
WA PROJECT NO: 2110322
ISSUE DATE
03/08/2013
NO. REVISION DATE
DRAWING TITLE
LEGEND
SHEET NUMBER
M1.01

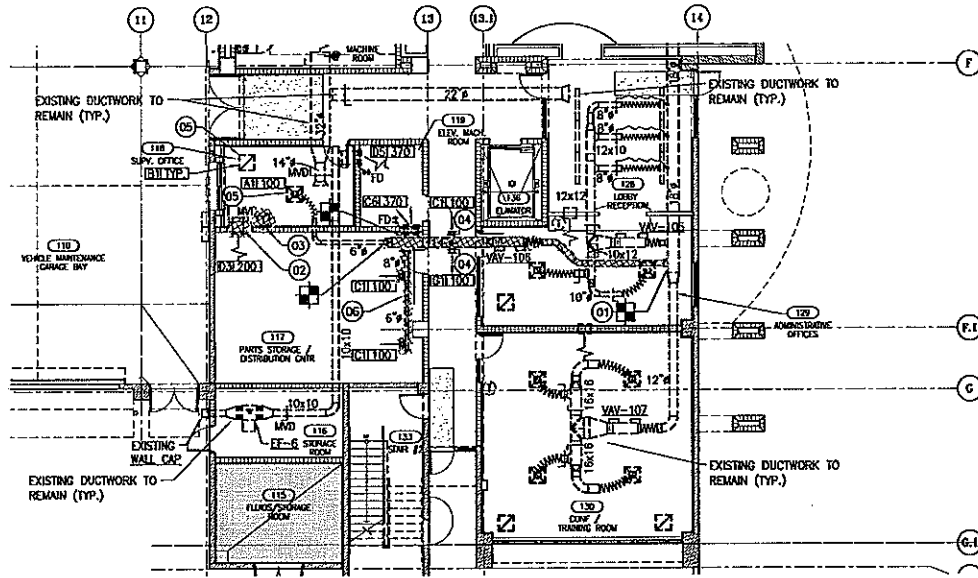
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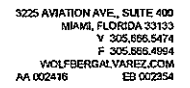


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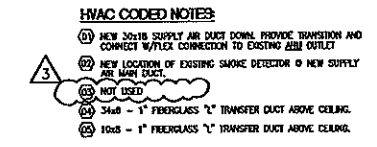




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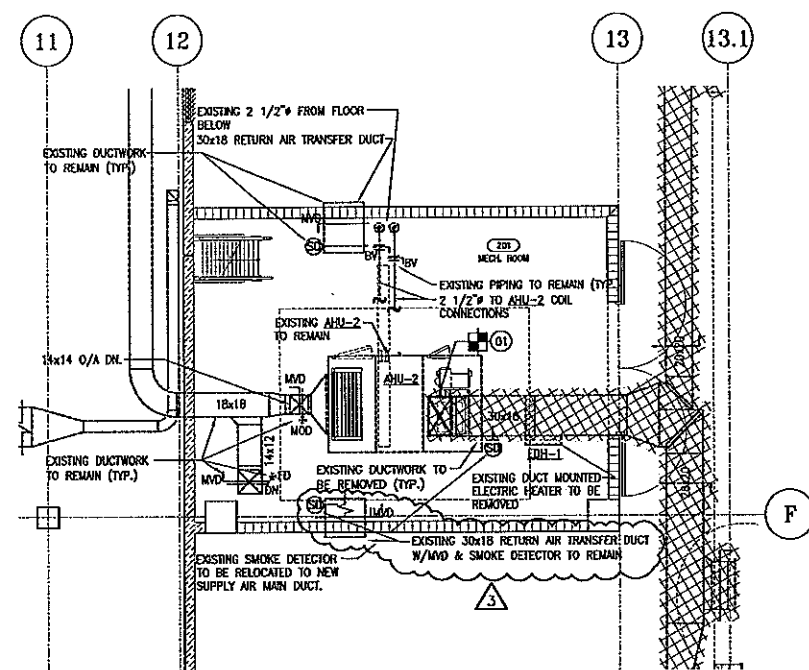
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MARIO M. GUTIERREZ, P.E.	
R.L. MECHANICAL ENGINEER	
REG. NO. 30467	
WA PROJECT NO.: 21103J22	
ISSUE DATE	
03/08/2013	
NO.	REVISION DATE
A	03/13/13
B	04/05/13
DRAWING TITLE	
PARTIAL SECOND FLOOR PLAN	
SHEET NUMBER	
M3.02	



To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 109 and Chapter 633, Florida Statutes.

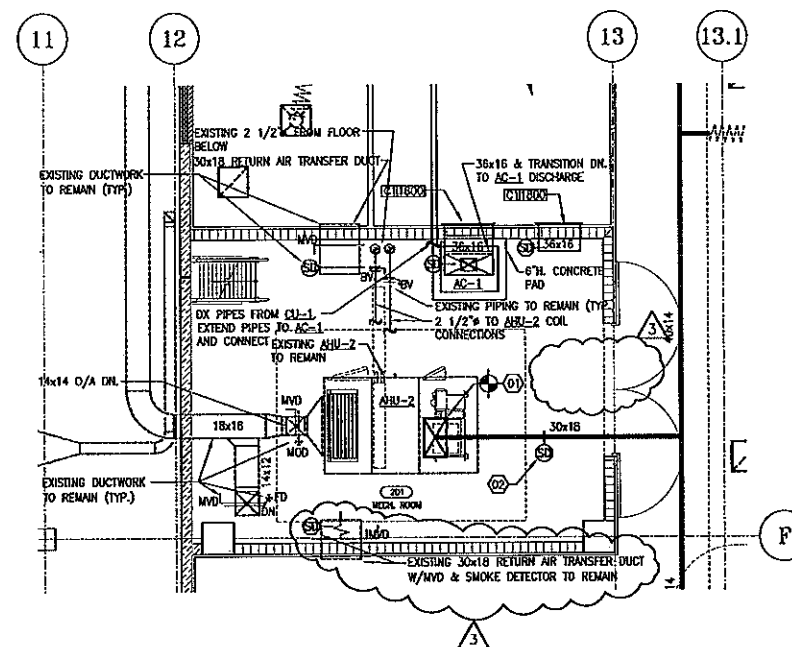
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ENLARGED MECHANICAL ROOM No. 201 - DEMOLITION PLAN
SCALE: 1/4"=1'-0" SECOND FLOOR

HVAC DEMOLITION CODED NOTES:

- ① REMOVE EXISTING SUPPLY AIR DUCT DOWNSTREAM FROM AHU
OUTLET.



1
M4.01

ENLARGED MECHANICAL ROOM No. 201 PLAN
SCALE: 1/4" = 1'-0" SECOND FLOOR

HVAC CODED NOTES:

- 01 NEW 30x18 SUPPLY AIR DUCT DOWN. PROVIDE TRANSITION AND CONNECT W/FLEX CONNECTION TO EXISTING AHU OUTLET
- 02 NEW LOCATION OF EXISTING SMOKE DETECTOR @ NEW SUPPLY AIR MAIN DUCT.
- 03 NOT USED



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MARCO N. GATHERER, P.E.
FL. MECHANICAL ENGINEER
REG. No. 10487

IWA PROJECT NO.: 21103.02

ISSUE DATE

03/08/2013

NO.	REVISION DATE
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03/13/13

04/05/13

DRAWING TITLE
ENLARGED PLANS

SHEET NUMBER

M4.01

SEAL

MARCO M. SUTHERLAND, P.E. FL. MECHANICAL ENGINEER REG. No. 10687	
WA PROJECT NO.: 21103.02	
ISSUE DATE 03/08/2015	
NO.	REVISION DATE
A	03/15/13
DRAWING TITLE SCHEDULE	
SHEET NUMBER M5.01	

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4-18-13

UNIT DESIGNATION	AC-1
AREA SERVED	IT ROOM #223
REFRIGERANT TYPE	R-410A
LOCATION	MECH. ROOM #201
OPERATING WEIGHT, POUNDS	420
DESIGN MANUFACTURER MODEL NO.	LAH040A
TOTAL AIR, CFM	1800
OUTSIDE AIR, CFM	N/A
EXTERNAL STATIC PRESSURE IN W.G.	1
FAN MOTOR HP (NON-OVERLOAD)	2
ELECTRICAL SERVICE-VOLTS /PH/HZ	460 /3/60Hz
GRAND TOTAL CAPACITY, MBH	72.6
TOTAL SENSIBLE CAPACITY, MBH	49.3
ENTERING AIR TEMPERATURE, °F DB/ WB	80/67
LEAVING AIR TEMPERATURE, °F DB/ WB	54.9/53.9
TYPE	PLEATED
EFFICIENCY	MERV 7
QUANTITY AND SIZE	2 - 16x20x2
UNIT DESIGNATION	CU-1
LOCATION	ROOF
NUMBER OF COMPRESSORS	1
CONDENSER FAN-TYPE	PROPELLER
ASHRAE 90.1 SE.A.1 COMPLIANT	YES
CEILING / SEER RATING	11.0 / 13.75
AIRBENT AIR TEMPERATURE °F DB	95
OPERATING WEIGHT, POUNDS	226
ELECTRICAL SERVICE REQUIRED	460 /3/60Hz
DESIGN MANUFACTURER MODEL NO.	RC506F78B
NOTES & ACCESSORIES	12345
DESIGN MANUFACTURER	McQUAY

ALL CONDENSING UNITS SHALL HAVE THE CASINGS AND THE CONDENSER COIL COATED WITH ADSIL-AD35 BY FIRST COAST MICROGUARD SYSTEMS, INC., JACKSONVILLE, FLORIDA, 904-265-8427, OR EQUIVALENT

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	✓	
FIRE DAMPER (S)	✓ (*)	
SMOKE DAMPER (S)		✓
FIRE RATED ENCLOSURE	✓ (*)	
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		✓
FIRE STOPPING	✓ (*)	
SMOKE CONTROL		✓

UNIT DESIGNATION	DF-B
AREA SERVED	GENERAL EXHAUST
SERVICE	EXHAUST
LOCATION	
FAN TYPE	DOWNBLAST CENTRIFUGAL
DRIVE TYPE	DRS21
TOTAL AIR, CFM	500
EXTERNAL STATIC PRESS., IN. W.G.	0.50
FAN SPEED, RPM	1550
FAN BRAKE HORSEPOWER (MAX.)	—
FAN MOTOR HP (NON-OVERLOAD)	1/8
ELECTRICAL SERVICE (OVERHEAD)	120V/1/60
OPERATING WEIGHT, LBS.	58
ACCESSORIES	1129
NOTES	(A) (B)
DESIGN MANUFACTURER	COOK
DESIGN MANUFACTURER'S MODEL	ACE-D
DESIGN MANUFACTURER'S NUMBER	10E19

- ① DISCONNECT SWITCH
- ② BACKDRAFT DAMPER
- ③ FAN SPEED CONTROLLER
5A, 120V PREWIRED.

(A) DWS CONTROLLED, INTERLOCK
EF-8 WITH AHJ-2

(B) NEW FAN TO BE INSTALLED ON
AN EXISTING ROOF CURB.
CONTRACTOR TO VERIFY &
PROVIDE ROOF CURB ADAPTER
IF REQUIRED.

UNIT DESIGN.	OCCUPIED MODE CFM		VAV BOX CATALOGED CFM	INLET SIZE INCHES	HEATING COIL KW	HEATING STAGES	ELECTRICAL SERVICE AVAILABLE	METALLURE MODEL NO.	REMARKS
	MAX.	MIN.							
VAV-106	1200	360	1950	12	3.0	2	277/19/60	TH-512	
VAV-201	1800	540	1950	12	---	--	---	TH-512	
VAV-202	160	50	450	6	0.5	1	277/19/60	TH-506	
VAV-203	450	135	900	8	1.5	1	277/19/60	TH-508	
VAV-204	145	50	450	6	1.0	1	277/19/60	TH-506	
VAV-205	420	125	900	8	1.5	1	277/19/60	TH-508	
VAV-206	840	250	1200	10	2.0	1	277/19/60	TH-510	
VAV-207	1500	450	1950	12	5.0	2	277/19/60	TH-512	
VAV-208	100	30	450	6	2.0	1	277/19/60	TH-506	
VAV-209	500	150	900	8	1.5	1	277/19/60	TH-508	
VAV-210	120	35	450	6	0.5	1	277/19/60	TH-506	
VAV-211	470	140	900	8	1.5	1	277/19/60	TH-508	
VAV-212	210	65	450	6	1.0	1	277/19/60	TH-506	
VAV-213	330	100	450	6	1.5	1	277/19/60	TH-506	
VAV-214	100	30	450	6	0.5	1	277/19/60	TH-506	
VAV-215	90	30	450	6	0.5	1	277/19/60	TH-506	
VAV-216	220	70	450	6	0.5	1	277/19/60	TH-506	

- ① MINIMUM PRESSURE DROP REQUIRED AT VAV BOX INLET = 1"
- ② MAXIMUM VAV BOX N.C. LEVEL WITHOUT ATTENUATION = 30
- ③ VAV BOX MANUFACTURER TO PROVIDE 277 TO 24 VOLT TRANSFORMER COORDINATE WITH ELECTRICAL CONTRACTOR.

TYPE	CFM RANGE	DESCRIPTION SERVICE	NECK SIZE IN.	FACE SIZE IN.	DESCRIPTION		REMARKS
					FACE TYPE	N.G.	
A1	0 - 160	SUPPLY	6	24x24	PERFORATED FACE	30	CEILING SUPPLY DIFFUSER
A2	165 - 240	SUPPLY	8	24x24	PERFORATED FACE	30	CEILING SUPPLY DIFFUSER
A3	245 - 320	SUPPLY	10	24x24	PERFORATED FACE	30	CEILING SUPPLY DIFFUSER
A4	325 - 400	SUPPLY	12	24x24	PERFORATED FACE	30	CEILING SUPPLY DIFFUSER
A5	405 - 530	SUPPLY	14	24x24	PERFORATED FACE	30	CEILING SUPPLY DIFFUSER
A6	535 - 700	SUPPLY	16	24x24	PERFORATED FACE	30	CEILING SUPPLY DIFFUSER
B1	0 - 1000	RETURN	22x22	24x24	EGG CRATE (CUBE CORE)	30	CEILING RETURN REGISTER
C1	1505 - 2000	SUPPLY	36x16	-----	EGG CRATE (CUBE CORE)	30	SIDEWALL SUPPLY/RETURN REGISTER
D1	0 - 100	RETURN/EXH	8x6	-----	FIXED 45° HORIZ. BARS	30	SIDEWALL RETURN/EXHAUST REGISTER
D8	805 - 2250	RETURN/EXH	18x24	-----	FIXED 45° HORIZ. BARS	30	SIDEWALL RETURN/EXHAUST REGISTER
E1	0 - 160	SUPPLY	6	24x24	EGG CRATE	30	CEILING EXHAUST REGISTER
E2	165 - 240	SUPPLY	8	24x24	EGG CRATE	30	CEILING EXHAUST REGISTER
E3	245 - 320	SUPPLY	10	24x24	EGG CRATE	30	CEILING EXHAUST REGISTER
E4	325 - 400	SUPPLY	12	24x24	EGG CRATE	30	CEILING EXHAUST REGISTER
E5	405 - 530	SUPPLY	14	24x24	EGG CRATE	30	CEILING EXHAUST REGISTER
F1	0 - 75	SUPPLY	6x6	-----	ROUND PERFORATED HOLES	30	MAXIMUM SECURITY GRILLES
G1	0 - 75	RETURN	9x6	-----	ROUND PERFORATED HOLES	30	MAXIMUM SECURITY GRILLES

UNIT DESIGNATION	AHU-1	AHU-2
AREA SERVED	FIRST FLOOR	SECOND FLOOR
FBC MECHANICAL TABLE 403.3	20 CFM/PERSON	20 CFM/PERSON
NUMBER OF PERSONS SERVED	45	57
OUTSIDE AIR CFM PER PERSON	20	20
TOTAL OUTSIDE AIR CFM REQUIRED	900	1140
TOTAL OUTSIDE AIR CFM PROVIDED	900	1140

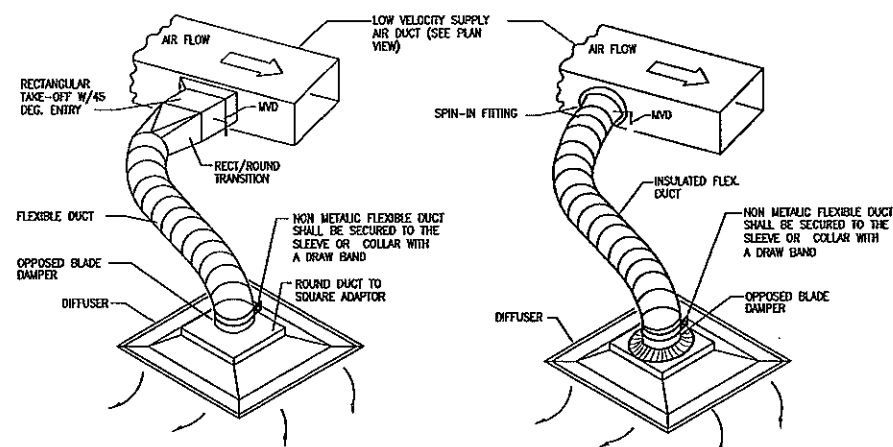
AS REQUIRED BY FLORIDA BUILDING CODE MECHANICAL 2010, ARTICLE 301.12 ALL MECHANICAL EQUIPMENT, APPLIANCES AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES ON THE EQUIPMENT AND THE SUPPORTS AS DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, BUILDING. ROOF MOUNTED MECHANICAL UNITS AND SUPPORTS SHALL BE SECURED TO THE STRUCTURE.

FLORIDA BUILDING CODE 2010, ARTICLE 1620.2
REQUIRES THAT WIND VELOCITIES (3-SECOND GUST)
USED IN STRUCTURAL CALCULATIONS SHALL BE 175
MILES PER HOUR IN MIAMI-DADE COUNTY.

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 109 and Chapter 633, Florida Statutes.

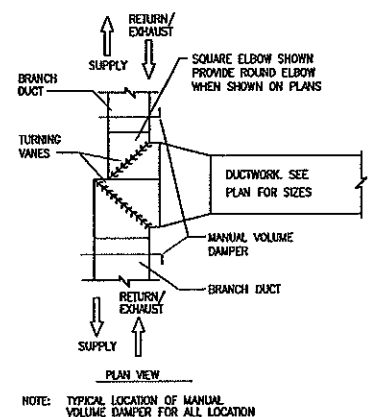


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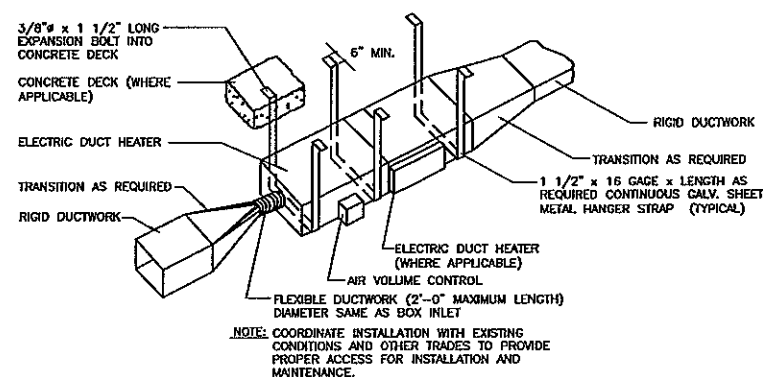


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N8.01

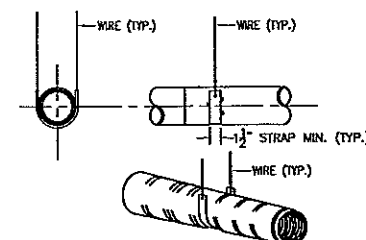
FLEXIBLE DUCT CONNECTION DETAIL
SCALE: N.T.S.
(SIMILAR FOR TRUNK DUCT BOTTOM CONNECTION
WHEN CEILING SPACE ALLOWS)



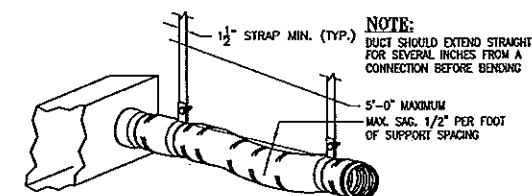
3 TYPICAL SUPPLY/EXHAUST AND/OR RETURN
NB.01 SPLIT TYPE DUCT TAKE-OFF
SCALE: N.T.S.
NOTE: TYPICAL FOR ALL CONSTANT VOLUME SYSTEMS DUCTWORK THROUGHOUT;
AND FOR DUCTWORK DOWNSTREAM OF VAV BOXES IN VARIABLE VOLUME SYSTEMS



6 VARIABLE AIR VOLUME BOX DETAIL
MB.01 SCALE: N.T.S.

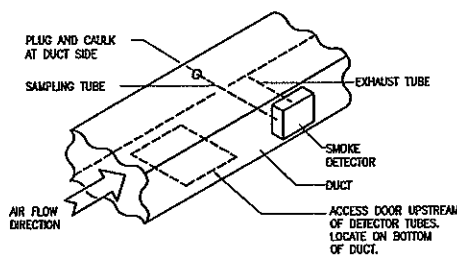


NOTE:
SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT OF ROUND SHAPE



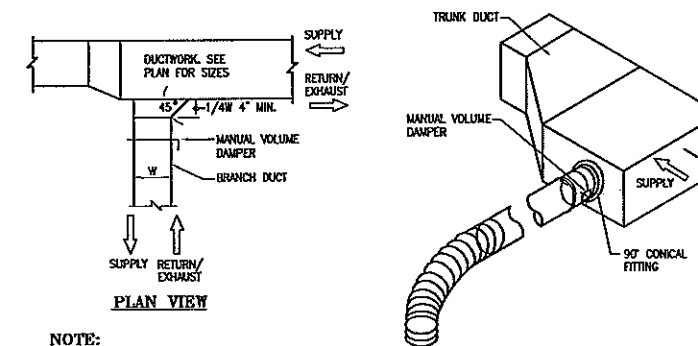
NOTES:
SUPPORT SYSTEM MUST NOT DAMAGE DUCT OR CAUSE OUT OF ROUND SHAPE.
CLOSER MAXIMUM INTERVALS MAY BE SPECIFIED AS A CONDITION OF U.L. LISTING,
PARTICULARLY IN FIRE RATED FLOOR - CEILING ASSEMBLIES.

2 FLEXIBLE DUCT SUPPORT DETAIL
MB.01 SCALE: N.T.S.
SMACNA HVAC DUCT CONSTRUCTION STANDARDS
METAL AND FLEXIBLE - SECOND EDITION

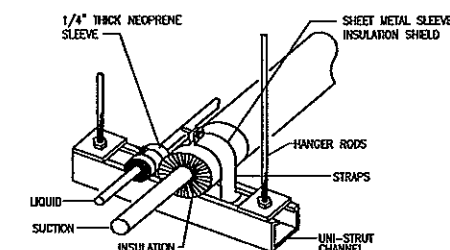


4 DUCT MOUNTED SMOKE DETECTOR
W8.01 SCALE: N.T.S.

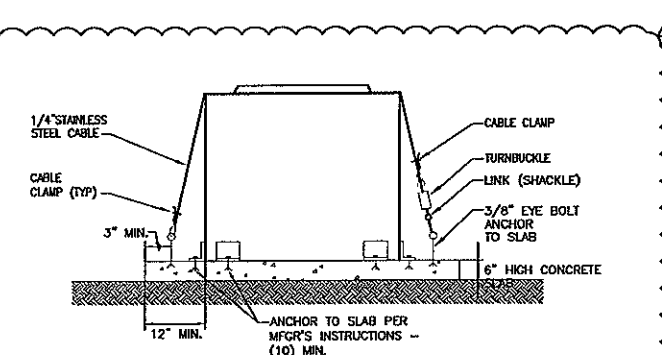
- NOTES: 1. SAMPLING TUBE SHALL EXTEND ACROSS THE FULL WIDTH OF THE DUCT.
2. LOCATE AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.
3. COMPLY WITH DISTANCE REQUIREMENTS FROM DUCT FITTINGS.



5 TYPICAL SUPPLY/EXHAUST AND/OR
 M8.01 RETURN BRANCH DUCT
 SCALE: N.T.S.



7 REFRIGERANT PIPE HANGER DETAIL
W8.01 SCALE: N.T.S.



8 CONDENSING UNIT MOUNTING DETAIL
W8.01 SCALE: N.T.S.

- NOTES:**
- 1- INSTALL 2 CABLES PER UNIT. ALL HARDWARE & FASTENER SHALL HAVE CORROSION RESISTANT COATING SUITABLE FOR SEA COAST ENVIRONMENT.
 - 2- CABLES NOT REQUIRED WHEN FLORIDA APPROVED HURRICANE RETENTION CLIPS ARE USED.

MECHANICAL EQUIPMENT EXPOSED TO WIND

AS REQUIRED BY FLORIDA BUILDING CODE MECHANICAL 2010, ARTICLE 301.12 ALL MECHANICAL EQUIPMENT, APPLIANCES AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES ON THE EQUIPMENT AND THE SUPPORTS AS DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, BUILDING, ROOF MOUNTED MECHANICAL UNITS AND SUPPORTS SHALL BE SECURED TO THE STRUCTURE.

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MILES PER HOUR IN MIAMI-DADE COUNTY.

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4-18-13

NEW AND EXISTING ENERGY MANAGEMENT SYSTEM SEQUENCE OF OPERATION

GENERAL:

THE NEW CONTROLS FOR THIS FACILITY SHALL BE AN EXPANSION OF THE EXISTING SOUTH FLORIDA (DELTA) CONTROL ENERGY MANAGEMENT SYSTEM (EMS). THE EXISTING SYSTEM IS A DIRECT DIGITAL CONTROL (DDC) SYSTEM.

ALL NEW CONTROLS SHALL BE 100% COMPATIBLE WITH THE EXISTING SOUTH FLORIDA CONTROL ENERGY MANAGEMENT SYSTEM.

ALL NEW CONTROLS SHALL BE INTEGRATED INTO THE EXISTING SYSTEM AND SHALL BE ACCESSIBLE BY THE EXISTING EMS OPERATOR WORKSTATION. ALL DATES, HOURS OF OPERATIONS, SET POINTS, TEMPERATURE AND HUMIDITY RANGES, SHALL BE CONTROLLED AND CAPABLE OF BEING RESET FROM THE EMS COMPUTER. COORDINATE ACTUAL OCCUPIED/UNOCCUPIED SCHEDULE WITH OWNER.

EXISTING SETPOINTS AND HOURS OF OPERATIONS SHALL BE ADJUSTED TO NEW TENANTS REQUIREMENTS. COORDINATE ALL NEW REQUIREMENTS WITH THE OWNER.

AIR HANDLING UNIT AHU-2

EXISTING AIR HANDLING UNIT AHU-2 IS SCHEDULED ON AND OFF THROUGH THE EMS. THE AIR HANDLING UNIT IS INDEXED INTO THE OCCUPIED OR UNOCCUPIED MODE THROUGH THE EMS. IF THE BUILDING IS TO BE OCCUPIED DURING THE UNOCCUPIED HOURS, ARRANGEMENTS NEED TO BE MADE AT THE MAIN WORKSTATION IN ORDER TO SCHEDULE THE BUILDING BACK INTO THE OCCUPIED MODE. WHEN THE UNIT IS IN THE UNOCCUPIED MODE, THE ASSOCIATED MOTOR OPERATED DAMPER IN THE OUTSIDE AIR DUCT SHALL BE CLOSED. WHEN THE UNIT IS IN THE OCCUPIED MODE, THE OUTSIDE AIR MOTOR OPERATED DAMPER SHALL BE OPEN TO PROVIDE THE SCHEDULED OUTSIDE AIR VOLUME (ADJUSTABLE) AS SCHEDULED.

IN THE OCCUPIED MODE THE EMS SYSTEM SHALL MAINTAIN A COOLING INDOOR DESIGN CONDITIONS 75 °F DB AND 55 PERCENT RELATIVE HUMIDITY.

IN THE UNOCCUPIED MODE THE EMS SYSTEM SHALL MAINTAIN A COOLING INDOOR DESIGN CONDITIONS 79 °F DB AND 55 PERCENT RELATIVE HUMIDITY.

DURING THE UNOCCUPIED MODE, A HUMIDISTAT LOCATED IN THE MAIN RETURN DUCT SHALL INDEX THE UNIT / SYSTEM INTO THE OCCUPIED MODE IF THE RELATIVE HUMIDITY EXCEEDS 60 PERCENT (ADJUSTABLE).

THE AHU SUPPLY FAN START SIGNAL SHALL BE TRANSMITTED TO THE SUPPLY FAN VARIABLE FREQUENCY DRIVES OR STARTER AS APPLICABLE VIA THE EMS COMMUNICATION NETWORK.

RUN STATUS SHALL BE PROVIDED TO THE EMS FOR POSITIVE RUN VERIFICATION. SHOULD THE SUPPLY FAN BE COMMANDED TO RUN, BUT FAIL TO START AN ALARM MESSAGE SHALL BE TRANSMITTED TO THE OPERATOR WORKSTATION "FAN OFF NORMAL" VIA THE EMS COMMUNICATION NETWORK.

DIFFERENTIAL PRESSURE SWITCHES PIPED ACROSS THE FILTER SECTION(S) SHALL PROVIDE A DIRTY FILTER ADVISORY TO THE OPERATOR WORKSTATION SHOULD THE STATIC PRESSURE EXCEED THE SET POINT.

IN VARIABLE AIR VOLUME SYSTEMS, A SUPPLY AIR STATIC PRESSURE SENSOR(S) SHALL MODULATE THE VARIABLE FREQUENCY DRIVE TO MAINTAIN A PREDETERMINED (ADJUSTABLE) STATIC PRESSURE SET POINT. THE STATIC PRESSURE VALUE AND THE STATIC PRESSURE SET POINT SHALL BE PROVIDED AT THE OPERATOR WORKSTATION. SHOULD THE STATIC PRESSURE EXCEED ITS SET ADVISORY LIMITS +/- .5" (ADJUSTABLE) AN ADVISORY MESSAGE SHALL BE TRANSMITTED TO THE OPERATOR WORKSTATION. SHOULD THE STATIC PRESSURE EXCEED ITS SET ADVISORY LIMITS +/- 2" (ADJUSTABLE) A HIGH LIMIT STATIC PRESSURE SWITCH SHALL DE-ENERGIZE THE AHU. IN ADDITION, AN ADVISORY MESSAGE SHALL BE TRANSMITTED TO THE OPERATOR WORKSTATION.

A SUPPLY AIR TEMPERATURE SENSOR SHALL MODULATE THE CHILLED WATER VALVE TO MAINTAIN A PREDETERMINED (ADJUSTABLE) SUPPLY AIR TEMPERATURE SET POINT AS SCHEDULED ON THE MECHANICAL PLANS. SHOULD THE SUPPLY TEMPERATURE EXCEED ITS SET ADVISORY LIMITS +/- 2 °F (ADJUSTABLE) AN ADVISORY MESSAGE SHALL BE TRANSMITTED TO THE OPERATOR WORKSTATION.

PROVIDE A NIGHT SETBACK THERMOSTATS (FIELD ADJUSTABLE SET POINT) AND HUMIDITY SENSOR (FIELD ADJUSTABLE SET POINT) PER BUILDING, TO OVERRIDE THE PRESET SCHEDULE IF THE PREDETERMINED SET POINTS ARE EXCEEDED.

DUCT SMOKE DETECTORS PROVIDED IN THE SUPPLY AIR AND RETURN AIR BY DIVISION 16 SHALL TRANSMIT A SIGNAL TO THE FIRE ALARM SYSTEM SHOULD PRODUCTS OF COMBUSTION BE SENSED. THE FIRE ALARM SYSTEM SHALL STOP THE SUPPLY FAN AND CLOSE THE SMOKE DAMPERS, ISOLATING THE AIR HANDLING UNIT, WHEN AN ALARM CONDITION IS PRESENT.

A STOP SIGNAL TO ANY AHU SHALL CAUSE THE CHILLED WATER COIL CONTROL VALVES TO MOVE TO THE BYPASS FLOW POSITION.

OUTSIDE AIR SYSTEMS:

THE OUTSIDE AIR SYSTEMS SHALL BE STARTED AND STOPPED THROUGH THE EMS.

WHEN THE AIR HANDLING UNITS ARE STARTED THE OUTSIDE AIR DAMPERS SHALL OPEN. WHEN THE AIR HANDLING UNITS ARE STOPPED THE OUTSIDE AIR DAMPERS SHALL CLOSE.

WHEN THE AHU-1 OUTSIDE AIR DAMPER IS OPEN THE AIR FLOW MONITOR SHALL MEASURE THE OUTSIDE AIR AND SIGNAL AN ALARM TO THE EMS WHEN THE FLOW RATE IS 10% BELOW THE SETPOINT.

VARIABLE AIR VOLUME TERMINAL UNITS

A ROOM TEMPERATURE SENSOR SHALL MODULATE THE PRIMARY AIR DAMPER, TO MAINTAIN THE PREDETERMINED (ADJUSTABLE) OCCUPIED AND UNOCCUPIED ROOM TEMPERATURE SET POINTS.

EACH ROOM TEMPERATURE SHALL BE DISPLAYED AT THE OPERATOR WORKSTATION.

PROVIDE A GRAPHIC FLOOR PLAN LAYOUT FOR EACH FLOOR OF THE BUILDING. THE GRAPHIC SHALL OUTLINE EACH VAV BOX ZONE. EACH ZONE TEMPERATURE SENSOR SHALL BE PLACED ON THE GRAPHICAL PLAN. WHEN THE MOUSE POINTER IS PLACED ON THE ZONE, ITS RESPECTIVE TEMPERATURE SHALL BE DISPLAYED. THE SYSTEM OPERATOR SHALL CHANGE SET POINTS OF EACH ZONE THROUGH THE GRAPHIC. IF THE ROOM TEMPERATURE IS WITHIN ITS TEMPERATURE COMFORT RANGE, THE ZONE SHALL BE DISPLAYED "GREEN". IF THE ZONE IS BELOW THE TEMPERATURE COMFORT RANGE, THE DISPLAY SHALL BE "BLUE". IF THE ZONE IS ABOVE THE TEMPERATURE COMFORT RANGE, THE ZONE SHALL BE "RED".

EXHAUST FAN

THE EXHAUST FANS SHALL BE STARTED AND STOPPED THROUGH THE EMS. EXHAUST FANS SHALL BE ENERGIZED WHENEVER ASSOCIATED AIR HANDLING UNIT AND/OR SUPPLY AIR FAN IS ENERGIZED, AND SHALL BE STOPPED WHENEVER THE ASSOCIATED AIR HANDLING UNIT AND/OR SUPPLY AIR FAN IS DE-ENERGIZED. A CURRENT SENSOR SHALL PROVIDE POSITIVE RUN STATUS TO THE OPERATOR WORKSTATION.

A. VARIABLE AIR VOLUME AIR HANDLING UNIT-SEQUENCE OF OPERATION

1. UNIT INITIAL START UP

a. THE AIR HANDLING SYSTEM WILL BE STARTED EARLY ENOUGH THAT ALL SERVED SPACES REACH OCCUPIED COOLING SET POINT PLUS 1°F NO MORE THAN 20 MINUTES PRIOR TO OR 10 MINUTES AFTER SCHEDULED OCCUPANCY. AIR HANDLING SYSTEMS MAY BE STARTED UNDER THE OPTIMAL START MODE NO MORE THAN 3 HOURS (ADJUSTABLE) PRIOR TO SCHEDULED OCCUPANCY.

2. UNOCCUPIED MODE

a. DURING UNOCCUPIED MODE PERIOD THE CONTROLLER SHALL MAINTAIN THE DESIRE SPEC CONDITION BUT THE OUTSIDE AIR DAMPER, OUTSIDE COIL COOLING VALVES AND ALL RELATED EXHAUST AND SUPPLY FAN SHALL REMAIN OFF.

3. OCCUPIED MODE

a. ONCE THE OCCUPIED MODE IS ACTIVATE, THE OUTSIDE AIR DAMPER, OUTSIDE COIL COOLING VALVES AND ALL RELATED EXHAUST AND SUPPLY FAN SHALL BE ACTIVATED TO THE ON POSITION.

b. DURING OCCUPIED PERIODS THE SUPPLY FAN OPERATES CONTINUOUSLY.

4. SUPPLY FAN VFD CONTROL

a. THE DUCT STATIC PRESSURE CONTROLLER MODULATES THE SUPPLY AIR FAN VFD SPEED TO MAINTAIN THE DUCT STATIC PRESSURE SET POINT. THE DUCT STATIC PRESSURE SET POINT SHALL BE RESET FROM THE POSITION OF THE VAV BOX DAMPER ACTUATORS. IF 5% (ADJUSTABLE) OF THE ZONES ARE WIDE-OPEN, INCREMENT THE DUCT STATIC PRESSURE ONCE EVERY 5 MINUTES (ADJUSTABLE) UNTIL LESS THAN 3% (ADJUSTABLE) OF THE ZONES ARE WIDE OPEN.

5. PRIMARY COOLING COIL VALVE CONTROL

a. COOLING COIL VALVE CONTROLLER MODULATES COOLING COIL VALVE TO MAINTAIN DESIRED SUPPLY AIR TEMPERATURE SET POINT. IF THE SPACE TEMPERATURE IS IN THE THERMAL DEAD BAND COMFORT ± 3°F AND RA HUMIDITY IS LESS THAN 55% (ADJUSTABLE), INCREMENT THE DISCHARGE AIR TEMPERATURE 1 DEGREE EVERY 5 MIN. IF RA HUMIDITY IS GREATER THAN 60%, THE DISCHARGE AIR TEMPERATURE SHALL BE RESET TO ITS LOWEST VALUE.

6. OUTSIDE AIR DAMPER CONTROL

a. DURING UNOCCUPIED PERIODS THE OUTSIDE AIR DAMPER SHALL REMAIN OFF.

b. DURING OCCUPIED PERIOD THE OUTSIDE AIR DAMPER SHALL REMAIN OPEN.

7. TERMINAL UNITS VAV BOXES SEQUENCE OF OPERATION

1. UNOCCUPIED MODE

a. DURING UNOCCUPIED MODE PERIOD, THE CONTROLLER SHALL SET THE CFM SET POINT TO MINIMUM AND THE HEATERS SHALL REMAIN OFF.

2. SINGLE DUCT TERMINAL UNIT COOLING ONLY

a. PRIMARY DAMPER CONTROL:

I. THE PRIMARY DAMPER IS MODULATED AS REQUIRED TO MAINTAIN THE CFM SET POINT OF THE AIR FLOW CONTROLLER.

II. THE COOLING CFM SET POINT IS RESET FROM THE ROOM TEMPERATURE PID CONTROLLER BETWEEN THE MINIMUM AND MAXIMUM CFM SETTINGS AS REQUIRED TO SATISFY THE ROOM TEMPERATURE SET POINT.

3. SINGLE DUCT TERMINAL UNIT COOLING ONLY, WITH ELECTRIC DUCT HEATER

a. PRIMARY DAMPER CONTROL:

I. THE PRIMARY DAMPER IS MODULATED AS REQUIRED TO MAINTAIN THE CFM SET POINT OF THE AIR FLOW CONTROLLER.

II. THE COOLING CFM SET POINT IS RESET FROM THE ROOM TEMPERATURE PID CONTROLLER BETWEEN THE MINIMUM AND MAXIMUM CFM SETTINGS AS REQUIRED TO SATISFY THE ROOM TEMPERATURE SET POINT.

b. REHEAT CONTROL:

I. WHEN THE ZONE CALLS FOR HEAT (AFTER AN ADJUSTABLE TIME DELAY), THE BOX SHALL MODULATE ITS VOLUME DOWN TO THE HEAT CFM POSITION AND ACTIVATE THE HEATING STAGES AS REQUIRED TO MAINTAIN THE ROOMS HEATING SET POINT.

II. A TIME DELAY (ADJUSTABLE) BETWEEN HEATING AND COOLING MODES IS REQUIRED TO PREVENT CYCLING.

NEX DIRECT EXPANSION SPLIT AIR CONDITIONING SYSTEM-SEQUENCE OF OPERATION

THE NEW DIRECT SYSTEM SHALL BE SCHEDULED ON AND OFF THROUGH THE EMS. THE NEW SYSTEM IS A SUPPLEMENTAL / BACK-UP SYSTEM FOR THE EXISTING HOUSE CHILLED WATER SYSTEM. PRIMARY COOLING IS PROVIDED BY THE HOUSE CHILLED WATER SYSTEM. IN THE EVENT OF A FAILURE OF THE HOUSE SYSTEM OR IF THE HOUSE SYSTEM IS NOT CAPABLE OF MAINTAINING THE SET POINT WITHIN THE SPACE THE EMS THROUGH A ROOM SENSOR SHALL ENRGIZE THE SYSTEM IF THE TEMPERATURE RISES FIVE (5) DEGREES (ADJUSTABLE) ABOVE ABOVE THE ROOM SET POINT.

THE EMS SYSTEM SHALL MAINTAIN A COOLING INDOOR DESIGN CONDITIONS 75 °F DB AND 55 PERCENT RELATIVE HUMIDITY IN THE IT ROOM.

RUN STATUS SHALL BE PROVIDED TO THE EMS FOR POSITIVE RUN VERIFICATION. SHOULD THE SUPPLY FAN BE COMMANDED TO RUN, BUT FAIL TO START AN ALARM MESSAGE SHALL BE TRANSMITTED TO THE OPERATOR WORKSTATION "FAN OFF NORMAL" VIA THE EMS COMMUNICATION NETWORK.

DIFFERENTIAL PRESSURE SWITCHES PIPED ACROSS THE FILTER SECTION(S) SHALL PROVIDE A DIRTY FILTER ADVISORY TO THE OPERATOR WORKSTATION SHOULD THE STATIC PRESSURE EXCEED THE SSALL BE UNIT INITIAL START UP

EMS ELECTRICAL REQUIREMENTS

REFER TO ELECTRICAL DRAWING E3.02 FOR ELECTRICAL ITEMS TO BE INCLUDED AND CONTROLLED BY THE EMS SYSTEM.

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CITY OF DORAL
TENANT IMPROVEMENTS
PUBLIC WORKS/ POLICE CONVERSION
6100 NW 99 AVENUE DORAL, FL 33178

SEAL

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HAROLD H. CUNNINGHAM, P.E.
FL. MECHANICAL ENGINEER
ECL. No. 18847

VIA PROJECT NO.: 2110102

ISSUE DATE

03/09/2013

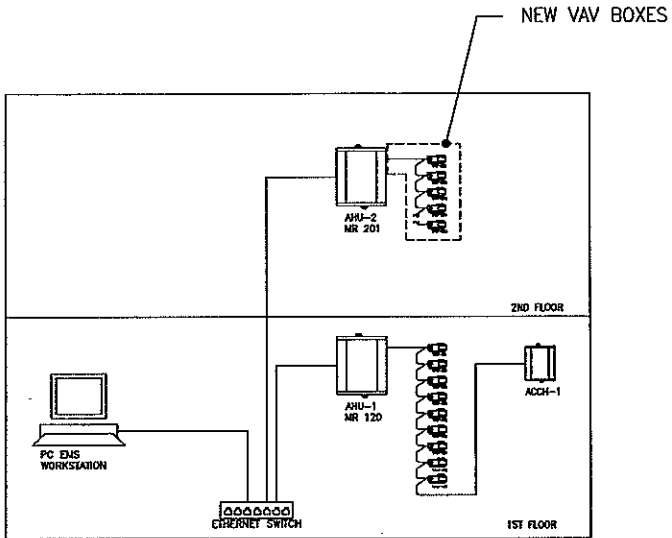
NO.	REVISION DATE
1	03/15/13
2	04/05/13

DRAWING TITLE

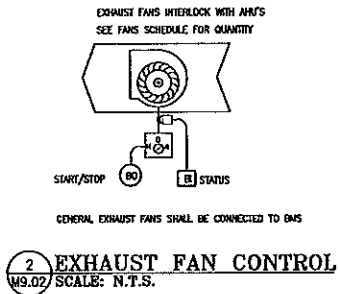
CONTROLS

SHEET NUMBER

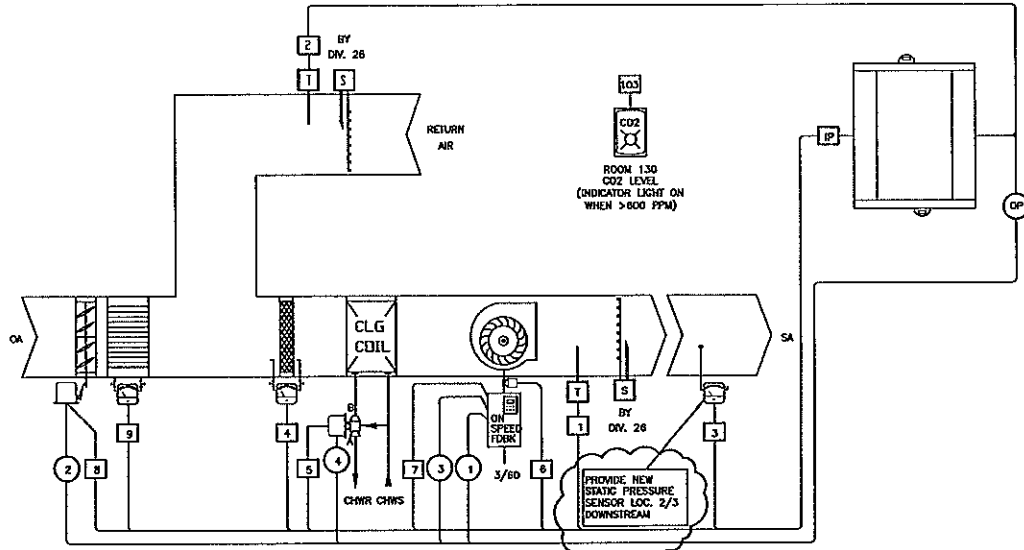
M9.01



1 EXISTING NETWORK DIAGRAM
M9.02 SCALE: N.T.S.



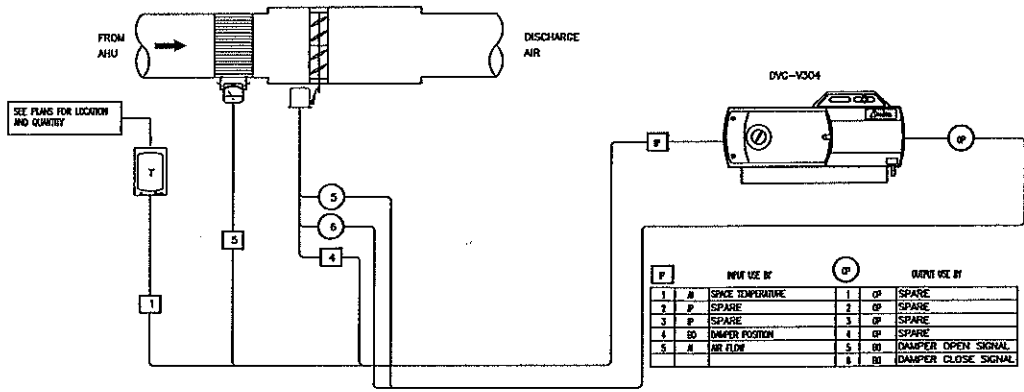
2 EXHAUST FAN CONTROL
M9.02 SCALE: N.T.S.



IP	INPUT USE BY	OP	OUTPUT USE BY
1	SA TEMP	1	SA FAN WFO START/STOP
2	SA TEMP	2	SA DAMPER MOD
3	SA STATIC PRESSURE	3	SA FAN WFO SPEED MOD
4	SA FILTER STATUS	4	SA CHW VALVE MOD
5	SA CHW VALVE TB		
6	SA FAN STATUS		
7	SA FAN WFO SPEED FB		
8	SA DAMPER TB		
9	SA FLOW MEASURING STATION		

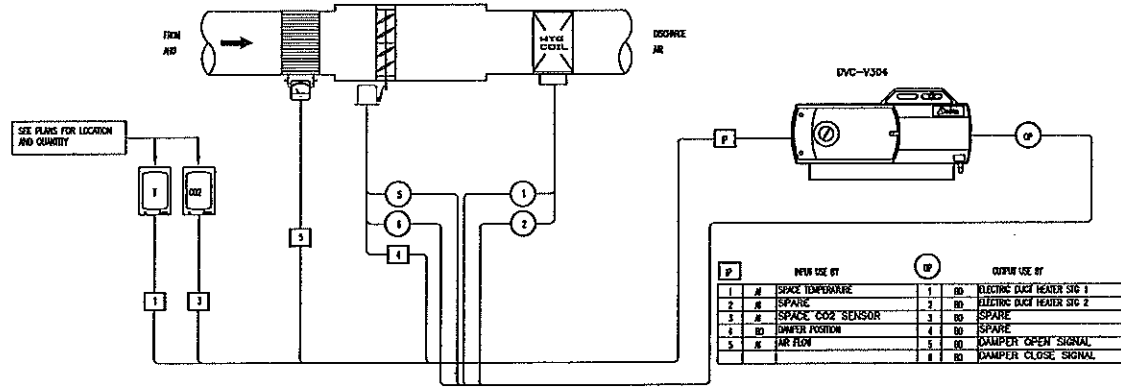
T03 ON ROOM 130 CO2 >800 ADJUSTABLE SETPOINT

3 EXISTING VARIABLE AIR VOLUME AIR HANDLING UNIT (AHU-2) CONTROLS
M9.02 SCALE: N.T.S.



IP	INPUT USE BY	OP	OUTPUT USE BY
1	SPACE TEMPERATURE	1	SPARE
2	SPARE	2	SPARE
3	SPARE	3	SPARE
4	DAMPER POSITION	4	SPARE
5	AIR FLOW	5	DAMPER OPEN SIGNAL
		6	DAMPER CLOSE SIGNAL

4 VARIABLE AIR VOLUME WITHOUT ELECTRIC HEATER TYPICAL OF VAV-201
M9.02 SCALE: N.T.S.



NOTE: SEE VAV SCHEDULE FOR NUMBER OF STAGES

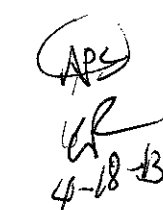
5 VARIABLE AIR VOLUME W/ELECTRIC HEATER - TYPICAL OF VAV-106 AND VAV-202 (THRU VAV-205)
M9.02 SCALE: N.T.S.

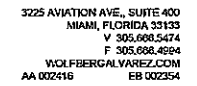


CITY OF DORAL
TENANT IMPROVEMENTS
PUBLIC WORKS/ POLICE CONVERSION
8100 NW 99 AVENUE DORAL, FL 33178

SEAL	MARIO H. GUTIERREZ, P.E. FL MECHANICAL ENGINEER REG. NO. 19487
PROJECT NO.	2110302
ISSUE DATE	03/09/2013
NO.	REVISION DATE
1	04/05/13
DRAWING TITLE CONTROLS	
SHEET NUMBER M9.02	

Handwritten initials and date: 4-18-13





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DRAWING TITLE
PLUMBING NOTES, DETAILS
AND SCHEDULES

SHEET NUMBER

APC
CR
4-B-43

PLUMBING LEGEND

- | PLUMBING | | | | | |
|----------|---|--------|--|----------|-----------------------|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| | COMPRESSED AIR LINE | | AIR CHAMBER | AB | AREA DRAIN |
| | DOMESTIC COLD WATER LINE (CM) | | WATER HAMMER ARRESTOR | ABN | ABOVE |
| | TEMPERED WATER LINE (T) | | BRANCHING VALVE W/ INDICATOR | ABC | ABOVE FINISH CEILING |
| | CONDENSATE DRAIN LINE | | BALL VALVE | BLW | BELOW |
| | GAS LINE | | CHECK VALVE | CB | CORNER BASIN |
| | DOMESTIC HOT WATER LINE (DH) | | GATE VALVE | CEL, CLC | CEILING |
| | INDIRECT SAFE WASTE (IW) | | GAS COOK VALVE | E.W.C. | ELECTRIC WATER COOLER |
| | PRESSURE & TEMPERATURE RELIEF LINE | | GLOBE VALVE | E.W.H. | ELECTRIC WATER HEATER |
| | PAN DRAIN | | VALVE IN BOX | E.D.V. | FIRE DEPARTMENT VALVE |
| | HIGHWAY WASTE LINE (HW) | | GATE VALVE IN VERTICAL | FL | FLOOR |
| | SANITARY WASTE LINE (SW) | | HOSE END W/ BACK FLOW PREVENTER AND SHUT-OFF VALVE | F.S. | FLOOR SINK |
| | STORM DRAIN LINE | | UNION | G.W.H. | GAS WATER HEATER |
| | ARROW INDICATES DIRECTION OF PIPE FITTER DOWNWARD | | FLOOR DRAIN W/ TRAP | GD | GUTTER DRAIN |
| | | | ROOF DRAIN | R.W.L. | RAIN WATER LEADER |
| | | | FLOOR CLEAN OUT | TP | TRAP PRIMER |
| | | | WALL CLEAN OUT | UG | UNDERGROUND |
| | | | 7" TRAP | VAL | VALVE DRAIN JOCK |
| | | | CONNECT TO EXISTING | VB | VACUUM BREAKER |
| | | | END OF DEMARCATION | WH | WATER HEATER |
| | | | TAMPER SWITCH | | |
| | | | FLOW SWITCH | | |
| | | | RISE ID. | | |
| | | | LINE TO BE DEMOLISHED / REMOVED | | |

2 PLUMBING LEGEND

P6.01 SCALE: N.T.S.

P6.01 SCALE: N.T.S.

A CONDENSATE DRAIN PIPING

- PENGINSULATIONS**

- A. CONDENSATE DRAIN PIPING INSTALLATION
1. ELASTOMERIC (FROM PLASTIC) THERMAL INSULATION 1/2" THICK WITH BUTYL-OR WATER BARRIER RATED SELF-EXTRUDING (WITH INSULATION)
 2. MAXIMUM THERMAL CONDUCTIVITY FACTOR OF 0.20 AT 70 DEGREES F. MIN. TEMPERATURE. DENSITY OF 5-8 POUNDS PER CUBIC FOOT, AND A WATER VAPOR TRANSMISSION OF 0.1 PERMS.
- B. INSTALLATION
1. PROTECT INSULATION OVER CLEAN DRY SURFACES WITH JOINTS PAPER BUILT TOGETHER.
 2. LONGITUDINAL LAP FOR PRE-CURED SLICE CLOTH OR WOVEN BARRIER JACKETS SHALL OVERLAP NOT LESS THAN 1-1/2". WRAP BUT JOINTS WITH A 3 INCH WIDE STRIP OF THE SAME MATERIAL AS THE JACKET.
 3. INSULATION SHALL RUN CONTINUOUS, UNBROKEN THROUGH WALL, FLOOR AND CEILING.
 4. FORMERLY INSULATED ROOFING INSULATION MUST BE REMOVED TO EXPOSE A 2 INCH LAYER OF THE SAME THICKNESS AS ADJACENT INSULATION.
 5. INSULATION SHOULD BE INSULATED INSULATION PASSES THROUGH 12 INCHES PROVIDE A PROTECTION SHIELD, 100 DEGREE AND, CHANGEMAN SECT. METAL COVERING, HANGING 12 INCHES LOW, 16 GAGE GALVANIZED STEEL.

P6.01 SCALE: N.T.S.

To the best of the Architect's or Engineer's knowledge, the plans and specifications comply with the applicable minimum codes and the applicable fire-safety standards as determined by the local authority in accordance with F.B.C. section 109 and Chapter 633, Florida Statutes.

