

CONSTRUCTION AGREEMENT

THIS AGREEMENT is dated _____ by and between **CITY OF POMPAÑO BEACH, FLORIDA** (hereinafter called OWNER) and **Waypoint Contracting, Inc.** (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK

The Project's Scope of Work (Work) entails providing all labor, equipment, tools, and materials necessary to construct a new one-story 2,000 sf addition to an existing building space, to be used as a meeting room. The scope of work includes, but is not limited to, sitework, foundation, block walls, storefront, metal joists, TPO roof, mechanical, plumbing, and electrical work, and related services. The project is located at 800 SW 36th Ave, Pompano Beach, FL 33069.

The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows: **ITB25-067 - Herb Skolnick Center Addition.**

Article 2. ENGINEER

The Project has been designed by **Design Kollaborative Architects Planners, Inc.**, who is hereinafter called ENGINEER and who is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 3. CONTRACT TIME

The Work will be substantially completed within **One Hundred Fifty (150) calendar days** from the date the Contract Time commences upon issuance of a Notice to Proceed, which will not be issued until receipt of all required documents, as provided in EXHIBIT "B" GENERAL CONDITIONS, and completed and ready for final payment in accordance with EXHIBIT "B" GENERAL CONDITIONS within **One Hundred Eighty (180) Days** from the date the Contract Time commences to run.

Article 4. PRECONSTRUCTION PHASE REQUIREMENTS

Contractor shall be instructed to commence the Work by written instruction in the form of a Purchase Order issued by the OWNER's General Services Department and two or more Notices to Proceed issued by the Contract Administrator. The first Notice to Proceed and Purchase Order will not be issued until Contractor's submission to OWNER of all required documents and after execution of this Contract by both Parties. Preliminary work, including submission of a project schedule, schedule of values, submittals, submittal schedule, and other documents required for permitting, and performance of work that does not require permits, shall be commenced within Ten (10) calendar days after the date of the first Notice to Proceed. Contractor shall have Ten (10) days after receipt of signed and sealed contract drawings from Consultant to apply for construction permits to the applicable permitting authority. Issuance of all permits by the permitting authority shall be a

condition precedent to the issuance of a second Notice to Proceed for all other Work. Except for the reimbursement of permit application fees as may be provided in the Contract Documents, Contractor shall not be entitled to compensation of any kind during the permitting process. The Work to be performed pursuant to the second Notice to Proceed shall be commenced within ten (10) calendar days of the Project Initiation Date specified in the second Notice to Proceed.

Article 5. LIQUIDATED DAMAGES

OWNER and CONTRACTOR recognize that time is of the essence of the Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in Article 3, above, plus any extensions thereof allowed in accordance with EXHIBIT “B” GENERAL CONDITIONS and Insurance Requirements. They also recognize the delays, expenses, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by the OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER Five Hundred Dollars (\$500.00) for each day that expires after the time specified in Article 3 for Substantial Completion, plus any monies paid by the OWNER to the ENGINEER for additional engineering and inspection services until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay the OWNER Three Hundred Dollars (\$300.00) for each day that expires after the time specified in Article 3 for completion of Work and readiness for final payment, plus any monies paid by the OWNER to the ENGINEER for additional engineering and inspection services.

Article 6. CONTRACT PRICE

OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents in current funds as follows:

The total sum of the work shall not exceed **Nine Hundred Thirty-Nine Thousand Five Hundred Thirty Dollars (\$939,530.00)**. See BID PROPOSAL attached for line item pricing.

Article 7. PAYMENT PROCEDURES

- 7.1 CONTRACTOR shall submit Applications for Payment in accordance with EXHIBIT “B” GENERAL CONDITIONS. Applications for Payment will be processed by ENGINEER as provided in EXHIBIT “B” GENERAL CONDITIONS.
- 7.2 Progress Payments. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR’S Applications for Payment as recommended by ENGINEER, on or about the 15th day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work, measured by the schedule of values established in EXHIBIT “B” GENERAL CONDITIONS (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

7.2.1 Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and such amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with EXHIBIT "B" GENERAL CONDITIONS.

5% of Work completed will be withheld by OWNER as retainage.

7.2.2 Upon Substantial Completion, in an amount sufficient to increase total payments to CONTRACTOR to 95% of the Contract Price, less such amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with the EXHIBIT "B" GENERAL CONDITIONS.

7.3 Final Payment. Upon final completion and acceptance of the Work in accordance with EXHIBIT "B" GENERAL CONDITIONS, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said EXHIBIT "B" GENERAL CONDITIONS.

Article 8. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

8.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract documents,

Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

8.2 CONTRACTOR has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical conditions which are identified in the bid, and accepts the determination set forth in the bid of the extent of the technical data contained in such reports and drawings upon which CONTRACTOR is entitled to reply.

8.3 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports and studies in addition to or to supplement physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with other terms and conditions of the Contract Documents, including specifically the provisions of EXHIBIT "B" GENERAL CONDITIONS; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.

- 8.4 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, or investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.
- 8.5 CONTRACTOR has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.
- 8.6 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.
- 8.7 By entering into this Contract, the CONTRACTOR becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility." This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the CONTRACTOR, the CONTRACTOR may not be awarded a public contract for a period of 1 year after the date of termination.

Article 9. CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of this Agreement and the following Exhibits, attached hereto and by reference incorporated herein and made a part hereof:

Exhibit "A" – Invitation to Bid (ITB), including, but not limited to, original ITB, general conditions, specifications, drawings, exhibits to the ITB, insurance requirements, any addenda issued and all documentation submitted by the CONTRACTOR; including, but not limited to, CONTRACTOR's Bid Pages, CONTRACTOR's sworn statement on drug-free workplace, CONTRACTOR'S insurance certificate, any documentation submitted by the CONTRACTOR prior and after award in relation to the ITB and this Agreement

Exhibit "B" –GENERAL CONDITIONS

Exhibit "C" – Supplementary Conditions

This Agreement and the exhibits listed above, including any approved amendments to the Agreement, comprise the entirety of the Contract documents between the OWNER and CONTRACTOR. This Agreement may only be amended, modified, or supplemented as provided in Exhibit "B," General Conditions.

Any inconsistency in this Agreement and its exhibits listed above shall be resolved by giving precedence in the following order:

- a) Exhibit "A," ITB, addenda, and documentation
- b) This Agreement
- c) Exhibit "B," General Conditions
- d) Exhibit "C," Supplementary Conditions

Article 10. MISCELLANEOUS

- 10.1 Terms used in this Agreement which are defined in EXHIBIT "B" GENERAL CONDITIONS will have the meanings indicated in EXHIBIT "B" GENERAL CONDITIONS.
- 10.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
- 10.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives with respect to all covenants, agreements, and obligations contained in the Contract Documents.
- 10.4 Project Web Requirements:
 - a. This project shall utilize e-Builder Enterprise (Software), a web-based project management software. OWNER shall use the Software to manage all project documents, communications and costs between the CONTRACTOR and OWNER. Training will be provided for the CONTRACTOR and all subcontractors requiring software access.
 - b. CONTRACTOR shall conduct project controls outlined by the OWNER utilizing the Software. **The designated web-based application license(s) shall be provided by the OWNER to the CONTRACTOR and subcontractors.** No additional software will be required.

- c. CONTRACTOR shall have the responsibility for logging in to the project web site on a daily basis, and as necessary to be kept fully apprised of project developments and required action items. These may include but are not limited to: Contracts, Contract Exhibits, Contract Amendments, Drawing Issuances, Addenda, Bulletins, Permits, Insurance & Bonds, Safety Program Procedures, Safety Notices, Accident Reports, Personnel Injury Reports, Schedules, Site Logistics, Progress Reports, Correspondence, Daily Logs, Non-Conformance Notices, Quality Control Notices, Punch Lists, Meeting Minutes, Requests for Information, Submittal Packages, Substitution Requests, Monthly Payment Request Applications, Supplemental Instructions, Owner Change Directives, Potential Change Orders, Change Order Requests, Change Orders and the like. All supporting data including but not limited to shop drawings, product data sheets, manufacturer data sheets and instructions, method statements, safety SDS sheets, Substitution Requests and the like will be submitted in digital format via the Software.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year hereinabove written.

Attest:

CITY OF POMPANO BEACH

KERVIN ALFRED, CITY CLERK

By: _____
REX HARDIN, MAYOR

APPROVED AS TO FORM:

By: _____
GREGORY P. HARRISON, CITY MANAGER

MARK E. BERMAN, CITY ATTORNEY

(SEAL)

“CONTRACTOR”

Witnesses:

Waypoint Contracting, Inc.

(Print or Type Name)

By: _____
Manuel Vecin, Vice President

(Print or Type Name)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this ____ day of _____, 20__, by **Manuel Vecin, as Vice President of Waypoint Contracting, Inc.**, a Florida Corporation, on behalf of the corporation, who is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY’S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

EXHIBIT "A"



**City of Pompano Beach
Procurement and Contracts Department
1010 N.E. 3rd Avenue
Pompano Beach, Florida, 33060**

October 21, 2025

ADDENDUM #1

ITB25-067 Herb Skolnick Center Addition

To Whom It May Concern,

Addendum #1 is posted on the City's eBid website: <http://pompanobeachfl.ionwave.net>. Acknowledge receipt of this Addendum using the Addendum Attribute on the Attributes tab in the eBid System. The following changes have been made:

1. The pre-bid Meeting attendees' record has been added to the Attachments tab of the City's eBid System.
2. Access to the recording of the pre-bid meeting is available through the following link: https://copb-purchasing.s3.us-east-1.amazonaws.com/ITB25-067+Herb+Skolnick+Center+Addition/Pre-Bid+Meeting+for_ITB25-067_Herb_Skolnick_Center_Addition.mp4
3. Access to the recording of the site visit is available through the following link: https://copb-purchasing.s3.us-east-1.amazonaws.com/ITB25-067+Herb+Skolnick+Center+Addition/Site_Visit_for_ITB25-067_Herb_Skolnik_Center_Addition.MP3
4. (RFI#5) Louvered Blinds
 - Match existing louvered blinds (Refer to Exhibit A1)
5. Vapor Barrier
 - Provide 'Stego Wrap Barrier (15 MIL)' under concrete slab
6. (RFI 21,23, & 24) Paver & Base
 - Pedestrian Paver Specification Detail provided (Refer to Exhibit A2) This supersedes detail 02/A-102
7. (RFI 26) New Stone Brick Wall (Refer to Exhibit A3 & A4)
8. (RFI 32) Geotech Report now provided (refer to separate attachment)
9. (RFI 29) Existing Irrigation Plans now provided (Refer to Exhibit A5 & A6)

The deadline for receiving written questions in the eBid System has passed.

The deadline for accepting proposals in the eBid system has been extended to **October 29, 2025, at 2:00:00 p.m. (local).**

The remainder of the solicitation is unchanged at this time.

Sincerely,

Jeffrey English,
Purchasing Agent.
cc: website

EXHIBIT: A1

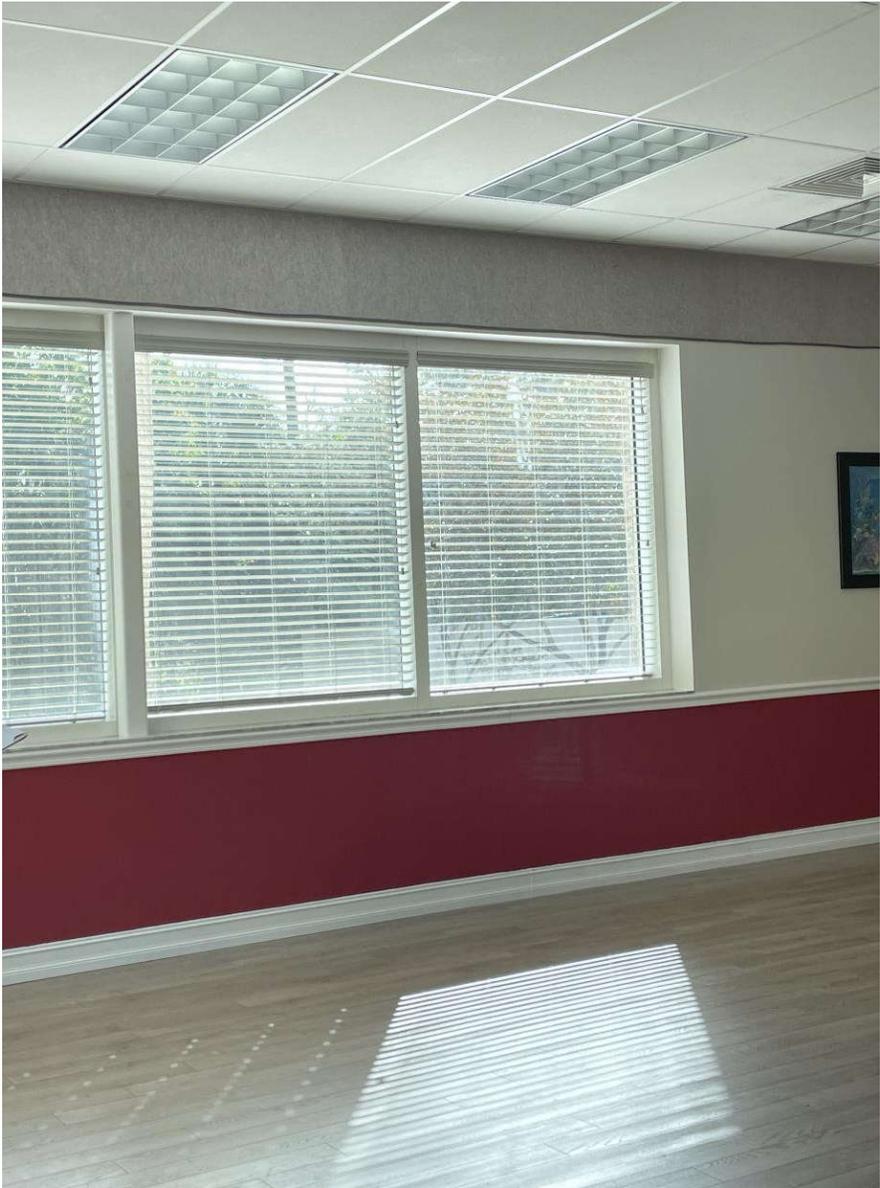
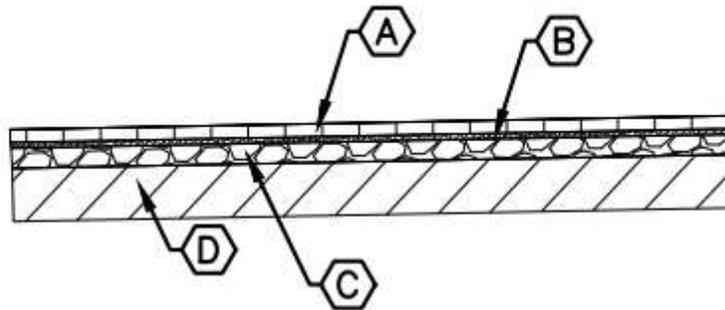


EXHIBIT: A2



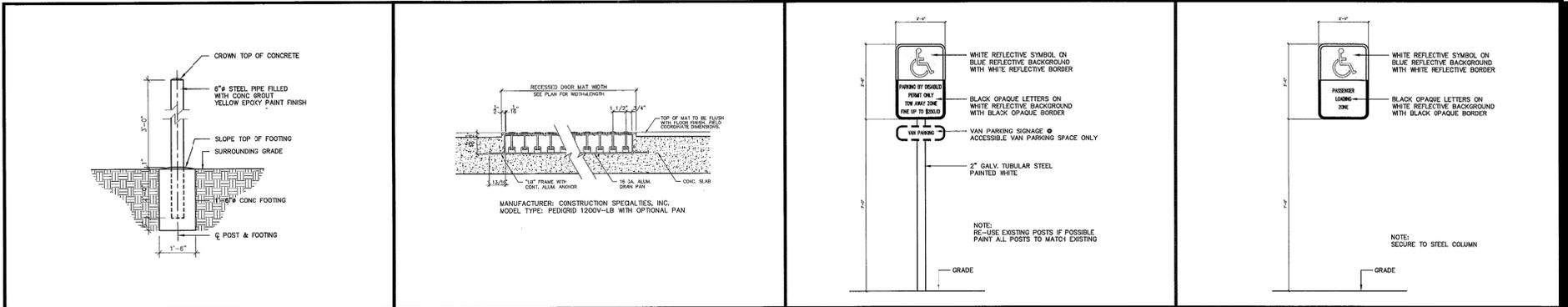
- A** 2 3/8" THICK CONCRETE PAVER AS SELECTED BY OWNER. SAMPLES TO BE SUBMITTED FOR OWNER SELECTION.
- B** 1" COMPATED SAND BASE CONFORMING TO ASTM C33
- C** 4" LIMEROCK BASE (LBR 100) COMPACTED TO 98% MAX DENSITY AASHTO T-180.
- D** 12" SUBGRADE COMPACTED TO 98% MAX DENSITY AASHTO T-180

PEDESTRIAN PAVER SPECIFICATION

N.T.S.



EXHIBIT A4

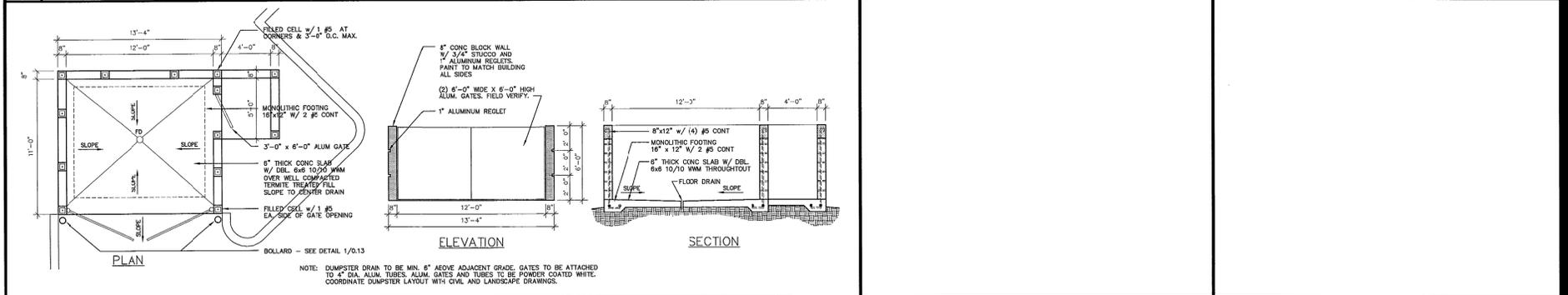


1 BOLLARD DETAIL NOT TO SCALE

2 DOOR MAT DETAIL NOT TO SCALE

3 ACCESSIBLE PARKING SIGNAGE DETAIL NOT TO SCALE

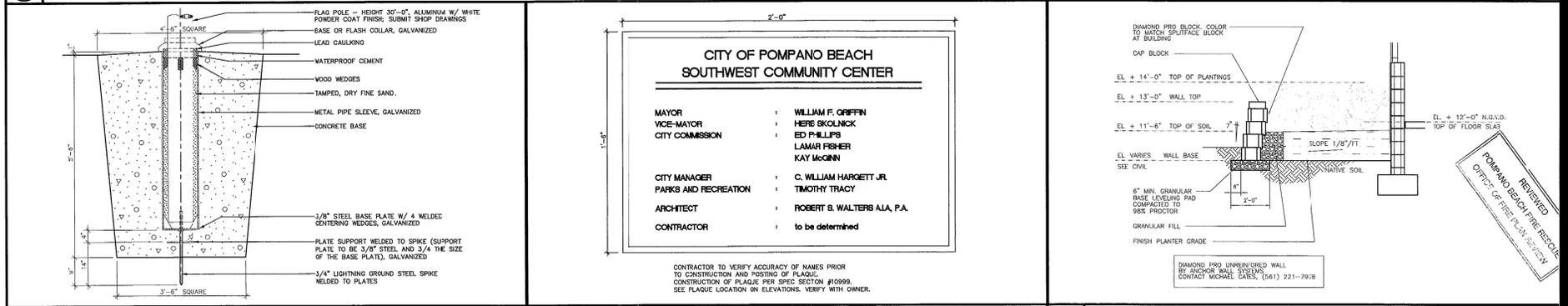
4 LOADING ZONE SIGNAGE DETAIL NOT TO SCALE



5 DUMPSTER ENCLOSURE DETAIL NOT TO SCALE

6 NOT USED NOT TO SCALE

7 NOT USED NOT TO SCALE



8 FLAGPOLE FOOTING DETAIL NOT TO SCALE

9 DEDICATION PLAQUE DETAIL NOT TO SCALE

8 PLANTER WALL DETAIL NOT TO SCALE

R/WA
ROBERT WALTERS ARCHITECTS
 620 SE 1ST STREET, FT. LAUDERDALE, FL. 33301
 (954) 522-4123
 CITY OF POMPANO BEACH
 SOUTHWEST COMMUNITY CENTER
 AT PALM AIRE
 POMPANO BEACH, FLORIDA

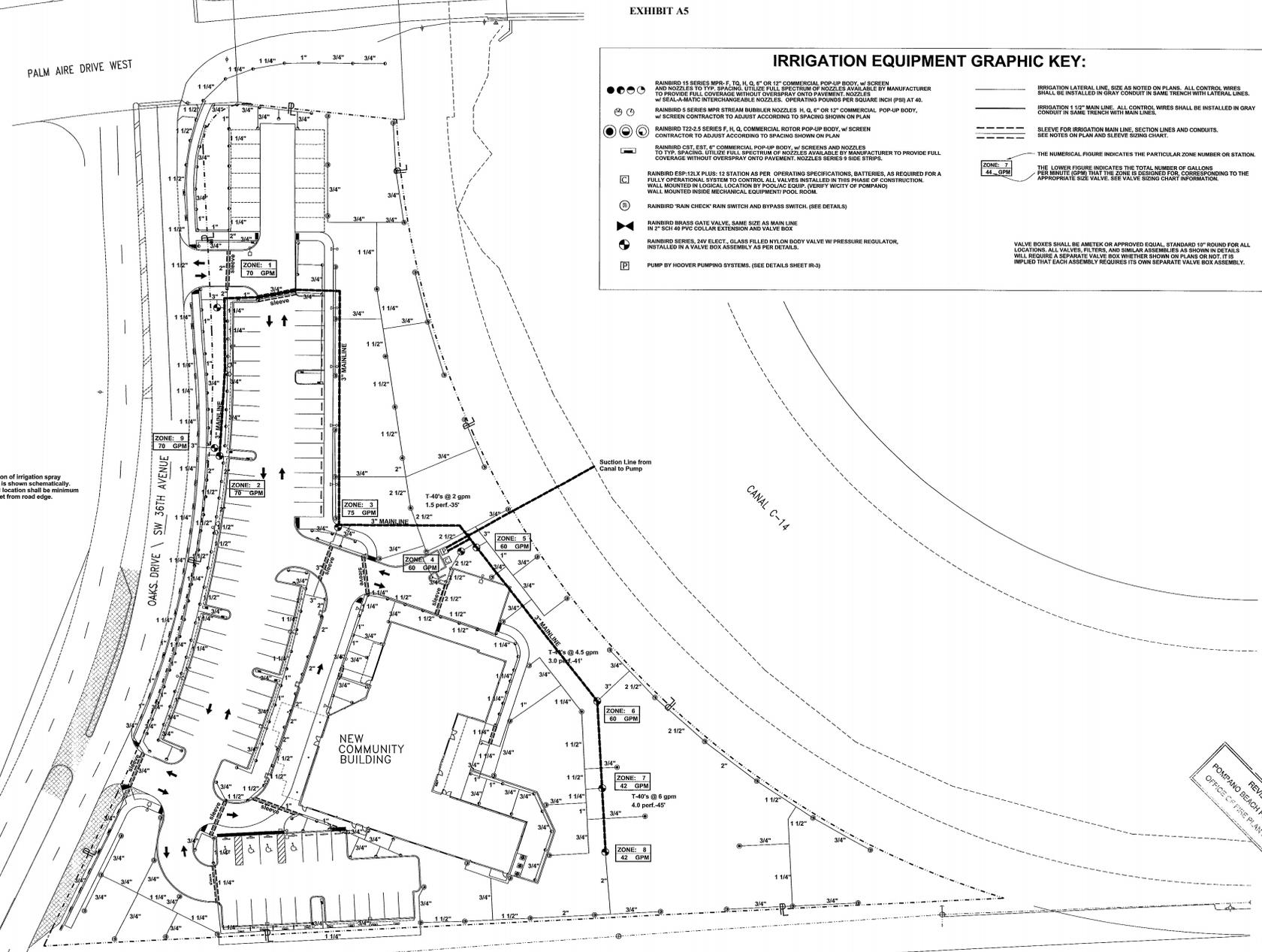
DRAWN BY: ATH
 CHECKED BY: R/WA
 DATE: 9-17-07
 REVISIONS:
 0101
 SHEET
0.13
 OF
 01013
 9-11-07
 SITE DETAILS

EXHIBIT A5

IRRIGATION EQUIPMENT GRAPHIC KEY:

- ○ ○ ○ RAINBIRD 15 SERIES MP-R, T, H, G, 6" OR 12" COMMERCIAL POP-UP BODY, W/ SCREEN AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES W/ SEAL-A-MATIC INTERCHANGEABLE NOZZLES. OPERATING POUNDS PER SQUARE INCH (PSI) AT 40.
- ○ ○ ○ RAINBIRD 5 SERIES MP-R STREAMER NOZZLES H, G, 6" OR 12" COMMERCIAL POP-UP BODY, W/ SCREEN CONTRACTOR TO ADJUST ACCORDING TO SPACING SHOWN ON PLAN.
- ○ ○ ○ RAINBIRD T2-2.5 SERIES F, H, G, COMMERCIAL ROTOR POP-UP BODY, W/ SCREEN CONTRACTOR TO ADJUST ACCORDING TO SPACING SHOWN ON PLAN.
- ○ ○ ○ RAINBIRD CST, EST, 6" COMMERCIAL POP-UP BODY, W/ SCREENS AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES SERIES 9 SIDE STRIPS.
- ○ ○ ○ RAINBIRD ESP-12LX PLUS: 12 STATION AS PER OPERATING SPECIFICATIONS, BATTERIES, AS REQUIRED FOR A FULLY OPERATIONAL SYSTEM TO CONTROL. ALL VALVES INSTALLED IN THIS PHASE OF CONSTRUCTION. WALL MOUNTED INSIDE MECHANICAL EQUIPMENT/POOL ROOM.
- ○ ○ ○ RAINBIRD "RAIN CHECK" RAIN SWITCH AND BYPASS SWITCH, (SEE DETAILS)
- ○ ○ ○ RAINBIRD BRASS GATE VALVE, SAME SIZE AS MAIN LINE IN 2" SCH 40 PVC COLLAR EXTENSION AND VALVE BOX
- ○ ○ ○ RAINBIRD SERIES 24V ELECT. CLASS FILLED N/LOM BODY VALVE W/ PRESSURE REGULATOR, INSTALLED IN A VALVE BOX ASSEMBLY AS PER DETAILS.
- ○ ○ ○ PUMP BY HOOVER PUMPING SYSTEMS. (SEE DETAILS SHEET IR-3)
- IRRIGATION LATERAL LINE. SIZE AS NOTED ON PLAN. ALL CONTROL WIRES SHALL BE INSTALLED IN GRAY CONDUIT IN SAME TRENCH WITH LATERAL LINES.
- IRRIGATION 1 1/2" MAIN LINE. ALL CONTROL WIRES SHALL BE INSTALLED IN GRAY CONDUIT IN SAME TRENCH WITH MAIN LINES.
- SLEEVE FOR IRRIGATION MAIN LINE. SECTION LINES AND CONDUITS. SEE NOTES ON PLAN AND SLEEVE SIZING CHART.
- THE NUMERICAL FIGURE INDICATES THE PARTICULAR ZONE NUMBER OR STATION.
- THE LOWER FIGURE INDICATES THE TOTAL NUMBER OF GALLONS PER MINUTE (GPM) THAT THE ZONE IS DESIGNED FOR, CORRESPONDING TO THE APPROPRIATE SIZE VALVE. SEE VALVE SIZING CHART INFORMATION.
- VALVE BOXES SHALL BE AMETEK OR APPROVED EQUAL, STANDARD 18" ROUND FOR ALL LOCATIONS. ALL VALVES, FILTERS, AND SIMILAR ASSEMBLIES AS SHOWN IN DETAILS WILL REQUIRE A SEPARATE VALVE BOX WHETHER SHOWN ON PLANS OR NOT. IT IS IMPLIED THAT EACH ASSEMBLY REQUIRES ITS OWN SEPARATE VALVE BOX ASSEMBLY.

Location of irrigation spray heads is shown schematically. Actual location shall be minimum 4' offset from road edge.



LANDSCAPE ARCHITECT'S COLLABORATIVE
 4320 Peachtree Dunwoody Ave. A
 Atlanta, Georgia 30340
 P: (404) 321-1951 F: (404) 321-1171
 www.landscapearchitects.com

DATE: 11-1-2011
 TIME: 11:30 AM
 DRAWN BY: M.Y.
 CHECKED BY: M.Y.
 SCALE: 1/8" = 1'-0"
 SHEET NO.: 5-8-02
 PROJECT NO.: IR-1
 TITLE: I.R.1
 FILE NO.: N/A

NO.	DATE	DESCRIPTION
1	6-11-02	REV. AS PER SITE PLAN CHANGES/ COMMENTS
2		
3		
4		
5		
6		

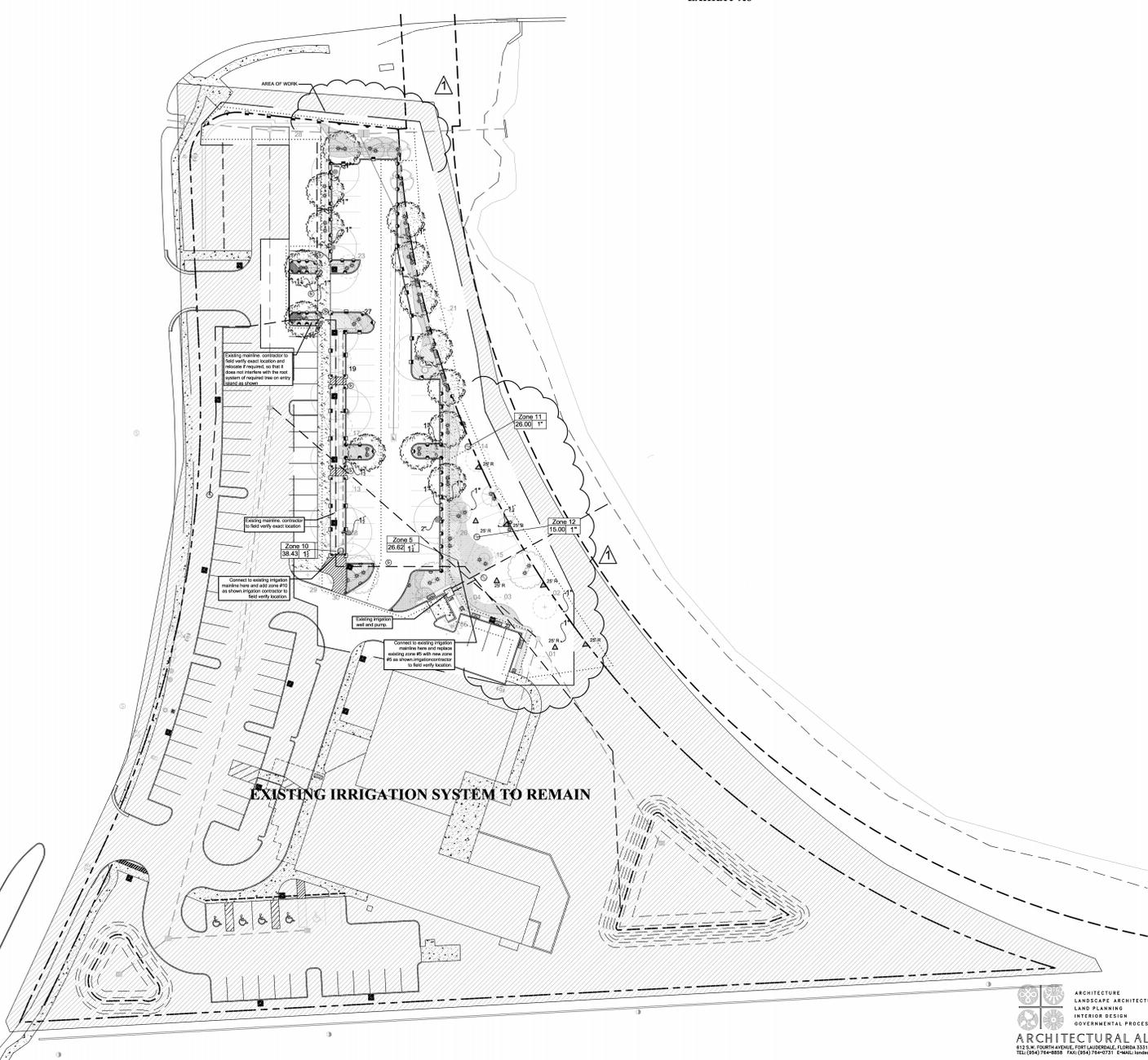
REVISIONS:

REVIEWED
 POMPANO BEACH FIRE RESCUE
 OFFICE OF THE PLANNING REVIEW

IRRIGATION PLAN:
 PROJECT: SOUTHWEST COMMUNITY CENTER
 ADDRESS: POMPANO BEACH, FLORIDA

PROJECT NO.
 21-061
 SHEET:
 IR-1 of 3
 PRINT DATE





RECEIVED
 May 20, 2014 11:33 am
 BURKHARDT
 CONSTRUCTION, INC.

SCALE: 1"=30'-0"



ARCHITECTURAL ALLIANCE
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 INTERIOR DESIGN
 GOVERNMENTAL PROCESSING
 8123 N. WOODHURST AVENUE, FORT LAUDERDALE, FLORIDA 33315 AA 000084 LC 000037
 TEL: (954) 764-8855 FAX: (954) 764-0731 E-MAIL: lundocap@archall.com

RFI #	CreateDate	Question	Answer
1	9/17/2025 02:15 PM (ET)	What is the estimated or set budget for this project?	This information will not be provided by the City
2	9/17/2025 04:56 PM (ET)	Does the City accept IdenTrust digital signatures in lieu of signing documents in blue ink?	Yes, as needed for construction on the south side
3	9/19/2025 09:17 AM (ET)	Could you provide an estimated budget for this project?	This information will not be provided by the City
4	9/24/2025 10:37 PM (ET)	Is there an engineer's budget for this project?	This information will not be provided by the City
5	9/25/2025 04:29 PM (ET)	Bid form item # 10 Division 10 calls for signage & window treatments. We could not find any specifications on these items, please advise.	Blinds - match existing (Refer to Exhibit A1 Addendum #1). Signage: Provide room identification signs to match existing (interior and exterior) also provide Maximum Occupancy sign.
6	9/29/2025 09:45 AM (ET)	Please provide name of Fire Alarm vendor for existing building	Century Fire Pompano Beach
7	9/29/2025 11:47 AM (ET)	What is the project Substantial and Final Completion time?	Will be determined after the award of the project
8	9/29/2025 11:47 AM (ET)	Is there a project budget amount?	This information will not be provided by the City
9	9/30/2025 10:24 AM (ET)	WHAT IS THE BUDGET OF THIS PROJECT?	This information will not be provided by the City
10	9/30/2025 10:26 AM (ET)	WHO IS RESPONSIBLE TO PAY FOR THE 3RD PARTY TESTING AND INSPECTION	Contractor
11	9/30/2025 10:26 AM (ET)	ARE THERE ANY PREVAILING WAGE OR DAVIS BACON WAGES REQUIREMENTS	NO
12	9/30/2025 10:28 AM (ET)	WILL THE CITY BE WAIVING THE PERMIT FEES	NO
13	9/30/2025 10:32 AM (ET)	ARE THERE ANY SBE/MBE Minority Requirements	No
14	9/30/2025 10:32 AM (ET)	Will Direct Purchase be utilized to save on taxes.	NO
15	9/30/2025 10:33 AM (ET)	Are There Any Owner Provided Items. Furniture, Appliances.	YES: Ice Machine, Coffee Maker, Refrigerator, Tables and Chairs
16	9/30/2025 10:34 AM (ET)	Are there any Project Contingency Amounts.	YES
17	9/30/2025 01:22 PM (ET)	Who is the fire Alarm vendor for the existing Fire Alarm?	Century Fire Pompano Beach
18	9/30/2025 04:52 PM (ET)	Lightning Protection- During the Site Visit I noticed Lightning Protection on the existing Building; will it be required on the addition?	Existing lighting protection system must be extended to incorporate this addition. Shop Drawings must be submitted
19	10/1/2025 11:09 AM (ET)	WHO IS THE EXISTING FIRE ALARM SYSTEM	Century Fire Pompano Beach
20	10/1/2025 11:24 AM (ET)	DO YOU HAVE A BUILDING FIRE SPRINKLER COMPANY	Brothers Fire Protection

RFI #	CreateDate	Question	Answer
21	10/2/2025 12:54 PM (ET)	I'm writing to you regarding the Herb Skolnick Center Addition project. I've been reviewing the details for the project, and I've noticed that while the detail 02 on sheet A-102 of the plans indicate a pervious gravel sub-base, the specified Hanover 8"x 8"x 2-3/8" paver is not a permeable paver. Additionally, it seems that Hanover offers permeable pavers in 4"x8" or 3"x9" sizes, but not the 8"x8" size specified in the plans. Could you please clarify this discrepancy for us? In addition, Can we qualify a permeable paver made by a local manufacturer? i.e. Belgard or Tremron...	New Paver and Base Detail now provided to replace detail 02/A102 on the bid set. Now provided (Exhibit A2 Addendum#1)
22	10/2/2025 01:43 PM (ET)	Do you by any chance know who's FA system is existing? Silent Knight, Notifier, Etc.? Or who is doing the monitoring? Any information would be greatly appreciated.	Century Fire Pompano
23	10/2/2025 02:35 PM (ET)	A-102 of the plans indicate a pervious gravel sub-base, the specified Hanover 8"x 8"x 2-3/8" paver is not a permeable paver. Hanover offers permeable pavers in 4"x8" or 3"x9" sizes, but not the 8"x8" size specified in the plans. Can we qualify a permeable paver from a local manufacturer?	New Paver and Base Detail now provided to replace detail 02/A102 on the bid set. Now provided (Exhibit A2 Addendum#1)
24	10/2/2025 05:04 PM (ET)	Detail 2 on sheet A-102 shows the base for the pavers is a permeable base but the selected 8 by 8 paver is not a permeable paver. The hanover permeable paver options are only available is 4 by 8 and 3 by 9. Please specify which option you would like.	New Paver and Base Detail now provided to replace detail 02/A102 on the bid set. Now provided (Exhibit A2 Addendum#1)
25	10/3/2025 08:41 AM (ET)	Will the facility and parking lot be closed to the public during construction?	Yes, as needed for construction on the south side
26	10/3/2025 08:41 AM (ET)	Provide construction and finish details for the "New Stone Brick Wall" shown on S2.01 and S-5.00	Reconstruct a portion of the wall (as required for constructibility) per existing detail 8/0.13 (attached). Retain existing material from the demlition phase.
27	10/3/2025 08:42 AM (ET)	L-1 Tree Protection Detail - Can rebar be substituted for the 2x4 PT?	We will accept any method that is acceptable to the Urban Forester.

RFI #	CreateDate	Question	Answer
28	10/3/2025 08:45 AM (ET)	CE2 shows a different paver layout than A-102. Please confirm which is correct	The configuration is the same. A-102 shows concrete in two small areas where CE2 shows pavers. Either material is acceptable.
29	10/3/2025 08:48 AM (ET)	IR-1 Irrigation Plan - calls for the modification of irrigation around the Retention Area and the addition of bubblers. Are there as-builts for the existing system that can be provided?	Existing Irrigation Plans are now provided, but they MUST BE FIELD VERIFIED.
30	10/3/2025 08:52 AM (ET)	L-1 NOTES: "ALL PREVIOUSLY REQUIRED LANDSCAPING FOR THIS SITE SHALL BE BROUGHT BACK INTO COMPLIANCE WITH PREVIOUSLY APPROVED PLAN OF RECORD" We do not find a "previously approved plan of record". What specifically are you requesting the contractor to do?	The scope of work is limited to the areas within " LIMIT OF WORK LINE" identified on sheet L-1.
31	10/3/2025 08:58 AM (ET)	L1 NOTES: "ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". IT IS STRAFFS RECOMMENDATION THAT ALL TREES NUA PERIMETER BE 14' OAL. TO CREATE A LARGEST CPTED CLEAR LINE OF SIGHT FROM ROADWAY" The project area does not appear to encompass an area within the City rights of way. What specifically are you requesting the contractor to do?	The scope of work is limited to the areas within " LIMIT OF WORK LINE" identified on sheet L-1.
32	10/3/2025 10:27 AM (ET)	Please provide a geotech report for this project.	Geotech report now provided
33	10/3/2025 10:50 AM (ET)	There is a large gumbo limbo tree that appears to need to have roots pruned 12 weeks before it could be relocated. Will the City's landscaper start this process to allow for relocation after mobilization or should contractor build this into the schedule as a 12 week activity starting after NTP#001 driving mobilization as it will need to be relocated before we can start the work? (tree#10 currently sits too tight to the footprint where the new sitework and expansion will install?)	Contractor to incorporate this scope into his/her schedule during preconstruction phase. Any tree pruning required can be performed concurrently with the permitting phase.
34	10/3/2025 11:02 AM (ET)	Will the city provide the Kitchenette equipment?	Owner to provide

RFI #	CreateDate	Question	Answer
35	10/3/2025 11:03 AM (ET)	CE2 Regarding the expansion of the dry retention area... the bottom of the existing area hosts an exceptional number of cypress "knees". What is the City's required method of interacting with these growths in the event they are encountered/impacted by the proposed expansion?	Means and methods for enlarging the Retention Area must be acceptable to the Urban Forester. The layout of the retention area can change in the field as needed to avoid conflicts with trees or "knees", however the retention area must be continuous, must not be excavated below the elevation 3.50, and it must have the same total volume as what is specified in the plans/calculations.
36	10/3/2025 11:19 AM (ET)	Please confirm Crime Liability is NOT required for this project.	See General Conditions for insurance requirements
37	10/3/2025 02:01 PM (ET)	D-101 Regarding the section of existing building wall to be incorporated into the addition, does the City want the stucco to be removed?	The wall is to receive new gypsum sheathing on metal furring. Stucco removal is not required unless you believe, as a matter of means and methods, that it is required to achieve the specified finish.
38	10/3/2025 02:33 PM (ET)	Who is the current fire alarm provider for the Center?	Century Fire Pompano
39	10/7/2025 03:13 PM (ET)	FP-01 Is the existing Fire Line in the ceiling? If yes, what is the ceiling constructed of (ACT, Drywall, etc)?	The existing sprinklers drop out of the existing ACT ceiling.
40	10/7/2025 03:13 PM (ET)	P101 It appears the installation of the new 3/4" CW line will require cutting the floor in the "Existing Corridor Gallery". What finishes are on that floor and on the adjacent exterior wall that would need to be restored?	Water Riser P101-2 indicates that the existing water line is in the ceiling, but requires FIELD VERIFICATION.
41	10/7/2025 03:14 PM (ET)	D-101 callout on remaining storefront section states "FRAMES AND GLAZING TO BE CLEANED, REPAINTED, RESEALED TO LIKE NEW CONDITION". These windows are not in great shape and appear to have significant mineralization from the adjacent sprinklers. While their condition will certainly be improved by the requested maintenance, achieving "like new" is not likely. Will the City remove the qualification "TO LIKE NEW CONDITIONS"?	The city acknowledges that refurbishment of the existing storefront system may not result in "like new" conditions.
42	10/7/2025 03:33 PM (ET)	Could you please provide a schedule for the finishes? Thank you.	See Finish Schedule sheet A102
43	10/7/2025 03:34 PM (ET)	Can a copy of the pre-bid recording be uploaded and made available for all?	A recording of the pre-bid meeting is included as part of Addendum-1..

RFI #	CreateDate	Question	Answer
44	10/7/2025 04:42 PM (ET)	Question – Moisture Mitigation for Tarkett Flooring Tarkett requires moisture testing before installing their flooring to keep the warranty valid. If the test shows high moisture levels, a mitigation treatment would be needed. Can you please confirm if this treatment should be included as a contingency in the flooring proposal, or handled later as a change order if required?	This is new construction which includes a moisture resistant add mixture in the concrete and an under-slab vapor barrier. If the slab fails a moisture test, the GC must remedy.
45	10/8/2025 08:48 AM (ET)	Is builders risk insurance required for this project?	YES
46	10/8/2025 08:50 AM (ET)	Is construction schedule required to be submitted with our bid?	NO
47	10/8/2025 09:16 AM (ET)	What is the percentage goal of the Local Business Workforce for this project?	Ten percent (10%).
48	10/8/2025 09:16 AM (ET)	What is the estimated completion time for this project?	Construction days to substantial and final to be provided by contractor
49	10/8/2025 11:17 AM (ET)	D-101 What is the thickness of the patio section to be removed?	The thickness of the patio area to be removed is unknown.
50	10/8/2025 11:45 AM (ET)	S-2.01 #18 provides for a different size thickened edge than shown in the schedule on S-4.00. Please confirm which prevails.	Follow the schedule on sheet S-4.00 for the thickened edge dimensions and reinforcement.
51	10/10/2025 01:58 PM (ET)	Please specify HVAC ductwork type. Fiberglass or sheet metal?	Both as specified on Sheet M002 (Section 7)



INVITATION TO BID

ITB25-067

Herb Skolnick Center Addition

Bid Opening: October 22, 2025 (2:00:00 P.M.)

Pre-Bidders Conference: September 30, 2025 (10:00 A.M.)

Virtual Zoom Meeting

For access, go to:

<https://pompanobeachfl.gov/pages/meetings>

SCHEDULE OF EVENTS

ITB documents and Addenda(s) are available and can be downloaded for free from the eBid System as a PDF at: <https://pompanobeachfl.ionwave.net>

ITB NUMBER:	ITB25-067
ITB TITLE:	Herb Skolnick Center Addition
RELEASE DATES/TIME:	September 16, 2025, by 12:00 PM
NON-MANDATORY PRE-BID CONFERENCE (virtual Zoom meeting)	September 30, 2025, by 10:00 AM
SITE VISIT	September 30, 2025, by 11:30 AM
WRITTEN QUESTIONS AND INQUIRIES ARE DUE ON OR BEFORE:	October 10, 2025, at 02:00 PM
ITB RESPONSE DUE DATE/TIME:	October 22, 2025, at 2:00:00 PM
RECOMMENDATION FOR AWARD:	TBD
DIRECT ALL INQUIRIES TO:	https://pompanobeachfl.ionwave.net
E-PROPOSAL SUBMITTALS ONLY:	https://pompanobeachfl.ionwave.net
PROPOSAL VIRTUAL OPENING:	https://pompanobeachfl.gov/pages/meetings

***The City may amend dates in this schedule in its sole discretion, and no rights shall accrue to any Proposer due to such amendment. Proposers may not rely on dates after the Due Date and Time until confirmed by the City. All times listed are Eastern Standard Time (EST)**

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SECTION 1 – Introduction and General Information

1.1 **Introduction:** The City of Pompano Beach (the “City”) will receive sealed bids for Invitation to Bid (ITB) **ITB25-067 Herb Skolnick Center Addition**, until **2:00:00 p.m. (local) October 22, 2025**. Bids must be submitted electronically through the eBid System on or before the due date and time as specified herein. Any bid received after the due date and time specified will not be considered. Any uncertainty regarding the time a bid is received will be resolved against the Bidder.

1.2 **Scope of Work:**

This project entails providing all labor, equipment, tools, and materials necessary to construct a new one-story 2,000 sf addition to an existing building space, to be used as a meeting room. The scope of work includes, but is not limited to, sitework, foundation, block walls, storefront, metal joists, TPO roof, mechanical, plumbing, and electrical work. The project is located at 800 SW 36th Ave., Pompano Beach, FL 33069.

1.3 The bidder must be registered on the City’s eBid System in order to view the solicitation documents and respond to this ITB. The solicitation documents can be downloaded for free from the eBid System as a PDF at: <https://pompanobeachfl.ionwave.net>. The City is not responsible for the accuracy or completeness of any documentation the Bidder receives from any source other than the eBid System. The bidder is solely responsible for downloading all required documents. A list of Bidders will be read aloud in a public forum. To attend the virtual public meeting, go to <https://pompanobeachfl.gov/pages/meetings> to find the Zoom link.

1.4 **Cone of Silence Notice:** Bidders are hereby notified that this Solicitation is subject to a “Cone of Silence”. A Cone of Silence means a prohibition on any communication regarding any particular competitive solicitation between:

- Any person who seeks an award therefrom, including a potential vendor or vendor's representative, and
- Any member of the City Commission, all other city employees, and any non-employee appointed to evaluate or recommend selection in such procurement process. For purposes of this section, Vendor’s Representative means an employee, partner, officer, or director of a potential vendor, or consultant, lobbyist, or actual or potential subcontractor or sub-consultant of a vendor.

The “cone of silence” shall terminate at the time the City awards or approves a contract, votes to reject all Proposals or responses, or otherwise takes action that ends the solicitation or other procurement process. If the City Commission refers the item back to the City Manager and staff for further review, the cone of silence shall remain in effect until an award is made, a contract is approved, or the City Commission takes any other action that ends the solicitation or other procurement process.

1.5 **Line Items:** All bid figures **must** be entered into the City’s eBid System Line Items tab. The City is currently considering the inclusion of specific allowances related to charter kiosks, utilities, contingency, permits, etc. The values of these allowances shall not be included in the bid advertisement. The allowances will be evaluated and incorporated into the total bid amount during the bid review process, and they will be taken into account when determining the lowest responsive and responsible bidder after the bid opening.

- 1.6 **NON-MANDATORY PRE-BIDDERS CONFERENCE**: A non-mandatory pre-bid conference will be held virtually through a Zoom meeting on **September 30, 2025, at 10:00 AM**. For access, go to <https://pompanobeachfl.gov/pages/meetings>. Attendance is strongly encouraged for all prospective bidders, but it is not mandatory for submitting bids.

The walkthrough is scheduled for **September 30, 2025, at 11:30 AM**. The project is located at 800 SW 36th Ave., Pompano Beach, FL 33069.

It is the responsibility of each Bidder before submitting a bid to visit the site to become familiar with local conditions that may affect costs, progress, performance, or furnishing of the work. The pre-bidders conference will provide an opportunity to discuss project specifications and address any questions.

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SECTION 2 – DEFINITIONS

All Definitions and Terms used in this bid are referenced and should be understood in accordance with the definitions provided in the Procurement and Contracts Department Procedures Manual, which can be accessed via the following link:

<https://cdn.pompanobeachfl.gov/city/pages/purchasing/Procurement-Contracts-Department-Procedures-Manual-5.14.25.pdf>

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SECTION 3 - BIDDER'S RESPONSIVENESS AND RESPONSIBILITY

The contract will be awarded to the lowest responsive and responsible bidder, as determined by the total bid amount, which shall include all applicable allowances and deductions. The lowest bid will be evaluated based on the total bid price, provided that the bid is responsive to the bidding documents and the bidder is deemed responsible, possessing the capability, experience, and resources necessary to complete the project successfully.

In determining the lowest responsive and lowest responsible Bidder and that the purchase or contract will best serve the interests of the City, the Commission, the City Manager, or the Procurement and Contracts Director, where applicable, shall consider various factors. These factors include, but are not limited to, price and the following:

3.1 Responsiveness: Each bid shall be reviewed in accordance with the conditions provided herein. If a Bidder fails to satisfy these conditions, the city may deem the bid non-responsive and not consider it for further review.

- a. Each Bid must be submitted prior to the deadline provided in the eBid System. Submission will not be accepted outside the eBid System, including but not limited to faxed, emailed, or hand-delivered submissions to the City's Procurement and Contracts Department. Any uncertainty regarding the time a bid is received will be resolved against the Bidder. Bidders shall contact the Purchasing Agent representative at 954-786-4099 in such a case for special permission.
- b. Qualification of Bidders form must be completed and uploaded to the Response Attachments tab of the City's eBid System.

3.2 Responsibility Documentation: To demonstrate the Bidder's responsibility, the Bidder must submit to the City the information provided herein. Submittals requested pursuant to this paragraph are in addition to those required elsewhere.

- a. **Bid Security Bond:** Each bid requires a cashier's check or Bid Bond executed on the prescribed form, payable to the City of Pompano Beach, P.O. Box 1300, Pompano Beach, Florida 33061, in an amount of five percent (5%) of the bid amount. Bidder shall upload a copy of its Bid Bond or a copy of the cashier's check to the Response Attachments tab in the eBid System. The Awarded Bidder will be required to submit the original executed Bid Bond or cashier's check prior to the execution of the contract and before the commencement of any work (**see Attachment J**).

The bid bond of the Awarded Bidder will be retained until such Bidder has executed the Contract and furnished (if required) contract security (if provided as a cashier's check or certified check), whereupon the bid security will be returned. Suppose the Awarded Bidder fails to execute and deliver the Contract and furnish the required contract security within ten (10) days after the Notice of Award. In that case, the City may annul the Notice of Award, and the bid bond of that Bidder will be forfeited. The bid security bond of other Bidders whom the City believes to have a reasonable chance of receiving the award may be retained by the City until a completed contract has been executed, whereupon bid security furnished by such Bidders will be returned.

If provided, the executed Bid Bond shall be issued by an entity with a registered agent in the State of Florida. If the bid is accepted, the City shall retain this check or bond as liquidated damages should the Bidder refuse or fail to enter into a contract with the City for the execution of the work embraced in the bid.

- b. **Prior Project Experience and References:** Bidder must provide the following verifiable information with the bid at the time it is submitted:
- i. Evidence that Bidder was the Prime Contractor on three (3) similar projects completed (final completion) within the last five (5) years. Each project submitted as qualifying experience must be located within the Southeast District of Florida in the continental United States, have a contract \$1,000,000 or greater, and must be of similar complexity and scope to the project described in this ITB. Bidder must explain the following:
 - 1) the project and the work completed by Bidder,
 - 2) how the referenced project relates to the ITB, and,
 - 3) the amount paid to the Bidder for the work completed;
 - ii. At least one verifiable contact (client) reference for each project described previously. The bidder must provide the client's name, phone number, and e-mail address for each project. If the Bidder has done work for the City of Pompano Beach, the City may, at its discretion, rely on the City's past performance records or may contact references. The City will only attempt to contact each reference three times.
 - iii. If the Bidder fails to provide the previously described items, or if the City is unable to reach a reference after three (3) attempts, the City may deem the Bidder non-responsible.
 - iv. The City reserves the right, at its sole discretion, to deem Bidder's response non-responsible and reject it if the references submitted do not conform to the above, or the references are considered unsatisfactory to the City.
 - v. The Procurement and Contracts Department staff will review and verify all references provided to ensure accuracy and authenticity.
- c. License Requirements - At the time of bid submission, Bidders must possess and provide proof of an active General Contractor license issued by the State of Florida. Failure to demonstrate such licensure will result in the bid being disqualified.
- d. Corporations and Partnerships - The City will review the Bidder's business to confirm that it is in good standing with the Florida Department of State, Division of Corporations, based on the information provided in the Qualification of Bidders Form (refer to the attachments tab of the City's eBid System).
- e. Have a satisfactory past and/or current performance record, based on the information gathered by the City regarding Bidder's performance on past or current contracts. The City shall rely on the contractor's periodic performance evaluations and any other reasonable and

reliable sources within the City's organization and control from past and present City projects, where applicable.

- f. Have the necessary production capacity, construction, and technical equipment and facilities, or the ability to obtain them.
- g. Provide satisfactory evidence that such elements as production control procedures, property control systems, quality assurance procedures, and safety programs applicable to work to be produced or services to be performed by the Bidder, Suppliers, and Subcontractors are present.
- h. Have the necessary management organization, experience, technical skills, accounting and operational controls, plan, manpower, and financial resources, and be otherwise qualified and eligible to perform the work under applicable laws and regulations.
- i. A construction schedule demonstrating the bidder's ability to accomplish the work within the contract time, including major project tasks, durations, and who will complete (bidder or name of subcontractor).
- j. **Company Litigation and Dispute History:** Bidders are required to submit a statement detailing any legal proceedings, claims, arbitrations, or civil actions involving the company, its parent company, subsidiaries, and key personnel. This includes, but is not limited to, all cases over the past five (5) years related to construction, contracts, or business operations. The bidder must provide the following information in a separate, clearly labeled letter and attach it as part of the Responses Attachments Tab in IonWave:
 - o Name of the case (e.g., litigation, arbitration, civil action) and the case identification number.
 - o The jurisdiction (state and county) where the case was filed.
 - o A summary of the claim or dispute.
 - o The final resolution or current status of the case (e.g., pending, settled, judgment awarded, dismissed).

If the bidder has no litigation history to report, they must submit a letter on company letterhead stating such. This letter must be signed and certified by an authorized company representative, affirming the accuracy and completeness of the statement.

- k. The City does not consider social, political, or ideological interest in determining the Contractor's responsibility in compliance with Florida Statute 287.05701.

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SECTION 4 - AWARD OF SOLICITATION AND RESULTING CONTRACT

- 4.1 The contract will be awarded to the lowest responsive and responsible bidder, as determined by the total bid amount, which shall include all applicable allowances and deductions.

The City reserves the right to reject any and all bids, to waive any and all informalities not involving price, time, and changes in the work, and to negotiate contract terms with the Awarded Bidder, and the right to disregard all nonconforming, nonresponsive, unbalanced, or conditional bids. Also, the City reserves the right to reject the bid of any Bidder if the City believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the bid is not responsible, or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the City. Therefore, discrepancies between the indicated sum of any column of figures and the correctly tabulated sum of any column will be resolved in favor of the correctly tabulated sum of any column.

The City requires that all bidders submit cost estimates that are consistent with fair market pricing. All bids will be reviewed to ensure that proposed costs align with current industry standards for similar projects. Suppose any submitted bid is found to be substantially higher or lower than what is deemed reasonable by prevailing market conditions. Suppose any submitted bid is found to be substantially higher or lower than what is considered reasonable by prevailing market conditions. In that case, the City reserves the right to reject the bid in question. Such determinations will consider both the overall project cost and individual line items within the bid. The City may rely on independent evaluations, cost databases, or comparative analyses to establish fair market ranges.

In submitting a bid, each bidder acknowledges and agrees that:

1. Submitted proposed costs reflect competitive pricing within the industry.
 2. Bidder understands and accepts that bids with significantly inflated or deflated costs, relative to fair market standards, may be excluded from consideration without further recourse.
- 4.2 In evaluating bids, the City will consider the bidders' qualifications, whether or not the bids comply with the prescribed requirements, and such alternates, unit prices, and other data as may be requested in the ITB or prior to the Notice of Award.
- 4.3 The City may consider the qualifications and experience of Subcontractors, Suppliers, and other persons and organizations proposed for those portions of the work as to which the identity of Subcontractors, Suppliers, and other persons and organizations must be submitted as provided in the Supplementary Conditions. The City also may consider the operating costs, maintenance requirements, performance data, and guarantees of major items of materials and equipment proposed for incorporation in the work when such data is required to be submitted prior to the Notice of Award.
- 4.4 Procurement and Contracts Department, may conduct investigations as the City deems necessary to assist in the evaluation of any bid and to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, Suppliers, and other persons and organizations to perform and furnish the work in accordance with the Contract resulting from the ITB to the City's satisfaction within the prescribed time.

- 4.5 The Awarded Bidder will receive an automatically generated notice of award from the eBid System or an email notification from the City's Procurement and Contracts Department.
- 4.6 **City reserves the right to postpone the award of the Contract for a period which shall not exceed one hundred twenty (120) days from the Bid unsealing date.** City may, at its sole discretion, release any bid and return the Bid Security prior to that date. City also reserves the right to ask for additional postponement time, for which the Bidder may provide a written binding acceptance. An email to the purchasing agent from an authorized agent of the Bidder shall be considered a written, binding acceptance of the postponement time.
- 4.7 The Awarded Bidder will be required to furnish the necessary additional bond(s) for the faithful performance of the Contract Documents. All Bid Bonds, Contract Bonds, Insurance Contracts, and Certificates of Insurance shall be either executed by or countersigned by a licensed resident agent of the surety or insurance company having its place of business in the State of Florida and in all ways complying with the insurance laws of the State of Florida. Further, the said surety or insurance company shall be duly licensed and qualified to do business in the State of Florida. **Bid Bonds are required for all Bids; Performance and Payment Bonds are required for projects over two hundred thousand dollars (\$200,000.00). Performance and Payment Bonds must be recorded with Broward County. Insurance is required for all bids.**

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SECTION 5 - INSTRUCTIONS TO BIDDERS AND SPECIFIC CONDITIONS

- 5.1 Defined Terms:** Terms used in these Instructions to Bidders have the meanings assigned to them in the General Conditions. The term “Bidder” means one who submits a bid directly to the City, as distinct from a sub-bidder, who submits a bid to a Bidder. The term “Awarded Bidder” means the lowest, qualified, responsible, and responsive Bidder to whom the City (based on the City’s evaluation as hereinafter provided) makes an award. The term “ITB Documents” includes the ITB, attachments, and all addenda issued prior to receipt of bids. Refers to Section 2 for additional definitions.
- 5.2 Copies of ITB Documents:**
- a. Complete sets of the ITB Documents may be obtained from the City’s website at no charge.
 - b. Complete sets of ITB Documents must be used in preparing bids; the City assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of ITB Documents.
 - c. City, in making copies of ITB Documents available on the above terms, does so only to obtain bids on the work and does not confer a license or grant for any other use.
- 5.3 Qualifications of Bidders:** To demonstrate qualifications to perform the work and to be considered for the award, each Bidder must submit written evidence, such as previous experience, present commitments, and other such data as may be required in the Qualification of Bidders document available in the “Attachments” tab of the City’s eBid System. Attachment Qualification of Bidders (see **IonWave Attachments and Response Attachments tabs**)
- 5.4 Public Entity Crimes:** In accordance with Section 287.133 (2)(a), Florida Statutes: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a Contractor, Supplier, Subcontractor or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided Section 287.017, Florida Statutes for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.
- 5.5 Drug-Free Workplace:** In accordance with Section 287.087, State of Florida Statutes, preference shall be given to businesses with Drug-Free Workplace Programs.
- 5.6 Anti-Kickback Act:** The Awarded Bidder must comply with the Copeland “Anti-Kickback Act” (19 U.S.C. Section 874), as supplemented in the United States Department of Labor Regulations DOL 29 CFR, Part 3 (<https://www.ecfr.gov/current/title-29/subtitle-A/part-3>).
- 5.7 Examination of ITB Documents and Sites:**
- 5.7.1 It is the responsibility of each Bidder before submitting a bid, to:
 - a. Examine the ITB Documents thoroughly,

- b. Visit the site to become familiar with local conditions that may affect costs, progress, performance, or furnishing of the work,
 - c. Consider Federal, State, and Local Laws and Regulations that may affect the cost, progress, performance, or furnishing of the work,
 - d. Study and carefully correlate Bidder's observations with the ITB Documents, and,
 - e. Notify the City of all conflicts, errors, or discrepancies in the ITB Documents.
- 5.7.2 Information and data reflected in the ITB Documents concerning or contiguous to the site are based upon information and data furnished to the City by owners of such facilities or others, and the City does not assume responsibility for accuracy or completeness thereof unless it is expressly provided otherwise.
- 5.7.3 Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders on subsurface conditions, underground facilities, and other physical conditions, and possible changes in the ITB Documents due to differing conditions appearing in the General Conditions section of the ITB.
- 5.7.4 Before submitting a bid, each Bidder will, at Bidder's own expense, make or obtain any additional examinations, investigations, explorations, tests, and studies and obtain any additional information and data that pertain to the physical conditions (surface, subsurface, and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the work and which Bidder deems necessary to determine its bid for performing and furnishing the work in accordance with the time, price and other terms and conditions of the ITB Documents.
- 5.7.5 On request in advance, the City will provide each Bidder with access to the site to conduct such explorations and tests as each Bidder deems necessary for the submission of a bid. Bidder shall fill all holes, clean up, and restore the site to its former condition, or better, upon completion of such explorations.
- 5.7.6 The lands upon which the work is to be performed, rights-of-way and easements for access thereto, and other lands designated for use by the Contractor in performing the work are identified in the ITB Documents. The Contractor will provide all additional lands and access required for temporary construction facilities or storage of materials and equipment. Easements for permanent structures or permanent changes in existing structures are to be obtained and paid for by the City unless otherwise provided in the Contract resulting from the ITB.
- 5.7.7 The electronic submission of a bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of the ITB Documents, that without exception, the bid is premised upon performing and furnishing the work required by the ITB Documents and such means, methods, techniques, sequences or procedures of construction as may be indicated in or required by the ITB Documents, and that the ITB Documents are sufficient in scope and detail to demonstrate and convey understanding of all terms and conditions for performance and furnishing of the work.

5.8 Interpretations and Addenda

- a. All questions must be submitted using the Questions feature in the eBid System. All questions must be submitted by 12:00:00 P.M. on the date specified in IonWave. No further questions will be accepted after this date. Oral and other interpretations or clarifications will be without legal effect.
- b. If any addendum is issued to the ITB, the addendum will be issued via the eBid System. It shall be the responsibility of each Bidder, prior to submitting its bid, to contact the City's Procurement and Contracts Department at (954) 786 - 4099 to determine if any addendum was issued and to make such addendum a part of its bid. The addendum will be posted in the eBid System.
- c. An addendum may also be issued to modify the ITB as deemed advisable by the City.

5.9 Contract Time: The number of days within which, or the dates by which, the work is to be substantially completed, and final completed and ready for final payment (the Contract Time). The terms of the contract will be finalized and specified separately for each project. Bidders are advised that contractual requirements, scope, and obligations may vary depending on the specific project and will be detailed in the individual contract agreements issued upon award.

5.10 Liquidated Damages: Provisions for liquidated damages, if any, are outlined in the Contract.

5.11 Substitute or "Or-Equal" Items: The Contract, if awarded, shall be on the basis of materials and equipment described in the drawings or specified in the specifications without consideration of possible substitute or "or-equal" items. Whenever it is indicated in the Drawings or specified in the Specifications that a substitute or "or-equal" item of material or equipment may be furnished or used by the Awarded Bidder/Contractor if acceptable to the City, application for such acceptance will not be considered by the City until after the effective date of the Contract.

5.12 Subcontractors, Suppliers, and Others.

- a. Each bid must identify the names and addresses of Subcontractors, Suppliers, and other persons and organizations, including those who are to furnish the principal items of material and equipment listed in the "Line Items" tab of the City's eBid System. If requested, the apparent lowest Bidder, and any other Bidder so requested, shall, within seven (7) days after the ITB opening, submit to the City a list of all such Subcontractors, Suppliers, and other persons and organizations proposed for those portions of the work for which such identification is required. Such a list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each Subcontractor, Supplier, other persons, or organization, if requested by the City. If the City has a reasonable objection to any proposed Subcontractor, Supplier, other person, or organization, it may, before the Notice of Award is given, request the apparently lowest Bidder to submit an acceptable substitute without an increase in Bid Price. If the apparent lowest Bidder declines to make any such substitution, the City may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, and other persons and organizations. The decline to make requested substitutions will not constitute grounds for sacrificing the Bid Security of any Bidder. Any Subcontractor, Supplier, other person, or organization listed and to whom the City does not make a written objection prior

to the giving of the Notice of Award will be deemed acceptable to the City, subject to revocation of each acceptance after the Effective Date of Contract.

- b. In contracts where the Contract Price is based on the cost of the work plus a fee, the apparent lowest Bidder, prior to the Notice of Award, shall identify in writing to the City those portions of the work that such Bidder proposes to subcontract and after the Notice of Award may only subcontract other portions of the work with the City's written consent.
- c. No Contractor shall be required to employ any Subcontractor, Supplier, other person, or organization against whom the Contractor has a reasonable objection.

5.13 Bidder Acknowledgment (See SECTION 7)

- a. The Bidder Acknowledgement is included with the ITB.
- b. All requested information on the Bidder Acknowledgement is to be provided electronically using the City's eBid System.
- c. In case of a discrepancy between unit prices and totals, unit prices will prevail.

5.14 Submission of Bids

- a. Bids shall be submitted electronically using the City's eBid System on or before the due date and time specified herein.
- b. More than one bid received for the same work from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that any Bidder is interested in more than one bid for the same work will cause the rejection of all such bids in which the Bidder is interested. If there are reasonable grounds for believing that collusion exists among the Bidders, the bids of participants in such collusion will not be considered.
- d. Bid tabulations will be posted for the bid in the City's eBid System following the procedures and guidelines of the Procurement and Contracts Department Procedures Manual.
- e. All procurement activities must be conducted in strict accordance with the guidelines and procedures outlined in the Procurement and Contracts Department Procedures Manual. Adherence to these standards ensures transparency, accountability, and alignment with organizational and regulatory expectations.

5.15 Modification and Withdrawal of Bids

- a. Bids may be modified or withdrawn at any time prior to the due date and time of the opening of bids by using the "Retract" feature of the City's eBid System.
- b. After bids are opened, and the Awarded Bidder defaults on a City Contract, the Awarded Bidder may be banned from doing business with the City for thirty-six (36) months from the date of default.

5.16 Unsealing of Bids: A list of Bidders will be read aloud in a public forum. An abstract of the amounts of the base bids and major alternates (if any) will be available to Bidders after the City reviews the responsiveness and responsibility of each bid. Then, a tabulation is posted.

- a. The City reserves the right, at its sole discretion, to extend the date and time for the opening of bids and any other activity related to the solicitation process, including but not limited to submission deadlines, site visits, pre-bid conferences, or clarification periods. Such extensions will be communicated to all registered or interested bidders in a timely manner and shall apply uniformly to all respondents. Bidders are responsible for monitoring official communications for any updates or changes to the bidding schedule.
- b. The results announced following the bid opening are preliminary and do not constitute a final award or approval. All bids are subject to further evaluation by the Procurement and Contracts Department for responsibility and responsiveness in accordance with the applicable procurement Ordinances, Florida Statutes, and regulations. The City reserves the right to accept or reject any or all bids, to waive informalities and minor irregularities, and to award the contract in the best interest of the organization.

5.17 Bids to Remain Subject to Acceptance

- a. All bids will remain subject to acceptance for one hundred twenty (120) days after the bid deadline, but the City may, in its sole discretion, release any bid and return the Bid Security prior to that date.
- b. Extensions of time when bids shall remain open beyond the one hundred and twenty (120) day period may be made only by mutual agreement between the City, the apparent lowest responsive and lowest responsible bidder, and the surety, if any, for the Awarded Bidder.

5.18 Contract Security: For projects over two hundred thousand dollars (\$200,000), when the Awarded Bidder delivers the executed Contract to the City, it must be accompanied by the required Performance and Payment Bonds. Performance and Payment bonds must be recorded with Broward County.

5.19 Execution of Contract: When the City makes a recommendation to award a vendor a contract to the lowest responsible and responsive bidder, the signed Contract by the vendor will be presented to the commission for approval. Within ten (10) days thereafter, the Contractor shall provide all required documents to the City with the required Bonds. Within fifteen (15) days thereafter, the City shall deliver one fully signed counterpart to the Contractor.

5.20 Employment Eligibility: By entering into a resulting contract with the City, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility." This includes but is not limited to the utilization of the E-Verify System to verify the work authorization status of all newly hired employees and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Failure to comply will lead to termination of the Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit or County Court no later than 20 calendar days after the date of termination. If this awarded contract is terminated for a violation of

the statute by the Contractor, the Contractor may not be awarded a public contract for 1 year after the date of termination.

- 5.21 Taxes:** The Contractor shall pay all applicable sales, consumer, use, and other similar taxes required by law. The Contractor is responsible for reviewing the pertinent state statutes involving the sales tax and complying with all requirements.
- 5.22 Notice To Contractor:** Pursuant to Chapter 8 CFR 274a.2” (see link) <https://www.govinfo.gov/content/pkg/CFR-2017-title8-vol1/pdf/CFR-2017-title8-vol1-sec274a-2.pdf>, the employment of unauthorized aliens by any Contractor is considered a violation of the Immigration and Nationality Act. If the Contractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of the Contract.
- 5.23 Non-Discrimination:** There shall be no discrimination as to race, color, sex, religion, national origin, disability, age, marital status, political affiliation, sexual orientation, pregnancy, or gender identity and expression in the operations conducted under the Contract.
- 5.24 Occupational Health and Safety:** In compliance with Section 442, Florida Statutes, any items included in the latest edition of “Florida Substance List”, which are delivered from a Contract resulting from the ITB, must be accompanied by a Safety Data Sheet (SDS). The SDS must be maintained by the City and must include the following information:
- a. The chemical name and the common name of the toxic substance.
 - b. The hazards or other risks in the use of toxic substances, including:
 - i. The potential for fire, explosion, corrosiveness, and reactivity.
 - ii. The known acute and chronic health effects of risks from exposure, including the medical conditions that are generally recognized as being aggravated by exposure to the toxic substance; and
 - iii. The primary routes of entry and symptoms of overexposure.
 - c. The proper precautions, handling practices, necessary personal protective equipment, and other safety precautions in the use of or exposure to toxic substances, including appropriate emergency treatment in case of overexposure.
 - d. The emergency procedure for spills, fire disposal, and first aid.
 - e. A description in lay terms of the known specific potential health risks posed by the toxic substance, intended to alert any person reading this information.
 - f. The year and month, if available, that the information was compiled, and the name, address, and emergency telephone number of the manufacturer responsible for preparing the information.

Any questions regarding Section 442, Florida Statutes, should be directed to:

Department of Labor and Employment Security, Division of Safety, 2002 Old St. Augustine Road, Tallahassee, Florida, 32399; telephone: 1-800-367-4378.

ALL TOXIC SUBSTANCES MUST BE LABELED FOR IDENTIFICATION, IN ACCORDANCE WITH OSHA STANDARDS.

Notice: For us to process payment, your invoice must reference the federal ID number. Please note the ID number on the Bid Response page.

5.25 Waste Removal Services: The City has contracted Coastal Waste & Recycling, Inc., for residential and commercial solid waste collection and disposal services. The City has granted Coastal Waste & Recycling, Inc., the sole and exclusive right, franchise, license, and privilege to provide non-hazardous solid waste collection, removal, and disposal services within the corporate limits of the City, including collection and removal of certain Construction and Demolition Debris. The Awarded Bidder/Contractor shall coordinate with Coastal Waste & Recycling, Inc., the level and type of service to be provided, and the manner of collection charges. Any Contractor or Subcontractor performing construction work within the City of Pompano Beach must use the City’s franchised hauler for garbage removal services, including removal of Construction and Demolition Debris generated over ten (10) cubic yards, with the exception of Source Separated Recovered Materials as defined in Section 403.703(24), Florida Statutes, and Chapter 96 of the City Ordinance. The City’s current franchised hauler is Coastal Waste & Recycling, Inc., which may be contacted directly for dumpsters and/or roll-offs at:

Coastal Waste & Recycling, Inc.
1840 NW 33rd Street
Pompano Beach, FL 33064
(954) 947-4000

5.26 Permits and Fees: The Contractor awarded the project, which is the scope of the ITB, shall be required to obtain and pay for the permits and/or fees indicated on the chart below in the amounts set forth or pursuant to the formula for percent or unit method, which is indicated.

Fees cannot be waived and must be collected by the City from the Contractor. Contact the City Department below for additional details regarding the required permit and fee.

FEE OR PERMIT	CITY DEPARTMENT	COST (SET FEE OR PERCENT OF PROJECT AMOUNT)
All construction within the City right-of-way	Engineering	Waived
All utilities tie-ins to City water, sewers, and drainage	Engineering	Waived
Paving	Engineering	Waived
Fire plan review for new construction, additions, and alterations	Building Inspection	See City Code of Ordinances 95.14
Fire alarm and fire sprinkler plan review (new installations)	Fire Plan Review	See City Code of Ordinances 95.14
Fire hydrant flow test	Fire Plan Review	See City Code of Ordinances 95.14
Business Tax Receipt (only if the Contractor has a temporary office in the City of Pompano Beach)	Zoning	See City Code of Ordinances
Site plan review	Zoning	See City Code of Ordinances
Rezoning	Zoning	See City Code of Ordinances
Variance	Zoning	See City Code of Ordinances
Tree Permit application fee	Zoning	See Zoning Code/City Code of Ordinances

Landscape reinspection fee	Zoning	See Zoning Code/City Code of Ordinances
Capital recovery fees	Customer Service	See City Code of Ordinances 50.13 and 51.11
Tapping fee	Customer Service	See City Code of Ordinances
Deposits (water bill)	Customer Service	Deposit based upon size of meter (only applies if Contractor responsible for water bills during period between meter installation and City acceptance of project.)
Administrative fee	Customer Service	See City Code of Ordinances
Building permit	Building Inspection	See Bldg. Fee Schedule/City Code of Ordinances
Building Reinspection fee	Building Inspection	See Bldg. Fee Schedule/City Code of Ordinances
Certificate of occupancy	Building Inspection	See Bldg. Fee Schedule/City Code of Ordinances
Lien law	Building Inspection	\$5.00
Surcharge Bro. Co. Bd. of Rules & Appeals	Building Inspection	\$0.60 per \$1,000 valuation
Surcharge Fla. Statute 553.721	Building Inspection	1.5% of permit fees, minimum \$2.00
Surcharge Fla. Statute 468.631	Building Inspection	1.5% of permit fees, minimum \$2.00

5.27 Project Web Requirements

- 5.27.1 This project will utilize a web-based project management tool. This web-based application is a collaboration tool that will allow all project team members continuous access through the Internet to important project data and up-to-the-minute decision and approval status information.
- 5.27.2 This web-based application is a comprehensive Project and Program Management system that the City will use to manage all project documents, communications, and costs between the Lead Consultant, Sub-Consultants, Design Consultants, Contractor, and Owner. Training will be provided for all Consultants selected to offer services to the City of Pompano Beach.
- 5.27.3 Lead and Sub-Consultants shall conduct project controls outlined by the Owner, Project Manager, and/or Construction Manager, utilizing the City-provided **web-based application license(s) to the Prime Consultant and the awarded Contractor at no cost.** No additional software will be required.
- 5.27.4 Lead Consultant and Sub-Consultants shall be responsible for logging in to the project website on a daily basis and, as necessary, being kept fully apprised of project developments and required action items. These may include but are not limited to: Contracts, Contract Exhibits, Contract Amendments, Drawing Issuances, Addenda, Bulletins, Permits, Insurance & Bonds, Safety Program Procedures, Safety Notices, Accident Reports, Personnel Injury Reports, Schedules, Site Logistics, Progress Reports, Correspondence, Daily Logs, Non-Conformance Notices, Quality Control Notices, Punch Lists, Meeting Minutes, Requests for Information, Submittal Packages, Substitution Requests, Monthly Payment Request Applications, Supplemental Instructions, Owner Change Directives, Potential Change Orders, Change Order Requests, Change Orders and the like. All supporting data, including but not limited to shop drawings, product data sheets, manufacturer data sheets and instructions, method statements, material safety data sheets, Substitution Requests, and the like, will be submitted in digital format via e-Builder Enterprise™.
- 5.28 **Conflict of Interest:** Section 112.313 (3) and (7), Florida Statutes, sets forth restrictions on the ability of City employees acting in a private capacity to rent, lease, or sell any realty, goods, or

services to the City. It also places restrictions on the City employees concerning outside employment or contractual relationships with any business entity that is doing business with the City. Each Proposer is to disclose any employees it has who are also City employees with its bid. Any employees identified by the Proposer should obtain legal advice as to their obligations and restrictions under Section 112.313 (3) and (7), Florida Statutes.

- 5.29 **Protesting of Bid Conditions/Specifications:** Any person desiring to protest the conditions/specifications in this ITB, or any Addenda subsequently released thereto, shall file a notice of intent to protest, in writing, within 72 hours after the electronic release of the competitive solicitation or Addendum and shall file a formal written protest within ten (10) calendar days after the date the notice of protest was filed. Fridays, Saturdays, Sundays, state holidays, or days during which the City administration is closed shall be excluded from the computation of the 72 hours. If the tenth calendar day falls on a Friday, Saturday, Sunday, state holiday or day during which the City administration is closed, the formal written protest must be received on or before 5:00 p.m. ET of the next calendar day that is not a Friday, Saturday, Sunday, state holiday or day during which the City administration is closed. Section 120.57(3)(b), Florida Statutes, as currently enacted or as amended from time to time, states that “The formal written protest shall state with particularity the facts and law upon which the protest is based.” Failure to file a notice of protest or to file a formal written protest within the time prescribed by Section 120.57(3), Florida Statutes, shall constitute a waiver of proceedings. Notices of protest, formal written protests, and the bonds required by the General Services Procedures Manual shall be filed at the office of the Director, Procurement and Contracts Department, 1010 NE 3 Avenue, Pompano Beach, FL 33060.
- 5.30 **Posting of Bid Recommendations/Tabulations:** ITB Recommendations and Tabulations will be posted on <http://www.pompanobeachfl.ionwave.net> and will remain posted for 72 hours. Any change to the date and time established herein for the posting of ITB Recommendations/Tabulations shall be posted at <http://www.pompanobeachfl.ionwave.net>. In the event the date and time of the posting of ITB Recommendations/Tabulations are changed, it is the responsibility of each Bidder to ascertain the revised date of the posting of ITB Recommendations/Tabulations. Any person desiring to protest the intended decision shall file a notice of protest, in writing, within 72 hours after the posting of the ITB tabulation and shall file a formal written protest within ten (10) calendar days after the date the notice of protest was filed. Fridays, Saturdays, Sundays, state holidays, and days during which the City administration is closed shall be excluded from the computation of the 72 hours. If the tenth calendar day falls on a Friday, Saturday, Sunday, state holiday, or day during which the City administration is closed, the formal written protest must be received on or before 5:00 p.m. ET of the next calendar day that is not a Friday, Saturday or Sunday, state holiday or days during which the City administration is closed. No submissions made after the Bid opening, amending or supplementing the Bid shall be considered. Section 120.57(3)(b), Florida Statutes, as currently enacted or as amended from time to time, states that “The formal written protest shall state with particularity the facts and law upon which the protest is based”. Any person who files an action protesting an intended decision shall physically deliver and post with the City, at the time of filing the formal written protest, an original bid protest bond, payable to the City, in an amount equal to one percent (1%) of the City’s estimate of the total volume of the contract. The City shall provide the estimated contract amount to the Proposer within 72 hours, excluding Fridays, Saturdays, Sundays, and other days during which the City administration is closed, of receipt of notice of intent to protest. The estimated contract amount is not subject to protest pursuant to Section 120.57(3), Florida Statutes. The bid protest bond shall be conditioned upon the payment of all costs which may be adjudged against the protester in an Administrative Hearing in which the action is brought and in any subsequent appellate court proceeding. In lieu of a bid protest bond, the City may accept a

cashier's check, official bank check, or money order in the amount of the bond. If, after completion of the Administrative Hearing process and any appellate court proceedings, the City prevails, the City shall recover all costs and charges, which shall be included in the Final Order or judgment, including charges made by the Division of Administrative Hearings, but excluding attorney's fees. Upon payment of such costs and charges by the protestant, the bid protest bond shall be returned. If the protester prevails, then the protester shall recover from the City all costs and charges incurred by the City. Payment options can be made by electronic check (e-check), Visa, MasterCard, or by using an established escrow account code.

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SECTION 6 - LOCAL BUSINESS PROGRAM

On March 13, 2018, the City Commission approved Ordinance 2018-46, establishing a Local Business Program, a program to increase the participation of City businesses in the City's procurement process.

For purposes of this solicitation, “Local” will be defined as follows:

1. **TIER 1 LOCAL VENDOR. POMPANO BEACH BUSINESS EMPLOYING POMPANO BEACH RESIDENTS.** A business entity that has maintained a permanent place of business within the city limits and maintains a staffing level, within this local office, of at least ten percent (10%) who are residents of the City of Pompano Beach or includes subcontracting commitments to Local Vendor Subcontractors for at least ten percent of the contract value. The permanent place of business may not be a post office box. The business must be located in a non-residential zone and must actually distribute goods or services from that location. The business must be staffed with full-time employees within the limits of the City. In addition, the business must have a current business tax receipt from the City for a minimum of one year prior to the date of issuance of the current solicitation.
2. **TIER 2 LOCAL VENDOR. BROWARD COUNTY BUSINESS EMPLOYING POMPANO BEACH RESIDENTS OR UTILIZING LOCAL VENDOR SUBCONTRACTORS.** A business entity, which has maintained a permanent place of business within Broward County and maintains a staffing level, within this local office, of at least fifteen percent (15%) who are residents of the City of Pompano Beach or includes subcontracting commitments to Local Vendor Subcontractors for at least twenty percent (20%) of the contract value. The permanent place of business may not be a post office box. The business must be located in a non-residential zone and must actually distribute goods or services from that location. The business must be staffed with full-time employees within the limits of the city. In addition, the business must have a current business tax receipt from the respective Broward County municipality for a minimum of one year prior to the date of issuance of a solicitation.
3. **LOCAL VENDOR SUBCONTRACTOR. POMPANO BEACH BUSINESS.** A business entity, which has maintained a permanent place of business within the city limits of the City of Pompano Beach. The permanent place of business may not be a post office box. The business must be located in a non-residential zone and must actually distribute goods or services from that location. The business must be staffed with full-time employees within the limits of the city. In addition, the business must have a current business tax receipt from the City of Pompano Beach for a minimum of one year prior to the date of issuance of a solicitation.

You can view the list of City businesses that have a current Business Tax Receipt on the City's website and locate local firms that are available to perform the work required by the ITB specifications. The business information, sorted by business use classification, is posted on the webpage for the Business Tax Receipt Division: www.pompanobeachfl.gov by selecting the Pompano Beach Business Directory in the section “Shop Pompano!”.

The City of Pompano Beach is strongly committed to ensuring the participation of City Businesses as Contractors and Subcontractors for the procurement of goods and services, including labor,

materials, and equipment. Bidders are required to participate in the City of Pompano Beach's Local Business Program by including, as part of their package, the Local Business Participation Form (Exhibit A) listing the local businesses that will be used on the Contract, and the Letter of Intent Form (Exhibit B) from each local business that will participate in the Contract.

For a list of certified minority businesses with the State of Florida please see the following link: https://www.dms.myflorida.com/business_operations/state_purchasing/office_of_supplier_development_osd/certified_vendor_reports

If a Prime Contractor/Vendor is not able to achieve the level of goal attainment of the Contract, the Prime Contractor/Vendor will be requested to demonstrate and document that good faith efforts were made to achieve the goal by providing the Local Business Unavailability Form (Attachment C), listing firms that were contacted but not available, and the Good Faith Effort Report (Attachment D), describing the efforts made to include local business participation in the Contract. This documentation shall be provided to the City Commission for acceptance.

The Awarded Bidder/Contractor will be required to submit "Local Business Subcontractor Utilization Reports" during projects and after projects have been completed. The reports will be submitted to the assigned City project manager of the project. The Local Business Subcontractor Utilization Report template and instructions have been included in the ITB document.

Failure to meet Local Vendor Goal commitments will result in an "unsatisfactory" compliance rating. Unsatisfactory ratings may impact the award of future projects if a sanction is imposed by the City Commission.

The City shall award a Local Vendor preference based upon vendors, Contractors, or Subcontractors who are local with a preference as follows:

1. For bid evaluation purposes, Tier 1 businesses, as defined by this subsection, shall be granted a preference in the amount of five percent (5%) of any bid. If the Tier 1 business submits a second bid that is at least one percent (1%) lower than that lowest responsive bid, then the award will go to the Tier 1 business. If not, the award will be made to the business that submits the lowest responsive bid. If the lowest responsive and responsible Bidder is also a Tier 1 business, the award will be made to that business, and no other Bidders will be given an opportunity to submit additional bids as described herein.
2. For bid evaluation purposes, Tier 2 businesses, as defined by this subsection, shall be granted a preference in the amount of two and one-half percent (2-1/2 %) of any bid or any proposal score. If the Tier 2 business submits a second bid, which is at least one percent lower than that lowest responsive bid, then the award will go to the Tier 2 business. If not, the award will be made to the business that submits the lowest responsive bid. If the lowest responsive and responsible Bidder is also a Tier 1 business, the award will be made to that business and no other Bidders will be given an opportunity to submit additional bids as described herein.
3. If there is a Tier 1 business and/or Tier 2 business participating in the same ITB and all businesses qualify to submit a second bid as previously detailed, the Tier 1 business will be given the first option, and the Tier 2 business will be given the second option. If the Tier 1 business is not the lowest bid received by at least one percent (1%), then an opportunity will be given to the Tier 2 business. If the Tier 2 business is not the lowest bid by at least one percent

(1%), then the bid will be awarded to the lowest Bidder regardless of the geographic location of the business.

4. The awarded Bidder/Contractor is responsible for complying with all Tier 1 & 2 guidelines and ensuring that all requirements are met before executing a Contract.

The goal for this ITB is ten percent (10%) for Local Vendor participation.

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SECTION 7 - BIDDER ACKNOWLEDGEMENT

- 7.1 The Bidder submits and agrees, if its bid is accepted, to enter into a Contract with the City in the form included in the ITB to perform and furnish all work as specified or indicated in the Sample Contract Documents for the Contract Price and within the Contract Time indicated in this bid and in accordance with the other terms and conditions of the Sample Contract resulting from the ITB.
- 7.2 Bidder accepts all of the terms and conditions of the ITB Documents, including, without limitation, those dealing with the disposition of Bid Security and the Sample Contract. The bid will remain subject to acceptance for one hundred twenty (120) days after the Bid unsealing. Bidder will sign and submit the Contract with the bonds and other documents required by Bidding Requirements within ten (10) days after the City's Notice of Award date.
- 7.3 In submitting its bid, Bidder represents, as more fully set forth in the Contract, that:
- a. Bidder has examined copies of all the ITB documents and the addendum/addenda.
 - b. Bidder has familiarized itself with the nature and extent of the ITB Documents, work, site, locality, and all local conditions, laws, and regulations that may affect the cost, progress, performance, or furnishing of the work in any manner.
 - c. Bidder has studied carefully all reports and drawings of physical conditions that are identified in the ITB.
 - d. Bidder has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, and studies [in addition to or to supplement those referred to in (c) above], which pertain to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance or furnishing of the work as Bidder considers necessary for the performance or furnishing of the work at the Contract Price within the Contract Time and in accordance with the other terms and conditions of the ITB Documents, and no additional examinations, investigations, explorations, tests, reports or similar information or data are or will be required by Bidder for such purposes.
 - e. Bidder has reviewed and checked all information and data shown or indicated on the ITB Documents with respect to existing site conditions and assumes responsibility for such. No additional examinations, investigations, explorations, tests, reports or similar information or data in respect of said site area or will be required by Bidder in order to perform and furnish the work at work Contract Price, within the Contract Time and in accordance with other terms and conditions of the ITB Documents.
 - f. Bidder has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the ITB Documents.
 - g. Bidder has given City written notice of all conflicts, errors or discrepancies that it has discovered in the ITB Documents and the written resolution thereof by the City is acceptable to Bidder.
 - h. This bid is genuine and not made in the interest or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit

a false or sham bid; Bidder has not solicited or induced any person, firm or corporation to refrain from Bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over the City.

- 7.4 **Bidder shall submit with their bid the Project's substantial and final completion date.**
- 7.5 Bidder accepts the provisions of the Contract as per the liquidated damages in the event of failure to complete the work on time.
- 7.6 Bidder agrees that all Federal, State, and Local sales and use taxes are included in the stated Bid Prices for the work.
- 7.7 Bidder further proposes to accept as full payment for the work proposed herein the amounts computed under the provisions of the Contract Documents and based on the unit prices herein (if applicable) represent a true measure of the labor, materials, equipment and any other incidentals required to perform the work, including all allowances for overhead and profit for each type and unit of work called for in these Contract Documents.
- 7.8 The Bid Line-Item pricing includes, but is not limited to, the following elements: labor, materials, equipment, permits and fees, excavation and backfill, grading and site preparation, restoration and final surface, removal and disposal, and final cleanup. Bidders shall include all costs associated with these elements within each line item and shall not omit any component necessary for the complete and proper execution of the work.
- 7.9 At the preconstruction conference, the Bidder shall submit a complete, detailed schedule of shop drawing submittals, which will show lead time for the following:
- Date of planned submittal.
 - Date of anticipated receipt of review (usually three weeks after submittal).
 - Delivery lead time.
 - Anticipated installation date.

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SECTION 8 – INSURANCE

The insurance described herein reflects the requirements deemed necessary for this contract by the City. The contractor is responsible for delivering to the City for timely review and written approval/disapproval Certificates of Insurance, which evidence that all insurance required hereunder is in full force and effect and which name the city as an additional insured on a primary basis on all such coverage.

CONTRACTOR shall not commence services under the terms of this Agreement until certification or proof of insurance detailing terms and provisions has been received and approved in writing by the City's Risk Manager. If you are responding to a bid and have questions regarding the insurance requirements hereunder, don't hesitate to get in touch with the City's Procurement and Contracts Department at (954) 786-4098. If the contract has already been awarded, please direct any queries and provide proof of the requisite insurance coverage to the City staff responsible for oversight of the subject project/contract.

CONTRACTOR is responsible for delivering to the CITY for timely review and written approval/disapproval Certificates of Insurance, which evidence that all insurance required hereunder is in full force and effect and which name on a primary basis, the CITY as an additional insured on all such coverage. Such policy or policies shall be issued by United States Treasury-approved companies authorized to do business in the State of Florida. The policies shall be written on forms acceptable to the City's Risk Manager, meet a minimum financial A.M. Best and Company rating of no less than Excellent, and be part of the Florida Insurance Guarantee Association Act. No changes are to be made to these specifications without prior written approval of the City's Risk Manager.

Throughout the term of the agreement/contract, the City, by and through its Risk Manager, reserves the right to review, modify, reject, or accept any insurance policies required by the agreement/contract, including limits, coverages, or endorsements. The City reserves the right, but not the obligation, to review and reject any insurer providing coverage because of poor financial condition or failure to operate legally.

Failure to maintain the required insurance shall be considered an event of default. The requirements herein, as well as the City's review or acceptance of insurance maintained by the Contractor, are not intended to and shall not in any way limit or qualify the liabilities and obligations assumed by the Contractor under the agreement/contract. Throughout the agreement/contract term, the Contractor and all subcontractors or other agents hereunder shall, at its sole expense, maintain in full force and effect the following insurance coverages and limits described herein, including endorsements.

- A. Worker's Compensation Insurance covering all employees and providing benefits as required by Florida Statute, Chapter 440, regardless of the size of the company/firm (number of employees) or the state in which the work is to be performed or of the state in which Contractor is obligated to pay compensation to employees engaged in the performance of the work. No exemption will be considered. The contractor further agrees to be responsible for the employment, control, and conduct of its employees and any injury sustained by such employees during their employment.

- B. Liability Insurance

1. Naming the City of Pompano Beach as an additional insured as the City's interests

may appear, on General Liability Insurance only, relative to claims arising from the Contractor's negligent acts or omissions in connection with the Contractor's performance under this agreement/contract.

2. Such liability insurance shall include the following checked types of insurance and indicated minimum policy limits:

TYPE OF INSURANCE LIMITS OF LIABILITY

GENERAL LIABILITY:

Minimum \$1,000,000 Per Occurrence and \$2,000,000 Per Aggregate

* Policy to be written on a Claims incurred basis

- XX comprehensive form bodily injury and property damage
- XX premises - operations bodily injury and property damage
- XX explosion & collapse
- XX hazard
- XX underground hazard
- XX products/completed bodily injury and property damage combined
- XX operations hazard
- XX contractual insurance, bodily injury, and property damage combined
- XX broad form property damage, bodily injury, and property damage combined
- XX independent contractor's personal injury
- XX personal injury
- ___ sexual abuse/molestation
- ___ liquor legal liability

AUTOMOBILE LIABILITY:

Minimum \$1,000,000 Per Occurrence and \$1,000,000 Per aggregate

- XX comprehensive form
- XX owned
- XX hired
- XX non-owned

Please note that Florida Statutes Section 255.05 requires contractors who enter into a contract with the City to purchase a payment and performance bond when the contract is in excess of \$200,000.

REAL & PERSONAL PROPERTY:

___ Comprehensive form
The agent must show proof they have this coverage.

EXCESS LIABILITY:

Minimum \$5,000,000 Per Occurrence and \$5,000,000 Per Aggregate
XX other than umbrella bodily injury and property damage combined

ENVIRONMENTAL / POLLUTION LIABILITY: Minimum \$1,000,000 Per Occurrence and \$1,000,000 Per Aggregate

* Policy to be written on a Claims incurred basis

XX environmental/pollution liability

CONTRACTOR is required to provide Environmental/Pollution Liability for damage(s) caused by hazardous waste material.

PROFESSIONAL LIABILITY:

Minimum \$1,000,000 Per Occurrence and \$1,000,000 Per Aggregate

* Policy to be written on a Claims incurred basis

__ professional liability

CONTRACTOR is required to provide Professional Liability if engineering and design are used.

CYBER LIABILITY:

Minimum \$1,000,000 Per Occurrence and \$1,000,000 Per Aggregate

* Policy to be written on a Claims incurred basis

__ Network Security / Privacy Liability

__ Breach Response / Notification Sublimit (minimum limit of 50% of policy aggregate)

__ Technology Products E&O - \$1,000,000 (only applicable for vendors supplying technology-related services and products)

Coverage shall be maintained in effect during the period of the Agreement and for not less than four (4) years after termination/ completion of the Agreement.

CRIME LIABILITY:

Minimum \$1,000,000 Per Occurrence and \$1,000,000 Per Aggregate

* Policy to be written on a Claims incurred basis

3. If Professional Liability insurance is required, the Contractor agrees that the indemnification and hold harmless provisions of the agreement/contract shall survive the termination or expiration of the agreement/contract for a period of three (3) years unless terminated sooner by the applicable statute of limitations.

C. **Employer's Liability:** The contractor and all subcontractors shall, for the benefit of its employees, provide, carry, maintain, and pay for the Employer's Liability Insurance in the minimum amount of One Hundred Thousand Dollars (\$100,000.00) per employee and Five Hundred Thousand Dollars (\$500,000) per aggregate.

D. **Policies:** Whenever, under the provisions of the agreement/contract, insurance is required of the Contractor, the Contractor shall promptly provide the following:

i. Certificates of Insurance evidencing the required coverage;

- ii. Names and addresses of companies providing coverage
 - iii. Effective and expiration dates of policies; and
 - iv. A provision in all policies affording City thirty (30) days written notice by a Carrier of any cancellation or material change in any policy.
- E. **Insurance Cancellation or Modification**: Should any required insurance policies be canceled before the expiration date or modified or substantially modified, the issuing company/firm shall provide thirty (30) days' written notice to the City.
- F. **Waiver of Subrogation**: The contractor hereby waives any and all rights of subrogation against the City, its officers, employees, and agents for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss agreement/contract to waive subrogation without an endorsement, then the contractor shall notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy that includes a condition to the policy not specifically prohibiting such an endorsement or voids coverage should the Contractor enter into such agreement/contract on a pre-loss basis.
- G. The Contractor shall furnish to the City the certification or proof of insurance required by the provisions set forth above within ten (10) days after notification of the award of the agreement/contract. Certificate(s) to be issued to City of Pompano Beach, Attention Risk Manager, 100 West Atlantic Boulevard, Pompano Beach, Florida, 33060.
- H. **Builder's Risk insurance is required.**

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SECTION 9 – ITB ATTRIBUTES (this is a TAB in the eBid system, IonWave). PROVIDE THIS INFORMATION ELECTRONICALLY.

This TAB includes the following Attributes:

1. Substantial Completion
2. Final Completion
3. Total Completion
4. Conflict of Interest
5. Drug-free Workplace
6. Vendor Certification Regarding Scrutinized Companies Lists
7. Acknowledgment of Addenda
8. Acknowledgment and Acceptance of General Terms and Conditions

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SECTION 10 – **EXHIBITS & ATTACHMENTS** (attachment TAB in the eBid system, IonWave)

This TAB includes the following Exhibits and Attachments:

1. ITB25-067 Herb Skolnick Center Addition
2. Project Technical Specifications
3. Local Business Program Forms (A, B, C, and D)
4. Exhibit B - General Terms and Conditions
5. Attachment F - Qualification of Bidders Form
6. Attachment G - Workers' Compensation Affidavit
7. Attachment H - W9
8. Attachment I - Construction Agreement DRAFT
9. Attachment J - Bid Bond
10. Attachment P - Payment and Performance Bonds Forms

END OF THE INVITATION TO BID

Sebastian Castano 10:37 AM

Sebastian Castano, Lassco Development Inc. 561-315-7455, Sebastian@lassconc.com
sebastian@lasscoinc.com

amandalaporta 10:38 AM

Amanda LaPorta - LaPorta Roofing and Contracting - Amanda@laportcontracting.com

Erik Staats 10:38 AM

Erik Staats-Persons Services

Ava Fernandez - Waypoint 10:38 AM

Good morning, Ava Fernandez with Waypoint Contracting, Inc..

Di Pompeo Construction Corp. - Iris Slones 10:38 AM

Iris Slones, Proposal Coordinator, Di Pompeo Construction Corp, 954-917-5252,
isloness@dipompeoconstruction.com

Kristen's iPad 10:38 AM

Kristen McTeague- RPM General Contractors, Inc. 954-785-8900. Kristen@rpmgc.com

Darlene's Rodick 10:39 AM

Darlene Rodick- Franjo Builders. 754-367-1083; dr@franjojl.com

dennissn 10:39 AM

DiPompeo Construction

DiPompeo Construction

DiPompeo Construction

2970

Dennis Neftleberg

954-629-



Florida's Warmest Welcome

Procurement & Contracts Department

Mary Rivero, Director

mary.rivero@copbfl.com

ITB #: ITB25-067 Tentative City Commission Meeting Date*: TBD

ITB Title: Herb Skolnik Center Addition # Notified: 1129 # Downloaded: 36

of Responses Rec'd: 14 # of "No Bids": 0

For: Engineering Department ITB Opening Date: 10/29/2025
(Department)

POSTING OF ITB RECOMMENDATION/TABULATION: ITB Recommendations and Tabulations will be posted in the eBid System, IonWave, and will remain posted for 72 hours. Any person who may be adversely affected by the decision or intended decision shall file a notice of protest in writing within 72 hours of posting the notice of the decision or intended decision. The formal written protest shall be filed within ten (10) days after the date the notice of protest is filed. Failure to file a notice of protest or a formal written protest shall constitute a waiver of proceedings under this chapter. Section 120.57(3)(b), Florida Statutes, states that "The formal written protest shall state with particularity the facts and law upon which the protest is based." Saturdays, Sundays, state holidays, and days when the City is closed shall be excluded from the computation of the 72-hour time period provided. Filings shall be at the office of the Director of Procurement and Contracts, 1010 NE 3rd Avenue, Pompano Beach, FL 33060. Any person who files an action protesting an intended decision shall post with the City, at the time of filing the formal written protest, a protest bond, payable to the City of Pompano Beach, Florida, in an amount equal to one percent (1%) of the estimated value of the contract. Failure to submit the protest bond within the time allowed for filing a bond shall constitute a waiver of the right to protest. Failure to file a protest within the time prescribed in Section 120.57(3), Florida Statutes, or failure to post the protest bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.

(*) The Cone of Silence, as stated in the ITB, is in effect until the City Commission approves it. The City Commission meeting date stated above is tentative. Confirm with the Purchasing Agent of record for the actual date the Cone of Silence has concluded.

RECOMMENDATION TABULATION

The City of Pompano Beach, Florida, received fourteen (14) bids in response to ITB25-067 for the Herb Skolnik Center Addition.

Bidder	Response Total
ARKEST LLC	\$849,307.37
CHARLAND RUREY CONSTRUCTION, INC.	\$907,865.00
Waypoint Contacting, Inc.	\$939,530.00
Roof Painting By Hartzell, Inc.	\$948,258.80
Franjo Builders, LLC	\$999,339.00
Maceda Contractors LLC	\$1,008,700.00
Integrity Construction Enterprise	\$1,037,393.00
DiPompeo Construction Corp.	\$1,077,000.00
West Construction, Inc.	\$1,124,635.75
MBR Construction, Inc.	\$1,126,207.00
Persons Services Corp.	\$1,193,770.00
Alexander & Johnson Project Management and Development, Inc.	\$1,196,907.70
Vercetti Enterprises	\$1,232,338.43
Lassco Development Inc	\$1,495,342.00



Florida's Warmest Welcome

Procurement & Contracts Department

Mary Rivero, Director

mary.rivero@copbfl.com

Pursuant to Section 3 of the Invitation to Bid, the award is to be made to the lowest responsive and responsible bidder whose bid meets all material requirements of the solicitation.

Determination of Responsiveness & Responsibility

As required by the ITB, bidders were required to submit evidence demonstrating that they served as the prime contractor on three (3) similar projects meeting all of the following criteria:

Prior Project Experience and References: Bidder must provide the following verifiable information with the bid at the time it is submitted:

Evidence that Bidder was the Prime Contractor on three (3) similar projects completed (final completion) within the last five (5) years. Each project submitted as qualifying experience must be located within the Southeast District of Florida in the continental United States, have a contract \$1,000,000 or greater, and must be of similar complexity and scope to the project described in this ITB. Bidder must explain the following:

- 1) the project and the work completed by Bidder,***
- 2) how the referenced project relates to the ITB, and,***
- 3) the amount paid to the Bidder for the work completed;***

The experience requirement constituted a material, non-waivable condition of the Invitation to Bid. The following bidders were deemed non-responsive due to failure to submit documentation at the time of bid demonstrating compliance with the experience requirements stated above:

- Arkfest LLC
- Charland Rurey Construction Inc.
- Franjo Builders, LLC
- Maceda Contractors LLC
- Integrity Construction Enterprise
- Lassco Development

Recommendation

Waypoint Contracting, Inc. submitted the lowest responsive and responsible bid and provided documentation meeting all material requirements of the Invitation to Bid.

It is therefore recommended that the City award a contract to Waypoint Contracting, Inc. in the amount of \$939,530.00, subject to City Commission approval.

By:

Eric Seifer

(Purchasing Agent)

Dated: January 20, 2026 at 6:30 pm (Eastern Time)



ITB25-067 Addendum 1 Waypoint Contacting Inc Supplier Response

Event Information

Number: ITB25-067 Addendum 1
Title: Herb Skolnick Center Addition
Type: Invitation To Bid
Issue Date: 9/16/2025
Deadline: 10/29/2025 02:00 PM (ET)
Notes: The City of Pompano Beach (the "City") will receive sealed bids for Invitation to Bid (ITB) ITB25-067 Herb Skolnick Center Addition, until 2:00:00 p.m. (local) October 22, 2025. Bids must be submitted electronically through the eBid System on or before the due date and time as specified herein. Any bid received after the due date and time specified will not be considered. Any uncertainty regarding the time a bid is received will be resolved against the Bidder.

Scope of Work: This project entails providing all labor, equipment, tools, and materials necessary to construct a new one-story 2,000 sf addition to an existing building space to be used as a meeting room. The scope of work includes, but is not limited to, sitework, foundation, block walls, storefront, metal joists, TPO roof, mechanical, plumbing, and electrical work.

The bidder must be registered on the City's eBid System in order to view the solicitation documents and respond to this ITB. The solicitation documents can be downloaded for free from the eBid System as a PDF at: <https://pompanobeachfl.ionwave.net>. The City is not responsible for the accuracy or completeness of any

documentation the Bidder receives from any source other than the eBid System. The bidder is solely responsible for downloading all required documents. A list of Bidders will be read aloud in a public forum. To attend the virtual public meeting, go to <https://pompanobeachfl.gov/pages/meetings> to find the Zoom link.

Cone of Silence Notice: Bidders are hereby notified that this Solicitation is subject to a “Cone of Silence”. A Cone of Silence means a prohibition on any communication regarding any particular competitive solicitation between:

- Any person who seeks an award therefrom, including a potential vendor or vendor's representative, and
- Any member of the City Commission, all other city employees, and any non-employee appointed to evaluate or recommend selection in such procurement process. For purposes of this section, Vendor's Representative means an employee, partner, officer, or director of a potential vendor, or consultant, lobbyist, or actual or potential subcontractor or sub-consultant of a vendor.

The “cone of silence” shall terminate at the time the City awards or approves a contract, votes to reject all Proposals or responses, or otherwise takes action that ends the solicitation or other procurement process. If the City Commission refers the item back to the City Manager and staff for further review, the cone of silence shall remain in effect until an award is made, a contract is approved, or the City Commission takes any other action that ends the solicitation or other procurement process.

Contact Information

Contact: Mr. Jeffrey English
Address: Procurement and Contracts
1010 NE 3 Avenue
Pompano Beach, FL 33060
Phone: (954) 786-4098
Email: jeffrey.english@copbfl.com

Waypoint Contacting Inc Information

Contact: Manny Vecin
Address: 7925 NW 12 ST STE 321
Doral, FL 33142
Phone: (786) 608-1406
Email: info@waypointci.com
Web Address: waypointci.com

By submitting this Response I affirm I have received, read and agree to the all terms and conditions as set forth herein. I hereby recognize and agree that upon execution by an authorized officer of the City of Pompano Beach, this Response, together with all documents prepared by or on behalf of the City of Pompano Beach for this solicitation, and the resulting Contract shall become a binding agreement between the parties for the products and services to be provided in accordance with the terms and conditions set forth herein. I further affirm that all information and documentation contained within this response to be true and correct, and that I have the legal authority to submit this response on behalf of the named Supplier (Offeror).

Manny Vecin

Signature

Submitted at 10/29/2025 01:00:51 PM (ET)

info@waypointci.com

Email

Requested Attachments

Local Business Program Forms

Herb Local Business Form
Signed.pdf

Local Business Program Forms from the attachments tab must be completed and uploaded to this tab.

Attachment F - Qualification of Bidders Form

Attachment F - Qualification of
Bidders Form - Large
Construction.pdf

Qualification of Bidders Form from the attachments tab must be completed and uploaded to this tab.

Attachment G - Workers Compensation Affidavit

Attachment G - Workers
Compensation Affidavit.pdf

Worker's Compensation Affidavit form from the attachments tab must be completed and uploaded to this tab.

Attachment H - W9

WCI W9 2025.pdf

Must be completed and uploaded to this tab.

Attachment J - Bid Bond Form

Pompano Herb Signed Bid
Bond.pdf

Bid Bond form from the attachments tab must be completed and uploaded to this tab.

Response Attachments

JL CGC License 2026.pdf

CGC License

WCI Org 10.28.2025.pdf

Waypoint Org Chart

COI 2025-2026 Proof.pdf

Proof of Insurance

Bid Attributes

1 Substantial Project Completion	<p>Provide the number of calendar days that the construction of the Project will be substantially complete after the date when the Contract Time commences to run as provided in the general conditions.</p> <input type="text" value="150"/>
2 Final Project Completion	<p>Provide the number of calendar days, after the substantial completion date, that the construction of the Project will be completed and ready for final payment.</p> <input type="text" value="30"/>
3 Total Project Completion	<p>Enter the sum of calendar days for the substantial and final project completion.</p> <input type="text" value="180"/>
4 Conflict of Interest	<p>For purposes of determining any possible conflict of interest, all bidders must disclose if any City of Pompano Beach employee is also an owner, corporate officer, or employee of their business. Indicate either "Yes" (a City employee is also associated with your business), or "No". (Note: If answer is "Yes", you must file a statement with the Supervisor of Elections, pursuant to Florida Statutes 112.313.) Indicate Yes or No below with the drop down menu.</p> <input type="text" value="No"/>
5 Drug-Free Workplace	<p>Preference must be given to Contractors submitting certification with their bid or proposal, certifying they have a drug-free workplace in accordance with Florida Statutes, Section 287.087. This requirement affects all public entities of the State and becomes effective January 1, 1991. Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall: (1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition. (2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations. (3) Give each employee engaged in providing the commodities or contractual services that are under bid, a copy of the statement specified in subsection (1). (4) In the statement specified in subsection (1) notify the employees that as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace, no later than five (5) days after such conviction. (5) Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by an employee who is so convicted. (6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. Select Yes below from the drop down menu to certify that your firm complies with the above requirements.</p> <input type="text" value="Yes"/>

6 Vendor Certification Regarding Scrutinized Companies Lists (Any Dollar Amount)

Section 215.4725, Florida Statutes, prohibits agencies from contracting (at any dollar amount) with companies on the Scrutinized Companies that Boycott Israel List, or with companies that are engaged in a boycott of Israel. As the person authorized to electronically sign on behalf of Respondent, I hereby certify by selecting the box below that the company responding to this solicitation is not listed on the Scrutinized Companies that Boycott Israel List. I also certify that the company responding to this solicitation is not participating in a boycott of Israel, and is not engaged in business operations in Syria or Cuba. I understand that pursuant to sections 287.135 and 215.4725, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Certified

7 Terms & Conditions

Check the box indicating you agree to the terms and conditions of this solicitation.

Agree

8 Acknowledgement of Addenda

Check this box to acknowledge that you have reviewed all addenda issued for this solicitation.

Yes

Bid Lines

1 Division 1 - General Requirements

Quantity: 1 UOM: EA Lump Sum Price: Total:

Item Notes: This Division includes:
General Conditions
Supervision
Telephone
Temporary Facilities
Temporary Fencing
Trailer
Dumpsters & Trash Removal
Storage
Temporary Protection
Final Cleaning
Equipment
Temp. Utilities (Water & Electric)
Concrete, Soils, and Asphalt Testing
Surveying
As-Built Plans
General Insurances
Bonds

2 Division 2 - Existing Conditions

Quantity: 1 UOM: EA Lump Sum Price: Total:

Item Notes: This Division includes:
Demolition
Removal & Salvage of Construction Materials

3	Division 3 - Concrete
	Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$86,700.00"/> Total: <input type="text" value="\$86,700.00"/>
Item Notes: This Division includes: Concrete Foundations & Footings Concrete Slab Cast in Place concrete	

4	Division 4 - Masonry
	Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$25,200.00"/> Total: <input type="text" value="\$25,200.00"/>
Item Notes: This Division includes: CMU	

5	Division 5 - Metals
	Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$53,800.00"/> Total: <input type="text" value="\$53,800.00"/>
Item Notes: This Division includes: Metal Fabrications Steel Joist Framing Rebars Metal Decking Misc Metals	

6	Division 6 - Woods & Plastics
	Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$12,300.00"/> Total: <input type="text" value="\$12,300.00"/>
Item Notes: This Division includes: Rough Carpentry Finish Carpentry Plastic Laminate Cabinets & Counters Wood Base	

7	Division 7 - Thermal & Moisture Protection
	Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$44,850.00"/> Total: <input type="text" value="\$44,850.00"/>
Item Notes: This Division includes: Building Insulation Fireproofing/Firestopping Roof Insulation TPO Roof System Flashing & Sealants	

8	Division 8 - Openings
	Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$46,450.00"/> Total: <input type="text" value="\$46,450.00"/>
Item Notes: This Division includes: Interior Doors & Frames Exterior Aluminum Storefront & Doors Finish Hardware	

9	Division 9 - Finishes		
	Quantity: <u> 1 </u> UOM: <u> EA </u>	Lump Sum Price: <input type="text" value="\$62,500.00"/>	Total: <input type="text" value="\$62,500.00"/>
Item Notes: This Division includes: Gypsum Board Caulking, Taping, Sealing Ceramic Tile Resilient Flooring-Luxury Vinyl Tile Acoustic Panel Ceilings Exterior Painting Interior painting			

10	Division 10 - Specialties		
	Quantity: <u> 1 </u> UOM: <u> EA </u>	Lump Sum Price: <input type="text" value="\$3,500.00"/>	Total: <input type="text" value="\$3,500.00"/>
Item Notes: This Division includes: Signage Appliances Window Treatments Solid Surface Countertops Marble Window Sills Fire Extinguishers			

11	Division 21 - Fire Suppression		
	Quantity: <u> 1 </u> UOM: <u> EA </u>	Lump Sum Price: <input type="text" value="\$5,155.00"/>	Total: <input type="text" value="\$5,155.00"/>
Item Notes: This Division includes: Sprinkler System			

12	Division 22 - Plumbing		
	Quantity: <u> 1 </u> UOM: <u> EA </u>	Lump Sum Price: <input type="text" value="\$12,380.00"/>	Total: <input type="text" value="\$12,380.00"/>
Item Notes: This Division includes: Plumbing Fixtures Plumbing Insulation Domestic water Piping Storm Drainage Sanitary Piping			

13	Division 23 - HVAC		
	Quantity: <u> 1 </u> UOM: <u> EA </u>	Lump Sum Price: <input type="text" value="\$49,015.00"/>	Total: <input type="text" value="\$49,015.00"/>
Item Notes: This Division includes: HVAC Ductwork HVAC Air Distribution HVAC Insulation Refrigerant Piping Air Duct Accessories			

1 4	Division 26 - Electrical Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$44,700.00"/> Total: <input type="text" value="\$44,700.00"/> Item Notes: This Division includes: Instrumentation & Control For Electrical Systems Emergency Lighting Low Voltage UPS/Generator Exit Signs Interior Lighting Site Lighting Facility Lighting Protection
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1 5	Division 28 - Electronic Safety & Security Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$9,400.00"/> Total: <input type="text" value="\$9,400.00"/> Item Notes: This Division includes: Fire Detection & Alarm
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1 6	Division 31 - Earthwork Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$44,800.00"/> Total: <input type="text" value="\$44,800.00"/> Item Notes: This Division includes: Erosion & Sedimentation Controls Clearing & Grubbing Excavation & Fill Grading Shoring & Underpinning Tree Removal Earth Moving Excavation Support & Protection Self Propelled Vibratory Roller & Densification Soil Treatment - Termite
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1 7	Division 32 - Exterior Improvements Quantity: <u> 1 </u> UOM: <u> EA </u> Lump Sum Price: <input type="text" value="\$67,820.00"/> Total: <input type="text" value="\$67,820.00"/> Item Notes: This Division includes: Irrigation & Irrigation Pumps Planting & Planting Preparation Landscaping Sidewalks Pavers Site Fencing
--------	--

1
8

Division 33 - Utilities

Quantity: 1 UOM: EA Lump Sum Price: Total:

Item Notes: This Division includes:
Storm Drainage Structures
Water Service
Fire Service
Sanitary Sewer Service
Electrical Service
Cable/ WIFI Service
Telephone Service
Backflow preventor
Off-premises Site Utilitites Work

1
9

Package Header

Owner Allowances

Quantity: 1 UOM: EA Total:

Package Items

19.1 Contingency

Quantity: 1 UOM: EA Enter \$10.00: Total:

19.2 Permits

Quantity: 1 UOM: EA Enter \$10.00: Total:

19.3 Indemnification

Quantity: 1 UOM: EA Enter \$10.00: Total:

2
0

Package Header

Fees

Quantity: 1 UOM: EA Total:

Package Items

20.1 Overhead & Profit

Quantity: 1 UOM: EA Lump Sum Price: Total:

Response Total: \$939,530.00

QUALIFICATION OF BIDDERS

COMPLETE THE QUALIFICATIONS OF BIDDERS – CONSTRUCTION FORM IN BID ATTACHMENTS TAB. BIDDERS ARE TO COMPLETE FORM IN ITS ENTIRITY AND UPLOAD THE COMPLETED FORM TO THE RESPONSE ATTACHMENTS TAB FOR THE BID IN THE EBID SYSTEM

To demonstrate qualifications to perform the Work, and to be considered for award, each Bidder must submit written evidence, such as previous experience, present commitments and other such data as may be called for below (or in SUPPLEMENTARY CONDITIONS). Each Bid must contain evidence of Bidder’s qualification to do business in the State where the Project is located or covenant to obtain such qualification prior to executing the Agreement.

1 How many years has your organization been in business as a General Contractor?

2 State of Florida Contractor’s license # _____

Broward County Certificate of Competency #: _____

Expiration Date: _____

3 What is the last project of this nature that you have completed?

4 Have you ever failed to complete work awarded to you? If Yes, where and why?

5 List all work performed over the last year.

Project Name _____

Owner’s Name _____

Owner’s Address _____

Phone Number _____

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

(Attach additional information as required)

6 List all work of similar type, complexity, and comparable value as described within the ITB's section B. Bidder's Responsiveness and Responsibility, 2.b. Prior Project Experience and References, as well as the nature of work performed. (Attach additional information on separate sheet)

Project Name A _____

Owner's Name _____

Owner's Address _____

Phone Number _____

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Project Name B _____

Owner's Name _____

Owner's Address _____

Phone Number _____

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

Project Name C _____

Owner's Name _____

Owner's Address _____

Phone Number _____

Nature of Work _____

Original Contract Completion Time (Days) _____

Original Contract Completion Date _____

Actual Final Contract Completion Date _____

Original Contract Price _____

Actual Final Contract Price _____

7 The following are names as three (3) individuals or corporations for which you have performed work of this nature and to which you list as references, excluding the City of Pompano Beach.

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>CONTACT PERSON</u>
-------------	----------------	------------------	-----------------------

8 Have you personally inspected the proposed work and have you a complete plan for its performance?

9 Will you sub-contract any part of this work? _____ Yes _____ No

If Yes, list all proposed subcontractors to be used on this project if the Bidder is awarded the Contract for this project. The successful Bidder shall submit a COMPLETE list of any work that he proposes to subcontract and the proposed subcontractors prior to execution of the contract.

CLASSIFICATION
OF WORK

NAME AND ADDRESS
OF SUBCONTRACTOR

_____	_____
_____	_____
_____	_____
_____	_____

(Submit any additional contractors to be used on a separate sheet.)

10 The following information shall be provided for this project:

- (a) Estimated total construction manhours _____
- (b) Percent manhours to be performed by Contractor's permanent staff _____
- (c) Percent manhours to be performed by direct hire employees _____
- (d) Percent manhours to be performed by Subcontractors _____

Equipment

11 What equipment do you own that is available for the proposed work?

12 What equipment will you rent for the proposed work?

13 What equipment will you purchase for the proposed work?



CHARLES BOWMAN ROCK HOUSE PAVILION

City of Hollywood, FL



Total Contract Value:
\$549,615.00

Start / End Dates:
03/2025 - 09/2025

Client Contact:
Ramses Terrero. CBC
City of Hollywood
2207 Raleigh Street
Hollywood, FL 33020
754-314-0154
rtterrero@hollywoodfl.org

Architect:
Cartaya & Associates
954-771-2724

Waypoint Contracting, Inc. was selected by the City of Hollywood for the historic renovation and adaptive reuse of the Charles Vollman Rock House. The project transformed the historic 1920s structure into a new park pavilion while preserving key architectural elements. As the centerpiece of the design, Waypoint restored and showcased the iconic stone chimney and original coral walls, turning them into a focal point for the community gathering space. This project blends historic preservation with modern park amenities to create a meaningful and functional space for public use.



CRA BUILDING

Delray Beach, FL



RENOVATION



GOVERNMENT/
MUNICIPAL

Total Contract Value:
\$2,414,393.58

Original Contract Value:
\$1,925,000.00

Start / End Dates:
03/2022 - 01/2023

Client Contact:
Christine Tibbs
313 NE 3RD Street
Delray Beach, FL 33444
516-276-8640
tibbsc@mydelraybeach.com

Architect:
Synalovski Romanik Saye, LLC
Manuel Synalovski
msynalovski@synalovski.com

Waypoint Contracting, Inc., was awarded this contract for the renovation of the two story building for the City of Delray Beach CRA. The work consisted of a complete structural and architectural renovation of existing two story building which included demo and replacement of entire roof structure and replacement with new trusses and roof, shoring of 2nd floor and new structural reinforcement, new stairwell structure, new elevator shaft, and structural modification of all openings. Architectural renovations included new doors, windows, stucco, paint flooring, railings, elevator, HVAC, plumbing, electrical, fire alarm, site drainage, parking, irrigation, and landscape.

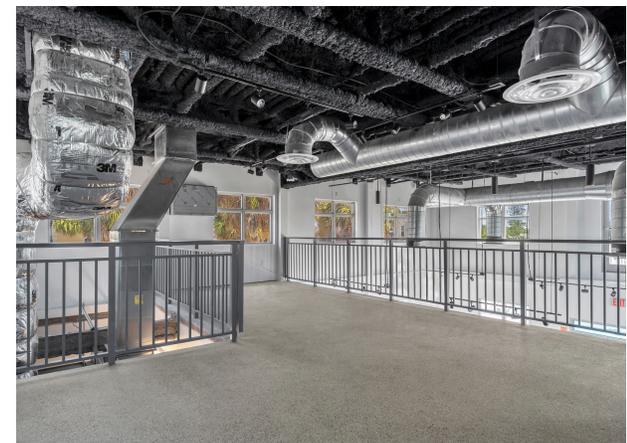
The project was challenging because it required careful coordination of the work to preserve the structural elements called out to the remain so not to compromise the existing structure as the new structural modifications were being made. Also the site had a very small foot print that required careful coordination of all material deliveries so not to compromise site logistics movements and disturbance to the adjacent properties/neighbors.





CRA SAPODILLA COMMERCIAL BUILDING

West Palm Beach, FL



Total Contract Value:
\$2,751,290.30

Client Contact:
Genia Baker
West Palm Beach CRA
401 Clematis Street
West Palm Beach, FL 33401
561-822-1437
gbaker@wpb.org

Original Contract Value:
\$2,225,305.00

Start / End Dates:
04/2024 - 05/2025

Architect:
Design 2 Form
Maurice Walden
mwalden@design2form.com

Waypoint Contracting, Inc. was selected for the transformation of a 1925-era structure into a modern, future-ready commercial space, blending historic preservation with contemporary construction techniques. The project included the demolition and reconstruction of the building's exterior, including rebuilding the west and south walls with CMU, reinforcing the existing north and east walls, and installing a new roof system.

The fully modernized 2,832 sq. ft. building, situated on a 7,264 sq. ft. lot, features new exterior doors, windows, railings, awnings, and a covered exterior dining area. Interior improvements included a complete build-out with new restrooms, drywall, interior finishes, mechanical systems, and the addition of a commercial kitchen. Exterior site upgrades consisted of a new surface parking lot, street parking, concrete walkways, a dumpster enclosure, solid precast concrete walls, landscaping, and irrigation. The project also required full asbestos abatement and hazardous materials removal in compliance with EPA. As a repeat client, Waypoint successfully navigated rigorous regulatory requirements and coordinated multiple trades while preserving historic elements and maintaining a respectful presence within a sensitive neighborhood.



SNAKE CREEK BN HQ BLDG TRANSIENT TRAINING

Miramar, FL



RENOVATION



GOVERNMENT/
MUNICIPAL



Total Contract Value:
\$2,234,128.42

Original Contract Value:
\$2,077,000.00

Start / End Dates:
10/2022 - 09/2023

Client Contact:
Krystal Sheeley
2305 SR 207
St Augustine, FL 32086
304-823-0287
krystal.r.sheeley.nfg@army.mil

Architect:
CPH
Iker Uzun
iuzun@cphcorp.com

Waypoint Contracting, Inc., was awarded this contract for the construction of a new 7, 000 sqft history building, intended to serve as the Battalion Headquarters building. The building included administrative spaces, classroom, latrine/shower, vending/breakroom. Other items integral to the facility are: installation of new utilities such as electric, potable water, waste water/sewer, and connecting them to existing services, information systems, site improvements, and antiterrorism/ force protection.

ATTACHMENT G – WORKERS’ COMPENSATION AFFIDAVIT

THE CITY OF POMPANO BEACH, FLORIDA

WORKERS’ COMPENSATION AFFIDAVIT

CERTIFICATION OF NUMBER OF EMPLOYEES

(Complete only if your firm has less than four (4) employees)

_____ (Company Name) hereby certifies and affirms that the entity named herein has less than four (4) employees nor uses any subcontractor(s) with four (4) or more employees and will not have four (4) or more employees during the term of this contract.

I further certify that, if during the period covered by this affidavit, the entity named herein becomes an employer with four (4) or more employees or uses subcontractor(s) with four (4) or more employees, a Certificate of Insurance shall be provided to the City of Pompano Beach, within five (5) business days.

With respect to the construction industry, all employment in which one (1) or more employees are employed shall provide evidence of Workers’ Compensation coverage.

Under penalties of perjury, I declare that I have read the foregoing WORKERS’ COMPENSATION AFFIDAVIT and that the facts stated in it are true.

Electronic or handwritten signature:

Print/Type Name: _____

Title: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RSC Insurance Brokerage, Inc. 9350 S Dixie Hwy Suite 1400 Miami FL 33156	CONTACT NAME: PHONE (A/C No. Ext): (305)446-2271	FAX (A/C No):	
	E-MAIL ADDRESS: MIA-Certificates@Risk-Strategies.com		
INSURED Waypoint Contracting, Inc. 7925 NW 12th Street, Suites 319 & 321 Doral FL 33126	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Monroe Guaranty Ins Co		32506
	INSURER B: Progressive Express Insurance Company		10193
	INSURER C: Continental Insurance Co		35289
	INSURER D: FCCI Insurance Co		10178
	INSURER E: Lloyd's of London		15792
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: CL2562772108

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			GL100046991-07	6/30/2025	6/30/2026	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	<input checked="" type="checkbox"/> Contractual Liability						MED EXP (Any one person)	\$ 10,000
	<input checked="" type="checkbox"/> XCU Included						PERSONAL & ADV INJURY	\$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	AUTOMOBILE LIABILITY			983221188	6/30/2025	6/30/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB			CUE 7092646741	6/30/2025	6/30/2026	EACH OCCURRENCE	\$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB	<input checked="" type="checkbox"/> OCCUR					AGGREGATE	\$ 5,000,000
	<input type="checkbox"/> DED	<input type="checkbox"/> CLAIMS-MADE						\$
								\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC0100070963-05	6/30/2025	6/30/2026	<input checked="" type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	<input type="checkbox"/> N/A				E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
								E.L. DISEASE - POLICY LIMIT
E	Contractor's Professional			ANES413312.25	6/30/2025	6/30/2026	Each Claim/Aggregate	\$2,000,000
E	Contractor's Pollution			ANES413312.25	6/30/2025	6/30/2026	Limit	Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE R Ins. Brokerage/PREL

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ACORD 25 (2014/01)

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INS025 (201401)

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Solicitation Number ITB25-067

TO: Waypoint Contracting, Inc.
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

an individual

a corporation

a partnership

a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

Flooring

at the following price: \$9,434.00

10/17/25
(Date)

APX GROUP, LLC
(Print Name of Local Business Contractor)

2142 NW 22ND ST
(Street Address)

POMPANO BEACH, FL 33069
(City, State Zip Code)

BY: 
(Signature)

IMPORTANT NOTE: Signatures on this form MUST be by an authorized employee of Subcontractor and must be uploaded to the Response Attachment Tab

LOCAL BUSINESS EXHIBIT "B"

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Solicitation Number ITB25-067

TO: Waypoint Contracting, Inc.
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

an individual

a corporation

a partnership

a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

Fire Sprinklers

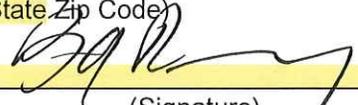
at the following price: \$5,516.00

10.28.2025
(Date)

Brother's Fire Protection, Inc
(Print Name of Local Business Contractor)

3781 NE 11th Ave
(Street Address)

Pompano Beach, FL 33064
(City, State Zip Code)

BY: 
(Signature)

IMPORTANT NOTE: Signatures on this form MUST be by an authorized employee of Subcontractor and must be uploaded to the Response Attachment Tab

LOCAL BUSINESS EXHIBIT "B"

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Solicitation Number ITB25-067

TO: Waypoint Contracting, Inc.
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

an individual

a corporation

a partnership

a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

Fire Alarm

at the following price: \$9,434.00

10/17/25
(Date)

Century Fire Protection
(Print Name of Local Business Contractor)

2701 Gateway Dr.
(Street Address)

33069
(City, State Zip Code)

BY: Richard Mennona
(Signature)

IMPORTANT NOTE: Signatures on this form MUST be by an authorized employee of Subcontractor and must be uploaded to the Response Attachment Tab

LOCAL BUSINESS EXHIBIT "B"

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Solicitation Number ITB25-067

TO: Waypoint Contracting, Inc.
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

an individual

a corporation

a partnership

a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

Glass and Glazing

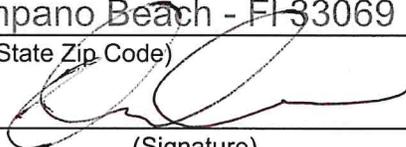
at the following price: \$43,005.00

10/20/2025
(Date)

Downey Glass
(Print Name of Local Business Contractor)

1010 nw 15th ave
(Street Address)

Pompano Beach - FL 33069
(City, State Zip Code)

BY: 
(Signature)

IMPORTANT NOTE: Signatures on this form MUST be by an authorized employee of Subcontractor and must be uploaded to the Response Attachment Tab

LOCAL BUSINESS EXHIBIT "B"

LOCAL BUSINESS EXHIBIT "B"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

Solicitation Number ITB25-067

TO: Waypoint Contracting
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

an individual

a corporation

a partnership

a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

Plumbing Contractor

at the following price: \$12,722.00

10/21/25
(Date)

Dale Block
(Print Name of Local Business Contractor)

1450 SW 3rd Street Ste #8
(Street Address)

Pompano Beach, FL 33069
(City, State Zip Code)

BY: 
(Signature)

IMPORTANT NOTE: Signatures on this form MUST be by an authorized employee of Subcontractor and must be uploaded to the Response Attachment Tab

LOCAL BUSINESS EXHIBIT "B"



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LOPEZ, JORGE LUIS

WAYPOINT CONTRACTING INC
PO Box 558482
MIAMI FL 33255

LICENSE NUMBER: CGC1519415

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://www.MyFloridaLicense.com)

ISSUED: 06/04/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



BID BOND

BY THIS BOND, We Waypoint Contracting, Inc.,
as Principal ("PRINCIPAL") and The Gray Casualty & Surety Company, an entity duly organized
under the laws of the State of Louisiana, as Surety ("SURETY"), are held
and firmly bound unto the City of Pompano Beach ("CITY") in the sum of five percent (5%) of
the Bid amount, for the payment of which PRINCIPAL and SURETY bind ourselves, our heirs,
executors, administrators, successors and assigns, jointly and severally, as set forth below.

WHEREAS, PRINCIPAL has submitted a bid for Bid No.
ITB25-067 - Herb Skolnick Center Addition.

THE CONDITIONS OF THIS BOND are such that CITY accepts the bid of PRINCIPAL and
PRINCIPAL enters into a contract with CITY in accordance with the terms of such bid, and gives
such bond or bonds as may be specified in the bidding or Contract Documents with good and
sufficient surety for the faithful performance of such Contract and for the prompt payment of labor
and material furnished in the prosecution of the Contract.

THEN THIS OBLIGATION SHALL BE NULL AND VOID. However, if CITY accepts the bid
of PRINCIPAL and PRINCIPAL fails to timely satisfy the conditions set forth above, then
PRINCIPAL and SURETY, jointly and severally, shall be liable to CITY for the full sum of this
Bond which shall be forfeited to CITY as liquidated damages, not a penalty, as a result of
PRINCIPAL's failure to comply with the bid instructions and conditions, regardless of whether
CITY ultimately decides to change the Project requirements or resolicit bids.

The remedies are not to be construed as CITY exclusive remedies for PRINCIPAL's failure to
enter into a contract with CITY, but shall be deemed supplemental to all remedies available to
CITY at law or otherwise.

No right of action shall accrue on this Bond to or for the use of any person or entity other than
CITY.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK

Signed and sealed on October 21, 2025

Bid Number ITB25-067

ATTEST:

Waypoint Contracting, Inc.
(Name of Corporation)


Secretary




(Signature and Title)

Tanya Ramos
(Print/Type Name)

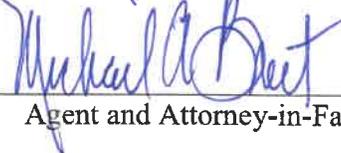
Manuel Keen
(Print Name and Title Signed Above)

(Corporate Seal)

IN THE PRESENCE OF:

SURETY: The Gray Casualty & Surety Company


Signature

By 
Agent and Attorney-in-Fact

Daniel Lede
(Print Name)

Michael A. Bonet
(Print/Type Name)


Signature

Address: PO Box 6202
(Street)

Katherine Arias Sanchez
(Print Name)

Metairie, LA 70009
(City/State/Zip Code)

Telephone No.: (504) 888-7790

**THE GRAY INSURANCE COMPANY
THE GRAY CASUALTY & SURETY COMPANY**

GENERAL POWER OF ATTORNEY

Bond Number: N/A **Principal:** Waypoint Contracting, Inc.

Project: Herb Skolnick Center Addition; ITB25-067

KNOW ALL BY THESE PRESENTS, THAT The Gray Insurance Company and The Gray Casualty & Surety Company, corporations duly organized and existing under the laws of Louisiana, and having their principal offices in Metairie, Louisiana, do hereby make, constitute, and appoint: **Michael A. Bonet of Miami, Florida jointly and severally** on behalf of each of the Companies named above its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its deed, bonds, or other writings obligatory in the nature of a bond, as surety, contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the amount of \$25,000,000.00.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both The Gray Insurance Company and The Gray Casualty & Surety Company at meetings duly called and held on the 26th day of June, 2003.

“RESOLVED, that the President, Executive Vice President, any Vice President, or the Secretary be and each or any of them hereby is authorized to execute a power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings, and all contracts of surety, and that each or any of them is hereby authorized to attest to the execution of such Power of Attorney, and to attach the seal of the Company; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be binding upon the Company now and in the future when so affixed with regard to any bond, undertaking or contract of surety to which it is attached.

IN WITNESS WHEREOF, The Gray Insurance Company and The Gray Casualty & Surety Company have caused their official seals to be hereinto affixed, and these presents to be signed by their authorized officers this 4th day of November, 2022.



By:

Michael T. Gray
President
The Gray Insurance Company

Cullen S. Piske
President
The Gray Casualty & Surety Company



State of Louisiana

ss:

Parish of Jefferson

On this 4th day of November, 2022, before me, a Notary Public, personally appeared Michael T. Gray, President of The Gray Insurance Company, and Cullen S. Piske, President of The Gray Casualty & Surety Company, personally known to me, being duly sworn, acknowledged that they signed the above Power of Attorney and affixed the seals of the companies as officers of, and acknowledged said instrument to be the voluntary act and deed, of their companies.



Leigh Anne Henican
Notary Public
Notary ID No. 92653
Orleans Parish, Louisiana

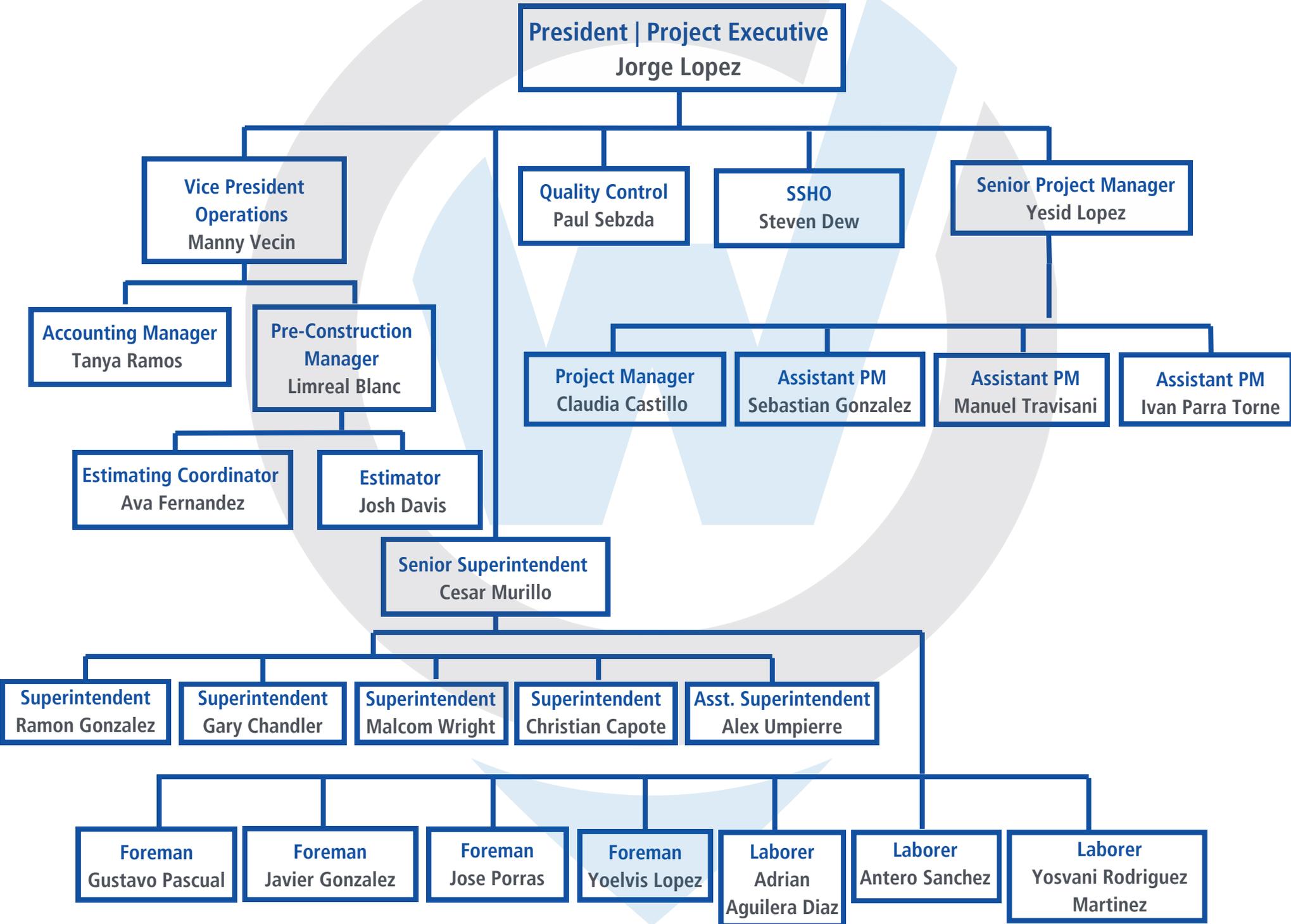
Leigh Anne Henican
Notary Public, Parish of Orleans State of Louisiana
My Commission is for Life

I, Mark S. Manguno, Secretary of The Gray Insurance Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 21st day of October, 2025

I, Leigh Anne Henican, Secretary of The Gray Casualty & Surety Company, do hereby certify that the above and forgoing is a true and correct copy of a Power of Attorney given by the companies, which is still in full force and effect. IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Company this 21st day of October, 2025



Waypoint Contracting's Organizational Chart



Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See <i>Specific Instructions</i> on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <div style="text-align: center; font-size: 1.2em; margin-top: 10px;">Waypoint Contracting, Inc</div>	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. P.O. BOX 558482	Requester's name and address (optional)
	6 City, state, and ZIP code Miami, FL 33126	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number									
or									
Employer identification number									
8	1	-	4	6	0	2	7	8	9

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person

Date **3.19.2025**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.–China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.–China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called “backup withholding.” Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under “*By signing the filled-out form*” above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or “doing business as” (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity’s name as shown on the entity’s tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner’s name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner’s name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity’s name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys’ fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5. ²
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

¹ See Form 1099-MISC, Miscellaneous Information, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

- A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).
- B—The United States or any of its agencies or instrumentalities.
- C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).
- E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/EIN. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABL accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Go to www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
WAYPOINT CONTRACTING INC

Filing Information

Document Number P16000094860
FEI/EIN Number 81-4602789
Date Filed 11/29/2016
Effective Date 11/29/2016
State FL
Status ACTIVE

Principal Address

7925 NW 12 STREET, 321
MIAMI, FL 33126

Changed: 01/10/2024

Mailing Address

P.O BOX 558482
MIAMI, FL 33255

Changed: 12/07/2020

Registered Agent Name & Address

Waypoint Contracting, Inc.
7925 NW 12 STREET, 321
MIAMI, FL 33126

Name Changed: 07/26/2022

Address Changed: 07/03/2024

Officer/Director Detail

Name & Address

Title President

LOPEZ, JORGE L
PO BOX 558482
Miami, FL 33255

Title VP

Vecin, Manuel A

P.O BOX 558482
MIAMI, FL 33255

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	02/11/2025
2026	01/22/2026

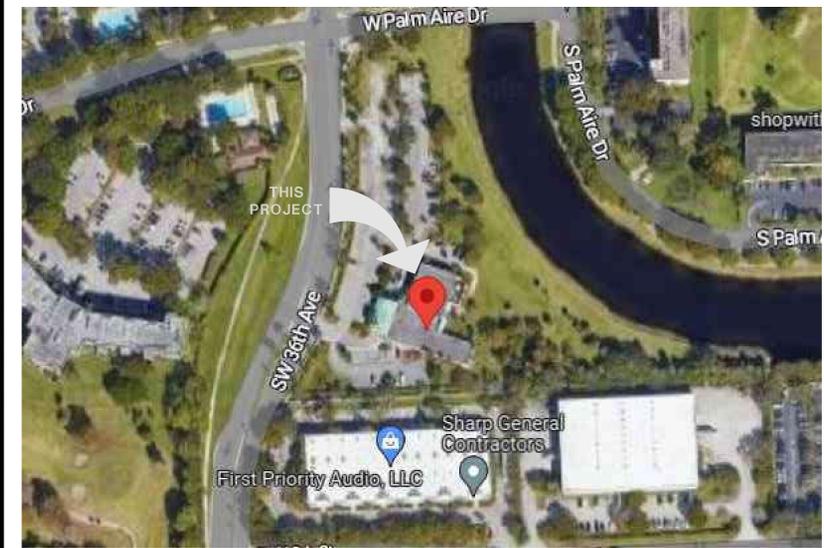
Document Images

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07/03/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
08/31/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
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01/05/2022 -- ANNUAL REPORT	View image in PDF format
03/22/2021 -- ANNUAL REPORT	View image in PDF format
03/13/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/23/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/13/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
11/29/2016 -- Domestic Profit	View image in PDF format

ADDITION TO: THE HERB SKOLNICK CENTER

800 SW 36TH AVENUE
POMPANO BEACH, FLORIDA 33069
CITY OF POMPANO BEACH

BID SET | PERMIT SET



LOCATION MAP

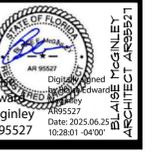
NO SCALE

LEGAL DESCRIPTION

ALL OF PARCEL 'A', PALM AIRE RECREATION CENTER, ACCORDING TO THE FLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL LEGAL, RECORDS, AMENDMENTS AND PLANS, INDICATED BY THIS SET, SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF POMPANO BEACH, FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF POMPANO BEACH, FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF POMPANO BEACH, FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF POMPANO BEACH, FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF POMPANO BEACH, FLORIDA.

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61 NE 1ST STREET, SUITE 2, POMPANO BEACH, FL 33060



ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE: 12/11/2023
PERMIT/BID SET
PERMIT CONSTR: 00/00/00
PROJECT NO: 22011
REV. DESCRIPT. DATE
1 BLDG DEPT COMMENTS 2/23/24
SHEET NO:
G-000
PRINTED: 6/18/2025 12:04 PM

GRAPHIC SYMBOLS

- REVISION TAG
- COLUMN REFERENCE GRID TAG
- BLOCKING NUMBER
- ELEVATION MARK
- SPOT ELEVATION
- DIMENSION SYMBOL
- DIMENSION TO DIMENSION LINE
- DIMENSION TO FACE OF FRAMING UNLESS NOTED OTHERWISE
- CONTROL LINES - COMMON REFERENCE LINES FOR ARCHITECTURAL, STRUCTURAL AND ENGINEERING DIMENSIONS
- CENTERLINE
- PROPERTY LINE
- DETAIL NUMBER
- SECTION TAG
- SHEET NUMBER
- ELEVATION TAG
- DETAIL CALLOUT TAG
- ROOM/SPACE NUMBER
- DOOR NUMBER
- WINDOW TAG

DEFERRED SUBMITTALS

PER CITY OF POMPANO BOARD OF RULES AND APPEALS POLICY 16-2 (3-10-2016), THE SUBMITTAL OF NOA, PRODUCT APPROVALS AND SHOP DRAWINGS FOR THE FOLLOWING ITEMS WILL BE DEFERRED AND SUBMITTED ACCORDING TO THE VOLUNTARY TIMELINE FOR DEFERRED SUBMITTALS:

- SHOP DRAWINGS/NOAS SUBMITTED AND APPROVED PRIOR TO ANY RELATED WORK
- ROOF SYSTEM
- ALUMINUM STOREFRONT WINDOWS AND ENTRANCES

SUBMITTALS - GENERAL

- GENERAL CONTRACTOR SHALL REQUIRE 'SHOP DRAWINGS', 'PRODUCT DATA', AND 'SAMPLES' AS SPECIFIED, FROM SUBCONTRACTORS FOR REVIEW UPON AWARD OF CONSTRUCTION CONTRACT. SUBMITTAL SUBMISSIONS TO THE ARCHITECT THEN SHALL HIGHLIGHT ALL OPTIONS SELECTED AND INCLUDE THE CONTRACTOR'S STAMP CERTIFYING HIS CAREFUL REVIEW OF THE SUBMITTAL AND VERIFICATION OF THEIR COMPLIANCE WITH 'CONTRACT DOCUMENTS'. SUBMITTAL ITEMS SPECIFIED IN CONSTRUCTION DOCUMENTS ESTABLISH A MINIMUM LEVEL OF QUALITY AND PERFORMANCE. A SUBMITTAL SUBSTITUTION SHALL NOT BE APPROVED 'OR EQUAL', OR BETTER, UNLESS EVIDENCE TO THAT FACT HAS BEEN PROVIDED TO THE ARCHITECT, A DEDUCTION TO THE CONSTRUCTION CONTRACT AMOUNT HAS BEEN RECEIVED BY THE OWNER, AND AN APPROVAL HAS BEEN PRESENTED IN WRITING BY THE OWNER TO THE CONTRACTOR. ARCHITECT APPROVAL OF SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL HAVE AN ARCHITECT APPROVED COPY OF SAMPLE OF A SUBMITTAL ON FILE BEFORE COMMENCING CONSTRUCTION RELATIVE TO THAT SUBMITTAL OR WRITTEN AUTHORIZATION TO PROCEED ON THAT CONSTRUCTION BY OWNER.
- THE CONTRACTOR MUST SUPPLY THE REQUIRED SUBMITTALS TO THE ARCHITECT 90 AS TO ALLOW TIME (MIN. 2 WEEKS) FOR HIS REVIEW, APPROVAL AND RETURN TO THE CONTRACTOR SO THAT THE CONTRACTOR MAY AUTHORIZE MATERIALS AND/OR PRODUCT PURCHASING AND INSTALLATION AS IDENTIFIED WITHIN THE CONSTRUCTION SCHEDULE.
- ARCHITECT WILL NOTIFY CONTRACTOR IF HE REQUIRES PANEL MOCK-UPS OF CERTAIN 'FINISHES' FOR THE OWNERS' AND ARCHITECT'S APPROVAL.
- CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR WORK INSTALLED WHICH SUBSEQUENTLY HAS BEEN REJECTED BY THE OWNER IF REQUIRED SUBMITTALS HAVE NOT BEEN SUBMITTED AND/OR APPROVED BY THE OWNER.
- GENERAL CONTRACTOR TO VERIFY LEAD TIMES DURING BID RESEARCH TO ORDER SPECIFIED MANUFACTURERS ITEMS. SUBSTITUTIONS WILL NOT BE APPROVED DUE TO A GENERAL CONTRACTOR ORDERING LATE ON LONG LEAD ITEMS. SUBSTITUTIONS WILL ONLY BE CONSIDERED WITHIN THE BID PERIOD. SUBSTITUTIONS WILL BE SUBMITTED WITHIN FINAL BIDS AND MUST INCLUDE SPECIFICATION SHEETS AND CLEARLY STATED DEDUCTS.

SUBMITTALS FOR THIS PROJECT AS SPECIFIED INCLUDING NOA'S FOR ALL REQUIRED PRODUCTS:

SITE WORK	ELECTRICAL
- CONCRETE MIX DESIGN AND TESTING REPORTS	- CIRCUIT BREAKERS AND FUSES (MANUF.)
	- CABINETS - (S.DRUG.)
	- SWITCHES - (MANUF.)
	- RECEPTACLES - (MANUF.)
	- LIGHT FIXTURES - (MANUF.)
CONCRETE	DOORS, STOREFRONTS, OPENINGS
- REINF. STEEL-(S.DRUG.)	- EXTERIOR DOORS (S. DRUG, MANUF.)
- MIX DESIGN & TESTING REPORTS	- INTERIOR DOORS (S.DRUG, MANUF.)
	- WINDOWS/STOREFRONTS (S.DRUG, MANUF.)
	- HARDWARE SCHEDULE (MANUF.)
MASONRY	FINISHES
- ANCHORAGE & REINFORCING - (S.DRUG.)	- EXTERIOR PAINT (MANUF, SAMP./MOCK-UP)
- ACCESSORIES-(MANUF.)	- CEMENT PLASTERING FRAMING, & ACCESSORIES (MANUF, S.DRUG.)
	- INTERIOR FINISHES (MANUF, SAMP.)
THERMAL & MOISTURE PROTECTION	EXTERIOR SPECIALTIES
- TPO ROOF-(MANUF, GUAR.)	- N/A
- FLASHING & SHEET METAL - (GUAR.)	
- WATER REPELLENTS-(MANUF.)	
- ROOF & DECK INSULATION-(MANUF, GUAR.)	
- VAPOR RETARDERS-(MANUF, GUAR.)	
STRUCTURAL STEEL	FIRE SUPPRESSION & SAFETY
- STR. & MISC. STEEL-(S.DRUG.)	- FIRE EXTINGUISHER (MANUF.)
	- FIRE SPRINKLER (S.DRUG, MANUF.)
	- FIRE ALARM (S.DRUG, MANUF.)

NOTE: INCLUDE PROJECT TITLE, DATE, CONTRACTOR'S NAME AND ADDRESS, SPECIFICATION SECTION REFERENCE, AND SUBMITTAL NUMBER.

THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO ARCHITECT IN THE FOLLOWING MINIMUM QUANTITIES (REFER TO SUBMITTALS LIST):

- MANUF. - MANUFACTURER DATA & LITERATURE - (5) 'CUT' SHEETS WITH SPECIFIED REQUIREMENTS IDENTIFIED
- OP. MAN. - OPERATING MANUAL - (2) COPIES
- GUAR. - GUARANTEE - (2) COPIES
- S. DRUG. - SHOP DRAWING - (1) SET (ELECTRONIC)
- SAMP. - SAMPLE - (5) PHYSICAL SAMPLES AS DIRECTED BY ARCH.

OWNER AND DESIGNERS OF RECORD

OWNER
CITY OF POMPANO BEACH
100 WEST ATLANTIC BLVD.
POMPANO BEACH, FL 33060
(954) 786-4600

ARCHITECT
DK ARCHITECTS/PLANNERS, INC.
61 NE 1ST STREET
POMPANO BEACH, FLORIDA 33060
(954) 941-3329

CIVIL
SHAH DROTOS
3500 NW 9TH AVE.
POMPANO BEACH, FL 33064
(954) 943-9433

LANDSCAPE
MLA GROUP INC.
1016 NE 45 ST.
OAKLAND PARK, FL 33334
(954) 763-4071

STRUCTURAL ENGINEER
MUE ENGINEERS, INC.
3440 NE 12TH AVENUE
OAKLAND PARK, FL 33334
(954) 324-4730

MEP ENGINEER
DIREKTION 360
101 NE 3RD AVE.
FT. LAUDERDALE, FL 33301
(754) 701-9320

GENERAL NOTES

- THE WRITTEN DIMENSIONS PREVAIL ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE THESE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF ANY DISCREPANCY OCCURS, THE CONTRACTOR IS REQUIRED TO NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY WORK AFFECTED BY THE DISCREPANCY.
- CONTRACTORS TO SECURE ALL PERMITS AND REQUIRED INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
- CONTRACTORS ARE TO PROVIDE ALL TEMPORARY UTILITIES AND INFRASTRUCTURE REQUIRED TO PERFORM THE WORK, INCLUDING FIRE PROTECTION AS REQUIRED DURING CONSTRUCTION.
- EACH CONTRACTOR AND SUBCONTRACTOR IS EXPECTED TO REVIEW ALL CONTRACT DOCUMENTS AND SITE CONDITIONS PRIOR TO ISSUED BID. CHANGE ORDERS WILL NOT BE APPROVED FOR FAILURE TO DO SO.
- PRODUCTS SPECIFIED OR OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS SHALL NOT BE SUBSTITUTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.
- THE CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO COMPLETE THIS PROJECT AS REQUIRED TO ACTIVATE THE USE OF THE FACILITY AS PLANNED.
- THE CONTRACTOR SHALL HAVE INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT AND APPLIANCES ON SITE AT THE TIME OF INSPECTION.
- ALL DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, FACE OF MASONRY AND CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.
- IDENTIFY AND PROPERLY DISPOSE OF POTENTIALLY HAZARDOUS MATERIALS AS REQUIRED BY ALL CODES RULES & REGULATIONS HAVING JURISDICTION.

INDEX OF DRAWINGS

G000	COVER SHEET	STRUCTURAL	
SU	SURVEY	S000	GENERAL NOTES
SP-101	FULL SITE PLAN	S001	SHEET INDEX AND CONCRETE TABLE
		S100	TYPICAL DETAILS
		S101	TYPICAL DETAILS
		S200	FOUNDATION DEMOLITION PLAN
		S201	FOUNDATION PLAN
		S202	ROOF FRAMING PLAN
		S300	SECTIONS AND DETAILS
		S301	SECTIONS AND DETAILS
		S400	SCHEDULES
		S401	ROOF, COMPONENTS, AND CLADDING
		S500	3D VIEWS
		MECHANICAL	
		M001	SPECIFICATIONS, SCHEDULES AND LEGEND
		M002	TECHNICAL SPECIFICATIONS AND DETAILS
		M101	REFLECTED CEILING PLAN
		M102	ROOF PLAN
		ELECTRICAL	
		E001	ELECTRICAL SPECIFICATIONS & LEGEND
		E002	ELECTRICAL SPECIFICATIONS & LEGEND
		E100	ELECTRICAL OVERALL PLAN & ELEC. ROOM
		E101	ELECTRICAL GROUND FLOOR PLAN
		E102	LIGHTING & FIRE ALARM GROUND RCP
		E103	ELECTRICAL ROOF PLAN
		E501	RISERS & SCHEDULES
		E502	SCHEDULES & DETAILS
		PLUMBING	
		P001	SPECIFICATIONS
		P002	LEGEND SCHEDULES AND DETAILS
		P101	WATER SUPPLY AND ISOMETRIC
		P102	SANITARY DRAINAGE AND ISOMETRIC
		P103	ROOF PLAN
		FIRE PROTECTION	
		FP-01	GROUND FLOOR FIRE PROTECTION
		FP-02	GENERAL NOTES AND DETAILS
		CPTED	
SP-103	CPTED PLAN		

ISSUED FOR BID
DATE: 7/10/2025

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A ONE-STORY ADDITION TO AN EXISTING BUILDING, SPACE TO BE USED AS A MEETING ROOM.

GENERAL DATA

JURISDICTION AUTHORITY:
CITY OF POMPANO BEACH
100 WEST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060
PHONE: (954) 786-4600

GOVERNING CODES
FLORIDA BUILDING CODE, 11th EDITION (2020); BUILDING
FLORIDA BUILDING CODE, 11th EDITION (2020); ACCESSIBILITY
FLORIDA BUILDING CODE, 11th EDITION (2020); MECHANICAL
2020 NATIONAL ELECTRICAL CODE, NFPA 70
FLORIDA BUILDING CODE, 11th EDITION (2020); PLUMBING
FLORIDA BUILDING CODE, 11th EDITION (2020); ENERGY CONSERVATION
FLORIDA BUILDING CODE, 11th EDITION (2020); TEST PROTOCOLS
FLORIDA FIRE PREV CODE, 11th EDITION, INCLUDING 2020 NFPA 1 AND 101.

BUILDING DATA

SCOPE OF WORK	ADDITION TO AN EXISTING BUILDING		
OCCUPANCY CLASS	ASSEMBLY A-3		
CONSTRUCTION TYPE	V-B SPRINKLERED		
BUILDING AREA	4- 2,011 SF		
NUMBER OF STORIES	1		
BUILDING HEIGHT	18'-0" (AFF)		
OCCUPANT LOAD	USE	LOAD FACTOR	TOTAL OCC.
	ASSEMBLY A-3	15 NET (UNCONCENTRATED TABLES & CHAIRS)	83.1
	TOTAL OCCUPANTS = 84		83.1

EXISTING FIXTURE CALCULATION
FBC 2001, Table 403
ASSEMBLY
403.11 - POTTY PARITY 3 TO 2 FEMALE TO MALE
403.11 - UNISEX TOILET REQUIRED PER 6 W.C.

	MEN			
REQUIRED	WATER CLOSETS	URINALS	LAVS	CAPACITY
PROVIDED	1	1	1	164 (MAX)
	WOMEN			
REQUIRED	WATER CLOSETS	LAVS	CAPACITY	
PROVIDED	4	2	248 (MAXIMUM)	
	6	4	390 (ACTUAL)	

EXISTING OCCUPANTS 366 + PROPOSED INCREASE OF OCCUPANTS 84 = 450 TOTAL OCCUPANTS
NO CHANGE TO PLUMBING FIXTURE. EXISTING FIXTURES ACCOMMODATES THE INCREASE IN OCCUPANTS



Catch Basin
 Grate El. = 9.34
 Inv. El. (NE) = 5.29 8" PVC
 Inv. El. (W) = 3.51 15" CMP

Catch Basin
 Grate El. = 3.20
 Inv. El. (NW) = 0.10 15" CMP

Luminaire Schedule								
Project: 5_7_2025 SKOLNICK CENTER - PERIMETER WALKWAYS								
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLD	Luminaire Watts	Total Watts	Description
	6	WP	Single	2230	0.900	20	120	HE WILLIAMS WLRD-0-L22-840-xx
	7	WP1	Single	5309	0.900	70	490	HE WILLIAMS VWPH-L60-740-TFT-xx-xx-SDGL-DIM-UNV

Calculation Summary							
Project: 5_7_2025 SKOLNICK CENTER - PERIMETER WALKWAYS							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW PATIO	Illuminance	Fc	5.31	16.5	2.3	2.31	7.17
NEW SOUTH WALKWAY	Illuminance	Fc	3.00	4.6	1.0	3.00	4.60
NORTH WALKWAY	Illuminance	Fc	2.96	16.1	1.0	2.96	16.10

SITE PHOTOMETRIC PLAN & LUMINAIRE SCHEDULE
 SCALE: 3/16" = 1'-0"

ISSUED FOR BID
 DATE: 7/10/2025

ALL LEGS, TIES, ANCHORS AND PLANS, INDICATED BY THIS SYMBOL, ARE TO BE INSTALLED AND SET IN PLACE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

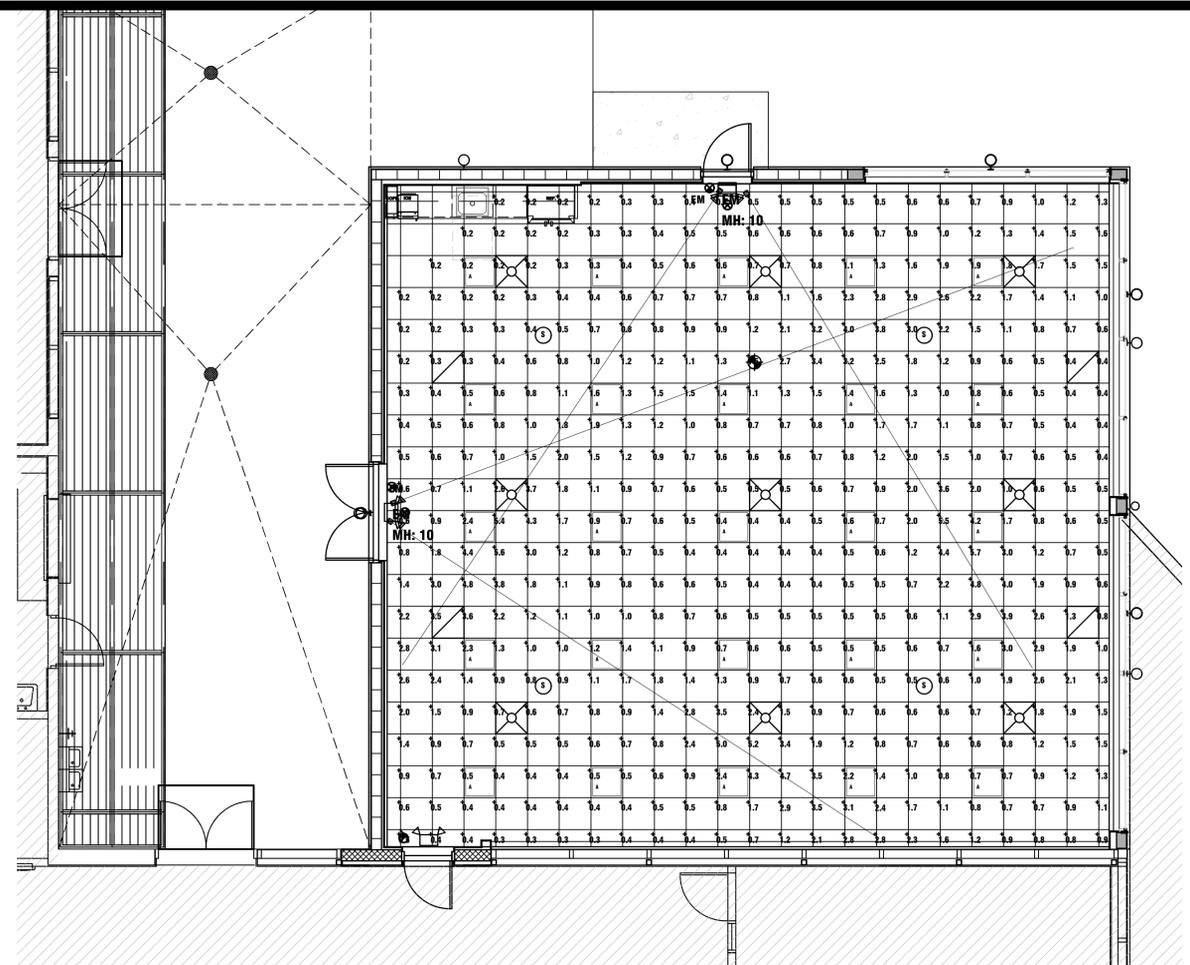
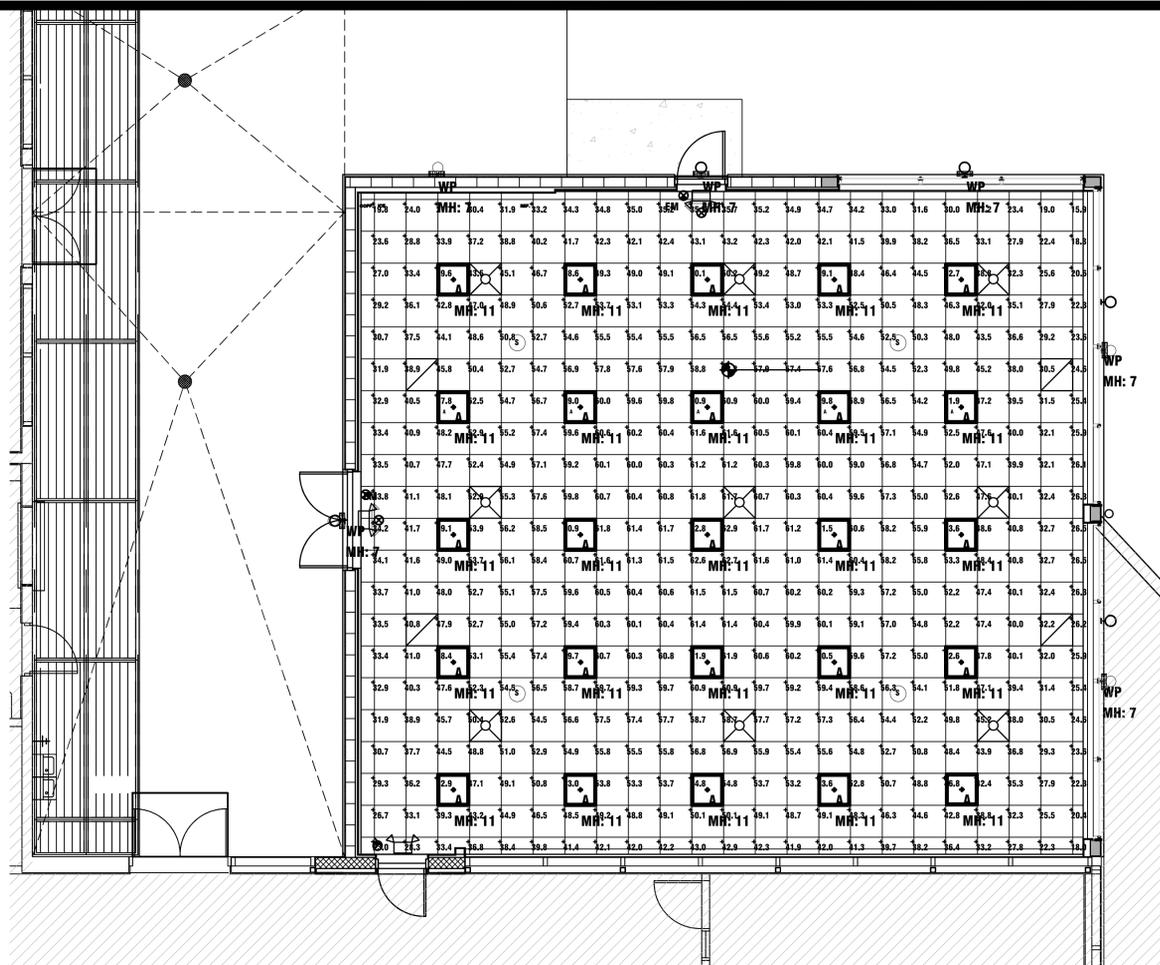
PH: (954) 441-3324 FAX: (954) 443-7706
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 architects / planners, inc.
 MEMBER: AMERICAN INSTITUTE OF ARCHITECTS - AIA 0000964
 61 NE 1ST STREET, SUITE 2, POMPANO BEACH, FL 33060

Edward J. McGinley
 No. AR95527
 Date: 2025.06.25
 10:35:52 -04'00"

ADDITION TO:
HERB SKOLNICK CENTER
 800 SW 36TH AVENUE
 POMPANO BEACH, FL 33069

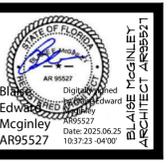
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 PROJECT NO: 22011
 REV. DESCRIPT. DATE
 1 BLDGDEPT COMMENTS 2/23/24

SHEET NO.
PH-101
 PRINTED: 6/18/2025 12:12 PM



ALL LEGS, DIMENSIONS AND PLANS INDICATED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENCE AND NOT REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHER PROFESSIONALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE RESULTS OF ANY TESTS OR ANALYSES PERFORMED BY OTHER PROFESSIONALS.

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LUMINAIRE SCHEDULE								
SKOLNICK CENTER - MEETING ROOM - REV3								
QTY	LABEL	SYMBOL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
25	A		SINGLE	4351	0.900	40	1000	HE WILLIAMS BP-22-LX(4200)-B-CX(3500)-DIM-UNV SET TO 4200 LM @ 3500K
6	WP		SINGLE	2230	0.900	20	120	HE WILLIAMS WLFD-O-L22-840-xx

CALCULATION SUMMARY							
SKOLNICK CENTER - MEETING ROOM - REV3							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
130 MEETING ROOM WORKPLANE	ILLUMINANCE	Fc	47.61	62.9	15.9	2.99	3.96

01 PHOTOMETRIC PLAN & LUMINAIRE SCHEDULE
 SCALE: 3/16" = 1'-0"

LUMINAIRE SCHEDULE								
SKOLNICK CENTER - MEETING ROOM - EM - REV3								
QTY	LABEL	SYMBOL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
2	EM		SINGLE	656	1.000	5.4	10.8	BEGHELLI BBX-6E-HO-xx-xx ON BATTERY

CALCULATION SUMMARY							
SKOLNICK CENTER - MEETING ROOM - EM - REV3							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
130 MEETING ROOM FLOOR	ILLUMINANCE	Fc	12.0	5.1	0.2	6.00	28.50

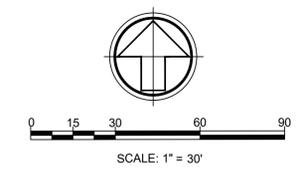
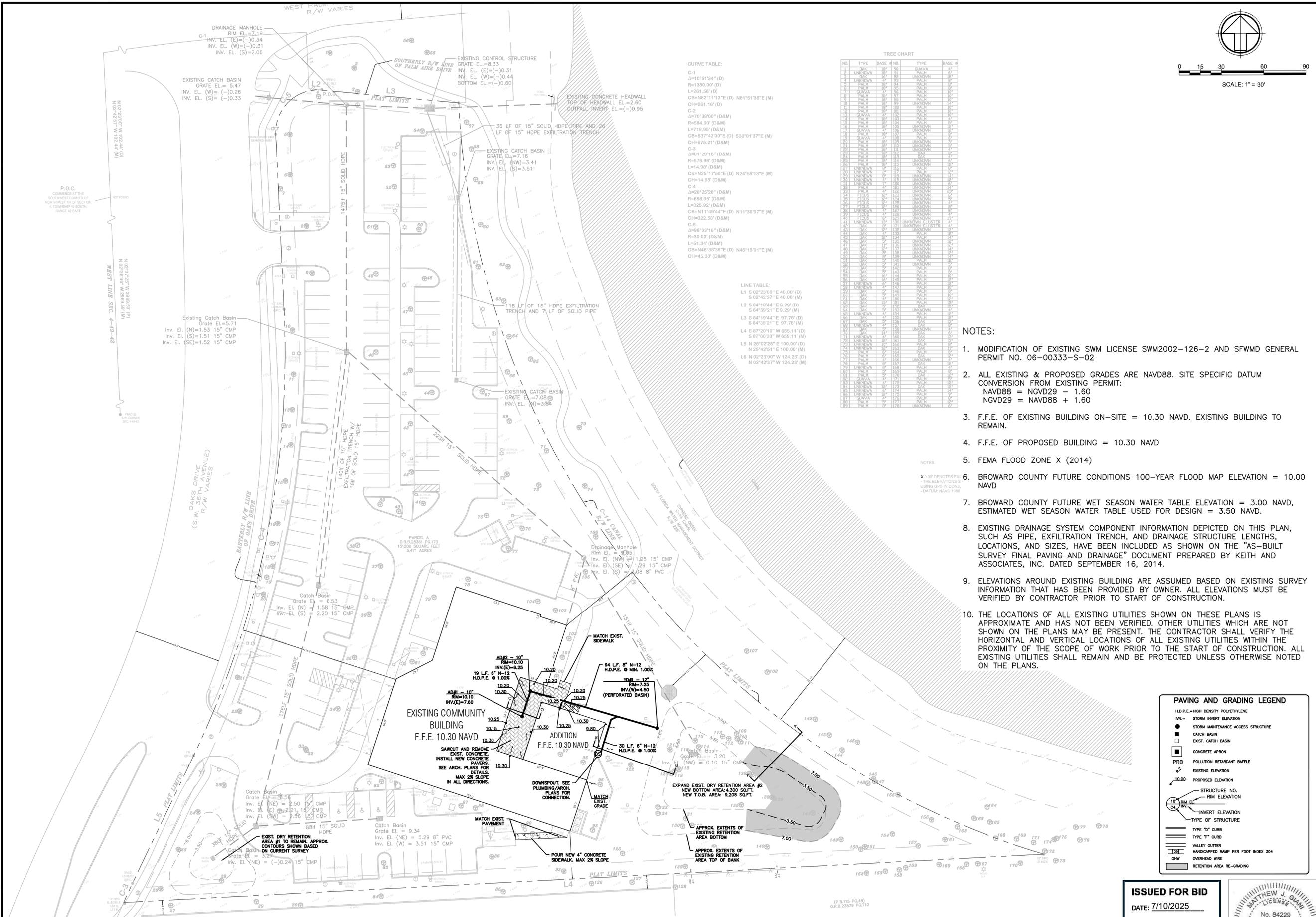
02 EM PHOTOMETRIC PLAN & LUMINAIRE SCHEDULE
 SCALE: 3/16" = 1'-0"

ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE	12/11/2023	
PERMIT/BID SET		
PERMIT CONSTR	00/00/00 00/00/00	
PROJECT NO.	22011	
REV.	DESCRIP.	DATE
1	BLDGDEPT COMMENTS	2/23/24

ISSUED FOR BID
 DATE: 7/10/2025

SHEET NO.
PH-102
 PRINTED: 6/18/2025 12:13 PM



TREE CHART

NO.	TYPE	BASE #	NO.	TYPE	BASE #
1	UNKN	10	1	UNKN	10
2	UNKN	10	2	UNKN	10
3	UNKN	10	3	UNKN	10
4	UNKN	10	4	UNKN	10
5	UNKN	10	5	UNKN	10
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CURVE TABLE:

C-1
 $\Delta=107^{\circ}51'34''$ (D)
 $R=1390.00'$ (D)
 $L=261.56'$ (D)
 $CB=N82^{\circ}11'13''E$ (D) $N81^{\circ}51'36''E$ (M)
 $CH=261.16'$ (D)

C-2
 $\Delta=70^{\circ}38'00''$ (D&M)
 $R=564.00'$ (D&M)
 $L=719.95'$ (D&M)
 $CB=S37^{\circ}42'00''E$ (D) $S38^{\circ}01'37''E$ (M)
 $CH=675.21'$ (D&M)

C-3
 $\Delta=91^{\circ}29'16''$ (D&M)
 $R=576.96'$ (D&M)
 $L=14.98'$ (D&M)
 $CB=N25^{\circ}17'50''E$ (D) $N24^{\circ}58'13''E$ (M)
 $CH=14.98'$ (D&M)

C-4
 $\Delta=28^{\circ}25'28''$ (D&M)
 $R=656.95'$ (D&M)
 $L=325.92'$ (D&M)
 $CB=N11^{\circ}49'44''E$ (D) $N11^{\circ}30'07''E$ (M)
 $CH=522.58'$ (D&M)

C-5
 $\Delta=98^{\circ}03'16''$ (D&M)
 $R=30.00'$ (D&M)
 $L=51.34'$ (D&M)
 $CB=N46^{\circ}38'38''E$ (D) $N46^{\circ}19'01''E$ (M)
 $CH=45.30'$ (D&M)

LINE TABLE:

L1 $S 02^{\circ}23'00'' E 40.00'$ (D)
 $S 02^{\circ}42'37'' E 40.00'$ (M)

L2 $S 84^{\circ}19'44'' E 9.29'$ (D)
 $S 84^{\circ}39'21'' E 9.29'$ (M)

L3 $S 84^{\circ}19'44'' E 97.76'$ (D)
 $S 84^{\circ}39'21'' E 97.76'$ (M)

L4 $S 87^{\circ}20'10'' W 655.11'$ (D)
 $S 87^{\circ}09'33'' W 655.11'$ (M)

L5 $N 26^{\circ}02'28'' E 100.00'$ (D)
 $N 25^{\circ}42'51'' E 100.00'$ (M)

L6 $N 02^{\circ}23'00'' W 124.23'$ (D)
 $N 02^{\circ}42'37'' W 124.23'$ (M)

- NOTES:**
- MODIFICATION OF EXISTING SWM LICENSE SWM2002-126-2 AND SFWMD GENERAL PERMIT NO. 06-00333-S-02
 - ALL EXISTING & PROPOSED GRADES ARE NAVD88. SITE SPECIFIC DATUM CONVERSION FROM EXISTING PERMIT:
 NAVD88 = NGVD29 - 1.60
 NGVD29 = NAVD88 + 1.60
 - F.F.E. OF EXISTING BUILDING ON-SITE = 10.30 NAVD. EXISTING BUILDING TO REMAIN.
 - F.F.E. OF PROPOSED BUILDING = 10.30 NAVD
 - FEMA FLOOD ZONE X (2014)
 - BROWARD COUNTY FUTURE CONDITIONS 100-YEAR FLOOD MAP ELEVATION = 10.00 NAVD
 - BROWARD COUNTY FUTURE WET SEASON WATER TABLE ELEVATION = 3.00 NAVD, ESTIMATED WET SEASON WATER TABLE USED FOR DESIGN = 3.50 NAVD.
 - EXISTING DRAINAGE SYSTEM COMPONENT INFORMATION DEPICTED ON THIS PLAN, SUCH AS PIPE, EXFILTRATION TRENCH, AND DRAINAGE STRUCTURE LENGTHS, LOCATIONS, AND SIZES, HAVE BEEN INCLUDED AS SHOWN ON THE "AS-BUILT SURVEY FINAL PAVING AND DRAINAGE" DOCUMENT PREPARED BY KEITH AND ASSOCIATES, INC. DATED SEPTEMBER 16, 2014.
 - ELEVATIONS AROUND EXISTING BUILDING ARE ASSUMED BASED ON EXISTING SURVEY INFORMATION THAT HAS BEEN PROVIDED BY OWNER. ALL ELEVATIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
 - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE AND HAS NOT BEEN VERIFIED. OTHER UTILITIES WHICH ARE NOT SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES WITHIN THE PROXIMITY OF THE SCOPE OF WORK PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES SHALL REMAIN AND BE PROTECTED UNLESS OTHERWISE NOTED ON THE PLANS.

PAVING AND GRADING LEGEND

- H.D.P.E. - HIGH DENSITY POLYETHYLENE
- INFL - STORM INVERT ELEVATION
- SM - STORM MAINTENANCE ACCESS STRUCTURE
- CB - CATCH BASIN
- EX. CB - EXIST. CATCH BASIN
- CA - CONCRETE APRON
- PRB - POLLUTION RETARDANT BAFFLE
- EX. ELEV - EXISTING ELEVATION
- PRO. ELEV - PROPOSED ELEVATION
- STR. NO. - STRUCTURE NO.
- RIM ELEV - RIM ELEVATION
- INVERT ELEV - INVERT ELEVATION
- TYPE OF STRUCTURE
- TYPE "D" CURB
- TYPE "T" CURB
- VALLEY GUTTER
- HANDICAPPED RAMP PER FOOT INDEX 304
- OW - OVERHEAD WIRE
- RET. AREA - RET. GRADING

ISSUED FOR BID
 DATE: 7/10/2025



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REVISIONS

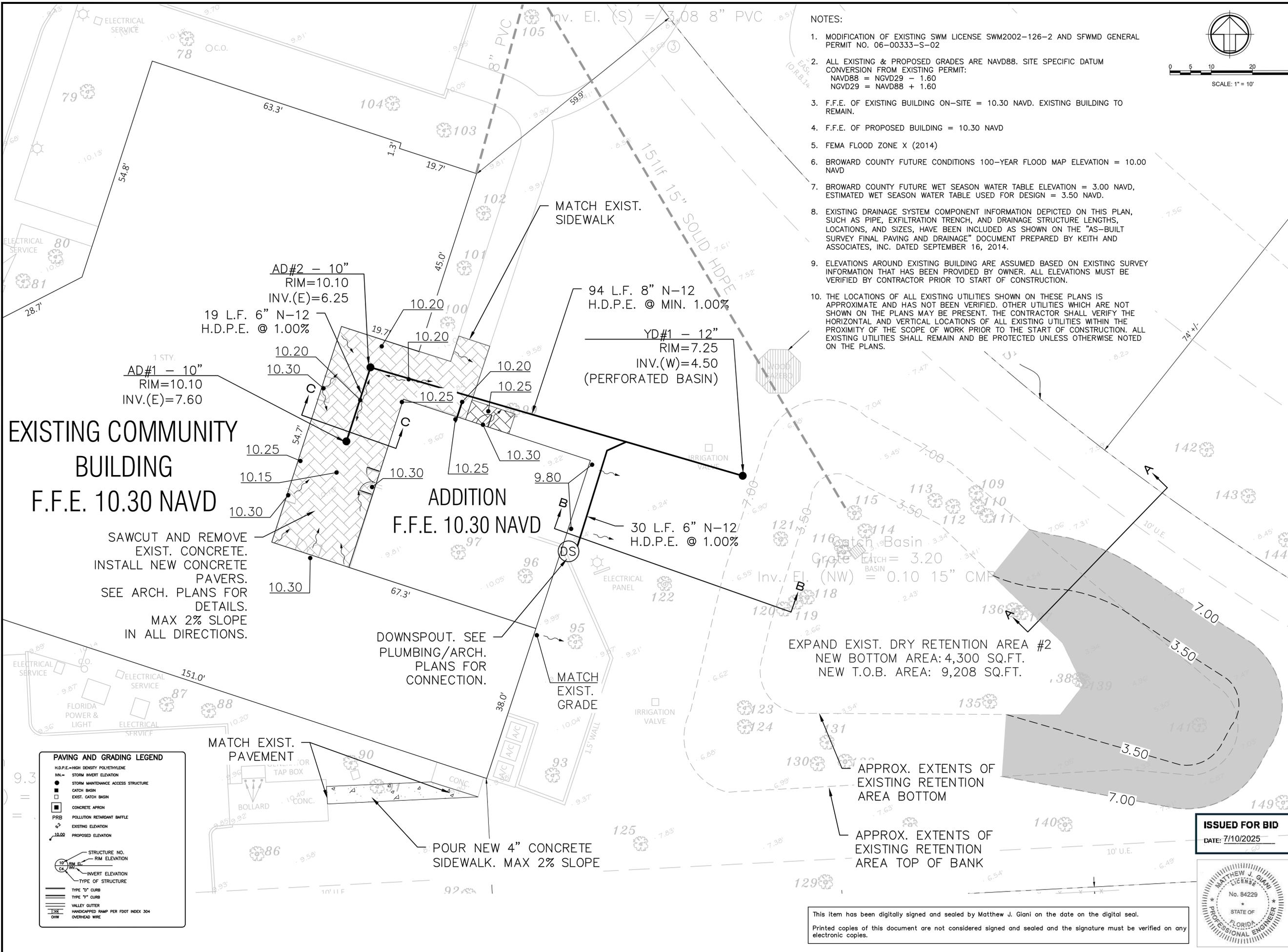
DATE	BY	DESCRIPTION
4-6-23	MJG	ADDED SIDEWALK, REVISED GRADING AND DRAINAGE
6-1-23	MJG	REVISED YOFI AND PIPING, ADDED DOWNSPOUT LOCATION AND CONNECTION.
12-11-23	MJG	PERMIT / BID SET
3-5-24	MJG	UPDATED SURVEY BACKGROUND, REVISED RETENTION DESIGN

SDA ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
 PH: 954-943-9435 • FAX: 954-763-4754

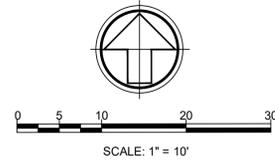
DRAWN BY: MJG
 CHECKED BY: MJG
 DESIGNED BY: MJG
 APPROVED BY: S.D.A.

SKOLNICK CENTER ADDITION
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
OVERALL PAVING, GRADING AND DRAINAGE PLAN

SEAL
 FOR THE FIRM, BY:
 MATTHEW GIANI, P.E.
 FLA. P.E. No. 84229
 DATE: AUGUST 2022
 JOB NO. 1271A.00
 SHEET CE1



- NOTES:
1. MODIFICATION OF EXISTING SWM LICENSE SWM2002-126-2 AND SFWMD GENERAL PERMIT NO. 06-00333-S-02
 2. ALL EXISTING & PROPOSED GRADES ARE NAVD88. SITE SPECIFIC DATUM CONVERSION FROM EXISTING PERMIT:
 NAVD88 = NGVD29 - 1.60
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 3. F.F.E. OF EXISTING BUILDING ON-SITE = 10.30 NAVD. EXISTING BUILDING TO REMAIN.
 4. F.F.E. OF PROPOSED BUILDING = 10.30 NAVD
 5. FEMA FLOOD ZONE X (2014)
 6. BROWARD COUNTY FUTURE CONDITIONS 100-YEAR FLOOD MAP ELEVATION = 10.00 NAVD
 7. BROWARD COUNTY FUTURE WET SEASON WATER TABLE ELEVATION = 3.00 NAVD, ESTIMATED WET SEASON WATER TABLE USED FOR DESIGN = 3.50 NAVD.
 8. EXISTING DRAINAGE SYSTEM COMPONENT INFORMATION DEPICTED ON THIS PLAN, SUCH AS PIPE, EXFILTRATION TRENCH, AND DRAINAGE STRUCTURE LENGTHS, LOCATIONS, AND SIZES, HAVE BEEN INCLUDED AS SHOWN ON THE "AS-BUILT SURVEY FINAL PAVING AND DRAINAGE" DOCUMENT PREPARED BY KEITH AND ASSOCIATES, INC. DATED SEPTEMBER 16, 2014.
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REVISIONS	
DATE	DESCRIPTION
4-6-23	ADDED SIDEWALK, REVISED GRADING AND DRAINAGE
6-1-23	REVISED YP#1 AND PIPING, ADDED DOWNSPOUT LOCATION AND CONNECTION.
12-11-23	PERMIT / BID SET
3-5-24	UPDATED SURVEY BACKGROUND, REVISED RETENTION DESIGN

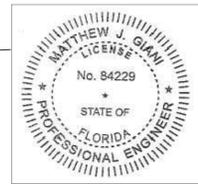
SDA ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
 PH: 954-943-9435 • FAX: 954-783-4754

DRAWN BY: MJG
 CHECKED BY: MJG
 DESIGNED BY: MJG
 APPROVED BY: S.D.A.
 SCALE: 1"=10'

SKOLNICK CENTER ADDITION
 CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA
PAVING, GRADING AND DRAINAGE PLAN

SEAL
 FOR THE FIRM, BY:
 MATTHEW GIANI, P.E.
 FLA. P.E. No. 84229
 DATE:
 AUGUST 2022
 JOB NO.
 1271A.00
 SHEET
 CE2

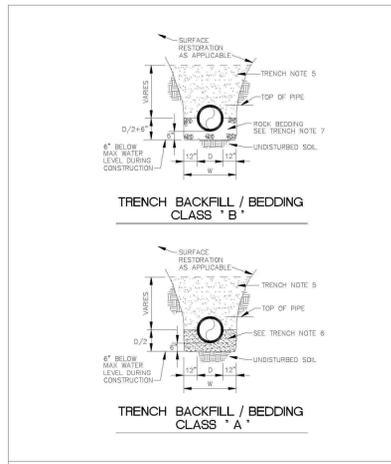
ISSUED FOR BID
 DATE: 7/10/2025



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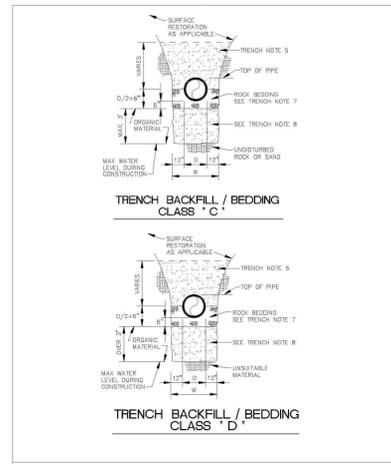
PAVING AND GRADING LEGEND

- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- M.I. = STORM INVERT ELEVATION
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- EX = EXISTING ELEVATION
- PRO = PROPOSED ELEVATION
- STR. NO. = STRUCTURE NO.
- RIM = RIM ELEVATION
- INVERT = INVERT ELEVATION
- TYPE OF STRUCTURE
- TYPE "D" CURB
- TYPE "F" CURB
- V.G. = VALLEY GUTTER
- H.R. = HANDICAPPED RAMP PER FOOT INDEX 304
- OHW = OVERHEAD WIRE



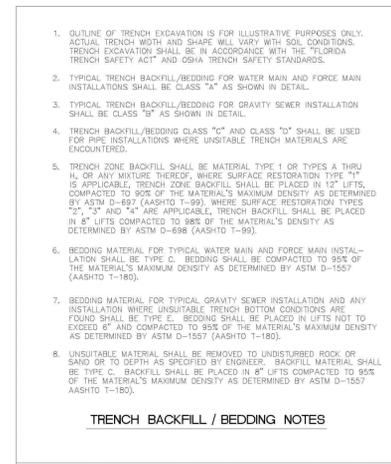
ENGINEERING STANDARDS 2022			
REVISIONS	BY	DATE	DESCRIPTION
	E.S.	JUNE 2022	

ENGINEERING DIVISION	CITY OF POMPAÑO BEACH	TRENCH BACKFILL / BEDDING
DATE	JUNE 2022	DWG. NO.
SCALE	N.T.S.	303-1



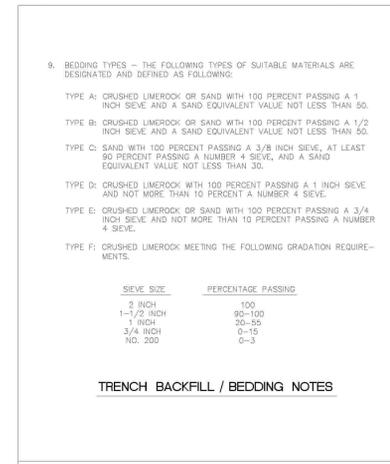
ENGINEERING STANDARDS 2022			
REVISIONS	BY	DATE	DESCRIPTION
	E.S.	JUNE 2022	

ENGINEERING DIVISION	CITY OF POMPAÑO BEACH	TRENCH BACKFILL / BEDDING
DATE	JUNE 2022	DWG. NO.
SCALE	N.T.S.	303-2



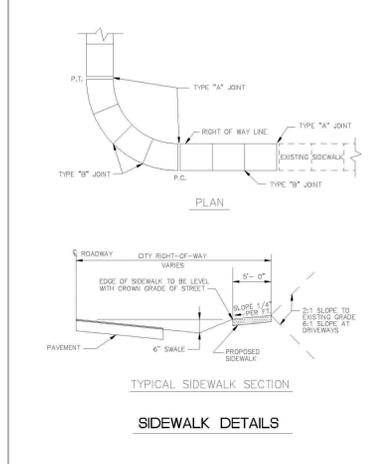
ENGINEERING STANDARDS 2022			
REVISIONS	BY	DATE	DESCRIPTION
	E.S.	JUNE 2022	

ENGINEERING DIVISION	CITY OF POMPAÑO BEACH	TRENCH BACKFILL / BEDDING
DATE	JUNE 2022	DWG. NO.
SCALE	N.T.S.	303-3



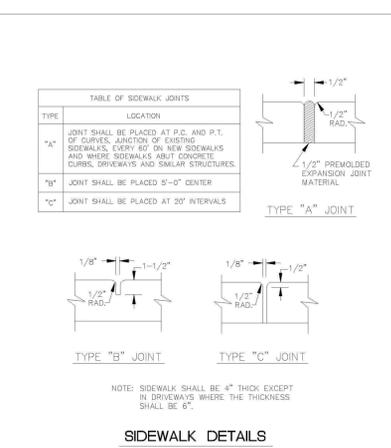
ENGINEERING STANDARDS 2022			
REVISIONS	BY	DATE	DESCRIPTION
	E.S.	JUNE 2022	

ENGINEERING DIVISION	CITY OF POMPAÑO BEACH	TRENCH BACKFILL / BEDDING
DATE	JUNE 2022	DWG. NO.
SCALE	N.T.S.	303-4



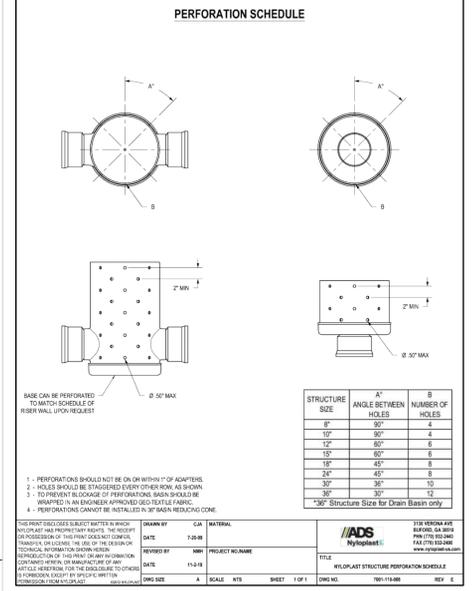
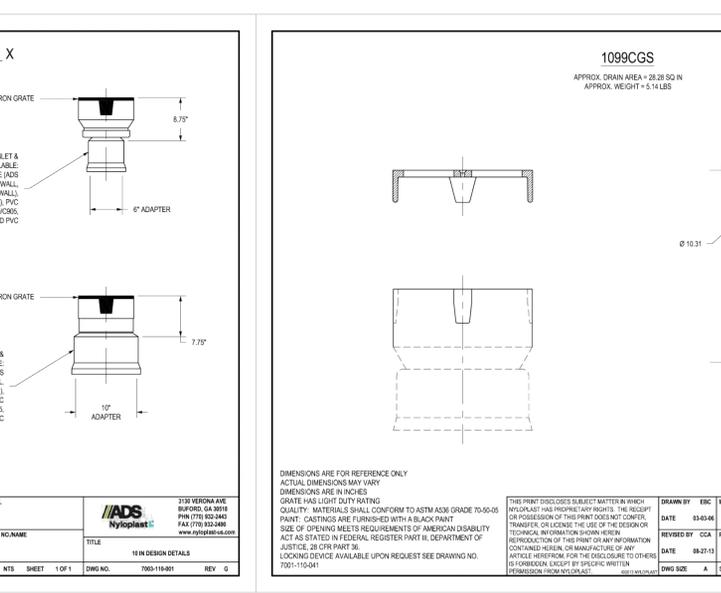
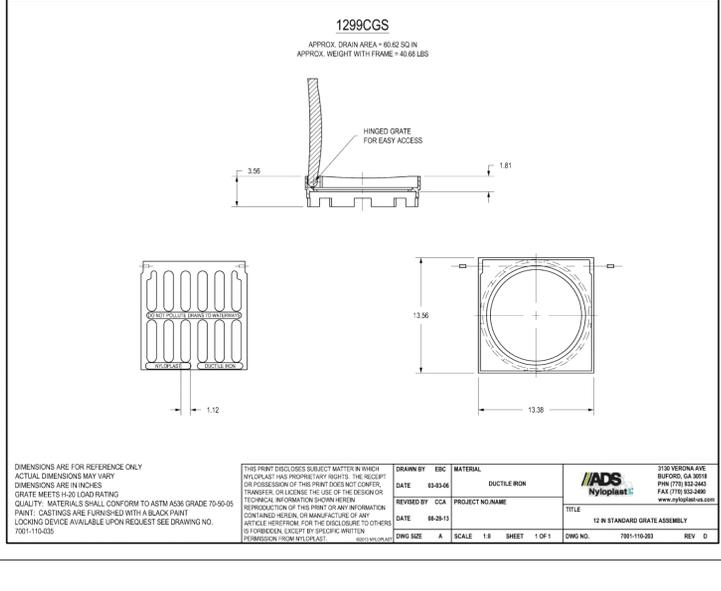
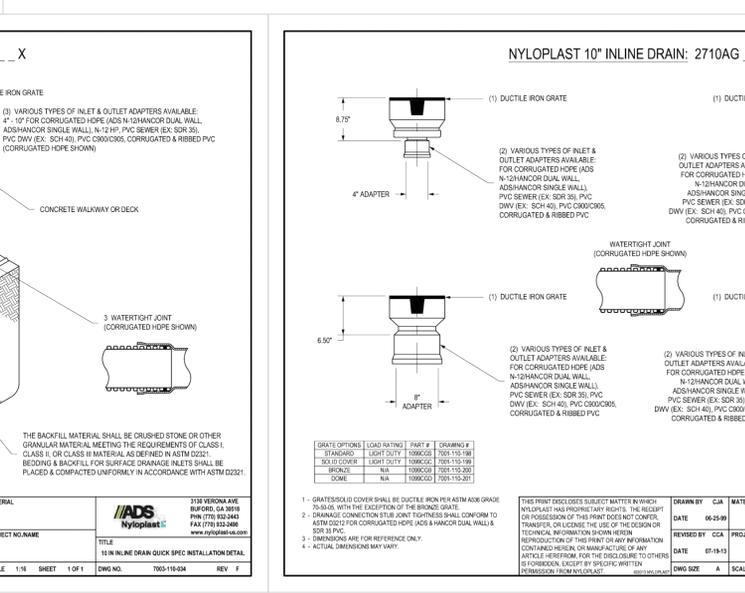
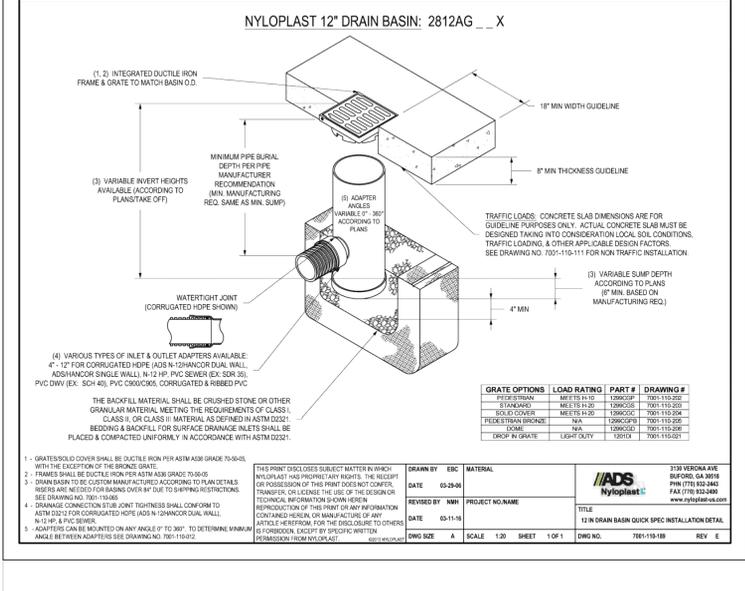
ENGINEERING STANDARDS 2022			
REVISIONS	BY	DATE	DESCRIPTION
	E.S.	JUNE 2022	

ENGINEERING DIVISION	CITY OF POMPAÑO BEACH	SIDEWALK DETAILS
DATE	JUNE 2022	DWG. NO.
SCALE	N.T.S.	301-1



ENGINEERING STANDARDS 2022			
REVISIONS	BY	DATE	DESCRIPTION
	E.S.	JUNE 2022	

ENGINEERING DIVISION	CITY OF POMPAÑO BEACH	SIDEWALK DETAILS
DATE	JUNE 2022	DWG. NO.
SCALE	N.T.S.	301-2



DATE	BY	DESCRIPTION
12-11-23	MJG	PERMIT / BID SET

SDA ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
 PH: 954-943-9435 • FAX: 954-783-4754

DRAWN BY: MJG
 CHECKED BY: MJG
 DESIGNED BY: MJG
 APPROVED BY: S.D.A.
 SCALE: N.T.S.

SKOLNICK CENTER ADDITION
 CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
PAVING, GRADING AND DRAINAGE DETAILS

DATE: 7/10/2025
 MATTHEW J. GIANI
 No. 84229
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 MATTHEW GIANI, P.E.
 FLA. P.E. No. 84229
 DATE: SEPTEMBER 2022
 JOB NO. 1271A.00
 SHEET CE3

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PAVING AND DRAINAGE SPECIFICATIONS

- ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 5 FEET OF ANY EDGE OF PAVEMENT. ANY SUCH MATERIAL SHALL BE REPLACED BY APPROVED GRANULAR FILL WHICH SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- STABILIZED SUBGRADE SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, EXCEPT DRAINAGE STRUCTURES.
- ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF POMPANO BEACH ENGINEERING DEPT. AND THE PLANS AND CONSTRUCTION SPECIFICATIONS WHERE CONFLICTS OR OMISSIONS EXIST, THE CITY OF POMPANO BEACH ENGINEERING DEPT. STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
- THE EXISTING ELEVATIONS SHOWN ON THE GRADING PLAN INDICATES THE ELEVATION AT THE POINT DEPICTED ONLY, AND SHOULD NOT BE INTERPRETED AS INDICATING THE ELEVATIONS OF ANY OTHER POINT. THESE EXISTING ELEVATIONS ARE IN NO WAY AN INDICATOR OF SURFACE OR SUBSURFACE SOIL CONDITIONS.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH ADA REGULATIONS AND ALL CURB RAMPS SHALL COMPLY WITH SECTIONS 11-4.7.1 THROUGH 11-4.7.9 OF THE CURRENT FLORIDA BUILDING CODE.
- ALL HDPE PIPE SHALL BE ADS N-12 WATER TIGHT DUAL WALL PIPE (OR APPROVED EQUAL).

SITE CLEARING

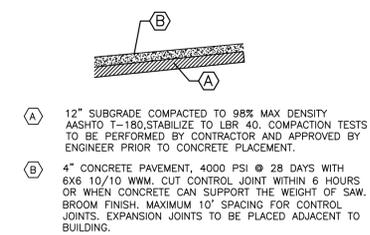
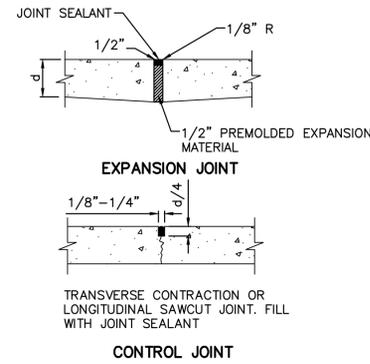
- PROVIDE ALL LABOR, MATERIALS, NECESSARY EQUIPMENT AND SERVICES TO COMPLETE THE CLEARING WORK WITHIN THE BOUNDARY OF THE SITE AS IDENTIFIED ON THE PLAN.
- CONTRACTOR SHALL DO ALL CLEARING, GRUBBING, ROOT-RAKING, AND NECESSARY CLEAN-UP OPERATIONS.
- THE WORK SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF TREES, STUMPS, ROOTS, LIMBS, BRUSH, FENCES, ASPHALT, ETC. FROM THE PROJECT AREAS. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY CRITERIA.
- THE CONTRACTOR SHALL REMOVE ALL REFUSE, ASPHALT PAVEMENT, CONCRETE PAVEMENT, GLASS, METAL, STONE, PLASTER, LUMBER, PAPER MATERIALS, AND ANY AND ALL TRASH FOUND WITHIN THE BOUNDARY OF THE SITE. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY CRITERIA.
- THE CONTRACTOR SHALL FURNISH ALL SERVICES, LABOR, TRANSPORTATION, MATERIALS, AND EQUIPMENT NECESSARY FOR THE PERFORMANCE OF THESE OPERATIONS. ALL CLEARING AND CLEANUP OPERATIONS SHALL BE ACCOMPLISHED TO THE COMPLETE SATISFACTION OF THE OWNER.

EARTHWORK

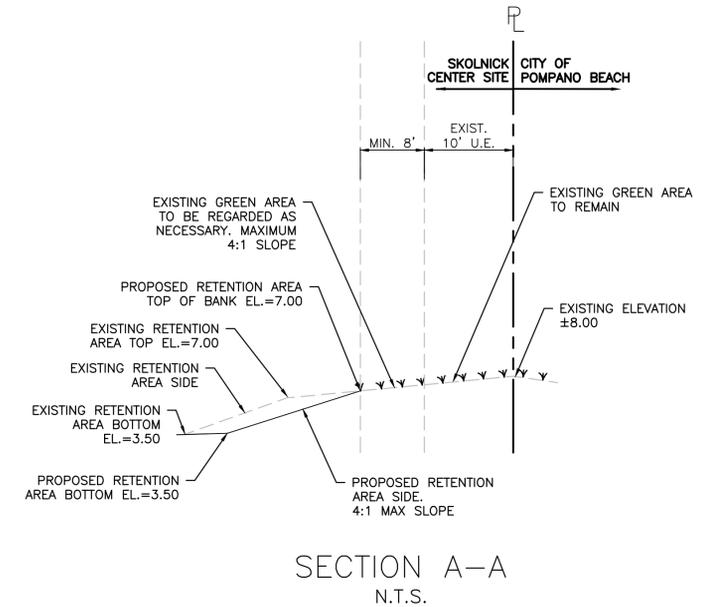
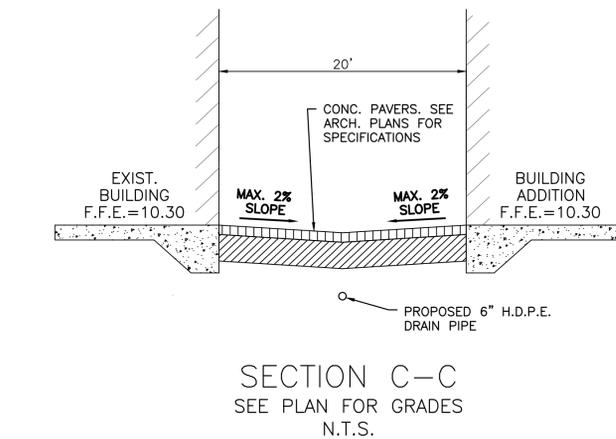
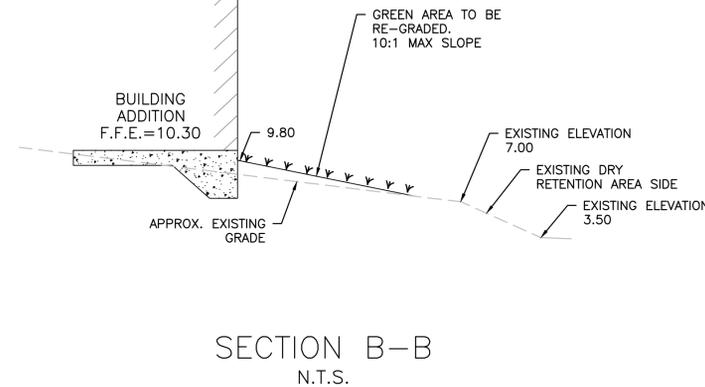
- THE CONTRACTOR SHALL PERFORM ALL EARTHWORK INDICATED AND REQUIRED FOR THE CLEARING STRIPPING, DE-MUCKING, EXCAVATION, STOCKPILING, SPREADING AND COMPACTION OF THE WORK, COMPLETE AND IN PLACE.
- EXCAVATION SHALL INCLUDE THE REMOVAL OF ALL MATERIALS OF WHATEVER NATURE ENCOUNTERED, INCLUDING ALL OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE REMOVAL OF SAID MATERIALS SHALL CONFORM TO THE LINES AND GRADES INDICATED OR ORDERED.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS EXCAVATED MATERIAL AT A SITE SELECTED BY THE CONTRACTOR AND IN ACCORDANCE WITH ALL APPLICABLE REGULATORY CRITERIA.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, LANDOWNER AND AGENCY APPROVALS FOR DISPOSAL OF EXCESS MATERIAL, AND PAY ALL COSTS ASSOCIATED WITH THE REMOVAL AND DISPOSAL.
- THE SITE SHALL BE FILLED TO THE GRADES AND SLOPES INDICATED ON THE PLANS.

GENERAL NOTES

- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED OR IN PROXIMITY TO THE PROPOSED WORK SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW FOR RE-DESIGN BY THE ENGINEER IF POTENTIAL CONFLICTS OR INSUFFICIENT CLEARANCE IS ENCOUNTERED.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS TO UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN SUFFICIENT PROTECTION OF UTILITIES AND OTHER IMPROVEMENTS AS NECESSARY TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF POMPANO BEACH ENGINEERING DEPARTMENT AND THE ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY FPL, AT&T, THE CITY OF POMPANO BEACH, CABLE TV AND ANY OTHER UTILITY WHICH MAY HAVE THEIR UTILITIES IN THE CONSTRUCTION AREA BEFORE BEGINNING CONSTRUCTION.
- THE PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE AND OVER ALL UTILITIES AND IN PROPOSED PAVED AREAS. COMPACTION TESTS MUST BE TAKEN TO VERIFY COMPACTION. THE COST OF ALL REQUIRED SOIL TESTING (COMPACTION, PROCTOR, LBR ETC.) SHALL BE BORNE BY THE CONTRACTOR.
- THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND (INCLUDING SPRINKLERS AND REQUIRED SLEEVING FOR FUTURE UTILITIES) SHALL BE INSTALLED BENEATH THE PAVEMENT PRIOR TO THE CONSTRUCTION OF THE PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE ENGINEER AND THE CITY OF POMPANO BEACH.
- CONSTRUCTION INSPECTION WILL BE PERFORMED BY THE CITY OF POMPANO BEACH AND THE ENGINEER OF RECORD. THE CONTRACTOR SHALL NOTIFY THE CITY OF POMPANO BEACH, THE ENGINEER OF RECORDS, AND THE APPLICABLE AGENCIES 48 HOURS BEFORE REQUIRING AN INSPECTION OF EACH AND EVERY PHASE OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION TO OWNER FOR ANY UNDERGROUND INSTALLATIONS.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION DRAWINGS AT THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.



CONCRETE SPECIFICATIONS



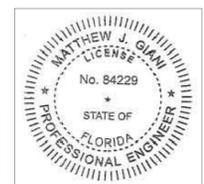
DATE	BY	DESCRIPTION
6-1-23	M/JG	REVISED SECTION C-C TO REPLACE CONCRETE WITH PAVERS
12-11-23	M/JG	PERMIT / BID SET
3-5-24	M/JG	UPDATED SECTIONS

SDA ENGINEERING
 ENGINEERING • SURVEYING • PLANNING
 ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
 PH: 954-943-9435 • FAX: 954-763-4754

DRAWN BY: M/JG
 CHECKED BY: M/JG
 DESIGNED BY: M/JG
 APPROVED BY: S.D.A.
 SCALE: N.T.S.

SKOLNICK CENTER ADDITION
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
PAVING, GRADING AND DRAINAGE DETAILS

ISSUED FOR BID
 DATE: 7/10/2025



SEAL
 FOR THE FIRM, BY:
 MATTHEW GIANI, P.E.
 FLA. P.E. No. 84229
 DATE: SEPTEMBER 2022
 JOB NO. 1271A.00
 SHEET CE4

This item has been digitally signed and sealed by Matthew J. Giani on the date on the digital seal.
 Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Catch Basin
 Grate El.=5.71
 Inv. El. (N)=1.53 15" CMP
 Inv. El. (S)=1.51 15" CMP
 Sanitary Manhole
 Rim El.=7.19

SITE RESTORATION NOTES:

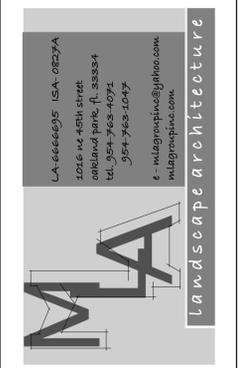
CONTRACTOR SHALL ENSURE ALL SOD DAMAGED OR REMOVED DURING CONSTRUCTION IS REPLACED WITH ST. AUGUSTINE FLORITAM INSTALLED OVER A LEVEL SURFACE FREE OF ROCKS AND ANY DEBRIS ALL EXISTING PLANTINGS REMOVED OR DAMAGED SHALL BE REPLACED WITH SAME SPECIES AND SIZE .
 ALL TREES BARRICADES SHALL BE REMOVED ONLY AFTER ALL SITE WORK AS BEEN COMPLETED AND DRIVABLE EQUIPMENT IS NO LONGER USED.
 ALL GREEN AREAS SHALL BE FREE OF DEBRIS AND ANY OJECTS LEFT BEHIND FROM CONSTRUCTION.
 CONTRACTOR SHALL VERIFY THE IRRIGATION SYSTEM IS RUNNING WITH ADEQUATE COVERAGE OF 100% WITH 50% OVERLAP
 ANY DAMAGED IRRIGATION EQUIPEMENT SHALL BE REPLACED.
 ALL LANDSCAPED BEDS WITHIN SCOPE OF WORK SHALL BE MULCHED AND FREE OF DEBRIS.
 ALL PAVED SURFACES AND CURBING SHALL BE CLEANED TO REMOVED DIRT, TIRE MARKS, AND OR ANY CONTAINANTS LEFT BEHIND TO EQUAL OR BETTER CONDITON PRIOR TO STARTING WORK

Cypress Creek Canal
 South Florida Water Management District
 C-14 Canal Right-of-Way Map
 Drawing No. C-14-30

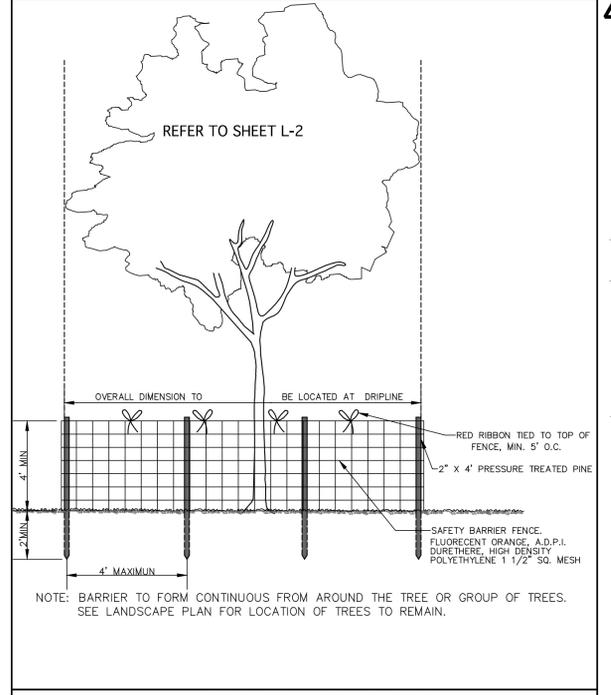
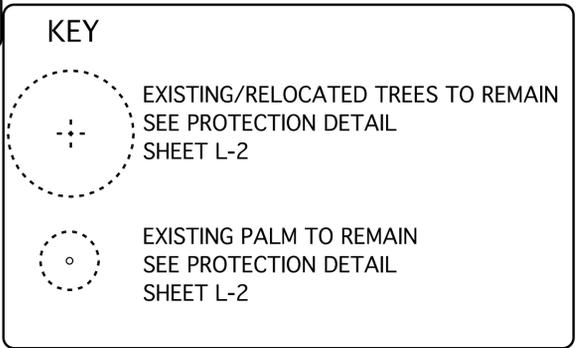
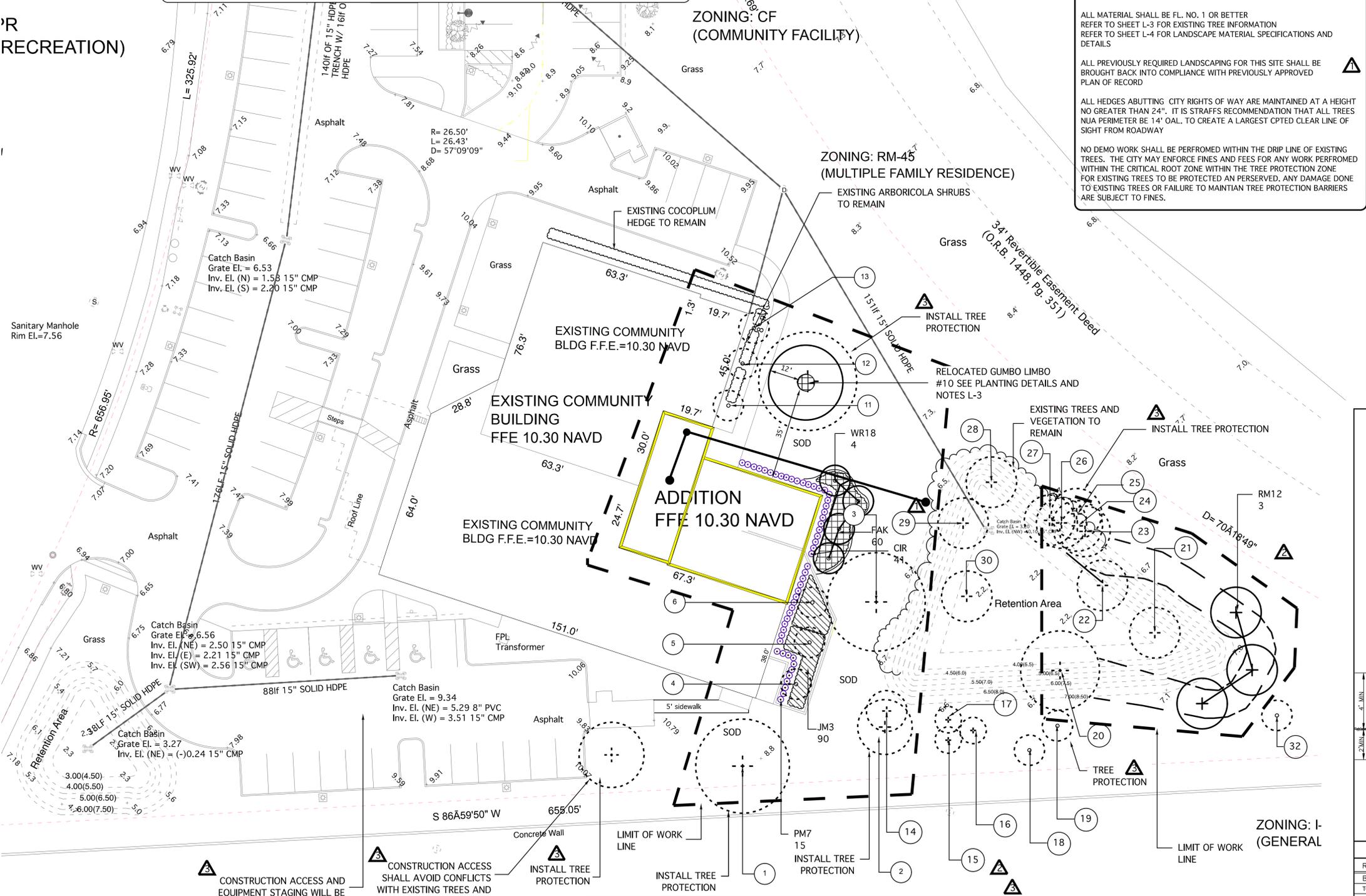
NOTES:
 PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING WITHIN ALL COMMON AREAS WITHIN PROPERTY LINES.
 DEDICATED LANDSCAPE AREAS SHALL BE FOR LANDSCAPE MATERIALS ONLY. ALL LANDSCAPE AREAS SHALL BE FREE OF ASPHALT, ROAD ROCK, CONCRETE AND ALL OTHER NON NATURAL MATERIALS PRIOR TO PLANT INSTALLATION.
 CONTRACTOR SHALL REFER TO CIVIL AND ARCHITECTURAL PLANS FOR BETTER CLARITY OF UTILITY, SIGNAGE AND DRAINAGE LOCATIONS ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM EQUIPED WITH A RAIN SENSOR. IRRIGATION PLANS SHALL BE SUBMITTED AT TIME OF PERMIT CONTRACTOR SHALL LOCATE ALL UTILITIES, EASEMENTS AND STRUCTURES PRIOR TO STARTING WORK. TREES SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES OR STRUCTURES
 TREES SHALL MAINTAIN A MIN. 5' SEPARATION FROM ALL UNDERGROUND UTILITIES PUBLIC AND PRIVATE.
 CONTRACTOR SHALL REVIEW CIVIL PLANS PRIOR TO STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPE INSPECTOR PRIOR TO STARTING WORK.
 ALL MATERIAL SHALL BE FL. NO. 1 OR BETTER REFER TO SHEET L-3 FOR EXISTING TREE INFORMATION REFER TO SHEET L-4 FOR LANDSCAPE MATERIAL SPECIFICATIONS AND DETAILS
 ALL PREVIOUSLY REQUIRED LANDSCAPING FOR THIS SITE SHALL BE BROUGHT BACK INTO COMPLIANCE WITH PREVIOUSLY APPROVED PLAN OF RECORD
 ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". IT IS STRAFFS RECOMMENDATION THAT ALL TREES NUA PERIMETER BE 14" OAL. TO CREATE A LARGEST CPTED CLEAR LINE OF SIGHT FROM ROADWAY
 NO DEMO WORK SHALL BE PERFORMED WITHIN THE DRIP LINE OF EXISTING TREES. THE CITY MAY ENFORCE FINES AND FEES FOR ANY WORK PERFORMED WITHIN THE CRITICAL ROOT ZONE WITHIN THE TREE PROTECTION ZONE FOR EXISTING TREES TO BE PROTECTED AN PERSERVED. ANY DAMAGE DONE TO EXISTING TREES OR FAILURE TO MAINTIAN TREE PROTECTION BARRIERS ARE SUBJECT TO FINES.

MASTER PLANT LIST				
KEY	PLANT NAME	SPECIFICATION	QUANTITY	VALUE
CIR	CHRYSORALANUS ICACO COCOPLUM HEDGE	24" X 24" 24" O.C. NATIVE MEDIUM DROUGHT TOLERANCE	41	
EAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	60	
JM3	JASMINE MULTIFLORUM DOWNY JAS.	18" X 20" SPR. 20" O.C. MEDIUM DROUGHT TOLERANCE	90	
PM7	PODOCARPUS MACROPHYLLA VEW FODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	15	
SOD	ST. AUGUSTINE FLORITAM	CONTRACTOR TO VERIFY QTY FOR AREAS MISSING OR IN POOR CONDITION		
WR18	WASHINGTONIA ROBUSTA WASHINGTONIA PALM	14'-18" CT. B&B NURSERY GROWN STAGGER HTS. IN GROUPS HIGH DROUGHT TOLERANCE	4	\$3,200.00
RM12	ACER RUBRUM RED MAPLE	14"X6" SPR. 3" DBH. FG. B&B NATIVE	3	\$1,500.00

MITIGATION DATA:
 TREE REMOVED = 1 VALUE REMOVED = \$650.00
 REPLACED VALUE = \$1,500.00
 PALMS REMOVED = 3 VALUE REMOVED = \$1,050.00
 PALMS PROVIDED ON SITE = 4 (SP3)
 REPLACED VALUE = \$1,100.00



(RECREATION)



REVISIONS		LANDSCAPE STANDARDS	
BY	DATE	URBAN FORESTRY	TREE PROTECTION DETAIL
TCW	APRIL 2010	CITY OF POMPANO BEACH	APPROVED BY: _____ DATE: APRIL 2010 DWG. NO. 104-1
SCALE: N.T.S.		URBAN FORESTER	

REVISIONS:
 4/20/23 CITY COMMENTS
 12/8/24 SITE REV
 5/1/25 CITY COMMENTS

SHEET TITLE:
 LANDSCAPE
 PLANTING
 PLAN

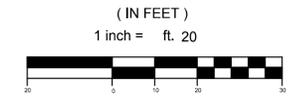
PROJECT:
 SKOLNICK CENTER
 800 SW 36TH AVE
 POMPANO BEACH, FL.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF M.L.A. Group, Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF M.L.A. GROUP, INC.

Digitally signed by
 James S. McClure
 Date: 2025.05.06 08:49:13 -04'00'

NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF POMPANO BEACH ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER TREES MUST BE PROTECTED DURING THE ENTIRE PROJECT UNTIL COMPLETION NO TREE OR PALM ROOTS SHALL BE CUT OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES ON SITE. IF THERE ARE ANY TREE OR PALM ROOT CONFLICTS CONTACT URBAN FORESTRY STAFF FOR ASSISTANCE 945-786-4523 SEE TREE PROTECTION DETAIL SHEET L-1

ISSUED FOR BID
 DATE: 7/10/2025



L-1

Catch Basin
Grate El.=5.71
Inv. El. (N)=1.53 15" CMP
Inv. El. (S)=1.51 15" CMP
Inv. El. (SW)=2.56 15" CMP
Rim El.=7.19

RECREATION)

Sanitary Manhole
Rim El.=7.56

Catch Basin
Grate El.=6.53
Inv. El. (N) = 1.53 15" CMP
Inv. El. (S) = 2.20 15" CMP

Catch Basin
Grate El.=6.56
Inv. El. (NE) = 2.50 15" CMP
Inv. El. (E) = 2.21 15" CMP
Inv. El. (SW) = 2.56 15" CMP

Catch Basin
Grate El. = 9.34
Inv. El. (NE) = 5.29 8" PVC
Inv. El. (W) = 3.51 15" CMP

Catch Basin
Grate El. = 3.27
Inv. El. (NE) = (-)0.24 15" CMP

Cypress Creek Canal
South Florida Water Management District
C-14 Canal Right-of-Way Map
Drawing No. C-14-30

EXISTING TREE INVENTORY

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH.	HT. X SPR.	CONDITION	DISPOSITION	VALUE
1.	BURSERIA SIMARUBA	GUMBO LIMBO	25" DBH.	25'X25'	GOOD	REMAIN	
2.	CHRYSOPHYLLUM OLIVIFORME	SATIN LEAF	8" DBH.	15'X12'	FAIR	REMAIN	
3.	BURSERIA SIMARUBA	GUMBO LIMBO	24" DBH.	35'X35'	GOOD	REMAIN	
4.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		30' CT.	GOOD	REMAIN	
5.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		30' CT.	GOOD	REMAIN	
6.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		30' CT.	GOOD	REMAIN	
7.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMOVE/MITIGATE	\$350.00
8.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMOVE/MITIGATE	\$350.00
9.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMOVE/MITIGATE	\$350.00
10.	BURSERIA SIMARUBA	GUMBO LIMBO	17.5" DBH.	25'X35'	GOOD	RELOCATE	\$8,300.00
11.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMAIN	
12.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMAIN	
13.	WASHINGTONIA ROBUSTA	WASHINGTONIA PALM		32' CT.	GOOD	REMAIN	
14.	ACER RUBRUM	RED MAPLE	9" DBH.	20'X15'	FAIR	REMAIN	
15.	BURSERIA SIMARUBA	GUMBO LIMBO	23" MULTI	20'X12'	POOR	REMAIN	
16.	BURSERIA SIMARUBA	GUMBO LIMBO	17" MULTI	20'X12'	POOR	REMAIN	
17.	BURSERIA SIMARUBA	GUMBO LIMBO	12" MULTI	20'X10'	POOR	REMAIN	
18.	SABAL PALMETTO	CABBAGE PALM	20' CT.		GOOD	REMAIN	
19.	SABAL PALMETTO	CABBAGE PALM	24' CT.		GOOD	REMAIN	
20.	TAXODIUM DISTICUM	BALD CYPRESS	14" DBH.	30'X30'	GOOD	REMAIN	
21.	TAXODIUM DISTICUM	BALD CYPRESS	13" DBH.	20'X18'	GOOD	REMAIN	
22.	TAXODIUM DISTICUM	BALD CYPRESS	22" DBH.	20'X18'	GOOD	REMAIN	
23.	ACER RUBRUM	RED MAPLE	6" DBH.	20'X9'	FAIR	REMAIN	
24.	BURSERIA SIMARUBA	GUMBO LIMBO	22" MULTI	20'X9'	POOR	REMAIN	
25.	BURSERIA SIMARUBA	GUMBO LIMBO	5" DBH.	16'X8'	POOR	REMAIN	
26.	QUERCUS VIRGINIANA	LIVE OAK	12" MULTI	18'X10'	FAIR	REMAIN	
27.	QUERCUS VIRGINIANA	LIVE OAK	16" MULTI	18'X10'	FAIR	REMAIN	
28.	TAXODIUM DISTICUM	BALD CYPRESS	14" DBH.	20'X16'	GOOD	REMAIN	
29.	TAXODIUM DISTICUM	BALD CYPRESS	16" DBH.	20'X18'	GOOD	REMAIN	
30.	TAXODIUM DISTICUM	BALD CYPRESS	12" DBH.	20'X18'	GOOD	REMAIN	
31.	BURSERIA SIMARUBA	GUMBO LIMBO	14" MULTI	22'X18'	POOR	REMOVE/MIT	\$650.00
32.	SABAL PALMETTO	CABBAGE PALM	20' CT.		FAIR	REMAIN	

WATERING NOTES:
WATER SCHEDULES FOR NEWLY PLANTED TREES AND SHRUBS IN WELL DRAINED SOIL:
A RAIN SENSOR DEVICE SHALL BE INSTALLED TO AVOID OVER WATERING OR ROOT BALL FLOODING. POORLY DRAINED SOILS SHALL BE MONITORED FOR CHANGES IN MOISTURE BY CONTRACTOR OR MAINTENANCE CREW.
RECOMMENDED GENERAL WATER QUANTITY:
2" DBH. = DAILY FOR 2 WEEKS EVERY OTHER DAY FOR 2 MONTHS UNTIL ESTABLISHED
2"-4" DBH. = DAILY FOR 1 MONTH EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED
4"+ DBH. = DAILY FOR 6 WEEKS, EVERY OTHER DAY FOR 5 MONTHS, THEN WEEKLY UNTIL ESTABLISHED.
CONTRACTOR SHALL REFERENCE IFAS #ENH857 AN ALTER AS NEEDED PER FIELD CONDITIONS.

TREE RELOCATION SPECIFICATIONS:
1. ROOT PREPARATION
2. EXISTING TREES SHALL BE ROOT PRUNED WITH CLEAN SHARP EQUIPMENT
3. MAINTAIN ROOT PRUNED MATERIALS BY WATERING, WEEDING, MOWING, SPRAYING FERTILIZING AND OTHER SUSTAINABLE HORTICULTURAL PRACTICES. ALL FERTILIZERS SHALL BE ORGANIC AND FREE OF TOXIC CHEMICALS HARMFUL TO HUMANS AND ANIMALS.
4. MULCH TO REDUCE WEEDS, DISCOURAGE FOOT TRAFFIC, CONSERVE MOISTURE AND MINIMIZE TEMPERATURE FLUCTUATION.
5. ALL ROOT AND CANOPY PRUNING SHALL BE DONE BY A CERTIFIED ARBORIST
ROOT BALL SIZE CHART:
ROOT BALL SIZES SHALL BE ACCORDING TO THE MIN. STANDARDS SET FORTH IN GRADES AND STANDARDS FOR NURSERY PLANTS PART II, PALMS AND TREES, FLORIDA DEPT OF AGRICULTURE
TREE DBH. ROOT BALL SIZE
1. 3-1/2" - 4" = 28"
2. 4" - 4-1/2" = 30"
3. 4-1/2" - 5" = 32"
4. 5" - 5-1/2" = 34"

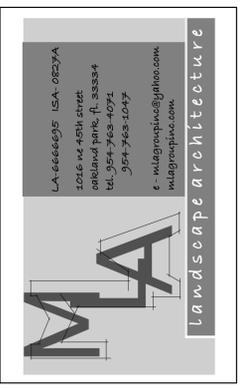
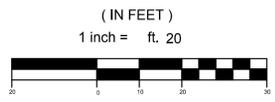
KEY

- EXISTING TREE TO REMAIN
SEE PROTECTION DETAIL THIS SHEET
- EXISTING PALM TO REMAIN
SEE PROTECTION DETAIL THIS SHEET
- EXISTING TREE/PALM TO BE REMOVED
- EXISTING TREE TO BE RELOCATED

RELOCATION / TRANSPLANTING NOTES
All relocated trees less than 9" (measured 12" above grade) shall be relocated using a 90" tree spade by an operator experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request. Contractor is responsible to root prune trees a min. of 6 weeks prior to relocation.
Trees larger than 9" cal. (measured 12" above grade) shall be root pruned by hand by a certified arborist. Live Oaks shall be root pruned a min of 12 weeks in prior to relocation.
Landscape Architect's approval and special relocation specifications shall be required if root pruning 12 weeks prior to relocation is not possible.
No species of tree shall be moved with less than 6 weeks between root pruning and relocation.
Trees larger than 9" (measured 12" above grade) shall be relocated by means of a crane by a company experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request.
It is the contractor's responsibility to install 2 temporary irrigation systems to cover each of the trees scheduled to be relocated. This includes the water and power source. Each shade tree shall have two flood bubblers within a soil berm around the rootball. Each palm shall have one flood bubbler within a soil berm around the rootball.
A. One system shall be installed prior to tree relocation. Each tree scheduled to be relocated shall be irrigated immediately following root pruning. Trees not scheduled for root pruning shall be irrigated at the same time and by the same method as root pruned trees.
B. A second system irrigating each relocated tree shall be installed immediately following relocation.
Both of these systems will irrigate on a schedule determined by those responsible for the relocation of the trees, and in consideration of tree species and soil type.
Installation of relocated trees shall also adhere to all details and specifications applicable to nursery stock.

NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE CITY OF POMPANO BEACH
ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER
TREES MUST BE PROTECTED DURING THE ENTIRE PROJECT UNTIL COMPLETION
NO TREE OR PALM ROOTS SHALL BE CUT OR DAMAGED DUE TO CONSTRUCTION ACTIVITIES ON SITE. SEE TREE PROTECTION DETAIL SHEET L-1

ISSUED FOR BID
DATE: 7/10/2025



REVISIONS:
4/20/23 CITY COMMENTS
12/8/24 SITE REV
5/1/25 CITY COMMENTS

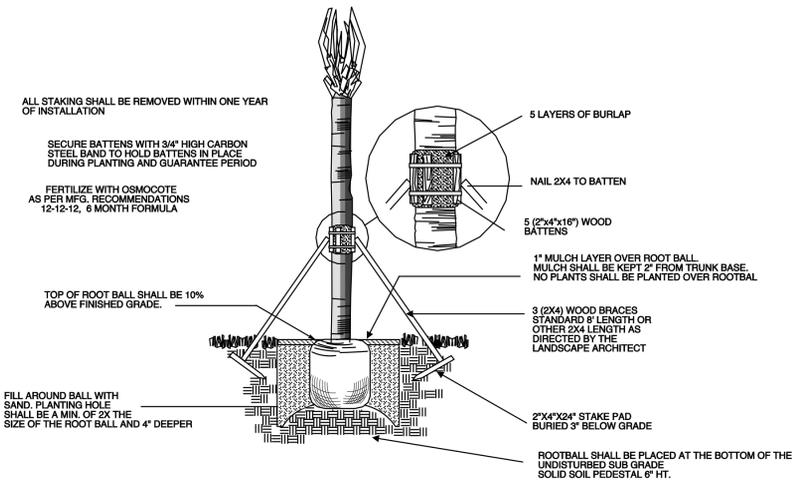
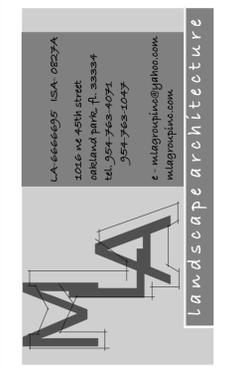
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EXISTING TREE DISPOSITION PLAN

PROJECT:
SKOLNICK CENTER
800 SW 36TH AVE
POMPANO BEACH, FL.

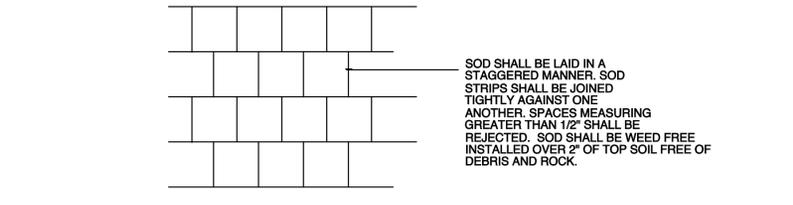
James S. McClure
Seal and signature of James S. McClure, dated 2025.05.06, 08:50:07.

SHEET NO.
L-2

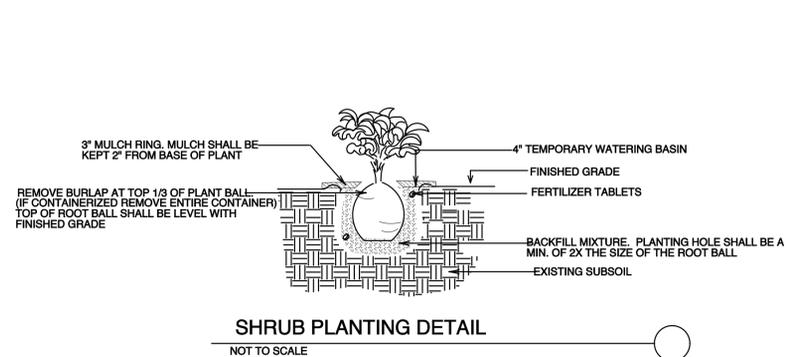
GENERAL LANDSCAPE SPECIFICATIONS



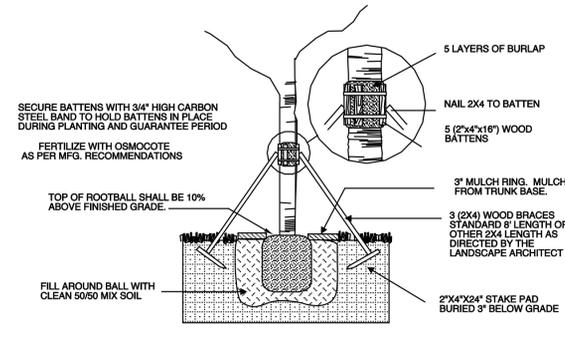
SABAL PALM PLANTING DETAIL
NOT TO SCALE



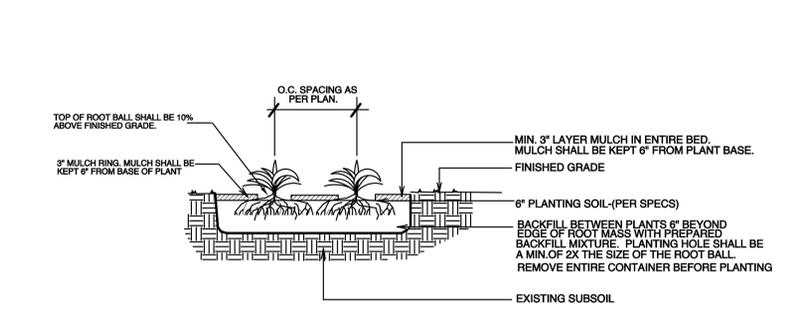
SOD PLANTING DETAIL
NOT TO SCALE



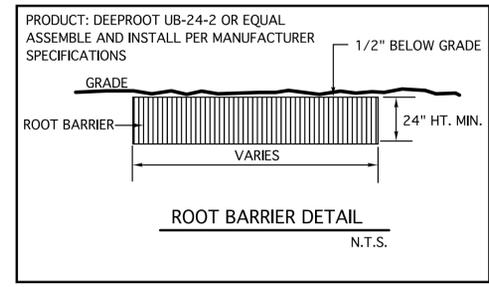
SHRUB PLANTING DETAIL
NOT TO SCALE



RELOCATED TREE STAKING DETAIL
NOT TO SCALE



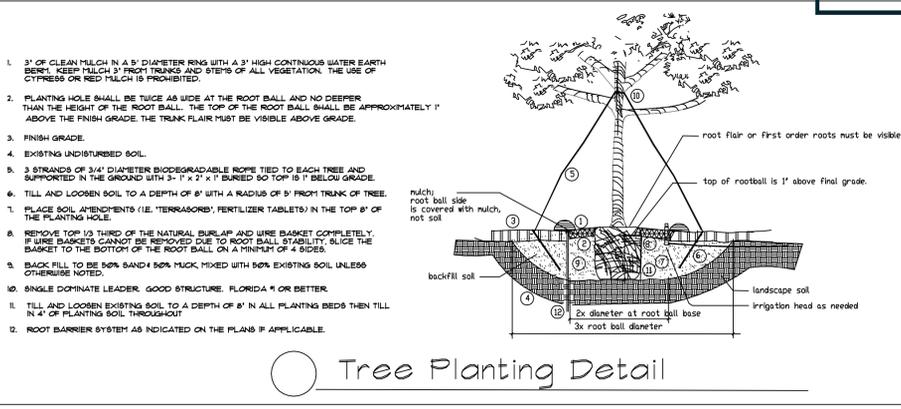
GROUNDCOVER/ANNUALS PLANTING DETAIL
NOT TO SCALE



ROOT BARRIER DETAIL
N.T.S.

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS" - CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTINE FLORATAM SOLID, UNLESS OTHERWISE NOTED.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF LOCAL TOP SOIL, MULCH, FERTILIZER, AND SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
- ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
- ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
- LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR OTHER EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITH PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN), CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL (GALLON CAN), 3 GAL (3 GALLON CAN), OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH), SPR (INDICATES SPREAD), Hvy (INDICATES HEAVY), MIN (INDICATES MINIMUM).
- SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
- DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL, & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

- COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD & WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS. EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATES:
 - 5 LBS OR 14.5 CUPS / PALMS
 - 1 LBS OR 8.70 CUPS / 12-16" MATERIAL
 - 2 LBS OR 5.80 CUPS / 8" - 12" MATERIAL
 - 0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
 - 0.9 LBS OR 2.5 CUPS / 3 GAL MATERIAL
 - 0.10 LBS OR 1/4 CUP / 1 GAL MATERIAL
 FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, 1/4 LB PER 1 GAL. CONTAINER) AND GROUNDCOVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 2 1/2" GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURER'S RECOMMENDATION.
- SUPER ABSORBENT POLYMER - "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COPOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
 - 1 PAC PER TREE - 36" BALL SIZE
 - 2 PAC PER TREE - OVER 36" BALL SIZE
 - 1 PAC PER 20 GAL. CONTAINER
 - 0.5 PACS PER 7-10 GAL. CONTAINER
 - 0.25 PACS PER 3 GAL. CONTAINER
 - 0.12 PACS PER 1 GAL. CONTAINER
- LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION.
- WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
- PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH. IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS, "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
- SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FIN) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
- MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
- (NOTE: SABAL PALMETTO (CABBAGE PALM SPECIES) THE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.
- MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNCTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
- GRASS: AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED.
- EXCAVATION REQUIREMENT: REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL AT LEAST TO THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALMOUNDINGS IS ENCOURAGED.
- A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSCAPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHrub SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN HEIGHT WILL BE APPROVED IN SWALE AREAS.
- TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
 - MINIMUM SOIL DEPTH: REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
 - ROOTBALL SOIL: REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
 - NATIVE SOIL: REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
 - ARID PLANTS: REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
- USE OF ORGANIC MULCHES: A THREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPED AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.
- ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
- THE ERADICATION OF NUISANCE VEGETATION (EXOTICS: ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF-WAY.
- SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
- HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING. WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PROCEEDING IS ACHIEVED.



Tree Planting Detail

REVISIONS:

SHEET TITLE:
**LANDSCAPE
DETAILS AND
SPECIFICATIONS**

PROJECT:
**SKOLNICK CENTER
800 SW 36TH AVE
POMPANO BEACH, FL.**

ISSUED FOR BID
DATE: 7/10/2025

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF
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James s mcclure
Date: 2025.05.06
08:48:31
DATE DRAWN: 04/07/22
SHEET NO.

Catch Basin
 Grate El.=5.71
 Inv. El. (N)=1.53 15" CMP
 Inv. El. (S)=1.51 15" CMP
 Inv. El. (SW)=2.56 15" CMP
 Sanitary Manhole
 Rim El.=7.19

(RECREATION)
 (RECREATION)

Sanitary Manhole
 Rim El.=7.56

Cypress Creek Canal
 South Florida Water Management District
 C-14 Canal Right-of-Way Map
 Drawing No. C-14-30

NOTE: ALL IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PROPERTY LINES OR GREEN AREAS IS FOR GRAPHIC CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE PROPERTY LINE AND WITHIN GREEN AREAS WHEREVER POSSIBLE. THE IRRIGATION DESIGN IS DRAWN FROM THE INFORMATION SUPPLIED FROM THE SITE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL LANDSCAPED AREAS WILL RECEIVE 100% IRRIGATION COVERAGE WITH 50% OVERLAP. CONTRACTOR MAY ADD OR ADJUST HEADS WHERE NECESSARY TO ENSURE COVERAGE.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE DONE TO THE LANDSCAPING AS A RESULT OF IRRIGATION INSTALLATION TO EQUAL OR BETTER CONDITION.

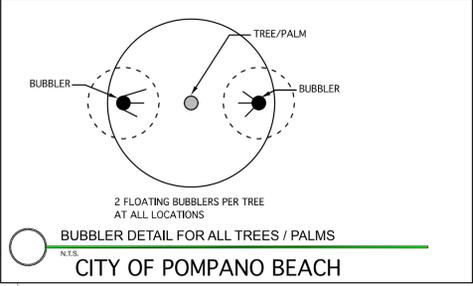
ALL EQUIPMENT SHALL BE INSTALLED PER THE LATEST REVISED SOUTH FLORIDA BUILDING CODE APPENDIX F.

THERE SHALL BE NO MACHINE TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES. ALL TRENCHES SHALL BE HAND DUG WITHIN THESE AREAS. CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR PROPOSED AND EXISTING MATERIALS.

CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING OR PROPOSED UTILITIES PRIOR TO STARTING WORK. CONTRACTOR SHALL ADJUST EQUIPMENT WHERE NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL SITE ADJUST ADD OR REMOVE IRRIGATION HEADS TO ENSURE ALL GREEN AREAS RECEIVE 100% COVERAGE IF SITE CONDITIONS VARY FROM THE PLAN.

IRRIGATION HEADS INSTALLED IN TALL SHRUB BEDS SHALL BE PLACED ON RISERS. SEE DETAIL THIS SHEET

ALL PROPOSED IRRIGATION WORK SHALL BE COORDINATED WITH COPB PUBLIC WORKS DIV. PRIOR TO STARTING WORK



PIPE SLEEVING SCHEDULE

PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2"
1 1/2"	3"
2"	4"
2 1/2"+	6"

RAIN BIRD EQUIPMENT

LEGEND

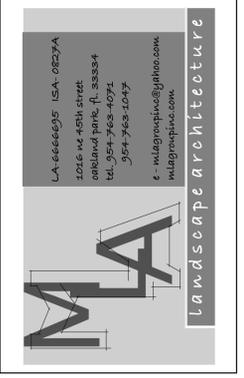
	VALVE
	SPRAY, 360° 1800
	SPRAY, 180° 1800
	SPRAY, 90° 1800
	SIDE STRIP
	10° NOZZLE
	ROTOR 3500
	BUBBLER

ADDITIONAL NOTES:

- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF IRRIGATION EQUIPMENT.
- IRRIGATION CONTRACTOR SHALL FIELD VERIFY ALL LANDSCAPE AREAS RECEIVE 100% COVERAGE WITH 100% OVERLAP. ADJUSTMENTS SHALL BE MADE IN THE FIELD AS NECESSARY IF SITE CONDITIONS VARY FROM PLAN.
- IRRIGATION CONTRACTOR SHALL REFER TO LANDSCAPE PLANS TO VERIFY LOCATIONS OF LANDSCAPE MATERIALS IN RELATION TO IRRIGATION EQUIPMENT.
- SUBCONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND PERMIT FEES ASSOCIATED WITH INSTALLING THE IRRIGATION SYSTEM. SUBCONTRACTOR WILL ASSIST THE CONTRACTOR IN OBTAINING WATER-USE PERMIT.
- THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE CALANDAR YEAR FROM FINAL ACCEPTANCE. GUARANTEE SHALL INCLUDE MATERIAL AND WORKMANSHIP.
- CHANGES OR SUBSTITUTIONS TO THESE SPECIFICATIONS SHALL BE APPROVED ONLY IN WRITING BY THE ARCHITECT. THESE SPECS ARE CONSIDERED TO BE MINIMUM STANDARDS. IN SOME CASES, LOCAL CODES MAY EXCEED THESE SPECS. THE BURDEN OF PROOF OF PRODUCTS TO BE CONSIDERED AS EQUAL IS COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR. NO ITEM OR PART DISCONTINUED FROM MANUFACTURING SHALL BE ACCEPTED.

PROPOSED IRRIGATION LAYOUT FOR EFFECTED AREAS OF LANDSCAPING. CONTRACTOR SHALL TIE NEW EQUIPMENT INTO EXISTING IRRIGATION SYSTEM WHERE MOST LOGICAL. ONLY HEAD LAYOUT SHOW FOR CONTRACTOR REFERENCE CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS RECEIVE 100% COVERAGE WITH 100% OVERLAP

ISSUED FOR BID
 DATE: 7/10/2025



REVISIONS:

SHEET TITLE:
**IRRIGATION PLAN
 DETAILS AND
 SPECIFICATIONS**

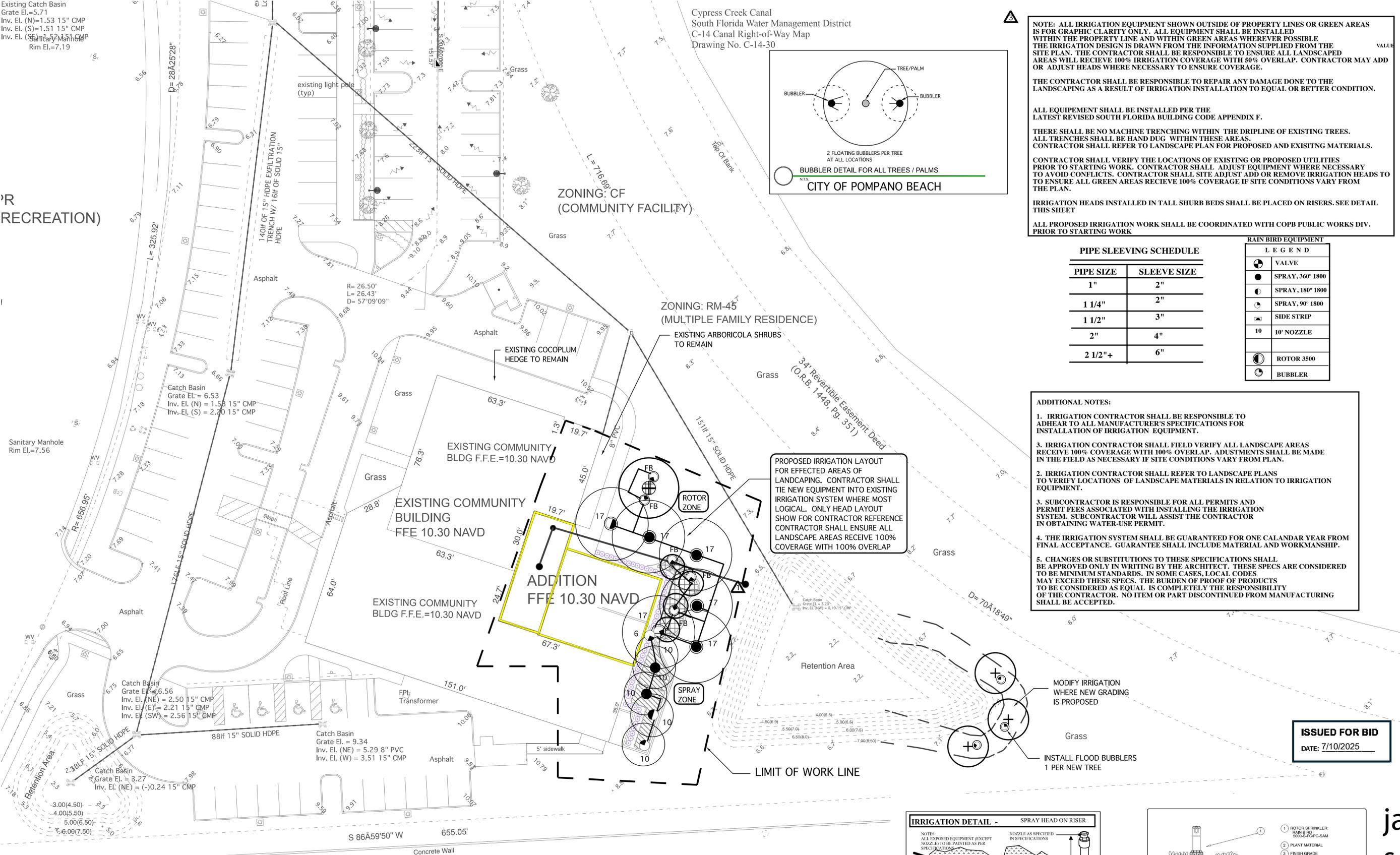
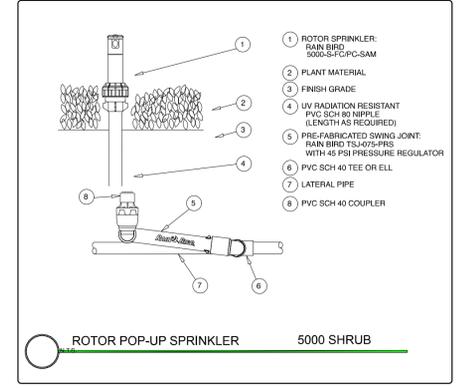
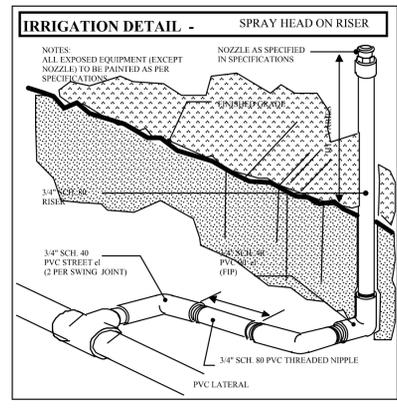
PROJECT:
SKOLNICK CENTER
 800 SW 36TH AVE
 POMPANO BEACH, FL.

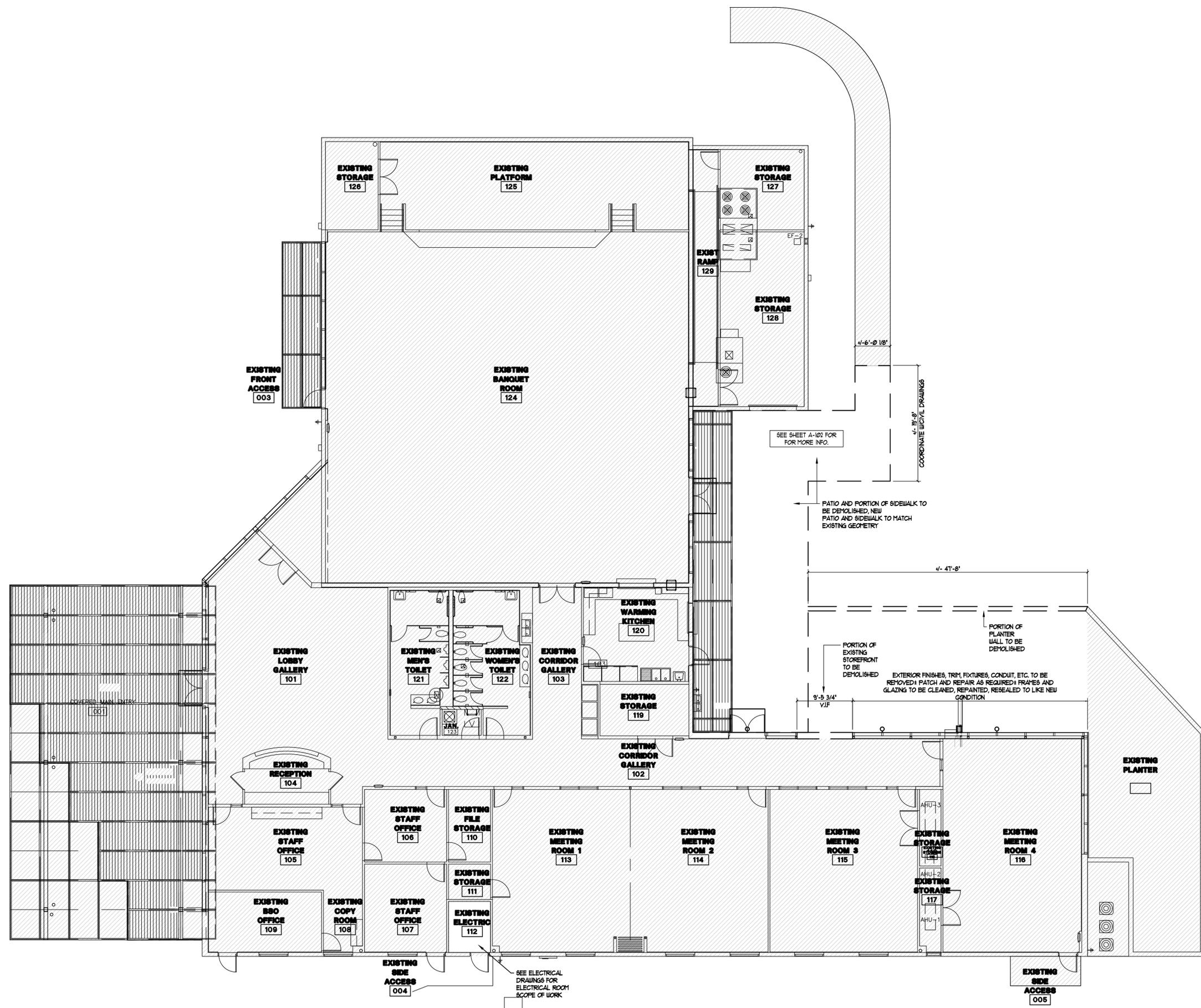
TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF
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signed by
 James S. McClure
 SEAL: James S. McClure
 Date: 2025.05.06
 SCALE: 1"=20'
 DRAWN: 08/27/22
 SHEET NO. -04'00'

IR-1

of-1





DEMOLITION LEGEND	
MARK	DESCRIPTION
—	EXISTING
- - -	PORTION(S) TO BE DEMOLISHED
▨	NOT IN CONTRACT (N.I.C.)

DEMOLITION NOTES

EXAMINATION
 1. SURVEY EXISTING CONDITIONS PRIOR TO BEGINNING ON-SITE DEMOLITION OPERATIONS. SURVEY MUST BE PERFORMED BY A COMPETENT PERSON.
 (DEFINITION: COMPETENT PERSON: CAPABLE OF IDENTIFYING EXISTING AND PREDICTABLE HAZARDS IN THE SURROUNDINGS OR WORKING CONDITIONS THAT ARE UNSANITARY, HAZARDOUS, OR DANGEROUS TO EMPLOYEES, AND WHO HAS AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES TO ELIMINATE THEM.)

2. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED WHERE APPLICABLE

PREPARATION

1. CONDUCT DEMOLITION OPERATION AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
2. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
3. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE TO AND FROM OCCUPIED PORTION OF BUILDINGS AND FOR HANDICAPPED THAT MEETS UFAS
4. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
5. PROVIDE BARRIERS AND APPROPRIATE SIGNS MEETING REQUIREMENTS OF 29 CFR 1910 FOR SIZE AND COLOR WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS.
6. CAP ANY WATER, SEWER, AND GAS LINES (IF EXISTING ON SITE), AND ACQUIRE WRITTEN APPROVAL TO PROCEED FROM UTILITY COMPANIES.

1. ARRANGE TO HAVE FPL TERMINATE SERVICE (IF REQUIRED) AND ACQUIRE WRITTEN APPROVAL TO PROCEED FROM FPL.
8. ACQUIRE DEMOLITION PERMIT FROM CITY AND APPROVAL FROM ANY AGENCIES HAVING JURISDICTION.

DEMOLITION

1. GENERAL: PERFORM DEMOLITION WORK IN ACCORDANCE WITH 29 CFR 1926, IN PARTICULAR ATTENTION TO REQUIREMENTS SET FORTH IN SUBPART T, "DEMOLITION".
2. PERFORM WORK IN A SAFE AND SYSTEMATIC MANNER.
3. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON CONTRACT DRAWINGS AND MINIMIZE DISTURBANCE OF ADJACENT TENANTS.
4. USE WATER AS NECESSARY TO CONTROL DUST.
5. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK.

REPAIRS

1. REPAIR DEMOLITION PERFORMED IN ACCESS OF THAT REQUIRED.
2. RETURN SURFACE NOT PART OF DEMOLITION TO CONDITION PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
3. PROMPTLY REPAIR ADJACENT CONSTRUCTION OR SURFACE SOILED OR DAMAGED BY DEMOLITION WORK AT NO COST TO OWNER.
4. PROMPTLY DISPOSE OF DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM SITE DEMOLITION OPERATION.
5. IF CONTRACTOR ENCOUNTERS MATERIAL DURING REMOVAL THAT IS SUSPECTED TO BE POTENTIAL HAZARD, STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT.

CLEARING

1. REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE UPON COMPLETION OF DEMOLITION WORK.
2. REMOVE PROTECTION AS APPROVED BY OWNER.

01 DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

ISSUED FOR BID
 DATE: 7/10/2025

ALL UTILITIES, SEWER, GAS, AND WATER SERVICES ARE TO BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

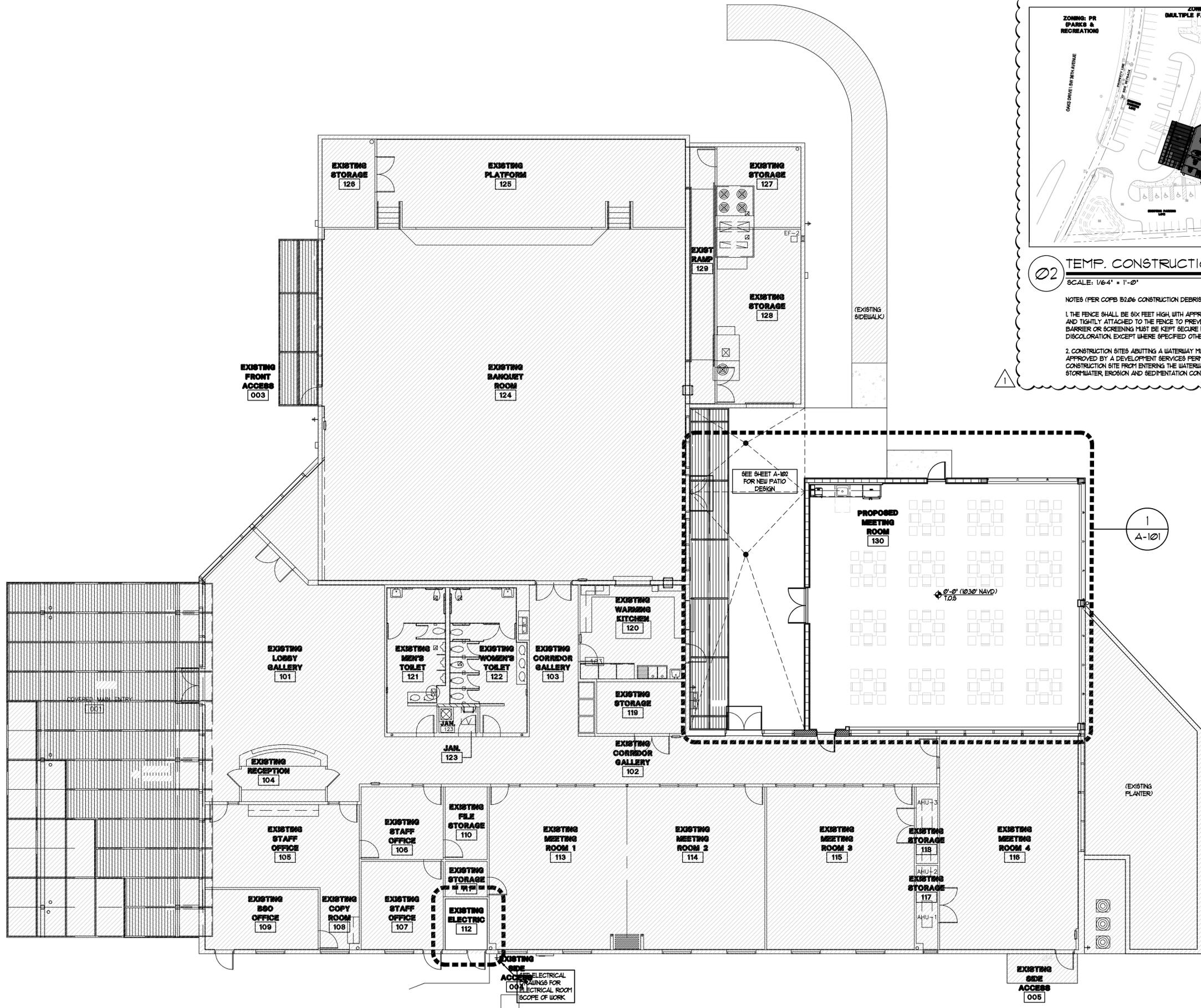
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 61 NE 1ST STREET, SUITE 2, POMPANO BEACH, FL 33060



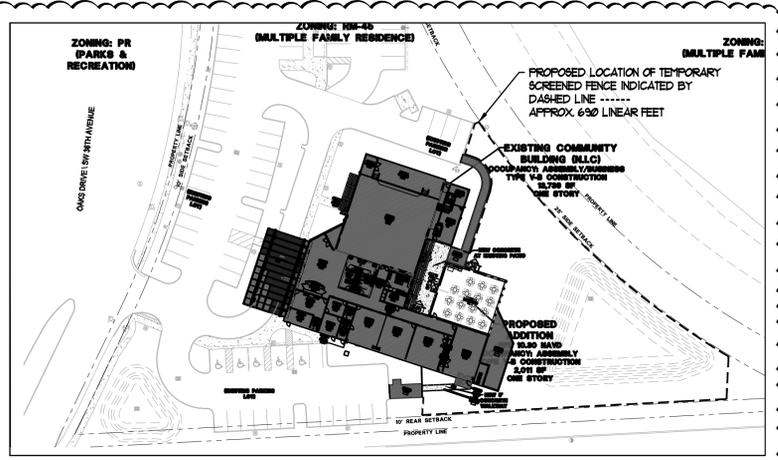
ADDITION TO:
HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE	12/11/2023
PERMIT/BID SET	
PERMIT	00/00/00
CONSTR.	00/00/00
PROJECT NO.	22011
REV. DESCRIPTION	DATE

SHEET NO.
D-101
 PRINTED: 12/11/2023 1:12 PM



01 OVERALL PLAN
SCALE: 1/8" = 1'-0"



02 TEMP. CONSTRUCTION FENCE DIAGRAM

SCALE: 1/64" = 1'-0"

NOTES (PER COPB 15206 CONSTRUCTION DEBRIS MITIGATION AND SCREENING):

1. THE FENCE SHALL BE SIX FEET HIGH, WITH APPROVED 90% OPAQUE WIND SCREENING MATERIAL OUTSIDE AND SECURELY AND TIGHTLY ATTACHED TO THE FENCE TO PREVENT DUST AND DEBRIS INTRUSION UPON ADJACENT PROPERTIES. THE BARRIER OR SCREENING MUST BE KEPT SECURE FROM ANY WIND DAMAGE, FREE OF RIPS, TEARS, GRAFFITI AND DISCOLORATION EXCEPT WHERE SPECIFIED OTHERWISE, THE BARRIER MUST COVER THE ENTIRE CONSTRUCTION SITE.
2. CONSTRUCTION SITES ABUTTING A WATERWAY MUST INCLUDE THE INSTALLATION AND MAINTENANCE OF A SILT FENCE APPROVED BY A DEVELOPMENT SERVICES PERMIT TO PREVENT ANY SOIL OR CONSTRUCTION DEBRIS FROM THE CONSTRUCTION SITE FROM ENTERING THE WATERWAY. (SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.) SEE CIVIL DRAWINGS FOR MORE INFO.

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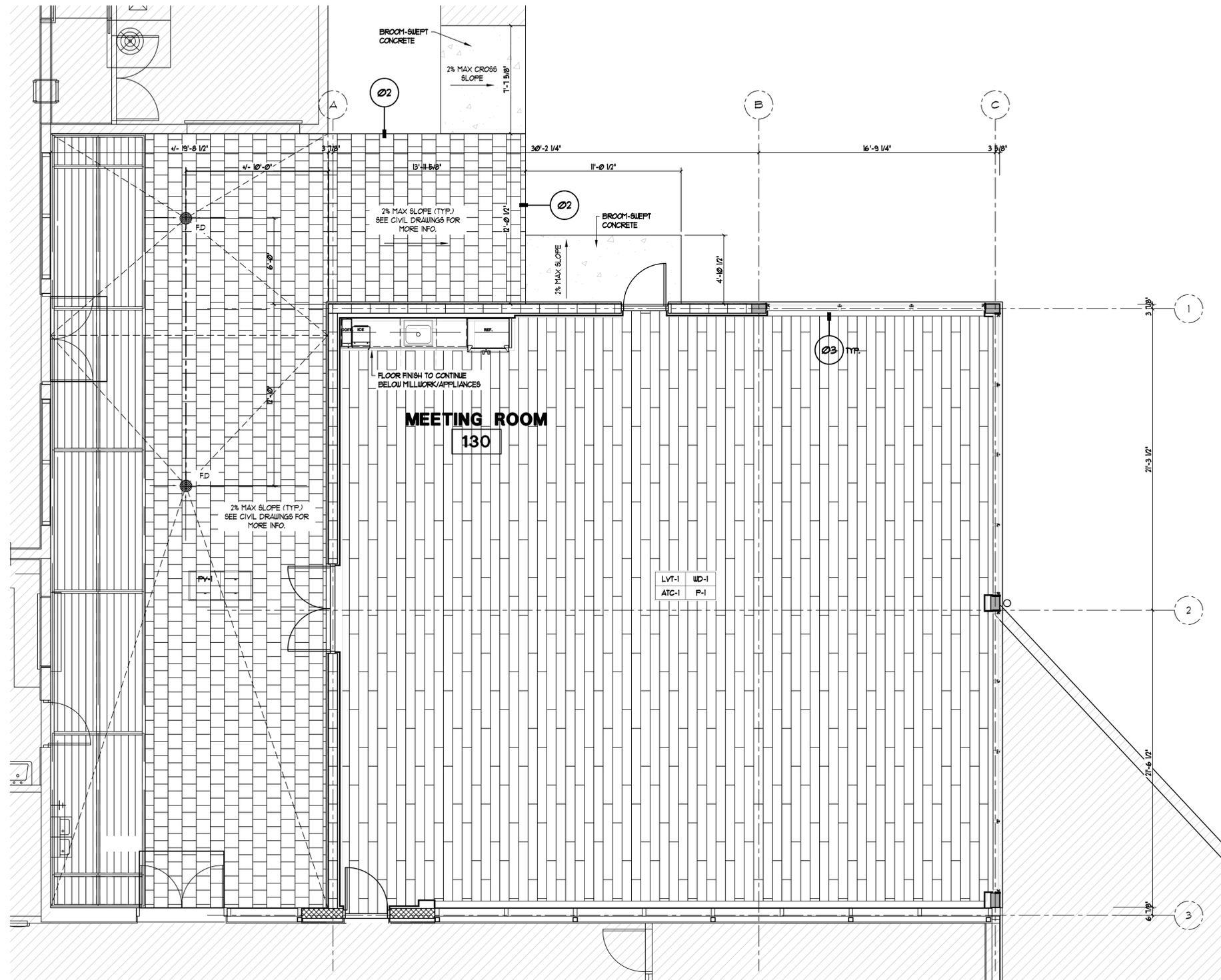


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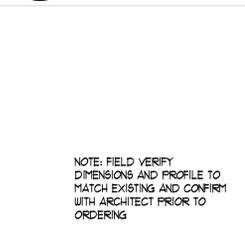
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PERMIT CONSTR	00/00/00 00/00/00
PROJECT NO.	22011
REV. DESCRIPT.	DATE
1 BLDGDEPT COMMENTS	2/23/24

SHEET NO.
A-100
PRINTED: 5/27/2025 7:22 AM

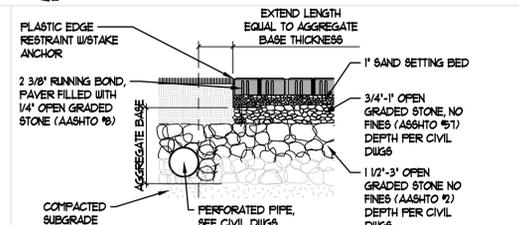
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DATE: 7/10/2025



01 FINISH PLAN
SCALE: 1/4" = 1'-0"



03 WD-1 BASEBOARD DETAIL
SCALE: 6" = 1'-0"

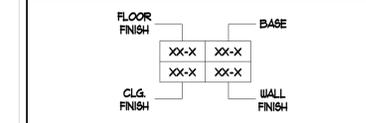


02 PAVER DETAIL
SCALE: 1" = 1'-0"

FINISH NOTES

1. ALL FINAL FINISH COLORS AND FINISHES TO BE SELECTED BY ARCHITECT AND APPROVED BY OWNER.
2. PROPOSED FINISHES ARE INTENDED TO BE LOW MAINTENANCE AND COMMERCIAL GRADE.
3. ALL FURNITURE IS OWNER FURNISHED, OWNER INSTALLED.
4. FURNITURE IS SHOWN FOR REFERENCE ONLY. FLOORING TO RUN CONTINUOUS BELOW FURNITURE AND MILLWORK.

LEGEND



PATTERN	DESCRIPTION
[Grid Pattern]	LVT-1
[Square Pattern]	PY-1

FINISH SCHEDULE

FLOOR FINISH					
MARK	TYPE	MANF.	PRODUCT	COLOR	SIZE
LVT-1	LUXURY VINYL TILE	TARKETT	3405 HICKORY IIG	WOOD GRAIN	PLANKS
PY-1	PAVER	HANOVER	TRAD. FREST BRICK	NEW RUBSET	8"x8"x 2 3/8" THK.

CONTACT FOR LVT-1: CAN AND BULTMAN INC. ESTONE OWEN 561-74-8885 EOWEN@CAN-BULTMAN.COM

BASE					
MARK	TYPE	MANF.	PRODUCT	COLOR	SIZE
WD-1	WOOD BASE	MOULDINGS ONE	212	P-1	3/4"x 3 1/2"

CONTACT FOR WD-1: MOULDINGS ONE 216-306-4365 WWW.MOULDINGSONE.COM

WALL FINISH					
MARK	TYPE	MANF.	PRODUCT	COLOR	SIZE
P-1	PAINT	SHERWIN WILLIAMS	SW 7005	PURE WHITE	

NOTES:

- PROVIDE EGGSHELL FINISH

CEILING FINISH

MARK	TYPE	MANF.	PRODUCT	COLOR	SIZE
ATC-1	ACOUSTIC TILE CEILING	ARMSTRONG	CIRRUS	WHITE	24x24 ANGLED REGULAR

INTERIOR FINISH CODE REQUIREMENTS

OCCUPANCY GROUP	CORRIDORS	ROOMS & ENCLOSED SPACES	FLOORS
A-3	CLASS B	CLASS C	CLASS I OR II, SEE EXCEPTIONS

NOTES:

1. CLASS B FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450
2. CLASS C FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450
3. FLOOR FINISHES EXCEPTION-FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.

ALL FINISH SCHEDULES, DIMENSIONS AND FINISHES TO BE SELECTED BY ARCHITECT AND APPROVED BY OWNER. THE FINISHES SHOWN ARE FOR INFORMATION ONLY. THE FINISHES SHOWN ARE NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE FINISHES SHOWN ARE NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE FINISHES SHOWN ARE NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT.

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STATE OF FLORIDA
AN 95027

Blaine McGinley
McGinley & Associates, Inc.
AR5527 Date: 2023.12.18 12:25:41 EDT

BLAINE MCGINLEY
ARCHITECT AR5527

ADDITION TO:

HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE: 12/11/2023
PERMIT/BID SET

PERMIT: 00/00/00
CONSTR: 00/00/00

PROJECT NO.
22011

REV. DESCRIPTION DATE

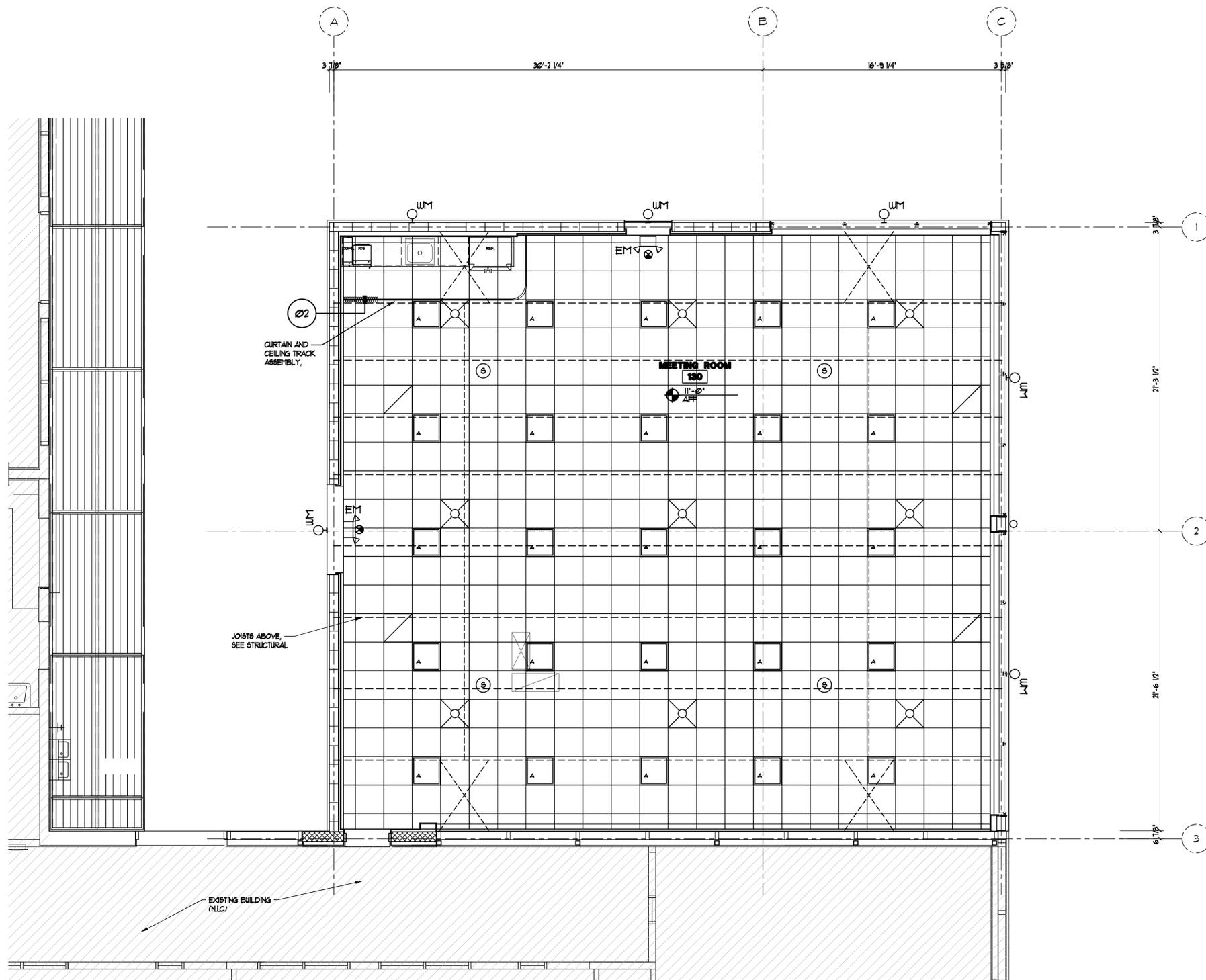
REV.	DESCRIPTION	DATE

SHEET NO.

A-102

PRINTED: 12/11/2023 1:13 PM

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DATE: 7/10/2025



**REFLECTED CEILING PLAN
LEGEND**

MARK	DESCRIPTION
□ A	2'x2' LED LIGHT PANEL
⊗	EXIT SIGN, ARROWS INDICATE DIRECTION WHERE REQ.
↙	SURFACE MOUNTED EMERGENCY LIGHT
⊙ WM	EXTERIOR WALL MOUNT
⊠	MECHANICAL SUPPLY DIFFUSER
⊡	MECHANICAL RETURN GRILL
□	2'x2' ACOUSTICAL CEILING TILE
⊙	QSC AC-CAT 4.5 INCH FULL RANGE CEILING TILE SPEAKER (BY OTHERS)

- NOTES**
- SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPE MANUFACTURER, MODEL NO. ADDITIONAL INFO.
 - SEE MECHANICAL DRAWINGS FOR MORE INFO.
 - SEE FINISH PLAN SHEET A-102 FOR FINISH INFO. AND DESCRIPTIONS

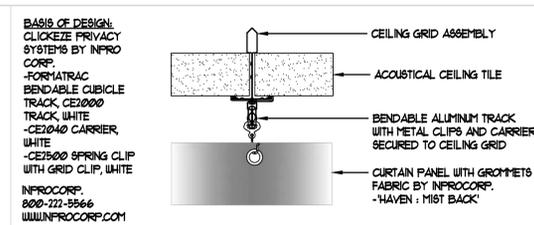
ALL ITEMS, DESIGNS, DIMENSIONS AND FINISHES UNLESS OTHERWISE SPECIFIED BY THIS DRAWING, ARE TO BE MANUFACTURED BY THE MANUFACTURER AND MODEL NUMBER INDICATED IN THE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

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01 REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

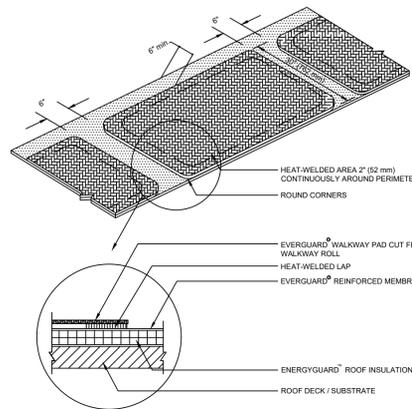


02 CEILING TRACK DETAIL
 SCALE: 6" = 1'-0"

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 DATE: 7/10/2025

DATE	12/11/2023
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CONSTR.	00/00/00
PROJECT NO.	22011
REV.	DESCRIPTION

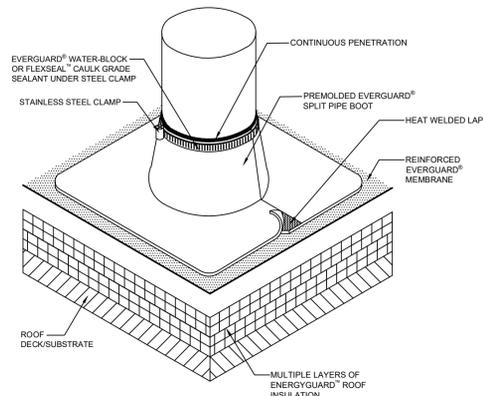
SHEET NO.
A-103
 PRINTED: 12/18/2023 11:52 AM



- NOTE**
- REMEMBER, DO NOT CROSS SEAMS WITH WALKWAY PADS 6" (152 mm) OFF EACH SEAM.
 - HEAT-WELD EDGE OF WALKWAY PADS CONTINUOUSLY.
 - REQUIRED AT ALL ROOF ACCESS POINTS.

05 STEPPING PAD DETAIL

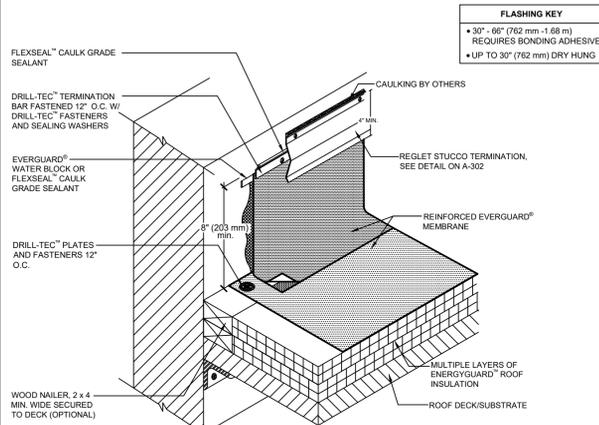
SCALE: NTS



- NOTE**
- FOUR DRILL-TEC® PLATES & SCREWS AROUND PENETRATION.
 - IF PLATES AND FASTENERS ENCRUSH INTO THE SEAM AREA OF THE POCKET, THEN A TARGET MUST BE ADDED FIRST TO COVER FASTENERS.
 - 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.

02 PIPE BOOT DETAIL

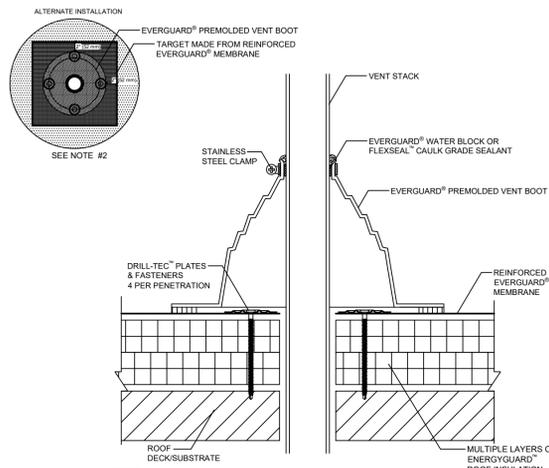
SCALE: NTS



- NOTE**
- FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY FASTENED SYSTEMS ONLY.
 - EXISTING REGLET IS ACCEPTABLE IF METAL IN GOOD CONDITION.
 - IF EVERGUARD® PREMOLDED MEMBRANE IS USED, BONDING ADHESIVE IS NOT NEEDED AND WALL MUST BE PRIMED.
 - EXPOSED WALL/CURBS MUST BE WATERPROOFED AND MAINTAINED ABOVE THE BASE FLASHING IN ORDER FOR ANY SURFACE MOUNTED TERMINATION TO BE EFFECTIVE.

06 TERMINATION BAR DETAIL

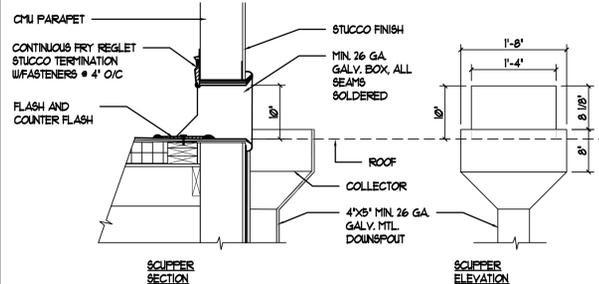
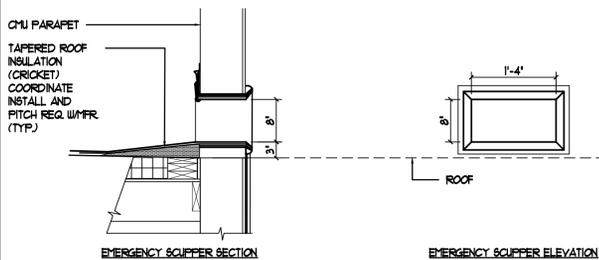
SCALE: NTS



- NOTE**
- DO NOT CUT SIDE OF PREMOLDED BOOT. IT MUST BE PULLED OVER VENT PIPE.
 - IF THE PLATES AND FASTENERS INTRUDE INTO BOOT FLANGE AREA, THEN A TARGET MUST FIRST BE INSTALLED OVER PLATES AND FASTENERS BEFORE BOOT INSTALLATION.
 - FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A COVER BOARD IS REQUIRED ON MECHANICALLY ATTACHED SYSTEMS ONLY.
 - 25 YEAR GUARANTEES AND ABOVE MUST USE EXTREME ACCESSORIES.

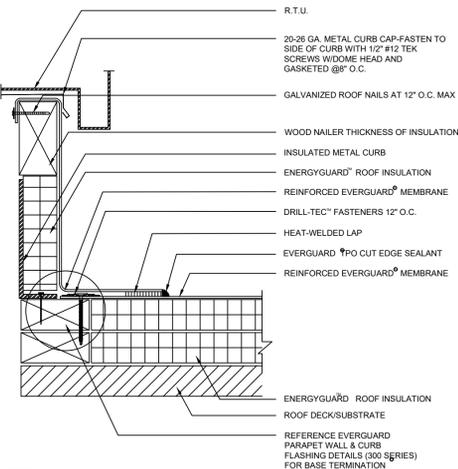
03 VENT STACK DETAIL

SCALE: NTS



07 SCUPPER DETAILS

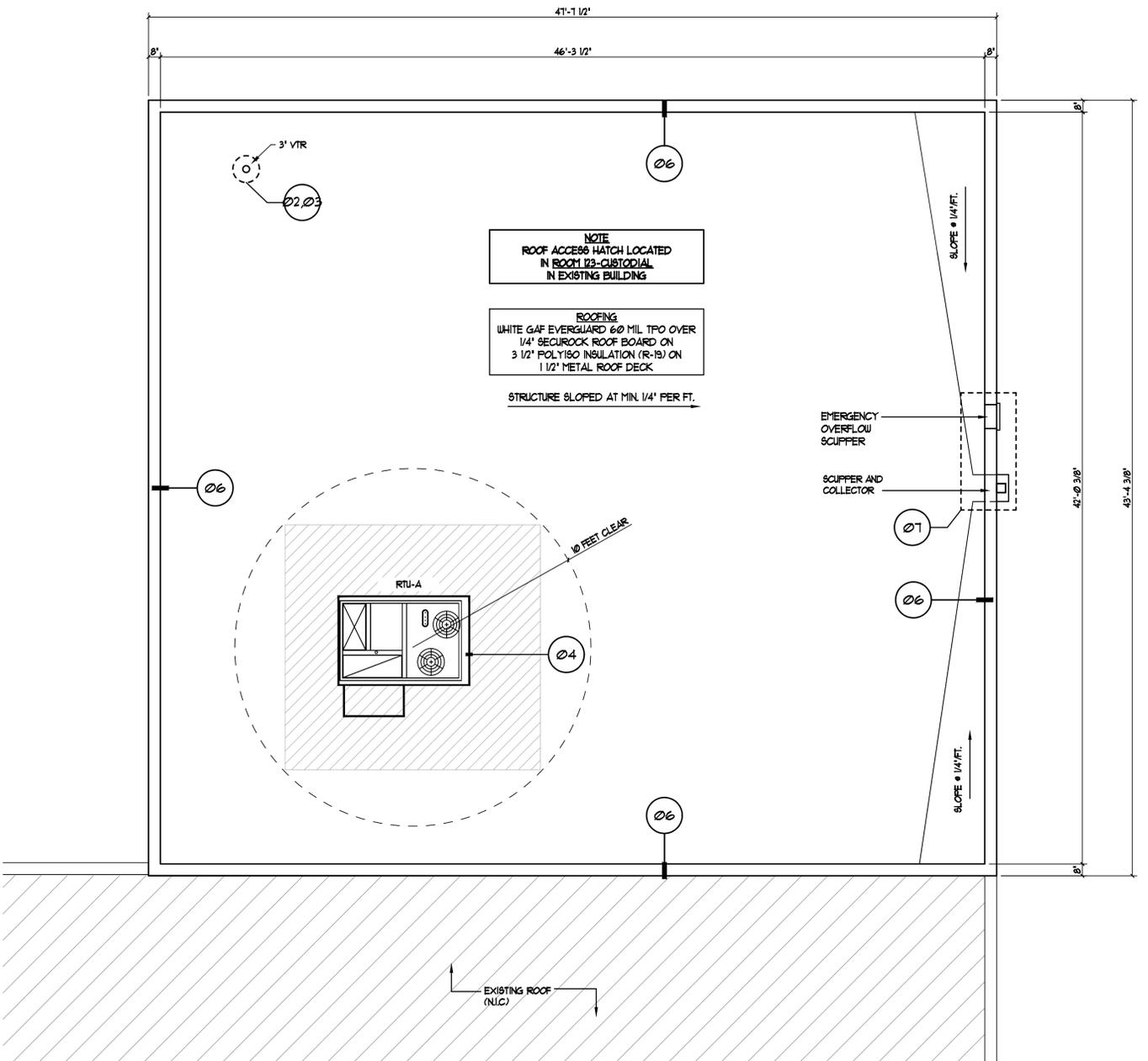
SCALE: 3/4" = 1'-0"



- NOTE**
- FOR INSULATION THICKNESS GREATER THAN 8" (203 mm), A HARD BOARD IS REQUIRED ON MECHANICAL SYSTEMS ONLY.
 - FOR SELF-ADHERED RAPIDSEAM™ TECHNOLOGY SYSTEMS, SEE EVERGUARD® DETAIL 330 FOR LAP APPLICATION.
 - APPLY EVERGUARD® TPO CUT EDGE SEALANT TO ALL CUT REINFORCED TPO EDGES (REFER TO EVERGUARD® DETAIL 115).

04 ROOF CURB FLASHING DTL.

SCALE: NTS



01 ROOF PLAN

SCALE: 1/4" = 1'-0"

Herb Skolnick Center, 800 SW 36th Avenue, Pompano Beach, FL 33069
SPECIFICATION: TFI-NIG0

COMPONENT	TYPE	REQUIRED	ATTACHMENT	RATE OF APPLICATION
DECK	Steel 33 ksi	22.0 gauge	Per Code	N/A
INSULATION 1	EnergyGuard® Polyiso Insulation, 20 psi ASTM C1289 Type I, Class 1, Grade 2 Size: 3.5" x 4' x LTR: 19.2	1 layer	Fastened with: Drill-Tec™ #12 Fastener Drill-Tec™ 3" Standard Steel Plate	Field: 20 fasteners per 4' x 8' board Perimeter: 30 fasteners per 4' x 8' board Corner: 40 fasteners per 4' x 8' board
INSULATION 2	Securock® Gypsum Fiber Roof Board, 1800 psi ASTM C1278 Size: 1/4", 4' x 4' LTR: 0.2	1 layer	Adhered with: OlyBond500® Insulation Adhesive	Field: 0.75" - 1" ribbons 12" o.c. Perimeter: 0.75" - 1" ribbons 6" o.c. Corners: 0.75" - 1" ribbons 4" o.c.
SINGLE PLY MEMBRANE	Total LTR: 19.4 EverGuard® TPO 60 mil White ASTM D6878 Size: 10ft SRI: 94	1 ply	EverGuard® TPO Quick Spray Adhesive LV50	Applied at a total rate of 0.88 lbs/sq. equally to both the substrate and the underside of the membrane. Coverage rates may vary depending on the porosity of the substrate.
FLASHING MEMBRANE	EverGuard® TPO 60 mil White ASTM D6878 SRI: 94	1 ply	EverGuard® TPO Quick Spray Adhesive LV50	Applied at a total rate of 10 squares (1,000 sq. ft.) per canister equally to both the substrate and the underside of the membrane. Membrane must be mechanically fastened along the base of the wall and also along the top of the wall.
GUARANTEE	EverGuard® Diamond Pledge™ NDL Roof Guarantee	20 years		Guarantee fee applicable

Applicable Codes and Testing Information

Agency	VALUE	REPORT #	PAGE #	SYSTEM #
FBC	-60.00pl (1200pl)	FL16730.842	27 of 155	S-74

Requirements above are subject to change. Always review the appropriate Application & Specification Manual to confirm that the requirements provided above are current, and to obtain additional information that is important for a successful installation. This Cut Spec specification shall not waive, supersede or alter the requirements and recommendations found in the most current Application & Specification Manual(s), printed technical bulletins or specific correspondence drafted for this project by Field Services, Design Services, or Technical Services Manager. Application & Specification Manuals and specimen copies of guarantee/warranty documents are available at www.gaf.com. Note: Your Field Services or Technical Services Managers are the only employees who can approve any deviation from GAF's published specification manual(s).

Each roof has unique requirements. This specification is a representation of products and their installation. To properly assess specific roofing needs, code compliance, system configurations, and warranty eligibility, contact Design Services. The above listed roofing system is based on GAF guarantee requirements and is not intended to modify, negate or alter any requirements specified by the design professional or others. Fastener pullout testing should be performed to ensure acceptable attachment into substrate. Adhesion testing is required prior to guarantee registration to ensure foam adhesive will bond to a given substrate. Any wet or damaged existing decking must be removed and replaced prior to re-roofing.

This system shall be installed by a GAF Master or Master Select Contractor.
All GAF and EverGuard® accessories shall be used where applicable. GAF Perimeter Edge Metal shall be used where conditions exist.

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DATE: 7/10/2025

ALL TERMS, CONDITIONS, SPECIFICATIONS AND NOTES UNLESS OTHERWISE SPECIFIED SHALL BE GOVERNED BY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

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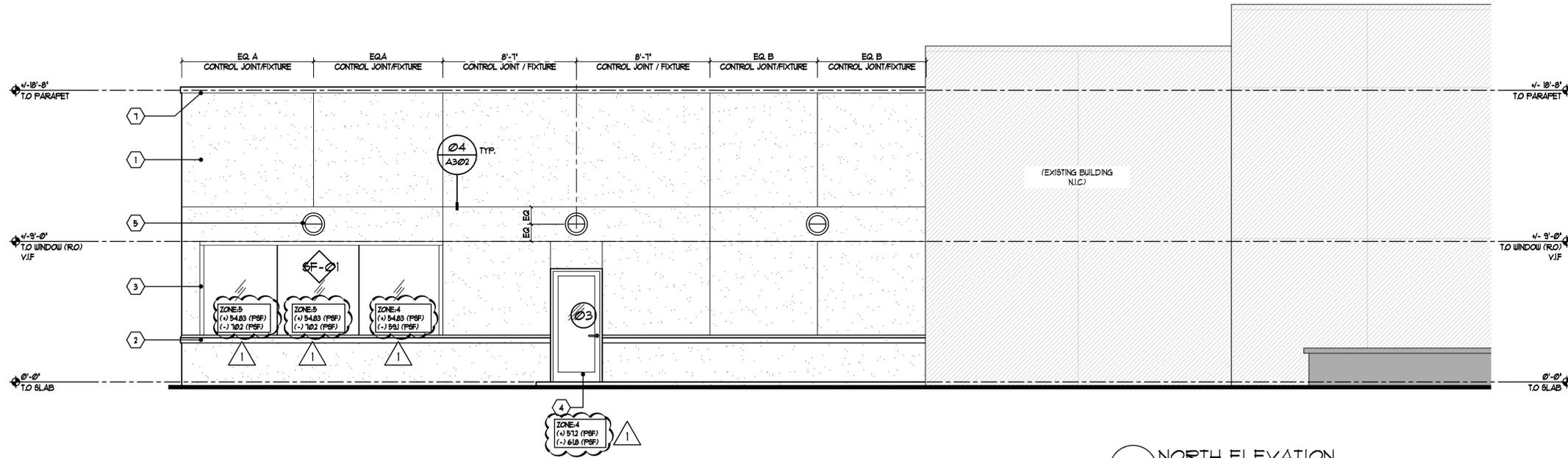
STATE OF FLORIDA
Blaise McGinley
McGinley Architects
AR95527
Blaise McGinley
ARCHITECT AR95527

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800 SW 36TH AVENUE
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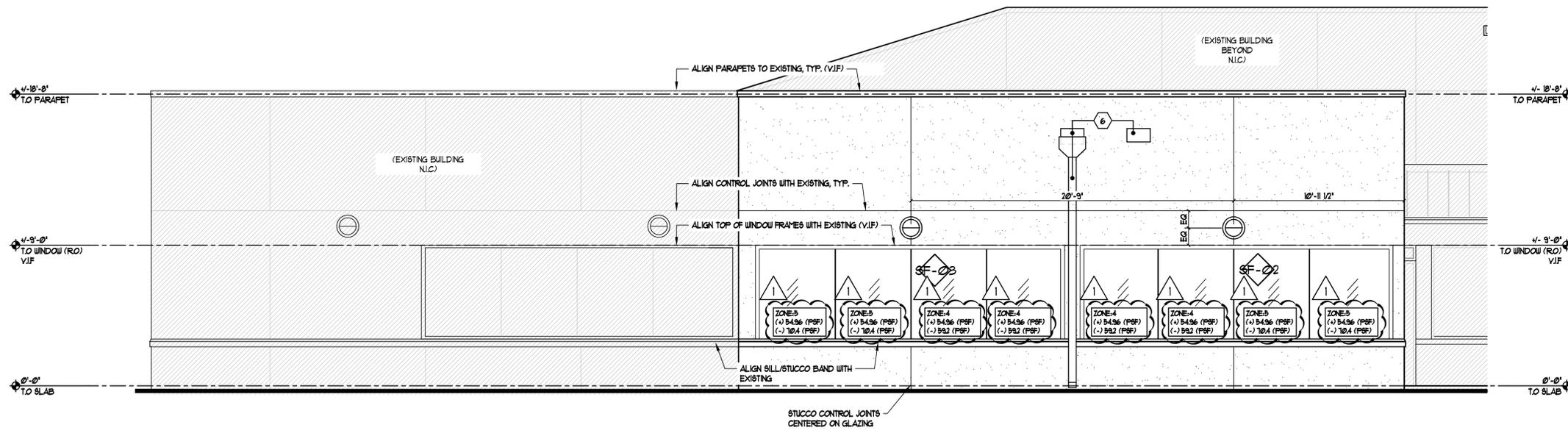
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PERMIT: 00/00/00
CONSTR: 00/00/00
PROJECT NO.: 22011

REV.	DESCRIPTION	DATE

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Ø1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



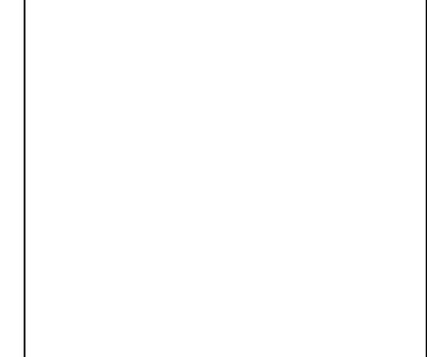
Ø2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

1. ALL FINAL COLORS AND FINISHES TO BE SELECTED BY ARCHITECT AND APPROVED BY OWNER.
2. PROPOSED FINISHES ARE INTENDED TO BE LOW MAINTENANCE AND COMMERCIAL GRADE.
3. ALL EXTERIOR OPENING PROTECTIVES TO MEET APPLICABLE CODE REQUIREMENTS FOR HURRICANE IMPACT RESISTANCE.
4. ALL EXTERIOR MOUNTED SYSTEMS, SIGNAGE, ACCENTS, ETC. ARE TO BE DESIGNED TO MEET APPLICABLE EXTERIOR LOADING REQUIREMENTS.

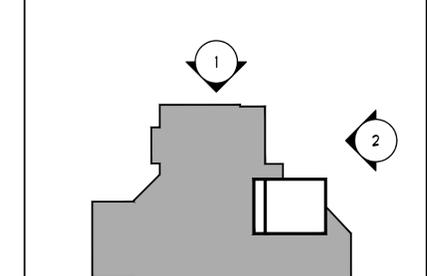
LEGEND

MARK	DESCRIPTION
1	SMOOTH STUCCO, PAINTED TO MATCH EXISTING IN TEXTURE AND COLOR
2	RAISED STUCCO BAND TO MATCH EXISTING IN PROFILE, TEXTURE, AND COLOR
3	IMPACT RATED GLAZING ASSEMBLY WITH BLUE-GREEN TINT AND FRAME FINISH TO MATCH EXISTING, SEE DETAILS SHEET A-601
4	EXTERIOR DOOR/Ø-METAL STOREFRONT, PAINTED WHITE SUI0005 'PURE WHITE'
5	SCHEDULED LIGHT FIXTURE, TYP. SEE ELECTRICAL DRAWINGS FOR MORE INFO.
6	SCUPPER, EMERGENCY SCUPPER AND METAL DOWNSPOUT, SEE DETAIL 11A-104
7	METAL COPING



ADDITION TO:
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800 SW 36TH AVENUE
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DATE: 7/10/2025



KEY PLAN

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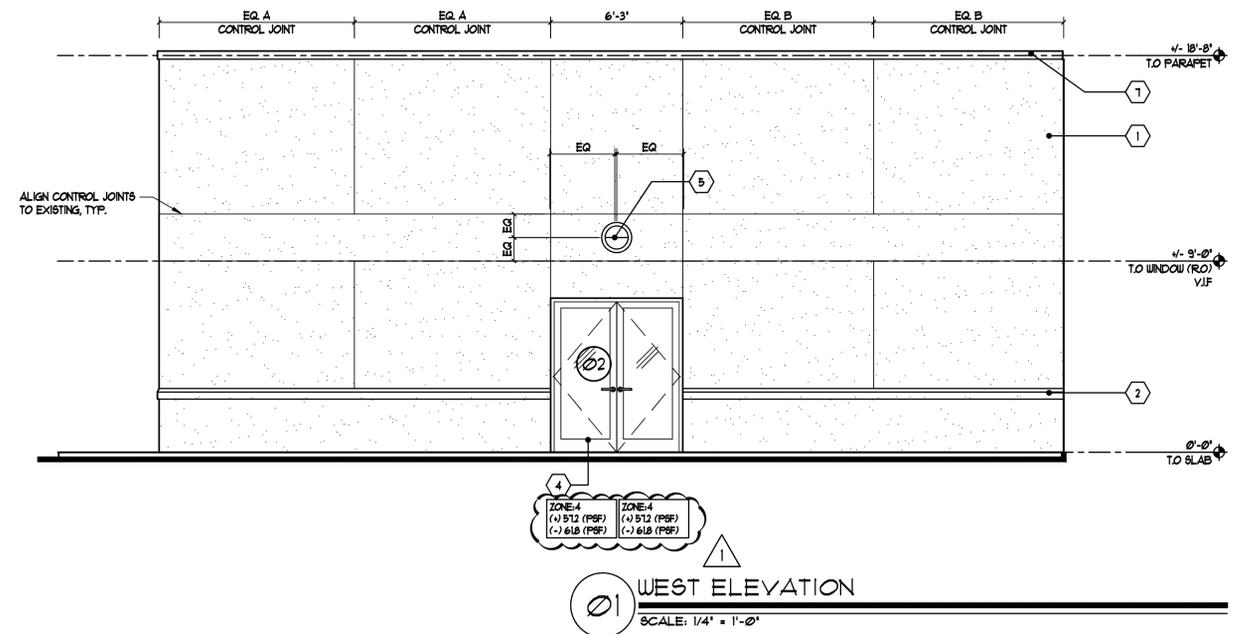
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architects / planners, inc.
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Edwina McGinley
AR95527
Digital Signature
Date: 2025.06.25 10:38:49 -0400
ARCHITECT

DATE: 12/11/2023
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CONSTR: 00/00/00
PROJECT NO.: 22011
REV. DESCRIPT. DATE
1 BLDG/DEPT COMMENTS 2/23/24

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1 BLDG/DEPT COMMENTS 2/23/24

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A-201
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ELEVATION NOTES

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2. PROPOSED FINISHES ARE INTENDED TO BE LOW MAINTENANCE AND COMMERCIAL GRADE.
3. ALL EXTERIOR OPENING PROTECTIVES TO MEET APPLICABLE CODE REQUIREMENTS FOR HURRICANE IMPACT RESISTANCE.
4. ALL EXTERIOR MOUNTED SYSTEMS, SIGNAGE, ACCENTS, ETC. ARE TO BE DESIGNED TO MEET APPLICABLE EXTERIOR LOADING REQUIREMENTS.

LEGEND

MARK	DESCRIPTION
1	SMOOTH STUCCO, PAINTED TO MATCH EXISTING IN TEXTURE AND COLOR
2	RAISED STUCCO BAND TO MATCH EXISTING IN PROFILE, TEXTURE, AND COLOR
3	IMPACT RATED GLAZING ASSEMBLY WITH BLUE-GREEN TINT AND FRAME FINISH TO MATCH EXISTING, SEE DETAILS SHEET A-601
4	EXTERIOR DOOR/9-METAL STOREFRONT, PAINTED WHITE SUI0005 'PURE WHITE'
5	SCHEDULED LIGHT FIXTURE, TYP. SEE ELECTRICAL DRAWINGS FOR MORE INFO.
6	SCUPPER, EMERGENCY SCUPPER AND METAL DOWNSPOUT, SEE DETAIL 11A-104
7	METAL COPING

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Edwin J. Mcginley
 AR95527
 10-41-01-04100
 ARCHITECT

ADDITION TO:
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 800 SW 36TH AVENUE
 POMPANO BEACH, FL 33069

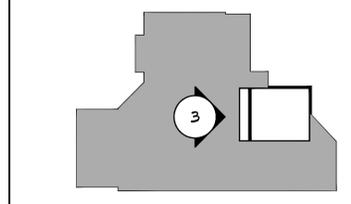
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PERMIT 00/00/00
 CONSTR 00/00/00

PROJECT NO.
22011

REV.	DESCRIPT.	DATE
1	BLDG DEPT COMMENTS	2/23/24

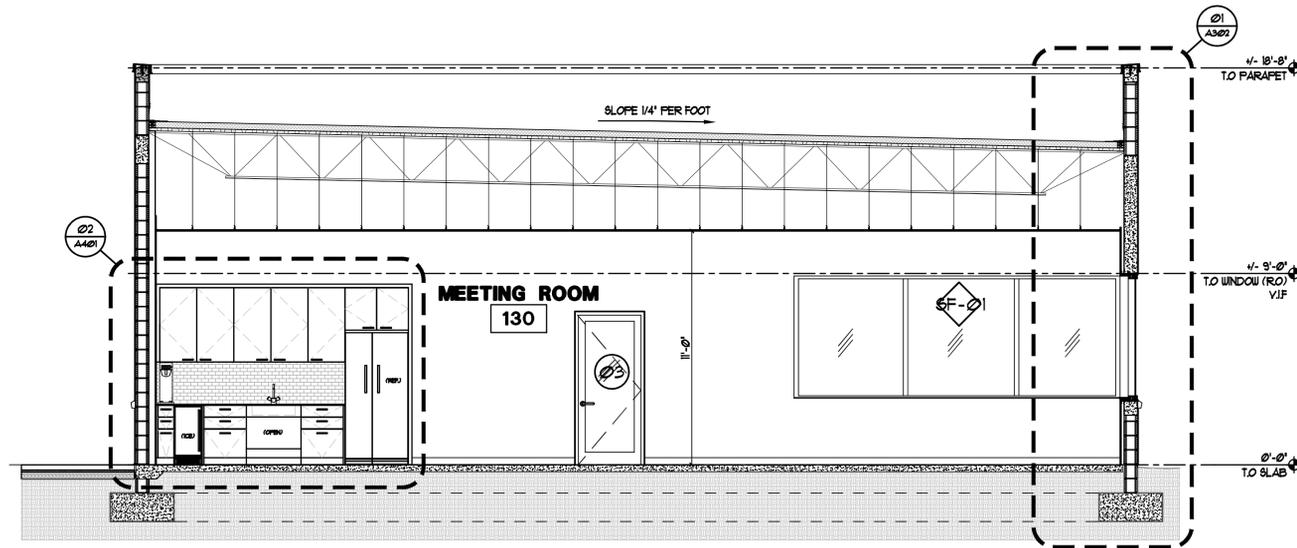
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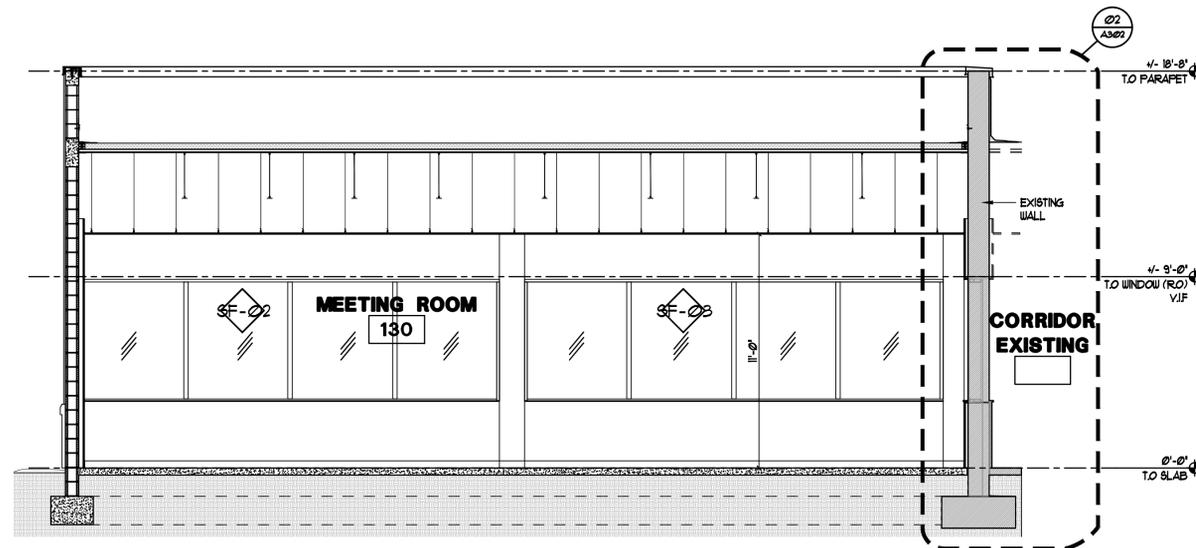
KEY PLAN

SHEET NO.

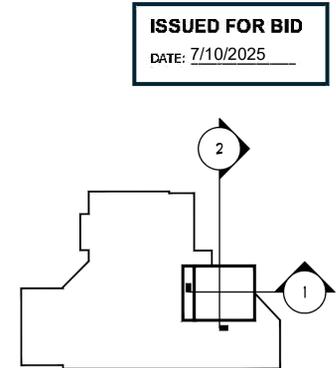
A-202



01 BUILDING SECTION 1
SCALE: 1/4" = 1'-0"



02 BUILDING SECTION 2
SCALE: 1/4" = 1'-0"



KEY PLAN

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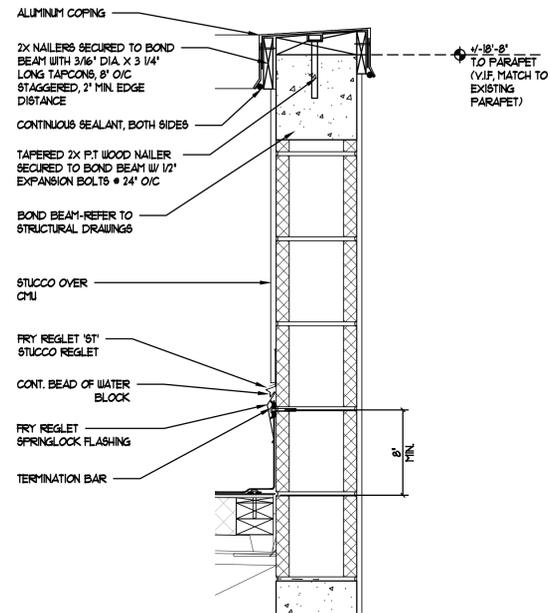
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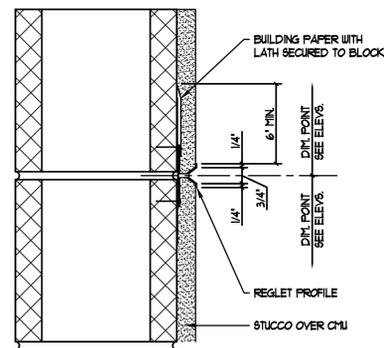
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REV. DESCRIPTION	DATE

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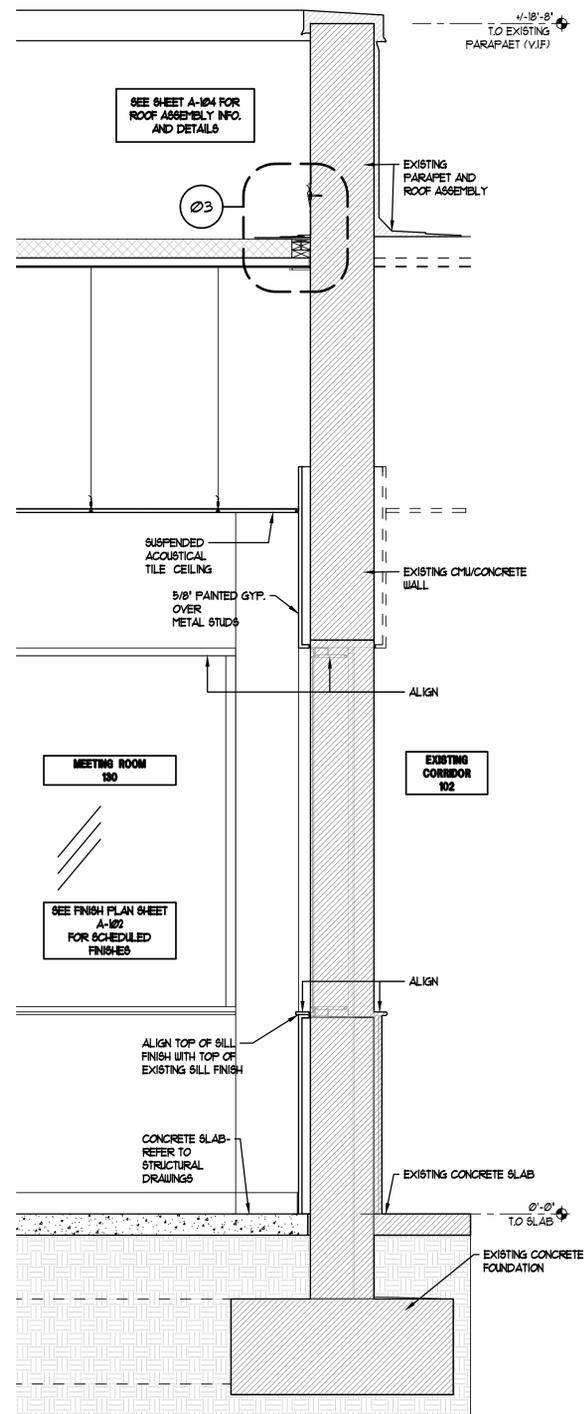


03 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"

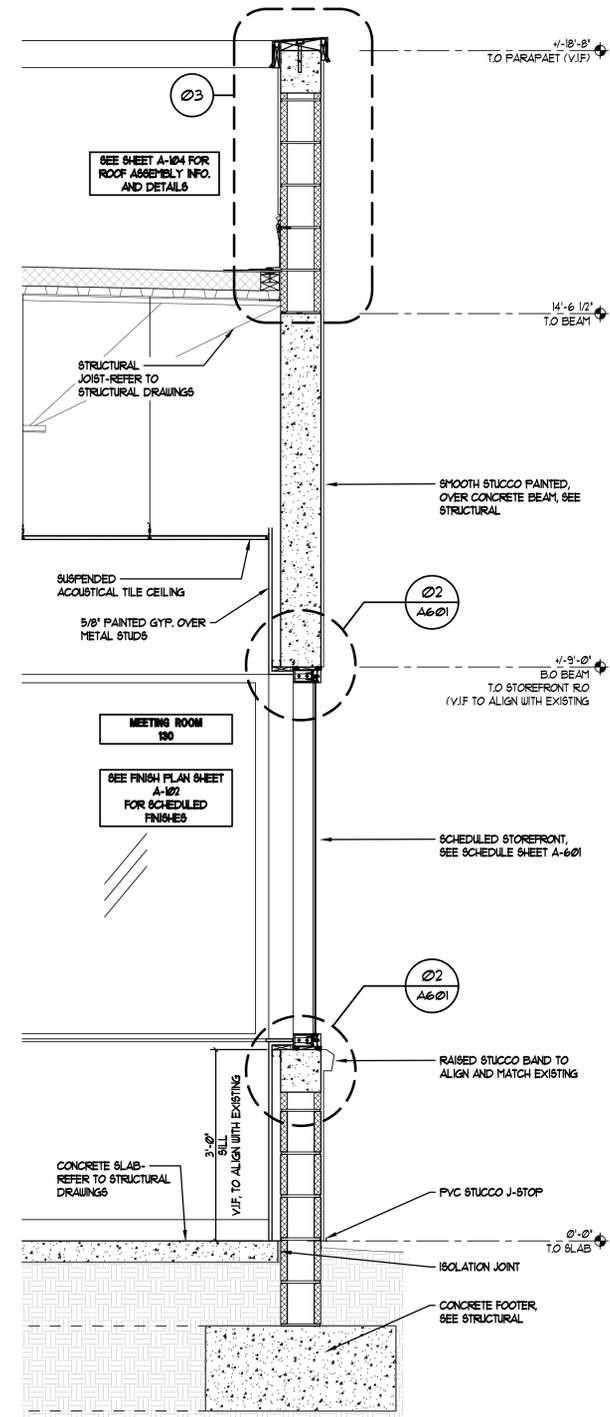


04 STUCCO CONTROL JOINT DETAIL
SCALE: 3" = 1'-0"

NOTE:
INSTALL BEHIND ALL REGLETS:
- BUILDING PAPER:
-- MIN. 6" LAP ON EACH SIDE AT ALL VERTICAL REGLETS, 6" LAP ON TOP OF ALL HORIZONTAL REGLETS AND MIN 2" LAP BOTTOM
- INSTALL ADDITIONAL LAYER OF BUILDING PAPER ON TOP OF ALL HORIZONTAL REGLETS, MIN. 6" LAP AND EXTEND DOWN OVER NAILING FLANGE
- INSTALL REGLET CONNECTOR CLIPS AT ALL JOINTS
- APPLY SEALANT ALONG ALL BEAMS AT JOINTS, CORNERS, AND INTERSECTIONS AS PER MANUFACTURER'S RECOMMENDATIONS



02 WALL SECTION 2
SCALE: 3/4" = 1'-0"



01 WALL SECTION 1
SCALE: 3/4" = 1'-0"

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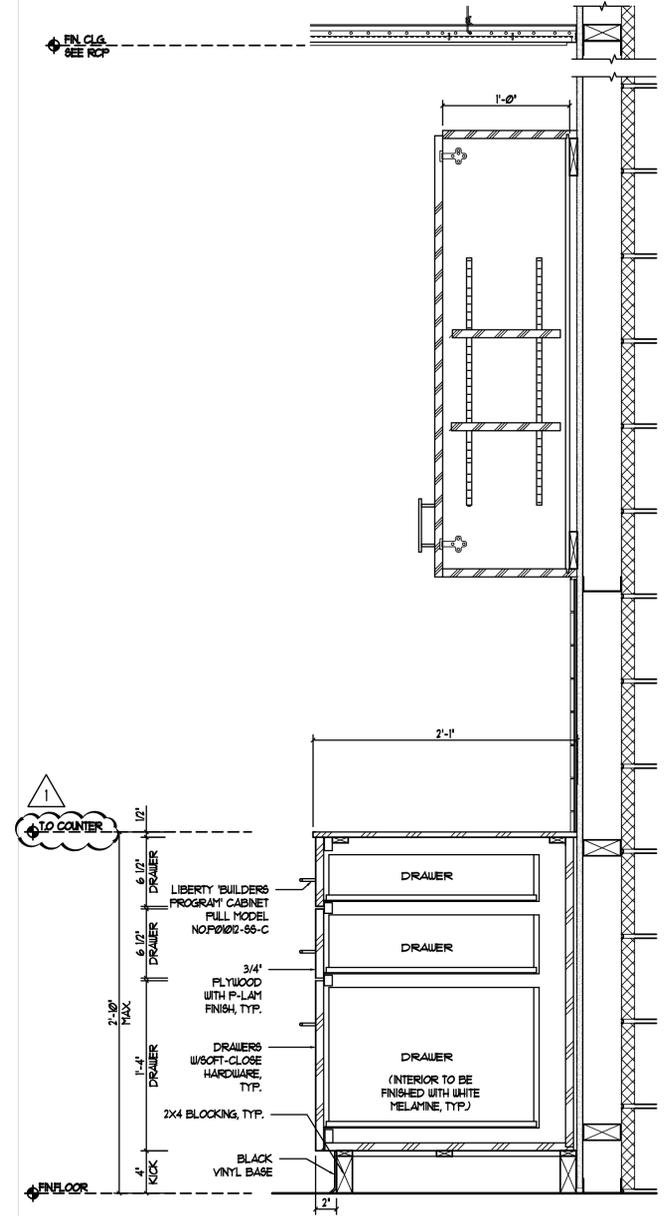
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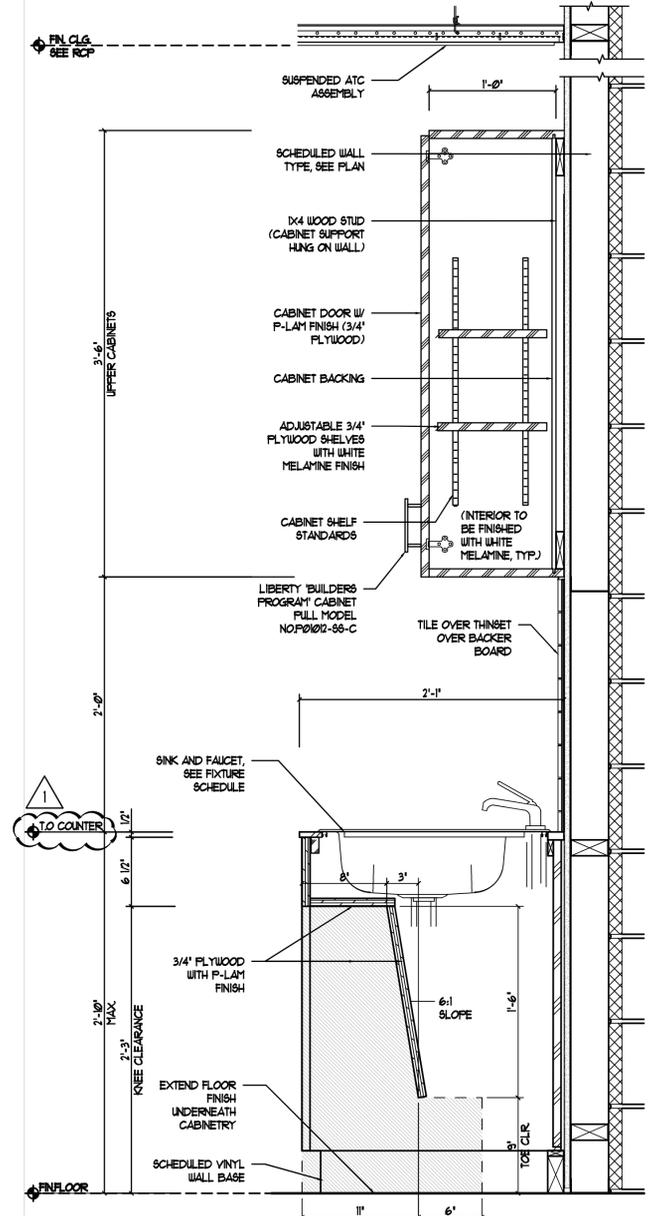
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PERMIT CONSTR.	00/00/00	
PROJECT NO.	22011	
REV.	DESCRIPTION	DATE

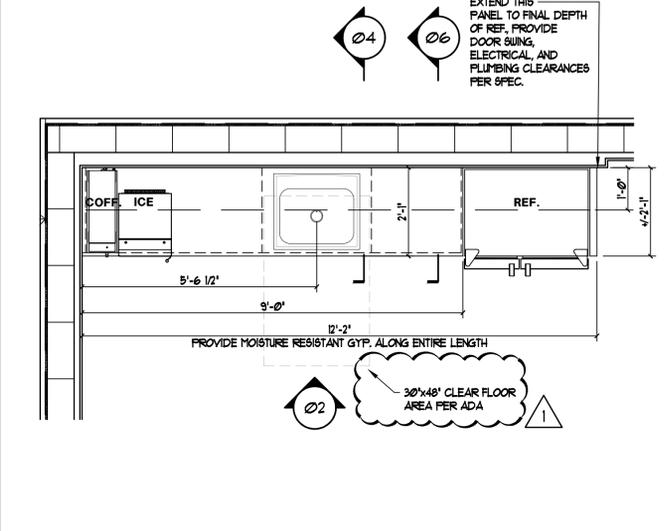
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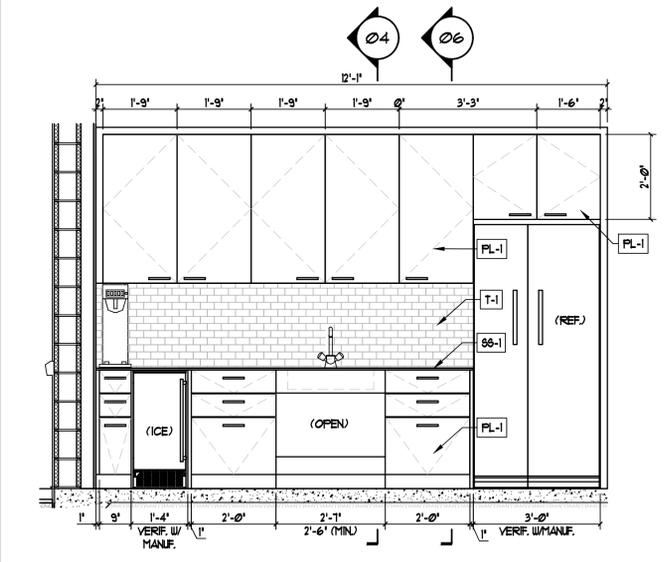
06 WALL SECTION 2
SCALE: 1/2" = 1'-0"



04 WALL SECTION 1
SCALE: 1/2" = 1'-0"



01 ENLARGED PLAN
SCALE: 1/2" = 1'-0"



02 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"

FINISH SCHEDULE - KITCHENETTE

MARK	TYPE	MANUFACTURER	PRODUCT	COLOR/FINISH	SIZE
SS-1	SOLID SURFACE	WILSON ART	Q4043	DESERT VIEW	2 CM X 61'X126'
FL-1	PLASTIC LAMINATE	WILSON ART	ABISKO OAK-8246	FINE VELVET	4'X8'
T-1	SUBWAY TILE	DALTILE	RESTORE IVORY GLOSSY	GLAZED	3'X6'
GC-1	GROUT	LATICRETE	2516-0408-2	SILTSTONE	1/8" JOINTS

EQUIPMENT SCHEDULE - KITCHENETTE

MARK	MANUFACTURER	PRODUCT	COLOR/FINISH	SIZE	NOTES
REFRIGERATOR	SAMSUNG	R823CB16002	STAINLESS STEEL	35-1/8" W X 10-5/8" H X 28-1/8" D	
ICE MACHINE	COSTWAY	FP10242US-SL	STAINLESS STEEL	15" W X 33.5" H X 20.3" D	
COFFEE MACHINE	BUNN	3810000010	STAINLESS STEEL	9" W X 23.6" H X 22.5" D	
FAUCET	MOEN	7864	STAINLESS STEEL		
SINK	DAYTON	DI2521	STAINLESS STEEL	25"X22"X6 9/16"	ONE HOLE

NOTES:
1. SEE PLUMBING DRAWINGS FOR FIXTURE SCHEDULE CALCULATIONS AND ADDITIONAL INFORMATION
2. OWNER TO APPROVE ALL FINISHES, FIXTURES, AND EQUIPMENT PRIOR TO INSTALL

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Blair Edward McGinley
AR95527
Professional Seal
Architect
Date: 2025.06.25
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POMPANO BEACH, FL 33069

DATE: 12/11/2023
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PROJECT NO. 22011

REV.	DESCRIPT.	DATE
1	BLDG DEPT COMMENTS	2/23/24

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A-401

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DOOR SCHEDULE

MARK	LOCATION	SIZE			MATERIAL	TYPE	CORE	FINISH	FRAME	HARDWARE	ACTION	THRESH.	REMARKS
		WIDTH	HEIGHT	THICK									
01	MEETING ROOM (INTERIOR)	3'-0"	7'-0"	1-3/4"	METAL	A	HOLLOW	PAINT	METAL	LOCKSET, THRESHOLD, HINGES, SILENCERS, DOOR STOP, AND CLOSER	SWING	ALUM	PAIN COLOR TO MATCH EXISTING CORRIDOR DOORS, PROVIDE VISION PANEL, SEE DETAILS 02/A-501
02	MEETING ROOM (EXTERIOR)	FR 3'-0"	7'-0"	1-3/4"	ALUM/GLASS	B	HOLLOW	PAINT	ALUM	KICK PLATE, PUSH PLATE, PULL PLATE WITH TRIGGER, PANIC HARDWARE, DOOR CLOSER, THRESHOLD, SILENCER, DOOR STOPS, CYLINDER LOCK AND CONCEALED VERTICAL ROD	SWING	ALUM	FL: 17602-R11 PAINT COLOR TO MATCH EXISTING EXTERIOR DOORS
03	MEETING ROOM (EXTERIOR)	3'-0"	7'-0"	1-3/4"	ALUM/GLASS	B	HOLLOW	PAINT	ALUM	KICK PLATE, PUSH PLATE, PULL PLATE WITH TRIGGER, PANIC HARDWARE, DOOR CLOSER, THRESHOLD, SILENCER, DOOR STOPS, CYLINDER LOCK AND CONCEALED VERTICAL ROD	SWING	ALUM	FL: 17602-R11 PAINT COLOR TO MATCH EXISTING EXTERIOR DOORS

STOREFRONT SCHEDULE

MARK	LOCATION	SIZE		MATERIAL	TYPE	FRAME	HARDWARE	REMARKS
		WIDTH	HEIGHT					
01	MEETING ROOM (NORTH)	SEE TYPE	SEE TYPE	ALUM/GLASS	A	ALUM.	-	FLORIDA PRODUCT APPROVAL: FL 12456.1
02	MEETING ROOM (EAST)	SEE TYPE	SEE TYPE	ALUM/GLASS	B	ALUM.	-	FLORIDA PRODUCT APPROVAL: FL 12456.1
03	MEETING ROOM (EAST)	SEE TYPE	SEE TYPE	ALUM/GLASS	B	ALUM.	-	FLORIDA PRODUCT APPROVAL: FL 12456.1

DOOR AND STOREFRONT TYPES & DETAILS

A DOOR TYPE 'A'
SCALE: 1/4" = 1'-0"

NOTE: SEE DETAIL 03, THIS SHEET FOR INTERIOR DOOR CONDITIONS

B DOOR TYPE 'B'
SCALE: 1/4" = 1'-0"

NOTE: SEE DETAIL 03, THIS SHEET FOR INTERIOR DOOR CONDITIONS

A STOREFRONT TYPE 'A'
SCALE: 1/4" = 1'-0"

B STOREFRONT TYPE 'B'
SCALE: 1/4" = 1'-0"

HEAD

JAMB

SILL

HEAD

JAMB

SILL

HEAD

JAMB

SILL

01 EXT. METAL DOOR DTLs. SCALE: 1 1/2" = 1'-0"

02 STOREFRONT DETAILS SCALE: 1 1/2" = 1'-0"

03 INTERIOR DOOR DETAIL SCALE: 1 1/2" = 1'-0"

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1	BLDG DEPT COMMENTS	2/23/24

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MAINTENANCE

- 1) COMMUNITY CENTER PROVIDES NATURAL APPEARANCE OF MAINTENANCE AND CONSISTENT ACTIVITY
- 2) PROPER MAINTENANCE SHALL CREATE AN IMPRESSION OF A SAFE PLACE AND NOT ONE OF NEGLECT.
- 3) LANDSCAPE HAS MATURED WITHIN ITS SPACE AND DOES NOT OBSCURE LIGHTING OR VISIBILITY.

PHYSICAL/NATURAL ACCESS CONTROL

- 1) VEHICULAR AND PEDESTRIAN ACCESS IS CLEARLY DEFINED BY ROADWAY AND WALKWAYS.
- 2) SITE HAS CLEAR PAVEMENT MARKINGS TO DIRECT PUBLIC FOR SAFE USE OF THE SITE.
- 3) CONTINUOUS PERIMETER HEDGE IMPEDES ACCESS ALONG NW 26TH AVENUE.

NATURAL/ELECTRONIC SURVEILLANCE

- 1) CONTINUOUS PERIMETER HEDGE AND TREES PROVIDE A NATURAL BARRIER ALONG SW 36TH AVENUE.
- 2) PERIMETER HEDGE IS MAINTAINED AT 30' MAXIMUM HEIGHT TO ALLOW VISIBILITY.
- 3) LIGHTING PROVIDED AROUND THE BUILDING AND IN PARKING AREA AND IS OPERATIONAL FROM DUSK TO DAWN
- 4) LANDSCAPING DOES NOT CONFLICT WITH SITE LIGHTING.

TERRITORIAL REINFORCEMENT

- 1) LANDSCAPING DEFINES THE SPACE (SPHERE OF INFLUENCE). THE SITE IS RECOGNIZED AS A PUBLIC, COMMERCIAL PROPERTY AND NOT A RESIDENTIAL ONE.
- 2) TRESPASSERS ARE DISCOURAGED FROM AN ACTIVE SITE.

NATURAL/ELECTRONIC SURVEILLANCE

- 4) ARCHITECTURE AND LANDSCAPING PREVENT THE PRESENCE OF LARGE BLANK WALLS-DISCOURAGING GRAFFITI.
- 5) WINDOWS AND DOORS ARE KEPT FREE FROM MATERIALS THAT WOULD OBSCURE VISIBILITY.

ACTIVITY SUPPORT

- 1) THIS COMMUNITY CENTER INCREASES THE USE FOR SAFE ACTIVITIES AND FOR DETECTION OF UNDESIRABLE ACTIVITIES.

NATURAL/ELECTRONIC SURVEILLANCE

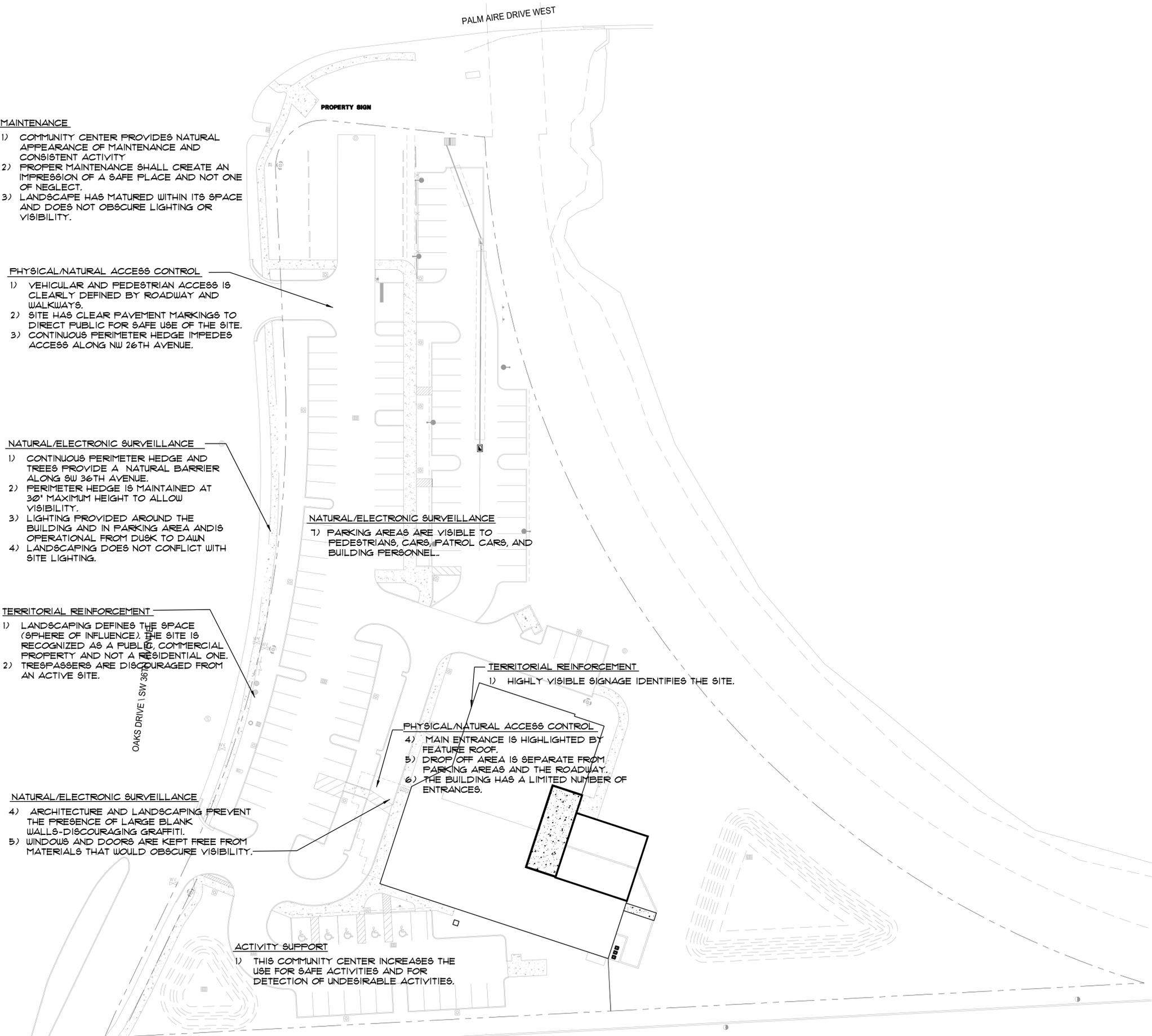
- 1) PARKING AREAS ARE VISIBLE TO PEDESTRIANS, CARS, PATROL CARS, AND BUILDING PERSONNEL.

TERRITORIAL REINFORCEMENT

- 1) HIGHLY VISIBLE SIGNAGE IDENTIFIES THE SITE.

PHYSICAL/NATURAL ACCESS CONTROL

- 4) MAIN ENTRANCE IS HIGHLIGHTED BY FEATURE ROOF.
- 5) DROP/OFF AREA IS SEPARATE FROM PARKING AREAS AND THE ROADWAY.
- 6) THE BUILDING HAS A LIMITED NUMBER OF ENTRANCES.



CPTED PRINCIPLES	
1 NATURAL/ELECTRONIC SURVEILLANCE	<ol style="list-style-type: none"> 1) CONTINUOUS PERIMETER HEDGE AND TREES PROVIDE A NATURAL BARRIER ALONG SW 36TH AVENUE. 2) PERIMETER HEDGE IS MAINTAINED AT 30' MAXIMUM HEIGHT TO ALLOW VISIBILITY. 3) LIGHTING PROVIDED AROUND THE BUILDING AND IN PARKING AREA AND IS OPERATIONAL FROM DUSK TO DAWN 4) LANDSCAPING DOES NOT CONFLICT WITH SITE LIGHTING. 5) ARCHITECTURE AND LANDSCAPING PREVENT THE PRESENCE OF LARGE BLANK WALLS-DISCOURAGING GRAFFITI. 6) WINDOWS AND DOORS ARE KEPT FREE FROM MATERIALS THAT WOULD OBSCURE VISIBILITY 7) PARKING AREAS ARE VISIBLE TO PEDESTRIANS, CARS, PATROL CARS, AND BUILDING PERSONNEL.
2 PHYSICAL/NATURAL ACCESS CONTROL	<ol style="list-style-type: none"> 1) VEHICULAR AND PEDESTRIAN ACCESS IS CLEARLY DEFINED BY ROADWAY AND WALKWAYS. 2) SITE HAS CLEAR PAVEMENT MARKINGS TO DIRECT PUBLIC FOR SAFE USE OF THE SITE. 3) CONTINUOUS PERIMETER HEDGE IMPEDES ACCESS ALONG NW 26TH AVENUE. 4) MAIN ENTRANCE IS HIGHLIGHTED BY FEATURE ROOF. 5) DROP OFF AREA IS SEPARATE FROM PARKING AREAS AND THE ROADWAY. 6) THE BUILDING HAS A LIMITED NUMBER OF ENTRANCES.
3 TERRITORIAL REINFORCEMENT	<ol style="list-style-type: none"> 1) LANDSCAPING DEFINES THE SPACE (SPHERE OF INFLUENCE). THE SITE IS RECOGNIZED AS A PUBLIC, COMMERCIAL PROPERTY AND NOT A RESIDENTIAL ONE. 2) TRESPASSERS ARE DISCOURAGED FROM AN ACTIVE SITE. 3) HIGHLY VISIBLE SIGNAGE IDENTIFIES THE SITE.
(4) MAINTENANCE	<ol style="list-style-type: none"> 1) COMMUNITY CENTER PROVIDES NATURAL APPEARANCE OF MAINTENANCE AND CONSISTENT ACTIVITY 2) PROPER MAINTENANCE SHALL CREATE AN IMPRESSION OF A SAFE PLACE AND NOT ONE OF NEGLECT. 3) LANDSCAPE HAS MATURED WITHIN ITS SPACE AND DOES NOT OBSCURE LIGHTING OR VISIBILITY.
(5) ACTIVITY SUPPORT	<ol style="list-style-type: none"> 1) THIS COMMUNITY CENTER INCREASES THE USE FOR SAFE ACTIVITIES AND FOR DETECTION OF UNDESIRABLE ACTIVITIES.

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 15
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 ARCHITECT A003927

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- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE STRUCTURE IS COMPLETE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY MEANS AND METHODS OF CONSTRUCTION OR FOR ANY RELATED SAFETY PRECAUTIONS OR PROGRAMS.

010001-DESIGN LOADS:

- THE STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, AND APPLICABLE REFERENCE STANDARDS SUCH AS BUT NOT LIMITED TO **ASCE 7-16**.
- ALL VERTICAL ELEMENTS LOCATED ALONG ACCESSIBLE FLOOR AREAS AND SEPARATING SLABS PLACED AT DIFFERENT ELEVATIONS WHEN POSITIONED WITHIN 3'-6" FROM FINISHED FLOOR ELEVATION SHALL IN ADDITION TO ALL OTHER APPLICABLE LOADS BE DESIGNED AS A GUARDRAIL (FOLLOWING GUIDELINES OF THE FLORIDA BUILDING CODE); THIS INCLUDES WINDOWS, LOUVERS, CURTAIN WALLS, STOREFRONTS, ETC.
- THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:
 - ROOF:**
 - LIVE LOAD 30 psf
 - SUPERIMPOSED DEAD LOAD 20 psf
 - SUPERIMPOSED DEAD LOAD (AVAILABLE TO RESIST UPLIFT) 5 psf
 - MECH. EQUIPMENT**
 - RTU-1: MAXIMUM OPERATING WEIGHT 815lbs
 - WIND:**
 - ASCE 7-16
 - ENCLOSED BUILDING
 - DIRECTIONALITY FACTOR Kd=0.85
 - BROWARD COUNTY: RISK CATEGORY II
 - ULTIMATE DESIGN WIND SPEED Vult=170 MPH (3-SECOND GUST)
 - NOMINAL DESIGN WIND SPEED Vnd=132 MPH (3-SECOND GUST)

010004-SHOP DRAWING REVIEW:

- SHOP DRAWINGS SHALL BE SUBMITTED IN ELECTRONIC PDF FORMAT ONLY.
- PRINTED PAPER COPIES WILL NOT BE REVIEWED AND RETURNED WITHOUT MUENGINERS' REVIEW.
- SHOP DRAWING SUBMITTALS ARE REQUIRED FOR ALL FRAMING SHOWN ON THESE DRAWINGS INCLUDING, BUT NOT LIMITED TO: CONCRETE MIXES, CONCRETE AND MASONRY REINFORCING, STRUCTURAL STEEL AND CONNECTIONS, STEEL DECK, LIGHT GAUGE FRAMING, WOOD ROOF TRUSS FRAMING.
- ELECTRONIC VERSIONS OF STRUCTURAL DRAWINGS ARE THE SOLE, COPYRIGHTED PROPERTY OF MUENGINERS, INC. ELECTRONIC VERSIONS OF DRAWINGS ARE NOT TO BE USED OR TRANSFERRED WITHOUT THE EXPRESS, WRITTEN PERMISSION OF MUENGINERS, INC. USERS WILL SIGN A RELEASE.
- SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUALITY, LENGTH, ELEVATIONS, DIMENSIONS, CONSTRUCTION METHODS, DIMENSIONING, OTHER TRADE REQUIREMENTS ETC. PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER.
- DRAWINGS WITHOUT CONTRACTOR'S APPROVAL STAMP AND WHICH HAVE NOT BEEN REVIEWED BY THE CONTRACTOR WILL BE RETURNED WITHOUT MUENGINERS' REVIEW. MUENGINERS RESERVES A TWO-WEEK SHOP DRAWING REVIEW TIME (FROM THE DATE OF RECEIPT).
- IN CASES OF A CONFLICT, INFORMATION PRESENTED ON STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THAT WITHIN SHOP DRAWINGS, UNLESS SPECIFICALLY NOTED BY MUENGINERS IN WRITING.
- THROUGH THE PROCESS OF A CURSORY REVIEW, MUENGINERS ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS, ANY ERRORS OR OMISSIONS IRRESPECTIVE OF MUENGINERS' COMMENTS OR DURATION OF THE REVIEW SHALL BE THE RESPONSIBILITY OF AND MUST BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL SERVICE CHARGE EVEN IF SUCH WORK WAS DONE IN ACCORDANCE WITH THE SHOP DRAWINGS.
- CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS SHALL BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS SHALL BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL. REVIEW WILL BE LIMITED TO THE FLAGGED AND NOTED ITEMS CAUSING THE RE-SUBMITTAL.

010005-SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS:

- SHOP DRAWINGS SHALL BE SUBMITTED IN ELECTRONIC PDF FORMAT ONLY.
- PRINTED PAPER COPIES WILL NOT BE REVIEWED AND RETURNED WITHOUT MUENGINERS' REVIEW.
- THE FOLLOWING SYSTEMS AND COMPONENTS AS A MINIMUM REQUIRE FABRICATION AND ERECTION DRAWINGS PREPARED BY A DELEGATED ENGINEER TO BE RETAINED BY THE CONTRACTOR PROVIDING THE ELEMENTS AND / OR INSTALLATION OF SUCH
 - OPEN WEB STEEL JOISTS AND GIRDERS
 - STRUCTURAL STEEL CONNECTIONS
 - ANY OTHER COMPONENTS INDICATED ON THE DRAWINGS AS EITHER "NOT DESIGNED BY MUENGINERS" OR "DESIGNED BY OTHER"
- DELEGATED ENGINEER SHALL POSSESS CURRENT PROFESSIONAL LICENSURE IN THE LOCALITY OF THE PROJECT AND SHALL MAINTAIN MINIMUM LIABILITY INSURANCE COVERAGE OF \$1,000,000.
- SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION.
- CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED.
- GENERIC PRODUCTS WILL NOT BE ACCEPTED.
- SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE DELEGATED ENGINEER.
- SHOP DRAWINGS AND CALCULATIONS REQUIRE THE SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER.
- DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING DO NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
- CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
 - REVIEW OF SUBMITTALS BY MUENGINERS IS LIMITED TO VERIFYING THE FOLLOWING:
 - THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED
 - THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
 - THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE).
 - THAT THE COORDINATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE).
 - SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

012200-CONTRACTOR PROPOSED CHANGES AND SUBSTITUTIONS:

- PROPOSED CHANGES OR SUBSTITUTIONS TO STRUCTURAL DETAILS OR PLANS SHALL BE SUBMITTED TO MUENGINERS FOR REVIEW AND APPROVAL.
- SUBMITTALS SHALL CONTAIN FULL DOCUMENTATION OF CHANGES OR SUBSTITUTIONS WITH SUPPORTING, SEALED CALCULATIONS (WHERE APPLICABLE).
- THE REVIEW OF CHANGES AND SUBSTITUTIONS, RE-ANALYSIS AND/OR RE-DRAFTING TO INCORPORATE CHANGES OR SUBSTITUTIONS INTO CONTRACT DOCUMENTS ARE ADDITIONAL SERVICES FOR THE EOR.
- CONSTRUCTION COST REVISIONS ARE BETWEEN THE CONTRACTOR AND OWNER AND ARE NOT REVIEWED BY MUENGINERS.

020000-EXISTING STRUCTURE:

- ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES INDICATED ON THE DRAWINGS SHALL BE VERIFIED BY FIELD MEASUREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AND ARCHITECT.
- DRAWINGS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF ANY DISCREPANCIES OR UNUSUAL CONDITIONS ARE DISCOVERED THAT ARE NOT DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ENGINEER AND ARCHITECT SHALL BE NOTIFIED.

020000-EXISTING STRUCTURE (CONT.):

- INFORMATION SHOWN FOR THE EXISTING STRUCTURE ON THESE DRAWINGS WAS TAKEN FROM THE DRAWINGS THAT WERE:
 - PREPARED FOR: CITY OF POMPANO BEACH, FLORIDA
 - PREPARED BY: ROBERT WALTERS ARCHITECTS
 - ENTITLED: SOUTHWEST COMMUNITY CENTER AT PALM AIRE
 - DATED: 09-17-01
- WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED WITH THE ABOVE INDICATED ORIGINAL DRAWINGS INCLUDING (BUT NOT LIMITED TO) DIMENSIONS, ELEVATIONS, MEMBER SIZES, MATERIALS, DETAILS, ETC.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DEMOLITION:

- ALL EXISTING STRUCTURAL COMPONENTS SHALL BE X-RAYED AND ALL EXISTING REINFORCING SHALL BE LOCATED BEFORE DRILLING OR CUTTING INTO THEM.
- NO EXISTING REINFORCING SHALL BE CUT OR DAMAGED IN ANY WAY UNLESS EXPLICITLY INDICATED AND SPECIFICALLY CALLED OUT OTHERWISE ON THE STRUCTURAL DRAWINGS.
- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- VERIFY ALL DIMENSIONS AFFECTED BY EXISTING CONSTRUCTION PRIOR TO DEMOLITION.
- INFORMATION ON THESE PLANS REGARDING THE EXISTING STRUCTURE WAS TAKEN FROM AVAILABLE RECORD CONSTRUCTION DOCUMENTS. ACTUAL FIELD AS-BUILD CONDITIONS MAY VARY FROM WHAT IS INDICATED ON THE PLANS. ALL DIMENSIONS, ELEVATIONS AND ANY OTHER CONDITIONS OF THE EXISTING STRUCTURE SHALL BE FIELD VERIFIED PRIOR TO DEMOLITION, FABRICATION AND INSTALLATION OF NEW BUILDING COMPONENTS.
- VERIFY WITH THE EOR PRIOR TO REMOVING OR MODIFYING ANY STRUCTURAL MEMBERS THAT HAVE NOT BEEN INCLUDED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS.
- REMOVE, REPLACE, PATCH AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.
- SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- WHEN UNANTICIPATED STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED DEMOLITION OR CUTTING ARE ENCOUNTERED, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THE CONFLICT(S) PROMPTLY AND SUBMIT A WRITTEN REPORT TO THE EOR AND AOR.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE REMOVAL OF ANY ELEMENT WILL NOT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION ACTIVITIES.
- PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
- PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
- STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.
- SHORING LAYOUT AND DESIGN SHALL BE PERFORMED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA. SHORING SHOP DRAWINGS SHALL BE SUBMITTED TO MUENGINERS FOR REVIEW PRIOR TO DEMOLITION.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
- PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY EOR AND AOR, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION.
- PROTECTIVE RAILING SHALL BE PUT IN PLACE AT ALL CHANGES IN ELEVATION OVER 12".

310000-FOUNDATIONS:

- FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE FOLLOWING GEOTECHNICAL REPORT.
 - PREPARED BY: FEDERAL ENGINEERING AND TESTING, INC
 - TITLED: SUBSOIL INVESTIGATION REPORT FOR PROPOSED 1-STORY ADDITION
 - DATED: MAY 17, 2023
 - THIS REPORT SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS
 - SEE THIS REPORT FOR COMPLETE GEOTECHNICAL RECOMMENDATIONS AND INSTALLATION PROCEDURES.
 - ALL SITE PREPARATION, EXCAVATION WORK AND BACK FILL WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE SUBSURFACE INVESTIGATION.
- SOILS SUPPORTING FOUNDATIONS SHALL BE INSPECTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO FOUNDATION REBAR INSTALLATION AND PLACING OF CONCRETE.
- THE GEOTECHNICAL ENGINEER SHALL ISSUE AN APPROVAL IN WRITING INDICATING THAT THE SOIL HAS BEEN PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND IS ADEQUATE TO SAFELY SUSTAIN 2500 PSF AND HAS A MINIMUM SUBGRADE MODULUS OF 200 POUNDS PER CUBIC INCH.
- ALL SOIL BEARING SURFACES SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO THE PLACEMENT OF CONCRETE.
- CONCRETE SUPPORTING SIDEWALK SLABS, INSTALLATION SHALL BE INSPECTED AND APPROVED BY A LICENSED GEOTECHNICAL ENGINEER DURING INSTALLATION.
- THE GEOTECHNICAL ENGINEER SHALL ISSUE AN APPROVAL IN WRITING INDICATING THAT THE SOIL HAS BEEN PREPARED AND THAT THE SHEET PILES AND PRECAST PILES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
- PROVIDE DETAILS IN FOUNDATIONS FOR ALL WALLS, COLUMNS, AND SHEAR WALLS OF SAME NUMBER, SIZE AND LAYOUT AS THE VERTICAL REINFORCEMENT ABOVE. U.N.O.
- SLABS ON GROUND SHALL BE PLACED ON SELECT GRANULAR FILL COMPACTED TO 95 PERCENT MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557)
- NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNLESS SUPPORTING SLABS ARE IN PLACE AND SET ON THE WALLS ARE ADEQUATELY BRACED.
- DEWATERING OF THE SITE DURING CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR NOT TO UNDERMINE EXISTING FOUNDATIONS. METHOD OF DEWATERING AND CALCULATIONS FOR THE APPROPRIATE SYSTEM ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

030001-CONCRETE

- CONCRETE
 - SHALL BE PER AN APPROVED MIX DESIGN AS INDICATED IN THE CONCRETE SCHEDULE.
 - THE GC SHALL PROVIDE A SHOP DRAWINGS / SUBMITTALS AND FOLLOW ALL ADMIXTURE MANUFACTURERS' REQUIREMENTS FOR MIXING, INSTALLATION AND TESTING, INCLUDING COORDINATING THE REQUIRED TEST CYLINDERS.
 - CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.9
 - SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE.
 - MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION.
 - MIX SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR COARSE AGGREGATE.
 - CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF ASTM STANDARD C94 FOR MEASURING, MIXING, TRANSPORTING, ETC.
 - MIX DESIGN SUBMITTALS FOR EXPOSED CONCRETE COMPONENTS AND CALL CONCRETE SLABS MUST HIGHLIGHT THE INCLUSION OF BARRIER OR ADMIXTURE.
 - THE GC SHALL FOLLOW ALL ADMIXTURE REQUIREMENTS FOR MIXING, INSTALLATION AND TESTING, INCLUDING COORDINATING THE REQUIRED TEST CYLINDERS.
 - THE MAXIMUM TIME ALLOWED FROM THE TIME THE MIXING WATER IS ADDED UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED ONE AND ONE HALF (1-1/2) HOURS.
 - IF FOR ANY REASON THERE IS A LONGER DELAY THAN THAT NOTED ABOVE, THE CONCRETE SHALL BE DISCARDED.
 - IT SHALL BE THE RESPONSIBILITY OF THE TESTING LAB TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NONCOMPLIANCE WITH THE ABOVE.
 - SLABS SHALL BE CURED USING A DISSIPATING CURING COMPOUND MEETING ASTM STANDARD C309 TYPE 1-D AND SHALL HAVE A LIGITIVE DYE. THE CURING MEMBRANE SHALL BE PLACED AS SOON AS THE FINISHING IS COMPLETED OR AS SOON AS THE WATER HAS LEFT THE UNFINISHED CONCRETE. SCUFFED OR BROKEN AREAS IN THE COMPOUND MEMBRANE SHALL BE RECOATED DAILY. CALCIUM CHLORIDES SHALL NOT BE UTILIZED, OTHER ADMIXTURES MAY BE USED ONLY WITH THE APPROVAL OF THE ENGINEER.
 - CONCRETE MIX DESIGNS SHALL INCLUDE A WRITTEN DESCRIPTION INDICATING WHERE EACH PARTICULAR MIX IS TO BE PLACED WITHIN THE STRUCTURE.
 - IF ACCEPTED, PEA ROCK PUMP MIX USE IS LIMITED TO VERTICAL ELEVATION POINTS AND BEAM POURS LESS THAN 60 LINEAL FEET PER POUR.
 - CONCRETE DESIGN MIX SUBMITTALS SHALL INCLUDE TESTED, STATISTICAL BACK-UP DATA AS PER CHAPTER 5 OF ACI 318.
- CONCRETE TESTING:
 - AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:
 - ASTM C143: "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 6 INCHES.
 - ASTM C39: "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS, FOR EVERY 50 CUBIC YARDS (OR FRACTION THEREOF), PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:
 - 1 AT 3 DAYS
 - 1 AT 7 DAYS
 - 2 AT 28 DAYS
 - ONE ADDITIONAL RESERVE CYLINDER SHALL BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED, IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.
 - REINFORCING STEEL:
 - SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.
 - SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

030001-CONCRETE (CONT.)

- CORROSION RESISTANT REINFORCING STEEL:
 - TOP BARS AT EXPOSED AREAS SUCH AS BALCONIES AND AS SHOWN ON STRUCTURAL PLANS SHALL BE MIXED ACCORDING TO ASTM A1035.
 - WELDED WIRE FABRIC.
 - TO CONFORM TO ASTM A-185, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE PLUS TWO INCHES. USE OF PLAT MANUFACTURED SHEETS IS RECOMMENDED.
- CHEMICAL (ADHESIVE) ANCHORS:
 - SHALL BE AN EQUAL TWO-PART EPOXY POLYMER INJECTION SYSTEM, SUCH AS RAMSEY "EPCON", POWERS RAWL "POWER-FAST" CARTRIDGE SYSTEM, DUR-O-WAL "DUR-O-PAIR" EPOXY ANCHOR, OR HILTI HSE2411 EPOXY DOWELING SYSTEM, OR ENGINEER APPROVED SUBSTITUTIONS. ALL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - INSTALLERS SHALL BE TRAINED BY THE MANUFACTURERS REPRESENTATIVE.
- POST-INSTALLED ANCHORS:
 - POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.
 - CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEER OF RECORD PRIOR TO USING POST-INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
 - CARE SHALL BE GIVEN TO AVOID CONFLICTS WITH EXISTING REBAR AND POST TENSIONING STRANDS WHEN DRILLING HOLES. HOLES SHALL BE DRILLED AND CLEANED PER THE MANUFACTURER'S INSTRUCTIONS.
 - UNLESS SPECIFIED OTHERWISE, ANCHORS SHALL BE EMBEDDED IN THE APPROPRIATE SUBSTRATE WITH A MINIMUM EMBEDMENT OF 8 TIMES THE NOMINAL ANCHOR DIAMETER OR THE EMBEDMENT REQUIRED TO SUPPORT THE INTENDED LOAD.
 - ANCHORS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS AT NOT LESS THAN MINIMUM EDGE DISTANCE AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE.
 - SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE LISTED BELOW, SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE.
 - ACCEPTABLE PRODUCTS ARE:
 - EXPANSION ANCHORS FOR NON-CRACKED CONCRETE ONLY:
 - WEDGE-ALL (WA), BY SIMPSON STRONG-TIE
 - KWIK BOLT 3, BY HILTI
 - CRACKED CONCRETE MECHANICAL ANCHORS:
 - STRONG-BOLT (STB), BY SIMPSON STRONG-TIE
 - KWIK BOLT (TZ), BY HILTI
 - SCREW ANCHORS:
 - TITEN HD (THD), BY SIMPSON STRONG-TIE
 - HUSH, BY HILTI
 - ADHESIVE ANCHORS FOR ANCHORING INTO SOLID BASE MATERIAL:
 - ACRYLIC-TIE (AT)
 - SET EPOXY-TIE (SET) WITH RETROFIT BOLTS (RFB), BY SIMPSON STRONG-TIE
 - HIT RE 500, BY HILTI
 - ADHESIVE ANCHORS FOR ANCHORING INTO HOLLOW BASE MATERIAL:
 - CONTACT ENGINEER OF RECORD
- CONCRETE FORMWORK AND SHORING INCLUDING BUT NOT LIMITED TO CONCRETE SLABS AND BEAMS:
 - DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET REQUIREMENTS SET FORTH IN ACI STANDARDS 347 AND 301.
 - SHORING DRAWINGS SHALL BE LIMITED TO ALL ELEVATED STRUCTURAL COMPONENTS, INCLUDING BUT NOT LIMITED TO BEAMS AND SLABS, FOR REVIEW AND APPROVAL BY THE ARCHITECT/ENGINEER.
 - SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
 - DRAWINGS SHALL CLEARLY INDICATE LOADS USED IN THE DESIGN AS WELL AS SEQUENCING AND TIMING RELATING TO ALL SHORING AND RE-SHORING WORK.
 - NO ELEVATED WORK SHALL BE ALLOWED TO PROCEED WITHOUT A PRIOR APPROVAL OF THE SUBMITTAL.
 - UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, FORMS SHALL NOT BE REMOVED PRIOR TO STRUCTURAL CONCRETE REACHING A MINIMUM OF TWO-THIRDS (COLUMNS) OR THREE-QUARTERS (BEAMS AND SLABS) OF ITS SPECIFIED 28-DAY COMPRESSIVE STRENGTH.
 - PRECAST LINTELS SHALL BE NOTCHED AT ENDS IN ORDER TO FACILITATE PLACEMENT OF VERTICAL REINFORCEMENT IN MASONRY WALLS.
 - LINTELS ABUTTING CONCRETE COLUMNS OR WALLS SHALL BE CAST IN PLACE CONCRETE LINTELS.
 - PRECAST LINTELS SHALL BE DESIGNED FOR GRAVITY AND LATERAL LOADS AS PER THE LATEST EDITION OF THE DESIGN MANUAL FOR CONCRETE.
 - SEE ARCHITECTURAL DRAWINGS FOR ANY MODIFICATION AT BOTTOM OF LINTELS.
- PENETRATIONS:
 - THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, ETC. AS REQUIRED BY ALL TRADES, BEFORE THE CONCRETE IS POURED, THE CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AS WELL AS THE STRUCTURAL DRAWINGS FOR THE LOCATION, NUMBER, AND SIZE OF ALL OPENINGS, SLEEVES, ETC. HOWEVER, OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE INSTALLED ONLY AFTER APPROVAL BY MUENGINERS, INC.
 - NO PENETRATIONS SHALL BE MADE IN ANY STRUCTURAL MEMBERS OTHER THAN THOSE LOCATED ON THE STRUCTURAL DRAWINGS WITHOUT PREVIOUS APPROVAL OF THE ENGINEER.
 - CONTRACTOR SHOULD SUBMIT SLAB DRAWINGS INDICATING ANY CONCENTRATION OF PIPES, OPENINGS OR PENETRATIONS NOT SHOWN ON THE STRUCTURAL DRAWINGS PRIOR TO CONCRETE POURS.
- PLUMBING SLEEVES:
 - SLEEVE LOCATIONS AND SIZES MUST BE PROVIDED BY THE ENGINEER PRIOR TO PLACEMENT.
 - MINIMUM SLEEVE SPACING SHALL BE THREE DIAMETERS CENTER TO CENTER OF THE LARGER SLEEVE OR 6" CLEAR BETWEEN SLEEVES, WHICHEVER IS GREATER.
 - SLEEVES OR GROUPS OF SLEEVES 1/8" IN DIAMETER AND LARGER SHALL BE TREATED AS A SLAB OPENING AND REINFORCED PER TYPICAL OPENING REINFORCING DETAILS.
- EMBEDDED CONDUITS:
 - CONDUITS MUST NOT BE LOCATED WITHIN ANY BEAMS, COLUMNS AND CONCRETE WALLS AND SLABS WITHOUT PRIOR WRITTEN APPROVAL BY MUENGINERS.
 - LOCATIONS AND SIZES OF ALL CONDUITS MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT, WITHIN ANY STRUCTURAL COMPONENTS INDICATED ON THE STRUCTURAL CONSTRUCTION DOCUMENTS.
 - CONDUIT SHALL OCCUPY ONLY THE MIDDLE ONE-THIRD OF THE MEMBER DEPTH OR THICKNESS.
 - MAXIMUM CONDUIT O.D. FOR SINGLE CONDUITS OR SUM OF O.D.'S FOR MULTIPLE CONDUITS THAT CROSS SHALL BE NO LARGER THAN ONE-THIRD THE SLAB DEPTH.
 - PARALLEL CONDUITS SHALL BE SPACED WITH A MINIMUM OF 3 DIAMETERS CLEAR.
 - CONDUITS SHALL BE A MINIMUM OF ONE DIAMETER AWAY FROM AND SHALL NOT INTERFERE WITH OR DISPLACE ANY TENDONS OR REINFORCING.
 - CONDUIT SHALL NOT BE TIED TO REINFORCING OR TENDONS.
 - CONDUITS SHALL NOT OCCUR WITHIN COLUMN ZONES OF SLABS AND/OR TRANSFER GIRDERS.
 - CONDUIT PLACEMENT SHALL NOT IMPAIR THE STRENGTH OF THE CONSTRUCTION AS JUDGED BY THE ENGINEER.
 - EMBEDDING OF PLUMBING PIPES AND ELECTRICAL CONDUITS IN STRUCTURAL BEAMS AND COLUMNS IS STRICTLY PROHIBITED.
- EXTRA STOCK:
 - THE CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF 5,000 POUNDS OF ADDITIONAL REINFORCING STEEL INCLUDING FABRICATION, BENDING, FURNISHING AND INSTALLATION AS REQUIRED FOR USE AS DIRECTED BY THE DESIGN CONSULTANT, HIS AGENT OR BY THE OWNER'S CONSTRUCTION SUPERVISOR.

042000-REINFORCED MASONRY WALLS [SPECIAL INSPECTIONS REQUIRED]

- UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS OR SPECIFIED WITHIN THE FLORIDA BUILDING CODE, ALL MASONRY CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF TMS 402-16, TMS 602-16 AND 2020 FLORIDA BUILDING CODE SECTION 2122.
- MATERIALS:
 - ALL CONCRETE BLOCK TO CONFORM TO ASTM C 90, GRADE N, TYPE II (NON-MOISTURE CONTROLLED) WITH A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1900 PSI (PRISM STRENGTH OF MASONRY WALL, 1500 PSI).
 - MORTAR SHALL BE TYPE "M" OR "S" WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI (USE PORTLAND TYPE CEMENT) AND MEET ASTM C-270.
 - TESTING OF MORTAR SHALL CONFORM TO ASTM C-270.
 - GROUT SHALL BE 2000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-478.
 - GROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES.
 - TESTING OF GROUT SHALL CONFORM TO ASTM C 1019.
 - AN APPROVED TESTING LABORATORY SHALL PERFORM TESTS OF GROUT AND MORTAR AT THE RATE OF ONE PER EVERY 2000 SQUARE FEET OF WALL ERECTED.
- INSTALLATION:
 - PROVIDE VERTICAL CONTROL JOINTS AT ALL WALLS AT A SPACING NOT TO EXCEED 24'-0", UNLESS NOTED OTHERWISE. CONTROL JOINTS TO BE DISCONTINUOUS AT HORIZONTAL BOND BEAMS AND THE BEAMS.
 - PROVIDE FULL MORTAR BED AT THE FIRST COURSE OF BLOCK WALLS (ABOVE SUPPORTING SLAB, BEAM OR FOOTING) AND AT ALL COURSES OF PIERS, COLUMNS AND PLASTERS.
 - ALL VERTICAL REINFORCEMENT, AS SPECIFIED ON PLANS, SHALL BE PLACED IN FULLY GROUTED CELLS.
 - DOWELS SHALL BE PROVIDED TO ENSURE CONTINUITY OF REINFORCEMENT AT THE STRUCTURE ABOVE AND BELOW.
 - PROVIDE HOODS AND FLASHINGS IN FOOTINGS FOR VERTICAL REINFORCING ABOVE. SEE SCHEDULE FOR LAP SPLICES.
 - BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS OVER 4 FEET WIDE, AND AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
 - DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.

042000-REINFORCED MASONRY WALLS [SPECIAL INSPECTIONS REQUIRED] (CONT.)

- INSTALLATION (CONT.)
 - USE METAL LATH, MORTAR, OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA REQUIRING CONFINEMENT.
 - MASONRY SHALL BE LAID IN RUNNING BOND PATTERN WITH 50 PERCENT OVERLAP BETWEEN COURSES UNLESS NOTED OTHERWISE.
 - INTERSECTING WALLS SHALL BE INTERLOCKED WITH RUNNING BOND UNLESS NOTED OTHERWISE.
 - PROVIDE 9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES.
 - IF REQUIRED, CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.
 - CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.
 - PROVIDE CLEANOUT HOLES IN REINFORCED WALL CELLS AT BOTTOM OF EACH POUR.
 - CLEAN CELLS FREE OF MORTAR AND DEBRIS.
 - THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING, AFTER INSPECTION.
 - ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF WALL.
 - VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 4 FEET.
 - CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT.
 - CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEARANCE IN 4 FOOT LIFTS.
 - GROUT SHALL BE CONSOLIDATED AT TIME OF PLACING BY VIBRATING AND RECONSOLIDATED LATER BY VIBRATING BEFORE PLASTICITY IS LOST.
 - MINIMUM CELL DIMENSION SHALL BE IN ACCORDANCE WITH TABLE 5 OF ACI 530.1 (3" X 3" X 3" COARSE GROUT).
 - WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE MADE BY STOPPING THE POUR OF GROUT NOT LESS THAN 1-1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
 - PROVIDE GALVANIZED DOVETAIL ANCHORS AT ALTERNATE JOINTS IN ALL MASONRY WALLS AND CONCRETE CONCRETE COLUMNS, FASTEN EACH DOVETAIL TO CONCRETE WITH ONE 1-1/4 INCH DIAMETER SCREW ANCHOR (MM, EMB, 1.25").
 - ALL INFLM MASONRY WALLS TO BE ERECTED FOLLOWING REMOVAL OF ALL SHORING AND RE-SHORING.
 - UNLESS SPECIFICALLY NOTED OTHERWISE, ALL PARTIAL-HEIGHT MASONRY WALLS (WALLS NOT TERMINATING ON THE UNDERSIDE OF SLAB OR BEAM) SHALL BE FINISHED WITH AN 8'X 8' CONCRETE CAP REINFORCED WITH (1) #4 E.F. (CONT.), VERTICAL REINFORCEMENT WITHIN SUCH WALLS SHALL EXTEND TO 2 1/2" BELOW TOP OF CONCRETE CAP.
 - UNLESS SPECIFICALLY SHOWN AS PARTIAL HEIGHT, ALL MASONRY WALLS SHALL BE ASSUMED TO EXTEND TO THE UNDERSIDE OF SLAB/BEAM OF THE FLOOR ABOVE (DO NOT TERMINATE AT INTERMEDIATE CONCRETE BEAMS OR THE BEAMS) WITH VERTICAL REINFORCEMENT CONTINUOUS THROUGH OR DEVELOPED INTO THE SLAB/BEAM.
- SHOP DRAWINGS:
 - SUBMIT PROPOSED GROUT MIX DESIGN FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. GROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES. USE OF SUPERPLASTICIZER IS PROHIBITED.
- THE BEAMS:
 - BEAMS WITH THE PREFIX 'TB' SHALL BE OF CONCRETE, POURED AFTER THE BLOCK WALLS BELOW ARE IN PLACE.
 - REINFORCING SHALL BE CONTINUOUS THROUGH THE BEAMS WITH MINIMUM LAP SPLICES OF 48 BAR DIAMETERS AND BENT BARS AT CORNERS.
 - USE METAL LATH REINFORCING WITHIN BEAMS TO CONFINE CONCRETE TO AREA REQUIRED, IN ACCORDANCE WITH ACI 530.1 (SOLID METAL OR FELT CAVITY CAPS ARE PROHIBITED).
- LINTELS:
 - UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONCRETE LINTELS SPANNING OPENINGS UP TO 3'-4" IN WIDTH SHALL BE 8" X 8" WITH (1) #4 E. F. AT MID-DEPTH.
 - CONCRETE LINTEL SPANNING OPENINGS UP TO 7'-4" IN WIDTH SHALL BE 8" X 12" WITH (2) #5 TOP AND BOTTOM AND #3 AT 12" C/C STIRRUPS.
 - CONCRETE LINTELS SPANNING OPENINGS UP TO 12'-0" IN WIDTH SHALL BE 8" X 16" WITH (2) #6 TOP AND BOTTOM AND #3 AT 6" C/C STIRRUPS.
 - ALL LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END (12" FOR 16" DEEP LINTELS).
 - PRECAST LINTELS SHALL BE NOTCHED AT ENDS IN ORDER TO FACILITATE PLACEMENT OF VERTICAL REINFORCEMENT IN MASONRY WALLS.
 - LINTELS ABUTTING CONCRETE COLUMNS OR WALLS SHALL BE CAST IN PLACE CONCRETE LINTELS.
 - PRECAST LINTELS SHALL BE DESIGNED FOR GRAVITY AND LATERAL LOADS AS PER THE LATEST EDITION OF THE DESIGN MANUAL FOR CONCRETE.
 - SEE ARCHITECTURAL DRAWINGS FOR ANY MODIFICATION AT BOTTOM OF LINTELS.

052100-STEEL JOISTS AND JOIST GRIDDERS:

- GENERAL:
 - JOISTS SHALL BE THE SIZE AND SPACING AS SHOWN ON THE STRUCTURAL DRAWINGS AND AS SPECIFIED IN DESIGN, FABRICATED, INSTALLED AND BRIDGED IN ACCORDANCE WITH THE STEEL JOIST INSTIUTE SPECIFICATIONS.
- K-SERIES JOIST:
 - SHALL BEAR A MINIMUM OF 2-1/2" ON STEEL BEAMS AND 4" ON CONCRETE BEAMS.
 - JOIST BEARING PLATES FOR SINGLE JOISTS TO BE MINIMUM 3/8" X 4" X 7-1/2" WITH (2) 1/2" DIAMETER X 5" SHEAR STUD CONNECTORS.
 - BEARING PLATES FOR BACK-TO-BACK SINGLE JOISTS SHALL BE MINIMUM 3/8" X 7-1/2" X 7-1/2" WITH (4) 1/2" DIAMETER X 5" SHEAR STUD CONNECTORS.
 - BEARING PLATES SHALL BE NOTED INTEGRALLY WITH THE CONCRETE BEAM.
 - WELD JOISTS TO BEARING PLATES WITH A MINIMUM OF (2) 1/8" FILLET WELDS, UNLESS NOTED OTHERWISE.
 - BACK-TO-BACK JOISTS SHALL BE OFFSET IF BEARING ON CONCRETE BEAMS LESS THAN 8" WIDE OR BEARING ON STEEL BEAM FLANGES LESS THAN 6" WIDE.
- JOIST BEARING:
 - WHERE STEEL BEAMS SUPPORT JOISTS FRAMING FROM ONE SIDE ONLY, OR WHERE JOISTS FROM ONE SIDE ARE 30% LONGER THAN THE JOISTS ON THE OPPOSITE OF THE BEAM, JOISTS SHALL BEAR FULL WIDTH OF THE STEEL BEAM OR 5 1/2", WHICHEVER IS LESS.
- NET UPLIFT DESIGN:
 - STEEL ROOF JOISTS SHALL BE DESIGNED TO WITHSTAND NET UPLIFT INDICATED ON DRAWINGS.
 - IN ADDITION TO THE STANDARD SJI BOTTOM CHORD BRIDGING, WHICH INCLUDES THE FIRST END PANELS, THE JOIST MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS FOR UPLIFT, EITHER CONFIRMING THE SJI BRIDGING REQUIREMENT OR PROVIDING A DESIGN ADVICE FOR THE UPLIFT.
 - THIS SUBMITTAL SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.
- BRIDGING:
 - ENDS OF BRIDGING LINES TERMINATING AT WALLS OR BEAMS SHALL BE ANCHORED THERETO AT TOP AND BOTTOM MEMBERS.
 - MINIMUM JOIST BRIDGING TERMINATION CONNECTIONS TO MASONRY SHALL BE L3 X 3 X 1/4 X 3" LONG WITH (1) 1/2" DIAMETER ANCHOR BOLT OR 1/4 X 4 X 4 WITH (1) 1/2" X 5" HEADED STUD TIED TO CONCRETE.
 - BRIDGING SHALL BE WELDED OR BOLTED AT POINTS OF CONTACT. WELD SHALL NOT DAMAGE THE JOIST. CROSS BRIDGING SHALL BE WELDED OR BOLTED AT ITS CENTER POINT.
- SHOP DRAWINGS:
 - SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO FABRICATION.
 - SHOP DRAWING SUBMITTAL SHALL INCLUDE LAYOUT, COMPONENT DESIGNATION, BRIDGING, AND PERTINENT SECTIONS AND DETAILS.
 - SUBMITTALS FOR JOISTS, JOIST GRIDDERS AND BRIDGING, OTHER THAN STANDARD SJI CATALOG SELECTIONS WHICH HAVE BEEN CHECKED BY SJI, SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

053100-STEEL DECKING:

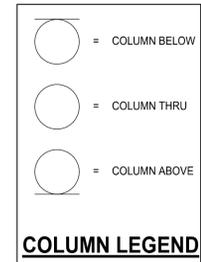
- ALL STEEL DECKING (AT ROOF AND ALL FLOORS, COMPOSITE AND NON-COMPOSITE) HAS BEEN DESIGNED TO ACT AS SHEAR DIAPHRAGMS. THE DECK PANELS ACT AS BRACING FOR THE BUILDING AND REMOVING ANY OF THE PANELS IS PROHIBITED. DECK FASTENERS USED AROUND FRAMED OPENINGS SHALL BE THE SAME AS, AND THEIR SPACING EQUAL TO OR CLOSER THAN, THE SPACING USED TO ATTACH THE DECK TO THE FRAME.
- STEEL ROOF DECKING:
 - METAL DECK SHALL CONFORM TO STEEL DECK INSTITUTE, AND BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH SAME (LATEST EDITION).
 - FRAME FASTENER PATTERN SHALL BE AS INDICATED ON THE DECKING DIAGRAM. FRAME FASTENERS SHALL BE HILTI X-HEN 24 FRAME FASTENERS OR EOR, APPROVED EQUIVALENT FASTENERS SIDE LAYS WITH SLOTTED CONNECTORS BETWEEN ALL DECK SUPPORT STEEL FRAMING MEMBERS AS INDICATED ON THE DECKING DIAGRAM. SIDE LAP FASTENERS SHALL BE HILTI S-SLC 01 M HWV OR EOR, APPROVED EQUAL.
 - SEE THE DECKING DIAGRAM(S) FOR REQUIRED FASTENER PATTERNS, SPACING OF FRAME FASTENERS, SPACING OF SIDE LAP CONNECTORS, AND OTHER ADDITIONAL METAL DECK INFORMATION.

ABBREVIATIONS:

# AND @	NUMBER
ABV	ABOVE
ADDL	ADDITIONAL
ARCH	ARCHITECTURAL
BLDG	BUILDING

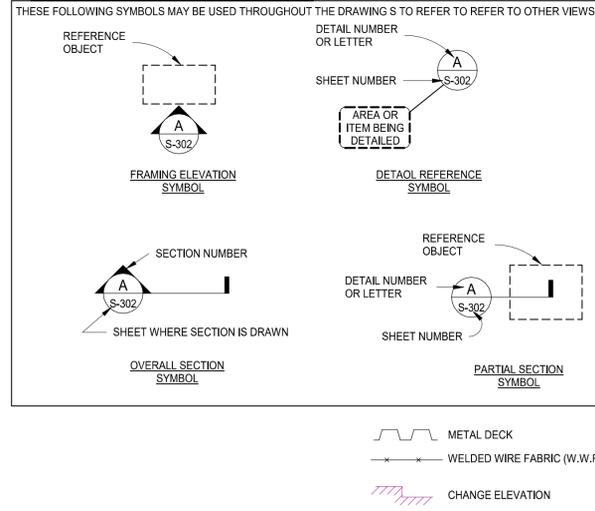
CONCRETE TABLE

CONCRETE COMPONENT	CONCRETE								COVER		REINFORCING			ADDITIONAL NOTES / REMARKS	APPROVED MIX DESIGNS [SUPPLIER AND MIX NUMBER]
	MIN. CONCRETE STRENGTH (PSI)	NOMINAL MAX. AGREGATE SIZE FOR PUMP MIX [in]	MAX SLUMP FOR PUMP MIX +/- 1 in [in]	NOMINAL MAX. AGREGATE SIZE FOR REGULAR MIX [in]	MAX SLUMP FOR REGULAR MIX +/- 1 in [in]	MAXIMUM WATER CEMENT RATIO	MINIMUM MODULUS OF ELASTICITY (ksi)	FLY ASH (MIN 5% MAXIMUM 20%)	TOP REINFORCING AND STUDDRAIL CONCRETE COVER [in]	BOTTOM, VERTICAL AND OTHER REINFORCING CONCRETE COVER [in]	TYPE OF TOP REINFORCING [REGULAR, EPOXY COATED, GALVANIZED, MMFX, ETC.]	TYPE OF STUDDRAILS [REGULAR, EPOXY COATED, GALVANIZED, MMFX], ETC	TYPE OF BOTTOM, VERTICAL AND OTHER REINFORCING [REGULAR, EPOXY COATED, GALVANIZED, MMFX, ETC.]		
FOUNDATIONS ON COMPACTED FILL	3000	N/A	N/A	1 1/2	5	0.5	3100	0	2	3	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		
COLUMNS FROM FOUNDATION TO ROOF	5000	3/8	9	3/4	5	0.5	3300	0	N/A	1 1/2 [2 ON EXTERIOR FACE AND FOR BARS #6 AND BIGGER]	N/A	N/A	GRADE 60 REGULAR		
SLAB ON COMPACTED FILL MATERIAL [SOG]	3000	3/4	5	3/4	5	0.5	3100	20	1 1/2	2	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR	MESH REINFORCING MAY BE ELIMINATED IF CONCRETE MIX INCLUDES A MINIMUM OF 15 LBS/ YD ³ DRAMIX 4D 65/60 BG STEEL FIBERS (OR EOR APPROVED EQUIVALENT)	
EXTERIOR BEAMS	5000	3/8	9	3/4	5	0.4	3300	20	2	1 1/2	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		
PADS FOR MECHANICAL EQUIPEMENT	3000	3/8	9	3/4	5	0.4	3100	0	1	3/4	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		
TIE-BEAMS & TIE COLUMNS	5000	3/8	9	3/4	5	0.4	3300	0	1.5 [2 ON EXTERIOR FACE AND FOR BARS #6 AND BIGGER]	1 1/2 [2 ON EXTERIOR FACE AND FOR BARS #6 AND BIGGER]	GRADE 60 REGULAR	N/A	GRADE 60 REGULAR		



ALL EXISTING CONDITIONS, DIMENSIONS AND PLANS INDICATED. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND PLANS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC STRUCTURES AND MONUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHAEOLGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ANTHROPOLOGICAL REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GEOLOGICAL FORMATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS AND ROCKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AIR RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CLIMATE RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BIODIVERSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ECOSYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCENIC VALUES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC LANDSCAPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL LANDSCAPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING NATURAL LANDSCAPES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OPEN SPACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RECREATION RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EDUCATIONAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RESEARCH RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ART RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENGINEERING RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCIENTIFIC RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TECHNICAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARTISAN RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CRAFT RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TRADITIONAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HERITAGE RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MEMORIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MARKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MEMORIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MARKERS.

VIEW REFERENCE SYMBOLS



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SHEET INDEX

SHT NO.	DESCRIPTION	CURRENT REVISION	CURRENT REVISION DATE
S-0.00	STRUCTURAL NOTES AND ABBREVIATIONS		
S-0.01	CONCRETE TABLE, SHEET INDEX AND LEGENDS		
S-1.00	TYPICAL DETAILS		
S-1.01	TYPICAL DETAILS		
S-2.00	GROUND FLOOR PLAN - DEMOLITION		
S-2.01	GROUND FLOOR PLAN - NEW CONSTRUCTION		
S-2.02	ROOF FRAMING PLAN - NEW CONSTRUCTION		
S-3.00	SECTIONS AND DETAILS		
S-3.01	SECTIONS AND DETAILS		
S-4.00	SCHEDULES		
S-4.01	ROOF DECKING, RTU LOADING AND COMPONENTS AND CLADDING DIAGRAMS		
S-5.00	3D VIEWS		

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 POMPANO BEACH, FL 33069

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PROJECT NO. 22011

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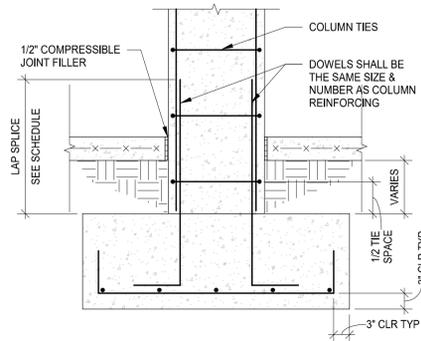
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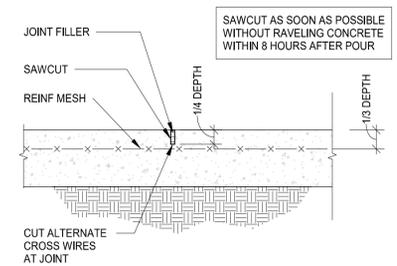
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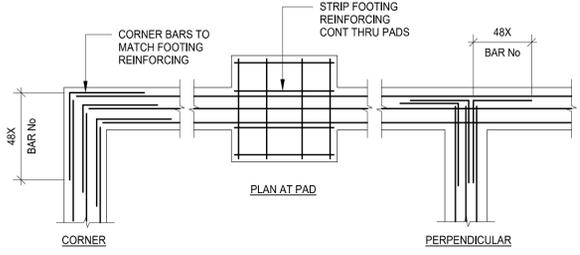
SHEET NO.
S-0.01
 CONCRETE TABLE, SHEET INDEX AND LEGENDS



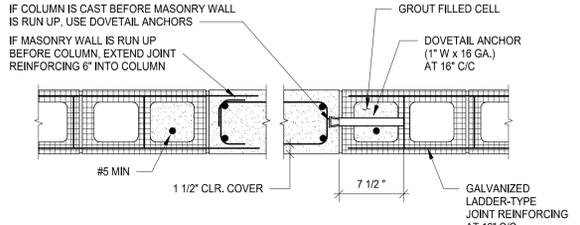
1 TYP. CONCRETE COLUMN BASE DETAIL AT FOUNDATION
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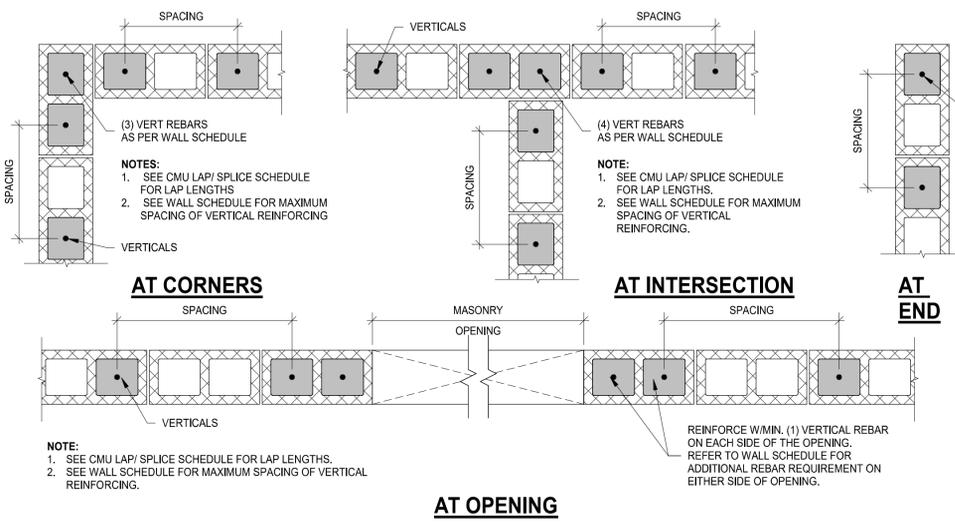
2 TYP. CONTRACTION JOINT (CJ) DETAIL
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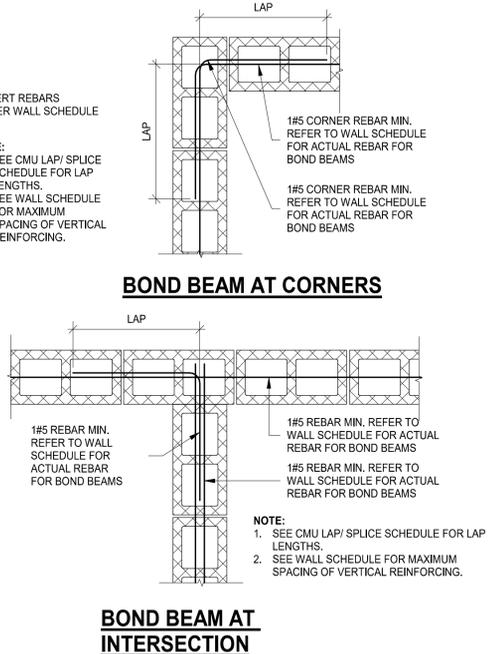
3 TYP. FOOTING INTERSECTION DETAIL
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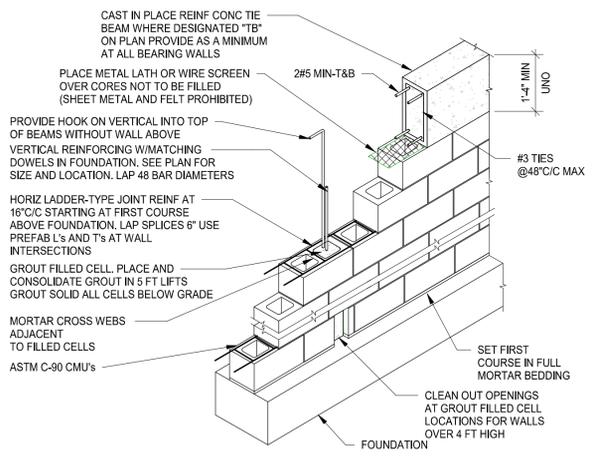
4 TYP. RC COLUMN CMU WALL CONNECTION
S-1.00 N.T.S



5 TYPICAL CMU REINFORCING DETAILS
S-1.00 N.T.S



6 TYP. MASONRY WALL CONSTRUCTION DETAIL FOR RUNNING BOND LAYOUT
S-1.00 N.T.S



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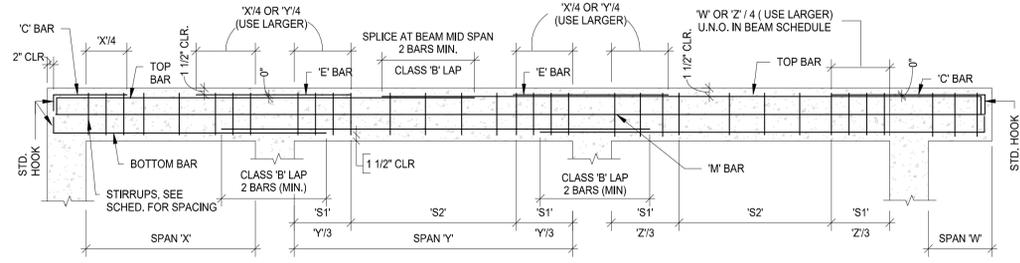
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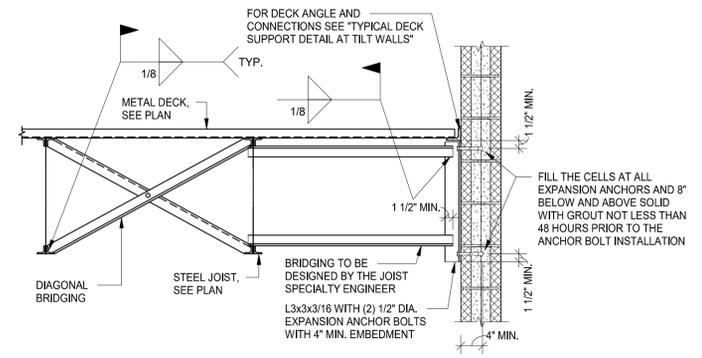
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SHEET NO.
S-1.00
TYPICAL DETAILS

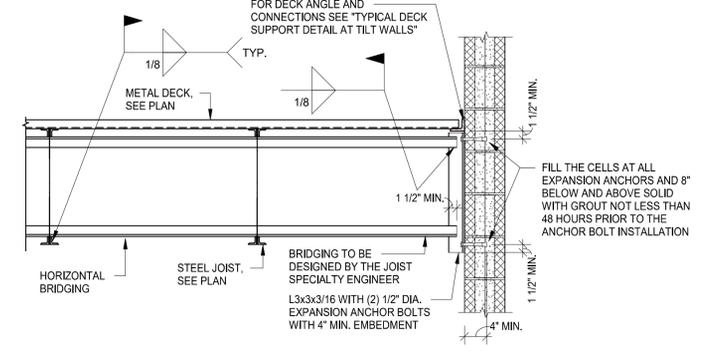


1. START STIRRUP AT 1/2 SCHEDULED SPACING FROM FACE OF SUPPORT
2. ADD 1#4 LONGITUDINAL WHERE CORNER OF STIRRUP IS VACANT.
3. USE CLOSED STIRRUPS @ (S1) AREA. OPEN STIRRUPS MAY BE USED (S2) AREA U.N.O.
4. FOR CONCRETE BEAMS DEEPER THAN 24", ADDITIONAL CONTINUOUS HORIZONTAL #5 BARS TO BE PLACED AT EACH FACE OF BEAM AND SPACED NO GREATER THAN 12" ON CENTER.
5. AT PERIMETER BEAMS, EXTEND A MINIMUM OF 1/4 OF THE MAXIMUM BOTTOM REINFORCEMENT TO DEVELOP FULL TENSION CAPACITY AND HOOK AT SUPPORT.

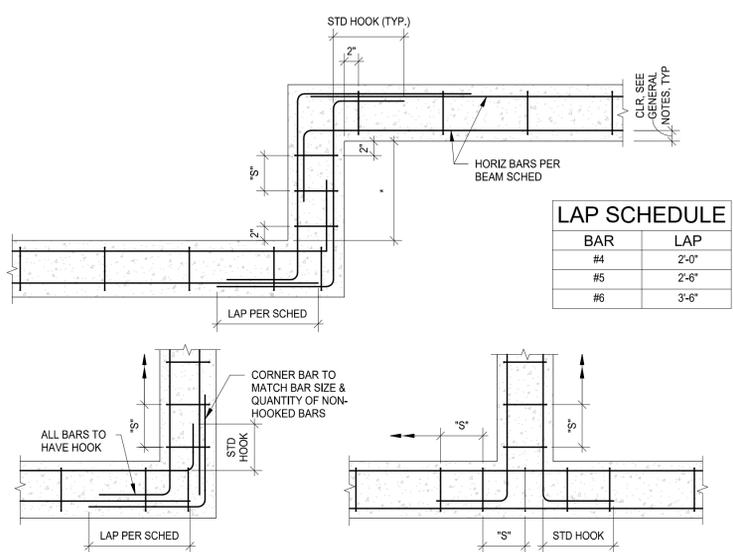
1 TYP. BENDING DIAGRAM FOR RC BEAMS
S-1.01 N.T.S.



2 TYP. DIAGONAL BRIDGING CONNECTION DETAIL AT CMU WALLS
S-1.01 N.T.S.



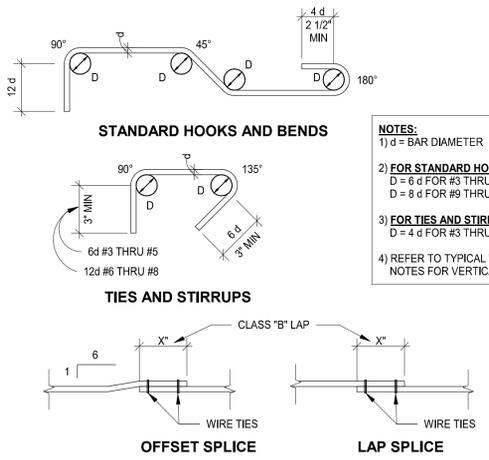
3 TYP. HORIZONTAL BRIDGING CONNECTION DETAIL AT CMU WALLS
S-1.01 N.T.S.



LAP SCHEDULE	
BAR #	LAP
#4	2'-0"
#5	2'-6"
#6	3'-6"

CORNER DETAIL NOTES:
 S INDICATED STIRRUP REINFORCING SPACING AS PER BEAM SCHEDULE / STRUCTURAL NOTES
 *APPLIES TO DIMENSIONS LESS THAN 2 TIMES LAP SPLICE OF BARS.

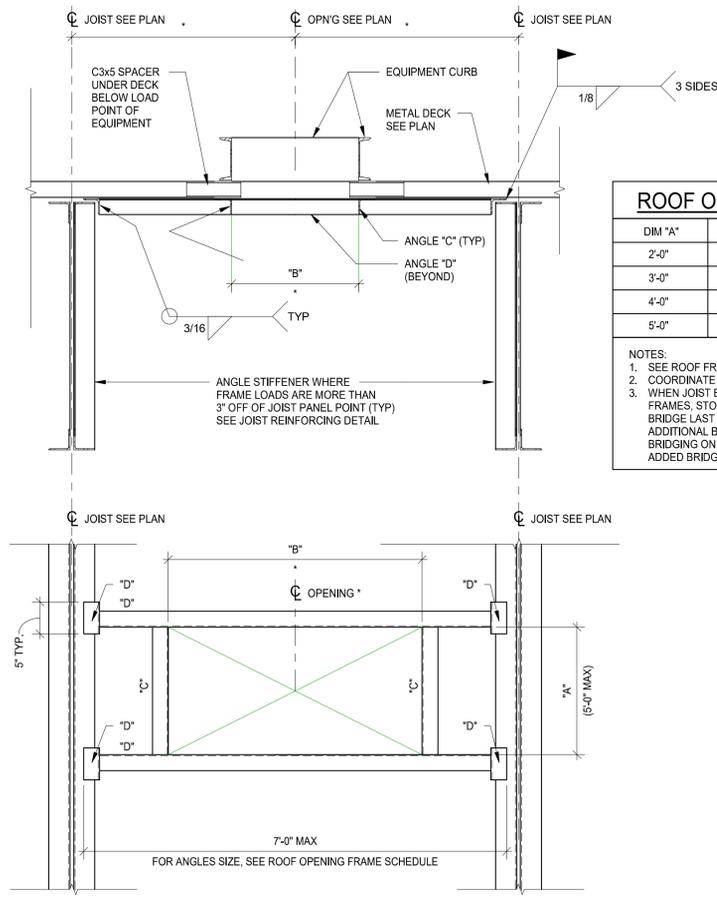
4 TYP. TIE BEAM CORNER PLAN DETAILS
S-1.01 N.T.S.



- NOTES:**
- 1) d = BAR DIAMETER
 - 2) **FOR STANDARD HOOKS AND BENDS**
 D = 6 d FOR #3 THRU #8
 D = 8 d FOR #9 THRU #11
 - 3) **FOR TIES AND STIRRUPS**
 D = 4 d FOR #3 THRU #5
 - 4) REFER TO TYPICAL WALL CONSTRUCTION NOTES FOR VERTICAL REINF. SPLICE REQ'S

CLASS "B" LAP	
BAR SIZE	X
#3	22"
#4	30"
#5	36"
#6	44"
#7	66"
#8	74"
#9	84"

5 TYP. REINFORCING DETAILING DETAIL
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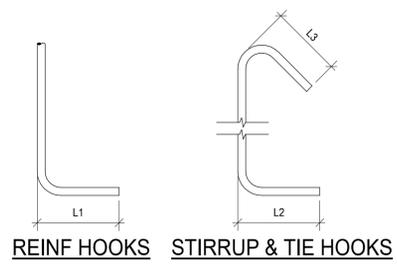
ROOF OPENING FRAME SCHEDULE

DIM "A"	DIM "B"	ANGLE SIZE "C"	ANGLE SIZE "D"
2'-0"	4'-0"	3x3x3/16	3x3x3/16
3'-0"	5'-0"	3x3x3/16	3x3x1/4
4'-0"	6'-0"	3x3x3/16	3 1/2x3 1/2x1/4
5'-0"	7'-0"	3x3x3/16	4x4x5/16

- NOTES:**
1. SEE ROOF FRAMING PLAN FOR ORIENTATION.
 2. COORDINATE DIMENSION WITH EQUIPMENT SUPPLIER.
 3. WHEN JOIST BRIDGING INTERFERES WITH ROOF OPENING FRAMES, STOP BRIDGING AT EACH SIDE OF OPENING AND "X" BRIDGE LAST BRIDGING SPACE EACH SIDE OF OPENING. ADD ADDITIONAL BRIDGING WITH "X" BRIDGING AND HORIZONTAL BRIDGING ON EACH SIDE OF CUT BRIDGING AREA. EXTEND ADDED BRIDGING PAST CUT BRIDGING.

6 TYP. ROOF OPENING FRAME DETAILS WITH ANGLES
S-1.01 N.T.S.

BAR SIZE	STANDARD HOOK LENGTHS		
	REINF HOOK	STIRRUP & TIE HOOKS	
	L1	L2	L3
#3	6"	4"	2 1/2"
#4	8"	4 1/2"	3"
#5	10"	-	-
#6	1'-0"	-	-
#7	1'-2"	-	-
#8	1'-4"	-	-
#9	1'-7"	-	-
#10	1'-10"	-	-
#11	2'-0"	-	-



7 TYP. REINFORCING HOOK DETAILS
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 P.E. # 03900
 DECEMBER 11, 2023

ADDITION TO:
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800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE: 12/11/2023
PERMIT/BID SET
 PERMIT CONSTR.
 PROJECT NO. 22011
 BY: REVISIONS: DATE:

ISSUED FOR BID
 DATE: 7/10/2025

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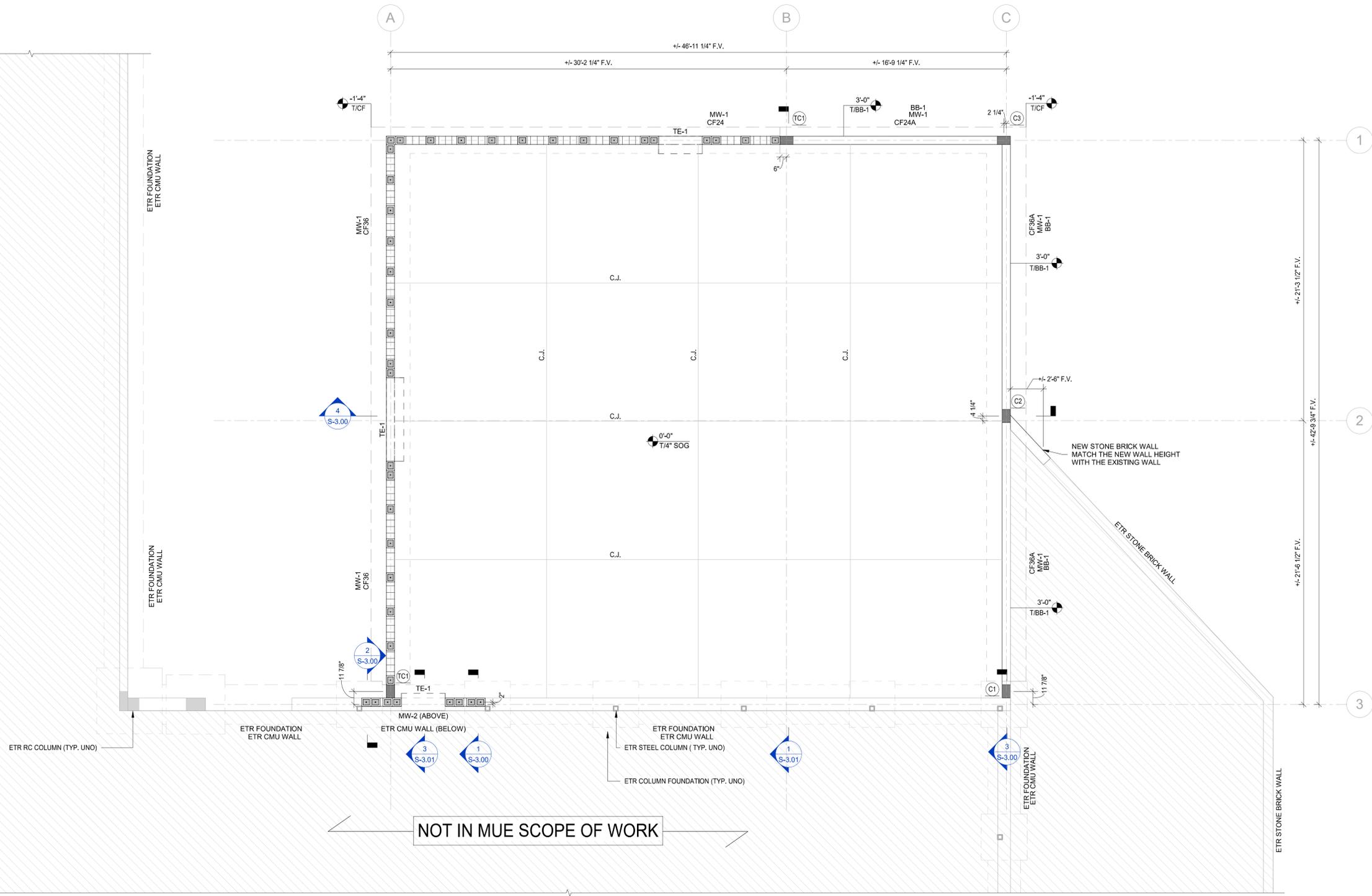
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SHEET NO.
S-1.01
 TYPICAL DETAILS



1 FOUNDATION/GROUND FLOOR PLAN - NEW CONSTRUCTION
 S-2.01 / 1/4" = 1'-0"
 NORTH

FOUNDATION/GROUND FLOOR PLAN NOTES:

- GC MUST BE RESPONSIBLE TO STABILIZE FOUNDATION OF EXISTING STRUCTURE.
- GC MUST BE RESPONSIBLE TO STABILIZE SOILS BEFORE EXCAVATING NEXT TO EXISTING STRUCTURE.
- FOR DIMENSIONS NOT SHOWN SEE FOUNDATION PLAN AND ARCHITECTURAL DRAWINGS.
- VERIFY ALL DIMENSIONS, ELEVATIONS AND SLAB FINISHES WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION.
- PLUMBING PIPES, EXFILTRATION PIPES, ETC. SHALL NOT BE LOCATED BELOW OR INSIDE ANY COLUMN FOUNDATIONS, WALL FOUNDATIONS AND FOUNDATION SLABS.
- SLAB OPENINGS SHOWN ON THESE PLANS ARE DIAGRAMMATIC ONLY.
- COORDINATE ALL SLAB ON GRADE DEPRESSION SIZES, DEPRESSION LOCATIONS AND SLAB ON GRADE SLOPES WITH ARCHITECTURAL DRAWINGS.
- COORDINATE ALL SLAB DEPRESSION SIZES AND LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- CENTERLINES OF COLUMNS AND WALLS MUST COINCIDE WITH THE FOUNDATION CENTERLINES UNLESS SHOWN OTHERWISE.
- ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS REFER TO ELEVATION +0'-0" WHICH CORRESPONDS TO THE TOP OF THE INTERIOR GROUND FLOOR CONCRETE SLAB.
- TOP OF THE INTERIOR GROUND FLOOR CONCRETE SLAB CORRESPONDS TO DATUM +10.3 FEET N.A.V.D.
- ALL FOOTINGS TO BE POURED MONOLITHIC WITH SLAB-ON-GRADE. (UNLESS OTHERWISE NOTED).
- SLAB ON GRADE MUST BE A MINIMUM 4" THICK CONCRETE SLAB WITH ONE LAYER OF 6X6 - W1.4 X W1.4 WELDED WIRE FABRIC AT 1/3-DEPTH FROM TOP OF SLAB UNLESS OTHERWISE NOTED. WIRE FABRIC MUST BE PROVIDED IN SHEETS AND SECURED TO BRICK CHAIRS AT MAXIMUM 24" ON CENTERS IN EACH DIRECTION. REFERENCE CIVIL ENGINEERS CONSTRUCTION DOCUMENTS FOR SLOPES AND DRAINS.
- SLAB MUST BE PLACED ON TOP OF A VAPOR BARRIER ON WELL COMPACTED FILL.
- SLAB CONTRACTION / CRACK CONTROL JOINTS ARE REQUIRED AND ARE INDICATED AS C.J. ON PLAN. CONTRACTION JOINTS MUST BE SAW CUT. THE CONTROL JOINTS MUST BE INSTALLED AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE. CONTRACTION JOINT LOCATION SHOWN MAY BE CHANGED AS REQUIRED FOR CONSTRUCTION SEQUENCING PROVIDED: THE MAXIMUM DISTANCE BETWEEN JOINTS MUST BE LESS THAN 12 FEET; THE SLAB AREA BETWEEN JOINTS MUST BE LESS THAN 144 SQUARE FEET; THE BOUNDED AREA SHALL BE AS SQUARE AS POSSIBLE AND IN NO CASE MUST THE RATIO OF LONG SIDE TO SHORT SIDE EXCEED 1.5.

- CONCRETE SIDEWALKS/WALKWAYS MUST BE 4" CONCRETE SLAB-ON-GRADE PLACED ON WELL COMPACTED, CLEAN FILL AND REINFORCED WITH ONE LAYER OF 6X6 W1.4 X W1.4 WELDED WIRE FABRIC AT 1/3-DEPTH FROM TOP OF SLAB UNLESS OTHERWISE NOTED
- SIDEWALKS MUST HAVE FULL DEPTH EXPANSION JOINTS OR SAW CUT CONTROL JOINTS MINIMUM 1/3 OF THE SLAB THICKNESS DEEP SPACED AT NO MORE THAN THE LESSER OF 10' OF TWO TIMES THE SIDEWALK WIDTH ON CENTER. THE CONTROL JOINTS MUST BE SAW CUT AS SOON AS THE CONCRETE IS WALKABLE BUT NO LONGER THAN FOUR HOURS OF PLACING THE CONCRETE.
- PROVIDE AN 8" WIDE AND 8" DEEP THICKENED CONCRETE EDGE REINFORCED WITH #5 CONTINUOUS REINFORCING BAR CENTERED WITHIN THE THICKENED SLAB EDGE AT ALL FREE SLAB ON GRADE SLAB EDGES. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS/LIMITS.
- CONTRACTOR NOTE THAT MISCELLANEOUS 6 INCH DEEP CONCRETE HOUSEKEEPING PADS REINFORCED WITH #4 REINFORCING BARS SPACED AT MAXIMUM 12 INCHES ON CENTER IN EACH DIRECTION AND LOCATED AT MID SLAB DEPTH WILL BE REQUIRED TO SUPPORT MISCELLANEOUS MECHANICAL/ELECTRICAL EQUIPMENT. REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR LOCATIONS/SIZES. THE CONCRETE PADS MUST BE CENTERED ON THE MECHANICAL / ELECTRICAL EQUIPMENT AND EXTEND A MINIMUM 6" BEYOND THE EQUIPMENT ALONG ALL FREE EDGES.
- SLAB CURING IS REQUIRED. SEE STRUCTURAL NOTES.
- CONCRETE MIXES FOR ALL EXTERIOR CONCRETE COMPONENTS SHALL INCLUDE BARRIER ONE CONCRETE ADMIXTURE IN THEIR MIX DESIGNS
- AT CMU WALLS, PROVIDE ONE ADDITIONAL VERTICAL REINFORCING BAR IN A GROUT FILLED CELL AT ALL WALL INTERSECTIONS. AT ENDS OF WALLS AND AT EDGES OF ALL WALL OPENINGS EXCEEDING TWO FEET IN WIDTH. SEE STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- REINFORCE THE CELL ON EACH SIDE OF WALL OPENINGS LESS THAN 3'-4" WIDE WITH (1) #5 VERTICAL REINFORCING BAR AND FILL THE CELL SOLID WITH GROUT
- REINFORCE THE TWO CELLS ON EACH SIDE OF WALL OPENINGS BETWEEN 3'-4" AND 6'-4" WIDE WITH (2) #5 VERTICAL BARS AND FILL THE CELLS SOLID WITH GROUT

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S-2.01
 GROUND FLOOR PLAN - NEW CONSTRUCTION

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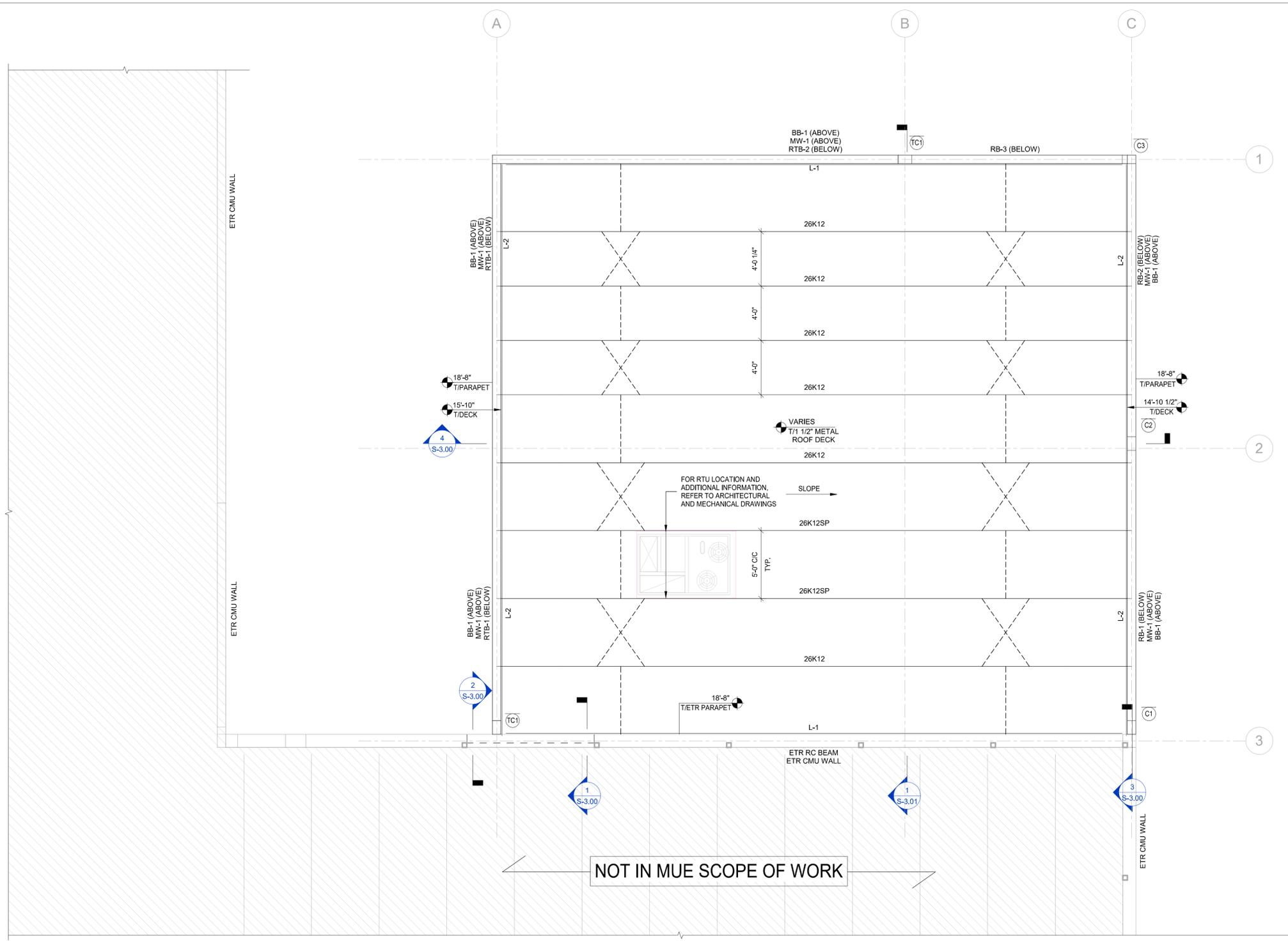
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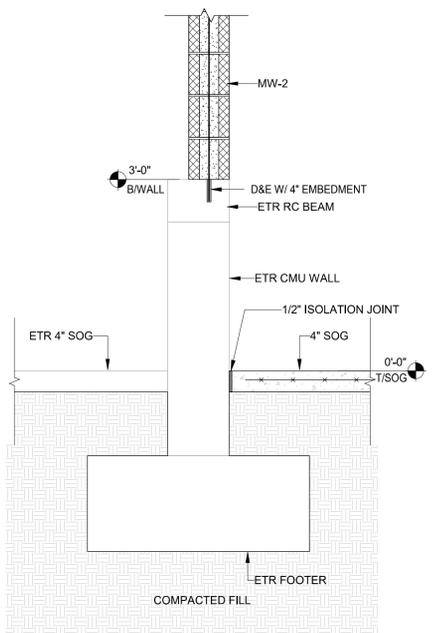
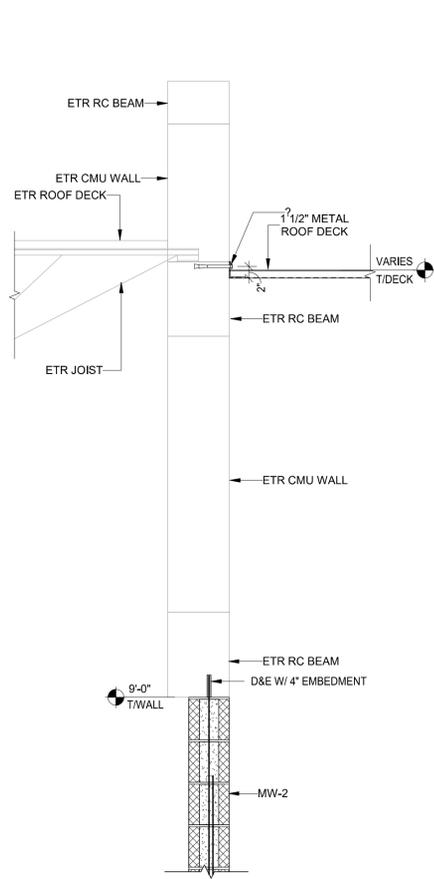
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 ROOF FRAMING PLAN - NEW CONSTRUCTION

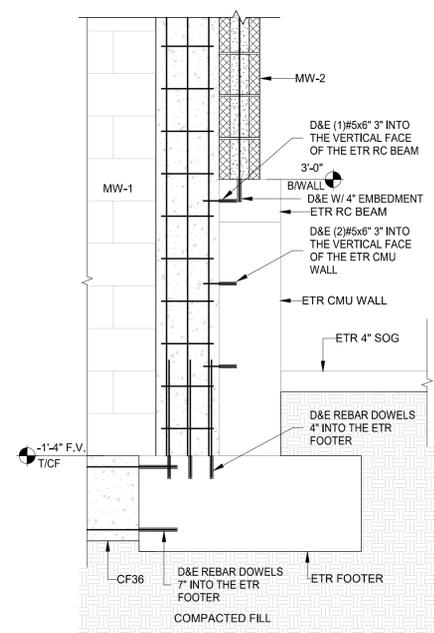
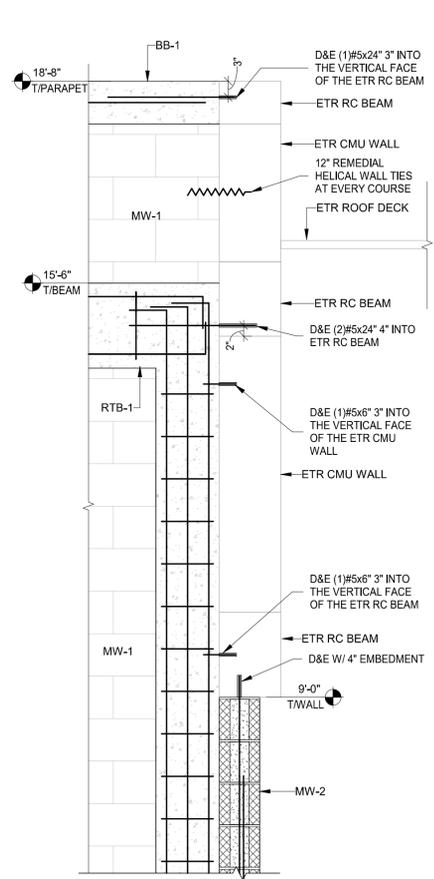


1 ROOF FRAMING PLAN - NEW CONSTRUCTION
 S-2.02 1/4" = 1'-0"
 NORTH

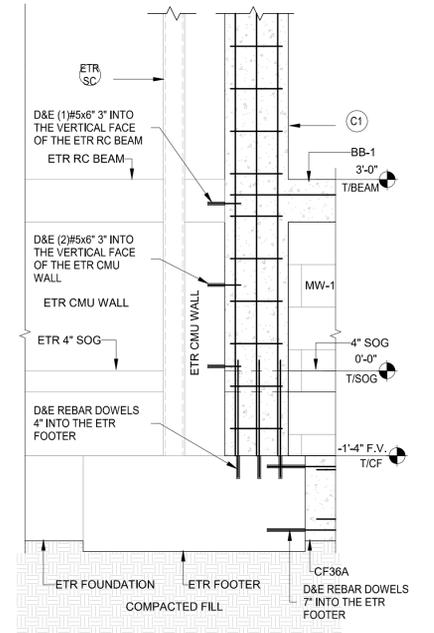
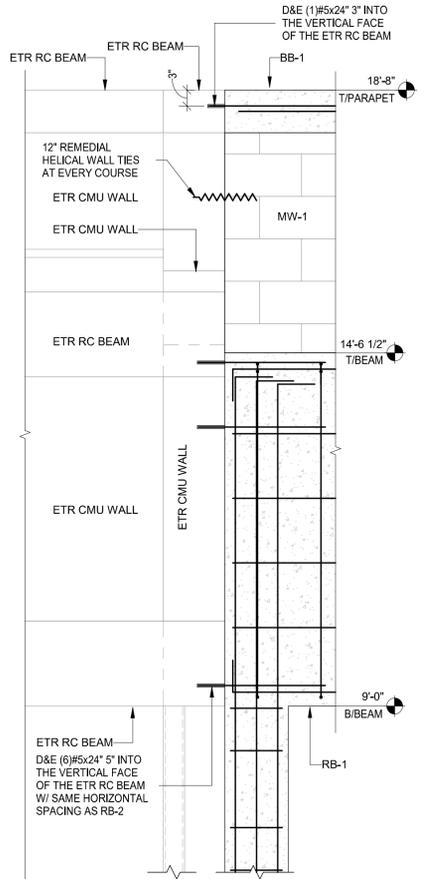
- ROOF NOTES:**
- SEE THE FOUNDATION AND GROUND FLOOR PLAN FOR ADDITIONAL SHEET NOTES
 - REFER TO ARCHITECTURAL DRAWINGS FOR ROOFING MATERIALS, ROOF SLOPES, DRAINS, ETC.
 - ALL ELEVATIONS SHOWN ON THESE PLANS ARE RELATIVE TO THE TOP OF THE GROUND FLOOR SLAB AT ELEVATION +0'-0".
 - REFER TO STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
 - VERIFY ALL ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
 - MAXIMUM SPACING OF STEEL JOISTS TO BE 5'-0" UNLESS NOTED OTHERWISE ON PLAN.
 - METAL DECK MUST BE MINIMUM 1 1/2" GAUGE TYPE B (630) ROOF DECK. SEE THE DECKING DIAGRAM FOR ADDITIONAL INFORMATION.
 - DECKS TO BE IN SHEET LENGTHS TO SPAN (3) OR MORE SUPPORTS.
 - METAL DECK FASTENER PATTERN MUST BE ACCORDING TO DECKING DIAGRAM
 - METAL DECK FASTENER PATTERN MUST BE ACCORDING TO DECKING DIAGRAM
 - L-1 INDICATES L3X3X1/4 CONTINUOUS STEEL ANGLE WITH 1/2" Ø HILTI KWIK BOLT T22-CS ANCHOR BOLTS AT 24" C/C WITH 3 1/4" MINIMUM EMBEDMENT
 - L-2 INDICATES L3X3X1/4 CONTINUOUS STEEL ANGLE WITH 1/2" Ø HILTI KWIK BOLT T22-CS ANCHOR BOLTS AT 36" C/C WITH 3 1/4" MINIMUM EMBEDMENT
 - FILL CMU WALL CELLS WITHIN 16" AROUND ALL POST-INSTALLED ANCHOR OR DRILLED AND EPOXIED REBAR LOCATIONS SOLID WITH GROUT 48 HOURS PRIOR TO INSTALLING ANCHOR BOLTS
 - COORDINATE ALL SIZES AND LOCATIONS OF ROOF OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.
 - ROOF CURBS MUST BE MINIMUM 14 GAUGE THICK MATERIAL
 - ALL NEW RTUS MUST BE CONNECTED TO PRE-MANUFACTURED 14 GAUGE ROOF CURBS WITH #14 HEX HEADED SELF-DRILLING SCREWS AT 4" C/C ALONG ALL FOUR SIDES.
 - ALL NEW ROOF CURBS OR ROOF CURBS SUPPORTING NEW EQUIPMENT MUST BE CONNECTED TO THE STRUCTURAL STEEL ROOF FRAMING WITH #14 HEX HEADED SELF-DRILLING SCREWS AT 4" C/C ALONG ALL FOUR SIDES.
 - THE ROW OF DIAGONAL JOIST BRIDGING NEAREST TO MIDSPAN MUST HAVE BOLDED CONNECTION AT CHORDS AND INTERSECTIONS. ALL OTHER DIAGONAL JOIST BRIDGING MAY HAVE WELDED CONNECTIONS AT CHORDS AND INTERSECTIONS.
 - UPLIFT BRIDGING IS REQUIRED. PROVIDE A MINIMUM OF 2 ROW OF BOTTOM CHORD BRIDGING NEAR THE FIRST BOTTOM CHORD PANEL POINT OF ALL JOISTS



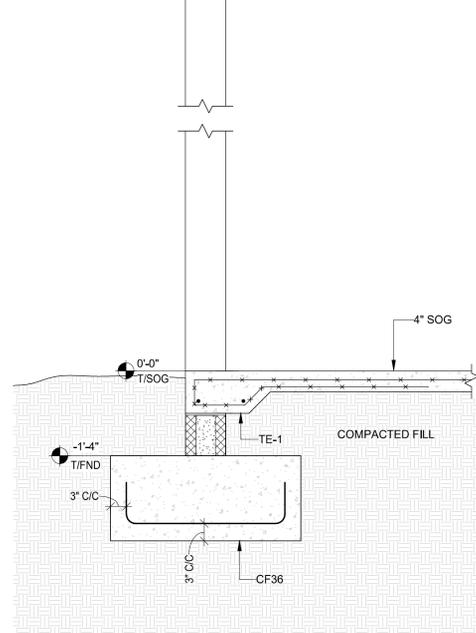
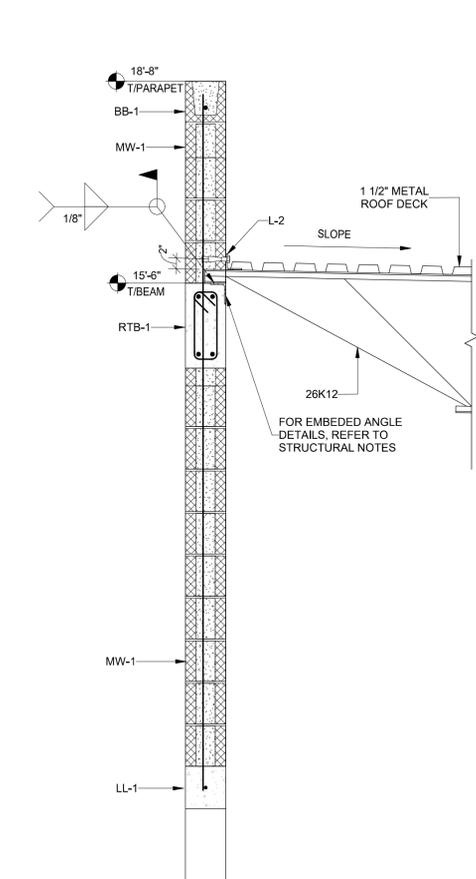
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S-3.00 3/4\"/>



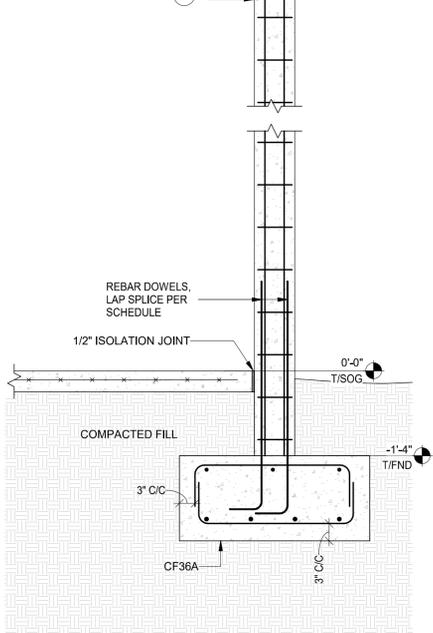
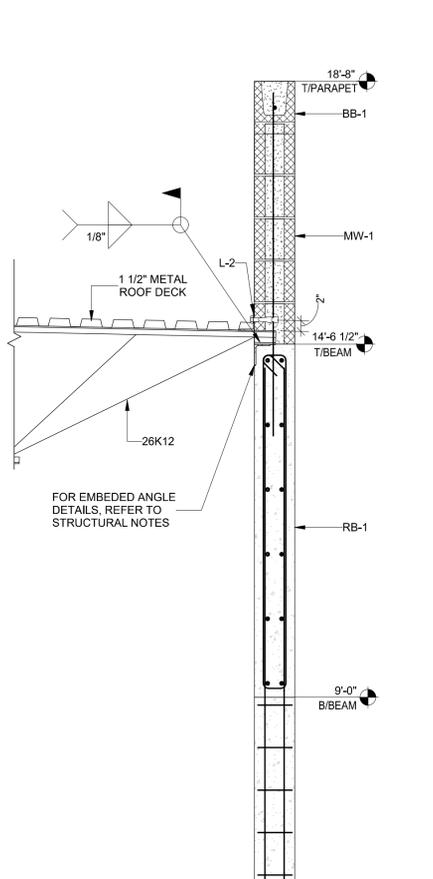
2 2/S-3.00
S-3.00 3/4\"/>



3 3/S-3.00
S-3.00 3/4\"/>



4 4/S-3.00
S-3.00 3/4\"/>



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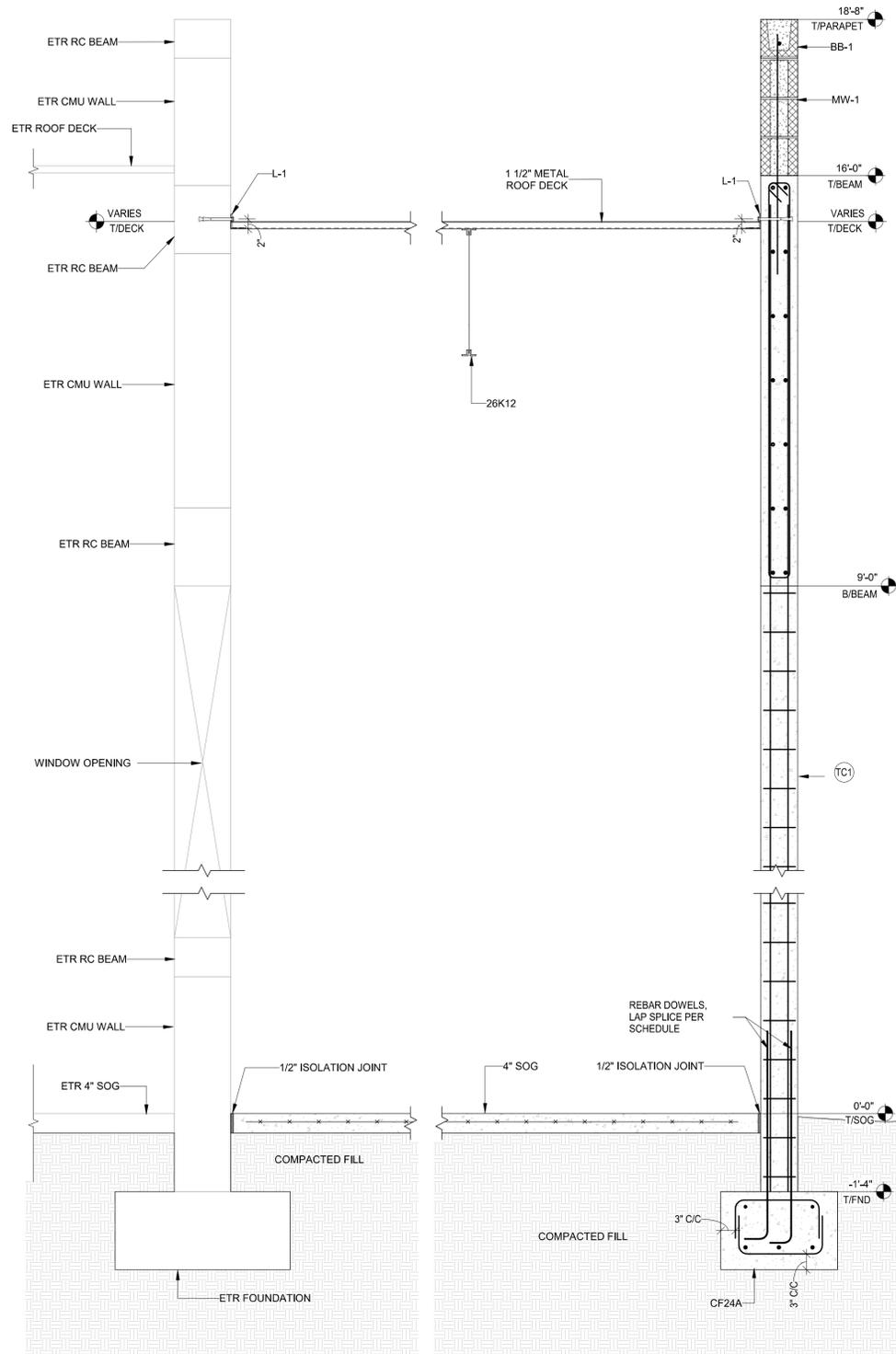
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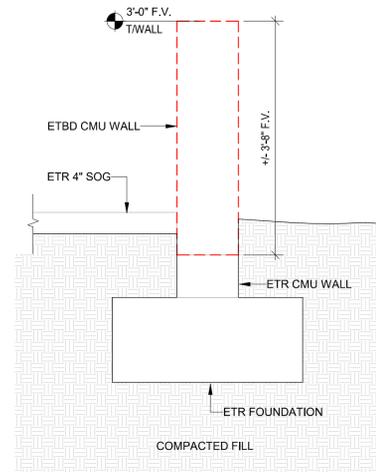
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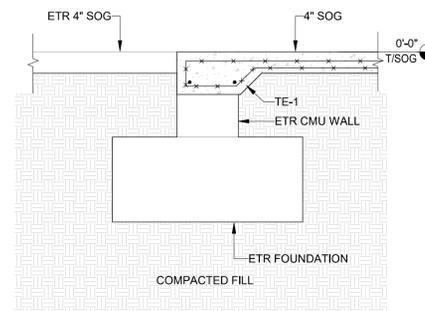
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S-3.00
 SECTIONS AND DETAILS



1 1/S-3.01
S-3.01 3/4" = 1'-0" REF: 1/S-2.01



2 2/S-3.01
S-3.01 3/4" = 1'-0" REF: 2/S-2.00



3 3/S-3.01
S-3.01 3/4" = 1'-0" REF: 3/S-2.01

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SHEET NO.
S-3.01
 SECTIONS AND DETAILS

WALL FOOTING SCHEDULE								
MARK	WIDTH	LENGTH	FOUNDATION THICKNESS	BOTTOM REINFORCING LW	BOTTOM REINFORCING SW	TOP REINFORCING LW	TOP REINFORCING SW	COMMENTS
CF24	2'-0"	CONT	16"	3#5 CONT	#4@24" C/C			
CF24A	2'-0"	CONT	16"	3#5 CONT	#4@24" C/C	2#4 CONT	#4@24" C/C	
CF36	3'-0"	CONT	16"	4#5 CONT	#4@24" C/C			
CF36A	3'-0"	CONT	16"	4#5 CONT	#4@24" C/C	3#4 CONT	#4@24" C/C	

THICKENED EDGE/ THICKENED SLAB SCHEDULE								
MARK	ELEVATION AT TOP	WIDTH (IN)	DEPTH (IN)	CONT. BOTTOM REINFORCING	PERP. BOTTOM REINFORCING	CONT. TOP REINFORCING	PERP. TOP REINFORCING	COMMENTS
TE-1	0'-0"	1'-0"	8"	2#5				

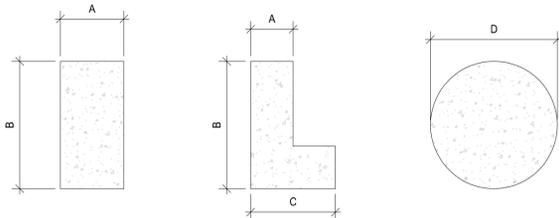
FOUNDATION SCHEDULE NOTES:

- ELECTRICAL DUCT BANKS, ELECTRICAL CONDUITS, PLUMBING PIPES, FIRE SPRINKLER LINES OR ANY OTHER CIVIL, MECHANICAL AND PLUMBING LINES MUST NOT BE LOCATED WITHIN OR BELOW AND BUILDING FOUNDATIONS UNLESS SPECIFICALLY APPROVED AND DETAILED IN THESE STRUCTURAL CONSTRUCTION DOCUMENTS PREPARED AND SIGNED AND SEALED BY MUENGINEERS
- CFXX - INDICATES A CONTINUOUS WALL FOUNDATION
- SEE THE GEOTECHNICAL REPORT, STRUCTURAL NOTES, TYPICAL DETAILS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION

CONCRETE COLUMN SCHEDULE								
MARK	MUE f _c	A	B	C	D	VERTICAL REBAR	TIES	REMARKS
C1	5000 PSI	7.5/8"	12"			6#6	#3@8" C/C	
C2	5000 PSI	7.5/8"	12"			6#6	#3@8" C/C	
C3	5000 PSI	7.5/8"	12"			6#6	#3@8" C/C	
TC1	5000 PSI	7.5/8"	12"			6#6	#3@8" C/C	

COLUMN SCHEDULE NOTES:

- ELECTRICAL CONDUITS, PLUMBING PIPES, FIRE SPRINKLER LINES OR ANY OTHER MECHANICAL AND PLUMBING LINES MUST NOT BE LOCATED WITHIN ANY COLUMNS UNLESS SPECIFICALLY APPROVED AND DETAILED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS PREPARED AND SIGNED AND SEALED BY MUENGINEERS
- SEE THE STRUCTURAL NOTES, TYPICAL DETAILS, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION



2 CONCRETE COLUMN SCHEDULE DIMENSION PARAMETERS

S-4.00 3/4" = 1'-0"

WALL SCHEDULE	
MARK	DESCRIPTION
MW-1	8" LOAD BEARING CMU WALL W/ #5@32" C/C VERTICAL REINFORCING IN GROUT FILLED CELLS
MW-2	SEE PLANS FOR REINFORCEMENT

FLOOR SCHEDULE	
MARK	DESCRIPTION
1 1/2" METAL ROOF DECK	
4" SOG	4" THICK CONCRETE SLAB ON GRADE WITH ONE LAYER OF 6X8-W1.4XW1.4 WELDED WIRE FABRIC AT 1/3-DEPTH FROM TOP OF SLAB

BEAM SCHEDULE								
MARK	ELEVATION AT TOP	SIZE		REINFORCING				COMMENTS
		WIDTH (IN)	DEPTH (IN)	BOTTOM REINFORCING	TOP REINFORCING	'C' REINFORCING	STIRRUPS	
BB-1	<varies>	7.5/8"	8"	1#5 CONT				
LL-1	7'-11"	7.5/8"	8"	1#5 CONT				
RB-1	14'-6 1/2"	7.5/8"	66 1/2"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RB-2	14'-6 1/2"	7.5/8"	66 1/2"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RB-3	16'-0"	7.5/8"	84"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RTB-1	15'-6"	7.5/8"	16"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE
RTB-2	16'-0"	7.5/8"	84"	2#5	2#5		#3@12" C/C	#5@12" C/C SKIN REINFORCEMENT ON EACH FACE

BEAM SCHEDULE NOTES:

- MINIMUM BAR LAP SPlice TO BE CLASS 'C' FOR ALL BEAMS.
- FOR CONCRETE BEAMS DEEPER THAN 24", ADDITIONAL CONTINUOUS HORIZONTAL #5 BARS TO BE PLACED AT EACH FACE OF BEAM AND SPACED NO GREATER THAN 12" VERTICALLY ON CENTER.
- ELEVATION TOP OF CONCRETE PERIMETER BEAMS ON MAIN ROOF MUST BE LOWERED FOR CONDITIONS WHERE BAR JOISTS BEAR ON CONCRETE BEAMS AND OTHER CONDITIONS SHOWN ON STRUCTURAL SECTIONS AND DETAILS.
- ALL BEAM DEPTHS ARE MINIMUM AND CAN BE INCREASED TO MEET BLOCK COURSING. ADD 2#5 AT MID DEPTH IF INCREASE IN DEPTH EXCEEDS 8"
- ALL TIE-BEAMS MUST HAVE A MINIMUM OF (3) #3 TIES @ 12" C/C AT EACH FACE OF A SUPPORT AND AT ALL CORNERS AND #3 TIES @48"C/C THROUGHOUT THE LENGTH OF THE BEAM
- MINIMUM CONCRETE COVERAGE FOR REINFORCING MUST BE AS PER THE CURRENT ACI 318 AND WITHIN ALLOWABLE TOLERANCES AS PER ACI 117 STANDARD.
- ELEVATIONS IN PARENTHESIS REFERENCE TOP OF FLOOR ELEVATION.
- TOP STEEL OF BEAMS MUST ONLY BE SPliced OVER SUPPORTS. FOR MORE INFORMATION SEE TYPICAL BENDING DIAGRAM;
- SHOP DRAWINGS THAT DO NOT FOLLOW REINFORCING LAYOUT AS INDICATED IN TYPICAL BENDING DIAGRAM WILL BE REJECTED!
- STIRRUPS MUST BE PLACED THROUGHOUT WHOLE LENGTH OF BEAM UNLESS BALANCE STIRRUPS ARE CALLED OUT IN SCHEDULE
- BALANCE STIRRUPS MUST BE PLACED WITHIN CENTER THIRD OF SPAN
- EXTEND TOP REINFORCEMENT INTO ADJACENT TIE BEAM, 30"
- SCHEDULED DEPTHS FOR ALL TIE BEAMS ARE MINIMUM DEPTHS. CONTRACTOR MAY INCREASE DEPTHS TO ACCOMMODATE BLOCK COURSING; PROVIDE (1) #5 CONTINUOUS HORIZONTAL EACH FACE FOR EACH 8" INCREMENTAL INCREASE IN DEPTH.
- PLACE REINFORCEMENT AS (INNER/OUTER) LAYER AT INTERSECTING BEAM.
- SEE THE STRUCTURAL NOTES, TYPICAL DETAILS, THE TYPICAL BENDING DIAGRAM, SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION

CMU WALL, PILASTER AND CMU COLUMN VERTICAL REINFORCEMENT DEVELOPMENT AND LAP SPlice LENGTHS BASED ON ACI 530-13				
BAR SIZE	8" CMU	10" CMU	12" CMU	12" CMU
	CENTER BAR	CENTER BAR	CENTER BAR	FACE BAR
#3	12 in	12 in	12 in	12 in
#4	14 in	13 in	13 in	19 in
#5	22 in	20 in	20 in	30 in
#6	43 in	37 in	37 in	56 in
#7	59 in	50 in	50 in	76 in
#8	91 in	76 in	76 in	115 in
#9	118 in	96 in	96 in	146 in

NOTES:

- ALL DEVELOPMENT AND LAP SPlice LENGTH ARE IN INCHES.
- THE LAP SPlice LENGTH TABLE SHALL BE USED FOR ALL REINFORCED CMU WALLS, PILASTERs AND COLUMNS UNLESS NOTED OTHERWISE IN DETAILS.
- INCREASE TABULATED VALUES BY 50% FOR EPOXY COATED REINFORCEMENT.
- THE TABLE IS DEVELOPED BASED ON f_m=1500PSI. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR CMU f_m.
- WITH THE APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD, MECHANICAL SPlices DEVELOPING AT LEAST 125% OF THE YIELD STRENGTH, f_y OF THE BAR MAY BE SUBSTITUTED IN SOME LOCATIONS
- WHEN THE LAP SPlicing BARS OF DIFFERENT SIZES, THE LAP LENGTH IS DETERMINED BY THE SMALLER BAR.

CONCRETE BEAM, SLAB AND FOUNDATION LAP SPlice SCHEDULE										
BAR SIZE	f _c =3,000		f _c =4,000		f _c =5,000		f _c =6,000		f _c =7,000	
	TOP BARS	OTHER BARS								
#3	28	21	24	18	22	17	20	16	18	16
#4	37	28	32	25	29	22	26	20	24	19
#5	46	36	40	31	36	28	33	25	30	23
#6	56	43	48	37	43	33	39	30	36	28
#7	81	62	70	54	63	48	57	44	53	41
#8	93	71	80	62	72	55	65	50	61	47
#9	104	80	90	70	81	62	74	57	68	53
#10	118	90	102	78	91	70	83	64	77	59
#11	131	100	113	87	101	78	92	71	85	66

MASONRY CANTILEVER WALL, PARAPETS AND RETAINING WALLS REINFORCING DEVELOPMENT AND LAP SPlice LENGTHS BASED ON ACI 530-13				
BAR SIZE	8" CMU	10" CMU	12" CMU	12" CMU
	CENTER BAR	CENTER BAR	CENTER BAR	FACE BAR
#3	18 in	18 in	18 in	18 in
#4	22 in	19 in	19 in	30 in
#5	34 in	30 in	30 in	45 in
#6	65 in	56 in	56 in	85 in
#7	90 in	76 in	76 in	115 in
#8	137 in	114 in	114 in	173 in
#9	178 in	145 in	145 in	220 in

CONCRETE COLUMN COMPRESSION REINFORCING LAP SPlice SCHEDULE								
DEVELOPMENT LENGTH SHALL BE PER FOLLOWING TABLE MODIFIED PER NOTES BELOW								
GRADE 60 STEEL								
NORMAL WEIGHT CONCRETE STRENGTH								
BAR	3000 PSI	4000 PSI	5000 PSI	6000 PSI	7000 PSI	8000 PSI	9000 PSI	10000 PSI AND HIGHER
#3	12"	12"	12"	12"	12"	12"	12"	12"
#4	15"	15"	15"	15"	15"	15"	15"	15"
#5	19"	19"	19"	19"	19"	19"	19"	19"
#6	23"	22.5"	22.5"	22.5"	22.5"	22.5"	22.5"	22.5"
#7	26"	26"	26"	26"	26"	26"	26"	26"
#8	30"	30"	30"	30"	30"	30"	30"	30"
#9	34"	34"	34"	34"	34"	34"	34"	34"
#10	37.5"	37.5"	37.5"	37.5"	37.5"	37.5"	37.5"	37.5"
#11	41"	41"	41"	41"	41"	41"	41"	41"

NOTES:

- FOR CLEAR SPACING BETWEEN BARS <db AND/OR CLEAR COVER <db. MULTIPLY BY 1.5.
- FOR EPOXY COATED BARS, IF SPECIFIED OR APPROVED AS AN ALTERNATE, MULTIPLY BY 1.3.
- FOR MMFX BARS, IF SPECIFIED OR USED, USE GRADE 75 KSI VALUES.
- WHERE MORE THAN ONE FACTOR APPLIES, PRODUCT OF ALL APPLICABLE FACTORS SHALL BE APPLIED.
- IF DETAILER IS TO USE A DIFFERENT SCHEDULE, HE/SHE MUST SUBMIT A SEALED LETTER INDICATING THAT HIS/HER VALUES CORRESPOND TO CURRENT ACI 318 CODE.

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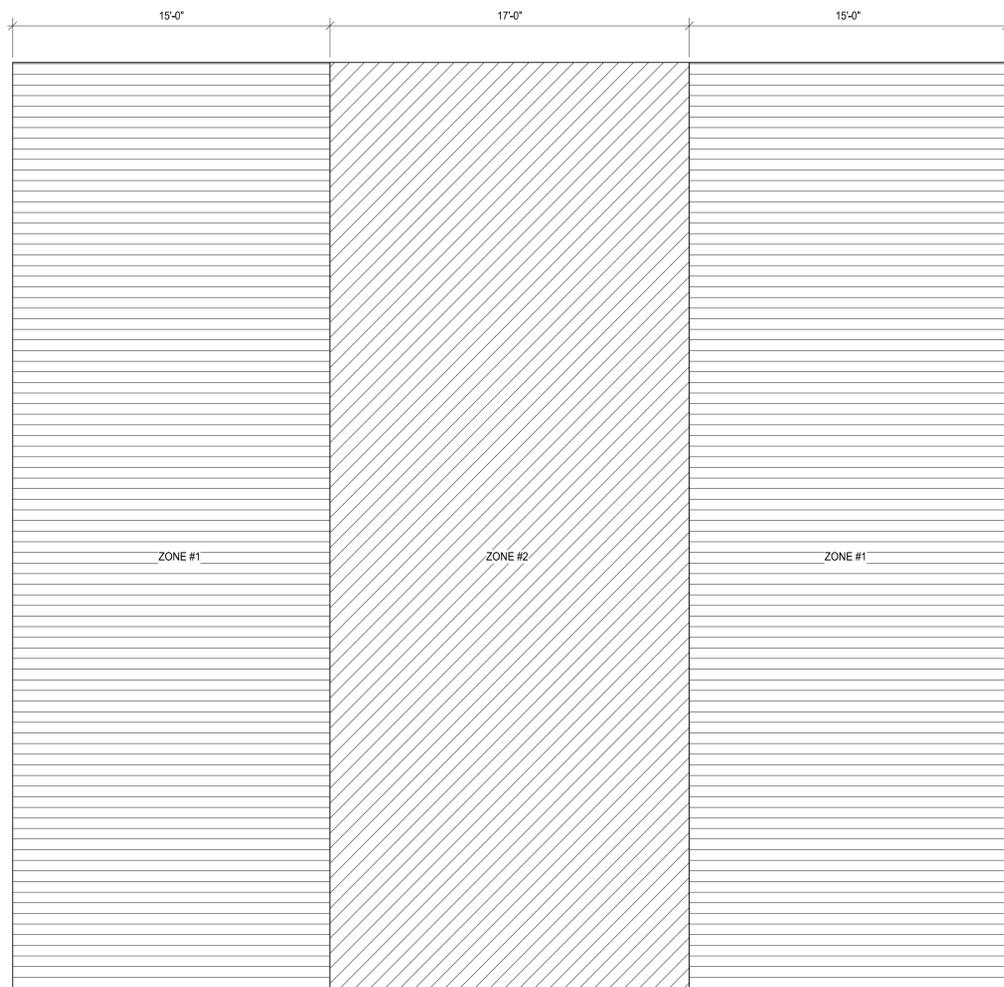
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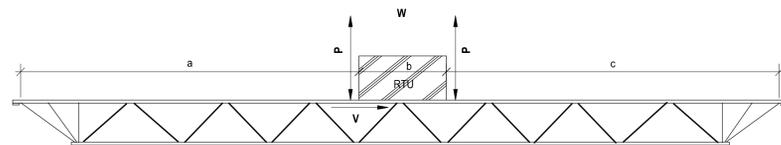
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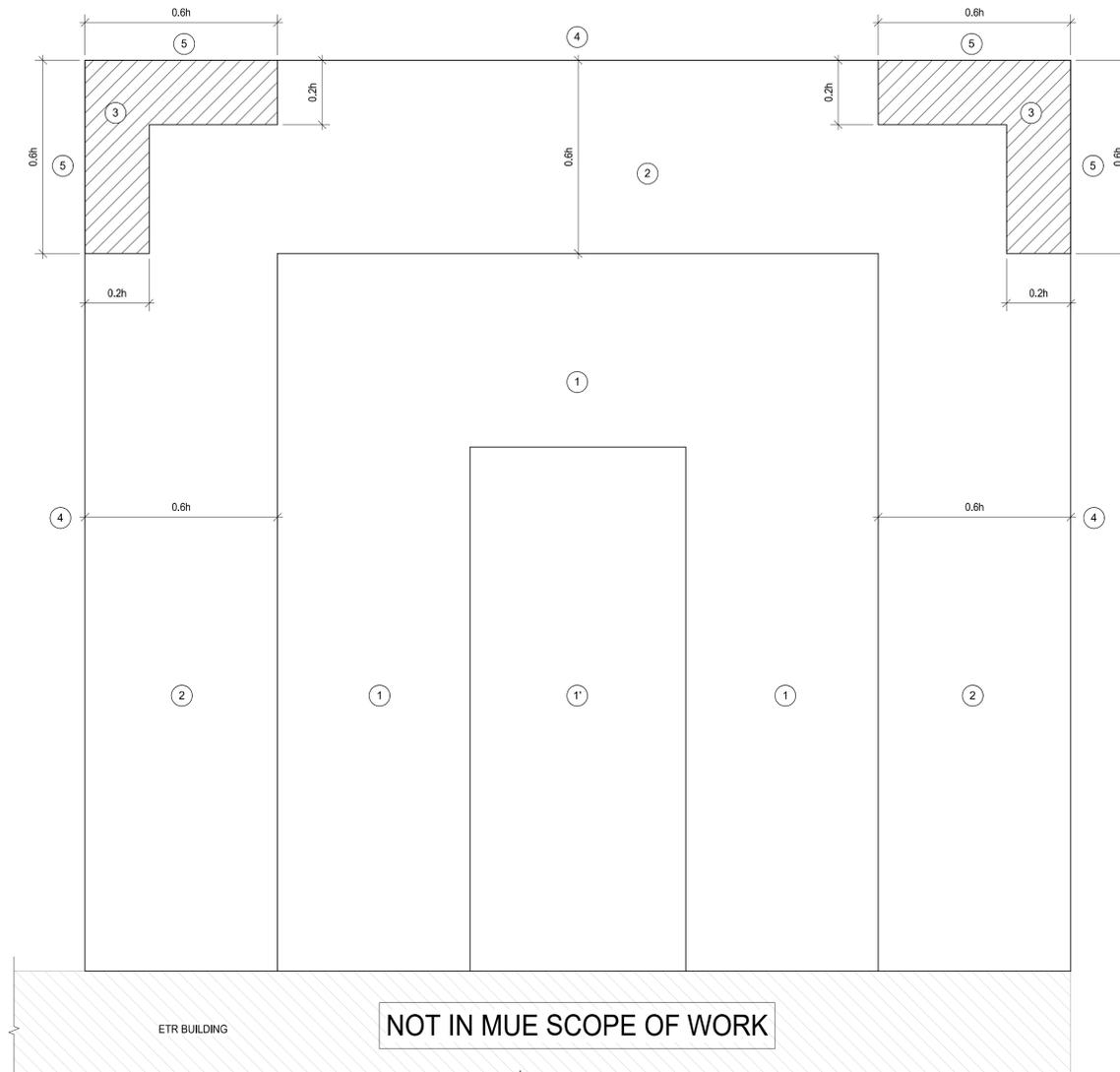
1 ROOF DECKING DIAGRAM
S-4.01 1/4" = 1'-0"

ROOF DECK FASTENING SCHEDULE	
GRAPHICAL PATTERN	DESCRIPTION
	ZONE #1 SHALL BE 1 1/2" DEEP, 22 GA., TYPE B, 33KSI METAL DECK FASTENED TO STRUCTURE WITH 36/7 FASTENER PATTERN USING HILTI X-HSN 24 AND WITH SIDELAP FASTENER S-SLC 01 M HWH @24" C/C
	ZONE #2 SHALL BE 1 1/2" DEEP, 22 GA., TYPE B, 33KSI METAL DECK FASTENED TO STRUCTURE WITH 36/4 FASTENER PATTERN USING HILTI X-HSN 24 AND WITH SIDELAP FASTENER S-SLC 01 M HWH @36" C/C



2 RTU LOADING DIAGRAM
S-4.01 1 1/2" = 1'-0"

RTU LOADS SCHEDULE												
LC	JOIST	EQUIPMENT	a (ft)	b (ft)	c (ft)	W EQUIPMENT DEAD LOAD (plf)	W ROOF LIVE LOAD AT ROOF (plf)	W WIND ALLOWABLE DOWNWARD (plf)	W WIND ALLOWABLE UPLIFT (plf)	P EQUIPMENT DEAD LOAD (lbs)	P WIND ALLOWABLE DOWNWARD (lbs)	P WIND ALLOWABLE UPLIFT (lbs)
LOAD CASE 1	26K12SP	RTU	10	7.42	28.83	55	75	115	364	NA	NA	NA
LOAD CASE 2	26K12SP	RTU	10	7.42	28.83	NA	NA	NA	NA	204	-58	865



3 COMPONENTS AND CLADDING DIAGRAM
S-4.01 1/4" = 1'-0"

NOTES:
0.2h= 3'-1"
0.6h= 9'-11"
(+) INDICATES INWARD PRESSURE.
(-) INDICATES OUTWARD (SUCTION) PRESSURE.
PRESSURES FOR TRIBUTARY AREAS BETWEEN THOSE SHOWN MAY BE INTERPOLATED.
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.8 FOR WINDOWS AND DOORS THAT HAVE BEEN TESTED AS PER FLORIDA BUILDING CODE 2014 TEST APPLICATION STANDARD 202-94.
ALL PRESSURES INDICATED CAN BE MULTIPLIED BY A FACTOR OF 0.6 FOR ROOFING SYSTEM ASSEMBLIES THAT HAVE BEEN TESTED AS PER FLORIDA BUILDING CODE 2014 TEST APPLICATION STANDARD 114-95.
USE ZONE 1, 2 AND 3 PRESSURES FOR ROOFING AREA.
RAILINGS AND BALCONIES SECTIONS OF LESS THAN 6 FT DEEP (SHORTEST DISTANCE FROM BALCONY EDGE TO EXTERIOR BUILDING WALL) SHALL BE DESIGNED FOR 10 SF TRIBUTARY WIND AREA.
RAILINGS AND BALCONIES OF MORE THAN 6 FT DEEP SHALL BE DESIGNED FOR PARAPET PRESSURES.

COMPONENT	10 SF EFFECTIVE WIND AREA		20 SF EFFECTIVE WIND AREA		50 SF EFFECTIVE WIND AREA		100 SF OR MORE EFFECTIVE WIND AREA	
	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)	PRESSURE (PSF)	SUCTION (PSF)
ROOF ZONE 1	26	-101	24	-94	22	-86	20	-79
ROOF ZONE 1'	26	-58	24	-58	22	-58	20	-58
ROOF ZONE 2	58	-133	56	-125	52	-113	50	-105
ROOF ZONE 3	58	-133	56	-125	52	-113	50	-105
WALL ZONE 4	58	-63	56	-60	52	-57	50	-54
WALL ZONE 5	58	-77	56	-72	52	-66	50	-60
PARAPETS	179		167		152		140	

COMPONENTS AND CLADDING ULTIMATE WIND PRESSURES

ISSUED FOR BID
DATE: 7/10/2025

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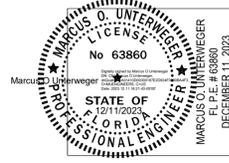
MARCUS O. UNTERWIEGER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 63860
Certificate of Authorization No. 29348
CONSULTING STRUCTURAL ENGINEERS
3440 N.E. 12TH AVENUE
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800 SW 36TH AVENUE
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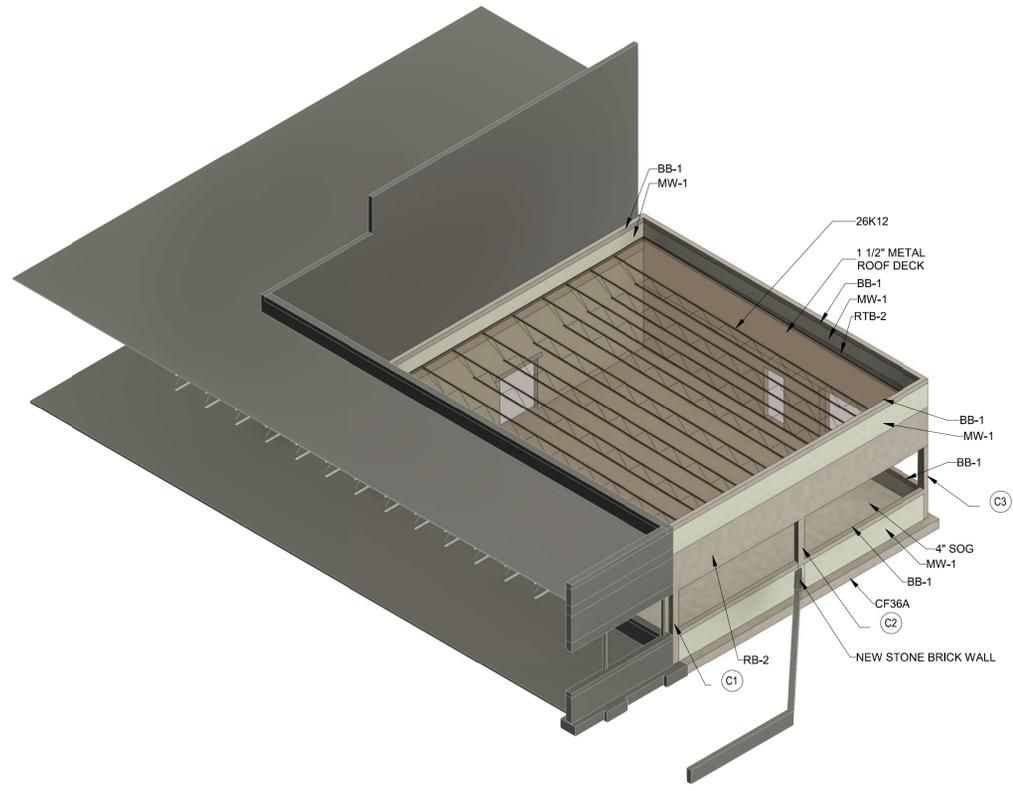
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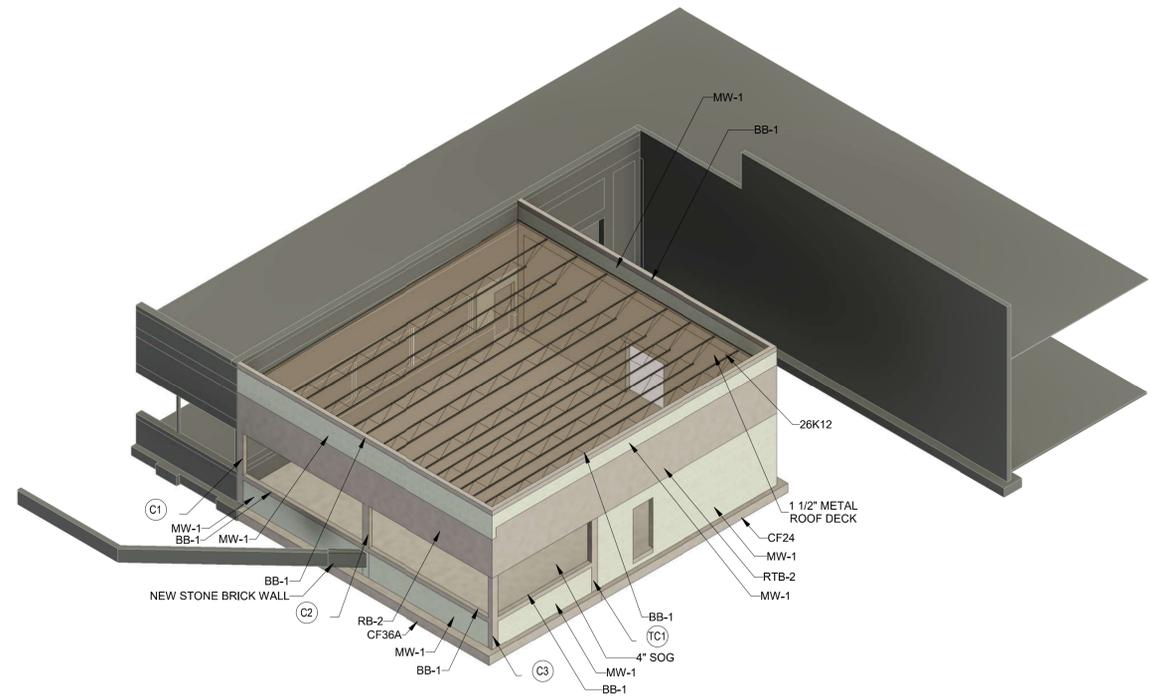
PROJECT NO. 22011

BY: REVISIONS: DATE:

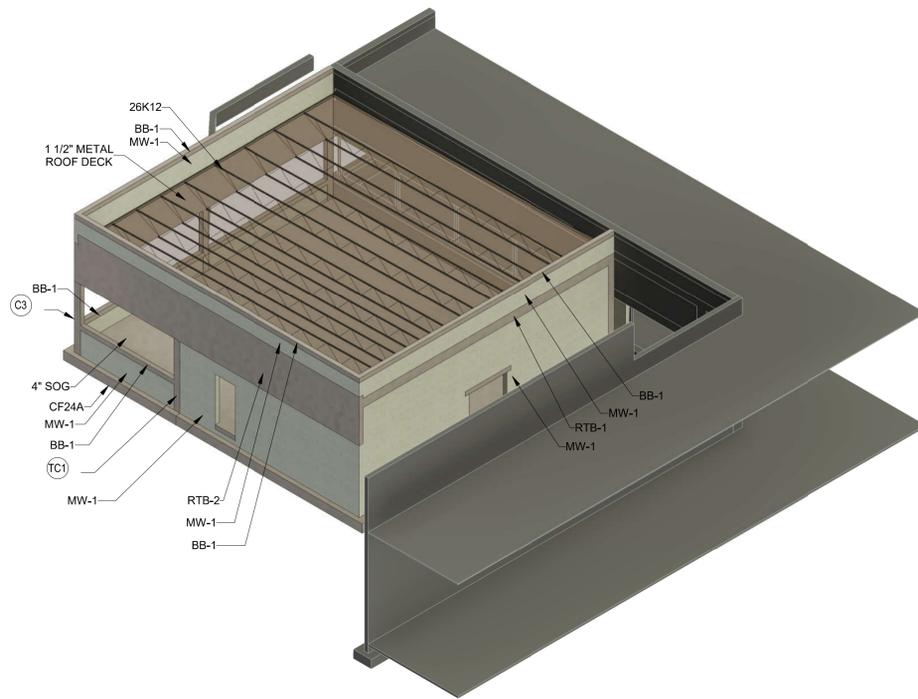
SHEET NO.
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ROOF DECKING, RTU LOADING AND COMPONENTS AND CLADDING DIAGRAMS



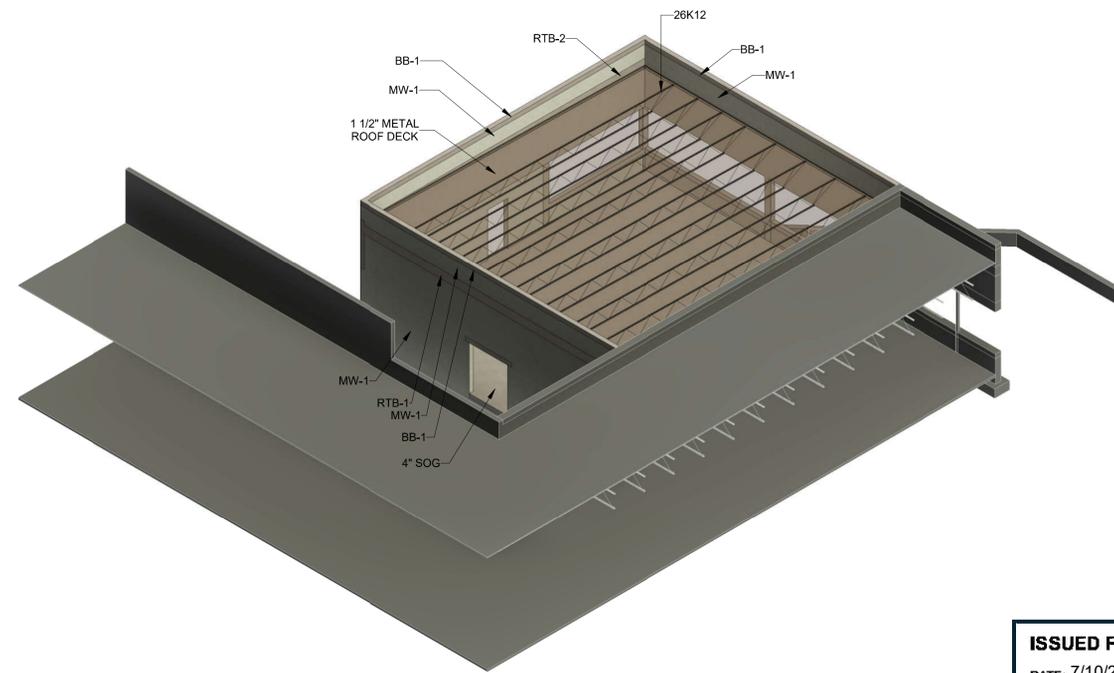
1 3D-VIEW #1
S-5.00



2 3D-VIEW #2
S-5.00



3 3D-VIEW #3
S-5.00



4 3D-VIEW #4
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BY	REVISIONS	DATE

ISSUED FOR BID
DATE: 7/10/2025

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S-5.00
3D VIEWS

ELECTRICAL GENERAL SPECIFICATIONS

1. GENERAL NOTES

THIS SECTION CONTAINS DESCRIPTIONS COMMON TO THE VARIOUS SECTIONS OF DIVISION 16 (ELECTRICAL) AND IS IN ADDITION TO THE OWNER'S GENERAL REQUIREMENTS.

THE GENERAL CLAUSES AND THE SPECIFIC CONDITIONS OF THE MECHANICAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE SPECIFICATIONS.

ANY REFERENCE TO THESE AND/OR ANY REPRESENTATION ON THE DRAWINGS, MATERIALS, OPERATIONS OR METHODS OF WORK MEANS THAT THE CONTRACTOR IS REQUIRED TO PROVIDE EACH ITEM MENTIONED OR REPRESENTED, PERFORM EACH PRESCRIBED OPERATION AND PROVIDE ALL LABOR, TAXES, MATERIALS, TOOLS AND NECESSARY ACCESSORIES.

WORK INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION, TESTING AND MAINTENANCE OF THE COMPLETE SYSTEMS AS SHOWN IN THE DRAWINGS AND COSTS OF CONSTRUCTION AND MATERIALS REQUIRED, EVEN IF THEY ARE NOT INDICATED OR DESCRIBED IN THESE DOCUMENTS BUT ARE ESSENTIAL TO THE PROPER FUNCTIONING OF THE EQUIPMENT OR SYSTEMS.

ALL DRILLINGS AND SEALS MUST BE MADE BY DIVISION 16. OBTAIN APPROVAL FROM A STRUCTURAL ENGINEER FOR ANY DRILLING IN THE STRUCTURAL ELEMENTS.

COORDINATE ALL SHUTDOWNS WITH THE OWNER OR THEIR REPRESENTATIVE.

EXECUTE WORK DURING REGULAR HOURS, EXCEPT FOR WORK TO BE PERFORMED OUTSIDE OF REGULAR HOURS, SUCH AS:

- DRILLINGS;
- WORKS CAUSING AN IMPORTANT LEVEL OF NOISE;
- ELECTRICAL SHUTDOWNS.

MINIMIZE NOISE AND DUST LEVELS.

2. DOCUMENTS AND SITE ANALYSIS

PLANS NON-AUTHENTICATED (SIGNED AND SEALED) BY THE ENGINEER OF RECORD MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.

THE ENGINEER'S PLANS ARE COMPLEMENTARY TO THE PLANS AND SPECIFICATIONS OF THE MECHANICAL, THE STRUCTURAL ENGINEER AND THE ARCHITECT'S ONES, AS WELL AS THE CUSTOMER'S GENERAL CLAUSES.

THE CONTRACTOR SHALL REVIEW THE STRUCTURAL PLANS AND SPECIFICATIONS AND SHALL ENSURE THAT THEIR WORK CAN BE CARRIED OUT SATISFACTORILY WITHOUT CHANGES TO THE BUILDING AS SHOWN ON THE PLANS. BEFORE SUBMITTING THEIR BID, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BY WRITING ANY DEFECT OR OBSTACLE THAT THE CONTRACTOR BELIEVES PREJUDICIAL TO PERFORM THEIR WORK AND WHICH MAY AFFECT THE REQUIRED SAFETY. NO ADDITIONAL COMPENSATION WILL BE AWARDED TO THE CONTRACTOR AFTER THE BEGINNING OF THEIR WORK FOR THE CONSEQUENCES OF THEIR NEGLIGENCE IN DOING SO.

THE CONTRACTOR MUST VERIFY AND CONFIRM ALL APPLIANCES EXACT LOCATION PRIOR TO INSTALLATION.

PRIOR TO SUBMITTING THE PROPOSAL, THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ANY FIELD CONSTRAINTS OR CONDITIONS THAT MAY AFFECT THEIR WORK IN ANY WAY.

WHILE PREPARING THE BID PROPOSAL, THE CONTRACTOR MUST BE AWARE OF ALL OTHER PLANS RELATED TO THE PROJECT (MECHANICAL, ELECTRICAL, ETC.) TO INCLUDE ALL THE WORK NECESSARY FOR A COMPLETE INSTALLATION.

3. CONTRACTOR'S COMPETENCE

ANY CONTRACTOR SUBMITTING THEIR PROPOSAL MUST AGREE TO PROVIDE SATISFACTORILY TO THE ENGINEER AND THE CUSTOMER, IF ANY ONE OF THEM REQUESTS SO, ANY REFERENCE AND EVIDENCE THAT THEY HAVE THE REQUIRED EXPERIENCE TO ADEQUATELY COMPLETE ADEQUATELY THE WORK.

4. OWNER'S RIGHTS

THE OWNER RESERVES THE RIGHT TO HAVE CERTAIN WORK ON THE PROJECT EXECUTED BY OTHERS AND AT THEIR OWN EXPENSE, BUT EXCLUDED FROM THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT THEREFORE BE RELIEVED FROM THEIR RESPONSIBILITY FOR THE WORK THAT IS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR ITS COORDINATION.

5. LIABILITY

THE CONTRACTOR WILL BE RESPONSIBLE FOR ITS OWN WORK AND FOR DAMAGE CAUSED TO THE OWNER OR OTHER CONTRACTORS DUE TO IMPROPER WORK OR INSTALLATION. THE CONTRACTOR WILL HAVE TO BEAR ALL THE COSTS ASSOCIATED TO THIS DAMAGE.

6. WORKFORCE

THE WORKFORCE MUST BE EXPERIENCED AND QUALIFIED IN THE TYPE OF WORK TO BE DONE, AND WILL BE UNDER THE DIRECTION OF A SUPERINTENDENT WHO WILL BE AVAILABLE TO THE ENGINEER DURING SITE VISITS OR CONSTRUCTION SITE MEETINGS.

THE CONTRACTOR MUST PROVIDE ALL THE TOOLS AND SCAFFOLDING REQUIRED FOR THE PROPER EXECUTION OF THE WORK.

7. COORDINATION OF CONTRACTORS

THE CONTRACTOR MUST COORDINATE THEIR WORK WITH OTHER CONTRACTORS, COOPERATING WITH THEM IN THE ARRANGEMENT AND INSTALLATION OF THEIR OWN WORK TO FACILITATE THE EVOLUTION OF THE PROJECT AND AVOID ANY CONFLICTS/DAMAGES/DELAYS AND ENSURE THE PROPER FUNCTIONING OF THE INSTALLATIONS. NO CHANGE IN THE WORK OR ANY ALTERATION IN THE PERFORMANCE OF THE MECHANICAL OR ELECTRICAL WORK REQUIRED TO ENSURE SUCH COOPERATION SHALL BE CONSIDERED A CHANGE ORDER TO THE CONTRACT.

8. COORDINATION OF PLANS AND SPECIFICATIONS

THE PLANS AND SPECIFICATIONS INDICATE IN A SCHEMATIC AND APPROXIMATE MANNER THE LOCATION OF THE APPLIANCES, DUCTS, PIPES, PULL BOXES AND JUNCTION BOXES, OUTLETS, ETC. NO SUPPLEMENT SHALL BE ALLOWED FOR CHANGES IN THE ROUTING OF CONDUITS, PIPES, SHEATHS, ETC., WHICH MAY BE REQUIRED AS PER SITE CONDITIONS.

THE CONTRACTOR SHALL NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO THE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.

9. CODES AND STANDARDS

THE ENTIRE INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION OF THE FLORIDA BUILDING CODE, THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:

- 2018-NFPA 101: LIFE SAFETY CODE
- 2017-NFPA 70: NATIONAL ELECTRICAL CODE
- 2018-NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE
- 2020-FLORIDA FIRE PREVENTION CODE
- 2020-FLORIDA BUILDING CODE
- 2018-NFPA 1: FIRE CODE
- FPL'S ELECTRIC SERVICE STANDARDS

ALL EQUIPMENT, MATERIALS AND ACCESSORIES MUST BE APPROVED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) AND MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE, AS A MINIMUM:

- NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATES (NEMA)
- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- ILLUMINATING ENGINEERS SOCIETY (IES)
- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

UNLESS OTHERWISE INDICATED, USE ONLY NEW MATERIALS WITHOUT DEFECTS. ONLY SPECIFIED PRODUCTS AND MANUFACTURERS (OR EQUIVALENT TO BE PRE-APPROVED BY THE ENGINEER OF RECORD) WILL BE ACCEPTED.

10. PERMITS, REGULATIONS AND FEES

THE CONTRACTOR SHALL OBTAIN AND PAY ALL LICENSES, INSPECTION FEES, TAXES AND LICENSES NECESSARY FOR DOING THE WORK AND PROVIDE ALL CERTIFICATES REQUIRED BY THE RELEVANT AUTHORITIES HAVING JURISDICTION TO START AND COMPLETE ALL THE WORK.

COORDINATE WITH PUBLIC UTILITIES THE EXACT LOCATION OF THE POINTS OF CONNECTION. CARRY OUT WORK IN ACCORDANCE WITH CURRENT STANDARDS AND IN COORDINATION WITH SERVICE PROVIDERS (FPL, TELECOM,...).

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. THE WORK AND MATERIALS WILL BE IN FULL COMPLIANCE WITH LOCAL BUILDING CODES AND REGULATIONS. AT THE TIME OF EXECUTION, AS WELL AS PER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. WHERE THE REQUIREMENTS ARE CONTRADICTORY OR DIFFERENT, THE CONTRACTOR SHALL IMPLEMENT THEIR WORK IN ACCORDANCE WITH THE STRICTEST REQUIREMENTS.

ALL CHANGES AND MODIFICATIONS REQUIRED BY AN INSPECTOR FROM THE AUTHORITY HAVING JURISDICTION WILL BE CARRIED OUT AT NO ADDITIONAL COST OR EXPENSE TO THE OWNER.

THE CONTRACTOR MUST INCLUDE IN THEIR BID ALL TAXES APPLICABLE TO MATERIALS, SERVICES, ETC. REQUIRED FOR THEIR WORK.

THE CONTRACTOR MUST COMPLY WITH ALL PUBLIC SAFETY LAWS AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

11. INTERRUPTION OF SERVICES

COORDINATE THE WORK IN A WAY TO ENSURE CONTINUITY OF SERVICES IN THE BUILDING. IN THE EVENT OF AN UNEXPECTED INTERRUPTION A SERVICE, NOTIFY THE LANDLORD BY WRITING, AT LEAST 48 HOURS IN ADVANCE, FOR THEIR APPROVAL.

12. EXISTING CONDITIONS AND DEMOLITION

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

ANY DEMOLITION WORK (IF APPLICABLE) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING.

UNLESS OTHERWISE SPECIFIED, CAREFULLY REMOVE (FOR POSSIBLE REUSE) FROM SITE AND BUILDING ALL EXISTING ELECTRICAL EQUIPMENT NOT REQUIRED, INCLUDING BUT NOT LIMITED TO PANELS, LIGHTING FIXTURES, CONDUITS, WIRING, BOXES, ETC.

THE OWNER MAY HAVE THE CHOICE TO KEEP ALL THE EQUIPMENT AT THEIR CHOICE. WHAT THE OWNER DOES NOT WANT TO KEEP WILL BECOME THE PROPERTY OF THE CONTRACTOR, WHO WILL HAVE TO DISPOSE OF IT AT THEIR OWN EXPENSE.

REMOVE ALL EXISTING CONDUCTORS, CONDUITS AND CABLES UP TO THE SOURCE OR THE LAST JUNCTION BOX STILL OPERATING. FILL IN OPENINGS MADE IN HOUSINGS AND BOXES WITH APPROPRIATE DEVICES.

RE-SUPPLY AND CONNECT ALL EXISTING LIGHTING FIXTURES, OUTLETS OR OTHER EQUIPMENT THAT ARE STILL REQUIRED AND WHICH POWER SUPPLY HAS BEEN DISCONNECTED DURING DEMOLITION WORK.

13. PROTECTION OF WORK

THE CONTRACTOR SHALL PROTECT THEIR INSTALLATION AGAINST ANY DAMAGE CAUSED BY ANY CAUSE, SUCH AS WEATHER, FIRE, THEFT, BREAKAGE, ETC. DURING THE EXECUTION OF WORK.

14. DRILLING

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DRILLINGS IN THE FLOORS AND WALLS FOR THE PASSAGE OF CONDUITS AND CONDUCTORS, AS APPROVED BY THE ARCHITECTURAL AND STRUCTURAL ENGINEER PRIOR TO ANY DRILLING.

DRILLINGS OF MORE THAN 4" WILL BE EXECUTED BY THE GENERAL CONTRACTOR. DRILLINGS OF 4" OR LESS WILL BE EXECUTED BY EACH SUBCONTRACTOR. FOLLOWING THE INSTALLATION, THE CONTRACTOR MUST PATCH THE HOLES WITH AN APPROVED MATERIAL.

ALL HOLES IN FIRE RATED WALLS, PARTITIONS AND FLOORS MUST BE SEALED WITH AN APPROVED FIRE-RESISTANT MATERIAL TO REBUILD THE FIRE RATING REQUIRED BY THE ARCHITECT.

THE USE OF A JACKHAMMER IS STRICTLY FORBIDDEN.

15. RESTORATION

THE CONTRACTOR SHALL RESTORE OR REPLACE, AT THEIR OWN EXPENSE, ANY PIECE OF EQUIPMENT OR TOOL THAT COULD HAVE BEEN DAMAGED DURING THE EXECUTION OF THEIR WORK.

16. CLEANING

THE CONTRACTOR MUST KEEP THE SITE CLEAN, FREE FROM ANY WASTE AND UNUSED MATERIALS. AT THE END OF EACH SHIFT, PROVIDE RENTAL OF WASTE CONTAINERS, THE LOCATION OF CONTAINERS WILL BE DETERMINED ONSITE, IN AGREEMENT WITH THE OWNER.

17. IDENTIFICATION

ALL ELECTRICAL EQUIPMENT SUCH AS PANELS, TRANSFORMERS, DISCONNECT SWITCHES AND JUNCTION/CONTROL BOXES MUST BE IDENTIFIED WITH A LAMICOID PLATE.

THE LAMICOID PLATES SHALL BE WITH BLACK LETTERS ON A WHITE BACKGROUND GLUED AND ATTACHED TO THE EQUIPMENT WITH SCREWS. THEY SHOULD INCLUDE, AMONG OTHER THINGS, THE POWER SUPPLY, EQUIPMENT CAPACITY, POWER SOURCE AND UPSTREAM PROTECTION. SUBMIT THE PROPOSED PLATE IDENTIFICATION TO THE ENGINEER FOR APPROVAL.

ON ALL COVERS OF ALL PULLBOXES AND JUNCTION BOXES, IDENTIFY THE CIRCUIT, PANEL NUMBER OR FUNCTION WITH A BLACK INK MARKER.

ASSIGN A COLOR CODE TO THE WIRING AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.

IN ALL PANELS AND RELAY BOXES, IDENTIFY THE CIRCUIT NUMBER FOR EACH CONDUCTOR WITH A WIELAND Z-TYPE MARKER OR EQUIVALENT OF THOMAS BETTS OR BRADY.

FOR COMMERCIAL/INDUSTRIAL INSTALLATIONS, IDENTIFY THE LIGHT SWITCH, MOTION DETECTOR, SOCKET OUTLET, THERMOSTAT, RELAY, ALARM COMPONENTS, ETC., USING P-TOUCH TYPE IDENTIFICATION TAPE, SHOWING THE CIRCUIT NUMBER AND THE NAME OF THE PANEL.

19. MATERIALS AND SHOP DRAWINGS

ALL MATERIALS AND EQUIPMENT MUST BE NEW AND OF HIGH QUALITY AND MUST BEAR APPROVALS SUBJECT TO THE TYPE OF INSTALLATION PROPOSED.

THE CONTRACTOR MUST SUBMIT THE SHOP DRAWINGS IN ELECTRONIC FORMAT (PDF). THE CONTRACTOR SHALL NOT PLACE THE ORDER PRIOR TO THEIR APPROVAL.

AT THE VERY BEGINNING OF THE WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DELAYS THAT COULD IMPEDE COMPLETION OF WORK DUE TO UNAVAILABILITY OF EQUIPMENT AND/OR ABOVE-NORMAL DELIVERY DELAYS. COORDINATE THE RECEIPT AND HANDLING OF MATERIALS WITH THE OWNER OR THEIR REPRESENTATIVE.

NO ALTERNATIVE OR CHANGE TO PLANS AND SPECIFICATIONS WILL BE ACCEPTED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

COMMENTS ON THE SHOP DRAWINGS ARE GENERAL AND ARE NOT MEANT TO SERVE AS A FINAL CORRECTION. THEREFORE, THEY DO NOT EXEMPT THE CONTRACTOR FROM THEIR RESPONSIBILITY OF VERIFYING THE PLANS ON THEIR OWN OR TO PROVIDE THE MATERIALS AND WORK REQUIRED BY THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF SHOP DRAWINGS AT ONCE, GROUPED BY CATEGORY (ELECTRICAL DISTRIBUTION EQUIPMENT, WIRING DEVICES, LIGHTING FIXTURES, GENERATORS, FIRE ALARM DEVICES AND SHOP DRAWINGS, ETC.). EACH SHOP DRAWING MUST BEAR THE GENERAL CONTRACTOR REVIEW STAMP AND A TABLE OF CONTENTS OR INDEX LISTING ALL EQUIPMENT SUBMITTED WITH CLEAR IDENTIFICATIONS PER THE ENGINEER'S DRAWINGS AND SPECIFICATIONS.

FOR ANY SUBSTITUTION TO THE PERMITTED DOCUMENTS THAT MAY REQUIRE REVISING THE DRAWINGS OR SPECIFICATIONS, OR WRITING A LETTER TO THE AUTHORITY HAVING JURISDICTION (INSPECTORS/REVIEWERS), THE CONTRACTOR SHALL PAY TO THE ENGINEER THE FEES TO MAKE THE REQUIRED CHANGES, WHICH WILL ONLY BE RELEASED UPON PAYMENT.

A MAXIMUM OF TWO (2) REVIEWS PER SHOP DRAWING WILL BE ACCEPTED UPON THE THIRD REVIEW, THE CONTRACTOR SHALL PAY THE ENGINEER THE ADDITIONAL FEES.

20. ERROR, OMISSION OR DISCREPANCY

AS SOON AS THE CONTRACTOR IS AWARDED THE CONTRACT, THEY MUST REVIEW ALL BIDDING DOCUMENTATION AND NOTIFY THE ENGINEER OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES THAT MAY BE FOUND. THE ENGINEER HAS THE RIGHT TO INTERPRET THEIR DOCUMENTS.

21. START-UP, COMMISSIONING AND TESTING

AT THE END OF THE CONSTRUCTION, EACH CONTRACTOR SHALL HAVE INCLUDED IN THEIR BID PROPOSAL, THE NECESSARY SERVICES TO ENSURE THE START-UP, COMMISSIONING, COORDINATION AND INTEGRATION OF THE MECHANICAL, CONTROL AND ELECTRICAL SYSTEMS AND THEIR ADJUSTMENTS FOR OPTIMUM OPERATION.

AT THE END OF THE WORK, THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER THAT ALL THEIR WORK IS FUNCTIONAL AND PROVIDE TRAINING ON THE OPERATION OF THE SYSTEMS TO ALL PERSONNEL DESIGNATED BY THE OWNER.

22. WARRANTY

THE CONTRACTOR MUST GUARANTEE ALL THEIR WORK (PARTS AND LABOR) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. PROVIDE A LETTER OF GUARANTEE UPON COMPLETION OF THE WORK.

THE CONTRACTOR SHALL IMMEDIATELY REPLACE, AT THEIR OWN EXPENSE, ANY PART THAT WILL BE FOUND TO BE DEFECTIVE DURING SUCH PERIOD AFTER THE FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE DEFECT IS NOT DUE TO MISUSE OR ORDINARY WEAR AND TEAR.

THE CONTRACTOR SHALL IMMEDIATELY RESTORE ANY IMPERFECT WORK AND REPLACE DEFECTIVE MATERIALS AT NO ADDITIONAL COST TO THE OWNER WITHIN THE WARRANTY PERIOD FOLLOWING FINAL ACCEPTANCE.

ANY DAMAGE TO PROPERTY OR EQUIPMENT ARISING FROM IMPERFECT WORK OR DEFECTIVE MATERIALS SHALL BE REPAIRED FULLY AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR SUCH DAMAGES AND/OR DEFECTS.

23. AS-BUILT PLANS AND END-OF-PROJECT DOCUMENTS

PER 2020-FBC §405.5.4.1, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE

AS-BUILT PLANS (THE CONTRACTOR MUST RECORD ANY CHANGES WITH RED MARKUPS MADE ON THE LATEST REVISION OF THE PLANS ISSUED BY THE ENGINEER).

PER 2020-FBC §405.5.4.2, THE CONTRACTOR SHALL PROVIDE THE INSTRUCTION, OPERATION AND MAINTENANCE MANUALS; APPROVED SHOP DRAWINGS; FIRE ALARM CERTIFICATES; WARRANTY LETTER; ETC.

SHOW ON THESE PLANS ALL CHANGES ASSOCIATED WITH THE PANEL CIRCUITS/SCHEDULES. INCLUDE AN UPDATED COPY OF THE LIST OF CIRCUITS FOR EACH PANEL.

24. PHASE BALANCING

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROPERLY BALANCE ALL CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEMS, REGARDLESS OF CIRCUITING INDICATED.

25. EXPANSION JOINTS

WHERE THE CONDUITS/PIPES/DUCTS PASS THROUGH A BUILDING EXPANSION JOINT, THE CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE FITTINGS TO ALLOW THE MOVEMENT WITHOUT DAMAGE. ELECTRICAL BONDING MUST BE ENSURED USING FLEXIBLE COPPER WIRE.

26. PROFESSIONAL FEES FOR EQUIVALENCY/VE ANALYSIS

THE PROFESSIONAL FEES REQUIRED FOR DESIGN CHANGES AND/OR DRAWINGS RESULTING FROM AN EQUIVALENT PRODUCT OR A VALUE ENGINEERING EXERCISE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO WILL PAY THE ENGINEER FOR THE FULL COST.

UNDER SEPARATE PERMIT TRADES

PER FLORIDA BUILDING CODE DEFERRED SUBMITTALS [2020-FBC 107.5.4.1], THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD FOR REVIEW AND STAMP AND THEN SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO FIRST INSPECTIONS, THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- FIRE ALARM SHOP DRAWINGS.
- FIRE SPRINKLER/PROTECTION SHOP DRAWINGS.

THE ABOVE ITEMS SHALL BE REVIEWED BY THE ARCHITECT OF RECORD AND/OR ENGINEER OF RECORD AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO CONTRACT BUYOUT OF SAID ITEM.

PROJECT DEMOLITION NOTES

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

UNLESS OTHERWISE INDICATED, PROCEED WITH A THE PARTIAL DEMOLITION AS REQUIRED (REFER TO THE ARCHITECTURAL DRAWINGS FOR DETAILS).

PRIOR TO ANY DEMOLITION, CONTRACTOR MUST FIELD COORDINATE WITH CLIENT FOR EQUIPMENT TO REMAIN.

PLENUM & FIRE RATED SPACES

PLENUMS: ALL EQUIPMENT, FIXTURES AND WIRING IN SPACES USED FOR ENVIRONMENTAL AIR (PLENUMS) MUST BE INSTALLED IN COMPLIANCE WITH 2017-NEC 300.22(C). ALL PRODUCTS TO BE CERTIFIED FOR USE IN PLENUMS. REFER TO MECHANICAL PLAN FOR EXACT PLENUM SPACE COVERAGE.

FIRE RATINGS: ELECTRICAL INSTALLATIONS SHALL COMPLY WITH 2017-NEC 300.21 TO MAINTAIN THE FIRE RESISTANCE RATINGS. LIGHTING FIXTURES TYPES SHALL COMPLY WITH 2017-NEC 410.115 & 410.116.

PROJECT'S JURISDICTION

- STATE: FLORIDA
- COUNTY: BROWARD COUNTY
- CITY: POMPANO BEACH

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT CONSISTS OF MAINLY THE FOLLOWING:

- NEW CONSTRUCTION OF AN ADDITION TO AN EXISTING BUILDING.

THE WORK SHALL INCLUDE, THE PROVISION, HANDLING, TRANSPORTATION, START-UP, INSTALLATION AND CONNECTION OF ALL SYSTEMS AND ACCESSORIES DESCRIBED IN THIS SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS. ALL SYSTEMS MUST BE FULLY OPERATIONAL. THE WORK WILL INCLUDE THE SUPPLY, INSTALLATION, CONNECTION AND COMMISSIONING OF THE FOLLOWING ITEMS, INCLUDING BUT NOT LIMITED TO:

- ELECTRICAL AND MECHANICAL GROUNDING & BONDING SYSTEMS;
- ELECTRICAL DISTRIBUTION EQUIPMENT AND DEVICES (PANELS, SWITCHBOARDS, SWITCHING AND PROTECTIVE DEVICES, RECEPTACLES, SWITCHES, ETC.);
- OUTDOOR LIGHTING EQUIPMENT AND SIGNAGES (WITH PHOTOELECTRIC CELLS, TIME-CLOCKS, CONTACTORS, AND ANY ACCESSORIES REQUIRED);
- INDOOR LIGHTING FIXTURES;
- EXIT SIGNS AND EMERGENCY LIGHTING FIXTURES WITH BATTERY BACKUP;
- FIRE ALARM DEVICES ADDED TO EXISTING FIRE ALARM SYSTEM (DETECTORS, RELAYS, AUDIBLE AND VISUAL ALARMS, PULL STATIONS, ETC.);
- TELECOMMUNICATIONS, TELEVISION AND LV NETWORK (EMPTY DUCTS, OUTLETS, WALL PLATES, ETC.);
- CONDUITS, PIPES, WIRING, CONDUCTORS, SUPPORTS AND ACCESSORIES;
- OTHER WORK SHOWN ON THE CONSTRUCTION DOCUMENTS AS WELL AS ANY WORK NOT INDICATED BUT REQUIRED FOR THE A COMPLETE, CODE COMPLIANT AND SAFE INSTALLATION.
- ELECTRICAL CONNECTION OF EQUIPMENT INSTALLED BY OTHERS (HVAC EQUIPMENT, PUMPS, WATER HEATERS, LV DEVICES, ETC.);
- REPAIR OF ALL BROKEN WALLS, CEILINGS, ROOFS, FLOORS, ETC. AS WELL AS PAINTING CAUSED BY THE DEMOLITION AND REPAIR WORK.

RECEPTACLE LEGEND

SYMBOL	DESCRIPTION	VOLTAGE AMPERAGE	REMARKS
	DUPLEX RECEPTACLE	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE GFCI	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE COUNTERTOP	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE GFCI COUNTERTOP	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE WITH USB PORTS	120V 15A/20A	NEMA 5-15R/5-20R. USB 30W POWER RATED (6A@5V). COORDINATE MODEL NUMBER WITH CLIENT
	DUPLEX RECEPTACLE FLOOR MOUNTED	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE CEILING MOUNTED	120V 15A/20A	NEMA 5-15R/5-20R
	DUPLEX RECEPTACLE VARIABLE MOUNTING HEIGHT	120V 15A/20A	NEMA 5-15R/5-20R. FIELD COORDINATE MOUNTING HEIGHT REQUIREMENTS
	QUADRUPLEX RECEPTACLE	120V 15A/20A	NEMA 5-15R/5-20R
	QUADRUPLEX RECEPTACLE FLOOR MOUNTED	120V 15A/20A	NEMA 5-15R/5-20R
	SPECIAL PURPOSE RECEPTACLE	120V-240V* 15A-50A*	* REFER TO APPLIANCE PLUG REQUIREMENTS & ELECTRICAL PANEL SCHEDULE
	SINGLE RECEPTACLE	120V 15A/20A/30A*	* REFER TO APPLIANCE PLUG REQUIREMENTS & ELECTRICAL PANEL SCHEDULE

TELECOMMUNICATION LEGEND

SYMBOL	DESCRIPTION	REMARKS
	POWER & DATA/AV POLE	LEGRAND WIREMOLD SERIES
	TELEPHONE/DATA OUTLET	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING
	TELEPHONE/DATA OUTLET COUNTERTOP	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING
	TELEPHONE/DATA OUTLET CEILING MOUNTED	-
	TELEPHONE/DATA OUTLET FLOOR MOUNTED	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING
	HDMI OUTLET	1" CONDUIT W/ PULL STRING UP TO THE CEILING
	TV OUTLET	3/4" CONDUIT W/ PULL STRING UP TO THE CEILING

ELECTRICAL EQUIPMENT & DISTRIBUTION LEGEND

SYMBOL	DESCRIPTION	REMARKS
	ELECTRICAL PANEL (SURFACE OR RECESSED)	W/ LOCKABLE DOOR
	DISCONNECT SWITCH	3 POLES, 100A FRAME, 90A FUSES, NEMA RATING 3R
	JUNCTION BOX	-

REFERENCE DOCUMENTS

PRIOR TO BID AND ANY WORK, CONTRACTOR SHALL REFER TO THE FOLLOWING DOCUMENTS:

- EXISTING AS-BUILT REVISION OF "TLC ENGINEERS" DRAWINGS (MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SPRINKLERS).

ELECTRICAL DRAWING INDEX

#	DESCRIPTION
E001	ELECTRICAL SPECIFICATIONS & LEGEND
E002	ELECTRICAL SPECIFICATIONS & LEGEND
E100	ELECTRICAL OVERALL PLAN & ELECTRICAL ROOM
E101	ELECTRICAL GROUND FLOOR PLAN
E102	LIGHTING & FIRE ALARM GROUND RCP
E103	ELECTRICAL ROOF PLAN
E501	RISERS & SCHEDULES
E502	SCHEDULES & DETAILS

ISSUED FOR BID

DATE: 7/10/2025

Digitally signed by Roberto

Kachaki Dib

Date: 2023.12.13 15:34:40 -05'00'

MEP ENGINEER

HERB SKOLNICK CENTER

800 SW 36TH AVEN

FILE NAME: D:\3040-01_DWG\BIDDING.DWG
ALL DRAWING AND WRITTEN MATERIALS HEREBY CONSTITUTE ORIGINAL WORK OF INVENTION. 360 AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

ELECTRICAL TECHNICAL SPECIFICATIONS

1. GENERAL TECHNICAL NOTES

THE CONTRACTOR SHALL ENSURE ALL WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT AS REQUIRED PER THE 2017-NEC 110.26. COORDINATE WITH THE GENERAL CONTRACTOR TO ENSURE THE DEDICATED ELECTRICAL SPACE REQUIRED ABOVE THE EQUIPMENT (NO PIPING, DUCTS, LEAK PROTECTION APPARATUS, OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THIS ZONE).

ALL ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE RATED SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE TO BE INSTALLED (WATER, CORROSION, DUST...).

ELECTRICAL BOXES INSTALLED IN FIRE RATED ASSEMBLIES MUST FOLLOW THE INSTALLATION REQUIREMENTS (BOX MATERIAL, MINIMUM SPACING, MAXIMUM OPENING SIZE, MAXIMUM AGGREGATE AREA OF OPENINGS, MAXIMUM GAPS, ETC.). REFER TO THE UL ELECTRICAL CONSTRUCTION EQUIPMENT DIRECTORY AND GUIDES FOR THE INSTALLATION DETAILS.

IF ELECTRICAL SWITCHGEAR CABINETS OR ROOMS CONTAINING ELECTRICAL EQUIPMENT ARE PROTECTED BY SPRINKLERS, THE ELECTRICAL EQUIPMENT CONTAINED IN THESE ROOMS MUST BE PROTECTED FROM DIRECT JETS OF SPRINKLER HEADS (THE USE OF NEMA 3R HOUSINGS IS ACCEPTABLE).

PROVIDE A 4" STEEL REINFORCED CONCRETE HOUSEKEEPING PAD UNDER ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT.

DURING THE WORK, IF CERTAIN DEVICES OR EQUIPMENT (EXISTING OR NEW) ARE OBSTRUCTING OR INTERFERING, THE CONTRACTOR MUST RELOCATE THESE DEVICES OR EQUIPMENT IN AN APPROPRIATE LOCATION AND MAKE THE NECESSARY CONNECTIONS (IN COORDINATION WITH THE GENERAL CONTRACTOR), IF THESE APPLIANCES OR EQUIPMENT ARE NOT TO REMAIN, THE CONTRACTOR MUST REMOVE THEM.

THE ENGINEER RESERVES THE RIGHT TO MOVE ANY DEVICE OVER 3 METERS (10 FT.) WITHOUT INCURRING ANY EXPENSE, WHEN THIS IS REQUESTED PRIOR TO INSTALLATION.

2. COORDINATION WITH THE UTILITIES

NOT APPLICABLE (EXISTING TO REMAIN).

3. GROUNDING AND BONDING

INSTALL A COMPLETE, PERMANENT, AND CONTINUOUS GROUNDING AND BONDING SYSTEMS, INCLUDING THE NECESSARY CONDUCTORS, CONNECTORS AND ACCESSORIES IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE.

INSTALL A GROUNDING CONDUCTOR IN ALL TYPES OF CONDUITS. MAINTAIN THE INTEGRITY OF THE NETWORK OF MASS CONTINUITY.

PROTECT THE EXPOSED GROUNDING CONDUCTORS FROM DAMAGE.

GROUND THE GAS PIPING WITH #6 AWG COPPER CONDUCTOR IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND REQUIREMENTS FOR INSTALLATION OF NATURAL GAS AND PROPANE SYSTEMS.

ALL ISOLATED CIRCUITS (WITH ISOLATED GROUND) SHALL INCLUDE THE HOTLINE WIRE, A SEPARATE NEUTRAL (WHITE CONDUCTOR) AND AN ISOLATED GROUNDING CONDUCTOR (GREEN CONDUCTOR WITH YELLOW STRIPES) IN THE EMT CONDUITS.

TEST BEFORE SWITCHING ON THE ELECTRICAL SYSTEM.

4. SHARED NEUTRALS

SHARED NEUTRALS ARE NOT ACCEPTABLE. ALL CIRCUITS MUST HAVE A SEPARATE NEUTRAL FROM THE DEVICE OR LOAD TO BE SUPPLIED TO THE ELECTRICAL PANEL.

5. FUSES

FUSES SHALL BE IN CONFORMITY WITH THEIR RESPECTIVE UL 248 STANDARD. UNLESS OTHERWISE STATED, FUSES SHALL BE OF CURRENT-LIMITING TYPE WITH AN INTERRUPTING RATING OF 200 KA, SYMMETRICAL, CLASS J, FORM I, OF TIME-DELAYED TYPE FOR MOTORS AND TRANSFORMERS AND FAST ACTING TYPE FOR ALL OTHER EQUIPMENT.

PROVIDE THE OWNER WITH SPARE FUSES SET THAT WILL INCLUDE TWO FUSES FOR EACH INSTALLED CAPACITY.

ACCEPTABLE MANUFACTURERS: LITTELFUSE, FERRAZ OR BUSSMANN.

6. CONDUITS, WIRING AND CONDUCTORS

ALL REQUIRED CONDUITS DO NOT APPEAR ON THE PLANS. THE ONES SHOWN ARE REPRESENTED IN A SCHEMATIC FORM. INSTALL THE CONDUITS IN A MANNER NOT TO REDUCE THE FREE HEIGHT OF THE ROOM. CONCEAL CONDUITS IN WALLS, CONCRETE SLABS OR SUSPENDED CEILINGS.

UNLESS OTHERWISE NOTED, ALL CONDUCTORS MUST BE INSTALLED IN CONDUITS, AS FOLLOWS:

- USE THIN-WALL CONDUITS (EMT) INSIDE THE BUILDING.
- USE FLEXIBLE METAL CONDUITS TO CONNECT TRANSFORMERS.
- USE LIQUID TIGHT FLEXIBLE CONDUITS IN WET OR CORROSIVE ENVIRONMENTS.
- USE PVC CONDUITS FOR UNDERGROUND INSTALLATIONS AND RECESSED IN CONCRETE.
- USE RIGID THREADED CONDUITS (RMC) IN LOCATIONS EXPOSED TO MECHANICAL DAMAGE AND IN HAZARDOUS LOCATIONS.
- MC CABLE WITH DEDICATED GREEN GROUNDING CONDUCTOR MAY BE USED WHERE PERMITTED BY CODE AND UPON THE ENGINEER'S APPROVAL.

CONDUIT RUNS SHALL NOT HAVE MORE THAN THREE 90° ELBOWS AND A MAXIMUM LENGTH OF 30 METERS (100 FT). EACH END WILL END IN A BOX AND A PROTECTIVE RING FOR THE CABLES. PROVIDE A POLYPROPYLENE PULL CORD IN EACH EMPTY CONDUIT.

PLACE A WARNING TAPE STATING "CAUTION ELECTRIC LINE" IN TRENCHES ABOVE ALL UNDERGROUND CONDUITS.

THE CONTRACTOR MUST INCREASE THE GAUGES OF CONDUCTORS IN LONG RUNS TO MAINTAIN VOLTAGE DROP AT 3% MAXIMUM.

CONDUCTOR TYPES MUST BE SUITABLE FOR THE LOCATION WHERE

THEY ARE USED AND PER THE CODE REQUIREMENTS. TYPE NM WIRING SHALL NOT BE PERMITTED IN ANY TYPE OF INSTALLATION.

UNLESS OTHERWISE NOTED, MINIMUM WIRE SIZE SHALL BE #12 AWG EXCEPT FOR CONTROL AND LOW VOLTAGE WIRING WHICH MAY BE AS RECOMMENDED BY THE MANUFACTURER.

UNLESS OTHERWISE INDICATED, ALL CONDUCTORS MUST BE MADE OF COPPER AND RATED NOT LESS THAN 75°C, AND 90°C WHEN USED WITH 100%-RATED BREAKERS. ALUMINUM CONDUCTORS MAY BE PERMITTED FOR FEEDER CONDUCTOR SIZES #3 AWG AND LARGER, PROVIDED THE ENGINEER'S APPROVAL AND GAUGE ADJUSTMENT TO MAINTAIN VOLTAGE DROP WITHIN ACCEPTABLE RANGES.

THE WIRING FOR THE TELECOMMUNICATIONS NETWORKS (TELEPHONE AND DATA) MUST BE MINIMUM CATEGORY 6 (FT6).

7. BOXES AND WIREWAYS

BOXES AND WIREWAYS SHALL BE MADE OF GALVANIZED STEEL OF SUITABLE TYPE, AND SHALL BE SUPPORTED SOLIDLY AND INDEPENDENTLY FROM THE CONDUITS. THEY SHALL BE SIZED PER THE NEC REQUIREMENTS.

TWO BOXES CAN NOT BE INSTALLED BACK TO BACK IN A WALL. MINIMUM 12" DISTANCE BETWEEN BOXES. BOXES INSTALLED ON EXTERIOR WALLS MUST BE EQUIPPED WITH A VAPOR BARRIER.

THE CONTRACTOR WILL BE REQUIRED TO PAINT AND IDENTIFY THE ACCESS PLATE FOR ALL JUNCTION BOXES AND PULL BOXES. THE COLORS OF THESE BOXES MUST RESPECT THE FOLLOWING COLOR PROTOCOL:

- NORMAL POWER SUPPLY (120-480V): YELLOW
- EMERGENCY CIRCUITS & FIRE ALARM: RED
- DATA COMMUNICATION SYSTEMS: BLUE
- SECURITY SYSTEMS: PURPLE

8. SAFETY SWITCHES

THE SAFETY SWITCHES SHALL BE INSTALLED WITH OR WITHOUT FUSES, OF QUICK-RELEASE AND LOCKING TYPE AND WITH LOCKING DEVICE, MECHANICALLY INTERLOCKED TO PREVENT THE DOOR FROM OPENING WHEN THE SWITCH IS IN THE CLOSED POSITION AND HAVE THE POSSIBILITY OF LOCKING MECHANISM IN OPEN AND CLOSED POSITIONS.

THE HOUSINGS SHALL BE OF HEAVY DUTY TYPE. FUSED SWITCHES SHALL BE CAPABLE OF ACCOMMODATING H.R.C. FUSE, FORMAT 1, CLASS J. IN ADDITION, SWITCHES FOR 4-WIRE SYSTEMS SHALL BE FITTED WITH A SOLID NEUTRAL.

ALL SAFETY SWITCHES SHALL BE SIZED PER NEC REQUIREMENTS TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES. SWITCHES SHALL BE HORSEPOWER RATED FOR MAX. HORSEPOWER (CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION).

ACCEPTABLE MANUFACTURERS: CUTLER-HAMMER, G.E., SCHNEIDER, SIEMENS.

9. MANUAL STARTERS

MANUAL STARTERS SHALL BE OF THE QUICK-RELEASE AND TRIP TYPE, INCLUDING OVERLOAD ELEMENTS, MANUAL RESET BUTTON, TRIP INDICATOR, PILOT LAMP AND DEVICE LOCKOUT IN ON OR OFF POSITION.

ACCEPTABLE MANUFACTURERS: CUTLER-HAMMER, SIEMENS, ABB, SCHNEIDER OR G.E.

10. MAGNETIC STARTERS OR CONTACTORS

MAGNETIC STARTERS SHALL BE OF THE FULL VOLTAGE TYPE WITH QUICK ACTING CONTACTOR FOR SOLENOID, ELECTRONIC OVERLOAD PROTECTION DEVICE, TWO NORMALLY OPEN AUXILIARY CONTACTS AND TWO NORMALLY CLOSED CONTACTS, AND CONTROL DRY-TYPE SINGLE-PHASE TRANSFORMER, "ON-OFF" INDICATOR LIGHT, "AUTO-OFF" SELECTOR.

ACCEPTABLE MANUFACTURERS: CUTLER-HAMMER, SIEMENS, ABB, SCHNEIDER OR G.E.

11. DRY-TYPE TRANSFORMERS

TRANSFORMERS SHALL BE DRY-TYPE AND INSTALLED ON ANTI-VIBRATION PADS TO ATTENUATE THE VIBRATIONS TRANSMITTED. TRANSFORMERS OVER 75KVA MUST BE INSTALLED ON THE FLOOR, ANCHORED TO A CONCRETE HOUSEKEEPING PAD. FOR INDUSTRIAL INSTALLATIONS, THE TRANSFORMERS MUST BE OF INDUSTRIAL GRADE TYPE.

LOW-VOLTAGE DRY-TYPE DISTRIBUTION ELECTRIC TRANSFORMERS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS PER 2020-FBC 4405.6.

ACCEPTABLE MANUFACTURERS: EATON, HAMMOND POWER, GE, SQUARE D OR SIEMENS.

12. ELECTRICAL PANELS

ALL ELECTRICAL PANELS SHALL BE SUPPLIED BY THE SAME MANUFACTURER AND HAVE THE FOLLOWING CHARACTERISTICS:

- CUAL BARS AND CIRCUIT BREAKERS WITH MINIMUM RATED POWER OF 10KA (250V) AND 22KA (600V) SYMMETRICAL OR AS INDICATED. FOR THE SWITCHGEAR CABINET (BARS AND CIRCUIT BREAKERS), THIS CAPACITY MUST BE AT LEAST 42KA. THE SHORT-CIRCUIT CURRENT PROTECTION MUST BE RESPECTED AT ALL POINTS.

- PROVIDE LOCKING DEVICES FOR CIRCUIT BREAKERS POWERING EMERGENCY LIGHTING CIRCUITS, 24-HOUR LIGHTING (IF ON INDEPENDENT CIRCUIT), AND THE FIRE ALARM PANEL.

- A COMPLETE CIRCUIT IDENTIFICATION, INCLUDING A TYPED LEGEND INDICATING THE LOCATION AND LOAD OF EACH CIRCUIT, WHICH WILL BE INSERTED INTO THE SPACE INSIDE THE DOOR.

- THE FRONTS OF THE PANELS MUST BE EQUIPPED WITH KEY LOCKS. ALL PANELS MUST BE UNLOCKED WITH ONE KEY.

- ACCEPTED MANUFACTURERS: CUTLER-HAMMER; SCHNEIDER ELECTRIC; SIEMENS.

- IN THE PANEL SCHEDULES, "SPARE" MEANS A NON-CONNECTED

OR FUTURE CIRCUIT WITH A SPARE CIRCUIT BREAKER, AND "SPACE" MEANS A NON-CONNECTED CIRCUIT WITHOUT CIRCUIT BREAKER. WHEN NO INDICATION IS SHOWN IN PLAN, CONSIDER THE CIRCUITS AS SPACES.

14. EMERGENCY LIGHTING

ALL EMERGENCY EXIT SIGNS AND EMERGENCY LIGHTING CONNECTIONS SHALL BE AHEAD OF ALL SWITCHES AND CONTROLS.

THE ELECTRICAL CONTRACTOR SHALL VERIFY THE SUFFICIENCY OF THE CAPACITY OF THE EMERGENCY BATTERIES TO ENSURE A MINIMUM OF 90 MINUTES OF OPERATION FOR ALL INSTALLED EMERGENCY LIGHTING HEADS. ORIENT THE LIGHT HEADS TO OBTAIN AN AVERAGE ILLUMINATION OF AT LEAST 10 LUX (1 FC) AT THE LEVEL OF THE FLOOR OR STAIRS.

15. LIGHTING

REFER TO THE ARCHITECTURAL / INTERIOR DESIGNER PLANS FOR THE EXACT LOCATION OF THE LIGHTING FIXTURES AND FOR THE INSTALLATION REQUIREMENTS BASED ON THE CEILING TYPE.

PROVIDE APPROVED FIRE RATED ENCLOSURES FOR ALL LIGHT FIXTURES LOCATED IN FIRE RATED CEILINGS AND ADEQUATELY SEAL ALL OPENINGS.

THE LIGHTING FIXTURE SCHEDULE SHOWN ON THE DRAWINGS IS PROVIDED TO MEET THE PERFORMANCE DESIGNED AND CERTAIN AESTHETIC CRITERIA.

CONTRACTOR MUST BID THE PROJECT USING THE SPECIFIED LIGHTING FIXTURES AS BASE BID (NO EXCEPTIONS WILL BE ACCEPTED). IF ALTERNATE FIXTURES ARE PROPOSED, THEY MUST BE PROPOSED AS AN ALTERNATE BID FOR APPROVAL BY THE ENGINEER, AND THE PACKAGE MUST INCLUDE:

- THE IES FILES OF THE INDEPENDENT TEST LAB REPORTS FOR THE PROPOSED FIXTURES
- THE PHOTOMETRIC CALCULATIONS DEMONSTRATING COMPLIANCE WITH THE DESIGN CRITERIA AND CODE REQUIREMENTS.
- PROPOSED LIGHTING FIXTURE SCHEDULE AND SPEC SHEETS MAINTAINING THE SPECIFIED FIXTURE ID NUMBERS.
- LINE ITEM CREDIT FOR EACH ALTERNATE FIXTURE PROPOSED AND TOTAL DOLLAR AMOUNT CREDITED IF THE PROPOSED ALTERNATE IS ACCEPTED.

FOR EXTERIOR LIGHTING POLES, CONTRACTOR MUST PROVIDE THE WIND LOAD RATED LIGHT POLE SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL PROFESSIONAL ENGINEER.

UNLESS OTHERWISE INDICATED, EXTERIOR LIGHTING SHALL BE CONTROLLED BY TIME-CLOCK AND PHOTOELECTRIC CELLS. THE ELECTRICAL CONTRACTOR MUST PROVIDE AND INSTALL THE CONTACTORS AND ANY OTHER EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION.

16. SWITCHES AND DIMMERS

UNLESS OTHERWISE INDICATED, SWITCHING DEVICES SHALL BE OF COMMERCIAL GRADE, DECORA, WITH THE CHARACTERISTICS AS INDICATED ON THE DRAWINGS, OF COLOR/FINISHES AT THE ARCHITECT'S CHOICE.

ACCEPTABLE MANUFACTURERS: LEGRAND, LEVITON OR HUBBELL.

17. POWER SOCKETS

THE POWER SOCKETS SHALL BE OF "COMMERCIAL GRADE" TYPE AND OF THE DECORA TYPE, FOLLOWING THE DRAWINGS SPECIFICATIONS, IN COLOR/FINISHES AT THE CHOICE OF THE ARCHITECT.

EXCEPT IN DWELLING UNITS, POWER SOCKETS FED FROM EMERGENCY CIRCUITS MUST HAVE A DISTINCT COLOR OR IDENTIFICATION ON THE WALL PLATE FOR EASY IDENTIFICATION.

ACCEPTABLE MANUFACTURERS: LEGRAND, LEVITON OR HUBBELL.

18. WALL PLATES

WALL PLATES WILL BE MADE OF UNBREAKABLE NYLON IN FINISHED ROOMS AND IN GALVANIZED STEEL IN ROOMS SUCH AS ELECTRICAL, MECHANICAL, WORKSHOPS, STORAGE ROOMS, ETC.

ACCEPTABLE MANUFACTURERS: LEGRAND, LEVITON OR HUBBELL.

19. LOW VOLTAGE EQUIPMENT

ALL LOW VOLTAGE SYSTEMS (TELEPHONE, DATA, AUDIOVISUAL, SECURITY, ACCESS CONTROL...) AND WIRING INCLUDING INSTALLATION AND CONNECTION TO EQUIPMENT ARE NOT PART OF THE ELECTRICAL CONTRACTOR'S SCOPE OF WORK.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL EMPTY CONDUITS WITH PULL STRINGS FROM THE OUTLET TO THE ACCESSIBLE CEILING TO ALLOW THE WIRING INSTALLATION BY OTHERS AT A LATER STAGE.

THE CHOICE AND DESIGN FOR SUCH LOW VOLTAGE SYSTEMS IS THE RESPONSIBILITY OF THE OWNER.

20. MOUNTING HEIGHTS

GENERALLY AND UNLESS OTHERWISE NOTED, MOUNTING HEIGHTS (MEASURED ABOVE FINISHED FLOOR) SHALL BE AS FOLLOWS. ALL MOUNTING HEIGHTS MUST COMPLY WITH ADA REQUIREMENTS AND BE APPROVED BY ARCHITECT / INTERIOR DESIGNER PRIOR TO ROUGHINS:

- 18" (450 mm) FOR GENERAL RECEPTACLES AND DATA/TELEPHONE OUTLETS.
- 30" (750 mm) FOR EXTERIOR RECEPTACLES.
- 40" (1000 mm) OR 6" (150 mm) ABOVE COUNTERTOP FOR KITCHEN/BATHROOM RECEPTACLES.
- 48" (1200 mm) FOR WALL SWITCHES, KEY PADS, THERMOSTATS AND FIRE ALARM PULL STATIONS.
- 80"-96" (2000-2400 mm) OR 6" (150 mm) BELOW CEILING FOR FIRE ALARM HORNS/STROBES.

21. VENTILATION CONTROL SYSTEM

MAKE THE CONNECTIONS REQUIRED BY THE MECHANICAL CONTRACTOR FOR PROPER OPERATION OF THE VENTILATION CONTROL SYSTEMS.

FIRE ALARM

THE ENTIRE FIRE ALARM INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION OF THE FLORIDA BUILDING CODE, THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:

- 2018-NFPA 101: LIFE SAFETY CODE
- 2017-NFPA 70: NATIONAL ELECTRICAL CODE
- 2016-NFPA 72: NATIONAL FIRE ALARM AND SIGNALING CODE
- 2020-FLORIDA FIRE PREVENTION CODE
- 2020-FLORIDA BUILDING CODE
- 2018-NFPA 1: FIRE CODE

ALL EQUIPMENT, MATERIALS AND ACCESSORIES MUST BE APPROVED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) AND MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE.

FOR EXISTING SYSTEMS: ADD COMPONENTS SUCH AS THE EXISTING ONES TO THE EXISTING FIRE ALARM CONTROL PANEL. THE CONTRACTOR MUST CHECK THE CONDITION OF THE EXISTING COMPONENTS (DETECTORS, HORNS, STROBES...) AND CHANGE THE DEFECTIVE COMPONENTS. THE CONTRACTOR MUST ALSO VERIFY AND VALIDATE WHETHER THE EXISTING PANEL CAN HANDLE THE ADDITION OF THE NEW COMPONENTS.

THE CONNECTION OF THE COMPONENTS AND WORK DONE IN THE FIRE ALARM PANEL MUST BE DONE BY THE FIRM SPECIALIZED IN FIRE ALARM AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR. PRIOR TO ANY WORK, THE FIRE ALARM COMPANY SHALL ENSURE THE EXACT LOCATION OF THE NEW DEVICES TO BE INSTALLED ACCORDING TO THE AIR DIFFUSERS AND COMPONENTS FROM OTHER TRADES, AS WELL AS OBTAIN APPROVAL FROM THE ARCHITECT OR INTERIOR DESIGNER FOR FINAL LOCATIONS AND FINISHES.

CARRY OUT TESTS IN ACCORDANCE WITH THE APPLICABLE CODES FOR THE VERIFICATION OF THE FIRE ALARM SYSTEMS AND AUDIBILITY TESTS BY MEASURING THE AMBIENT NOISE LEVEL AND THE ALARM SOUND LEVELS.

THE FIRE ALARM COMPANY SHALL PROVIDE THE ENGINEER WITH VERIFICATION REPORTS AND CERTIFICATES UPON COMPLETION OF THE WORK.

FIRE ALARM LEGEND

SYMBOL	DESCRIPTION	REMARKS
	PHOTOELECTRIC SMOKE DETECTOR	"E" DENOTES ELEVATOR
	HEAT DETECTOR	-
	DUCT SMOKE DETECTOR	PROVIDED & INSTALLED BY MECHANICAL CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR
	MANUAL PULL STATION	-
	SPAKER	MATCH EXISTING. COORDINATE FINISHES WITH ARCHITECT.
	COMBO SPEAKER/STROBE (WALL OR CEILING)	MATCH EXISTING (WHEELLOCK - E70). COORDINATE FINISHES WITH ARCHITECT.
	STROBE (WALL OR CEILING)	COORDINATE FINISHES WITH ARCHITECT.
	FIRE ALARM CONTROL PANEL	EXISTING (FCI - 7100 SERIES) ADDRESSABLE TYPE, W/ LOCKABLE DOOR, BACKUP BATTERIES, PHONE & MODEM COMMUNICATION LINES
	CONTROL RELAY MODULE	-
	MONITORING MODULE	NUMBER OF MONITORING POINTS PER MODULE AS REQUIRED
	REMOTE TEST SWITCH	-
	ISOLATOR MODULE	-
	END OF LINE RESISTOR	-

EXIT SIGN & EMERGENCY LIGHTING LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER MODEL	REMARKS
	EXIT SIGN CEILING MOUNTED		WITH DIRECTIONAL ARROWS & FACES AS SHOWN ON PLANS. COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
	EXIT SIGN WALL MOUNTED	REFER TO LIGHTING FIXTURE SCHEDULE ON SHEET E502	WITH DIRECTIONAL ARROWS & FACES AS SHOWN ON PLANS. COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
	SINGLE REMOTE HEAD (WALL OR CEILING)		COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
	DOUBLE REMOTE HEAD (WALL OR CEILING)		COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.
	DOUBLE REMOTE HEAD (CONCEALED)		COORDINATE FINISHES WITH ARCHITECT. 90-MIN BATTERY.

SWITCH & CONTROL LEGEND

SYMBOL	DESCRIPTION	REMARKS
	WALL WIRELESS OCCUPANCY SENSOR	RADIO POWR SAVR WIRELESS SENSOR LUTRON #LRF2-OWL-B-P. PROGRAMMED AS VACANCY MODE PER FBC C405.2.1(1).
	WIRELESS DAYLIGHT SENSOR	RADIO POWR SAVR WIRELESS DAYLIGHT LUTRON #LRF2-DCRB-WH.
	POWER PACK MODULE W/WIRELESS RF	CONTROLLED BY WALL PICO WIRELESS SWITCH. LUTRON #RMJS-16R-DV-B
	WIRELESS PICO WALL CONTROL 2 BUTTON	LUTRON #PJ2-2B. COORDINATE FINISHES WITH ARCHITECT.
	POWER PACK DIMMING MODULE W/WIRELESS RF	CONTROLLED BY WALL PICO WIRELESS SWITCH. LUTRON #RMJS-ST-DV-B / #RMJS-STN-DV-B
	WIRELESS PICO WALL CONTROL 3 BUTTON	LUTRON #PJ2-3BRL. COORDINATE FINISHES WITH ARCHITECT.

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(EN)	EXISTING TO REPLACE WITH NEW
(ER)	EXISTING TO REMOVE
(ERR)	EXISTING TO REMOVE & RELOCATE
(R)	RELOCATED
(N)	NEW (ASSUME NEW UNLESS OTHERWISE NOTED)
VP	VAPORPROOF
WP	WEATHERPROOF
WR	WEATHER-RESISTANT, INCLUDING IN-USE RECEPTACLES (NEC 406.9)
WP/WR	WEATHERPROOF/WEATHER-RESISTANT
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
MH	MOUNTING HEIGHT
EM	EMERGENCY

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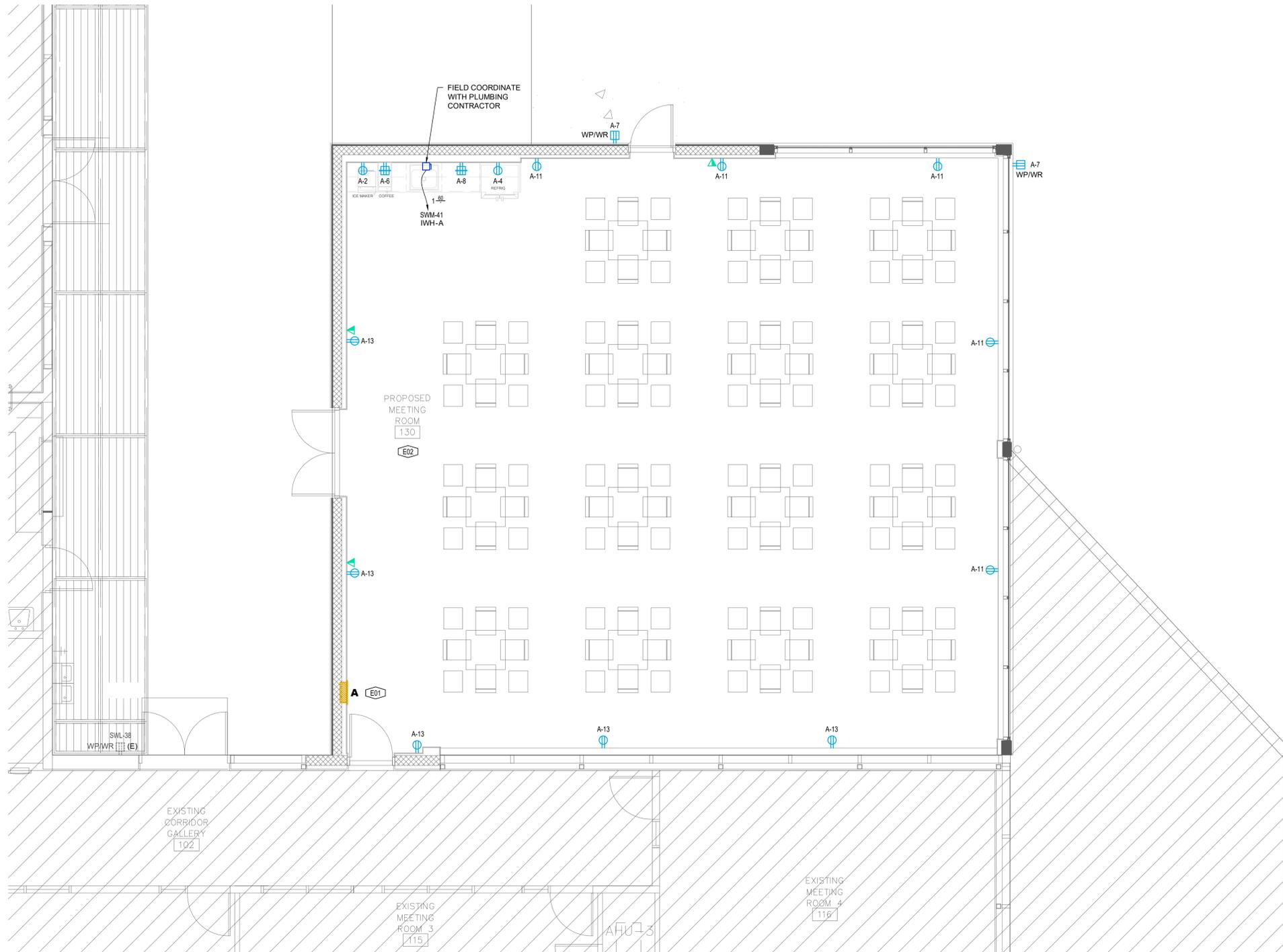
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GENERAL POWER NOTES

1. ALL RECEPTACLES SHALL BE MOUNTED 18" A.F.F., UNLESS OTHERWISE NOTED ON THIS PLAN. (REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL MOUNTING INFORMATION AND COORDINATE WITH MILLWORK).
2. COORDINATE EXACT LOCATION OF ALL ELECTRICAL, TV & PHONE/DATA OUTLETS WITH OWNER/ARCHITECT PRIOR TO ROUGH-INS (IN-FLOOR BOXES, INTEGRATED IN MILLWORK, IN VANITIES, ON SPECIAL WALL FINISHES, ETC.).
3. AUDIO VISUAL SYSTEMS: REFER TO ARCHITECT AND AUDIO VISUAL CONSULTANT FOR EXACT LOCATIONS AND ADDITIONAL INFORMATION (SYMBOLS SHOWN FOR REFERENCE ONLY).

POWER DRAWING KEY NOTES

- (E01) CONTRACTOR SHALL ENSURE REQUIRED WORKING CLEARANCES PER 2017-NEC 110.26 FOR ELECTRICAL EQUIPMENT. COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
- (E02) POWER REQUIREMENTS FOR AUDIO/VIDEO AND SECURITY/CAMERA SYSTEMS TO BE COORDINATED WITH VENDOR/SPECIALIST AND OWNER.
- (E03) EXTERIOR GFCI WEATHER-RESISTANT RECEPTACLE WITH IN-USE WATERPROOF COVER TO BE INSTALLED WITHIN 25 FT OF THE MECHANICAL EQUIPMENT [2017-NEC 408.9 & 210.63].

1 GROUND FLOOR PLAN - ELECTRICAL
 SCALE: 1/4" = 1'-0"

ALL MEASUREMENTS SHALL BE TAKEN FROM THE FACE OF THE WALL UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND COORDINATING WITH ALL OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL DEBRIS AND WASTE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL DEBRIS AND WASTE MATERIALS.

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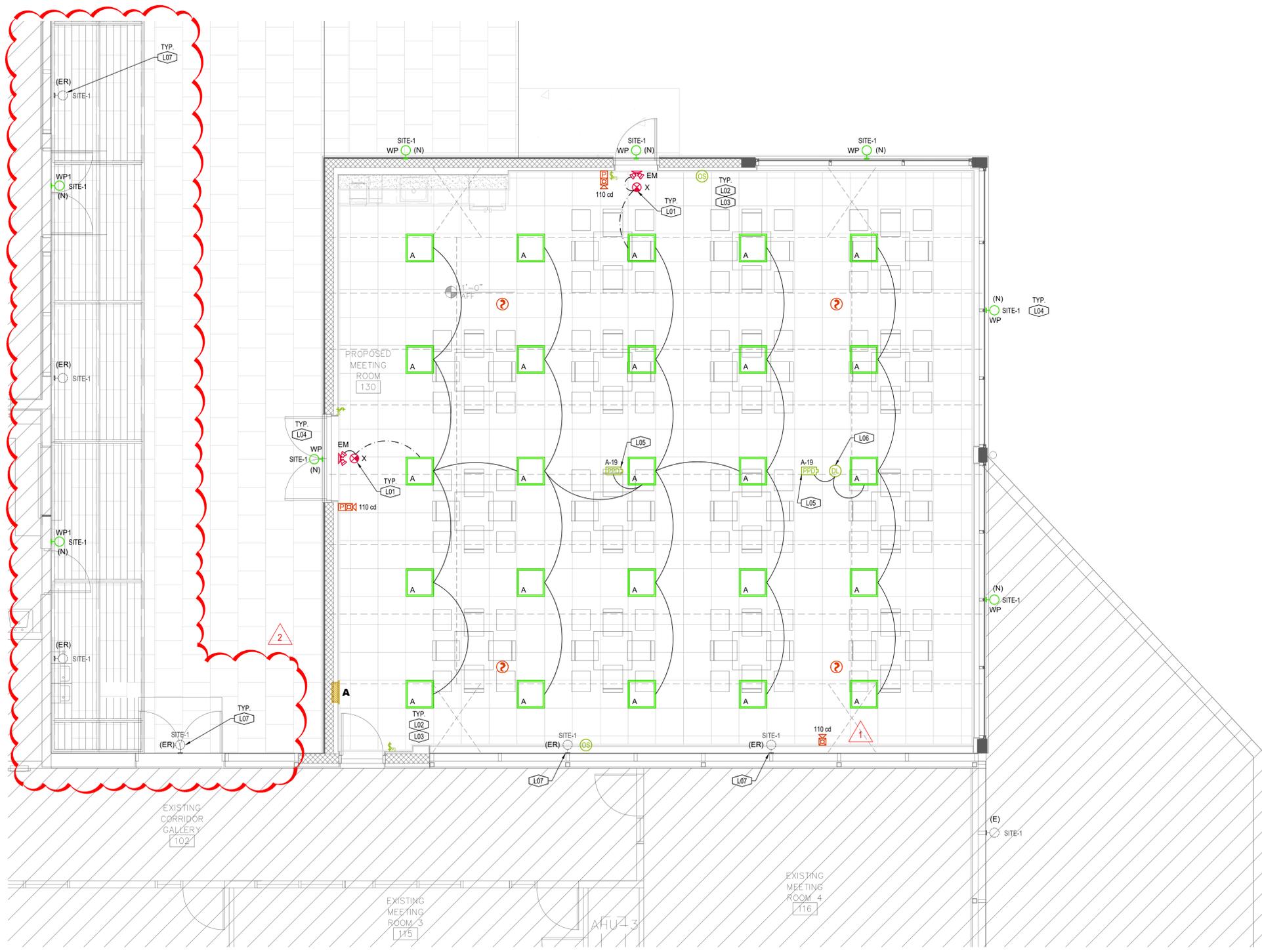
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GENERAL LIGHTING NOTES

1. FOR MUSIC SYSTEM AND SPEAKER LOCATIONS REFER TO VENDOR'S DRAWINGS (VERIFY WITH ARCHITECT/ OWNER IF APPLICABLE).
2. FOR SECURITY SYSTEM AND CAMERAS LOCATIONS REFER TO VENDOR'S DRAWINGS (VERIFY WITH ARCHITECT/ OWNER IF APPLICABLE).
3. COMMERCIAL EGRESS ILLUMINATION REQUIRES A MINIMUM OF ONE FOOT-CANDLE [2020-FBC SECTION 1008].
4. COMMERCIAL LIGHTING TO COMPLY WITH 2020-FBC ENERGY CONSERVATION C405.

LIGHTING DRAWING KEY NOTES

- L01 ALL EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE PROVIDED WITH 90-MINUTE BATTERY BACK-UP AND CONNECTED TO LIGHT CIRCUIT AHEAD OF ANY LIGHT SWITCH OR CONTROL RELAY.
- L02 PRIOR TO ROUGH-INS, CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE EXACT LOCATION, ORDER, SWITCH TYPE AND COMPATIBILITY WITH LIGHTING FIXTURE. FOLLOW THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
- L03 COORDINATE EXACT LOCATION FOR ALL SWITCHES, DIMMERS, KEYPADS AND TOUCH PANELS WITH OWNER/ ARCHITECT (TYPICAL). COORDINATE SWITCHING PROGRAMMING WITH OWNER/ARCHITECT VIA LIGHTING CONTROL PANEL. OVERRIDE SWITCHING SHALL COMPLY WITH 2020-FBC ENERGY CONSERVATION C405.2.2.1.
- L04 ALL LIGHTING FIXTURES SHALL BE UL LISTED (TYPICAL) AND WET LISTED FOR ALL EXTERIOR. COORDINATE EXACT LOCATION WITH ARCHITECT. EXTERIOR LIGHTS SHALL BE POWERED AND CONTROLLED VIA EXISTING TIME-CLOCK AND PHOTOCELL WITH ON/OFF OVERRIDE.
- L05 FIELD COORDINATE LIGHTING POWER PACK LOCATIONS AND ENSURE ALL WIRELESS DEVICES ARE FUNCTIONING WITHIN THE MAXIMUM RANGE COVERAGE. PROVIDE ACCESS PANELS FOR NON-ACCESSIBLE CEILING. COORDINATE WITH THE ARCHITECT.
- L06 FIELD COORDINATE DAYLIGHT SENSOR LOCATION AND TEST TO ENSURE OPTIMAL OPERATION.
- L07 EXISTING EXTERIOR LIGHTING FIXTURES TO BE REMOVED. INTERCEPT EXISTING CIRCUIT AND REUSE TO FEED THE NEW EXTERIOR LIGHTING FIXTURES.

FIRE ALARM NOTES

LOCATE ALL SMOKE DETECTORS A MINIMUM OF 3'-0" FROM ALL RETURN AIR AND SUPPLY AIR GRILLES AND DIFFUSERS, 3'-0" BATHROOM DOORS OR OPENINGS [FBC-2020, 907.2.11.4], AND 6'-0" FROM PERMANENTLY INSTALLED COOKING APPLIANCES [FBC-2020, 907.2.11.3].

1 GROUND FLOOR REFLECTED CEILING PLAN - LIGHTING AND FIRE ALARM
 E101 SCALE: 1/4" = 1'-0"

ALL MEASUREMENTS, DIMENSIONS AND SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPACING WITH THE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES AND CERTIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.

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▲	OWNER CHANGES	5/21/25



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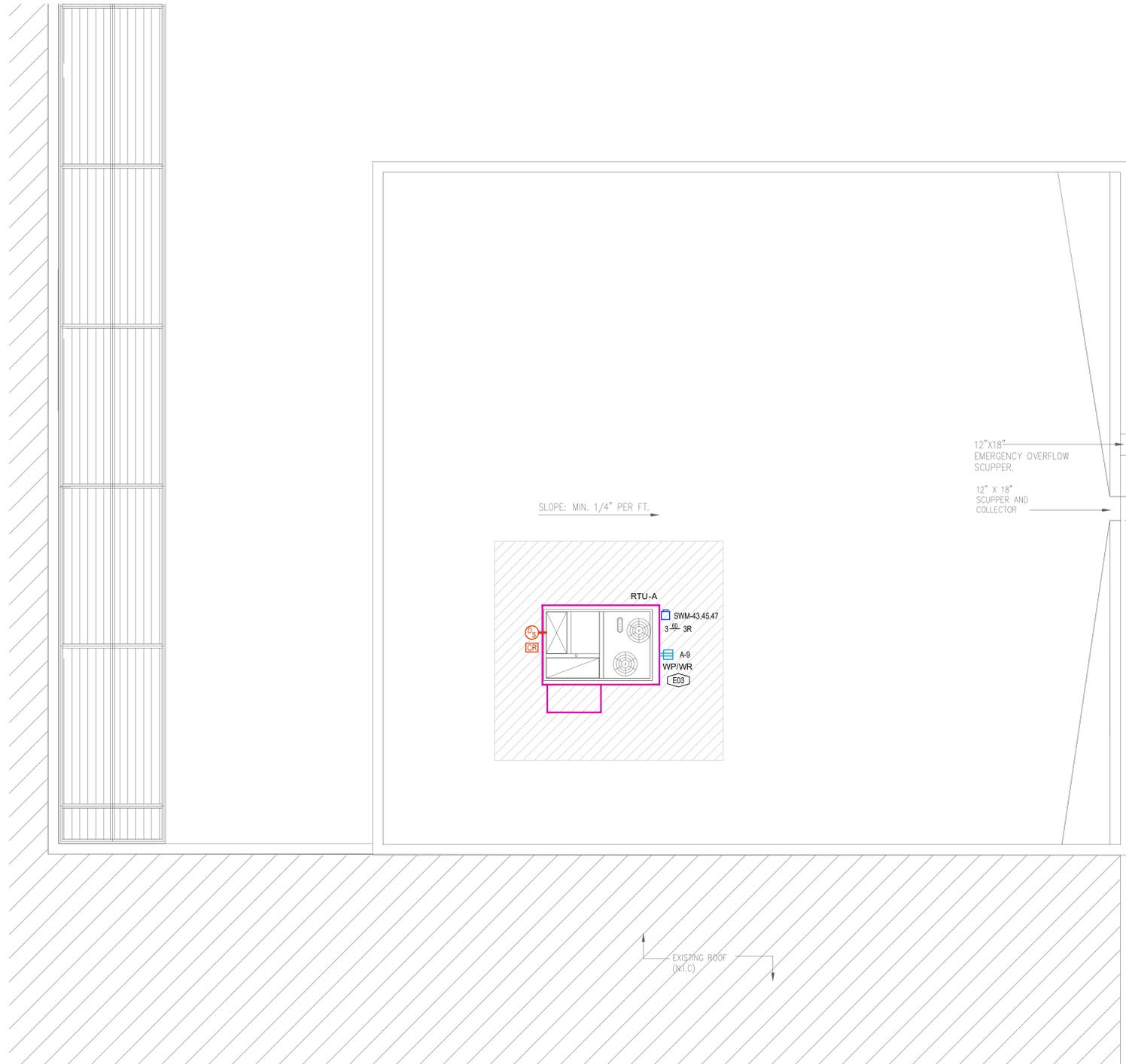
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1 ROOF PLAN - ELECTRICAL
 E103 SCALE: 1/4" = 1'-0"

ALL MEASUREMENTS, DIMENSIONS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FINISHES IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ALL DEBRIS AND WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

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MECHANICAL GENERAL SPECIFICATIONS

1. GENERAL NOTES

THE GENERAL CLAUSES AND THE SPECIFIC CONDITIONS OF THE PLUMBING AND ELECTRICAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE MECHANICAL SPECIFICATIONS.

ANY REFERENCE TO THESE AND/OR ANY REPRESENTATION ON THE DRAWINGS, MATERIALS, OPERATIONS OR METHODS OF WORK MEANS THAT THE CONTRACTOR IS REQUIRED TO PROVIDE EACH ITEM MENTIONED OR REFERENCED, PERFORM EACH PRESCRIBED OPERATION AND PROVIDE ALL LABOR, TAXES, MATERIALS, TOOLS AND NECESSARY ACCESSORIES.

WORK INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION, TESTING AND MAINTENANCE OF THE COMPLETE SYSTEMS AS SHOWN IN THE DRAWINGS AND COSTS OF CONSTRUCTION AND MATERIALS REQUIRED, EVEN IF THEY ARE NOT INDICATED OR DESCRIBED IN THESE DOCUMENTS BUT ARE ESSENTIAL TO THE PROPER FUNCTIONING OF THE EQUIPMENT OR SYSTEMS.

OBTAIN APPROVAL FROM A STRUCTURAL ENGINEER FOR ANY DRILLING IN THE STRUCTURAL ELEMENTS.

COORDINATE ALL SHUTDOWNS WITH THE OWNER OR THEIR REPRESENTATIVE.

EXECUTE WORK DURING REGULAR HOURS, EXCEPT FOR WORK TO BE PERFORMED OUTSIDE OF REGULAR HOURS, SUCH AS: DRILLINGS; WORKS CAUSING AN IMPORTANT LEVEL OF NOISE; MECHANICAL SYSTEMS SHUTDOWNS.

2. DOCUMENTS AND SITE ANALYSIS

PLANS NON-AUTHENTICATED (SIGNED AND SEALED) BY THE ENGINEER OF RECORD MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.

THE ENGINEER'S PLANS ARE COMPLEMENTARY TO THE PLANS AND SPECIFICATIONS OF THE ELECTRICAL, PLUMBING, FIRE SPRINKLERS, STRUCTURAL AND ARCHITECTURAL ONES, AS WELL AS THE CUSTOMER'S GENERAL CLAUSES.

MECHANICAL DRAWINGS DO NOT INDICATE ALL ARCHITECTURAL AND STRUCTURAL DETAILS. THEREFORE, THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS TO ENSURE THAT THE WORK CAN BE CARRIED OUT SATISFACTORILY WITHOUT CHANGES TO THE BUILDING AS SHOWN ON THE PLANS. BEFORE SUBMITTING THEIR BID, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BY WRITING ANY DEFECT OR OBSTACLE THAT THE CONTRACTOR BELIEVES PREJUDICIAL TO PERFORM THEIR WORK AND WHICH MAY AFFECT THE REQUIRED SAFETY. NO ADDITIONAL COMPENSATION WILL BE AWARDED TO THE CONTRACTOR AFTER THE BEGINNING OF THEIR WORK FOR THE CONSEQUENCES OF THEIR NEGLIGENCE IN DOING SO.

THE CONTRACTOR MUST VERIFY AND CONFIRM ALL EQUIPMENT AND AIR DEVICE EXACT LOCATIONS PRIOR TO INSTALLATION.

PRIOR TO SUBMITTING THE BID PROPOSAL, THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ANY FIELD CONSTRAINTS OR CONDITIONS THAT MAY AFFECT THEIR WORK IN ANY WAY.

WHILE PREPARING THE BID PROPOSAL, THE CONTRACTOR MUST BE AWARE OF ALL OTHER PLANS RELATED TO THE PROJECT (PLUMBING, ELECTRICAL, ETC.) TO INCLUDE ALL THE WORK NECESSARY FOR A COMPLETE INSTALLATION.

3. CONTRACTOR'S COMPETENCE

ANY CONTRACTOR SUBMITTING THEIR PROPOSAL MUST AGREE TO PROVIDE SATISFACTORILY TO THE ENGINEER AND THE CUSTOMER, IF ANY ONE OF THEM REQUESTS SO, ANY REFERENCE AND EVIDENCE THAT THEY HAVE THE REQUIRED EXPERIENCE TO ADEQUATELY COMPLETE ADEQUATELY THE WORK.

4. OWNER'S RIGHTS

THE OWNER RESERVES THE RIGHT TO HAVE CERTAIN WORK ON THE PROJECT EXECUTED BY OTHERS AND AT THEIR OWN EXPENSE, BUT EXCLUDED FROM THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT, THEREFORE, BE RELIEVED FROM THEIR RESPONSIBILITY FOR THE WORK THAT IS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR ITS COORDINATION.

5. LIABILITY

THE CONTRACTOR WILL BE RESPONSIBLE FOR ITS OWN WORK AND FOR DAMAGE CAUSED TO THE OWNER OR OTHER CONTRACTORS DUE TO IMPROPER WORK OR INSTALLATION. THE CONTRACTOR WILL HAVE TO BEAR ALL THE COSTS ASSOCIATED TO THIS DAMAGE.

6. WORKFORCE

THE WORKFORCE MUST BE EXPERIENCED AND QUALIFIED IN THE TYPE OF WORK TO BE DONE, AND WILL BE UNDER THE DIRECTION OF A SUPERINTENDENT WHO WILL BE AVAILABLE TO THE ENGINEER DURING SITE VISITS OR CONSTRUCTION SITE MEETINGS.

7. COORDINATION OF CONTRACTORS

THE CONTRACTOR MUST COORDINATE THEIR WORK WITH OTHER CONTRACTORS, COOPERATING WITH THEM IN THE ARRANGEMENT AND INSTALLATION OF THEIR OWN WORK TO FACILITATE THE EVOLUTION AND PROGRESS OF THE PROJECT AND AVOID ANY CONFLICTS/DAMAGES/DELAYS AND ENSURE THE PROPER FUNCTIONING OF THE INSTALLATIONS. NO CHANGE IN THE WORK OR ANY ALTERATION IN THE PERFORMANCE OF THE MECHANICAL OR ELECTRICAL WORK REQUIRED TO ENSURE SUCH COOPERATION SHALL BE CONSIDERED A CHANGE ORDER TO THE CONTRACT.

8. COORDINATION OF PLANS AND SPECIFICATIONS

THE PLANS AND SPECIFICATIONS INDICATE IN A SCHEMATIC AND APPROXIMATE MANNER THE LOCATION OF THE APPLIANCES, DUCTS, PIPES, DIFFUSERS, ETC. NO SUPPLEMENT SHALL BE ALLOWED FOR CHANGES IN THE ROUTING OF DUCTS, PIPES, SHEATHS, ETC., WHICH MAY BE REQUIRED AS PER SITE CONDITIONS.

THE CONTRACTOR SHALL NOT SCALE THE MECHANICAL DRAWINGS. REFER TO THE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.

9. CODES AND STANDARDS

THE ENTIRE INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS AND THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION: 2020-FLORIDA BUILDING CODE (FBC)

- 2020-FLORIDA MECHANICAL CODE (FBC-M)
2020-FLORIDA ENERGY CODE (FBC-E)
SMACNA STANDARDS
ASHRAE FUNDAMENTALS
ASHRAE STANDARDS (15-2019, 34-2019, 62.1 & 62.2-2016)
NFPA STANDARDS (70-2017, 72-2016, 720-2015)

ALL MECHANICAL EQUIPMENT SHALL BE ARI, UL OR ETL LISTED/CERTIFIED, WHERE APPLICABLE, AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION AS REQUIRED BY DESIGN AND MANUFACTURER'S RECOMMENDATIONS.

UNLESS OTHERWISE INDICATED, USE ONLY NEW MATERIALS WITHOUT DEFECTS. ONLY SPECIFIED PRODUCTS AND MANUFACTURERS (OR EQUIVALENT TO BE PRE-APPROVED BY THE ENGINEER OF RECORD) WILL BE ACCEPTED.

10. PERMITS, REGULATIONS AND FEES

THE CONTRACTOR SHALL OBTAIN AND PAY ALL LICENSES, INSPECTION FEES, TAXES AND LICENSES NECESSARY FOR DOING THE WORK AND PROVIDE ALL CERTIFICATES REQUIRED BY THE RELEVANT AUTHORITIES HAVING JURISDICTION TO START AND COMPLETE ALL THE WORK.

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. THE WORK AND MATERIALS WILL BE IN FULL COMPLIANCE WITH LOCAL BUILDING CODES AND REGULATIONS, AT THE TIME OF EXECUTION, AS WELL AS PER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. WHERE THE REQUIREMENTS ARE CONTRADICTORY OR DIFFERENT, THE CONTRACTOR SHALL IMPLEMENT THEIR WORK IN ACCORDANCE WITH THE STRICTEST REQUIREMENTS.

ALL CHANGES AND MODIFICATIONS REQUIRED BY AN INSPECTOR FROM THE AUTHORITY HAVING JURISDICTION WILL BE CARRIED OUT AT NO ADDITIONAL COST OR EXPENSE TO THE OWNER.

THE CONTRACTOR MUST INCLUDE IN THEIR BID ALL TAXES APPLICABLE TO MATERIALS, SERVICES, ETC. REQUIRED FOR THEIR WORK.

THE CONTRACTOR MUST COMPLY WITH ALL PUBLIC SAFETY LAWS AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

11. INTERRUPTION OF SERVICES

COORDINATE THE WORK IN A WAY TO ENSURE CONTINUITY OF SERVICES IN THE PREMISES OCCUPIED BY THE OWNER. BEFORE INTERRUPTING A SERVICE, NOTIFY THE LANDLORD BY WRITING, AT LEAST 48 HOURS IN ADVANCE, FOR THEIR APPROVAL.

12. EXISTING CONDITIONS AND DEMOLITION

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

ANY DEMOLITION WORK (IF APPLICABLE) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING. UNLESS OTHERWISE SPECIFIED, CAREFULLY REMOVE (FOR POSSIBLE REUSE) FROM SITE AND BUILDING ALL EXISTING MECHANICAL EQUIPMENT NOT REQUIRED.

THE OWNER MAY HAVE THE CHOICE TO KEEP ALL THE EQUIPMENT AT THEIR CHOICE. WHAT THE OWNER DOES NOT WANT TO KEEP WILL BECOME THE PROPERTY OF THE CONTRACTOR, WHO WILL HAVE TO DISPOSE OF IT AT THEIR OWN EXPENSE.

REMOVE ALL EXISTING DUCTS, CONDUITS AND CABLES UP TO THE SOURCE OR THE LAST BRANCH STILL OPERATING. SEAL OPENINGS MADE WITH APPROPRIATE DEVICES.

13. PROTECTION OF WORK

THE CONTRACTOR SHALL PROTECT THEIR INSTALLATION AGAINST ANY DAMAGE CAUSED BY OTHERS AND AT THEIR OWN EXPENSE, FIRE, THEFT, BREAKAGE, ETC. DURING THE EXECUTION OF WORK.

14. DRILLING

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DRILLINGS IN THE FLOORS, CEILINGS AND WALLS FOR THE PASSAGE OF CONDUITS AND CONDUCTORS, AS APPROVED BY THE ARCHITECTURAL AND STRUCTURAL ENGINEER PRIOR TO ANY DRILLING.

DRILLINGS OF MORE THAN 4" WILL BE EXECUTED BY THE GENERAL CONTRACTOR. DRILLINGS OF 4" OR LESS WILL BE EXECUTED BY EACH SUBCONTRACTOR, FOLLOWING THE INSTALLATION, THE CONTRACTOR MUST PATCH THE HOLES WITH AN APPROVED MATERIAL.

ALL HOLES IN FIRE RATED WALLS, PARTITIONS AND FLOORS MUST BE SEALED WITH AN APPROVED FIRE-RESISTANT MATERIAL TO REBUILD THE FIRE RATING REQUIRED BY THE ARCHITECT.

THE USE OF A JACKHAMMER IS STRICTLY FORBIDDEN.

15. RESTORATION

THE CONTRACTOR SHALL RESTORE OR REPLACE, AT THEIR OWN EXPENSE, ANY PIECE OF EQUIPMENT OR TOOL THAT COULD HAVE BEEN DAMAGED DURING THE EXECUTION OF THEIR WORK.

16. CLEANING

THE CONTRACTOR MUST KEEP THE SITE CLEAN, FREE FROM ANY WASTE AND UNUSE MATERIALS, AT THE END OF EACH SHIFT. PROVIDE RENTAL OF WASTE CONTAINERS. THE LOCATION OF CONTAINERS WILL BE DETERMINED ONSITE, IN AGREEMENT WITH THE OWNER.

17. IDENTIFICATION

ALL EQUIPMENT SHALL BE LABELED AND IDENTIFIED FOLLOWING INDUSTRY STANDARDS AND PRACTICE.

18. MATERIALS AND SHOP DRAWINGS

ALL MATERIALS AND EQUIPMENT MUST BE NEW AND OF HIGH QUALITY AND MUST BEAR APPROVALS SUBJECT TO THE TYPE OF INSTALLATION PROPOSED.

THE CONTRACTOR MUST SUBMIT THE SHOP DRAWINGS IN ELECTRONIC FORMAT (PDF). THE CONTRACTOR SHALL NOT PLACE THE ORDER PRIOR TO THEIR APPROVAL.

AT THE VERY BEGINNING OF THE WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DELAYS THAT COULD IMPEDE

COMPLETION OF WORK DUE TO UNAVAILABILITY OF EQUIPMENT AND/OR ABOVE-NORMAL DELIVERY DELAYS. COORDINATE THE RECEPTION AND HANDLING OF MATERIALS WITH THE OWNER OR THEIR REPRESENTATIVE.

NO ALTERNATIVE OR CHANGE TO PLANS AND SPECIFICATIONS WILL BE ACCEPTED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

COMMENTS ON THE SHOP DRAWINGS ARE GENERAL AND ARE NOT MEANT TO SERVE AS A FINAL CORRECTION. THEREFORE, THEY DO NOT EXEMPT THE CONTRACTOR FROM THEIR RESPONSIBILITY OF VERIFYING THE PLANS ON THEIR OWN OR TO PROVIDE THE MATERIALS AND WORK REQUIRED BY THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF SHOP DRAWINGS AT ONCE, GROUPED BY CATEGORY (MECHANICAL EQUIPMENT, AIR DEVICES, HVAC CONTROLS, ETC.). EACH SHOP DRAWING MUST BEAR THE GENERAL CONTRACTOR REVIEW STAMP AND A TABLE OF CONTENTS OR INDEX LISTING ALL EQUIPMENT SUBMITTED WITH CLEAR IDENTIFICATIONS PER THE ENGINEER'S DRAWINGS AND SPECIFICATIONS.

FOR ANY SUBSTITUTION TO THE PERMITTED DOCUMENTS THAT MAY REQUIRE REVISING THE DRAWINGS OR SPECIFICATIONS, OR WRITING A LETTER TO THE AUTHORITY HAVING JURISDICTION (INSPECTOR(S)/REVIEWERS), THE CONTRACTOR SHALL PAY TO THE ENGINEER THE FEES TO MAKE THE REQUIRED CHANGES, WHICH WILL ONLY BE RELEASED UPON PAYMENT.

A MAXIMUM OF TWO (2) REVIEWS PER SHOP DRAWING WILL BE ACCEPTED. UPON THE THIRD REVIEW, THE CONTRACTOR SHALL PAY THE ENGINEER THE ADDITIONAL FEES.

19. ERROR, OMISSION OR DISCREPANCY

AS SOON AS THE CONTRACTOR IS AWARDED THE CONTRACT, THEY MUST REVIEW ALL BIDDING DOCUMENTATION AND NOTIFY THE ENGINEER OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES THAT MAY BE FOUND. THE ENGINEER HAS THE RIGHT TO INTERPRET THEIR DOCUMENTS.

20. START-UP, COMMISSIONING AND TESTING

AT THE END OF THE CONSTRUCTION, EACH CONTRACTOR SHALL HAVE INCLUDED IN THEIR BID PROPOSAL, THE NECESSARY SERVICES TO ENSURE THE START-UP, COMMISSIONING, COORDINATION AND INTEGRATION OF THE MECHANICAL, CONTROL AND ELECTRICAL SYSTEMS AND THEIR ADJUSTMENTS FOR OPTIMUM OPERATION.

THE CONTRACTOR SHALL PROVIDE THE TEST AND BALANCE REPORT TO DEMONSTRATE THE HVAC INSTALLATION IS PERFORMING AS DESIGNED.

AT THE END OF THE WORK, THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER THAT ALL THEIR WORK IS FUNCTIONAL AND PROVIDE TRAINING ON THE OPERATION OF THE SYSTEMS TO ALL PERSONNEL DESIGNATED BY THE OWNER.

21. WARRANTY

THE CONTRACTOR MUST GUARANTEE ALL THEIR WORK (PARTS AND LABOR) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. PROVIDE A LETTER OF GUARANTEE UPON COMPLETION OF THE WORK.

THE CONTRACTOR SHALL IMMEDIATELY REPLACE, AT THEIR OWN EXPENSE, ANY PART THAT WILL BE FOUND TO BE DEFECTIVE DURING SUCH PERIOD AFTER THE FINAL ACCEPTANCE BY THE OWNER. PROVIDE A LETTER OF DEFECT IS NOT DUE TO MISUSE OR ORDINARY WEAR AND TEAR.

THE CONTRACTOR SHALL IMMEDIATELY RESTORE ANY IMPERFECT WORK AND REPLACE DEFECTIVE MATERIALS AT NO ADDITIONAL COST TO THE OWNER WITHIN THE WARRANTY PERIOD FOLLOWING FINAL ACCEPTANCE.

ANY DAMAGE TO PROPERTY OR EQUIPMENT ARISING FROM IMPERFECT WORK OR DEFECTIVE MATERIALS SHALL BE REPAIRED FULLY AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR SUCH DAMAGES AND/OR DEFECTS.

22. AS-BUILT PLANS AND END-OF-PROJECT DOCUMENTS

PER 2020-FBC C405.5.4.1, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLANS (THE CONTRACTOR MUST RECORD ANY CHANGES WITH RED MARKUPS MADE ON THE LATEST REVISION OF THE PLANS ISSUED BY THE ENGINEER).

PER 2020-FBC C405.5.4.2, THE CONTRACTOR SHALL PROVIDE THE INSTRUCTION, OPERATION AND MAINTENANCE MANUALS; APPROVED SHOP DRAWINGS; TEST AND BALANCE REPORTS; WARRANTY LETTER, ETC.

23. EXPANSION JOINTS

WHERE THE CONDUITS/PIPES/DUCTS PASS THROUGH A BUILDING EXPANSION JOINT, THE CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE FITTINGS TO ALLOW THE MOVEMENT WITHOUT DAMAGE. ELECTRICAL BONDING MUST BE ENSURED USING FLEXIBLE COPPER WIRE.

24. PROFESSIONAL FEES FOR EQUIVALENCY/E ANALYSIS

THE PROFESSIONAL FEES REQUIRED FOR DESIGN CHANGES AND/OR DRAWINGS RESULTING FROM AN EQUIVALENT PRODUCT OR A VALUE ENGINEERING EXERCISE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO WILL PAY THE ENGINEER FOR THE FULL COST.

PROJECT'S JURISDICTION

- STATE: FLORIDA
COUNTY: BROWARD COUNTY
CITY: POMPANO BEACH

SCOPE OF WORK

THE SCOPE OF WORK OF THIS PROJECT CONSISTS OF MAINLY THE FOLLOWING: NEW CONSTRUCTION OF AN ADDITION TO AN EXISTING BUILDING.

THE WORK SHALL INCLUDE, THE PROVISION, HANDLING, TRANSPORTATION, START-UP, INSTALLATION AND CONNECTION OF ALL SYSTEMS AND ACCESSORIES DESCRIBED IN THIS SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS. ALL SYSTEMS MUST BE FULLY OPERATIONAL. THE WORK WILL INCLUDE THE SUPPLY, INSTALLATION, CONNECTION AND COMMISSIONING OF THE FOLLOWING ITEMS, INCLUDING BUT NOT LIMITED TO:

- COORDINATION WITH OTHER TRADES.
MECHANICAL SYSTEMS AND EQUIPMENT (ROOFTOP UNITS, ETC.).
REFRIGERATION SYSTEMS.
HVAC DUCTWORK & AIR DEVICES (DIFFUSERS, GRILLES, VOLUME DAMPERS, ETC.).
COMPLETE HVAC CONTROL SYSTEMS (MOTORIZED DAMPERS, MOTOR STARTERS, RELAYS, THERMOSTATS, SENSORS, CONTROLLERS, CONDUITS, WIRING, ETC.).
THERMAL, ACOUSTIC AND ANTI-VIBRATION INSULATION EQUIPMENT.
ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION (SUPPORTS, BALANCING KEYS, ACCESS DOORS, SHUTTERS, GRIDS, DIFFUSERS, ETC.).
AIR AND HYDRONIC BALANCING OF SYSTEMS, INCLUDING THE TESTING REPORTS.
OTHER WORK SHOWN ON THE CONSTRUCTION DOCUMENTS AS WELL AS ANY WORK NOT INDICATED BUT REQUIRED FOR THE A COMPLETE, CODE COMPLIANT AND SAFE INSTALLATION.
REPAIR OF ALL BROKEN WALLS, CEILINGS, ROOFS, FLOORS, ETC. AS WELL AS PAINTING CAUSED BY THE DEMOLITION AND REPAIR WORK.

HVAC DESIGN CRITERIA

Table with 2 columns: ITEM DESCRIPTION, PARAMETER VALUE. Includes indoor/outdoor temperatures, roof/wall/window insulation, and floor R-value.

HVAC DESIGN REQUIREMENTS

Table with 3 columns: ITEM DESCRIPTION, YES, NO. Lists requirements for duct smoke detector, fire damper, fire rated enclosure, fire stopping, and smoke control.

ROOFTOP AC UNIT SCHEDULE

Table with 2 columns: INDOOR UNIT DESIGNATION, RTU-A. Lists unit details for Meeting Room 130, including manufacturer, capacity, airflow, and electrical service.

- NOTES & ACCESSORIES:
1. FACTORY PRE-COATED CONDENSER COIL.
2. ECONOMIZER OUTDOOR AIR DAMPER/HOOD WITH FACTORY CO2 SENSOR FOR DEMAND CONTROLLED VENTILATION.
3. 14" TALL ROOF CURB.
4. FACTORY-INSTALLED HUMIDIFIER ADAPTIVE DEHUMIDIFICATION SYSTEM.
5. CARRIER CONNET THERMIDSTAT WITH TEMPERATURE AND HUMIDITY SENSING CAPABILITIES.
6. UNIT WITH HOT GAS REHEAT COIL (HGRG).
7. UNITS SHALL CONFORM TO FLORIDA BUILDING CODE LATEST EDITION FOR HVHZ INSTALLATION.

ABBREVIATIONS

Table mapping abbreviations to full names: AFF ABOVE FINISHED FLOOR, AHU AIR HANDLING UNIT, BHP BRAKE HORSEPOWER, etc.

OUTSIDE AIR CALCULATIONS [2020-FBC-M TABLE 403.3.1.1]

Table with 9 columns: SPACES, AREA SQ. FT., OCCUPANT DENSITY, # OF PEOPLE, CFM PERSON, CFM/SQ. FT., CFM REQUIRED, CFM PROVIDED, CFM PROVIDED BY. Includes a note about overrode.

GRILLES, REGISTERS & DIFFUSERS SCHEDULE

Table with 11 columns: MARK, DESCRIPTION, TYPE, MANUFACTURER & MODEL NO., MODULE SIZE, NECK SIZE, FACE SIZE, BORDER TYPE, FINISH, BLOW PATTERN, MATL, NOTES.

- NOTES:
1. PROVIDE ADAPTER FOR DUCT CONNECTION TO DEVICE IF NECK SIZE AND DUCT SIZE DO NOT MATCH.
2. CONFIRM MANUFACTURER, BORDER TYPE AND FINISH WITH ARCHITECT/OWNER PRIOR TO PURCHASING.
3. MATCH DIFFUSER NECK SIZE WITH CORRESPONDING FLEXIBLE DUCTWORK DIAMETER NOTED ON PLAN.
4. ALL DIFFUSERS AND RETURNS SHALL BE SELECTED NOT TO EXCEED 30 NC (LENGTH, # OF SLOTS, WIDTH OF SLOTS WILL VARY ACCORDING TO THE AIRFLOW. SEE PLANS FOR AIRFLOW AND COORDINATE FINAL SELECTION AND LOCATION WITH ARCHITECT).

MECHANICAL LEGEND

Table mapping symbols to mechanical components: FLEX DUCT, SUPPLY DUCT, RETURN DUCT, OUTSIDE AIR DUCT, EXHAUST DUCT, LINEAR DIFFUSER (SIDEWALL), LINEAR DIFFUSER (CEILING), SQUARE DIFFUSER, SQUARE PERFORATED DIFFUSER, DIFFUSER TAG, ROOF GOOSENECK, STANDARD BRANCH, VOLUME DAMPER, DUCT REDUCER, SUPPLY OR RETURN GRILLE, TURNING VANES, LOUVER, TRANSFER GRILLE WITH ACOUSTICAL INSULATION.

HVAC CONTROLS LEGEND

Table mapping symbols to HVAC controls: THERMOSTAT (MAIN CONTROLLER), THERMOSTAT (ZONE), REMOTE SENSOR, THERMOSTAT REVERSE ACTION, MOTORIZED DAMPER, CARBON MONOXIDE DETECTOR, CARBON DIOXIDE DETECTOR, RELATIVE HUMIDITY SENSOR, DUCT SENSORS (TEMPERATURE, FLOW, PRESSURE, CARBON DIOXIDE), DUCT SMOKE DETECTOR.

MECHANICAL DRAWING INDEX

Table with 2 columns: #, DESCRIPTION. Lists drawing numbers and titles: M001 MECHANICAL SPECIFICATIONS, SCHEDULES & LEGEND, M002 MECHANICAL TECHNICAL SPECIFICATIONS & DETAILS, M101 MECHANICAL FIRST FLOOR PLAN, M102 MECHANICAL ROOF PLAN.

Digitally signed by Roberto Kachakli Dib
Date: 2023.12.13 15:37:10 -05'00'

Professional Engineer seal for Roberto Kachakli Dib, License No. 90048, State of Florida. Includes company logo for DIREKTION 360.

ISSUED FOR BID
DATE: 7/10/2025

Professional Engineer seal for Roberto Kachakli Dib, License No. 90048, State of Florida.

design kollaborative architects / planners, inc. logo and contact information.

Blank professional seal area.

HERB SKOLNICK CENTER
800 SW 36TH AVENUE
POMPANO BEACH, FL 33069

DATE: 12/11/2023
PERMIT/BID SET

PERMIT CONSTR. 00/00/00
PROJECT NO. 22011

Table with 3 columns: BY, REVISIONS, DATE.

SHEET NO. M001
PRINTED: 12/13/2023 3:21 PM

MECHANICAL TECHNICAL SPECIFICATIONS

1. GENERAL TECHNICAL NOTES

MECHANICAL DRAWINGS ARE DIAGRAMMATIC, INDICATING THE APPROXIMATE POSITION OF THE EQUIPMENT AND THE DUCT/PIPING ROUTING THAT MUST BE FOLLOWED. GENERALLY, THE DUCTWORK INSTALLATION SHALL BE DONE AS FOLLOWS:

- BE PARALLEL AND PERPENDICULAR TO STRUCTURE AND ARCHITECTURE, WHEN EXPOSED.
- NOT DRILL STRUCTURAL ELEMENT WITHOUT WRITTEN PERMISSION.
- BE ABLE TO EASILY REMOVE EQUIPMENT OR COMPONENTS FOR MAINTENANCE.
- PROVIDE SPACE AND CONNECTIONS FOR FUTURE DEVICES.
- HIDE MECHANICAL ELEMENTS AS MUCH OF POSSIBLE WHEN EXPOSED.

THE SUBCONTRACTOR SHALL PROVIDE THE COMPLETE GROUNDING OF ALL VENTILATION AND AIR CONDITIONING SYSTEMS (UNITS AND DUCTS).

AT THE INPUT AND OUTPUT OF ANY AIR TREATMENT SYSTEM, PROVIDE AND INSTALL A FLEXIBLE NEOPRENE CONNECTION, SUCH AS THE SUPER METAL FAB MODEL OF DURO-DYNE.

OPENINGS INDICATED ON DRAWINGS ARE NOMINAL DIMENSIONS ONLY. ADJUST AS REQUIRED. ALL DUCT PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED.

2. COORDINATION NOTES

MECHANICAL PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THEIR WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS OF ALL MECHANICAL EQUIPMENT WITH ALL OTHER TRADES.

FIELD COORDINATE LOCATION OF DIFFUSERS, GRILLES AND REGISTERS WITH LIGHTING FIXTURES, SPRINKLERS, LV/AV DEVICES AND ARCHITECTURAL ELEMENTS.

COORDINATE LOCATION OF A/C UNITS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.

3. DUCT SHOP DRAWINGS

PRIOR TO ANY ORDER, FABRICATION OR WORK, THE MECHANICAL CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL THE DUCT SHOP DRAWINGS, WHICH SHALL INCLUDE DETAILED INFORMATION ON THE PROPOSED INSTALLATION OF THE DUCTWORK AND PIPING AGAINST THE ARCHITECTURAL AND STRUCTURAL ELEMENTS OF THE BUILDING. ANY MODIFICATIONS TO THE ENGINEER'S PLANS BY THE ENGINEER, SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND WITHOUT ANY ADDITIONAL FEES.

4. WEATHER PROTECTION

ALL INSTALLED ELECTRICAL DEVICES, ACTUATORS, AUXILIARY EQUIPMENT, ETC. REQUIRING ENVIRONMENTAL PROTECTION SHALL BE PROVIDED WITH ADEQUATE NEMA ENCLOSURES FOR THE CONDITIONS WHERE INSTALLED. WHETHER INDOORS OR OUTDOORS, EVEN IF NOT SPECIFICALLY INDICATED ON THE DRAWINGS.

ANTI-CORROSION COATING: CONTRACTOR SHALL PROVIDE ANTI-CORROSION COATING TO ALL OUTDOOR EXPOSED EQUIPMENT (CONDENSER/EVAPORATOR COILS, EQUIPMENT CASINGS/CABINETS, PIPING, COMPRESSORS, CONDENSER SECTION), AS WELL AS ANY EXPOSED METAL TO OUTDOOR AIRSTREAM AS PROVIDED BY A THIRD PARTY SUCH AS BLYGOLD, LUVATA, ADVANTAGE OR APPROVED EQUAL WITH STANDARD 5-YEAR WARRANTY. FOR BUILDINGS LOCATED WITHIN 3,000 FT FROM THE OCEAN, CONTRACTOR SHALL UTILIZE NON-FERROUS MATERIALS FOR EXPOSED EQUIPMENT.

5. GENERAL INSTALLATION NOTES

PROVIDE BACKDRAFT DAMPERS ON ALL EXHAUST FANS AND/OR INLINE FANS AS REQUIRED BY CODE.

PROVIDE VOLUME DAMPERS, TURNING VANES, ETC., IN DUCTWORK AS REQUIRED BY CODE FOR AIRFLOW CONTROL AND BALANCE.

PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER FOR QUIET OPERATION (WITH 99% ISOLATION EFFICIENCY).

PROVIDE A MIN. OF 10 FEET CLEARANCE BETWEEN OUTSIDE AIR INTAKES AND VTR OR ANY EXHAUST OPENING WHERE REQUIRED BY CODE.

ALL PIPING AND DUCTWORK SHALL BE SLEEVED THRU WALLS, BEAMS, SLABS, ETC. AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER. REWORK BAR JOIST CROSS BRACING AND PROVIDE NECESSARY TRANSITIONS AS REQUIRED FOR DUCTWORK INSTALLATION.

CONDENSATE DRAIN PIPING TO BE AS SPECIFIED PER PLUMBING PLANS. IF NOT SPECIFIED, THEY SHALL BE TYPE "L" COPPER OR PVC WHERE ALLOWED BY CODE WITH INSULATION THICKNESS PER FBC-E TABLE C403.2.8. PROVIDE APPROVED WATER LEVEL DETECTOR OR FLOAT SWITCH TO AUTOMATICALLY SHUT DOWN THE AC UNIT, AS A SECONDARY DRAIN SYSTEM TO COMPLY WITH CODE. PROVIDE CONDENSATE PUMP WHERE NECESSARY AS IMPOSED BY FIELD CONDITIONS OR INSTALLATION CHANGES. AND PIPE TO CONDENSATE DRAIN SYSTEM PER PLUMBING PLANS.

PROVISIONS MUST BE TAKEN TO PREVENT ANY DUCT SURFACES ENTERING IN CONTACT WITH THE FOAM INSULATION.

6. AIR DISTRIBUTION DEVICES

ALL AIR DISTRIBUTION DEVICES (DIFFUSERS, REGISTERS AND GRILLES) SHALL BE ALL ALUMINUM CONSTRUCTION WITH EXPOSED SURFACE WHITE ENAMEL FINISH OR AS SPECIFIED BY ARCHITECT. DEVICES SHALL BE AS SPECIFIED ON SCHEDULE OR EQUAL TO PRICE, METALAIRE OR APPROVED EQUAL. REFER TO

ARCHITECTURAL PLANS FOR CEILING TYPES AND ADJUST DEVICE REQUIREMENTS ACCORDINGLY.

PROVIDE FOR BALANCED RETURN/TRANSFER AIR FLOW TO ENSURE COMPLIANCE WITH FBC-M 601.6.

7. DUCTWORK & INSULATION

ALL DUCTWORK SHALL BE FABRICATED, INSTALLED AND SUPPORTED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS AND LOCAL BUILDING CODES.

SEAL ALL DUCTS, JOINTS AND SEAMS IN AN APPROVED MANNER PER SMACNA AND TO PREVENT LEAKAGE.

ALL SIZES SHOWN FOR LINED AND UNLINED DUCTS ARE CLEAR INSIDE DUCT DIMENSIONS. ADJUST DUCT SIZES TO MATCH INLET AND OUTLET CONNECTIONS OF FANS, AIR CONDITIONERS, ETC.

DUCT SYSTEMS SERVING HEATING, COOLING AND VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF FBC-M 603.4 DUCT DESIGN AND ACCA MANUAL D, THE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR OTHER APPROVED METHODS.

DUCT SYSTEMS SHALL BE CONSTRUCTED OF MATERIALS HAVING A FLAME SPREAD INDEX OF NOT GREATER THAN 200. BASED UPON SMACNA HVAC DUCT CONSTRUCTION STANDARDS. STUD WALL CAVITIES AND THE SPACES BETWEEN SOLID FLOOR JOISTS TO BE USED AS AIR PLENUMS SHALL COMPLY WITH THE CONDITIONS DESCRIBED IN FBC-M 602. DUCT SIZING IS BASED ON ASHRAE "EQUAL FRICTION" METHOD, COMPLIANT WITH FBC 603.2, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

DUCT INSULATION MATERIALS SHALL COMPLY WITH FBC-M 604.3 HAVING A FLAME SPREAD INDEX NOT HIGHER THAN 25, AND A SMOKE-DEVELOPED INDEX NOT OVER 50, WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

- ALL AIR CONDITIONING DUCT WORK SHALL BE OF 1-1/2" (R-6) HEAVY DUTY FOIL REINFORCED FIBERGLASS WITH MANUFACTURER'S LOGO PRINTED ON VAPOR BARRIER. ALL FLEXIBLE DUCT TO BE R-6 WITH A MAX. TOTAL LENGTH NOT TO EXCEED 15 FT. INSTALL UL LISTED FOR PLENUM, FLEXIBLE DUCTWORK ELBOW SUPPORTS AT EACH DIFFUSER, GRILLE, AND REGISTER EQUAL TO "FLEXFLOW ELBOW" AS MANUFACTURED BY "THERMAFLEX".
- AIR CONDITIONING DUCT LINER, WHERE SPECIFIED, SHALL BE OF 1" (R-2) FIBERGLASS WITH HIGH-TENSILE, SILICATE "A1" COATING, EQUAL TO "SUPERDUCT" BY MANVILLE OR "TOUGHGARD" BY CERTAINTED, AND ANTI-MICROBIAL PROPERTIES. ALL DUCT LINERS MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "NAIMA" FIBROUS GLASS DUCT LINER STANDARDS OR "SMACNA" HVAC DUCT CONSTRUCTION STANDARDS AND THE PROJECT SPECIFICATION. LINER PRODUCTS SHALL BE ADHERED TO THE SHEET METAL DUCTWORK USING AN ADHESIVE MEETING THE REQUIREMENTS OF ASTM C916.

ALL EXHAUST DUCTS AND OUTSIDE AIR DUCTS SHALL BE GALVANIZED SHEET METAL WITH SEALED SEAMS AND JOINTS. ALL OUTSIDE AIR DUCT SHALL BE INSULATED WITH EXTERNAL BLANKET INSULATION APPROVED BY THE ENGINEER. METAL EXHAUST, AIR SERVICE DUCTS INSTALLED IN LOCATIONS WHERE DEW POINT CONDITIONS CAN OCCUR INSIDE THE DUCT SHALL BE EXTERNALLY INSULATED WITH R-6 MIN. AIR INTAKE AND EXHAUST OPENINGS SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL. LOUVERS THAT PROTECT EXHAUST OPENINGS IN STRUCTURES LOCATED IN HURRICANE PRONE REGIONS, AS DEFINED IN THE FBC 2020 SHALL COMPLY WITH AMCA STANDARD 550. OUTDOOR OPENINGS LOCATED IN EXTERIOR WALLS SHALL MEET THE PROVISIONS FOR EXTERIOR WALL OPENING PROTECTION IN ACCORDANCE WITH THE FBC 2020.

OUTSIDE AIR INTAKES SHALL NOT BE TAKEN FROM A LOCATION CLOSER THAN 10 FT FROM ANY CHIMNEY, VENT OUTLET OR SANITARY SEWER VENT OUTLET; 3 FT FROM ENVIRONMENTAL EXHAUST OUTLETS; OUTSIDE AIR INTAKE VENTS LOCATED ON ROOFS WILL BE PROPERLY MARKED WITH A UNIVERSAL MARKING "INTAKE", PERMANENTLY ATTACHED. INTAKE OPENINGS SHALL COMPLY WITH 2020 FLORIDA BUILDING CODE RESIDENTIAL SECTION 1602.1 AND THE EXHAUST OUTLETS COMPLY WITH THE SECTION 1502 AND 1506.3.

8. ACCESS FOR MAINTENANCE

PROVIDE ACCESS DOORS IN DUCTS AS REQUIRED FOR ALL MECHANICAL EQUIPMENT AND VISUALLY CHECK ROTATION OF FANS AND MOTORS, POSITION OF DAMPERS, REPLACE FIRE DAMPER LINKS, ADJUST OR REPLACE CONTROLS, ETC.

PROVIDE ACCESS DOORS/PANELS INSTALLED IN ARCHITECTURAL ELEMENTS FOR ANY EQUIPMENT OR DEVICE THAT NEEDS TO BE ACCESSED FOR MAINTENANCE AND AS REQUIRED BY CODES. COORDINATE WITH THE ARCHITECT AND THE GENERAL CONTRACTOR FOR LOCATIONS PRIOR TO ANY WORK.

9. REFRIGERATION

MATERIALS FOR REFRIGERANT PIPING AND TUBING SHALL COMPLY WITH FBC-M 1107 AND FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT LINES SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS; SIZES SHOWN ON DRAWINGS ARE FOR BIDDING PURPOSES ONLY.

INSULATION FOR REFRIGERANT SUCTION PIPING SHALL BE AT LEAST R-4. PIPING INSULATION EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND, AND SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE PERMITTED.

10. VOLUME DAMPERS

PROVIDE MANUAL VOLUME DAMPERS WHERE REQUIRED BY CODE OR SHOWN ON PLANS. PROVIDE REMOTE, CABLE OPERATED VOLUME DAMPERS ("YOUNG REGULATOR" OR EQUAL) IN INACCESSIBLE AND HARD CEILING AREAS.

11. CLEARANCES

CLEARANCE FOR MAINTENANCE, SERVICE, REPAIRS, AND REPLACEMENT FOR ALL MECHANICAL EQUIPMENT SHALL BE PROVIDED PER FBC-M 306 WITH A WORKING SPACE NOT LESS THAN 36 INCHES DEEP IN FRONT OF THE CONTROL SIDE OF THE UNIT. IN ADDITION, CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR ALL REQUIRED CLEARANCE AROUND THE UNITS.

AS A GENERAL RULE, PROVIDE CLEAR WORKING SPACE OF MIN. 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT PER NEC 110.26.

NO PIPING, DUCTS OR OTHER FOREIGN EQUIPMENT SHALL BE LOCATED IN THE DEDICATED ELECTRICAL SPACE ABOVE ELECTRICAL PANELS AND OTHER EQUIPMENT PER NEC 110.26(E)(1).

12. SOUND LEVELS

ALL OUTDOOR EQUIPMENT NOISE LEVELS SHALL COMPLY WITH LOCAL ZONING NOISE ORDINANCES. IN NO CASE THE NOISE LEVEL SHALL EXCEED 65 dB(A) MEASURED 23 FEET (OR 7 METERS) FROM THE EQUIPMENT IN ALL DIRECTIONS.

13. FILTERS

THE CONTRACTOR MUST PROVIDE AIR FILTRATION MEDIA MERV 8 FOR AIR HANDLING UNITS (RECIRCULATION AND OUTDOOR AIR SYSTEMS). FILTERS SHALL BE IN PLACE DURING CONSTRUCTION. PROVIDE A NEW SET PRIOR TO TEST AND BALANCE AND A FINAL SET AT THE END OF ONE YEAR SERVICE PERIOD.

14. WIND LOAD COMPLIANCE

MECHANICAL EQUIPMENT, APPLIANCES AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED TO RESIST THE WIND PRESSURES DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, BUILDING (FBC-M 301.15). CONTRACTOR TO PROVIDE WIND LOAD CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER, INCLUDING ANY DOCUMENTATION REQUIRED BY LOCAL JURISDICTION FOR PERMIT PURPOSES, SUCH AS NOA CERTIFICATES.

ALL WIND LOAD AND OTHER COMPLIANCE CALCULATIONS AND/OR INSTALLATION DETAILS FOR OUTDOOR MOUNTED MECHANICAL EQUIPMENT SHALL BE PROVIDED BY A STRUCTURAL ENGINEER AND ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. SUCH CALCULATIONS SHALL BE PROVIDED BY THE EQUIPMENT MANUFACTURER OR BY THE GENERAL OR MECHANICAL CONTRACTOR ON BEHALF OF THE CLIENT.

15. HVAC CONTROLS

CONTRACTOR SHALL PROVIDE A FULLY INTEGRATED MECHANICAL CONTROL SYSTEM FOR ALL HVAC EQUIPMENT, INCLUDING BUT NOT LIMITED TO:

- PROGRAMMABLE THERMOSTATS AND CONTROLLERS MUST BE PROVIDED, WITH INTEGRATION CAPABILITIES WITH CENTRALIZED CONTROL SYSTEMS (SUCH AS BACNET).
- POWER SHALL BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. MECHANICAL CONTRACTOR SHALL FURNISH ALL MOTORS, STARTERS, RELAYS, ETC.
- CONTROL WIRING SHALL BE PROVIDED BY MECHANICAL OR CONTROL CONTRACTOR. PROVIDE 24V TRANSFORMERS AS REQUIRED.
- THERMOSTAT LOCATIONS SHALL BE APPROVED BY OWNER AND ENGINEER PRIOR TO INSTALLATION. INSTALL THERMOSTAT PER ADA REQUIREMENTS WHERE APPLICABLE. MECHANICAL CONTRACTOR SHALL DEFINE RESPONSIBILITIES AND SCOPE OF WORK FOR EACH TRADE AND COORDINATE WITH ELECTRICAL CONTRACTOR ALL REQUIREMENTS FOR JUNCTION BOXES, CONDUITS, CONTROL WIRING, POWER, ETC. PRIOR TO ANY WORK.

16. BALANCING, TESTING AND COMMISSIONING

THE CONTRACTOR SHALL HIRE A SPECIALIZED INDEPENDENT SUBCONTRACTOR FOR TESTING AND BALANCING SYSTEMS. A WRITTEN REPORT WILL BE ISSUED TO THE ENGINEER FOR APPROVAL BY THIS SUBCONTRACTOR, AND SHALL INCLUDE ALL COMPLETE FINAL MEASURES OF OPERATION OF EQUIPMENT, SYSTEMS AND DEVICES, ONCE BALANCED. THE PRECISION ERROR MUST BE LESS THAN 5% WITH THE VALUES ON THE PLANS.

THE ENGINEER RESERVES THE RIGHT TO HAVE ADJUSTMENTS DONE TO THE BALANCING FOLLOWING THE VERIFICATION OF THE FINAL BALANCING REPORT AND THIS WITHOUT ADDITIONAL FEES. THE BALANCING COMPANY MUST INCLUDE AN ADDITIONAL VISIT TO THEIR BID PROPOSAL INCLUDING ALL MATERIALS REQUIRED TO CARRY OUT THESE ADJUSTMENTS AND CORRECT THE TEST AND BALANCE REPORT.

- THE FOLLOWING PARAMETERS MUST BE TESTED:
- EQUIPMENTS PERFORMANCE (AIR TEMPERATURES, STATIC PRESSURES, MOTOR RPM, ETC.).
 - AIRFLOW RATES (CFM) FOR ALL AIR TERMINALS (SUPPLY, RETURN, EXHAUST AND OUTDOOR).
 - AIR TEMPERATURES.
 - OPERATION AND SEQUENCE OF CONTROL OF COMPONENTS (CONTROLLER, THERMOSTATS, SENSORS, MOTORIZED DAMPERS, ZONE DAMPERS, ETC.).

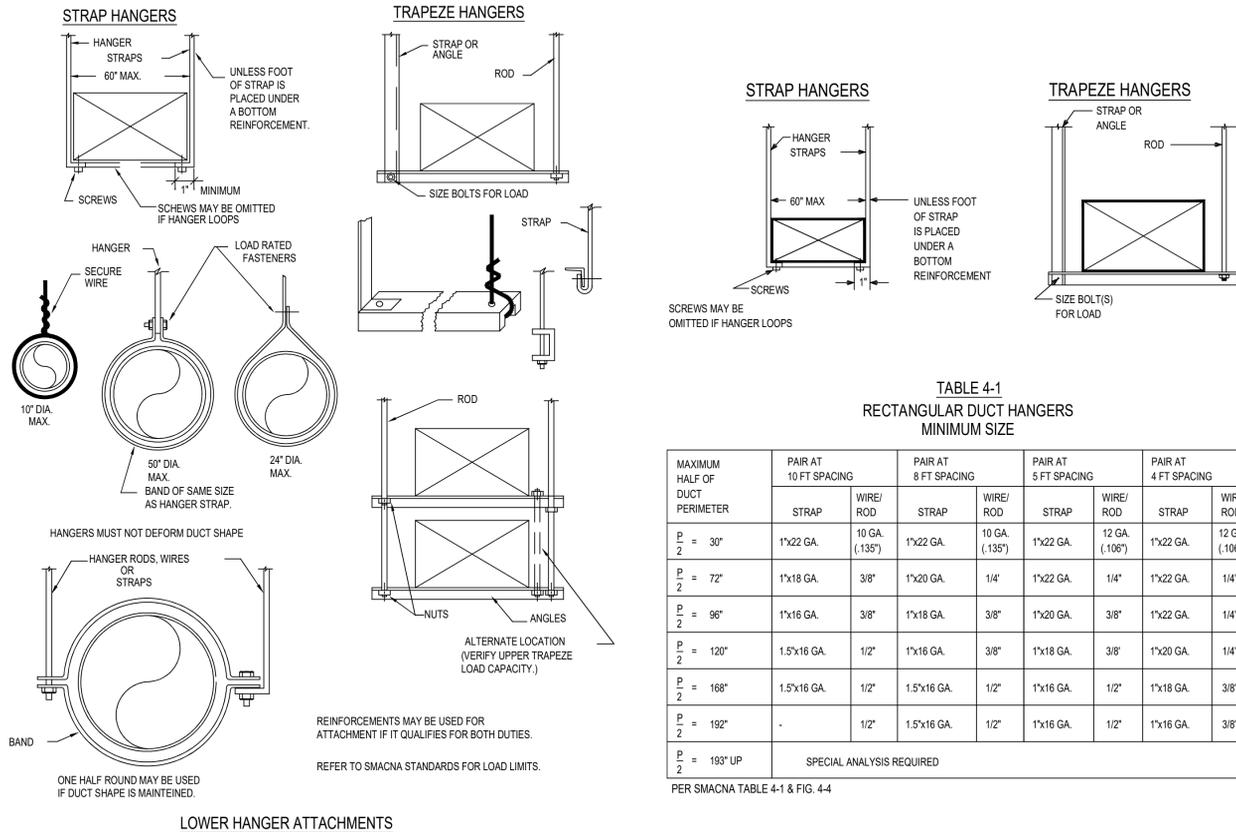
BUILDING TESTING: THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING SEVEN AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8, PER FBC-E C402.5.

DUCT TESTING: DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE PER FBC-E C403.2.9.2.

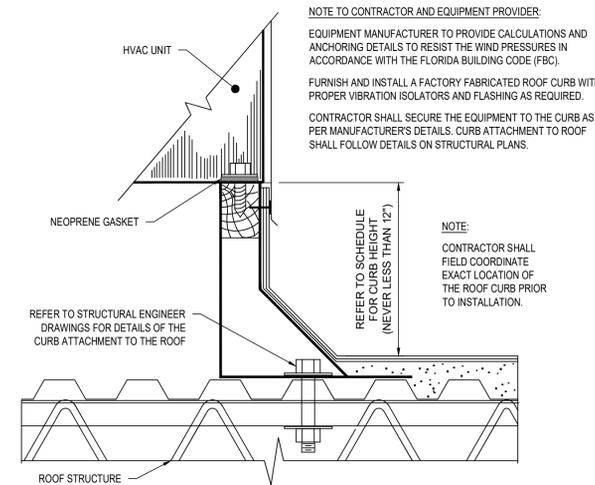
17. ENERGY EFFICIENCY COMPLIANCE

PROJECT SHALL COMPLY WITH THE FLORIDA BUILDING CODE, ENERGY PROVISIONS OF SECTIONS C401 THROUGH C408 LABELED AS "MANDATORY".

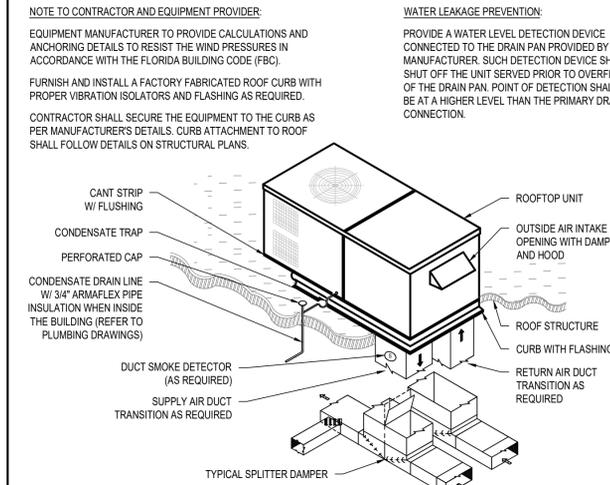
1 HANGING DUCT METHODS DETAIL



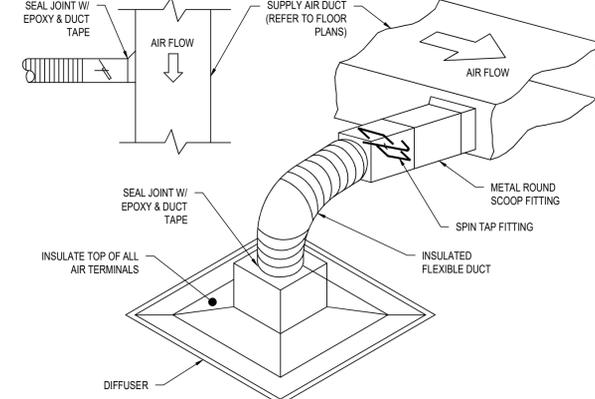
2 HVAC EQUIPMENT ROOF CURB DETAIL



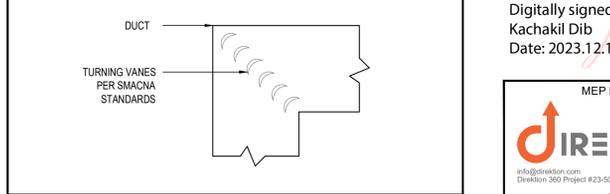
3 ROOFTOP PACKAGE HVAC UNIT DETAIL



4 FLEXIBLE DUCT CONNECTION DETAIL



5 90° VANED ELBOW DETAIL



Digitally signed by Roberto Kachakil Dib
Date: 2023.12.13 15:36:25 -05'00'

MEP ENGINEER

DIREKTION 360

info@direktion.com
Direktion 360 Project #23-566-01 +1754-701-9320

ROBERTO KACHAKIL DIB
LICENSE
No. 90048
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 12/13/2023

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ISSUED FOR BID
DATE: 7/10/2025

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ADDITION TO:

DATE: 12/11/2023
PERMIT/BID SET

PERMIT CONSTR. 00/00/00
00/00/00

PROJECT NO. 22011

BY: REVISIONS DATE

DATE: 12/11/2023
PERMIT/BID SET

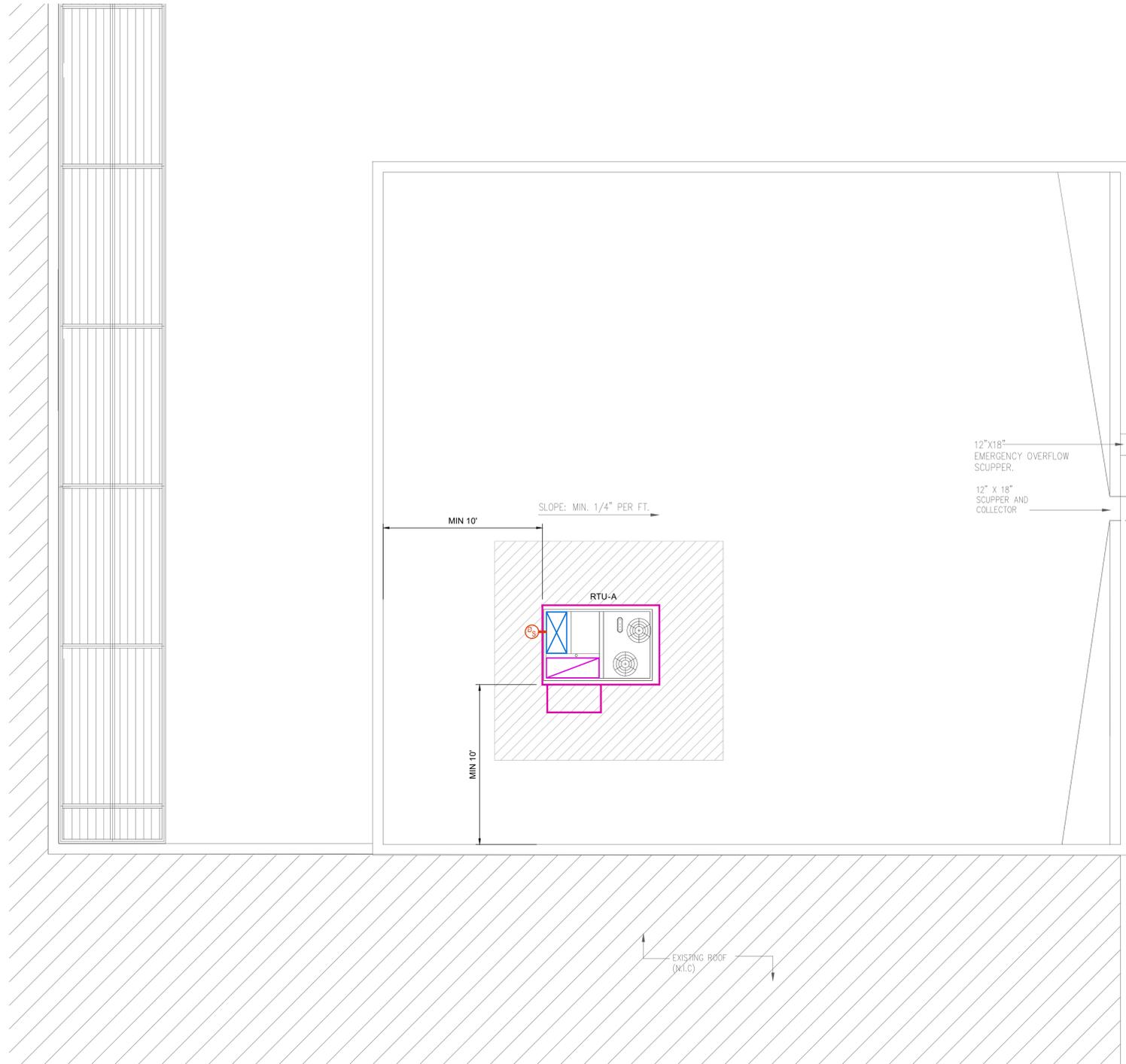
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PROJECT NO. 22011

BY: REVISIONS DATE

SHEET NO. **M002**

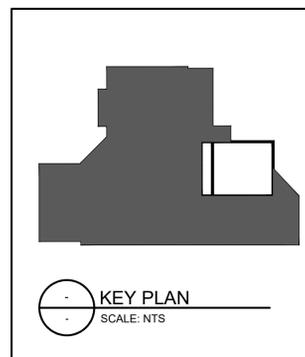
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1 ROOF PLAN - MECHANICAL
 M102 SCALE: 1/4" = 1'-0"

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 DATE: 7/10/2025

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 Date: 2023.12.13 15:36:44 -05'00'



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CONSTR.	00/00/00	
PROJECT NO.	22011	
BY	REVISIONS	DATE

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M102
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ALL MEASUREMENTS, DIMENSIONS AND NOTES SHALL BE TAKEN FROM THE DRAWING UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO THE SITE OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

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PLUMBING GENERAL SPECIFICATIONS

1. GENERAL NOTES

THE GENERAL CLAUSES AND THE SPECIFIC CONDITIONS OF THE MECHANICAL AND ELECTRICAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE PLUMBING SPECIFICATIONS.

ANY REFERENCE TO THESE AND/OR ANY REPRESENTATION ON THE DRAWINGS, MATERIALS, OPERATIONS OR METHODS OF WORK MEANS THAT THE CONTRACTOR IS REQUIRED TO PROVIDE EACH ITEM MENTIONED OR REPRESENTED, PERFORM EACH PRESCRIBED OPERATION AND PROVIDE ALL LABOR, TAXES, MATERIALS, TOOLS AND NECESSARY ACCESSORIES.

WORK INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION, TESTING AND MAINTENANCE OF THE COMPLETE SYSTEMS AS SHOWN IN THE DRAWINGS AND COSTS OF CONSTRUCTION AND MATERIALS REQUIRED, EVEN IF THEY ARE NOT INDICATED OR DESCRIBED IN THESE DOCUMENTS BUT ARE ESSENTIAL TO THE PROPER FUNCTIONING OF THE EQUIPMENT OR SYSTEMS.

OBTAIN APPROVAL FROM A STRUCTURAL ENGINEER FOR ANY DRILLING IN THE STRUCTURAL ELEMENTS.

COORDINATE ALL SHUTDOWNS WITH THE OWNER OR THEIR REPRESENTATIVE.

EXECUTE WORK DURING REGULAR HOURS, EXCEPT FOR WORK TO BE PERFORMED OUTSIDE OF REGULAR HOURS, SUCH AS:

- DRILLINGS;
- WORKS CAUSING AN IMPORTANT LEVEL OF NOISE;
- PLUMBING SYSTEMS SHUTDOWNS.

MINIMIZE NOISE AND DUST LEVELS.

2. DOCUMENTS AND SITE ANALYSIS

PLANS NON-AUTHENTICATED (SIGNED AND SEALED) BY THE ENGINEER OF RECORD MAY NOT BE USED FOR PERMIT, BIDDING OR CONSTRUCTION.

THE ENGINEER'S PLANS ARE COMPLEMENTARY TO THE PLANS AND SPECIFICATIONS OF THE CIVIL, ELECTRICAL, MECHANICAL, FIRE SPRINKLERS, STRUCTURAL AND ARCHITECTURAL ONES, AS WELL AS THE CUSTOMER'S GENERAL CLAUSES.

PLUMBING DRAWINGS DO NOT INDICATE ALL ARCHITECTURAL AND STRUCTURAL DETAILS. THEREFORE, THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS TO ENSURE THAT THE WORK CAN BE CARRIED OUT SATISFACTORILY WITHOUT CHANGES TO THE BUILDING AS SHOWN ON THE PLANS. BEFORE SUBMITTING THEIR BID, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BY WRITING ANY DEFECT OR OBSTACLE THAT THE CONTRACTOR BELIEVES PREJUDICIAL TO PERFORM THEIR WORK AND WHICH MAY AFFECT THE REQUIRED SAFETY. NO ADDITIONAL COMPENSATION WILL BE AWARDED TO THE CONTRACTOR AFTER THE BEGINNING OF THEIR WORK FOR THE CONSEQUENCES OF THEIR NEGLIGENCE IN DOING SO.

THE CONTRACTOR MUST VERIFY AND CONFIRM ALL EQUIPMENT AND AIR DEVICE EXACT LOCATIONS PRIOR TO INSTALLATION.

PRIOR TO SUBMITTING THE BID PROPOSAL, THE CONTRACTOR MUST VISIT THE SITE AND BECOME FAMILIAR WITH ANY FIELD CONSTRAINTS OR CONDITIONS THAT MAY AFFECT THEIR WORK IN ANY WAY.

WHILE PREPARING THE BID PROPOSAL, THE CONTRACTOR MUST BE AWARE OF ALL OTHER PLANS RELATED TO THE PROJECT (CIVIL, MECHANICAL, ELECTRICAL, ETC.) TO INCLUDE ALL THE WORK NECESSARY FOR A COMPLETE INSTALLATION.

3. CONTRACTOR'S COMPETENCE

ANY CONTRACTOR SUBMITTING THEIR PROPOSAL MUST AGREE TO PROVIDE SATISFACTORILY TO THE ENGINEER AND THE CUSTOMER, IF ANY ONE OF THEM REQUESTS SO, ANY REFERENCE AND EVIDENCE THAT THEY HAVE THE REQUIRED EXPERIENCE TO ADEQUATELY COMPLETE ADEQUATELY THE WORK.

4. OWNER'S RIGHTS

THE OWNER RESERVES THE RIGHT TO HAVE CERTAIN WORK ON THE PROJECT EXECUTED BY OTHERS AND AT THEIR OWN EXPENSE, BUT EXCLUDED FROM THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT BE RELIEVED FROM THEIR RESPONSIBILITY FOR THE WORK THAT IS PART OF THEIR CONTRACT AND SHALL BE RESPONSIBLE FOR ITS COORDINATION.

5. LIABILITY

THE CONTRACTOR WILL BE RESPONSIBLE FOR ITS OWN WORK AND FOR DAMAGE CAUSED TO THE OWNER OR OTHER CONTRACTORS DUE TO IMPROPER WORK OR INSTALLATION. THE CONTRACTOR WILL HAVE TO BEAR ALL THE COSTS ASSOCIATED TO THIS DAMAGE.

6. WORKFORCE

THE WORKFORCE MUST BE EXPERIENCED AND QUALIFIED IN THE TYPE OF WORK TO BE DONE, AND WILL BE UNDER THE DIRECTION OF A SUPERINTENDENT WHO WILL BE AVAILABLE TO THE ENGINEER DURING SITE VISITS OR CONSTRUCTION SITE MEETINGS.

7. COORDINATION OF CONTRACTORS

THE CONTRACTOR MUST COORDINATE THEIR WORK WITH OTHER CONTRACTORS, COOPERATING WITH THEM IN THE ARRANGEMENT AND INSTALLATION OF THEIR OWN WORK TO FACILITATE THE EVOLUTION OF THE PROJECT AND AVOID ANY CONFLICTS/DAMAGES/DELAYS AND ENSURE THE PROPER FUNCTIONING OF THE INSTALLATIONS. NO CHANGE IN THE WORK OR ANY ALTERATION IN THE PERFORMANCE OF THE MECHANICAL OR PLUMBING WORK REQUIRED TO ENSURE SUCH COOPERATION SHALL BE CONSIDERED A CHANGE ORDER TO THE CONTRACT.

8. COORDINATION OF PLANS AND SPECIFICATIONS

THE PLANS AND SPECIFICATIONS INDICATE IN A SCHEMATIC AND APPROXIMATE MANNER THE LOCATION OF THE APPLIANCES, FIXTURES, PIPES, ETC. NO SUPPLEMENT SHALL BE ALLOWED FOR CHANGES IN THE ROUTING OF PIPES, SHEATHS, ETC., WHICH MAY BE REQUIRED AS PER SITE CONDITIONS.

THE CONTRACTOR SHALL NOT SCALE THE PLUMBING DRAWINGS. REFER TO THE ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE.

9. CODES AND STANDARDS

THE ENTIRE INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING PUBLICATIONS AND THE REQUIREMENTS OF THE BUILDING AUTHORITY AND LOCAL AUTHORITIES AND ALL OTHER LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:

- 2020-FLORIDA BUILDING CODE (FBC)

- 2020-FLORIDA RESIDENTIAL CODE (FBC-R)
- 2020-FLORIDA PLUMBING CODE (FBC-P)
- 2020-FLORIDA FUEL CODE (FBC-F)
- 2020-FLORIDA ENERGY CODE (FBC-E)
- ASHRAE FUNDAMENTALS & ASHRAE 18-2008
- NFPA STANDARDS (58-2017, 85-2015)

ALL PLUMBING EQUIPMENT SHALL UL LISTED/CERTIFIED, WHERE APPLICABLE, AND RATED FOR THE REQUIRED SERVICE, PRESSURES, TEMPERATURES AND SHALL BE PROVIDED WITH ALL NECESSARY SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION AS REQUIRED BY DESIGN AND MANUFACTURER'S RECOMMENDATIONS.

UNLESS OTHERWISE INDICATED, USE ONLY NEW MATERIALS WITHOUT DEFECTS, ONLY SPECIFIED PRODUCTS AND MANUFACTURERS (OR EQUIVALENT TO BE PRE-APPROVED BY THE ENGINEER OF RECORD) WILL BE ACCEPTED.

10. PERMITS, REGULATIONS AND FEES

THE CONTRACTOR SHALL OBTAIN AND PAY ALL LICENSES, INSPECTION FEES, TAXES AND LICENSES NECESSARY FOR DOING THE WORK AND PROVIDE ALL CERTIFICATES REQUIRED BY THE RELEVANT AUTHORITIES HAVING JURISDICTION TO START AND COMPLETE ALL THE WORK.

ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. THE WORK AND MATERIALS WILL BE IN FULL COMPLIANCE WITH LOCAL BUILDING CODES AND REGULATIONS, AT THE TIME OF EXECUTION, AS WELL AS PER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. WHERE THE REQUIREMENTS ARE CONTRADICTORY OR DIFFERENT, THE CONTRACTOR SHALL IMPLEMENT THEIR WORK IN ACCORDANCE WITH THE STRICTEST REQUIREMENTS.

ALL CHANGES AND MODIFICATIONS REQUIRED BY AN INSPECTOR FROM THE AUTHORITY HAVING JURISDICTION WILL BE CARRIED OUT AT NO ADDITIONAL COST OR EXPENSE TO THE OWNER.

THE CONTRACTOR MUST INCLUDE IN THEIR BID ALL TAXES APPLICABLE TO MATERIALS, SERVICES, ETC. REQUIRED FOR THEIR WORK.

THE CONTRACTOR MUST COMPLY WITH ALL PUBLIC SAFETY LAWS AND REGULATIONS.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

11. INTERRUPTION OF SERVICES

COORDINATE THE WORK IN A WAY TO ENSURE CONTINUITY OF SERVICES IN THE PREMISES OCCUPIED BY THE OWNER. BEFORE INTERRUPTING A SERVICE, NOTIFY THE LANDLORD BY WRITING, AT LEAST 48 HOURS IN ADVANCE, FOR THEIR APPROVAL.

12. EXISTING CONDITIONS AND DEMOLITION

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

ANY DEMOLITION WORK (IF APPLICABLE) SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING.

UNLESS OTHERWISE SPECIFIED, CAREFULLY REMOVE (FOR POSSIBLE REUSE) FROM SITE AND BUILDING ALL EXISTING MECHANICAL EQUIPMENT NOT REQUIRED.

THE OWNER MAY HAVE THE CHOICE TO KEEP ALL THE EQUIPMENT AT THEIR CHOICE. WHAT THE OWNER DOES NOT WANT TO KEEP WILL BECOME THE PROPERTY OF THE CONTRACTOR, WHO WILL HAVE TO DISPOSE OF IT AT THEIR OWN EXPENSE.

REMOVE ALL EXISTING PIPES UP TO THE SOURCE OR THE LAST BRANCH STILL OPERATING. SEAL OPENINGS MADE WITH APPROPRIATE DEVICES.

13. PROTECTION OF WORK

THE CONTRACTOR SHALL PROTECT THEIR INSTALLATION AGAINST ANY DAMAGE CAUSED BY ANY CAUSE, SUCH AS WEATHER, FIRE, THEFT, BREAKAGE, ETC. DURING THE EXECUTION OF WORK.

14. DRILLING

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DRILLINGS IN THE FLOORS, CEILINGS AND WALLS FOR THE PASSAGE OF CONDUITS AND CONDUCTORS, AS APPROVED BY THE ARCHITECTURAL AND STRUCTURAL ENGINEER PRIOR TO ANY DRILLING.

DRILLINGS OF MORE THAN 4" WILL BE EXECUTED BY THE GENERAL CONTRACTOR. DRILLINGS OF 4" OR LESS WILL BE EXECUTED BY EACH SUBCONTRACTOR. FOLLOWING THE INSTALLATION, THE CONTRACTOR MUST PATCH THE HOLES WITH AN APPROVED MATERIAL.

ALL HOLES IN FIRE RATED WALLS, PARTITIONS AND FLOORS MUST BE SEALED WITH AN APPROVED FIRE-RESISTANT MATERIAL TO REBUILD THE FIRE RATING REQUIRED BY THE ARCHITECT.

THE USE OF A JACKHAMMER IS STRICTLY FORBIDDEN.

15. RESTORATION

THE CONTRACTOR SHALL RESTORE OR REPLACE, AT THEIR OWN EXPENSE, ANY PIECE OF EQUIPMENT OR TOOL THAT COULD HAVE BEEN DAMAGED DURING THE EXECUTION OF THEIR WORK.

16. CLEANING

THE CONTRACTOR MUST KEEP THE SITE CLEAN, FREE FROM ANY WASTE AND UNUSED MATERIALS, AT THE END OF EACH SHIFT. PROVIDE RENTAL OF WASTE CONTAINERS. THE LOCATION OF CONTAINERS WILL BE DETERMINED ONSITE, IN AGREEMENT WITH THE OWNER.

17. IDENTIFICATION

ALL EQUIPMENT SHALL BE LABELED AND IDENTIFIED FOLLOWING INDUSTRY STANDARDS AND PRACTICE.

18. MATERIALS AND SHOP DRAWINGS

ALL MATERIALS AND EQUIPMENT MUST BE NEW AND OF HIGH QUALITY AND MUST BEAR APPROVALS SUBJECT TO THE TYPE OF INSTALLATION PROPOSED.

THE CONTRACTOR MUST SUBMIT THE SHOP DRAWINGS IN ELECTRONIC FORMAT (PDF). THE CONTRACTOR SHALL NOT PLACE THE ORDER PRIOR TO THEIR APPROVAL.

AT THE VERY BEGINNING OF THE WORK, THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DELAYS THAT COULD IMPEDE COMPLETION OF WORK DUE TO UNAVAILABILITY OF EQUIPMENT

AND/OR ABOVE-NORMAL DELIVERY DELAYS. COORDINATE THE RECEPTION AND HANDLING OF MATERIALS WITH THE OWNER OR THEIR REPRESENTATIVE.

NO ALTERNATIVE OR CHANGE TO PLANS AND SPECIFICATIONS WILL BE ACCEPTED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

COMMENTS ON THE SHOP DRAWINGS ARE GENERAL AND ARE NOT MEANT TO SERVE AS A FINAL CORRECTION. THEREFORE, THEY DO NOT EXEMPT THE CONTRACTOR FROM THEIR RESPONSIBILITY OF VERIFYING THE PLANS ON THEIR OWN OR TO PROVIDE THE MATERIALS AND WORK REQUIRED BY THE PLANS AND SPECIFICATIONS.

THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF SHOP DRAWINGS AT ONCE, GROUPED BY CATEGORY (PLUMBING EQUIPMENT, FIXTURES, PIPING, ETC.). EACH SHOP DRAWING MUST BEAR THE GENERAL CONTRACTOR REVIEW STAMP AND A TABLE OF CONTENTS OR INDEX LISTING ALL EQUIPMENT SUBMITTED WITH CLEAR IDENTIFICATIONS PER THE ENGINEER'S DRAWINGS AND SPECIFICATIONS.

FOR ANY SUBSTITUTION TO THE PERMITTED DOCUMENTS THAT MAY REQUIRE REVISING THE DRAWINGS OR SPECIFICATIONS, OR WRITING A LETTER TO THE AUTHORITY HAVING JURISDICTION (INSPECTORS/REVIEWERS), THE CONTRACTOR SHALL PAY TO THE ENGINEER THE FEES TO MAKE THE REQUIRED CHANGES, WHICH WILL ONLY BE RELEASED UPON PAYMENT.

A MAXIMUM OF TWO (2) REVIEWS PER SHOP DRAWING WILL BE ACCEPTED. UPON THE THIRD REVIEW, THE CONTRACTOR SHALL PAY THE ENGINEER THE ADDITIONAL FEES.

19. ERROR, OMISSION OR DISCREPANCY

AS SOON AS THE CONTRACTOR IS AWARDED THE CONTRACT, THEY MUST REVIEW ALL BIDDING DOCUMENTATION AND NOTIFY THE ENGINEER OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR DISCREPANCIES THAT MAY BE FOUND. THE ENGINEER HAS THE RIGHT TO INTERPRET THEIR DOCUMENTS.

20. START-UP, COMMISSIONING AND TESTING

AT THE END OF THE CONSTRUCTION, EACH CONTRACTOR SHALL HAVE INCLUDED IN THEIR BID PROPOSAL, THE NECESSARY SERVICES TO ENSURE THE START-UP, COMMISSIONING, COORDINATION AND INTEGRATION OF THE PLUMBING SYSTEMS AND THEIR ADJUSTMENTS FOR OPTIMUM OPERATION.

THE CONTRACTOR SHALL PROVIDE THE TESTING REPORTS TO DEMONSTRATE THE PLUMBING INSTALLATION IS PERFORMING AS DESIGNED.

AT THE END OF THE WORK, THE CONTRACTOR SHALL DEMONSTRATE TO THE OWNER THAT ALL THEIR WORK IS FUNCTIONING AND PROVIDE TRAINING ON THE OPERATION OF THE SYSTEMS TO ALL PERSONNEL DESIGNATED BY THE OWNER.

21. WARRANTY

THE CONTRACTOR MUST GUARANTEE ALL THEIR WORK (PARTS AND LABOR) FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. PROVIDE A LETTER OF GUARANTEE UPON COMPLETION OF THE WORK.

THE CONTRACTOR SHALL IMMEDIATELY REPLACE, AT THEIR OWN EXPENSE, ANY PART THAT WILL BE FOUND TO BE DEFECTIVE DURING SUCH PERIOD AFTER THE FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE DEFECT IS NOT DUE TO MISUSE OR ORDINARY WEAR AND TEAR.

THE CONTRACTOR SHALL IMMEDIATELY RESTORE ANY IMPERFECT WORK AND REPLACE DEFECTIVE MATERIALS AT NO ADDITIONAL COST TO THE OWNER WITHIN THE WARRANTY PERIOD FOLLOWING FINAL ACCEPTANCE.

ANY DAMAGE TO PROPERTY OR EQUIPMENT ARISING FROM IMPERFECT WORK OR DEFECTIVE MATERIALS SHALL BE REPAIRED FULLY AT THE EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR SUCH DAMAGES AND/OR DEFECTS.

22. AS-BUILT PLANS AND END-OF-PROJECT DOCUMENTS

PER 2020-FBC C405.5.4.1, WITHIN 30 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLANS (THE CONTRACTOR MUST RECORD ANY CHANGES WITH RED MARKUPS MADE ON THE LATEST REVISION OF THE PLANS ISSUED BY THE ENGINEER).

PER 2020-FBC C405.5.4.2, THE CONTRACTOR SHALL PROVIDE THE INSTRUCTION, OPERATION AND MAINTENANCE MANUALS; APPROVED SHOP DRAWINGS; TESTING REPORTS; WARRANTY LETTER; ETC.

23. EXPANSION JOINTS

WHERE THE CONDUITS/PIPES/DUCTS PASS THROUGH A BUILDING EXPANSION JOINT, THE CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE FITTINGS TO ALLOW THE MOVEMENT WITHOUT DAMAGE. ELECTRICAL BONDING MUST BE ENSURED USING FLEXIBLE COPPER WIRE.

24. PROFESSIONAL FEES FOR EQUIVALENCY/VE ANALYSIS

THE PROFESSIONAL FEES REQUIRED FOR DESIGN CHANGES AND/OR DRAWINGS RESULTING FROM AN EQUIVALENT PRODUCT OR A VALUE ENGINEERING EXERCISE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO WILL PAY THE ENGINEER FOR THE FULL COST.

1. GENERAL TECHNICAL NOTES

PLUMBING DRAWINGS ARE DIAGRAMMATIC, INDICATING THE APPROXIMATE POSITION OF THE EQUIPMENT AND THE PIPING ROUTING THAT MUST BE FOLLOWED. GENERALLY, THE PIPING INSTALLATION SHALL BE DONE AS FOLLOWS:

- BE PARALLEL AND PERPENDICULAR TO STRUCTURE AND ARCHITECTURE, WHEN EXPOSED.
- NOT DRILL STRUCTURAL ELEMENT WITHOUT WRITTEN PERMISSION.
- BE ABLE TO EASILY REMOVE EQUIPMENT OR COMPONENTS FOR MAINTENANCE.
- PROVIDE SPACE AND CONNECTIONS FOR FUTURE DEVICES.
- HIDE PLUMBING ELEMENTS AS MUCH OF POSSIBLE WHEN EXPOSED.

OPENINGS INDICATED ON DRAWINGS ARE NOMINAL DIMENSIONS ONLY. ADJUST OPENING SIZES AS REQUIRED. ALL PIPE OR EQUIPMENT PENETRATIONS SHALL BE SLEEVED AND FIRE RATED AS REQUIRED.

2. COORDINATION NOTES

PLUMBING PLANS IN GENERAL, ARE DIAGRAMMATIC IN NATURE, AND ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, FIRE SPRINKLER, AND STRUCTURAL PLANS AND SHALL BE CONSIDERED AS ONE SET OF DOCUMENTS. PIPING OFFSETS, BENDS AND TRANSITIONS SHALL BE REQUIRED TO PROVIDE AND INSTALL A COMPLETE FUNCTIONAL SYSTEM AND SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

COORDINATE LOCATION OF A/C UNITS WITH MECHANICAL CONTRACTOR.

PRIOR TO BIDDING AND ANY WORK, VERIFY LOCATION, SIZE, & INVERTS OF ALL EXISTING UTILITIES FOR TIE-INS. PRIOR TO ANY WORK, CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, STORM DRAINAGE, CONDENSATE DRAINAGE, DOMESTIC WATER AND GAS PIPING WITH CIVIL ENGINEER. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

3. GENERAL INSTALLATION NOTES

ALL EXCAVATION AND BACKFILL REQUIRED FOR THE PLUMBING INSTALLATION SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.

CONTRACTOR SHALL INCLUDE THE BID PROPOSAL ANY SCANNING (RADAR, X-RAY...) REQUIRED TO LOCATE EXISTING UTILITIES IN REINFORCED CONCRETE (POST TENSION CABLES, REBARS, ELECTRICAL CONDUITS, PIPING, CABLES...).

NO PIPING, DUCTS OR OTHER FOREIGN EQUIPMENT SHALL BE LOCATED IN THE DEDICATED ELECTRICAL SPACE ABOVE ELECTRICAL PANELS AND OTHER EQUIPMENT PER 2017-NEC 110.28(E)(1).

CONTRACTOR SHALL PROVIDE REQUIRED CLEARANCES BY CODE AND THE MANUFACTURER'S RECOMMENDATIONS.

ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).

DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING & EQUIPMENT CONNECTIONS DIELECTRIC UNIONS, JOINTS BETWEEN COPPER OR COPPER-ALLOY TUBING AND GALVANIZED STEEL PIPE. SHALL BE MADE WITH A BRASS FITTING OR DIELECTRIC FITTING OR DIELECTRIC UNION CONFORMING TO ASSE 1079. THE COPPER TUBING SHALL BE SOLDERED TO THE FITTING IN AN APPROVED MANNER, AND THE FITTING SHALL BE SCREWED TO THE THREADED PIPE.

ALL METALLIC PIPING, FITTINGS, & HANGERS EXPOSED TO CORROSIVE CONDITIONS SHALL HAVE A PROTECTIVE COATING THAT APPROPRIATELY RESISTS CORROSION.

FURNISH & INSTALL APPROVED WATER HAMMER ARRESTORS WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010 & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GC PRIOR TO INSTALLATION.

ALL PIPING SHALL BE SECURED USING METHODS OF STRAPPING & HANGING APPROVED BY CODE.

ALL PIPING THROUGH FIRE RATED FLOORS & WALLS SHALL BE FIRE STOPPED USING UL LISTED METHOD ACHIEVING EQUAL RATING AS PENETRATED FLOOR OR WALL.

FURNISH REQUIRED FLASHING TO ROOFING CONTRACTOR FOR PIPES PENETRATING ROOF.

ALL OUTDOOR FLOOR CLEANOUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.

PROVIDE 1/2" TRAP PRIMER LINE FOR ALL DRAINS FROM THE NEAREST PLUMBING FIXTURE. CONTRACTOR HAS OPTION FOR UTILIZING INVERTED WYE FITTING FROM FIXTURE DRAIN TAILPIECE OR PRECISION PLUMBING PRODUCTS AUTOMATIC PRIMER WITH INTEGRAL BACKFLOW PREVENTER & VACUUM BREAKER.

PROVIDE A BALANCING, A RETAINING AND A STOP VALVE ON EACH RECIRCULATING LOOP OF A SYSTEM.

21. PIPING

- SANITARY DRAIN, WASTE, & VENT: ABOVE GROUND: CAST IRON PIPE. ONLY WITH PRE-APPROVAL BY ENGINEER AND OWNER. PVC SCHEDULE 40 OR PVC DWV PIPE MAY BE USED. UNDERGROUND: PVC SCHEDULE 40 OR PVC DWV PIPE.

- CONDENSATE DRAIN: TYPE "L" COPPER IN 3/4" ARMAFLEX, USE HEAT WRAP UNDER FREEZING CONDITIONS AND USE SCHEDULE 40 PVC ON REGULAR CONDITIONS.

- DOMESTIC WATER: INSIDE HOUSE: TYPE "L" COPPER FOR 2" AND UNDER. TYPE "K" COPPER FOR 2-1/2" AND ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER SLEEVED IN PVC. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE. CPVC PIPE IS ACCEPTABLE BY OWNER APPROVAL (ALL LEAD-FREE SOLDER). OUTSIDE HOUSE ON LANDSCAPE

PLUMBING TECHNICAL SPECIFICATIONS

AREA: POLYVINYL CHORIDE (PVC) PLASTIC PIPE (ASTM D1785; ASTM D 2241, ASTM D 2672, CSA B137.3) [PVC SCHEDULE 80].

- VALVES: BRONZE RATED AT 125 PSI. SWEAT ENDS.

- HOSE BIBBS: 3/4" ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.

5. THERMAL INSULATION

ALL PIPE INSULATION, FITTINGS, CONTROL EQUIPMENT AND OTHER SHALL NOT HAVE A COEFFICIENT OF FLAME PROPAGATION EXCEEDING 25 AND A SMOKE DEVELOPMENT INDEX HIGHER THAN 50.

- DOMESTIC HOT WATER & RECIRCULATION PIPING: ALL PIPES SHALL BE INSULATED WITH MIN. R-3 [2020-FBC R403.5.3] USE R-4 USE 3/4"ARMAFLEX PREFORMED OR EQUAL.

- CONDENSATE DRAIN PIPING: ALL PIPES INSIDE THE BUILDING SHALL BE INSULATED WITH R-4 3/4"ARMAFLEX PREFORMED OR EQUAL.

- VENT & RAINWATER DRAINAGE PIPING: THE FIRST 15FT OF PIPING FROM THE ROOF SHALL BE INSULATED WITH R-4 3/4"ARMAFLEX PREFORMED OR EQUAL.

6. SUPPORTS

PERFORATED METAL SUPPORTS ARE PROHIBITED. INSTALLATION SHALL BE ADEQUATE TO:

- PROVIDE REQUIRED DRAIN SLOPES.
- AVOID WEAKENING.
- AVOID INDUSTRIAL STRESS ON PIPING AND EQUIPMENT.
- ALLOW EXPANSION & DILATATION.
- PREVENT NOISE TRANSMISSION.

7. ACCESSORIES

CHROME WASHERS: AROUND THE PIPES (AND INSULATING IF REQUIRED) THAT CROSS WALLS, FLOORS AND CEILINGS EXCEPT IN THE CASE OF NON-FINISHED PARTS.

UNIONS AND FLANGES: INSTALL EVERYWHERE WHEN REQUIRED TO BE ABLE TO REMOVE EQUIPMENT AND CONTROLS. THEY WILL BE OF DIELECTRIC TYPE TO JOIN FROM FERROUS METAL TO NON-FERROUS.

FLEXIBLE HOSES: TO BE INSTALLED EVERYWHERE THERE IS A RISK OF VIBRATION.

8. ACCESS FOR MAINTENANCE

PROVIDE ACCESS DOORS/PANELS INSTALLED IN ARCHITECTURAL ELEMENTS FOR ANY EQUIPMENT OR DEVICE THAT NEEDS TO BE ACCESSED FOR MAINTENANCE AND AS REQUIRED BY CODES. COORDINATE WITH THE ARCHITECT AND THE GENERAL CONTRACTOR FOR LOCATIONS PRIOR TO ANY WORK.

9. IDENTIFICATION

ALL PIPING SHOULD BE IDENTIFIED. IDENTIFICATIONS SHOULD INDICATE THE TYPE OF SERVICE BY THEIR NAME, EITHER FOR SUPPLY OR RETURN. IDENTIFICATION AND ARROWS SHALL APPEAR AS A SET AND BE POSITIONED SO THAT THEY BE READABLE FROM THE FLOOR. THE MAXIMUM SPACING BETWEEN IDENTIFICATIONS SHALL BE 20 FEET (6 m). THE IDENTIFICATION WILL BE IN VINYL AND THE HEIGHT OF THE LETTERS WILL BE 1-1/4"(30 mm) WHEN THE PIPE IS 3"Ø (75 mm) AND LESS AND 2-1/4"(70 mm) WHEN PIPING IS MORE THAN 3"Ø (75 mmØ).

10. PIPE CLEANING

CLEAN PIPING NETWORKS BY A QUALIFIED SPECIALIST IN WATER TREATMENT, BEFORE STARTING THE CLEANING WORK. THE NETWORKS MUST BE OPERATIONAL, INCLUDING THEIR SAFETY DEVICES, AND THEY MUST HAVE GONE THROUGH ALL HYDROSTATIC TESTS REQUIRED.

PIPING MUST BE FREE FROM CONSTRUCTION DEBRIS, IMPURITIES AND OTHER FOREIGN MATERIALS.

CONTROL/REGULATION VALVES MUST BE OPERATIONAL AND IN FULLY OPEN POSITION FOR CLEANING TERMINAL ELEMENTS.

TEMPORARY FILTERS MUST BE INSTALLED BEFORE INITIAL FILLING AND FINAL FILTERS INSTALLED AT THE END OF RINSE WORK. TEMPORARY FILTERS MUST BE INSTALLED ON PUMPS NOT PROVIDED WITH PERMANENT FILTERS.

MANOMETERS MUST BE MOUNTED ON THE FILTERS TO ENABLE THE DETECTION OF ANY CLOGGING. MEASURING INSTRUMENTS AS FLOW METERS, PITCH PLATES, PITOT TUBES AND MEASUREMENT VALVES MUST BE INSTALLED AFTER CLEANING THE NETWORK.

ONCE THE CLEANING WORK COMPLETED, SUBMIT A REPORT, WITH A CERTIFICATE OF CONFORMITY TO THE SPECIFICATIONS OF THE SUPPLIER OF THE CLEANING PRODUCTS.

11. TESTING, BALANCING AND COMMISSIONING

DISTRIBUTION OF DOMESTIC WATER: PERFORM WATER TESTS AT A PRESSURE CORRESPONDING TO THE HIGHEST OF THE FOLLOWING VALUES: AT 125 PSI (860 kPa) OR 150% OF THE MAXIMUM CITY PRESSURE. PERFORM TESTS DURING A MINIMUM TIME OF 4 HOURS. THE NETWORK MUST BE COMPLETELY PURGED FROM THE AIR CONTAINING IT BEFORE CLOSING THE VALVES OR CONTROLS OF THE SANITARY APPLIANCES. THESE TESTS MUST BE PERFORMED DURING THE HOURS OF OPERATION OF THE SITE TO ENSURE A MINIMUM OF MONITORING IN THE EVENT OF LEAKS OR BROKES. THESE TESTS MUST BE PERFORMED AT THE END OF THE COMPLETE INSTALLATION OF THE WATER PIPE AND BEFORE THE CLOSING OF THE WALLS AND THE INSTALLATION OF THE FLOOR FINISHES.

PERFORM SMOKE TESTING ON ALL DRAINAGE AND VENT SYSTEM (MANDATORY). REPAIR THE LEAKS AND REPEAT THE TESTS AT THESE PLACES. VERIFY THE PROPER OPERATION OF EQUIPMENT. SUBMIT A WRITTEN REPORT OF THE TEST RESULTS TO THE ENGINEER.

THE PLUMBING CONTRACTOR SHALL HIRE A SPECIALIZED INDEPENDENT SUBCONTRACTOR FOR SYSTEM BALANCING. A WRITTEN REPORT WILL BE ISSUED TO THE ENGINEER FOR APPROVAL BY THIS COMPANY, AND SHALL INCLUDE ALL COMPLETE

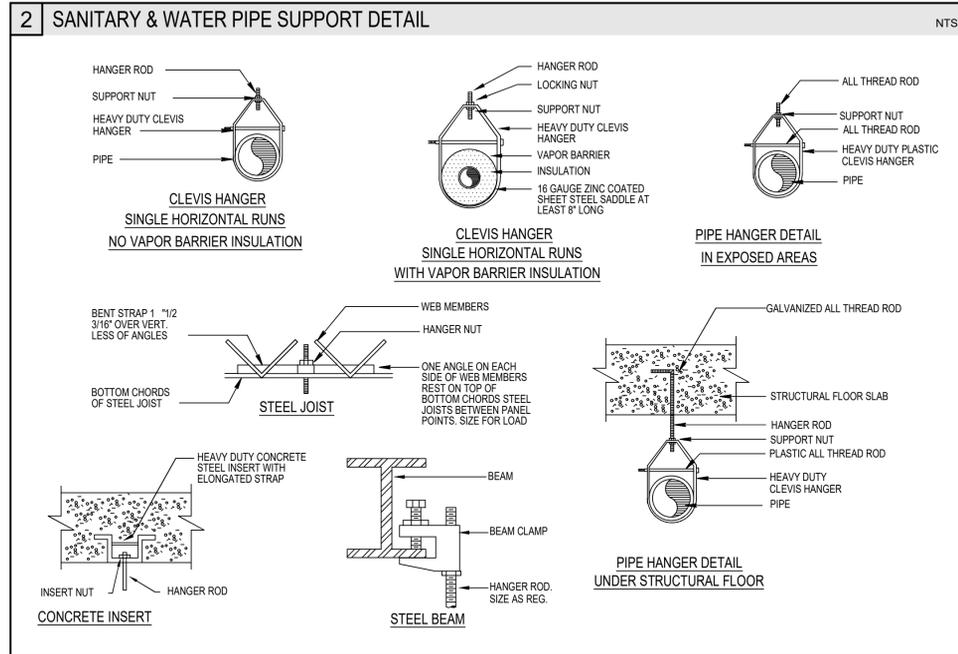
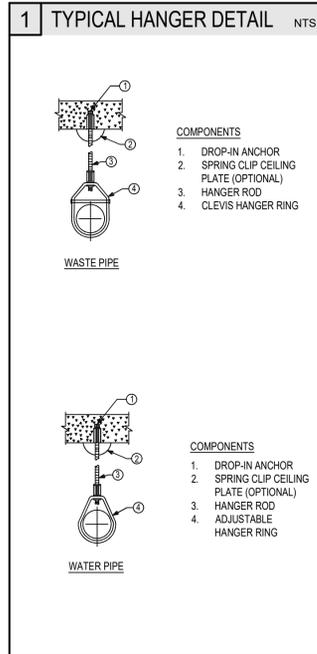
FINAL MEASURES OF OPERATION OF EQUIPMENT, SYSTEMS AND DEVICES, ONCE BALANCED. PRECISION ERROR WILL BE LESS THAN 5% WITH VALUES FROM PLANS.

THE ENGINEER RESERVES THE RIGHT TO HAVE ADJUSTMENTS MADE TO THE BALANCING AFTER VERIFYING THE FINAL BALANCING REPORT AND THIS WITHOUT ADDITIONAL FEES. THE BALANCING COMPANY MUST INCLUDE AN ADDITIONAL VISIT TO HER QUOTATION INCLUDING ALL MATERIALS REQUIRED TO CARRY OUT THESE ADJUSTMENTS AND CORRECT THE BALANCING REPORT.

PROJECT'S JURISDICTION

- STATE: FLORIDA
- COUNTY: BROWARD COUNTY
- CITY: POMPANO BEACH

SCOPE OF WORK



PLUMBING FIXTURE SCHEDULE

ID	DESCRIPTION	CW	HW	DRAIN	FLOW RATE	MANUFACTURER & MODEL
KSK	KITCHEN SINK	1/2"	1/2"	1-1/2"	1.5 GPM	SELECTED BY OWNER
REF	REFRIGERATOR	1/2"	-	-	-	SELECTED BY OWNER
ICE	ICE MACHINE	1/2"	-	3/4" IW	-	SELECTED BY OWNER
CM	COFFEE MACHINE	1/2"	-	-	-	SELECTED BY OWNER

NOTES:

- ALL PLUMBING FIXTURES SHALL COMPLY WITH STANDARDS REFERENCED BY 2020-FBC-P CHAPTER 4 (SECTIONS 401 THRU 426).
- ALL PLUMBING FIXTURES SHALL COMPLY WITH BROWARD COUNTY FBC PLUMBING AMENDMENT WATER-USE EFFICIENCY, TABLE 604.4:

PLUMBING FIXTURE	MAXIMUM FLOW RATE
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE
LAVATORY, PRIVATE	1.5 GPM AT 60 PSI
LAVATORY, PUBLIC	0.5 GPM AT 60 PSI
SHOWER HEAD	2.0 GPM AT 80 PSI
SINK FAUCET	2.2 GPM AT 60 PSI
DISHWASHER	6.5 GALLONS PER CYCLE (ENERGY STAR/WATER SENSE CERTIFIED)
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE CERTIFIED)

PLUMBING LEGEND

	STORM DRAIN
	OVERFLOW STORM DRAIN
	SANITARY
	CONDENSATE DRAIN
	VENT
	COLD WATER SUPPLY
	HOT WATER SUPPLY
	HOT WATER RECIRCULATING
	POINT OF CONNECTION TO EXISTING (FIELD VERIFY PRIOR TO ANY WORK)
	FLOOR CLEAN OUT
	CLEAN OUT
	TRAP PRIMER
	FLOOR DRAIN
	FLOOR SINK
	FUNNEL DRAIN
	HUB DRAIN
	ROOF DRAIN
	HOSE BIBB W/ SHUT-OFF VALVE AND VACUUM BREAKER
	WALL HYDRANT W/ SHUT-OFF VALVE AND VACUUM BREAKER
	PRESSURE RELIEF VALVE (PRV)
	VENTED PRESSURE RELIEF VALVE (PRV)
	CHECK VALVE
	BACKFLOW PREVENTER
	GATE VALVE
	FLOOR PENETRATION
	WATER HAMMER ARRESTOR
	VENT THRU ROOF
	AIR ADMITTANCE VALVE
	PIPE UP
	PIPE DOWN (DN)
	INSTANT GAS WATER HEATER

WATER HAMMER ARRESTOR SCHEDULE

SIZE	MANUFACTURER & MODEL	FIXTURE UNITS	CONNECTION
A	SIoux CHIEF 652-A	1-11	1/2"
B	SIoux CHIEF 652-B	12-32	3/4"
C	SIoux CHIEF 652-C	33-60	1"

ARRESTERS SHALL BE APPROVED FOR INSTALLATION WITH NO ACCESS PANEL REQUIRED. WATER HAMMER ARRESTERS SHALL BE ANVISASSE 1010 2004 CERTIFIED.

SLOPE OF HORIZONTAL DRAINAGE PIPING [2020-FBC-P TABLE 704.1]

SIZE	MINIMUM SLOPE
2-1/2" OR LESS	1/4 INCH PER FOOT
3" TO 6"	1/8 INCH PER FOOT
8" OR LARGER	1/16 INCH PER FOOT

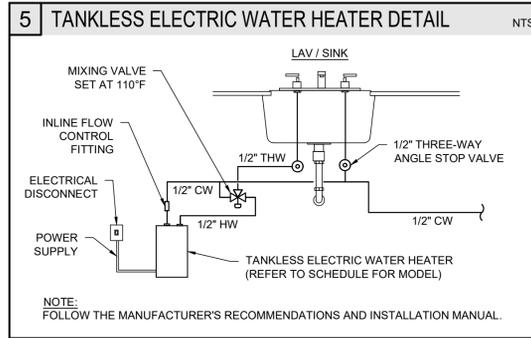
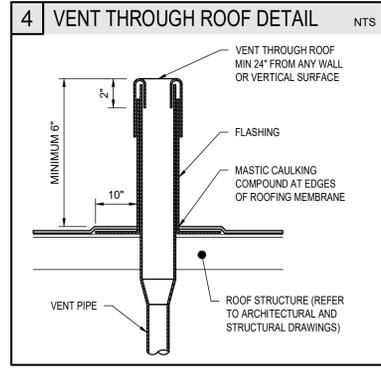
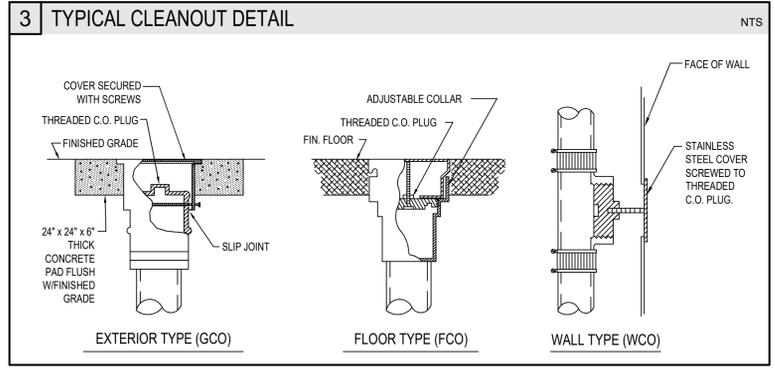
NOTICE TO CONTRACTORS

PRIOR TO ANY WORK, CONTRACTOR SHALL PERFORM A THOROUGH SURVEY OF THE EXISTING SITE CONDITIONS AND IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY SHOWN ON PLANS.

WHEN INDICATED TO TIE INTO EXISTING, FIELD VERIFY EXACT SIZE, LOCATION, INVERT, CAPACITY, DIRECTION OF THE FLOW, TYPE OF FLOW, PIPE MATERIAL PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT & ENGINEER OF ANY DISCREPANCIES.

EXISTING SERVICES INDICATED ON THESE DRAWINGS WERE DERIVED FROM LIMITED FIELD OBSERVATIONS. THESE DRAWINGS MAY NOT BE ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES, LOCATION, TYPE, AND SIZE PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT & ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.

CONTINUITY OF SERVICES: EXISTING BUILDING SHALL REMAIN IN USE DURING CONSTRUCTION OPERATIONS. WHEN AN INTERRUPTION OF AN EXISTING SERVICE IS NECESSARY, CONTRACTOR SHALL COORDINATE WITH AUTHORIZED BUILDING PERSONNEL BEFORE MAKING THE NECESSARY INTERRUPTION.



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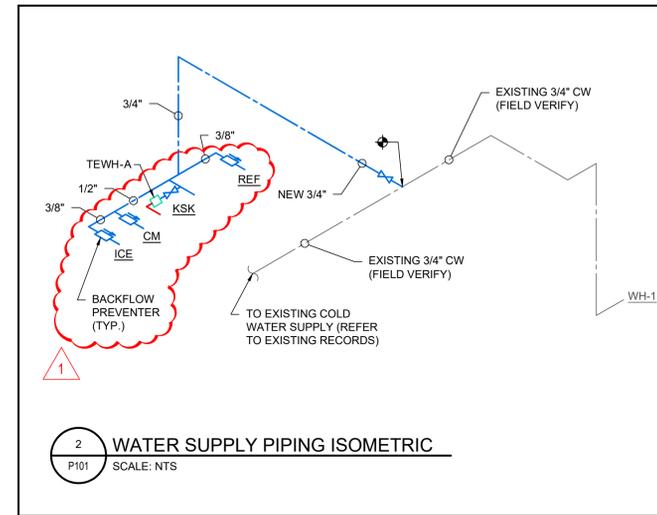
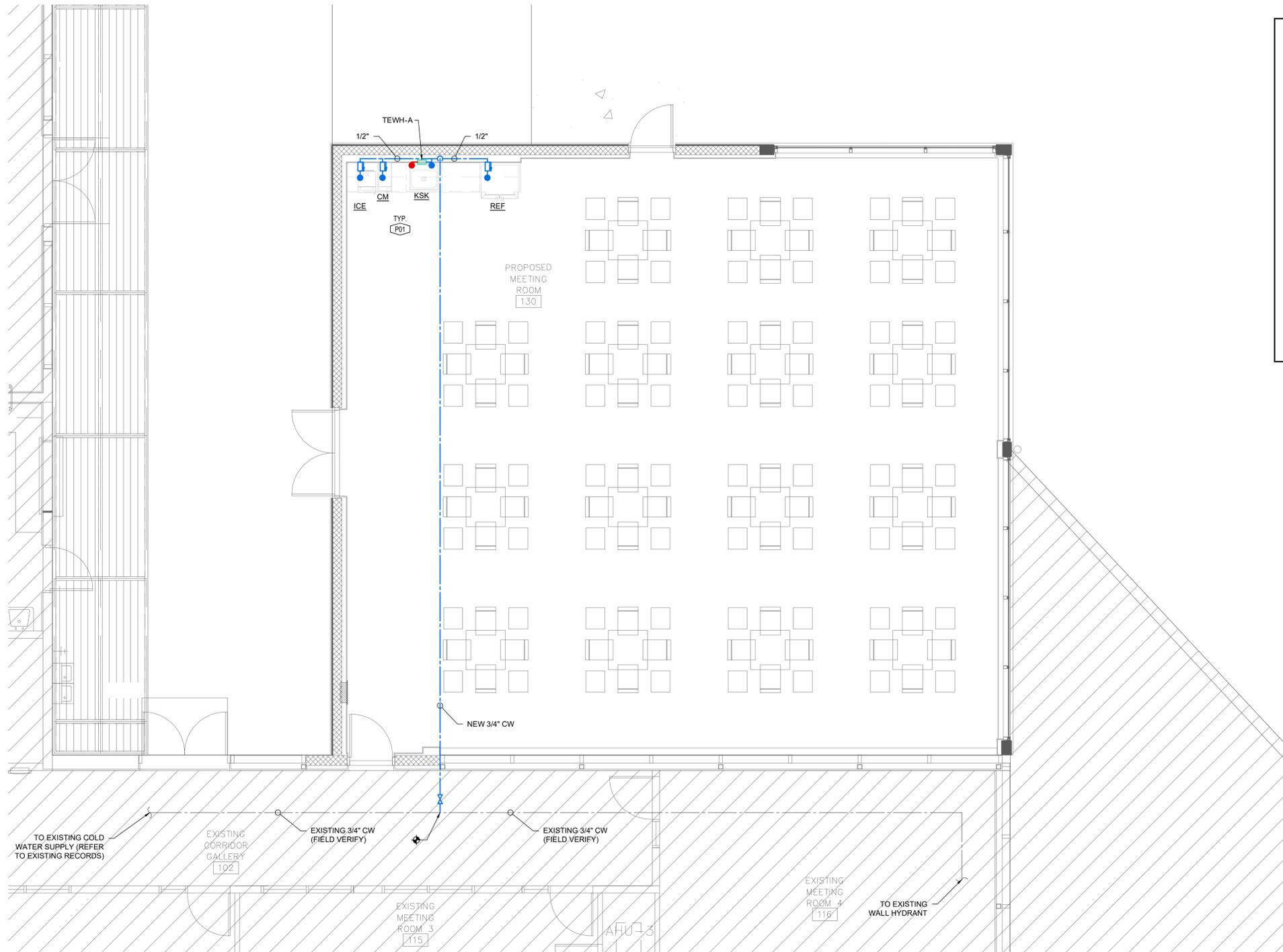
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P002
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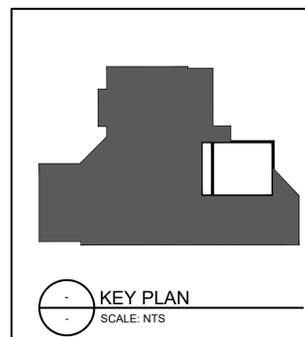
2 WATER SUPPLY PIPING ISOMETRIC
P101 SCALE: NTS

1 GROUND FLOOR PLAN - WATER
P101 SCALE: 1/4" = 1'-0"

TANKLESS ELECTRIC WATER HEATER SCHEDULE						
ID	MANUFACTURER	MODEL	TURN ON	VOLTAGE	WATTAGE	NOTES
TEWH-A	EEMAX	LAVADVANTAGE SPEX100T	0.2 GPM	277V/1PH	10 kW	1

NOTES:
1. FIELD COORDINATE EXACT LOCATION UNDER THE SINK, AND REFER TO AND FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS & RECOMMENDATIONS.

PLUMBING DRAWING KEY NOTES	
P01	PRIOR TO ANY WORK, CONTRACTOR MUST VERIFY APPLIANCE REQUIREMENTS AND REPORT TO THE ENGINEER ANY DISCREPANCY FOUND.
P02	CONTRACTOR SHALL ENSURE THAT THE ICE MAKER IS PROVIDED WITH A DRAIN PUMP.



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MEP ENGINEER

DIREKTION 360
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ROBERTO KACHAKIL DIB
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DATE: 02/23/2024

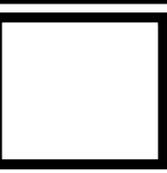
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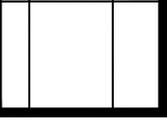
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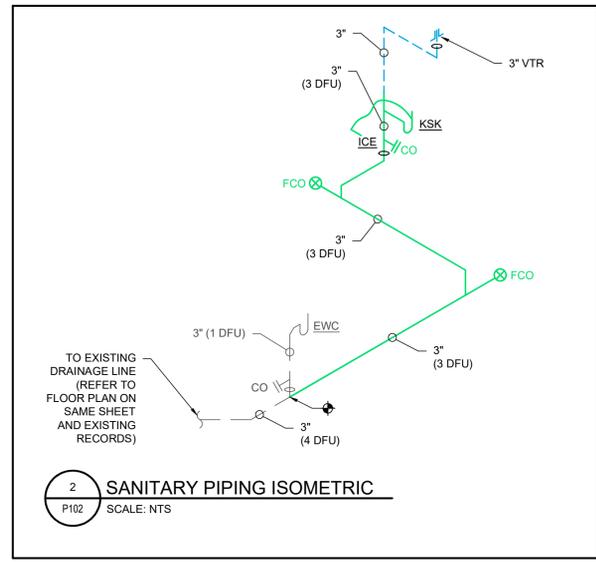
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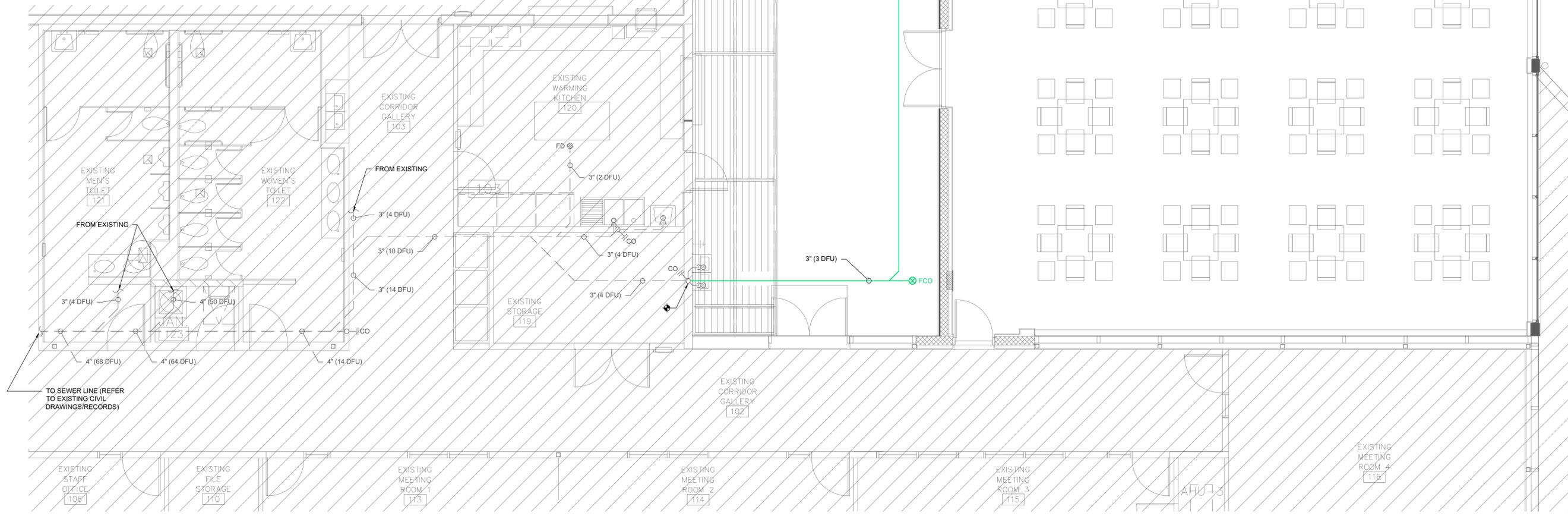
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2 SANITARY PIPING ISOMETRIC
SCALE: NTS



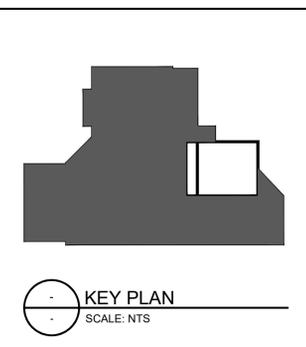
1 GROUND FLOOR PLAN - DRAINAGE
SCALE: 1/4" = 1'-0"

PLUMBING DRAWING KEY NOTES

- P01** PRIOR TO ANY WORK, CONTRACTOR MUST VERIFY APPLIANCE REQUIREMENTS AND REPORT TO THE ENGINEER ANY DISCREPANCY FOUND.
- P02** CONTRACTOR SHALL ENSURE THAT THE ICE MAKER IS PROVIDED WITH A DRAIN PUMP.

PRIOR TO ANY WORK, CONTRACTOR MUST FIELD VERIFY EXISTING INVERT AT PROPOSED POINT OF CONNECTION AND CONFIRM FEASIBILITY FOR CONNECTING THE NEW SANITARY LINE. IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCIES OR CONSTRAINTS FOUND.

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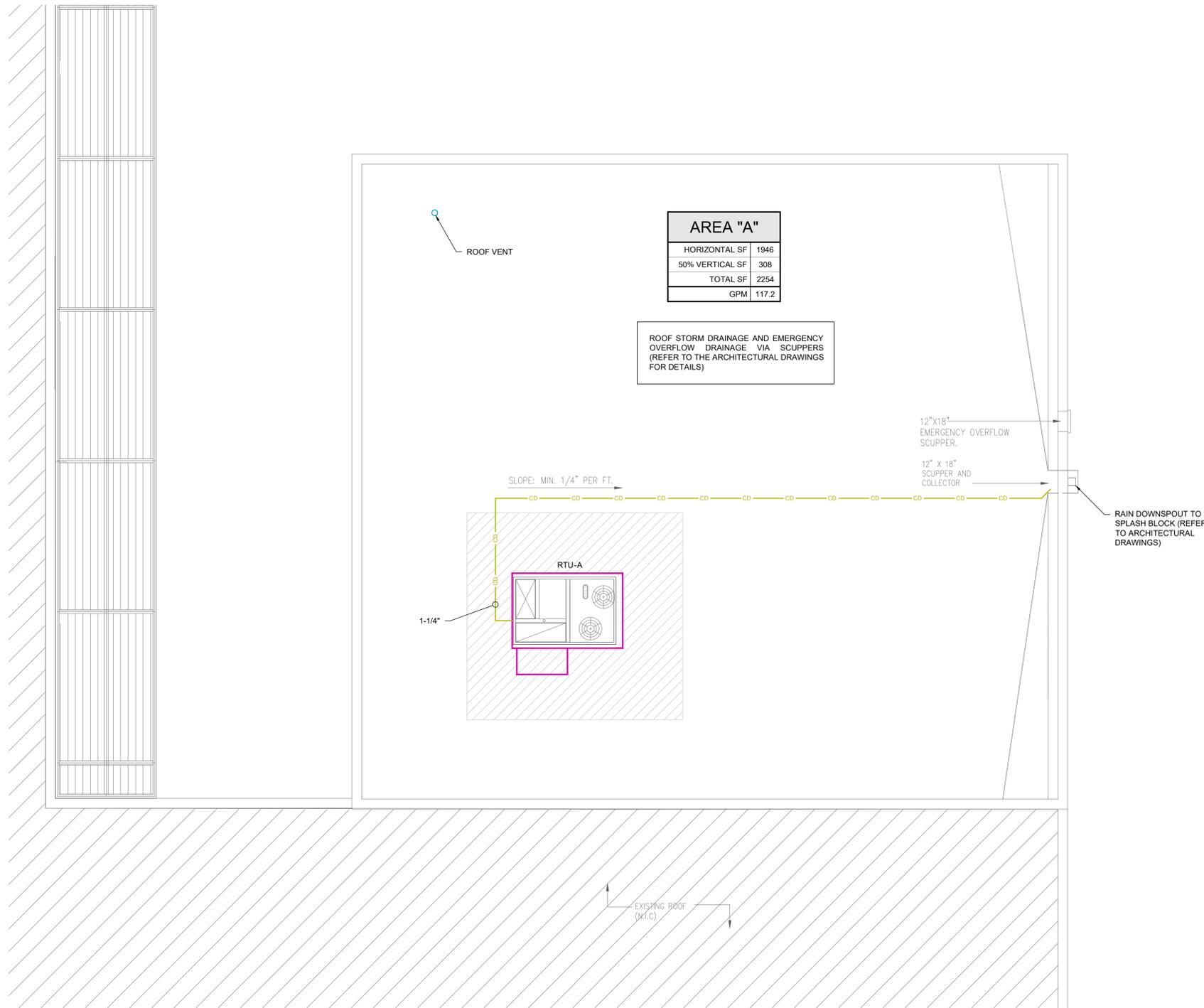
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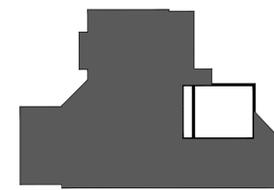
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1 ROOF PLAN - PLUMBING
P103 SCALE: 1/4" = 1'-0"



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KEY PLAN
SCALE: NTS

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Direktion 360 Project #23-5048-01

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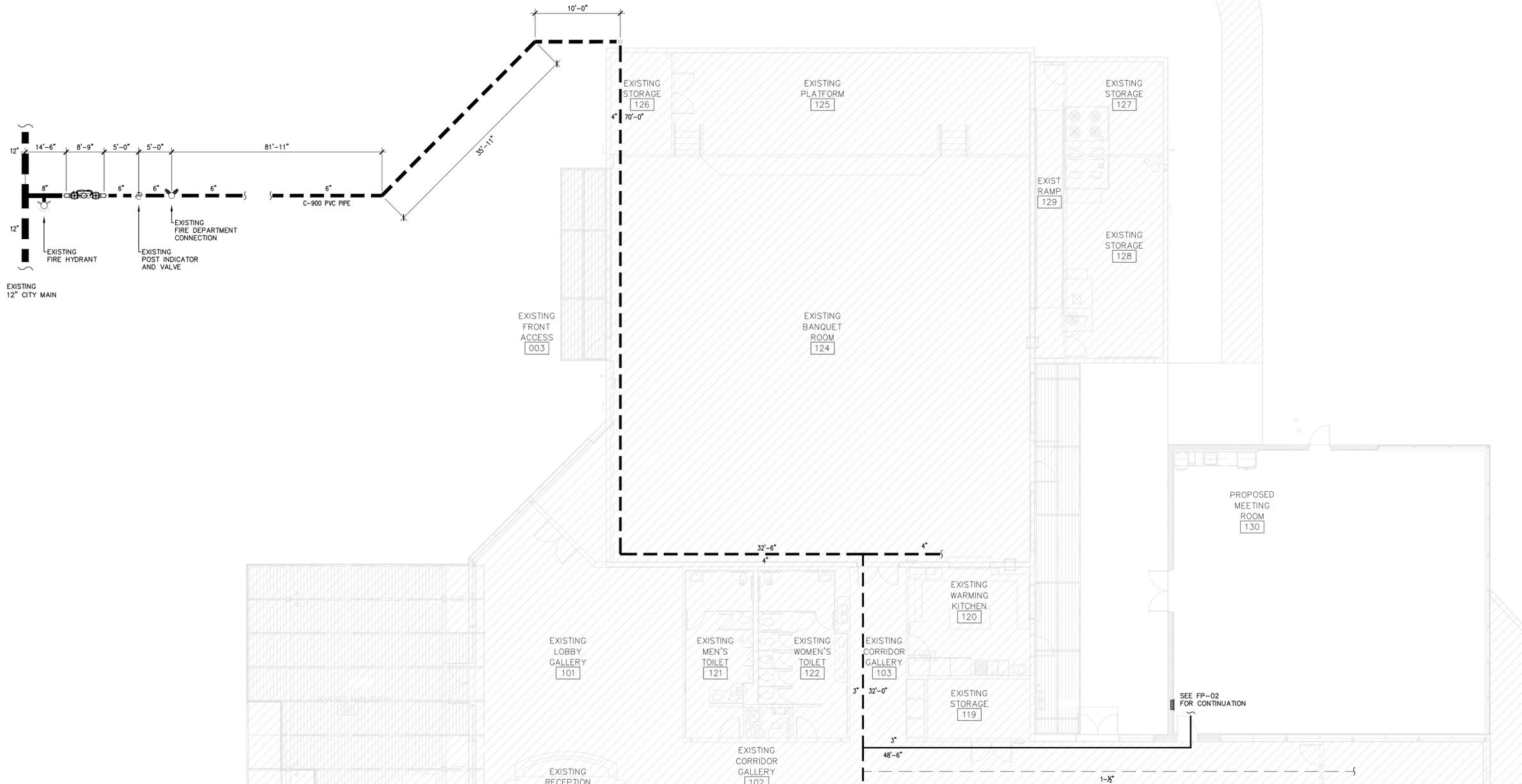
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--- EXISTING FIRE LINE
 ——— NEW FIRE LINE

IMPORTANT NOTE TO CONTRACTOR
 EXISTING FIRE SPRINKLER SYSTEMS ARE SHOWN FOR REFERENCE BASED ON AVAILABLE EXISTING RECORDS. PRIOR TO ANY WORK, THE CONTRACTOR MUST VERIFY AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.

1 SITE PLAN - FIRE PROTECTION
 FP-01 SCALE: 1/8" = 1'-0"

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 Direction 360 Project #23-5040-01

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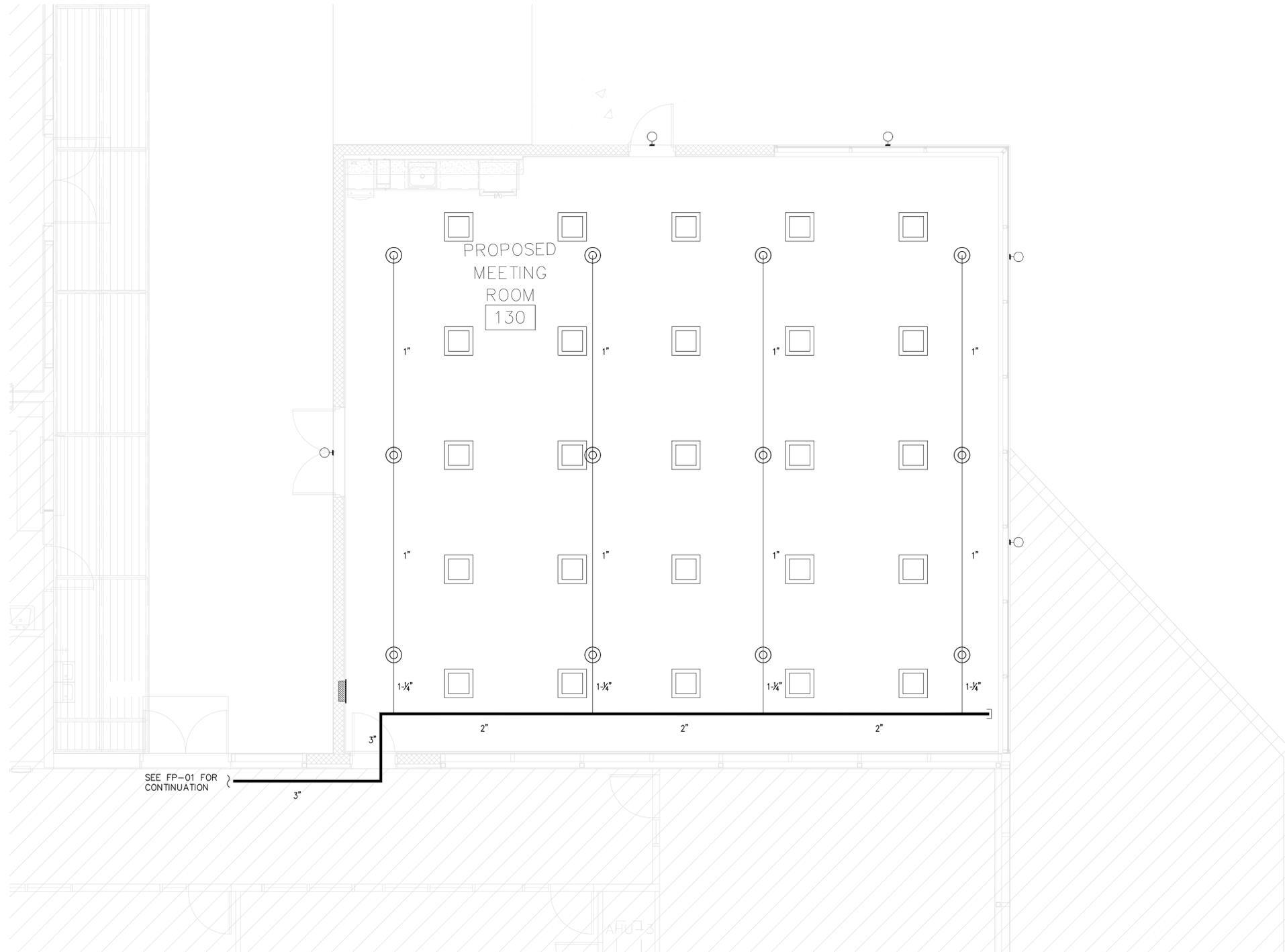
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 00/00/00
 PROJECT NO. 22011
 BY REVISIONS DATE
 Δ BDC 02/15/24

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ISSUED FOR BID
 DATE: 7/10/2025

DATE: 02-15-2024
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HAZARD CLASSIFICATION:

OCCUPANCY CLASSIFICATION: LIGHT HAZARD
 MAX SPACING: 225 SF
 DENSITY/AREA: 0.1/1500 [GPM/FT²]

NOTES:

THE FIRE SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. THESE SHALL BE IN FULL COMPLIANCE WITH NFPA-13(2022).

IMPORTANT NOTE TO CONTRACTOR

TIE INTO EXISTING. VERIFY EXACT SIZE, LOCATION, INVERT, CAPACITY, DIRECTION OF THE FLOW, TYPE OF FLOW, PIPE MATERIAL IN FIELD PRIOR TO COMMENCEMENT OF WORK. NOTIFY ARCHITECT & ENGINEER OF ANY DISCREPANCIES.

EXISTING SERVICES INDICATED ON THESE DRAWINGS WERE DERIVED FROM LIMITED FIELD OBSERVATIONS. THESE DRAWINGS MAY NOT BE ALL INCLUSIVE OF SERVICES THAT EXIST IN THE PROJECT AREA. CONTRACTOR SHALL VERIFY SERVICES, LOCATION, TYPE, AND SIZE PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS IMPACTING WORK SHOWN ON THESE DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.

CONTINUITY OF SERVICES: EXISTING BUILDING WILL REMAIN IN USE DURING CONSTRUCTION OPERATIONS. WHEN AN INTERRUPTION OF AN EXISTING SERVICE IS NECESSARY, CONTRACTOR SHALL COORDINATE WITH AUTHORIZED BUILDING PERSONNEL BEFORE MAKING THE NECESSARY INTERRUPTION.

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS, INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS PROPERTY. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE WORK OR BY THE FAILURE OF ANY SERVICE OR SYSTEM. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE WORK OR BY THE FAILURE OF ANY SERVICE OR SYSTEM.

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1 GROUND FLOOR - FIRE PROTECTION
 FP-02 SCALE: 1/4" = 1'-0"

SCOPE OF WORK – FIRE PROTECTION
 ADDITION OF SPRINKLER PROTECTION FOR NEW PROPOSED MEETING ROOM

ISSUED FOR BID
 DATE: 7/10/2025



MEP ENGINEER

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 Direktion 360 Project #23-5040-01

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DATE: 12/11/2023
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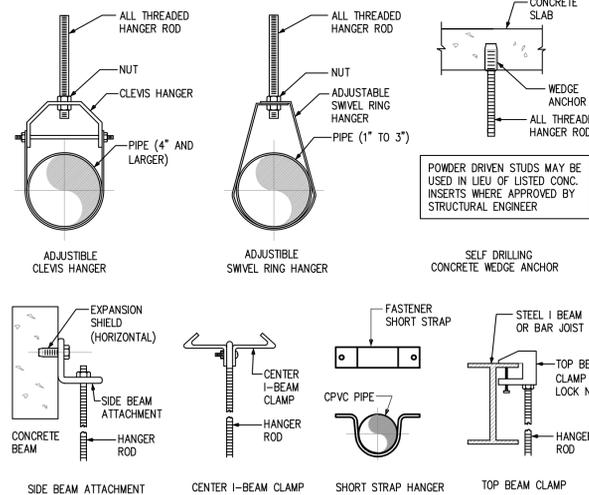
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FIRE PROTECTION GENERAL NOTES

- THE FIRE PROTECTION SYSTEM INSTALLATION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, NFPA 13, 14, 25, 101 AND ALL LOCAL FIRE CODES AND ORDINANCES.
 - SPRINKLER SYSTEM TO BE INSTALLED BY A STATE CERTIFIED FIRE PROTECTION CONTRACTOR.
 - THE WORK THAT IS TO BE DONE UNDER THIS CONTRACT INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF THE FIRE PROTECTION SYSTEM SHOWN ON THE DRAWINGS AND LISTED HEREIN.
 - THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY BEND, OFFSET OR OTHER FITTINGS WHICH MAY BE REQUIRED FOR THE INSTALLATION IN THE SPACE ALLOCATED, OR FOR COORDINATION WITH OTHER TRADES. CONTRACTOR SHALL COORDINATE WITH STRUCTURE, CEILING GRID AND ELEVATION, AND OTHER MECHANICAL, ELECTRICAL AND PLUMBING SERVICES BEFORE FABRICATING AND INSTALLING SPRINKLER PIPING. MAKE OFFSETS IN PIPING AS REQUIRED PER FIELD CONDITIONS. MAINTAIN 6" CLEARANCE BETWEEN PIPING AND 1" AND 2" HOUR RATED WALLS INCLUDING CORRIDOR WALLS.
 - ALL FIRE PROTECTION EQUIPMENT AND DEVICES SHALL BE U.L. LISTED AND/OR FM APPROVED. ALL PIPING, HANGERS, SUPPORT METHOD AND SPRINKLER HEADS TO BE INSTALLED IN STRICT ACCORDANCE WITH NFPA 13 AND ALL LOCAL CODES AND ORDINANCES.
 - SPRINKLER HEADS SHALL BE U.L. LISTED AND FM APPROVED AS INDICATED IN SCHEDULE RATED FOR 175 PSI WORKING PRESSURE, AND PROVIDED IN ACCORDANCE WITH SCHEDULE SHOWN ON THIS SHEET. PROVIDE HEAD GUARDS ON SPRINKLERS LOCATED IN MECHANICAL AND ELECTRICAL ROOMS. CONTRACTOR SHALL PROVIDE A WALL-MOUNTED SPRINKLER HEAD CABINET CONTAINING SPARE SPRINKLER HEADS AND WRENCHES FOR REPLACING THE HEADS IN ACCORDANCE WITH NFPA 13 (MIN. 2 SPRINKLER OF EACH TYPE AND TEMP. RATING).
 - PROVIDE AUXILIARY DRAIN CONNECTION FOR ALL TRAPPED SECTION OF PIPING. PROVIDE CONCRETE SPLASHBLOCKS AT TEST/DRAINS EXTERIOR DISCHARGES AS REQUIRED. CONTRACTOR SHALL PROVIDE FLUSHING CONNECTIONS AS REQUIRED. READILY REMOVABLE FITTINGS SHALL BE PROVIDED AT THE END OF ALL GROSSMAINS. ALL GROSSMAINS SHALL TERMINATE IN 1-1/4" OR LARGER PIPE. ALL BRANCH LINES ON GRIDDED SYSTEMS SHALL BE ARRANGED TO FACILITATE FLUSHING.
 - FIRE PROTECTION PIPING:**
 - STEEL PIPE (UNDERGROUND): AWWA C151, U.L. LISTED, 175 PSIG WWP, FM APPROVED FOR FIRE PROTECTION DUCTILE IRON PIPE WITH AWWA C-150 MORTAR LINING AND INSTALLED PER AWWA C-600. REFER TO CIVIL DRAWINGS.
 - FITTINGS: ANSI/ASME B16.1, CAST IRON OR AWWA C110, DUCTILE IRON.
 - JOINTS: AWWA C111, MECHANICAL OR PUSH-ON. FLANGES TO BE AWWA C115, DUCTILE IRON OR ANSI B16.1, CAST IRON.
 - STEEL PIPE (ABOVE GRADE): ASTM A53, ASTM A135 OR ASTM A795, U.L. LISTED, 300 PSIG WP, FM APPROVED FOR FIRE PROTECTION BLACK STEEL PIPE. EXTERIOR INSTALLED PIPING EXPOSED TO WEATHER SHALL BE PAINTED RED WITH 2 COAT OF PAINT.
 - SCH. 40 FOR 1" THRU 2" WITH SCREWED ENDS
 - SCH. 10 FOR 2-1/2" AND LARGER WELDED OR GROOVED ENDS
 - FITTING:**
 - THREADED: ANSI/ASME B16.4, CLASS 250 CAST IRON.
 - GROOVED: ASTM A536, DUCTILE IRON OR ASTM A47, MALLEABLE IRON APPROVED FOR USE BY THE COUPLING MANUFACTURER WITH LOW FLOW CHARACTERISTICS EQUAL TO OR BETTER THAN STANDARD FITTINGS, MIN. 300 PSIG WP. GROOVED FITTINGS TO BE VITALLIC TYPE OR APPROVED EQUAL.
 - MECHANICAL GROOVED COUPLING: U.L. LISTED, FM APPROVED FOR FIRE PROTECTION SERVICE, MIN. 300 PSIG WP, DUCTILE OR MALLEABLE IRON HOUSING, RUST INHIBITED NO-LEAD COATING, ZINC ELECTROPLATED HEAT TREATED BOLTS AND HEAVY HEX CARBON STEEL NUTS MEETING ASTM A183 STANDARDS.
 - JOINTS: SCREWED, ROLL GROOVED.
 - THREADED: ANSI/ASME B1.20.1 FOR 2" AND SMALLER.
 - GROOVED: FOR 2-1/2" AND LARGER. GROOVE DIMENSIONS TO BE COMPATIBLE WITH LISTING OF COUPLING/FITTINGS USED AND OF THE SAME MANUFACTURER.
 - CPVC PIPE (LIGHT HAZARD RESIDENTIAL AREAS ONLY): ASTM F442, 175 PSIG WP, CHLORINATED POLYVINYL CHLORIDE (CPVC) FIRE PROTECTION PIPE AND FITTINGS FABRICATED OF CPVC COMPOUND AS FORTH BY U.L. UNDER CATEGORY CODE COR2R AND NSF CERTIFIED, FM APPROVED FOR LIGHT HAZARD OCCUPANCY AREAS. PIPE SHALL BE BLAZEMASTER AS MANUFACTURED BY NOVEON OR APPROVED EQUAL.
 - FITTINGS: ASTM F438, SCHEDULE 40 SOCKET.
 - JOINTS: SOLVENT WELDED ASTM F493, NSF CERTIFIED FOR POTABLE WATER.
- IMPORTANT NOTES:**
 - CUTTING OILS AND LUBRICANTS USED FOR THE FABRICATION OF THE STEEL PIPING SHALL BE COMPATIBLE WITH CPVC PIPE MATERIALS. CONTRACTOR TO PROVIDE LETTER FROM OILS AND LUBRICANTS MANUFACTURER WITH SUBMITTALS.
 - FIRE-STOPPING MATERIALS INTENDED FOR USE ON CPVC PIPING PENETRATIONS SHALL BE COMPATIBLE WITH CPVC PIPE MATERIALS. CONTRACTOR TO PROVIDE LETTER FROM FIRE-STOPPING SYSTEM MANUFACTURER WITH SUBMITTALS.
- SPRINKLER HEADS SHALL BE A MINIMUM OF 18" ABOVE ANY FLOOR OBSTRUCTION, SHELVES OR CABINETS.
- CONTRACTOR SHALL INSTALL SPRINKLERS UNDER DUCTS & OTHER OBSTRUCTIONS OVER 4 FEET IN WIDTH.
- ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, CHASE TECHNOLOGY CORP.- CTC PR-855 OR 3M, CP-25 CAULKING OR 303 PUTTY, TO ACHIEVE SAME RATING AS WALLS OR FLOORS.
- PRESSURE TEST ABOVE GROUND PIPING HYDROSTATICALLY AT 200 PSIG FOR 2 HOURS IN ACCORDANCE WITH NFPA-13. FLUSH OUT ALL PIPING IN ACCORDANCE WITH NFPA-13. PROVIDE TYPED AND COMPLETED NFPA-13 TEST CERTIFICATE FOR ABOVEGROUND PIPING. ALL WATERLOW AND SUPERVISORY SWITCHES SHALL BE TESTED FOR PROPER OPERATION AND ANNUNCIATION. FURNISH TO OWNER'S REPRESENTATIVE ALL LITERATURE AND INSTRUCTIONS FOR THE PROPER OPERATION AND MAINTENANCE OF ANY EQUIPMENT AND DEVICES INSTALLED.
- CONTRACTOR SHALL PROVIDE FIRE SPRINKLER SHOP DRAWINGS, CUT SHEETS FOR ALL COMPONENTS AND HYDRAULIC CALCULATIONS TO BUILDING DEPARTMENT FOR APPROVAL PRIOR INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REQUEST A FLOW TEST TO PERFORM HYDRAULIC CALCULATIONS.
- ALL VALVES CONTROLLING WATER SUPPLY SHALL BE PROVIDED WITH A SUPERVISORY (TAMPER) SWITCH. SUPERVISORY SWITCH SHALL BE 120 VOLT CLOSED CIRCUIT TAMPER SWITCH, U.L. LISTED AND FM APPROVED. FLOW SWITCHES SHALL BE PADDLE TYPE, SINGLE POLE, DOUBLE THROW WITH ADJUSTMENT FOR SENSITIVITY TO FLOW WITH TIME DELAY, U.L. LISTED AND FM APPROVED. COORDINATE LOCATION OF ALL FLOW AND TAMPER SWITCHES WITH ELECTRICAL CONTRACTOR.
- GATE VALVES 2" AND SMALLER SHALL BE O.S.&Y. THREADED BRONZE, RISING STEM, WEDGE DISC, 175 WWP. GATE VALVES 2-1/2" AND LARGER SHALL BE O.S.&Y. FLANGED IBBM RISING STEM, SOLID WEDGE DISC, 175 WWP. ALL GATE VALVES SHALL BE U.L. LISTED AND FM APPROVED. BUTTERFLY VALVES WITH INTEGRAL SUPERVISORY SWITCH MAY BE USED WHERE PERMITTED BY NFPA 13.
- ALL CONTROL, DRAIN, AND TEST CONNECTION VALVES SHALL BE PROVIDED WITH PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC IDENTIFICATION SIGN IN ACCORDANCE WITH NFPA 13 AND NFPA 14. IDENTIFY THE HYDRAULICALLY DESIGNED SPRINKLER SYSTEM AND STANDPIPE WITH A PERMANENTLY MARKED WEATHERPROOF METAL OR RIGID PLASTIC IDENTIFICATION SIGN IN ACCORDANCE WITH NFPA 13 AND NFPA 14.
- FIRE SPRINKLER SYSTEM SHOP DRAWINGS SHALL COMPLY WITH THE FLORIDA ADMINISTRATIVE CODE SECTION 61G15-32.003 AND 61G15-32.004.

FIRE SPRINKLER HEAD SCHEDULE

SYM.	TYPE	ORIFICE SIZE	TEMP RATING	K FACTOR	COVERAGE AREA (WxL)	MANUFACTURER AND MODEL
⊙	RECESSED PENDENT	1/2"	155° F	5.6	STANDARD	WIKING MICROFAST W302 QUICK RESPONSE W/ GLASS BULB. ENT COATED FINISH. E-1 ESCUT.



HANGERS DETAILS

NOTE:

THE COMPONENTS OF HANGER ASSEMBLIES THAT DIRECTLY ATTACH TO THE PIPE OR TO THE BUILDING STRUCTURE SHALL BE LISTED FOR THEIR INTENDED SERVICE.

HANGER ROD SIZES

PIPE SIZE	IN.	MM
UP TO 4"	3/8	9.5
5", 6" & 8"	1/2	12.7
10" & 12"	5/8	15.9

MAXIMUM DISTANCE BETWEEN HANGERS (FT)

NOMINAL PIPE SIZE (IN)	1	1-r	1-i	2	2-1	3	4	6	8
STEEL PIPE EXCEPT THREADED LIGHTWALL	12	12	15	15	15	15	15	15	15
THREADED LIGHTWALL STEEL PIPE	12	12	12	12	12	12	-	-	-
CPVC	6	6.5	7	8	9	10	-	-	-

NOTES:

- ALL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH NFPA-13. EACH SECTION OF PIPE SHALL HAVE NO LESS THAN ONE HANGER.
- THE DISTANCE BETWEEN A HANGER AND THE CENTERLINE OF AN UPRIGHT SPRINKLER SHALL NOT BE LESS THAN 3 IN.
- THE UNSUPPORTED LENGTH BETWEEN THE END SPRINKLER AND THE LAST HANGER ON BRANCH LINES SHALL NOT BE GREATER THAN 36" FOR 1" PIPE, 48" FOR 1-1/4" PIPE AND 60" FOR 1-1/2" OR LARGER PIPE. EXTEND BRANCH LINE AND PROVIDE ADDITIONAL HANGER WHERE REQUIRED.
- MAXIMUM HORIZONTAL LENGTH OF AN UNSUPPORTED ARMORER TO A SPRINKLER, SPRINKLER DROP, OR SPRING-UP SHALL NOT EXCEED 24 IN. FOR STEEL PIPE.
- WALL-MOUNTED SIDEWALL SPRINKLERS SHALL BE RESTRAINED TO PREVENT MOVEMENT PER NFPA 13.
- HANGERS FOR MAINS SHALL BE IN ACCORDANCE WITH TABLE SHOWN ABOVE (MAXIMUM DISTANCE BETWEEN HANGERS) OR BETWEEN EACH BRANCH LINE, WHICHEVER IS THE LESSER DIMENSION.
- RISERS SHALL BE SUPPORTED BY PIPE CLAMPS OR BY HANGERS LOCATED ON THE HORIZONTAL CONNECTIONS WITHIN 24 IN. OF THE CENTERLINE OF THE RISER. DISTANCE BETWEEN SUPPORTS FOR RISER SHALL NOT EXCEED 25 FT.
- RISERS SUPPORTS IN MULTISTORY BUILDINGS SHALL BE PROVIDED AT THE LOWEST LEVEL, AT EACH ALTERNATE LEVEL ABOVE, ABOVE AND BELOW OFFSETS, AND AT THE TOP OF THE RISER. SUPPORTS ABOVE THE LOWEST LEVEL SHALL ALSO RESTRAIN THE PIPE TO PREVENT MOVEMENT BY AN UPWARD THRUST WHERE FLEXIBLE FITTINGS ARE USED.
- PROVIDE SUPPLEMENTARY STEEL TRAPEZE SUPPORTS BETWEEN BUILDING STRUCTURAL MEMBERS (BAR JOISTS) AS REQUIRED TO SUPPORT PIPE HANGERS. SIZE TRAPEZE PER NFPA-13.

PIPE HANGER DETAIL

SCALE: N.T.S.

CONSTRUCTION FIRE SAFETY NOTES

STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 241 (2022 EDITION), "STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, & DEMOLITION OPERATIONS", AND NFPA 1 (2021 EDITION) CHAPTER 16.

THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE FOLLOWING REQUIREMENTS DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH NFPA 241 AND NFPA 1:

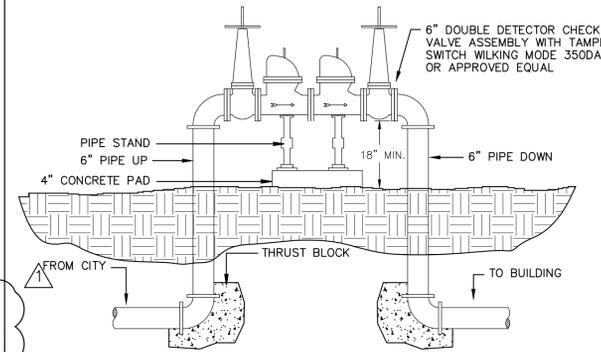
- WHERE UNDERGROUND MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- AT LEAST ONE STAIRWAY SHALL BE PROVIDED THAT IS IN USABLE CONDITION AT ALL TIMES AND THAT MEETS THE REQUIREMENTS OF THE LIFE SAFETY CODE, NFPA 101.
- FIRE EXTINGUISHERS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH NFPA 10 (2022 EDITION). AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL ALSO BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATE.
- NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED AND KEPT IN SERVICE DURING CONSTRUCTION. STANDPIPES SHALL BE PROVIDED WITH CONSPICUOUSLY MARKED AND READILY ACCESSIBLE FIRE DEPARTMENT CONNECTION ON THE OUTSIDE OF THE BUILDING AT THE STREET LEVEL AND SHALL HAVE AT LEAST ONE STANDARD HOSE OUTLET AT EACH FLOOR. AT EACH FLOOR LEVEL, AT LEAST ONE APPROVED HOSE VALVE FOR ATTACHING FIRE DEPARTMENT HOSE SHALL BE PROVIDED. THE STANDPIPES SHALL BE EXTENDED UP WITH EACH FLOOR AND SHALL BE SECURELY CAPPED AT THE TOP. THE STANDPIPES SHALL BE SECURELY SUPPORTED AND RESTRAINED AT EACH ALTERNATE FLOOR.
- THE STANDPIPES SHALL BE MAINTAINED IN CONFORMITY WITH THE PROGRESS OF THE CONSTRUCTION IN SUCH MANNER THAT THEY ARE ALWAYS READY FOR USE.

CODES AND STANDARDS

THE FIRE PROTECTION SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE FOLLOWING APPLICABLE CODES:

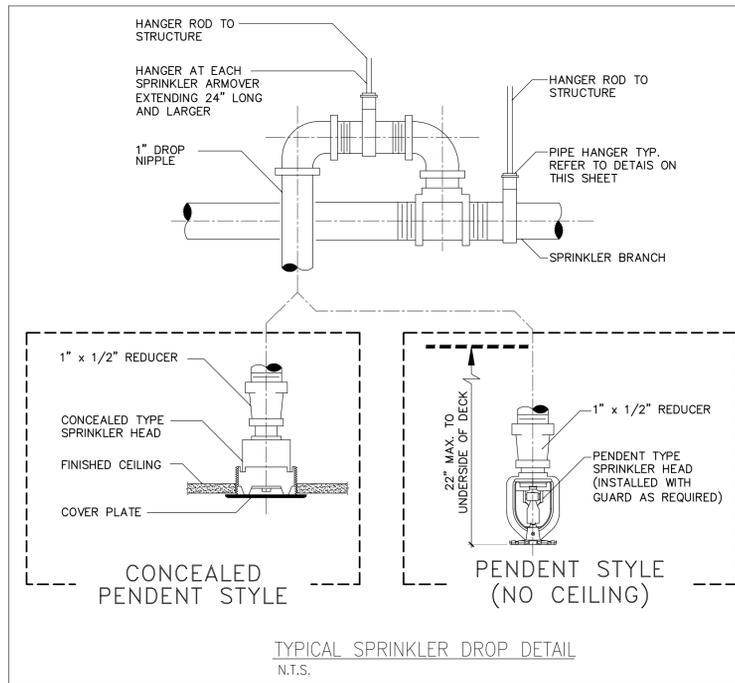
- FLORIDA FIRE PREVENTION CODE, 7TH EDITION (2020).
- UNIFORM FIRE CODE, NFPA 1, 2021 EDITION.
- LIFE SAFETY CODE, NFPA 101, 2021 EDITION.
- AUTOMATIC SPRINKLER SYSTEMS, NFPA 13, 2022 EDITION.
- STANDPIPE AND HOSE SYSTEMS, NFPA 14, 2019 EDITION.
- INSTALLATION OF STATIONARY PUMPS, NFPA 20, 2019 EDITION.
- NATIONAL FIRE ALARM CODE, NFPA 72, 2022 EDITION.
- INSPECTION, TESTING AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS, NFPA 25, 2020 EDITION.

CONSTRUCTION FIRE SAFETY NOTES



DOUBLE DETECTOR CHECK VALVE DETAIL

SCALE: N.T.S.



TYPICAL SPRINKLER DROP DETAIL

N.T.S.

ALL DEAS, ROOMS, ARRANGEMENTS AND PLANS, SPECIFIED HEREIN, SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, NFPA 13, 14, 25, 101 AND ALL LOCAL FIRE CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, INSURANCE, TESTS, INSPECTIONS, AND MAINTENANCE OF THE SYSTEM THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, INSURANCE, TESTS, INSPECTIONS, AND MAINTENANCE OF THE SYSTEM THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL SERVICES AND UTILITIES AT ALL TIMES.

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MEP ENGINEER

DIREKTION 360

1754-701-8925

DATE: 12/11/2023
 PERMIT/BID SET

PERMIT CONSTR. 00/00/00
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PROJECT NO. 22011

BY: BDC DATE: 02/15/24

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 C.A. No. 8464/P.E. No. 48181

ISSUED FOR BID
 DATE: 7/10/2025

DATE: 02-15-2024
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Client: Design Kollaborative Architects

Contact: Jeff Cassianis

Address: 61 NE 1st Street, Suite 2
Pompano Beach, FL 33060

Subsoil Investigation Report

prepared by:



for:

Project: Proposed 1-Story Addition

Address: 800 SW 36th Avenue
Pompano Beach, FL 33069

Date: Wednesday, May 17, 2023

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For Your Information

Our findings in this report are based on soil conditions encountered in the test bore locations only, proposed structure to be built, (if available at this stage), Florida Building Code requirements and standard engineering practices. If your report is preliminary (i.e. vacant land or building to be demolished) additional borings are required within the foot print of the proposed structure once the location & layout of the proposed structure is known.

Please read this report in its entirety and follow all recommendations. Failure to do so may result in the permitting agency (Building Department, etc.) withholding the Certificate of Occupancy. This will cause delays and additional costs. The Permitting Agency will require a final certification or signing off of the project prior to issuing the Certificate of Occupancy. All of our recommendations need to be followed to receive a final certification from F.E.T., including densities on each lift, demucking verification, piling inspection, etc., whichever recommendation applies to your project.

Please schedule us at least 24 hours in advance for all tests and inspections. If you choose to use another Engineering Firm, you must verify they will provide you with the proper certification in writing, as outlined in our report. Our firm will only provide a certification letter if it has verified all work as recommended in our report.

Wednesday, May 17, 2023

Job Order Number 23SB0263

Design Kollaborative Architects

 61 NE 1st Street, Suite 2
 Pompano Beach, FL 33060
 Attn.: Jeff Cassianis

 RE: **Subsoil Investigation**
 Proposed 1-Story Addition
 800 SW 36th Avenue
 Pompano Beach, FL 33069

Dear Sirs:

Pursuant to your request, Federal Engineering & Testing, Inc. has completed a subsoil investigation on 5/17/2023 at the above referenced site. The purpose of our investigation was to verify subsoil conditions relative to foundation preparation and design.

A total of two (2) SPT borings were performed according to ASTM D-1586 drilled down to a depth of twenty-one feet (21) & seventeen (17) feet below the existing ground surface. (See attached field sketch for locations). The following is a general description of soil stratas for the subject site:

Depth		Description of Soils
From	To	
0"	6"	Topsoil & Vegetation
6"	10'	Brown Sand with Rock
10'	15'	Dark Brown Sand with Rock
15'	16'	Pale Brown Sand with Rock
16'	21'	Limerock (Refusal at 21' due to Limerock)

Groundwater table elevation was measured immediately at the completion of each boring and was found at an average depth of eleven (11) feet below existing ground surface. Fluctuation in water level should be anticipated due to seasonal variations and run off as well as varying ground elevation, construction dewatering and pumping activities in the area. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall make sure that groundwater levels on adjacent properties are not affected by the contractors dewatering activities. Specialty groundwater contractors shall be consulted for all work below the groundwater level.

The boring log(s) attached present a detailed description of the soils encountered at each location. The soil stratification shown on the boring log(s) is based on the examination of the recovered soil samples and interpretation of the driller's field log(s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual.

From a geotechnical engineering perspective, the site is suitable for the construction of the proposed structure, provided that the surface sand layers are compacted in place and proof rolled. Localized areas of loose materials, if present, will become evident during site clearing, grubbing and proof rolling, and must be removed prior to filling operations.

Based on our understanding of the proposed structure and the information obtained from our field boring log(s); we recommend the following procedures for foundation design:

- 1) Strip the entire footings and building construction areas of topsoil and ground vegetation (when encountered) down to clean granular material. Any underground structures, utility lines, root systems and drainage trenches, etc. must be removed in their entirety from beneath the proposed construction areas. The city arborists should be contacted prior to any land clearing to verify compliance with any local codes.
- 2) Saturate and compact all construction areas with a heavy self propelled vibratory roller to a minimum of 95% of the ASTM D-1557 modified proctor method. Make a minimum of ten (10) passes with the roller in each direction.
- 3) Care should be taken when using vibration in case of existing structures in the vicinity of the construction area. If vibration cannot be used for compaction, static compaction may be applied. However, in this case, the compacted layer should not exceed 6 inches in thickness.
- 4) Backfill construction areas to proper elevation if needed using a clean granular material placed in lifts not to exceed twelve (12) inches in thickness and compacted as per item 2.
- 5) Representative samples of the on-site and proposed fill material should be collected and tested to determine the classification and compaction characteristics.
- 6) All construction fill material above the water table shall be clean granular soil, free of organics or other deleterious material, and shall contain no more than twelve (12) percent fines passing a U.S. Standard No. 200 sieve (0.075mm) and have a Unified Soil Classification (USCS) designation of GP, GW, GP-GM, GW-GM, SP or SW. No particle size greater than three (3) inches shall be used in the top 12 inches of the building pad.
- 7) Fill Material below the water table shall be washed free draining gravel such as FDOT No. 57 stone or equivalent to about 12 inches above the water table unless dewatering is used. When dewatering is used, fill material shall be clean granular soil, free of organics or other deleterious material, and shall contain no more than twelve (12) percent fines passing a U.S. Standard No. 200 sieve (0.075mm).

- 8) Verify all densification procedures by taking an adequate number of field density tests in each layer of compacted material. Density tests shall be performed on the slab areas, footing areas, interior bearing wall footings and column pad footings. This must be scheduled immediately after Tamp and Spray and/or Compaction, but before Reinforcing Steel Placement. If reinforcing steel is already in-place, it must be removed from all areas to be tested prior to performing densities.
- 9) After the installation of any plumbing and electrical piping; we recommend that the disturbed area be recompacted and additional densities tests be performed to verify proper compaction of the disturbed areas.
- 10) All of the above Geotechnical work shall be performed under the supervision of Federal Engineering & Testing's geotechnical engineer or his representative to verify compliance with our specifications and the Florida Building Code. Please call us at 954-784-2941 for scheduling.
- 11) In the event of existing structures, existing footings or proposed drainage lines, provisions shall be made by the structural engineer and site contractor to protect all footings from undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations.

The above foundation recommendations being achieved and verified; it is our opinion that the proposed structure be designed for a shallow foundation system with a permissible soil bearing pressure not to exceed 2500 P.S.F. Building pad certification requires satisfactory completion and verification of all the above foundation recommendations.

Slabs placed upon compacted fill may be designed using a modulus of subgrade reaction value of 200 pci. The following soil parameters shall be used for retaining wall designs:

• Soil unit weight moist-----	110 pcf
• Soil unit weight buoyant-----	48 pcf
• Angle of internal friction-----	30°
• Active Earth pressure coefficient (Ka)-----	0.33
• Passive Earth pressure coefficient (Kp)-----	3.0
• Angle of wall friction for steel piles-----	30°
• Angle of wall friction for concrete / brick walls-----	20°
• Angle of wall friction for uncoated steel-----	15°

Excavations shall not extend within one (1) foot of the angle of repose next to existing footings or structures unless underpinned. Trenching shall be in compliance with the Florida Building Code, OSHA and Trench Safety Act requirements. Shorings shall be designed and inspected by a Florida licensed professional engineer.

Provisions shall be made by the architect, engineer of record and contractor to address differential settlements when tying in new to existing structures. Mixing of different foundation types shall not be used unless provided with expansion joints to address differential settlement.

Detailed settlement analysis was beyond the scope of this report. Comparing the field test data obtained in this exploration with our experience with structures similar to those proposed for this project, the estimated magnitude of these settlements is 0.5 to 1 inch. Due to the granular nature of the subsurface materials, the foundation settlements should occur as the loads are applied and should be virtually negligible by the end of the building shell completion.

All outside ground surfaces must be sloped away from the structure to avoid water accumulation and ponding. All rain waters shall be discharged away from all building foundations. Verify all water, sewer, plumbing, sprinkler and drainage lines are properly functioning with no leaks in the vicinity of the foundation.

Regardless of the thoroughness of a geotechnical exploration, there is always the possibility that conditions may be different from those of the test locations; therefore, Federal Engineering & Testing, Inc. does not guarantee any subsoil condition between the bore test holes. A site plan showing the location of the proposed structure was provided at the time the soil borings were performed. All tests locations were drilled at the location marked by the client. Once plans and specifications have been finalized and drawn, Federal Engineering & Testing, Inc. shall be provided a copy of the finalized plans and specifications for review. For a more accurate portrayal of subsurface conditions, the site contractor should perform test pits. If different conditions are encountered, Federal Engineering & Testing Inc., shall be notified to review the findings and make any recommendations as needed. In accepting this report the client understands that all data from the soil borings is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. The site contractor must familiarize themselves with the job site conditions.

Environmental analysis of the soil materials is not part of the scope of services. If environmental analysis of the soils is required, we can provide a proposal for performing an environmental analysis of the soil materials. For Environmental due diligence, a Phase I and/or Phase II Environmental Site Assessment is recommended.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

Federal Engineering & Testing, Inc. appreciates the opportunity to be of service to you at this phase of your project. Please feel free to contact us if we may be of further service to you.

This item has been digitally signed and sealed by Keith LeBlanc P.E. on 5-19-2023 using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Appendices

SPT Test Boring Report

Client: Design Kollaborative Architects
Project: Proposed 1-Story Addition
Address: 800 SW 36th Avenue
 Pompano Beach, FL 33069

Date of Test: May 17, 2023
Hole No.: B-1
Location: See Attached Drawing

Depth (FT)	Soil Descriptions	Hammer Blows		"N"
1	0" - 6" Topsoil & Vegetation	3	2	4
2		2	4	
3		3	5	9
4		4	4	
5	6" - 8" Dark Brown Sand	6	4	9
6		5	7	
7		5	8	12
8		4	8	
9	8' - 11' Brown Sand	5	5	11
10		6	9	
11		A	A	A
12		A	A	
13	11' - 17' Limerock (Refusal at 17' due to Limerock)	A	A	A
14		A	A	
15		13	22	51
16		29	50+	
17	A	A		
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

Water Level: 11' 0" Below Land Surface

A = Auger

SPT Test Boring Report

Client: Design Kollaborative Architects
Project: Proposed 1-Story Addition
Address: 800 SW 36th Avenue
 Pompano Beach, FL 33069

Date of Test: May 17, 2023
Hole No.: B-2
Location: See Attached Drawing

Depth (FT)	Soil Descriptions	Hammer Blows		"N"
1	0" - 6" Topsoil & Vegetation	3	4	11
2		7	3	
3		5	8	18
4		10	6	
5		6" - 10' Brown Sand with Rock	7	7
6	5		6	
7	4		12	25
8	13		18	
9	12		8	19
10	11		15	
11	A		A	A
12	A	A		
13	10' - 15' Dark Brown Sand with Rock	A	A	A
14		A	A	
15	15' - 16' Pale Brown Sand with Rock	7	10	19
16		9	12	
17		A	A	A
18	A	A		
19	16' - 21' Limerock (Refusal at 21' due to Limerock)	A	A	A
20		A	A	
21		50+	-	50+
22				
23				
24				
25				
26				
27				
28				
29				
30				

Water Level: 11' 0" Below Land Surface

A = Auger



Site Location Map

Federal Engineering & Testing Inc. 3370 NE 5th Avenue, Oakland Park, FL 33334 (954) 784-2941

Client: Design Kollaborative Architects
Test: Subsoil Investigation
(site map is not to scale)

Project: Proposed 1-Story Addition
Project Address: 800 SW 36th Avenue
Pompano Beach, FL 33069



Soil Boring Location Map

Federal Engineering & Testing Inc. 3370 NE 5th Avenue, Oakland Park, FL 33334 (954) 784-2941

Client: Design Kollaborative Architects
Test: Subsoil Investigation
(site map is not to scale)

Project: Proposed 1-Story Addition
Project Address: 800 SW 36th Avenue
Pompano Beach, FL 33069

Soil Classifications

Correlation of Penetration Resistance with Relative Density and Consistency					
Sands					
Dynamic Cone Penetrometer <i>Penetrometer Resistance</i>		Standard Penetration <i>Hammer Blows</i>		Relative Density	
	0 - 10		0 - 4		Very Loose
	11 - 25		5 - 10		Loose
	26 - 45		11 - 20		Firm
	45 - 75		21 - 30		Very Firm
	76 - 120		31 - 50		Dense
	> 120		> 50		Very Dense

Silts & Clay					
Dynamic Cone Penetrometer <i>Penetrometer Resistance</i>		Standard Penetration <i>Hammer Blows</i>		Relative Density	
	0 - 6		0 - 2		Very Soft
	7 - 15		3 - 5		Soft
	16 - 30		6 - 10		Firm
	31 - 45		11 - 15		Stiff
	46 - 90		16 - 30		Very Stiff
	91 - 150		31 - 50		Hard

Rock Hardness Description	
Soft	Rock core crumbles when handled
Medium	Can break core with your hands
Moderately Hard	Thin edges of rock core can be broken with fingers
Hard	Thin edges of rock core cannot be broken with fingers
Very Hard	Rock core rings when struck with a hammer

Sand Quantity Modifiers	
Very Slight Trace	0 - 2 %
Slight Trace	2 - 5 %
Trace	5 - 10 %
Little Trace	10 - 15 %
Some	15 - 30 %
With	> 30 %

Particle Size	
Boulder	> 12 in
Cobble	3 - 12 in
Gravel	4.76 mm - 3 in
Sand	0.074 mm - 4.76 mm
Silt	0.005 mm - 0.074 mm
Clay	< 0.005 mm

Silt - Clay Quantity Modifiers	
Slightly Silty / Clayey	0 - 5 %
Silty / Clayey	5 - 30 %
Very Silty / Clayey	30 - 50 %

Drilling & Sampling Procedures

The soil borings were installed in accordance with Standard Penetration Tests procedures as set forth in ASTM D-1586. Representative samples were collected utilizing spilt-barrel techniques in accordance with the procedures set forth in "Penetration Tests and Spilt-Barrel Sampling of Soil in ASTM D-1586. The following field tests, measurements and laboratory analysis were performed/collected during the installation of each soil boring.

Penetration Tests

During the sampling procedures, Standard Penetration Tests were performed at five (5) foot intervals to obtain the standard penetration value (N) of the subsurface soil. The standard penetration value (N) is identified as the number of blows of a 140-pound hammer falling thirty (30) inches, required to advance the spilt-barrel sampler one (1) foot into the subsurface soil. The sampler was lower into the bottom of the previously cleaned drill hole and advanced by blows from the hammer. The number of blows was recorded for each of the three (3) successive increments of six (6) inches penetration. The "N" value is obtained by adding the second and third incremental numbers.

Water Level Measurements

Water Level depths were obtained during the test boring operations. In relatively pervious soils, such as sandy soils, the indicated depths are usually reliable groundwater levels. Seasonal variations, tidal conditions, temperature, land-use and recent rainfall conditions may influence the depths to groundwater levels.

Soil Properties / Classification

All samples collected were classified in accordance with the Unified Soil Classification System criteria to determined soil material properties and compared with published literature of the USDA Soil Conservation Survey.

Ground Surface Elevations

Ground surface elevations have not been provided for the proposed boring locations. Therefore, all references to depth of the various strata and materials encountered were from existing grade at the time of the drilling operations.

Limitations of Liability

Warranty

We warrant that the services performed by Federal Engineering and Testing, Inc. (F.E.T.) are conducted in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties, expressed or implied, are made. While the services of F.E.T. are an integral and valuable part of the design and construction process, we do not warrant, guarantee, or insure the quality or completeness of services or satisfactory performance provided by other members of the construction process and/or the construction plans and specifications which we have not prepared, nor the ultimate performance of building site materials. As mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. Reports are not intended for 3rd party use.

Subsurface Exploration

Subsurface exploration is normally accomplished by test borings. The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata and groundwater data. The log represents conditions specifically at the location and time the boring was made. The boundaries between different soil strata are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling. The transitions between soil stratum are often gradual. Water level readings are made at the time the boring was performed and can change with time, precipitation, canal levels, local well drawdown, and other factors. Regardless of the thoroughness of a Geotechnical exploration there is always a possibility that conditions may be different from those of the test locations; therefore F.E.T. does not guarantee any subsoil condition surrounding the bore test holes. For a more accurate portrayal of subsurface conditions, the site contractor should perform tests pits. If different conditions are encountered, F.E.T. shall be notified to review the findings and make any recommendations as needed.

Laboratory and Field Tests

Tests are performed in accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test report indicates the measurements and determinations actually made.

Ownership of Tests / Reports

All test results and/or reports prepared by F.E.T. pursuant to this agreement and/or Addendum(s) thereto, shall remain the property of F.E.T. until all monies due and owing to F.E.T. under this Agreement and/or Addendum(s) thereto, are paid in full.

Analysis and Recommendations

The Geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it is not intended to determine the cost of construction or to stand alone as construction specifications.

Analysis and Recommendations cont.

In accepting this report the client understands that all data from the soil boring is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. In accepting this report the client understands that all data from the soil boring is intended for foundation analysis only and is not to be used for excavating, backfilling or pricing estimates. The site contractor must familiarize themselves with the job site conditions. Soil boring(s) on unmarked vacant property or existing structure(s) to be demolished is considered preliminary with further boring(s) to be performed after proposed building pad is staked out. Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations may exist between borings and may not become evident until construction. If variations are then noted, F.E.T. must be contacted so that field conditions can be examined and recommendations revised if necessary. The Geotechnical report states our understanding as to the location, dimensions, and structural features proposed of the site. Any significant changes in the nature, design, or location of the site improvements must be communicated to F.E.T. so that the Geotechnical analysis, conclusions, and recommendations can be appropriately adjusted.

Construction Observations

Construction observation and testing is an important element of Geotechnical services. The Geotechnical Engineer's Field Representative (Field Rep.) is the "owner's representative" observing the work of the contractor, performing tests, and reporting data from such tests and observations. The Geotechnical Engineer's Field Representative does not direct the contractor's construction means, methods, operations, or personnel. The Field Rep. does not interfere with the relationship between the owner and the contractor, and except as an observer, does not become a substitute owner on site. The Field Rep. is only collecting data for our Engineer to review. The Field Rep. is responsible for his/her safety only, but has no responsibility for the safety of other personnel and/or the general public at the site. If the Field Rep. does not feel that the site is offering a safe environment for him/her, the Field Rep. will stop his/her observation/ testing until he/she deems the site is safe. The Field Rep. is an important member of a team whose responsibility is to observe the test and work being done and report to the client whether that work is being carried out in general conformance with the plans and specifications.

Limitations of Report

Federal Engineering & Testing, Inc. shall have no liability, in contract, tort or otherwise, for any inaccuracy, defect, or omission in interpreting this report and shall not in any event have any liability for lost profits or any other indirect, special, incidental, consequential, exemplary or punitive damages. In the event of future conflict between owners and contractors the following applies: F.E.T.(s) legal and/or company representation and preparation for representation fees will be billed on an hourly rate, i.e. deposition, expert witness, etc. F.E.T. has no obligation to amend its conclusions or recommendations after the date of this report. Any alterations or changes in the location of the project should be brought to our attention at the earliest convenience for review and applicability of this report.

Partial List of Services

Geotechnical Engineering Services

Soil / Aggregate Tests

Soil Borings
Density Compaction Tests
Grain Size Analysis
Moisture Contents
Soil Classifications
Limerock Bearing Ratios
Florida Bearing Values
Specific Gravity
Carbonate Analysis
Hydraulic Conductivity
Organic Contents
L.A. Abrasion

FDOT Inspections

QC Management
Earthwork Inspections
QC Concrete Inspections
QC Asphalt Inspections

Field Inspection Services

Fill & Quality Control Inspections
Demucking Inspections
Building Inspections
Pile Driving Inspections
Pile Load Tests
Steel Inspection
Threshold Inspection
Bolt Inspection
Weld Inspection
Vibration Monitoring

Geotechnical Engineering

Foundation Engineering
Foundation Design & Recommendation
Subsoil Investigation
Pile Load Calculations
Piling Installation Monitoring

Asphalt Services

Backscatter Density Tests
Extractions & Gradations
Marshall Limits
Bulk Specific Gravity
Cores for Thickness Determination
Asphalt Pavement Monitoring
Asphalt Assessment

Concrete Tests

Concrete Strength Testing
Slump Tests
Windsor Probe Testing
Schmidt Hammer Testing
Core Testing
Air Content
Concrete Unit Weight
Flexural Strength Testing

Environmental Engineering Services

Phase I Site Assessments

Site Inspections
Research of Property Records

Phase II Site Assessments

Phase I Follow up on Contaminated Sites
Installation of Monitoring Wells
Soil Borings
Soil and Ground Water Analysis

Lead Base Paint Surveys

Report and Analysis
Air Monitoring

Roof Testing & Inspection Services

TAS 105 Field Fastener Withdrawal Test
TAS 106 Tile Uplift Test
TAS 124 Bell Chamber / Bonded Pull Test
TAS 126 Moisture Survey
Windload Calculation
Drainage Calculations
Lightweight Concrete placement Inspection
Roof Assessment / Evaluation
Cap Sheet Inspection
Fastener Spacing Inspection
Tile/ Shingle/ Standing Seam Inspection
Base Sheet Installation Inspection
Insurance Mitigation
Retrofit Mitigation/ Certification
Roof Drainage Calculations



EXHIBIT "B"

Exhibit B
General Conditions

ARTICLE 1. DEFINITIONS.

- 1.01 **The Contract Documents:** The Contract Documents consist of the Agreement Form, Addenda, Supplementary Conditions, General Conditions, Documents contained in the Project Manual, Drawings, Plans, Specifications, and all modifications issued after execution of the Contract and all documents as defined in Article 9., "CONTRACT DOCUMENTS", of the Construction Agreement.
- 1.02 **The Owner, the Contractor, and the Project Consultant:** are those mentioned as such in the Contract Documents.
- 1.02.01 **Owner:** The City of Pompano Beach, Florida, (also referred to as the "City").
- 1.02.02 **Contractor:** The "party of the second part" to the Contract. The person, firm or corporation with whom a contract has been made with the Owner for the performance of the Work defined by the Contract Documents.
- 1.02.03 **Project Consultant:** The individual, partnership, corporation, association, joint venture, or any combination thereof, of properly registered professional architects, engineers or other design professionals who has entered into a contract with the Owner to provide professional services for development of the design and Contract Documents for the Work of this Project and provide Construction Contract Administration as described in the Contract Documents.
- 1.03 **City Engineer:** City Engineer of the City of Pompano Beach, Florida.
- 1.04 **Final Completion:** Means that date subsequent to the date of Substantial Completion at which time the Contractor has completed all of the Work (or designated portion thereof) in accordance with the Contract Documents as certified by the Project Consultant and/or approved by the Owner. In addition, Final Completion shall not be deemed to have occurred until any and all governmental bodies, boards, entities, etc., which regulate or have jurisdiction of the Work, have inspected, approved and certified the Work.
- 1.06 **Inspector:** An employee(s) of The City of Pompano Beach, Florida, referred to hereinafter as the "Inspector," who(m) is/are assigned by the City Engineer to periodically inspect the Project during the construction process, and who assist(s) the City Engineer in reviewing field performance and its compliance with the Contract Documents.
- 1.06.01 **Resident Inspector:** An employee or subconsultant of the **Project Consultant** employed to perform either periodic or full-time specific inspection duties.
- 1.07 **Other Contractors:** Any person, firm or corporation with whom a Contract has been made by the Owner for the performance of any work on the site, which work is not a portion of the Work covered by the Contract.
- 1.08 **Owner's Representative:** The City Official who has been delegated responsibility by the City Manager to act as the City's project coordinator. (In most cases, the City Engineer shall be assigned this duty.)
- 1.09 **Phase:** A designated subdivision of the Work, usually with its own requirements for Substantial and Final Completion, and liquidated damages. A Phase may be designated for completion by the Owner's own forces, or by Other Contractors.
- 1.10 **The Project:** The total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner or by separate contractors.

- 1.11 **Punch List:** A list of items of work required to render complete, satisfactory, and acceptable the construction services provided for in the Contract Documents and created pursuant to Florida Statute 218.735(7)(a).
- 1.12 **Subcontractor:** A person or entity other than a materialman or laborer who enters into a Contract with Contractor for the performance of any part of Contractor's Work. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a separate contractor or subcontractors of a separate contractor.
- 1.13 **Sub-subcontractor:** A person or entity other than a materialman or laborer who enters into a contract with a Subcontractor for the performance of any part of such Subcontractor's contract. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor. The term "Sub-subcontractor" does not include separate subcontractors of a separate contractor.
- 1.14 **Submittals:** Are prepared by the Contractor or those working on his behalf (subcontractors, material suppliers, and others) to show how a particular aspect of the Work is to be fabricated and installed. The Contractor's submittals include shop drawings, product data, samples, mock-ups, test results, warranties, maintenance agreements, workmanship bonds, project photographs, record documents, field measurement data, operating and maintenance manuals, reports, certifications, periodic and final "as-builts", surveys, videos and other types of information described in the specifications.
- 1.15 **Substantial Completion:** The term Substantial Completion as used herein, shall mean that point at which, as certified in writing by the Project Consultant, the Work, or a designated portion thereof, is at a level of completion in substantial compliance with the Contract Documents such that the Owner or its designee can enjoy use or occupancy and can use or operate it in all respects for its intended purpose. In the event the Work includes more than one Phase, the Owner, at its discretion, may set Substantial Completion dates for each Phase and may impose provisions for liquidated damages for each Phase.
- 1.16 **Subconsultant:** A person or organization of properly registered professional architects, engineers or other design professionals who has entered an agreement with the Project Consultant to furnish professional services in support of the Project Consultants agreement with the Owner.
- 1.17 **Superintendent:** The executive representative for the Contractor present on the work at all times during progress, authorized to receive and fulfill instructions from the Owner and the Project Consultant and capable of superintending the work efficiently.
- 1.18 **Work:** The totality of the obligations, including construction and other services, imposed on the Contractor by the Contract Documents, whether completed or partially completed, and including all labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.
- 1.19 **Written Notice:** Shall be deemed to have been duly served if delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended, if delivered at or sent by certified mail or other traceable delivery service to the last business address known to him who gives notice. Trackable electronic transmissions shall also be considered as written notice.

ARTICLE 2. THE WORK.

- 2.01 The Contractor shall perform all of the Work required by the Contract Documents and shall provide materials, supplies, tools, equipment, labor and services directly related to the Work, and shall perform the Work in a good and workmanlike manner with sufficient manpower to perform the Work in accordance with the time requirements set forth in the Contract Documents, and shall perform all other acts and supply all other things necessary to complete the Work in strict accordance with the Contract Documents.
- 2.02 When completed the Work shall conform to the requirements of the Contract Documents and be completely ready for occupancy and finally completed.

- 2.03 The Contractor represents and warrants to the Owner that:
 - 2.03.01 It is financially solvent and has sufficient working capital to perform the obligations under this Construction Contract;
 - 2.03.02 It is experienced and skilled in the construction of the type of project described in the Contract Document;
 - 2.03.03 It is able to provide the labor, materials, equipment and machinery necessary to complete the Work for the agreed upon price;
 - 2.03.04 It is fully licensed under all applicable laws and authorized to do business in the State of Florida in the name of the entity identified as the "Contractor" in the Construction Contract, and is legally permitted to perform all the work set forth in this Construction Contract.
 - 2.03.05 It has visited the jobsite and examined its nature and location, including without limitation: the surface conditions of the site and any structure or obstruction both natural or man-made; the surface water conditions and water ways of the site and surrounding area; the subsurface conditions of the land as disclosed by soil test borings; and the location of electric and utility lines and water, sanitary, sewer and storm drain lines, as well as site ingress and egress. The Contractor acknowledges receipt and has reviewed the site geotechnical report provided for the Owner.
 - 2.03.06 It will comply with all federal, state and local governmental laws, rules and regulations relating to its responsibilities as set forth in the Contract Documents.

ARTICLE 3. COORDINATION AND CORRELATION OF DRAWINGS AND SPECIFICATIONS.

- 3.01 The Contractor represents that:
 - 3.01.01 The Contractor and Subcontractors have fully examined and compared all Drawings, Specifications and other Contract Documents including but not limited to those relating to the architectural, structural, mechanical, electrical, civil engineering and plumbing elements and have compared and reviewed all general and specific details on the Drawings and the various technical and administrative requirements of the Specifications.
 - 3.01.02 All construction materials, labor, methods, means, techniques, sequences and procedures required to carry out the Work, all safety precautions and programs required in connection with carrying out the Work, all conflicts, discrepancies, errors and omissions that Contractor is aware of as a result of the examination and comparison of the Contract Documents have been either corrected or clarified to the satisfaction of the Contractor prior to execution of this Construction Contract.
 - 3.01.03 The Contract Sum is reasonable compensation and represents the total lump sum cost for the Work and that all systems and Work shall be functional and in accordance with the requirements of the Contract Documents.
 - 3.01.04 The Contract Time is adequate for the performance of the Work.
- 3.02 The Contractor is responsible for all means, methods, techniques and sequencing of construction.
- 3.03 If, after execution of this Construction Contract, the Contractor detects a conflict, discrepancy, error or omission in the Contract Documents then it shall immediately notify Project Consultant and Owner prior to proceeding with the specific portion of the Work.

ARTICLE 4. INTENT AND INTERPRETATION.

- 4.01 With the respect to the intent and interpretation of this Contract, the Owner and the Contractor agree as follows:
 - 4.01.01 The Contractor shall have a continuing duty to read, examine, review, compare and contrast each of the documents which make up this Contract and shall immediately give written notice to the Owner and the

- Project Consultant of any conflict, ambiguity, error or omission which the Contractor may find with respect to these documents before proceeding with the affected Work.
- 4.01.02 The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all.
 - 4.01.03 The intent of the Contract Documents is to include all labor, materials, equipment services and transportation necessary for the proper execution of the Work. The Contractor shall continually refer to drawing, specifications and other Contract Documents in this regard.
 - 4.01.04 In the event of a conflict among the Contract Documents, the most stringent requirement to the Contractor shall control.
 - 4.02 The Project Consultant shall be the initial interpreter of the requirements of the Contract Documents and the judge of the performance thereunder.
 - 4.02.01 The Project Consultant shall render interpretations necessary for the proper execution or progress of the Work with reasonable promptness on written request of either the Owner or the Contractor, and shall render written decisions, within a reasonable time, on all claims, disputes, change order requests, substitution requests, requests for interpretation and other matters in question between the Owner and the Contractor relating to the execution or progress of the Work or the interpretation of the Contract Documents.
 - 4.02.02 Interpretations and decisions of the Project Consultant shall be consistent with the intent of and reasonably inferable from the Contract Documents.
 - 4.02.03 In the capacity of interpreter the Project Consultant shall endeavor to secure faithful performance by both the Owner and the Contractor, and shall not show partiality to either.

ARTICLE 5. OWNERSHIP OF THE CONTRACT DOCUMENTS WHICH MAKE UP THE CONTRACT

- 5.01 Subject to any rights the Project Consultant may have, the Contract Documents and each of them, as well as any other documents, intellectual property, software, computer-assisted material or disks relating to or regarding the Work, shall be and remain the property of the Owner. This shall be the case even if prepared, created or provided by the Project Consultant, Contractor, Subcontractor or others.
- 5.02 The Contractor shall have the right to keep copies of same upon completion of the Work; provided, however, that in no event shall the Contractor use, or permit to be used, any portion or all of same on other projects without the Owner's prior written authorization.
- 5.03 The Contractor agrees to provide any and all items referred to in this Paragraph to Owner upon demand by Owner. In the event Contractor fails to provide same to Owner as demanded, Contractor acknowledges that the Owner will need same and will be irreparably harmed and be subject to an injunction to provide same.

ARTICLE 6. TEMPORARY UTILITIES.

- 6.01 Water For Execution of the Work: The Contractor shall provide temporary water lines sufficient to supply all water needed for the construction and other services required by the Contract Documents and shall pay for all service connections and water used by the Contractor or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.
- 6.02 Electrical Energy: The Contractor shall provide temporary electrical energy and power lines sufficient to supply all electricity needed for the construction and other services required by the Contract Documents and shall pay for all service connections and electricity used by the Contractor or Subcontractors unless the contrary is provided for elsewhere in the Contract Documents.
- 6.03 Temporary Sanitary Facilities and Sewers:

- 6.03.01 The Contractor shall provide and maintain in a neat and sanitary condition such accommodations and facilities for the use of his employees as may be necessary to comply with the regulations of any governmental agencies, departments, etc. which address or govern these issues.
- 6.03.02 No nuisance will be permitted.
- 6.03.03 Upon completion of Work, such facilities shall be removed and the premises left in a sanitary condition.
- 6.03.04 Contractor is not permitted to use restrooms or other sanitary facilities within the Owner's existing building or on-site facilities unless the contrary is provided for elsewhere in the Contract Documents.

ARTICLE 7. PROGRESS.

- 7.01 Contractor shall provide the Owner with full information in advance as to its plans for performing each part of the Work. This shall include, but not be limited to, schedules provided to the Owner as Post-Award Information and subsequently updated schedules submitted to the Owner on a monthly basis as required in Article 10 below, as a condition precedent to payment(s).
 - 7.01.01 Such schedule shall be in a form acceptable to the Owner.
 - 7.01.02 The Contractor's schedule shall be updated no less frequently than monthly (unless the parties otherwise agree in writing) and shall be updated to reflect conditions encountered from time to time and shall apply to the total Project.
 - 7.01.03 Each such revision shall be provided to the Owner and the Project Consultant.
 - 7.01.04 Compliance with the requirements of this Subparagraph shall be a condition precedent to payment to the Contractor, and failure by the Contractor to comply with said requirements shall constitute a material breach of this Contract.
 - 7.01.05 By providing these Schedules to Owner, Owner does not in any way acknowledge or consent that the Schedules are acceptable or reasonable, but it is simply reviewing same for its own informational purposes.
- 7.02 If at any time during the progress of Work, the Contractor's actual progress is inadequate to meet the requirements of the Contract Documents, such as the required completion dates, the Owner may so notify Contractor who shall thereupon take such steps as may be necessary to improve its progress so as to complete the Work on or before the required Substantial Completion Date.
 - 7.02.01 If within a reasonable period as determined by Owner, the Contractor does not improve performance to meet the requirements of the Contract Documents, such as the required completion dates, then the Owner may require an increase in any or all of the following: Contractor's Subcontractor crews and Contractor's own labor force, the number of shifts, overtime operation, Contractor's supervision and additional days of work per week, all without cost to Owner.
 - 7.02.02 Neither such notice by Owner nor Owner's failure to issue such notice shall relieve Contractor of its obligation to achieve the quality of work and rate of progress required by the Contract Documents.
- 7.03 Failure of Contractor to comply with the instructions of the Owner may be grounds for determination by Owner that Contractor is not prosecuting its Work with such diligence as will assure completion within the time specified.
- 7.04 Upon such determination, Owner, in addition to any and all other rights set forth in the Contract Documents and remedies afforded Owner under the Contract Documents or at law, may:
 - 7.04.01 Elect to proceed with the Work with its own employees, agents, contractors, subcontractors, suppliers and assess all costs, expenses or fees for same against contractors and/or

- 7.04.02 Terminate for cause Contractor's right to proceed with the performance pursuant to the Contract Documents, or any separable part thereof, in accordance with the applicable provisions of the Contract Documents.

ARTICLE 8. EXPEDITING

- 8.01 The Work, equipment and material provided under this Contract may be subject to expediting by Owner.
- 8.02 Owner shall be allowed reasonable access to the shops, factories and other places of business of the Contractor and/or Subcontractors for expediting purposes.
- 8.03 As required by Owner, Contractor shall supply schedules and progress reports for Owner's use in expediting, and Contractor shall cooperate with Owner and require Subcontractors to cooperate with Owner in such expediting.
- 8.04 Any expediting performance by Owner shall not relieve Contractor of its sole and primary responsibility for timeliness of delivery of the equipment and material to be provided under the Contract Document.

ARTICLE 9. COMPLETION

- 9.01 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Project Consultant a comprehensive Punch List of items to be completed or corrected prior to final payment. Failure to include an item on the Punch List does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.
- 9.01.01 For a Project with an estimated cost of less than million, the Punch List shall be completed within thirty (30) calendar days after Substantial Completion of the Project, as same is defined in the Contract Documents. If Substantial Completion is not defined in the Contract Documents, the list shall be completed upon reaching beneficial occupancy or use.
- 9.01.02 For a Project with an estimated cost of million or more, the Punch List shall be completed within thirty (30) calendar days, unless otherwise extended elsewhere in the Contract Documents, but not to exceed sixty (60) calendar days, after reaching Substantial Completion, as same is defined in the Contract Documents. If Substantial Completion is not defined in the Contract Documents, the list shall be completed upon reaching beneficial occupancy or use.
- 9.02 For a Project involving the construction of more than one building or structure, or involving a multiphase project, a Punch List shall be created for each building, structure, or phase of the Project pursuant to the limitations provided for above in 9.01.01 and 9.01.02, as applicable.
- 9.03 The failure to include any corrective work or pending items not yet completed on the List does not alter the responsibility of the Contractor to complete all the construction services purchased pursuant to the contract. All items that require correction under the Contract Documents and that are identified after the preparation and delivery of the Punch List remain the obligation of the Contractor as defined by the Contract Documents.
- 9.04 Upon completion of all of the items on the Punch List, the Contractor may submit a payment request for all remaining retainage withheld by the local governmental entity pursuant to this section. If a good faith dispute exists as to whether one or more items identified on the list have been completed pursuant to the Contract Documents, the Owner may continue to withhold an amount not to exceed 150 percent of the total costs to complete the outstanding item.
- 9.05 In the event that the Contractor fails, in whole or in part, to comply with the obligations and responsibilities required hereunder in paragraph 9.01, the Owner need not pay or process any payment request for remaining retainage.

ARTICLE 10. CONTRACT PAYMENTS

- 10.01 Schedule of Values:

- 10.01.01 The Contractor shall maintain and update the Schedule of Values originally provided to the Owner as Post-Award Information.
- 10.01.02 The Contractor's Schedule of Values apportions the Contract Price among the different elements of the required Work for purposes of periodic and final payments and shall be submitted as detail in support of the Contractor's monthly Application for Payment.
- 10.01.03 The Schedule of values shall be presented with such detail, and supported with whatever information the Project Consultant or the Owner reasonably requests.
- 10.01.04 The Contractor shall not imbalance its Schedule of Values nor artificially inflate or exaggerate any element thereof. Contractor's failure to comply with this provision shall be grounds for Owner to terminate Contractor, as provided for elsewhere herein.
- 10.02 The Owner shall pay the Contract Price to the Contractor in accordance with the procedures provided herein.
- 10.02.01 On or before the **15th** day of each month after commencement of performance, but no more frequently than once monthly, the Contractor may submit an Application for Payment to the Owner for the period ending the last day of the previous month or other pay period as mutually defined and agreed to by the Contractor and Owner and as provided for in the Contract Documents. The Contractor shall also deliver a copy of the Application for Payment to the Project Consultant.
- 10.02.02 Said Application for Payment shall be in the format required elsewhere in the Contract Documents and include whatever supporting information as may be required by the Project Consultant, the Owner, or both.
- 10.02.03 The Owner shall not be required to pay for stored materials or equipment except as set forth in Article 25 below.
- 10.02.04 Each Application for Payment shall be signed by the Contractor and shall constitute the Contractor's representation that the quantity of work has reached the level for which payment is requested, that the Work has been properly installed or performed in substantial compliance with the requirements of the Contract Documents, and that the Contractor knows of no reason why payment should not be made as requested.
- 10.02.05 Upon receipt of the Application for Payment, the Project Consultant shall:
- a. Within ten (10) days, review the Application for Payment and may also review the Work at the Project site or elsewhere to determine whether the quantity and quality of the Work is as represented in the Application for Payment and is as required by the Contract Documents.
 - b. Approve in writing the amount which, in the opinion of the Project Consultant, is properly owing to the Contractor.
- 10.02.06 The Owner shall make payment to the Contractor within fifteen (15) days following the Project Consultant's written approval of the Application for Payment but in no event later than twenty-five (25) days after the invoice was received by the Owner.
- 10.02.07 The Owner may reject the Application for Payment within twenty (20) business days after the date on which the Application for Payment is stamped as received. The rejection shall be in writing and shall specify the deficiency in the payment request or invoice and the action necessary to make the payment request or invoice proper.
- 10.02.08 If the Owner disputes a portion of an Application for Payment, the undisputed portion must be timely paid.
- 10.02.09 The Contractor may submit a corrected Application for Payment which corrects the deficiency or deficiencies specified in writing by the Owner. The Owner shall either pay or reject the corrected Application for Payment within ten (10) business days after receipt of same.

- 10.02.10 If a dispute regarding the Application for Payment cannot be resolved pursuant to the process outlined herein, it must be resolved in accordance with the dispute resolution procedures outlined in Article 45.
- 10.02.11 The amount of each monthly payment shall be the amount approved for payment by the Project Consultant less such amounts, if any, otherwise owing by the Contractor to the Owner or which the Owner shall have the right to withhold as authorized by the Contract Documents or reasonable business practices. In the event of a dispute with regard to a portion of the Application for Payment, the Owner shall pay the undisputed portion pursuant to the timeline established in this Section.
- 10.02.12 The Project Consultant's approval of the Contractor's Applications for Payment shall not preclude the Owner from the exercise of any of its rights as set forth in the Contract Documents.
- 10.02.13 The submission by the Contractor of an Application for Payment also constitutes an affirmative representation and warranty that all Work for which the Owner has previously paid is free and clear of any lien, claim, or other encumbrance by any person whatsoever.
- 10.02.14 As a condition precedent to payment, the Contractor shall, as required elsewhere in the Contract Documents and as required by the Owner, also provide to the Owner documents relating to the Project, including but not limited to, updated schedules and daily logs, properly executed documents that all subcontractors, materialmen, suppliers or others having rights, acknowledge receipt of all sums due pursuant to all prior Payment Requests and waive and relinquish any rights or other claims of any nature relating to the Project.
- 10.02.15 Furthermore, the Contractor warrants and represent that, upon payment of the Application for Payment submitted, title to all work included in such payment shall be vested in the Owner.
- 10.02.16 Dollar Value/Time Graphs: Each of the Contractor's Application for Payment shall be accompanied by a graph, prepared by the Contractor, that consecutively tracks the percentage of completion of both the Application for Payment's dollar value attained and the contract time (calendar days) elapsed, all coinciding with the date of the Application for Payment.
- 10.03 When payment is received from the Owner, the Contractor shall within five (5) days pay all subcontractors, materialmen, laborers and suppliers the amounts they are due for all work covered by such payment. In the event such payments are not made in a timely manner the Owner may, in its discretion, invoke reasonable procedures in order to protect Owner's interest or Owner's desire to assist in having subcontractors, laborers, suppliers, materialmen or others paid.
- 10.04 It is mutually agreed that payments made under this Contract shall not constitute acceptance of defective or improper materials or workmanship nor shall same act as a waiver or release of future performance in accordance with the Contract Documents.

ARTICLE 11. WITHHOLDING PAYMENT TO CONTRACTOR

- 11.01 The Owner may withhold as retainage five (5) percent of the payment owed to the Contractor until completion of the Project.
- 11.02 If the City pays the retainage amount upon the Contractor's request which is attributable to the labor, services, or materials supplied by one or more contractors or suppliers, the Contractor shall timely remit payment of such retainage to those subcontractors or suppliers.
- 11.03 Regardless of the provisions in this Article, in no event shall the Owner be required to pay or release any amounts that are the subject of a good faith dispute, a claim brought pursuant to Fla. Stat. § 255.05, or otherwise the subject of a claim or demand by the Owner.
- 11.04 In addition to the Retainage, payments, including but not limited to Final Payment, may be withheld or reduced by the Owner in its sole discretion if any of the following exists:

- 11.04.01 The Work is not proceeding in accordance with the Construction Documents Schedule as anticipated by the Project Consultant or the Owner. In that event, the Project Consultant or the Owner will assess the anticipated delay and the Owner will use the amounts specified for Liquidated Damages as the basis for amounts withheld. Said funds shall be held until such time as the Project Consultant or Owner determine that the Work is back on schedule. By making said funds available to Contractor, Owner does not waive its right to assess liquidated damages at the completion of the Project;
- 11.04.02 Liquidated Damages as set forth in this Contract;
- 11.04.03 Defective Work unremedied;
- 11.04.04 Punch-List items unremedied;
- 11.04.05 Subject to Owner's written notice to Contractor in accordance with the Contract Documents back charge items for work performed by Owner or another contractor at the request of Owner, which work is within the scope of the Work under this Construction Contract;
- 11.04.06 Claims filed by subcontractors, laborers, suppliers, materialmen or others;
- 11.04.07 Failure to comply with any and all insurance requirements;
- 11.04.08 Failure of the Contractor to make payment properly to Subcontractors or others;
- 11.04.09 Damage to the Owner or another contractor;
- 11.04.10 Reasonable evidence that the Work will not be completed on or before the Substantial Completion or Final Completion Date;
- 11.04.11 Failure of the Contractor to carry out any of its obligations in accordance with the Contract Documents;
- 11.04.12 Failure of the Contractor to submit the information or documents required by this Contract or reasonably required by Owner, including but not limited to schedules and daily logs.

ARTICLE 12. CONTRACTOR'S RIGHT UPON NONPAYMENT.

- 12.01 If within thirty (30) days of the date payment to the Contractor is due, the Owner, without cause or basis hereunder, fails to pay the Contractor any amounts then due and payable to the Contractor, the Contractor shall have the right to cease work until receipt of proper payment after first providing ten (10) days written notice of its intent to cease work to the Owner.

ARTICLE 13. INFORMATION AND MATERIAL SUPPLIED BY THE OWNER.

- 13.01 The Owner shall furnish to the Contractor, prior to the execution of the Contract, any and all written and tangible material, including but not limited to surveys and other information concerning existing conditions on the Site.
- 13.02 The Owner shall also furnish, if appropriate, the legal description of the Project site, and any required survey.

ARTICLE 14. LICENSES AND PERMITS.

- 14.01 All licenses and permits necessary to commence and prosecute the Work to completion shall be procured and paid for by the Contractor, unless expressly provided for elsewhere in the Contract Documents.
- 14.03 All easements and rights-of-way will be procured and paid for by the Owner unless otherwise specifically provided within the Contract Documents.

ARTICLE 15. CEASE AND DESIST ORDER.

- 15.01 In the event the Contractor fails or refuses to perform the Work as required herein, the Owner may instruct the Contractor to cease and desist from performing the Work in whole or in part. Upon receipt of such instruction, the Contractor shall immediately cease and desist as instructed by the Owner and shall not proceed further until the cause for the Owner's instructions has been corrected and the Owner instructs that the Work may resume.
- 15.02 In the event the Owner issues such instruction to cease and desist, and in the further event the Contractor fails and refuses within seven (7) days of receipt of same to provide adequate assurance to the Owner that the cause of such instructions will be eliminated or corrected, then the Owner shall have the right, but not the obligation, to carry out the Work with its own forces, or with the forces of another contractor, and the Contractor shall be fully responsible and liable for the costs of performing such work by the Owner.
- 15.03 The rights set forth herein are in addition to, and without prejudice to, any other rights or remedies the Owner may have against the Contractor.

ARTICLE 16. DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE CONTRACTOR.

- 16.01 The Contractor shall perform the Work in accordance with the Contract Documents.
- 16.02 The Contractor shall supervise the Work and bear full responsibility for any and all acts or omissions of those engaged in the Work on behalf of the Contractor.
- 16.03 The Contractor hereby warrants that all labor provided under this Contract shall be competent to perform the tasks undertaken, that the product of such labor shall yield only first-class results, that all material and equipment provided shall be new and of high quality, that the Work will be complete, of high quality, without defects, and in compliance with the requirements of the Contract Documents. Any Work not complying with the requirements of this Subparagraph shall constitute a breach of the Contractor's warranty.
- 16.04 Unless expressly provided for elsewhere in the Contract Documents, the Contractor shall obtain and pay for all required permits, fees, and licenses and shall comply with all legal requirements applicable to the Work.
- 16.05 The Contractor shall prepare and submit schedules and supporting documentation as required elsewhere in the Contract Documents.
- 16.06 Record Keeping on Site:
 - 16.06.01 The Contractor shall keep a daily log, an updated copy of the Contract Documents, approved shop drawings and other submittals, and other documents and materials as required by the Contract Documents at the site.
 - 16.06.02 All of these items shall be available to the Owner and the Project Consultant at all regular business hours.
 - 16.06.03 Upon final completion of the Work, all of these items shall be finally updated and provided to the Owner and shall become the property of the Owner.
- 16.07 Shop Drawings And Other Submittals:
 - 16.07.01 The Contractor shall submit for approval with reasonable promptness and in a timely manner so as to cause no delay in the Work, various submittals including shop drawings as required for the Work of the various trades.
 - 16.07.02 These shop drawings and other submittals shall be in accordance with the requirements of the Contract Documents and shall be carefully checked in every respect and signed by the Contractor before submitting same to the Project Consultant.
 - 16.07.03 Shop drawings and other submittals from the Contractor are not part of the Contract Documents but are documents prepared and utilized by the Contractor to coordinate the Work.

- 16.07.04 The Contractor shall not do any Work requiring shop drawings or other submittals unless such have been approved in writing by the Project Consultant.
- 16.07.05 All Work requiring approved shop drawings or other submittal shall be done in compliance with such approved documents. However, approval by the Project Consultant or the Owner shall not be evidence that Work installed pursuant thereto conforms with the requirements of the Contract Documents.
- 16.07.06 The Owner and the Project Consultant shall have no duty to review partial submittal or incomplete submittal except as may be provided otherwise within the Contract Documents.
- 16.07.07 The Contractor shall maintain a submittal log which shall include, at a minimum, the date of each submittal, the date of any resubmittal, the date of any approval or rejection, and the reason for any approval or rejection.
- 16.07.08 The Contractor shall have the duty to carefully review, inspect and examine any and all submittal and resubmittals before submission of same to Owner or the Project Consultant.
- 16.08 The Contractor shall maintain the Project site in a reasonably clean condition during performance of the Work. Upon final completion, the Contractor shall thoroughly clean the Project site of debris, trash and excess materials or equipment. In the event the Project is located at or near occupied facilities, then Owner may establish additional rules and regulations regarding conditions at the Project, including but not limited to, keeping the Project and the occupied premises clean, safe, and secure.
- 16.09 At all times, the Contractor shall permit the Owner and the Project Consultant to enter upon the Project site and to review or inspect the Work.

ARTICLE 17. SUBCONTRACTS.

- 17.01 The Contract Documents make no attempt to fix the scope of the Work of any Subcontractor nor the responsibilities of any such Subcontractor, it being understood that the Contractor shall fix the scope of all Work and responsibilities of the Subcontractor. Contractor shall not replace Subcontractor without good cause.
- 17.02 The Contractor shall continuously update information concerning Subcontractors submitted to the Owner as Post-Award Information by submitting:
 - 17.02.01 The general form of Subcontract Agreement used by the Contractor within thirty (30) days of execution of the Construction Contract.
 - 17.02.02 Updated listings of Subcontractors denoting changes to the list submitted as Post-Award Information within ten (10) days of said change.
 - 17.02.03 Copies of executed Subcontractor Contracts within ten (10) days of their execution.
 - 17.02.04 A complete accounting of all payments made to Subcontractors and the balances owed to the Subcontractors with each Application For Payment submitted by the Contractor.
- 17.03 All contracts with Subcontractors shall incorporate by reference the terms and conditions of this Construction Contract.
- 17.04 The Contractor shall cause and require to be included in all Subcontracts a provision for the benefit of the Owner binding the Subcontractors to remain bound by the Subcontracts in the event the Contractor is replaced by another contractor pursuant to the terms of the Contract Documents. The Contractor shall also include in all Subcontracts a provision requiring the Subcontractor, in the event of the Contractor's termination, to consent to the assignment of their Subcontracts to the Owner.

- 17.05 The Owner may at any time request from the Subcontractors, or any of them, a sworn statement of account with the Contractor and the Contractor shall cause to be included in all Subcontracts a requirement that the Subcontractors provide said sworn statement upon Owner's request.
- 17.06 Each Subcontractor and supplier must agree to assign all of its warranties to Owner. In addition, each Subcontractor and supplier must warrant all of its Work, equipment, materials and labor to Owner in accordance with the terms and provisions of its contractual obligations to Contractor and any legal or statutory provisions that apply to its work, materials or equipment.
- 17.07 Owner may at its discretion require Contractor to have major sub-subcontractors or suppliers comply with the requirements of this Article 16 or other provisions of the Contract Documents.

ARTICLE 18. CONTRACTOR'S SUPERINTENDENT

- 18.01 Before starting the Work, Contractor shall designate an English speaking, competent, authorized representative (hereinafter Superintendent), acceptable to the Owner, to represent and act for the Contractor. The Contractor shall:
- 18.01.01 Inform Owner, in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitation on such authority.
- 18.01.02 Keep the Owner informed of any subsequent changes in the foregoing.
- 18.02 The Superintendent shall be present (or be temporarily represented by a person familiar with the project work activities and schedule) at the site of the Work at all times when the Work is actually in progress.
- 18.04 All notices, determinations, instructions and other communications given to the Contractor's Superintendent shall be binding upon the Contractor.
- 18.05 The Superintendent shall maintain a daily log/report which shall include at least the following information: weather conditions; trades at site; manpower totals by trade; heavy equipment in use; activities in progress; and inspections at site. Copies of the daily entries shall be provided to the Owner once per month, or as required elsewhere in the Contract Documents.

ARTICLE 19. COOPERATION WITH OTHERS.

- 19.01 The Owner and other contractors and subcontractors may be working at the site during the performance of the Construction Contract, and Contractor's work may be interfered with as a result of such concurrent activities. Contractor shall fully cooperate with Owner and other contractors to avoid any delay or hindrance of the Work. Owner may require that certain facilities be used concurrently by Contractor and other parties and Contractor shall comply with such requirements.
- 19.02 If any part of the Contractor's work depends on proper execution or results from any work performed by the Owner or any separate contractor, the Contractor shall, prior to proceeding with the Work, promptly report to the Owner any apparent discrepancies or defects in such work that render it unsuitable for such proper execution and results. Failure of the Contractor to so report shall constitute an acceptance of the Owner or separate contractor's work as fit and proper to receive Contractor's Work, except as to defects which may subsequently become apparent in such work performed by others.

ARTICLE 20. SITE CONDITIONS.

- 20.01 Contractor shall have the sole responsibility to conduct reasonable inspection of the site and to satisfy itself concerning the nature and location of the Work and the general and local conditions, and particularly, but without limitation, with respect to the following: those affecting transportation, access, disposal, handling and storage of material; availability and quality of labor, water and electric power; availability and condition of roads; climatic conditions; location of underground utilities as depicted in the Contract Documents; governmental processes and requirements for obtaining permits other than issuance of the original building

permits, certificates of occupancy and other regulatory/utility approvals; physical conditions at the work sites and the Project area as a whole; topography and ground surface conditions; subsurface geology, and nature and quality of surface and subsurface materials to be encountered; equipment and facilities needed preliminary to and during performance of the Construction Contract; and all other matter which can in any way affect performance of the Construction Contract, or the cost associated with such performance.

- 20.02 The failure of Contractor to acquaint itself with any applicable condition will not relieve it from the responsibility for properly estimating either the duration, difficulties, or the costs of successfully performing the Work.

- 20.03 Contractor may reasonably rely upon site documentation provided by the Owner. In the event that during the course of the Work Contractor encounters an underground utility facility that was not shown on the Contract Documents; or 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 forty-eight (48) hours of their discovery, notify Owner and Project Consultant in writing of the existence of the aforesaid conditions. Project Consultant and Owner 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 Project Consultant, 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 changed as a result of the conditions, Project Consultant shall recommend an equitable adjustment to the Contract Price, or the Contract Time, or both. If Owner and Contractor cannot agree on an adjustment in the Contract price or the Contract time, the adjustment shall be referred to Project Consultant for determination. Should Project Consultant determine that the conditions of the Project site are not so materially different to justify a change in the terms of the Contract, Project Consultant shall so notify Owner 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 Project Consultant as the date of substantial completion.

ARTICLE 21. RESPONSIBILITY FOR WORK SECURITY.

- 21.01 Contractor shall at all times conduct, at its expense, all operations under the Construction Contract in a manner to avoid the risk of loss, theft or damage by vandalism, sabotage or other means to any property.
 - 21.01.01 Contractor shall promptly take such reasonable precautions as are necessary and adequate against any conditions which involve risk of a loss, theft or damage to its property.
 - 21.01.02 Contractor shall continuously inspect all of its Work, materials, equipment and facilities to discover and determine any such conditions and shall be solely responsible for discovery, determination and correction of any such condition.

- 21.02 Contractor shall comply with all applicable laws and regulations.
 - 21.02.01 Contractor shall cooperate with Owner on all security matters as set forth elsewhere in the Contract Documents and shall promptly comply with any project security requirements established by Owner.
 - 21.02.02 These security requirements may be more stringent in the event portions of the facilities or project are occupied or otherwise being used.
 - 21.02.03 Such compliance with these security requirements shall not relieve Contractor of its responsibility for maintaining property security for the above noted items, nor shall it be constructed as limiting in any manner Contractor's obligation to undertake reasonable action as required to establish and maintain secure conditions at the site.

21.03 Contractor shall prepare and maintain accurate reports of incidents of loss, theft or vandalism and shall provide these reports to Owner in a timely manner.

ARTICLE 22. PROTECTION OF WORK IN PROGRESS, MATERIALS AND EQUIPMENT.

22.01 Contractor shall be responsible for and shall bear any and all risks of loss or damage to Work in progress, all materials delivered to the site, and all materials and equipment involved in the Work until completion and final acceptance of the Work under this Contract.

22.02 Permanent openings for the introduction of work and materials to the structure and construction site shall be protected so that upon completion, the Work will be delivered to the Owner in proper, whole and unblemished condition.

ARTICLE 23. ADMINISTRATION OF THE CONTRACT.

23.01 The Project Consultant will provide Administration of the Contract.

23.01.01 For those projects for which the City Engineer serves as the Project Consultant, all references to the Project Consultant shall be considered to be the City Engineer.

23.01.02 In the event the Owner should find it necessary to replace the Project Consultant, the Owner shall retain a replacement and the role of the replacement shall be the same as the role of the original Project Consultant.

23.02 Unless otherwise directed by the Owner in writing, the Project Consultant will perform those duties and discharge those responsibilities allocated to the Project Consultant by the Owner.

23.03 Neither the Project Consultant nor the Owner will be responsible for construction means, methods, techniques, sequences or procedures, safety precautions and programs in connection with the Work or for the acts of omission or commission of the Contractor, its Subcontractors or their agents or employees.

23.04 The Project Consultant and Owner will each have the authority to reject Work which does not conform to the Contract Documents and to require special inspection or testing with prior approval by the Owner. Neither the Project Consultant's nor the Owner's authority to act under this Paragraph, nor any decision made by them in good faith either to exercise or not to exercise such authority, shall give rise to any duty or responsibility of the Project Consultant or the Owner to the Contractor, any Subcontractor, any of their agents or employees, or any other person performing any of the Work.

23.05 The Contractor shall forward all communications to the Project Consultant, with simultaneous copies to the Owner.

23.06 The Project Consultant will review and certify the Contractor's Application for Payments which the Owner must subsequently approve prior to Payment of the Contractor.

23.07 The Project Consultant shall approve shop drawings for design only, the Contractor being responsible for all dimensions, quantities, etc., necessary to complete the Work in compliance with the Drawings and Specifications and other Contract Documents.

23.08 The duties, responsibilities and limitations of authority of the Project Consultant and the Owner will not be modified nor extended without written consent of the Contractor, the Project Consultant, and the Owner.

23.09 Notwithstanding anything to the Contrary in these General Conditions or any other "Contract Document" as that term is defined in the Professional Services Agreement between the City of Pompano Beach, Florida and the Project Consultant, it is not the intention nor shall any of the provisions of those documents act as a release, limitation or discharge of the obligations or responsibilities of the Project Consultant pursuant to its agreement with the Owner.

- 23.10 The Project Consultant will utilize the Contractor Performance Report to monitor and record the Contractor's performance for the work specified by the contract. The Contractor Performance Report has been included as an exhibit to the contract.

ARTICLE 24. MATERIALS.

- 24.01 The Contractor shall provide materials and equipment as required in the Contract Documents. No substitution will be permitted except in the instance where a material is no longer available during the progress of the Work or is deemed by the Owner to be no longer suitable or appropriate for incorporation into the Work or for obvious economic benefits accruable to the Owner.
 - 24.01.01 Any such substitution must be approved by the Project Consultant and Owner prior to incorporation of the proposed substitution into the Work.
 - 24.01.02 Proposed substitutions must be submitted for consideration from the Contractor to the Project Consultant and the Owner. Documentation for the proposed substitution must include, but is not limited to substantiation of the Contractor's efforts to obtain the originally specified materials including documentary evidence from the original materials' manufacturer that such materials are not available.
 - 24.01.03 Product delivery lead times shall not serve as a basis for any substitution request except for where approved in advance by the Owner.
 - 24.01.04 All additional costs incurred by the Owner as the result of any substitution will be the direct responsibility of and borne by the Contractor.
- 24.02 The Contractor shall make written request to the Project Consultant for and obtain his written approval of the use of any materials proposed for use when "approval" materials are specified or a performance type specification is utilized without mentioning any standard by name.
- 24.03 If, in the opinion of the Project Consultant, a specified product or equipment no longer meets the quality of the products or equipment required for the Work, Project Consultant shall request a Change Order Proposal from the Contractor for modifying the Contract to incorporate the respective changes to the Work required, the Contract amount, and the Contract Time as beneficial to the Owner.

ARTICLE 25. STORED MATERIALS.

- 25.01 Contractor shall, at its expense, receive, unload, store in a secure place, and deliver from storage to the construction site all materials and equipment required for the performance of the Contract.
 - 25.01.01 Contractor is not entitled to payment for same except for those materials which in Owner's discretion are properly stored and are going to be installed or incorporated into the construction of the Project within thirty (30) days of delivery to the construction site.
 - 25.01.02 The storage facilities and methods of storing shall meet Owner's approval and shall be in accordance with manufacturer's recommendations, or Owner will not be obligated to pay for same.
 - 25.01.03 Materials and equipment subject to degradation by outside exposure shall be stored in a weather tight enclosure provided by Contractor at its expense.
 - 25.01.04 Owner may at its discretion require material to be stored in an air-conditioned location.
- 25.02 Provided the above conditions are met, the stored materials may be included in a subsequent Application for Payment if the Contractor also complies with the following:
 - 25.02.01 An applicable purchase order is provided listing the materials in detail and identifying the Contract Documents, by name, with verification that the total value of the purchase order amount reconciles with the corresponding application for payment stored materials line item value.

- 25.02.02 Evidence that proper storage security is provided.
- 25.02.03 The Owner is provided legal title (free of liens or encumbrances of any kind) to the material that is stored or stockpiled.
- 25.02.04 The Contractor and/or its Subcontractor have provided insurance for the Stored Materials against loss, damage (from whatever source), or disappearance, including loss or theft prior to incorporation into the Work. By execution of the Contract, Contractor releases Owner from any responsibility for Stored Materials and assumes all liability for and risk of loss or damage, by whatever means, including Owner's alleged negligence, regardless of whether the Owner has paid for said Stored Materials.
- 25.03 Once any Stored Material is paid for by Owner, it shall not be removed from the designated storage area except for incorporation into the Project or upon subsequent written approval by Owner.
- 25.04 No Applications for Payment shall be submitted nor payments made based on the value of materials stored at locations other than the Project, unless otherwise approved in writing by the Owner.
- 25.05 It is further agreed between the parties that the transfer of title and the Owner's payment for any Stored Material pursuant to the Contract Documents shall in no way relieve the Contractor of the responsibility for providing and installing such material in accordance with the requirements of the Contract Documents.
- 25.06 The Contractor warrants that title to all of the Work or Stored Materials covered by the Application for Payment will pass to the Owner either by incorporation in the Project or upon receipt of payment by the Contractor, whichever occurs first, free and clear of all liens, claims, security, interest or encumbrance; and that none of the Work and none of the Stored Materials covered by the Application for Payments will have been acquired by the Contractor, or by any other person performing the Work at the site or providing materials and equipment to 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 person.
- 25.07 In the event stored materials which Owner is paying for in advance of their being installed or incorporated into the Project pursuant to this Paragraph are not installed or incorporated into the Project within thirty (30) days of when they are delivered to the site, Contractor shall not be entitled to payment for any future stored materials on this Project and the amounts previously approved for payment for said materials shall be deducted from the Contractor's next application for payment..

ARTICLE 26. INSPECTION: REJECTION OF MATERIALS AND WORKMANSHIP.

- 26.01 All material and equipment provided and work performed shall be properly inspected by Contractor, at its expense, and shall at all times be subject to quality surveillance, inspections, observations or quality audit by Owner, Project Consultant and any inspectors conducting an inspection pursuant to code, law, regulations, etc.
 - 26.01.01 Contractor shall provide safe and adequate facilities, and all samples, drawings, lists and documents necessary for such quality surveillance, observation or quality audit.
 - 26.01.02 The Contractor shall permit and facilitate inspection of the Work by the Owner, Project Consultant, Inspectors for any governmental agency, authority, or board.
 - 26.01.03 Owner also reserves the right to designate others such as consultants, commissioning authorities, test and balance agents, forensic specialists, etc. to conduct inspections during or subsequent to the Work as Owner in its discretion desires.
 - 26.01.04 Owner and Project Consultant shall be afforded full and free access to the shops, factories or places of business of Contractor and its Subcontractors for such quality surveillance, observation or quality audit and to determine the status of the Work.
 - 26.01.05 In the event the Project Consultant or Owner requires a factory inspection, the Contractor shall notify the suppliers that the material shall not be produced or fabricated without due notice to the Project Consultant and Owner and an opportunity for such inspection.

- 26.02 If any Work should be covered up without approval or consent of the Project Consultant or Owner, it must, if required by the Project Consultant or Owner, be uncovered for examination at the Contractor's expense.
- 26.03 If any material, equipment or workmanship is determined by Owner, City Engineer, Project Consultant or Inspector either during performance of the Work or on final quality surveillance, or during any applicable warranty period, to be defective or not complying with the requirements of this Construction Contract, Owner, City Engineer, Project Consultant or Inspector will notify Contractor in writing that such material, equipment or portions of the Work is rejected and Owner reserves the right to withhold payment on any such item or seek compensation from Contractor for same. Thereupon, Contractor shall, at its own expense, immediately remove, replace or correct such defective material, equipment or portions of the Work by making the same comply strictly with all requirements of the Contract Documents. The Contractor shall be responsible for the costs of any additional site observations, special inspections and/or testing, or other activities of either the Project Consultant or the Owner made necessary by the correction of such defective materials, equipment or portions of the Work.
- 26.04 Neither the failure to make such quality surveillance, observation or quality audit, nor to discover defective workmanship, materials, or equipment, shall prejudice the rights of Owner to correct or reject the same as hereinafter provided.

ARTICLE 27. WARRANTY.

- 27.01 Unless otherwise provided elsewhere in the Contract Documents, all material and equipment incorporated into any Work covered by the Contract Documents shall be new and, where not specified, of the most suitable grade of their respective kinds for their intended use, and all workmanship shall be in accordance with construction practices acceptable to Owner and Project Consultant.
- 27.02 Unless otherwise provided in the Contract Documents, Contractor warrants all Work, equipment, materials and workmanship to be in accordance with the Contract Documents, any and all applicable codes, proper and workmanlike, first class and free from defects for a period of twelve (12) months (unless longer guarantees or warranties are provided for elsewhere in the Contract Documents in which case the longer periods of time shall prevail) from and after Final Completion of the Work under the Contract Documents, regardless of whether the same were provided or performed by Contractor or by any Subcontractor.
- 27.03 Contractor's warranty with respect to latent defects shall be in accordance with Chapter 95, Florida Statutes, and other applicable provisions of State law.
- 27.04 In the event of damage or injury to persons or property or other consequential or resultant damages result from Contractor's breach of any warranties, then the Contractor will be responsible for same.

ARTICLE 28. OFFICE SPACE FOR THE OWNER'S PERSONNEL.

- 28.01 The Contractor shall provide, at Contractor's expense, for the duration of the Work, a suitable lockable office for any Owner designated personnel.

ARTICLE 29. PROJECT RECORD DOCUMENTS AND SURVEY.

- 29.01 A marked up record set of the Contract Documents and other project records as required elsewhere within the Contract Documents will be kept up to date by the Contractor on the jobsite at all times. These documents will be given to the Project Consultant at the completion of the Work as required by the Contract Documents, and properly labeled as "Project Record Documents."
- 29.02 In addition to the "Project Record Documents", the Contractor will cause to have prepared by a Surveyor, registered in the State of Florida, a site survey clearly representing all Work done under this Contract and updating the original survey as may have been provided by the Owner.
- 29.03 The Contractor shall submit Project Record Documents and Survey in the manner and format specified elsewhere in the Contract Documents.

29.04 This is a critical item and final payment will be withheld from the Contractor until "Project Record Documents" and survey are provided by the Contractor and approved by the Project Consultant.

ARTICLE 30. SALVAGE.

30.01 Any salvage resulting from clearing, grubbing, grading, draining, remodeling or altering any existing facilities on this site shall be the property of the Owner; and this material shall be piled or stacked on the site if the Owner desires this material.

30.02 If this material is not desired by the Owner, it shall be disposed of by the Contractor at his expense.

ARTICLE 31. CLAIMS BY THE CONTRACTOR.

31.01 Although Contractor acknowledges the No Damage for Delay clause set forth in Article 6 of the Agreement between Owner and Contractor, in the event the Contractor is entitled to assert any other claim against Owner for any reason, claims by the Contractor against the Owner (except for claims asserted under Article 20 which are treated as set forth therein), are subject to the following terms and conditions:

31.01.01 All Contractor claims against the Owner shall be initiated by a written claim submitted to the Owner, c/o the City Engineer, and the Project Consultant. Such claim shall be received by the Owner and the Project Consultant no later than fifteen (15) calendar days after the event, or the first appearance of the circumstances causing the claim, and same shall set forth in detail all known facts and circumstances supporting the claim and the actual damages or injuries suffered;

31.01.02 The Contractor shall continue diligently with its performance hereunder regardless of the existence of any claims submitted by the Contractor;

31.01.03 In the event the Contractor seeks to make a claim, as a condition precedent to any such claim the Contractor shall strictly comply with the notice requirements above and such claim shall be made by the Contractor before proceeding to execute any additional or changed Work. Failure of the condition precedent to occur, i.e., providing notice as required in Article 31.01.01 above, shall constitute a complete waiver by the Contractor of any claim for additional compensation or extension of time. This written notice requirement may not be waived by verbal representations or the acts of representatives of the Owner or Project Consultant;

31.01.04 In connection with any claim by the Contractor against the Owner for compensation in excess of the Contract Price, any liability of the Owner for the Contractor's cost shall be strictly limited to direct cost of labor and materials incurred by the Contractor at the jobsite and shall in no event include indirect cost, overhead, loss of profit, or consequential damages of the Contractor. The Owner shall not be liable to the Contractor for claims of third parties including, but not limited to, subcontractors, suppliers, laborers, etc.

ARTICLE 32. CHANGE ORDERS.

32.01 One or more changes to the Work within the general scope of this Contract may be ordered by the Owner by Change Order, Project Consultant's Supplementary Instructions, and Construction Change Directives.

32.02 The Contractor shall proceed with any extra Work or changes which alter the Contract by adding to, or deducting from the Contract Sum or Contract Time in strict accordance with the following terms and conditions:

32.02.01 Change Order shall mean a written order to the Contractor executed by the Owner and the Project Consultant after execution of this Contract, directing a change in the Work and may include a change in the Contract Price or the time for the Contractor's performance, or any combination thereof;

32.02.02 Any change in the Contract Price or time resulting from a Change Order shall be determined as follows:

- a. By mutual agreement between the Owner and the Contractor as evidenced by (a) the change in the Contract Price or time being set forth in Change Order in accordance with Article 32.02.08 below, and (b) the execution of the Change Order; or,
 - b. If no mutual agreement occurs between the Owner and the Contractor, the change in the Contract Price, if any, shall be derived based upon the Cost Plus Price basis (as set forth in Article 32.02.08 below) by determining the “total actual costs” (in accordance with Article 32.02.09 below), incurred or savings achieved, resulting from revisions in the Work. Such total actual costs or savings shall include a component for direct jobsite overhead and profit but under no circumstances shall it include non-job site overhead expenses or costs or any other indirect costs or components. Any such costs or savings shall be documented in the format, and with such content and detail as the Owner or the Project Consultant requires. If agreement is not reached as to the change in time, Contractor shall be given a reasonable time based upon the scope of Work required by the change.
- 32.02.03 The execution of a Change Order by the Contractor shall constitute conclusive evidence of the Contractor's agreement to the ordered changes in the Work and the change in the Contract Price and the time for performance by the Contractor. The Contractor, by executing the Change Order, waives and forever releases any claim against the Owner for additional time or compensation for issues or matters relating to or arising out of or resulting from the Work included within or affected by the executed Change Order.
- 32.02.04 The Contractor shall notify and obtain the consent and approval of the Contractor's surety with reference to all Change Orders if such notice, consent or approval are required by the Owner, the Project Consultant, the Contractor's surety or by law. The Contractor's execution of the Change Order shall constitute the Contractor's warranty to the Owner that the surety has been notified of, and consents to, such Change Order and the surety shall be conclusively deemed to have been notified of such Change Order and to have expressly consented thereto, and that the penal sums of the performance and payment bonds furnished by Contractor and Surety are adjusted coextensively with the amount of the Change Order.
- 32.02.05 The Owner, without invalidating the Contract, may require the change for any reason whatsoever. All such Work shall be executed under the terms of the original Contract.
- 32.02.06 All change orders and adjustments shall be in writing and executed by the Contractor and Owner; otherwise, no claim for additional compensation or time will be allowed.
- 32.02.07 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change which results in a net decrease in the Contract Sum shall be the total actual cost (as set forth in Article 32.02.09 below) saved as confirmed by the Project Consultant. The amount shall not include an amount for the overhead and profit of the Contractor which the Owner is not required to pay as a result of the deletion or decrease. When both additions and credits covering related Work or substitutions are involved in a change, the overhead and profit shall be calculated on the basis of net increase, if any, with respect to that change.
- 32.02.08 The value of any change ordered under the Contract for extra Work and/or any reductions in Work required, shall be determined under one or more of the following procedures before a written Change Order is issued.
- a. By **UNIT PRICES** named in the Contract or subsequently agreed upon by the Owner and the Contractor, which prices shall include Contractor's overhead and profit.
 - b. By **LUMP SUM PRICE** agreed upon actual reasonable costs and direct job site overhead by the Owner and the Contractor, which price shall include Contractor's overhead and profit but under no circumstances shall it include non job site overhead, expenses or costs or any other indirect costs; a breakdown of the estimated costs comprising the lump sum price may be required by the Project Consultant for his review. Percentage for overhead and profit shall be determined in accordance with the method listed for **COST PLUS PRICE**, subparagraph (c.) below.
 - c. By a **COST PLUS PRICE** based on total actual costs as defined in Article 32.02.09 below, plus an added percentage, all determined as follows:

OVERHEAD AND PROFIT:

JOB SITE OVERHEAD, including supervision and the furnishing, use and maintenance of small tools and ordinary equipment incidental to and required for the work of subcontractors (whether performed by them or others) shall be considered to be just and fully compensated for, by adding an amount equal to five percent (5%) of the sum of material costs (as defined under Article 34.08.09(a) below) and labor costs (as defined under Article 34.08.09(b) below), and rentals (as defined under Article 32.08.09(c) below). There shall be no compensation for any non job site overhead, expenses or costs.

PROFIT, may then be added by the subcontractor to the above material costs and labor costs, including the JOB SITE OVERHEAD allowance, at the rate of 10% of the sum of those costs.

JOB SITE OVERHEAD, including general supervision and the furnishing, use and maintenance of small equipment incidental to and required for the Work of the General Contractor (including that of his subcontractors) shall be considered to be just and fully compensated for by adding an amount equal to ten percent (10%) of the sum of material costs (as defined under Article 32.08.09(a) below) and labor costs (as defined under Article 32.08.09(b) below) and rentals (as defined under Article 32.08.09(c) below). There shall be no compensation for any non job site overhead expenses or costs.

PROFIT may then be added by the Contractor to the above material costs and labor costs, including the JOB-SITE OVERHEAD allowance, at the rate of five percent (5%) of the sum of those costs.

- d. BOND ALLOWANCE, for maintaining the Performance Bond at 100% of the contract amount, a sum of one percent (1%) of the total cost of the change, (including material, labor, overhead and profit, and equipment rentals) shall be allowed on all change orders.
- 32.02.09 The total actual costs of materials, labor and equipment rentals may include the following only:
- a. Material costs actually recorded by the Contractor and/or subcontractors as they are delivered to the site and as evidenced from originally received invoices, listing appropriate quantities and unit prices. Records in proper form shall be maintained and available to the Project Consultant at all times.
 - b. Labor costs represented by the actual wages paid to all laborers, apprentices, journeymen, and foremen involved in and necessary to completing the particular construction operations, for each day and every hour such labor teams and foremen are actually employed and on the extra Work required, including the net cost of insurance, Social Security and Workmen's Compensation. The furnishing, use and maintenance of small tools and ordinary equipment normal to the work of individual workmen in the trades will be considered part of the labor costs. Records in proper form shall be maintained and available to the Project Consultant at all times.
 - c. Rentals for special equipment or machinery such as power-driven roller, tractors, trucks, shovels, drills, mixers, pumps, hoists, etc., required for the economic performance of the Work, at reasonable rental prices agreed upon before work commences, shall be allowed the Contractor and/or his subcontractors by the Project Consultant for each and every hour such special equipment is in use on the particular work.
- 32.02.10 The Contractor is obligated to proceed with the Work for a Change Order, even though there has not been an agreement reached with the Owner as to an adjustment to the Contract Price or time, and even if there is a dispute as to same. In such instances the Owner, City Engineer or Project Consultant will issue a Construction Change Directive to Contractor providing for the scope of work to be performed and the payment therefore based on 32.02.09 above. A Change Order or proposed Change Order shall not be the basis of the Contractor not performing pursuant to the Contract Documents.
- 32.02.11 The Contractor, Owner and Project Consultant shall administer and document the Change Order process by utilizing the documentation specified elsewhere in the Contract Documents, including a Construction Change Directive.

- 32.03 The Project Consultant will have authority to order minor changes in the Work not involving an adjustment to the Contract Sum or Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order of the Project Consultant and such changes shall be binding on the Owner and the Contractor.
- 32.04 The Owner has authorized the following approval thresholds for Change Orders in the Name of The City of Pompano Beach, Florida under its General Services Manual, the rules of which are incorporated below:
- A. The City Manager is authorized to approve change orders up to the cumulative total of 10 percent of the original construction contract amount, not to exceed ,000 in the aggregate.
 - B. When the cumulative total of all change orders on a project has exceeded the ceiling established in 32.04A above, all subsequent change orders will require prior City Commission approval, except in emergency cases as declared by the City Manager, or where the change order in question would be in the form of a credit, thereby reducing the adjusted contract amount.
 - C. Approval of change orders under this policy shall be for the purposes of expediting the work in progress and shall be confirmed by City Commission action at the next regular meeting of the City Commission.

ARTICLE 33. DISCOVERING AND CORRECTING DEFECTIVE OR INCOMPLETE WORK.

- 33.01 In the event that the Contractor covers, conceals or obscures its work in violation of this Contract or in violation of a directive from the Owner or the Project Consultant, such work shall be uncovered and displayed for the Owner's or Project Consultant's inspection upon request, and shall be reworked at no cost in time or money to the Owner.
- 33.02 If any of the work is covered, concealed or obscured in a manner not covered by Subparagraph (A) above, it shall, if directed by the Owner or the Project Consultant, be uncovered and displayed for the Owner's or Project Consultant's inspection. If the uncovered work conforms substantially with this Contract, the costs incurred by the Contractor to uncover and subsequently replace such work shall be borne by the Owner; otherwise, such costs shall be borne by the Contractor.
- 33.03 The Contractor shall, at no additional cost in money to the Owner or extension of time correct work rejected by the Owner or by the Project Consultant as defective or failing to conform to this Contract. Additionally, the Contractor shall reimburse the Owner for all testing, inspections and other expenses incurred as a result thereof.
- 33.04 In addition to its warranty obligations set forth elsewhere herein, the contractor shall be specifically obligated to correct any and all defective or nonconforming work for a period of twenty-four (24) months following final completion upon written direction from the Owner.
- 33.05 The Owner may, but shall in no event be required to, choose to accept defective or nonconforming work.
- 33.05.01 In such event, the Contract Price shall be reduced, at Owner's option, by the greater of (i) the reasonable costs of removing and correcting the defective or nonconforming work, or (ii) the difference between the fair market value of the Project as constructed and the fair market value of the Project had it not been constructed in such a manner as to include defective or nonconforming work.
- 33.05.02 If the remaining portion of the unpaid Contract Price, if any, is insufficient to compensate the Owner for the acceptance of defective or nonconforming work, the Contractor shall, upon written demand from the Owner, pay the owner such remaining compensation for accepting defective or nonconforming work.

ARTICLE 34. SAFETY, PROTECTION OF WORK AND PROPERTY.

- 34.01 Contractor shall be fully and solely responsible for conducting all operations under this Construction Contract at all times in such a manner as to avoid the risk of bodily harm to persons and damage to property. Contractor

- shall continuously and diligently inspect all Work, material and equipment to discover any conditions which might involve such risks and shall be solely responsible for discovery and correction of any such conditions.
- 34.02 Contractor shall instruct its personnel on the requirements of the Contractor's safety program and shall coordinate with other contractors and subcontractors on safety matters.
- 34.03 Contractor shall provide safety equipment and enforce the use of such equipment by its employees.
- 34.04 Contractor shall maintain accurate accident and injury reports and shall provide to Owner a monthly summary of injuries and man hours lost due to injuries.
- 34.05 Contractor shall maintain all portions of the Work in a neat, clean and sanitary condition at all times.
- 34.06 Contractor shall assure that all Subcontractors shall, without expense to Owner, comply with the foregoing.
- 34.07 Contractor shall comply with any and all rules, regulations, laws, etc., which apply to safety requirements, including but not limited to OSHA requirements.
- 34.08 Safety Precautions and Programs:
- 34.08.01 The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
- 34.08.02 In the event the Contractor encounters on the site material reasonably believed to be asbestos or polychlorinated biphenyl (PCB) which has not been rendered harmless, the Contractor shall immediately stop Work in the area affected and report the condition to the Owner and Project Consultant in writing. The Work in the affected area shall not thereafter be resumed except by written notice from the Owner. The Work in the affected area shall be resumed in the absence of asbestos or polychlorinated biphenyl (PCB), or when it has been rendered harmless, by written agreement of the Owner, Contractor and Project Consultant.
- 34.08.03 The Contractor shall not be required to perform without consent any Work relating to asbestos or polychlorinated biphenyl (PCB).
- 34.09 Safety of Persons and Property
- 34.09.01 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:
- a. Employees on the Work and other persons who may be affected thereby;
 - b. The Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's Subcontractors or Sub-subcontractors; and
 - c. Other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- 34.09.02 The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of person or property or their protection from damage, injury or loss.
- a. The Contractor and his Subcontractors shall comply with and conform in all respects to the standard set forth in the Occupational Safety and Health Act (OSHA) of 1970.
 - b. The Contractor shall prominently post and maintain on the jobsite:
 - 1) OSHA 200: Log and summary of occupational injuries and illnesses.

2) OSHA 2203: Provisions of the Act poster.

- 34.09.03 The Contractor shall implement and maintain a continuing safety program applicable to all Contractor employees, Subcontractors, and Sub-subcontractors, to include:
- a. Designating a responsible member of the Contractor's organization at the site as the Contractor's "Safety Officer" whose duty shall be the prevention of accidents, safety inspections, and accident documentation. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and the Project Consultant.
 - b. Holding weekly safety meetings with employees and Subcontractors.
 - c. Implementing OSHA Voluntary Protection Programs.
 - d. Ensuring the presence of an American Red Cross (or other organization acceptable to the Owner) certified Cardiopulmonary Resuscitation (CPR) and first-aid trained individual on site at all times.
 - e. Compliance with the Drug Free Work Place Act of 1988, the Federal Omnibus Transportation Employee Testing Act of 1991, and the certification of compliance with the same as required by the Owner in Document 00457, Drug-Free Workplace Certification.
 - f. Erecting and maintaining reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.
 - g. Ensuring that employees are not discriminated against or discharged for filing reasonable safety or health complaints or for otherwise exercising their rights in these regards.
- 34.09.04 When use of hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.
- 34.09.05 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to properly caused in whole or in part by the Contractor, a Subcontractor or a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is reasonable, except damage or loss attributable to acts or omissions of the Owner or Project Consultant or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault of negligence of the Contractor.
- 34.09.06 The Contractor shall not load or permit any part of the construction or site to be loaded so as to endanger its safety.
- 34.09.07 Building materials, Contractor's equipment and other supplies may be stored on the premises, but the placing of same shall be in substantial, watertight storage sheds upon the premises where directed in which he shall store all materials which would be damaged by weather. This shall in no manner relieve the Contractor from full responsibility for such materials. Sheds and other storage structures must be secured and anchored in a manner sufficient to withstand hurricane force winds as defined by applicable codes but not less than a 120 mile per hour wind uplift force.
- 34.10 **Emergencies:** In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss.

ARTICLE 35. ROYALTIES AND PATENTS.

- 35.01 The Contractor shall pay all royalties and license fees.

- 35.02 The Contractor shall be responsible for all infringement of patent rights and shall assume the defense, including payment of attorney fees and costs, of any suit brought against Contractor and/or Owner for infringement of any United States patent or for wrongful use of proprietary information of any third party.
- 35.03 Contractor hereby indemnifies and shall defend and hold harmless Owner, its officers, its officials, its agents, its employees, and its representatives, respectively, from and against all claims, losses, costs, damages, and expenses, including attorney's fees, incurred by Owner and its representatives, respectively, as a result of or in connection with any claims or actions based upon infringement or alleged infringement of any patent, and arising out of the use of the equipment or materials provided under this Construction Contract by Contractor, or out of the process of actions employed by, or on behalf of Contractor in connection with the performances of this Construction Contract. Contractor shall, at its sole expense, promptly defend against any such claim or action unless directed otherwise by Owner or its representatives; provided that Owner or its representatives shall have notified Contractor upon becoming aware of such claims or actions, and provided further, that Contractor's aforementioned obligations shall not apply to equipment, materials, or processes furnished or specified by Owner or its representatives.
- 35.04 Contractor shall have the right, in order to avoid such claims or actions, to substitute at its expense non-infringing equipment, materials, or processes, or to modify such infringing equipment, materials and processes so they become non-infringing, or obtain the necessary licenses to use the infringing equipment, materials or processes, provided that such substituted and modified equipment, materials and processes shall meet all the requirements and be subject to all the provisions of the Contract Documents.
- 35.05 The indemnification pursuant to Florida Statute 725.06 and other Florida laws, etc., shall have a separate consideration of , receipt of which is hereby acknowledged and incorporated into the project sum. This is incorporated by reference into the Bid Documentation and Specifications if any.

ARTICLE 36. TAXES.

- 36.01 Contractor shall pay all taxes, levies, duties and assessments of every nature which may be applicable to any Work under this Contract.
- 36.02 The Contract Sum and any agreed changes thereto shall include all taxes imposed by law. Contractor shall make any and all payroll deductions as required by law.
- 36.03 Contractor herein indemnifies and holds the Owner harmless from any liability on account of any and all such taxes, levies, duties, assessments and deductions.

ARTICLE 37. INDEMNITY AND HOLD HARMLESS.

- 37.01 To the fullest extent permitted by law, the Contractor shall defend, indemnify and hold harmless the Owner, its officers, its officials, its agents and employees and each of them hereinafter collectively referred to as the Owner, from and against any and all judgments, demands, claims, causes of action, liability, expenses, losses, costs, fines, and damages (including reasonable attorney's fees and expert's fees) of every kind and character brought against the Owner by any person, party or entity of any kind or nature whatsoever arising out of, incident to, relating or regarding the Contractor's performance under this Agreement, the condition of the premises, and/or the Contractor's acts of omission or commission. The above indemnification does NOT serve as a waiver by Owner of the statutory limits of liability set forth in s.768.28, Florida Statutes, nor does it serve as authorization for Owner or Contractor to be sued by any third parties.
- 37.02 Contractor, however, shall not be responsible to Owner for damages resulting out of bodily injury or damages to property which a Court of competent jurisdiction determines as being attributed to the negligence of Owner, its respective agents, servants, employees or officers.
- 37.03 Said indemnifications by Contractor shall be extended to include all "Subcontractors", deliverers, suppliers, furnishers of material or anyone acting for, on behalf of, or at the request of the Contractor.
- 37.04 Contractor recognized the broad nature of this indemnifications and hold harmless clause and voluntarily makes this covenant and expressly acknowledges the receipt of Ten () Dollars, which payment is incorporated

into the Contract Sum, and such other good and valuable consideration provided by Owner in support of this indemnification in accordance with the laws of the State of Florida.

37.05 This clause shall survive termination of this Agreement and pursuant to Florida Statute 725.06 be incorporated by reference into any and all Bid Documentation or Specifications.

ARTICLE 38. TERMINATION BY THE CONTRACTOR.

38.01 If the Owner repeatedly fails to perform its material obligations to the Contractor for a period of 30 days after receiving written notice from the Contractor of its intent to terminate hereunder, the Contractor may terminate performance under this Contract by written notice to the Owner and the Project Consultant.

38.02 In such event, the Contractor shall be entitled to recover from the Owner as though the Owner had terminated the Contractor's performance for convenience pursuant to the terms and conditions of this Contract.

ARTICLE 39. OWNER'S RIGHT TO SUSPEND CONTRACTOR'S PERFORMANCE.

39.01 The Owner shall have the right at any time to direct the Contractor to suspend its performance, or any designated part thereof, for any reason whatsoever, or without reason. If any such suspension is directed by the Owner, the Contractor shall immediately comply with same;

39.02 In the event the Owner directs a suspension of performance under this Paragraph through no fault of the Contractor, the Owner shall pay the Contractor as full compensation for such suspension the Contractor's reasonable costs, actually incurred and paid, of the following items only:

39.02.01 Demobilization and remobilization, including such costs paid to subcontractors;

39.02.02 Preserving and protecting Work in place;

39.02.03 Storage of materials or equipment purchased for the Project, including insurance thereon;

39.02.04 Performing in a later, or during a longer, time frame than that contemplated by this Contract.

ARTICLE 40. TERMINATION BY THE OWNER.

40.01 The Owner may, at the Owner's option, for any reason and at any time terminate for convenience, any work under this Contract, in whole or, from time to time, in part, in accordance with the following terms and conditions:

40.02 The Owner shall give written notice of such termination to Contractor 7 days before it becomes effective.

40.02.01 The Contractor shall incur no further obligations in connection with the Work and the Contractor shall stop work when such termination becomes effective.

40.02.02 The Contractor shall also terminate outstanding orders and subcontracts.

40.02.03 The Contractor shall settle the liabilities and claims arising out of the termination of subcontracts and orders.

40.02.04 The Owner may direct the Contractor to assign the Contractor's right, title and interest under termination orders or subcontracts to the Owner or its designee.

40.02.05 The Contractor shall transfer title and deliver to the Owner such completed or partially completed Work and materials, equipment, parts, fixtures, information and Contract rights as the Contractor has.

40.02.06 When terminated for convenience, the Contractor shall be compensated as follows:

- a. The Contractor shall submit a termination claim within one year to the Owner and the Project Consultant specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the Owner or the Project Consultant. If the Contractor fails to file a termination claim with the Owner's Project Consultant within one (1) year from the effective date of termination, the Owner shall have no further obligation to the Contractor and Contractor waives any and all rights for compensation based upon the termination.
- b. The Owner and the Contractor may agree to the compensation, if any, due to the Contractor hereunder;
- c. Absent agreement to the amount due to the Contractor, the Owner shall pay the Contractor the following amounts:
 1. Contract prices for labor, materials, equipment and other services accepted under this Contract;
 2. Reasonable costs incurred in preparing to perform and in performing the terminated portion of the Work, and in terminating the Contractor's performance, plus a fair and reasonable allowance for direct jobsite overhead (and not home office or other overhead) and profit thereon (such profit shall not include anticipated profit or consequential damages); provided, however, that if it appears that the Contractor would have not profited or would have sustained a loss if the entire Contract would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;
 3. Reasonable costs of settling and paying legitimate claims arising out of the termination of subcontractors or orders pursuant to this Paragraph. These costs shall not include amounts paid in accordance with other provisions hereof.
 4. The total sum to be paid the Contractor under this Subparagraph shall not exceed the total Contract Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

- 40.03 The Owner may terminate this Contract for cause in accordance with the following terms and conditions:
- 40.03.01 If the Contractor does not perform the Work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Contract, then the Owner, in addition to any other rights it may have against the Contractor or others, may terminate the performance of the Contractor for cause upon seven (7) day written notice and assume possession of the Project site and of all materials and equipment at the site and may complete the Work.
- 40.03.02 In such case, the Contractor shall not be paid further until the Work is complete.
- 40.03.03 After final completion has been achieved, if any portion of the Contract Price (as it may be modified hereunder) remains after the cost to the Owner of completing the Work, including all costs and expenses of every nature incurred, has been deducted by the Owner, such remainder shall be paid to the Contractor. Otherwise, the Contractor shall pay the Owner any and all costs, fees, damages or expenses which the Owner has paid or is obligated to pay in excess of the contract price (as it may be modified hereunder). This obligation for payment shall survive the termination of the Contract. In the event the employment of the Contractor is terminated by the Owner for cause pursuant to this Subparagraph and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience and the terms of Article 40.02 shall apply.

ARTICLE 41. CONTRACTOR'S INSURANCE

- 41.01 The Contractor shall maintain such insurance as will protect the Contractor and Owner from claims under Workmen's Compensation Acts, and from any other claims or damages for personal injury, including death and property damage, which may arise from operations under this Contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either, as more fully set forth

- below and in the amounts provided herein. Prior to commencement of the Work, all Certificates of Insurance executed by authorized representatives of the insurance company shall be filed with the Owner and shall be subject to its approval for accuracy of protection. In addition, the Owner may at any time require that Contractor or its insurer provide any other documentation regarding insurance to Owner including, but not limited to, the policy. The Contractor shall not commence Work under this Contract until the provisions of this paragraph have been complied with. Owner may withhold payments due to Contractor in accordance with this Contract or terminate or suspend this Contract with all costs or expenses associated with same to be paid by Contractor in the event Contractor fails to comply with any requirement in the Contract regarding insurance. In the event of cancellation of any policy, Contractor is obligated to immediately notify Owner of same and obtain policy(s) in accordance with the Contract Documents.
- 41.02 Contractor shall comply with any and all insurance obligation required by law, rules, regulations, etc., including but not limited to those required by State Regulations for Educational Facilities.
- 41.03 The Contractor will be required to provide a Certificate of Insurance indicating that Workers' Compensation has been provided for all employees in compliance with Chapter 440, Florida Statutes.
- 41.04 The Contractor shall procure and carry Comprehensive General Liability insurance including contractual and indemnification liability covering this Contract and Products/Completed Operations Liability Insurance covering personal injury and bodily injury in limits of not less than, \$2,000,000 for injury or death to any one person and not less than, \$1,000,000 each occurrence; and shall carry insurance against property damage in limits of not less than, \$2,000,000 per claimant and, \$1,000,000 per occurrence as a minimum coverage. The Contractor shall also procure and carry Owner's and Contractor's protective liability insurance. In the event that work to be performed hereunder by Contractor involves the removal and disposal of asbestos-related materials, Contractor shall, in addition to the foregoing coverages, also provide and carry Asbestos Liability-Occurrence form only, with, \$1,000,000 per occurrence, \$1,000,000 aggregate. All insurance shall name the Owner as an additional insured, and shall remain in full force and effect for two (2) years following Contractor's completion of the work.
- 41.05 The Contractor shall carry at no additional expense to the Owner, Builders' Risk Insurance for the perils of fire, vandalism, malicious mischief and those included in extended coverage in the amount of one hundred percent (100%) of the values at risk. Such policies shall be written to protect the Contractor and the Owner as their interest may appear.
- 41.06 All Contractors shall maintain automobile liability insurance against bodily injury and property damage in at least the amounts of one million dollars (\$2,000,000) per claimant, one million dollars (\$1,000,000) per occurrence.
- 41.07 The insurance coverage amounts provided for in this Section are the minimum required insurance amounts. The Owner may require additional insurance or coverage on a case-by-case basis. Any insurance or coverage amounts in addition to those provided for herein shall be specified in the Contract Documents.
- 41.08 The Owner is not maintaining any insurance on behalf of Contractor covering against loss or damage to the Work or to any other property of Contractor. In the event Contractor maintains insurance against physical loss or damage to Contractor's construction equipment and tools, such insurance shall include an insurer's waiver or rights of subrogation in favor of Owner.
- 41.09 The requirements contained herein as to types and limits, as well as Owner's approval of insurance coverage to be maintained by Contractor, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Contract.
- 41.10 The policies of such insurance in force, shall be issued by companies qualified to do business in the State of Florida and be acceptable to the Owner and shall provide that the Owner be given thirty (30) days advance written notice of the cancellation, expiration or any material change in the coverage afforded thereunder. The companies must be rated at least A-VI by AM Best or Aa3 by Moody's Investor Service. All policies must remain in effect during performance of the Work and for a period of one year after final completion.

- 41.11 Uninsured Claims. If any action by any person, firm or corporation is brought or threatened against the Owner or against the Contractor and the Owner for any alleged loss, damage or injury arising out of or in the consequence of the performance or nonperformance of the Contract which, in the reasonable opinion of the Owner, may not be covered by the contingent liability, public liability or property damage insurance policy, or, which together with other such actions or claims seeks a recovery in excess of the amount payable under such policies, the amount of such recovery sought or so much thereof as the Owner reasonably deems necessary, may be withheld by the Owner from any money due the Contractor. The Owner in its sole discretion may permit the Contractor to substitute other satisfactory security in lieu of the monies so withheld. If the liability of the Owner is determined by judgment or award of a court or other tribunal of competent jurisdiction, or if such recovery sought shall have been admitted by the Contractor to be valid, the Owner may pay such judgment, award of admitted recovery out of the monies retained by the Owner under the provisions of this subparagraph and return the remaining balance, if any, to the Contractor.
- 41.12 Adequate funds shall be retained for the insurance costs listed in the Schedule of Values attached to the Contractor's respective Applications for Payment to account for insurance coverage renewals on multi-year projects coupled with invoices to substantiate the annual costs.

ARTICLE 42. PERFORMANCE BOND AND PAYMENT BOND

- 42.01 For a Project with an estimated cost of \$200,000 or more, the Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder as specifically required in the Contract Documents on the date of execution of the Contract.

ARTICLE 43. RIGHT TO AUDIT PROVISIONS

- 43.01 Contractor's records which shall include but not be limited to accounting records, written policies and procedures, computer records, disks and software, videos, photographs, subcontract files (including proposals of successful and unsuccessful bidders), original estimates, estimating worksheets, correspondence, change order files (including documentation covering negotiated settlements), and any other supporting evidence necessary to substantiate charges related to this contract (all the foregoing hereinafter referred to as "records") shall be open to inspection and subject to audit and/or reproduction, during normal working hours, by Owner's agent or its authorized representative to the extent necessary to adequately permit evaluation and verification of any invoices, payments or claims submitted by the contractor or any of his payees pursuant to the execution of the contract. Such records subject to examination shall also include, but not be limited to, those records necessary to evaluate and verify direct and indirect costs (including overhead allocations) as they may apply to costs associated with this contract.
- 43.02 For the purpose of such audits, inspections, examinations and evaluations, the Owner's agent or authorized representative shall have access to said records from the effective date of this contract, for the duration of the Work, and until 5 years after the date of final payment by Owner to Consultant pursuant to this contract.
- 43.03 Owner's agent or its authorized representative shall have access to the Contractor's facilities, shall have access to all necessary records, and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with this article. Owner's agent or its authorized representative shall give auditees reasonable advance notice of intended audits.
- 43.04 Contractor shall require all subcontractors, insurance agents, and material suppliers (payees) to comply with the provisions of this article by insertion of the requirements hereof in any written contract agreement. Failure to obtain such written contracts which include such provisions shall be reason to exclude some or all of the related payees' costs from amounts payable to the Contractor pursuant to this contract.
- 43.05 If an audit inspection or examination in accordance with this article, discloses overcharges (of any nature) by the Contractor to the Owner in excess of 10% percent of the total contract billings, the actual cost of the Owner's audit shall be paid by the Contractor.

ARTICLE 44. LAWS AND REGULATIONS

- 44.01 Contractor and its employees and representative shall at all times, comply with all applicable laws, ordinances, statutes, rules and regulations in effect at the time Work is performed pursuant to the Contract Documents.
- 44.02 If, during the term of this Construction Contract, there are any changed or new laws, ordinances or regulations not in existence at the time of signing this Construction Contract which become effective and which affect the cost or time of performance of the Construction Contract, Contractor shall within fifteen (15) days of the discovery of said law, ordinance or regulation, notify Owner in writing and submit detailed documentation of such effect in terms of both time and cost of performing the Construction Contract. Upon concurrence by Owner as to the effect of such changes, an adjustment in the compensation and/or time of performance may be made at Owner's discretion.
- 44.03 If any discrepancy or inconsistency should be discovered between the Contract Documents and any law, ordinance, regulation, order or decree, Contractor shall within fifteen (15) days of discovery of same report the same in writing to Owner who will issue such instructions as may be necessary.

ARTICLE 45. DISPUTE RESOLUTION.

- 45.01 The Owner and Contractor agree that, in the event of a dispute, the parties will attempt to resolve such dispute without litigation and that resolution through mediation procedures will be encouraged.
- 45.02 The existence of a dispute between the parties shall not be the basis of the Contractor unilaterally electing not to continue performance pursuant to the terms of the Contract Documents.

ARTICLE 46. GOVERNING LAW; VENUE; WAIVER OF TRIAL BY JURY.

- 46.01 The Construction Contract shall be governed by the laws of the State of Florida.
- 46.02 In the event either party institutes litigation related in any manner to this contract for any reason, the sole venue for all such litigation shall be in the 17th Judicial Circuit of Florida in Broward County, Florida, or in the U.S. District Court for the Southern District of Florida, as well as the applicable appellate courts serving said venues.
- 46.03 To the fullest extent permitted by law, Owner, Contractor, and Contractor's Surety do hereby each waive the right to trial by jury in any action or proceeding, including any counterclaims/crossclaims/third (or more remote) party complaints which may be brought by Owner, Contractor, or Surety, jointly and/or severally, arising out of or in any way related to this Construction Contract and/or attendant suretyship including, without limiting the generality thereof, any claim for damages resulting from any act or omission of Owner, Contractor, or Surety, jointly or severally, in any way connected with this Construction Contract.

ARTICLE 47. RIGHTS AND REMEDIES.

- 47.01 The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

ARTICLE 48. SUCCESSORS, ASSIGNS AND ASSIGNMENT.

- 48.01 The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements and obligations contained in the Construction Contract. It is agreed that the Contractor shall not assign, transfer, convey or otherwise dispose of the contract or its right, title and interest in and to the same or any part thereof, without previous consent of the Owner and concurred to by the Sureties.
- 48.02 If requested by Owner the Contractor agrees to assign all Subcontracts required for performance of this Contract to the Owner upon the Owner or Project Consultant's determination that Contractor has defaulted under the Contract Documents. The Contractor shall include in all Subcontracts, equipment leases and

purchase orders a provision requiring the subcontractor, equipment lessor or supplier, in the event of Contractor's default under this Contract, to consent to the assignment of their subcontracts to the Owner.

ARTICLE 49. PUBLIC RECORDS.

- 49.01 A. The City of Pompano Beach is a public agency subject to Chapter 119, Florida Statutes. The Contractor shall comply with Florida's Public Records Law, as amended. Specifically, the Contractor shall:
- a. Keep and maintain public records required by the City in order to perform the service;
 - b. Upon request from the City's custodian of public records, provide the City with a copy of requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law;
 - c. Ensure that public records that are exempt or that are confidential and exempt from public record requirements are not disclosed except as authorized by law;
 - d. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City; and
 - e. Upon completion of the contract, transfer, at no cost to the City, all public records in possession of the Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.
- 49.02 The failure of Contractor to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement and the City shall enforce the Default in accordance with the provisions set forth in Article 40.

PUBLIC RECORDS CUSTODIAN

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**CITY CLERK
100 W. Atlantic Blvd., Suite 253
Pompano Beach, Florida 33060
(954) 786-4611
RecordsCustodian@copbfl.com**

PROJECT RECORD DOCUMENTS

PART 1 GENERAL

1.01 THE REQUIREMENT

A. The Contractor shall at all times maintain at the site of the project a record copy of the following:

1. Drawings
2. Specifications
3. Addenda
4. Change Orders and other modifications to the Contract.
5. Approved Shop Drawings, Product Data and Samples.
6. Field Test Records.

1.02 RELATED WORK SPECIFIED ELSEWHERE

- A. All applicable sections of the Specifications.
- B. General Conditions.

1.03 MAINTENANCE OF DOCUMENTS AND SAMPLES

- A. Store documents and samples in Contractor's field office apart from documents used for construction.
1. Provide files and racks for storage of documents.
 2. Provide locked cabinet or secure storage space for storage of samples.
- B. File documents and samples in accordance with Construction Specifications Institute (CSI) format.
- C. Maintain documents in a clean, dry, legible condition and in good order. Do not use record documents for construction purposes.
- D. Make documents and samples available at all times for inspection by the City's Representatives.

1.04 MARKING DEVICES

- A. Provide felt tip marking pens for recording information in the color code designated by Project Manager.

1.05 RECORDING

Definition: The Project Record is the updated and revised plans and specifications, including a running account of all known revisions and changes made to the original plans and specifications, complete with copies of any field sketches and clarifications, issued over the course of construction. The Project Record is the responsibility of the Contractor.

- A. The Contractor shall label each document, "Project Record" in neat large printed letters, or by rubber stamp.
- B. Record information concurrently with construction progress. Do not conceal any work until required information is recorded.
- C. Drawings: Legibly mark to record actual construction:
 - 1. Horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
 - 2. Location of internal utilities and appurtenances concealed in the construction, referenced to visible and accessible features of the structure.
 - 3. Field changes of dimension and detail.
 - 4. Changes made by Field Order or by Change Order.
 - 5. Details not on original Contract Drawings.
 - 6. The Record Drawing set shall show benchmark positions and their vertical values. Benchmarks are optional for Plan Views, but required for Profile Views.
- D. Specifications and Addenda; Legibly mark each Section to record:
 - 1. Manufacturer, trade name, catalog number, and supplier of each produce and item of equipment actually installed.
 - 2. Changes made by field order or by Change Order.

1.06 RECORD DRAWINGS

Definition: The Record Drawings are a revised set of drawings submitted by a Contractor upon completion of a project. They reflect all changes made in the specifications and working drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the Contract.

- A. The Contractor shall maintain full size (24"X 36") project record to reflect the "record" items of work as the work progresses. Upon completion of the work, the Contractor shall prepare a set of record drawings on full-size, reproducible material and an electronic file in (DWG format, AutoCAD, Version 2018 or more recent version OR GIS). The record drawings will, in the greatest possible detail, reproduce the exact final conditions of the entire project. Including, but not limited to, final survey, utilities, architecture, structural, civil conditions, electrical, mechanical, paving, landscaping, irrigation, updating all details and all notes, parking, and any other plans related to a specific project. For the purpose

of producing the final record drawings, based on the project record, the Consultant will furnish one set of full-size design drawings on reproducible material and an electronic file (DWG format, AutoCAD, Version 2018 or more recent version OR GIS) to the Contractor on compact disk or any other electronic means.

Definition: Design drawings or construction drawings are subject to clarifications, but are complete with enough information (plan, sections, dimensions, details, and notes, etc.) to enable the depicted item's construction or replication without additional information.

- B. At a minimum the project record shall be reviewed on the 20th working day of every third month, or more often, as deemed necessary by Project Manager, after the month in which the final Notice-to Proceed is given as well as on completion of work. Failure to maintain the project record up-to-date shall be grounds for withholding monthly progress payments until such time as the record drawings are brought up-to date.
- C. The project record shall be accessible to the City at all times during construction period.
- D. The cost of maintaining record changes, and preparation of the record drawings shall be included in the unit prices bid for the affected items. Upon completion of the work, the Contractor shall furnish the Project Manager the set of record drawings on full-size, reproducible material and an electronic file in (DWG format, AutoCAD, Version 2018 or more recent version OR GIS) Pay request quantities must match this same set of record drawings. The completed Record drawings shall be delivered to the Program Manager at least forty-eight (48) hours prior to final inspection of the work. The Final Inspection will not be conducted unless the Record Drawings are in the possession of the Project Manager.
- E. The completed (or final) record drawings shall be certified by a Professional Land Surveyor, a registered and licensed Architect, a registered and licensed Engineer, a registered and licensed Landscape Architect, registered in the State of Florida. This certification shall consist of the professional discipline official's embossed seal bearing the professional discipline official's registration number, signature and date on each sheet of the drawing set. In addition, the key sheet, cover sheet or first sheet of the plans set shall list the business address and telephone number for all of the professional discipline officials.
- F. Representative items of work that should be shown on the record drawings as verified, changed or added are shown below:
 - 1. All deviations from condition shown in the Construction Documents including Change Orders, Field Orders and other varying conditions.
 - 2. Every utility (gas, telephone, power, water, force main, etc.) encountered and/or crossing drainage, water or sanitary sewer facilities (whether it is a conflict or has sufficient clearances) shall be located, both horizontally and

vertically. The clearance between the facilities horizontal and vertical shall be noted. For instance, if a two inch (2") gas main crosses over the top of a six inch (6") potable water main, the bottom elevation of the gas main shall be noted and the top of the water main shall be noted. The difference between the two facilities will be the clearance between the two facilities. Parallel mains shall note the clearance between the outside of the mains. It shall be the Contractor's responsibility to note these crossings on a daily basis and ensure that this information is reflected on the Record Drawing plan set. Crossings will not require state plane coordinates.

3. Pipelines that are "dead" or have been abandoned shall be located during construction and shall be annotated Record Drawing Plans.
4. As-built survey drawings shall meet applicable minimum technical standards for land surveys as outlined in Section 61G17 (<https://www.flrules.org/gateway/Division.asp?DivID=269>) of the Florida Administrative Code.

NOTE: For technical information on AutoCAD and GIS, please refer to the "Electronic As-Built Requirements" located on the City Engineering Website:

[https://cdn.pompanobeachfl.gov/city/pages/engineering/downloadslinks/06_Digital%20Record%20Drawing%20Standards%20and%20Requirements%20\(2019\).pdf](https://cdn.pompanobeachfl.gov/city/pages/engineering/downloadslinks/06_Digital%20Record%20Drawing%20Standards%20and%20Requirements%20(2019).pdf)

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EXHIBIT "C"