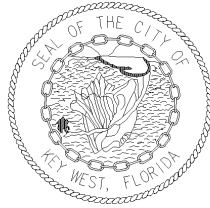


CONTRACT DOCUMENTS FOR:



ITB #17-007

KEY WEST HISTORIC SEAPORT RESTROOMS & LAUNDRY RENOVATION

FEBRUARY 2017

CITY OF KEY WEST

MAYOR: CRAIG CATES

COMMISSIONERS:

JIMMY WEEKLEY

SAMUEL KAUFMAN

BILLY WARDLOW

RICHARD G. PAYNE

MARGARET ROMERO

CLAYTON LOPEZ

PREPARED BY:
William P. Horn Architect, PA

ITB DOCUMENTS

CITY OF KEY WEST

CAROLINE STREET AND BAHAMA VILLAGE
COMMUNITY REDEVELOPMENT AGENCY (CRA)

KEY WEST, FLORIDA

DOCUMENTS

for

RESTROOMS & LAUNDRY RENOVATION

CONSISTING OF:

PROCUREMENT REQUIREMENTS
CONTRACT FORMS
CONDITIONS OF THE CONTRACT
TECHNICAL SPECIFICATIONS
DRAWINGS

KEY WEST HISTORIC SEAPORT (KWHS)

FEBRUARY 2017

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PART 1

PROCUREMENT REQUIREMENTS

INVITATION TO BID

Sealed Bids for City of Key West Caroline Street and Bahama Village Community Redevelopment Agency (CRA) **“RESTROOMS & LAUNDRY RENOVATION,”** addressed to the City of Key West, will be received at the office of the City Clerk, 1300 White Street, Key West, Florida until **3:00 p.m.**, local time, on the **15th day of March 2017**, and then will be publicly opened and read. Any bids received after the time and date specified will not be considered.

Please submit one (1) original bid package and two (2) electronic copies on USB drives with a single PDF file of the entire bid package. Bid package shall be enclosed in a sealed envelope, clearly marked on the outside **“ITB #17-007 KEY WEST HISTORIC SEAPORT – RESTROOMS & LAUNDRY RENOVATION”** addressed and delivered to the City Clerk at the address noted above.

The CRA is seeking BIDS from qualified individuals or firms for a renovation project at two existing bathroom/laundry facilities (Building ‘A’ and Building ‘B’). Work at Building ‘A’ exterior shall consist of the replacement of existing ramp decking, porch decking, new stair, new handrail and guardrail, new gutter and downspouts, windows, and doors. Interior work at Building ‘A’ shall include new interior layout, lighting, plumbing, laundry equipment, doors, partitions, accessories, and finishes. Work at Building ‘B’ exterior shall consist of new ramp, stair, porch roof, minor landscaping, doors, and lighting. Interior work at Building ‘B’ shall include new interior layout, new slab on grade, plumbing, lighting, doors, partitions, accessories, finishes, new ductless AC system in existing laundry room.

The full Invitation to Bid may be obtained from Demand Star by Onvia and The City of Key West website. Please contact Demand Star at www.demandstar.com or call 1-800-711-1712 or www.cityofkeywest-fl.gov

A **Mandatory pre-bid meeting** will be held in the conference room at the KWHS Port and Marine Services Offices, 201 William Street, Key West, Florida on **March 1, 2017 at 2:30 p.m.**

EACH BID MUST BE SUBMITTED ON THE PRESCRIBED FORM AND ACCOMPANIED BY BID SECURITY AS PRESCRIBED IN THE INSTRUCTIONS TO BIDDERS, PAYABLE TO THE CITY OF KEY WEST, FLORIDA, IN AN AMOUNT NOT LESS THAN FIVE (5) PERCENT OF THE AMOUNT BID.

THE BIDDER MUST BE A LICENSED CONTRACTOR BY THE STATE OF FLORIDA AND SUBMIT PROOF OF SUCH WITH THE BID.

The Bidder shall furnish documentation showing that they are in compliance with the licensing requirements of the State and the provisions of Chapter 66 Section 87 of the Code of Ordinances of the City of Key West; within 10 days the following the Notice of Award and must demonstrate that he holds at a minimum, the following licenses & certificates;

- A. City of Key West License, as defined in Code of Ordinances, Chapter 66, enabling the Contractor to perform the work stated herein.
- B. City of Key West Business Tax License Receipt

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 his 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.

Before a Contract will be awarded for the work contemplated herein, the CRA will conduct such investigation as is necessary to determine the performance record and ability of the apparent low Bidder to perform the size and type of work specified under this Contract. Upon request, the Bidder shall submit such information as deemed necessary by the CRA to evaluate the Bidder's qualifications.

The CRA hereby notifies all Bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, Disadvantaged Business Enterprise will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, gender, religion, age, disability, marital status or national origin in consideration for this award.

For information concerning the proposed work please contact Karen Olson, Deputy Port and Marine Services Director by email at kolson@cityofkeywest-fl.gov. Verbal communications, per the City's "Cone of Silence" ordinance are not allowed.

As stated above at the time of the BID submittal the Bidder must provide satisfactory documentation of State Licenses. The Bidder shall furnish documentation showing that he is in compliance with the licensing requirements of County, and City licenses as would be required within ten days of the award. The successful Bidder must also be able to satisfy the City Attorney as to such insurance coverage and legal requirements as may be demanded by the Proposal in question. The CRA may reject BID for any and/or all of the following reasons: (1) for budgetary reasons, (2) if the proposer misstates or conceals a material fact in its bid, (3) if the proposal does not strictly conform to the law or is non-responsive to the bid requirements, (4) if the proposal is conditional, or (5) if a change of circumstances occurs making the purpose of the proposal unnecessary to the CRA. (6) if such rejection is in the best interest of the CRA. The CRA may also waive any minor formalities or irregularities in any proposal.

The CRA retains the right to award bid to the bidder that best meet the needs of the City.

* * * * *

INSTRUCTIONS TO BIDDERS

1. CONTRACT DOCUMENTS

A. FORMAT

The Contract Documents are divided into parts, divisions, and sections for convenient organization and reference. Generally, there has been no attempt to divide the Specification sections into work performed by the various building trades, work by separate subcontractors, or work required for separate facilities in the Project.

B. DOCUMENT INTERPRETATION

Separate sections contained within these Contract Documents are intended to be mutually cooperative and provide all details reasonably required for the execution of proposed work.

Should there be any doubt as to the meaning or intent of said Contract Documents, the Bidder should request of the Deputy Port and Marine Services Director, in writing (at least **8** calendar days prior to Bid opening) an interpretation thereof. Any interpretation or change in said Contract Documents will be made only in writing in the form of Addenda to the Documents, which will be furnished to all registered holders of Contract Documents. Bidders shall submit with their Bids, or indicate receipt of all Addenda. The Owner will not be responsible for any other explanation or interpretations of said Documents.

2. SCOPE OF SERVICES

A general description of the work to be done is contained in the Scope of Services section.

3. REQUIRED QUALIFICATIONS

The prospective Proposers must meet the statutorily prescribed requirements before award of Contract by the CRA. Proposers must hold or obtain all licenses and/or certificates as required by the State and Local Statutes in order to bid and perform the work specified herein. Additionally all proposers must meet the minimum qualifications as described in Required Qualifications section.

4. BIDDER'S UNDERSTANDING

Each Proposer must inform himself of the conditions relating to the execution of the work and make himself thoroughly familiar with all the Contract Documents. Failure to do so will not relieve the successful Proposer of his obligation to enter into a Contract and complete the contemplated work in strict accordance with the Contract Documents.

Each Proposer shall inform himself of, and the Proposer awarded a Contract shall comply with, federal, state, and local laws, statutes, and ordinances relative to the execution of the work. This requirement includes, but is not limited to, applicable regulations concerning minimum wage rates, nondiscrimination in the employment of labor, protection of public and employee safety and health, environmental protection, the protection of natural

resources, fire protection, permits, fees, and similar subjects.

5. TYPE OF BID

LUMP SUM

The Proposal for the work is to be submitted on a lump sum basis. All items required to complete the work specified or shown on the Drawings but not included in the Proposal shall be considered incidental to those set forth in the Proposal. Payment to the Contractor will be made on the measurement of the work actually performed by the Contractor, as specified in the Contract Documents.

The 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 following lump sum amounts. The Bidder agrees that the lump sums include all allowances for overhead and profit for each type and unit of work called for in these Contract Documents.

6. PREPARATION OF BIDS

A. GENERAL

All blank spaces in the BID form must be filled in for all schedules and associated parts, as required, preferably in BLACK INK. All price information shall be clearly shown in both words and figures where required. No changes shall be made in the phraseology of the forms. Written amounts shall govern in case of discrepancy between the amounts stated in writing and the amounts stated in figures. In case of discrepancy between unit prices and extended totals, unit prices shall prevail.

Any BID shall be deemed informal which contains omissions, erasures, alterations, or additions of any kind, or prices uncalled for, or in which any of the prices are obviously unbalanced, or which in any manner shall fail to conform to the conditions of the published Invitation to BID.

Only one BID from any individual, firm, partnership, or corporation, under the same or different names, will be considered. Should it appear to the Owner that any Bidder is interested in more than one BID for work contemplated; all Bids in which such Bidder is interested will be rejected.

B. SIGNATURE

The Bidder shall sign his BID in the blank space provided therefor. If Bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officer or officers authorized to sign Contracts on behalf of the corporation. If Bidder is a partnership, the true name of the firm shall be set forth above together with the signature of the partner or partners authorized to sign Contracts in behalf of the partnership. If signature is by an agent, other than an officer of a corporation or a member of a partnership, a notarized power-of-attorney must be on file with the Owner prior to opening

of Bids or submitted with the Bid otherwise the Bid will be regarded as not properly authorized.

C. SPECIAL BIDDING REQUIREMENTS

The Bidder's attention is brought to the hiring practices and licenses and permits of the City of Key West. These are defined in the addition to Article 39, ORDINANCES, PERMITS, AND LICENSES, as set forth in the Supplementary Conditions.

The Bidder shall submit with his Bid his experience record showing his experience and expertise in site construction and related work. Such experience record shall provide at least five current or recent projects of similar work, not more than 5 years old within the State Florida and preferably Monroe County. For each project the following information shall be provided:

1. Description and location of work.
2. Contract amount.
3. Dates work was performed.
4. Owner.
5. Name of Owner's contact person and phone number.
6. Engineer.
7. Name of Engineer's contact person and phone number.

The bidder shall submit with his bid a list of items to be performed by his own labor and that performed by subcontractors or others.

D. ATTACHMENTS

Bidder shall complete and submit the following forms with his bid:

1. Anti-Kickback Affidavit
2. Public Entity Crimes Form
3. City of Key West Indemnification Form
4. Equal Benefits for Domestic Partners Affidavit
5. Cone of Silence
6. Local Vender Certification

E. CITY OF KEY WEST LICENSE REQUIRED

Contractor is required to have a Certified or Registered General Contractors City of Key West license. License fees not to exceed \$410.00. License shall be obtained within ten (10) days of Notice of Award.

7. STATE AND LOCAL SALES AND USE TAXES

Unless the Supplementary Conditions contains a statement that the CITY is exempt from state sales tax on materials incorporated into the work due to the qualification of the work under this Contract, all state and local sales and use taxes as required by the laws and statutes of the state and its political subdivisions shall be paid by the Contractor. Prices

quoted in the Bid shall include all nonexempt sales and use taxes, unless provision is made in the Bid form to separately itemize the tax.

8. SUBMISSION OF BID

All BIDS must be submitted no later than the time prescribed, at the place, and in the manner set forth in the Invitation to Bid. Bids must be made on the Bid forms provided herewith **submit one (1) ORIGINAL bid package and two (2) FLASH DRIVES containing a single PDF file of the entire bid package.**

Each Bid must be submitted in a sealed envelope, so marked as to indicate the Bidder's name and its contents without being opened, and addressed in conformance with the instructions in the Invitation to Bid.

9. MODIFICATION OR WITHDRAWAL OF BID

Prior to the time and date designated for receipt of Bids, any Bid submitted may be withdrawn by notice to the party receiving Bids at the place designated for receipt of Bids. Such notice shall be in writing over the signature of the Bidder or by telegram. If by telegram, written confirmation over the signature of the Bidder shall be mailed and postmarked on or before the date and time set for receipt of Bids. No Bid may be withdrawn after the time scheduled for opening of Bids unless the time specified in paragraph AWARD OF CONTRACT of these Instructions to Bidders shall have elapsed.

10. BID SECURITY

BIDS must be accompanied by cash, a certified check, or cashier's check drawn on a bank in good standing, or a bid bond issued by a Surety authorized to issue such bonds in the state where the work is located, in the amount of five (5) percent of the total amount of the Proposal submitted. This bid security shall be given as a guarantee that the Bidder will not withdraw his BID for a period of ninety (90) days after bid opening, and that if awarded the Contract, the successful Bidder will execute the attached Contract and furnish properly executed Performance and Payment Bonds, each in the full amount of the Contract price within the time specified. Agent and Surety phone numbers must be provided.

The Attorney-in-Fact who executes this bond in behalf of the Surety must attach a notarized copy of his power-of-attorney as evidence of his authority to bind the Surety on the date of execution of the bond. Where State Statute requires, certification by a resident agent shall also be provided.

If the Bidder elects to furnish a Bid Bond, he shall use the Bid Bond form bound herewith, or one conforming substantially thereto in form and content.

11. RETURN OF BID SECURITY

Within 15 days after the award of the Contract, the CITY will return the bid securities to all Bidders who's BIDS are not to be further considered in awarding the Contract. Retained bid securities will be held until the Contract has been finally executed, after which all bid

securities, other than Bidders' bonds and any guarantees, which have been forfeited, will be returned to the respective Bidders whose Proposals they accompanied.

12. AWARD OF CONTRACT

The Award will be made under one Contract by the Owner on the basis of the Bid from the lowest, responsive, responsible Bidder. The Owner may award entire Bid or selected line items based on the CRA's best interest and available funds a time of Award.

Within 90 calendar days after the opening of Bids, the Owner will accept one of the Bids or will act in accordance with the following paragraphs. The acceptance of the Bid will be by written notice of award, mailed to the office designated in the Bid, or delivered to the Bidder's representative. In the event of failure of the lowest responsive, responsible Bidder to sign the Contract and provide an acceptable Performance Bond, Payment Bond, insurance certificate(s) and evidence of holding required licenses and certificates, the Owner may award the Contract to the next lowest responsive, responsible Bidder. Such award, if made, will be made within 120 days after the opening of Bids. Bidders will guarantee their Bid price(s) for up to 120 calendar days after Bid opening.

The CRA reserves the right to accept or reject any or all Bids and to waive any formalities and irregularities in said Bids.

13. BASIS OF AWARD

The award will be made by the Owner on the basis of the BID from the lowest, responsive, responsible BIDDER which, in the Owner's sole and absolute judgment will best serve the interest of the Owner.

14. EXECUTION OF CONTRACT

The successful Bidder shall, within 10 working days after receiving Notice of Award, sign and deliver to the Owner a Contract in the form hereto attached together with the insurance certificate examples of the bonds as required in the Contract Documents and evidence of holding required licenses and certificates. Within 10 working days after receiving the signed Contract from the successful Bidder, the Owner's authorized agent will sign the Contract. Signature by both parties constitutes execution of the Contract.

15. CONTRACT BONDS

A. PERFORMANCE AND PAYMENT BONDS

The successful Bidder shall file with the CITY, at the time of delivery of the signed Contract, a Performance Bond and Payment Bond on the form bound herewith, each in the full amount of the Contract price in accordance with the requirements of Florida Statutes Section 255.05 or 713.23, as applicable, as security for the faithful performance of the Contract and the payment of all persons supplying labor and materials for the construction of the work, and to cover all guarantees against defective workmanship or materials, or both, during the warranty period following the date of final acceptance of the work by the CITY. The Surety furnishing this

bond shall have a sound financial standing and a record of service satisfactory to the CITY, shall be authorized to do business in the State of Florida, and shall be listed on the current U.S. Department of Treasury Circular Number 570, or amendments thereto in the Federal Register, of acceptable Sureties for federal projects. The CONTRACTOR shall supply the OWNER with phone numbers, addresses, and contacts for the Surety and their agents. Pursuant to Section 255.05(7), Florida Statutes, in lieu of the bond required by law, the contractor may file with the city an alternative form of security in the form of cash, a money order, a certified check, a cashier's check or an irrevocable letter of credit.

B. POWER-OF-ATTORNEY

The Attorney-in-Fact (Resident Agent) who executes this Performance and Payment Bond in behalf of the Surety must attach a notarized copy of his power-of-attorney as evidence of his authority to bind the Surety on the date of execution of the bond. All Contracts, Performance and Payment Bonds, and respective powers-of-attorney will have the same date.

16. FAILURE TO EXECUTE CONTRACT AND FURNISH BOND

The Bidder who has a Contract awarded to him and who fails to promptly and properly execute the Contract or furnish the required Bonds shall forfeit the bid security that accompanied his bid, and the bid security shall be retained as liquidated damages by the CITY, and it is agreed that this said sum is a fair estimate of the amount of damages the CITY will sustain in case the Bidder fails to enter into a Contract or furnish the required Bonds. Bid security deposited in the form of cash, a certified check, or cashier's check shall be subject to the same requirement as a Bid Bond.

17. TIME OF COMPLETION

The time of completion of the work to be performed under this Contract is the essence of the Contract. Delays and extensions of time may only be allowed in accordance with the provisions stated in the General Conditions. Time allowed for completion of the work authorized is stated in Bid.

When the Contractor receives a Notice to Proceed, he shall commence work as soon as possible and shall complete all work within the number of calendar days stipulated in the Contract.

The term of this contract will be **180** calendar days.

18. PUBLIC RECORDS REQUIREMENTS

In addition to other contract requirements provided by law, each public agency contract for services must include a provision that requires the contractor to comply with public records laws, specifically to (a) keep and maintain public records that ordinarily and necessarily would be required by the public agency in order to perform the service; (b) provide the public with access to public records on the same terms and conditions that the

public agency would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and (d) meet all requirements for retaining public records and transfer, at no cost, to the public agency all public records in possession of the contractor upon termination of the contract and destroy any duplicate public records that exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the public agency in a format that is compatible with the information technology systems of the public agency. If a contractor does not comply with a public records request, the public agency shall enforce the contract provisions in accordance with the contract.

19. PERMITS AND FEES

The Bidder awarded this project shall procure and pay all permits and licenses, charges, and fees, and give notices necessary and incidental to the due and lawful prosecution of the work, the cost of which shall be included in the fee received for the work, except where separately agreed.

20. BIDDER'S DECLARATION AND UNDERSTANDING

The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this Bid are those named herein, that this Bid is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Bid is made without any connection or collusion with any person submitting another Bid on this Contract.

The Bidder further declares that he has carefully examined the Contract Documents and that this Bid is made according to the provisions and under the terms of the Contract Documents, which Documents are hereby made a part of this Bid.

21. SALES AND USE TAXES

The Bidder agrees that all federal, state, and local sales and use taxes are included in the stated lump sum for the work.

* * * * *

BID FORM

To: City of Key West, Florida

Address: 1300 White Street, Key West, Florida 33040

Project Title: **KEY WEST HISTORIC SEAPORT
RESTROOMS & LAUNDRY RENOVATION**

Project No.: ITB #17-007

Bidder's person to contact for additional information on this Bid:

Company Name: _____

Contact Name & Telephone #: _____

Email Address: _____

BIDDER'S DECLARATION AND UNDERSTANDING

The undersigned, hereinafter called the Bidder, declares that the only persons or parties interested in this Bid are those named herein, that this Bid is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Bid is made without any connection or collusion with any person submitting another Bid on this Contract.

The Bidder further declares that he has carefully examined the Contract Documents, that he has personally inspected the Project, that he has satisfied himself as to the quantities involved, including materials and equipment, and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the Contract Documents, and that this Bid is made according to the provisions and under the terms of the Contract Documents, which Documents are hereby made a part of this Proposal.

The Bidder further agrees that the Owner may "non-perform" the work in the event that the low bid is in excess of available funding. Non-performance will be determined prior to Notice of Award.

The intent of the Bid Documents is to describe a functionally complete project (or part thereof) to be constructed in accordance with the Contract Documents. Any work, materials, or equipment that may reasonably be inferred from the Contract Documents, as being required to produce the intended result shall be supplied, whether or not specifically called for in the Contract Documents.

CONTRACT EXECUTION

The Bidder agrees that if this Bid is accepted, he will, within 10 days, not including Sundays and legal holidays, after Notice of Award, sign the Contract in the form annexed hereto, and will at that

time, deliver evidence of holding required licenses and certificates, and will, to the extent of his Bid, furnish all machinery, tools, apparatus, and other means of construction and do the work and furnish all the materials necessary to complete all work as specified or indicated in the Contract Documents.

CERTIFICATES OF INSURANCE

Bidder agrees to furnish the Owner, before commencing the work under this Contract, the certificates of insurance as specified in these Documents.

START OF CONSTRUCTION AND CONTRACT COMPLETION TIME

The Bidder agrees to begin work within fourteen (14) calendar days after the date of the Notice to Proceed and to fully complete all work under this contract within one hundred-eighty (180) calendar days, including construction of the foundation and assembly of the structure.

LIQUIDATED DAMAGES

In the event the Bidder is awarded the Contract and fails to complete the work within the time limit or extended time limit agreed upon, as more particularly set forth in the Contract Documents, liquidated damages shall be paid to the Owner at the rate of **\$500.00** per day for all work awarded until the work has been satisfactorily completed as provided by the Contract Documents. Sundays and legal holidays shall be excluded in determining days in default.

Owner will recover such liquidated damages by deducting the amount owed from the final payment or any retainage held by Owner.

ADDENDA

The Bidder hereby acknowledges that he has received Addenda No's. _____, _____, _____, _____. (Bidder shall insert No. of each Addendum received) and agrees that all addenda issued are hereby made part of the Contract Documents, and the Bidder further agrees that his Bid(s) includes all impacts resulting from said addenda.

SALES AND USE TAXES

The Bidder agrees that all federal, state, and local sales and use taxes are included in the stated bid prices for the work.

LUMP SUM WORK ITEMS

The 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 following lump sum amounts.

The Bidder agrees that the lump sums represent a true measure of labor and materials required to perform the Work, including all allowances for overhead and profit for each type of work called for in these Contract Documents. The amounts shall be shown in both words and figures. In case of discrepancy, the amount shown in words shall govern.

BID SCHEDULE

KEY WEST HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS

LUMP SUM BID PRICE

Bidder will complete the Work in accordance with the Contract Documents for a fixed fee price.

1. Mobilization, General Conditions, Permit Fees, Bonds and Demobilization

1 LS \$ _____

2. Demolition (includes all labor, equipment and disposal for a complete product)

Building 'A' \$ _____

Building 'B' \$ _____

1 LS \$ _____

3. Structural (includes all labor and equipment for a complete product)

Building 'A' \$ _____

Building 'B' \$ _____

1 LS \$ _____

4. Exterior Architectural Renovations (includes all labor and equipment for a complete product)

Building 'A' \$ _____

Building 'B' \$ _____

1 LS \$ _____

5. Interior Architectural Renovations (includes all labor and equipment for a complete product)

Building 'A' \$ _____

Building 'B' \$ _____

1 LS \$ _____

6. Plumbing (includes all labor and equipment for a complete product)

Building 'A' \$ _____

Building 'B' \$ _____

1 LS \$ _____

7. Electrical (includes all labor and equipment for a complete product)

Building 'A' \$ _____

Building 'B' \$ _____

1 LS \$ _____

8. Mechanical (includes all labor and equipment for a complete product)

1 LS \$ _____

9. Landscape Renovations (includes all labor and equipment for a complete product)

1 LS \$ _____

10. General Allowance (only to be used with owner's written directive)

1 LS \$ 10,000.00

TOTAL OF ALL EXTENDED LINE ITEMS LISTED ABOVE:

Total of lump sum items 1 - 10 \$ _____

(amount written in words) Dollars & _____ Cents

NOTE: THE TOTAL BID WILL BE THE BASIS OF EVALUATING LOW BIDDER AND BASIS OF AWARD

CONTRACTOR'S PROJECTED OPERATIONS LOAD AND COST ESTIMATE

List items to be performed by Contractor's own forces and the estimated total cost of these items.
(Use additional sheets if necessary.)

SUBCONTRACTORS

The Bidder further proposes that the following subcontracting firms or businesses will be awarded subcontracts for the following portions of the work in the event that the Bidder is awarded the Contract:

Portion of Work

Name

Street

City

State

Zip

Portion of Work

Name

Street

City

State

Zip

Portion of Work

Name

Street

City

State

Zip

Portion of Work

Name

Street

City

State

Zip

SURETY

_____ whose address is

_____, _____, _____
Street City State Zip

Phone Resident Agent

BIDDER

The name of the Bidder submitting this Bid is _____

_____ doing business
at

_____, _____, _____
Street City State Zip

email address

which is the address to which all communications concerned with this Bid and with the Contract shall be sent.

The names of the principal officers of the corporation submitting this Bid, or of the partnership, or of all persons interested in this Bid as principals are as follows:

Name	Title
_____	_____
_____	_____
_____	_____
_____	_____

If Sole Proprietor or Partnership

IN WITNESS hereto the undersigned has set his (its) hand this _____ day of _____
20____.

Signature of Bidder

Title

If Corporation

IN WITNESS WHEREOF the undersigned corporation has caused this instrument to be executed
and its seal affixed by its duly authorized officers this _____ day of _____
20____.

(SEAL)

Name of Corporation

By _____

Title _____

Attest _____
Secretary

EXPERIENCE OF BIDDER

The Bidder states that he is an experienced Contractor and has completed similar projects within the last five (5) years.

(List similar projects, with types, names of owners, construction costs, Engineers, and references with phone numbers. Use additional sheets if necessary.)

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

* * * * *

FLORIDA BID BOND

BOND NO. _____

AMOUNT: \$ _____

KNOW ALL MEN BY THESE PRESENTS, that _____

_____ hereinafter called the PRINCIPAL, and _____

_____ a corporation duly organized under the laws of the State of _____

having its principal place of business at _____

_____ in the State of _____,

and authorized to do business in the State of Florida, as SURETY, are held and firmly bound unto

_____ hereinafter CITY OF KEY WEST called the OBLIGEE, in the sum of _____

_____ DOLLARS (\$ _____)

for the payment for which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for Restrooms & Laundry Renovation, said Bid Proposal, by reference thereto, being hereby made a part hereof.

WHEREAS, the PRINCIPAL contemplates submitting or has submitted a bid to the OBLIGEE for the furnishing of all labor, materials (except those to be specifically furnished by the CITY), equipment, machinery, tools, apparatus, means of transportation for, and the performance of the work covered in the Proposal and the detailed Specifications, entitled:

ITB #17-007

KEY WEST HISTORIC SEAPORT

RESTROOMS & LAUNDRY RENOVATION

WHEREAS, it was a condition precedent to the submission of said bid that a cashier's check, certified check, or bid bond in the amount of 5 percent of the base bid be submitted with said bid as a guarantee that the Bidder would, if awarded the Contract, enter into a written Contract with the CITY for the performance of said Contract, within 10 working days after written notice having been given of the award of the Contract.

NOW, THEREFORE, the conditions of this obligation are such that if the PRINCIPAL within 10 consecutive calendar days after written notice of such acceptance, enters into a written Contract with the OBLIGEE and furnishes the Performance and Payment Bonds, each in an amount equal to 100 percent of the base bid, satisfactory to the CITY, then this obligation shall be void; otherwise the sum herein stated shall be due and payable to the OBLIGEE and the Surety herein agrees to pay said sum immediately upon demand of the OBLIGEE in good and lawful money of the United States of America, as liquidated damages for failure thereof of said PRINCIPAL.

Signed and sealed this _____ day of _____, 2017.

By _____
PRINCIPAL

SURETY

By _____
Attorney-In-Fact

ANTI-KICKBACK AFFIDAVIT

STATE OF _____)

: SS

COUNTY OF _____)

I, the undersigned hereby duly sworn, depose and say that no portion of the sum herein bid will be paid to any employees of the City of Key West as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.

By:_____

Sworn and subscribed before me this _____ day of _____ 20__.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

* * * * *

**SWORN STATEMENT UNDER SECTION 287.133(3)(A)
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted with Bid or Proposal for _____

2. This sworn statement is submitted by _____
(name of entity submitting sworn statement)
whose business address is _____

and (if applicable) its Federal Employer Identification Number (FEIN) is _____

(If the entity has no FEIN, include the Social Security Number of the individual
signing this sworn statement _____)
3. My name is _____
(please print name of individual signing)
and my relationship to the entity named above is _____
4. I understand that a “public entity crime” as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including but not limited to, any bid or contract for goods or services to be provided to any public or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, material misrepresentation.
5. I understand that “convicted” or “conviction” as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an “affiliate” as defined in Paragraph 287.133(1)(a), Florida Statutes, means
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

7. I understand that a "person" as defined in Paragraph 287.133(1)(8), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies).

____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)

____ There has been a proceeding concerning the conviction before a hearing of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

____ The person or affiliate has not been put on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

(signature)

(date)

STATE OF _____

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority,

_____, who, after first being sworn by me, affixed his/her
(name of individual signing)

signature in the space provided above on this _____ day of _____, 20__.

My commission expires:

NOTARY PUBLIC

CITY OF KEY WEST INDEMNIFICATION FORM

To the fullest extent permitted by law, the CONTRACTOR expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents and employees *(herein called the "indemnitees") from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONTRACTOR, its Subcontractors or persons employed or utilized by them in the performance of the Contract. Claims by indemnitees for indemnification shall be limited to the amount of CONTRACTOR's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR under Workers' Compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the CONTRACTOR or of any third party to whom CONTRACTOR may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

CONTRACTOR: _____

SEAL:

Address

Signature

Print Name

Title

DATE: _____

EQUAL BENEFITS FOR DOMESTIC PARTNERS AFFIDAVIT

STATE OF _____)

: SS

COUNTY OF _____)

I, the undersigned hereby duly sworn, depose and say that the firm of _____

provides benefits to domestic partners of its employees on the same basis as it provides benefits to employees' spouses, per City of Key West Code of Ordinances Sec. 2-799.

By: _____

Sworn and subscribed before me this _____ day of _____ 20 ____.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires:

* * * * *

CONE OF SILENCE AFFIDAVIT

STATE OF _____)

: SS

COUNTY OF _____)

I, the undersigned hereby duly sworn, depose and say that all owner(s), partners, officers, directors, employees and agents representing the firm of _____ have read and understand the limitations and procedures regarding communications concerning City of Key West Code of Ordinances Sec. 2-773 Cone of Silence.

By: _____

Sworn and subscribed before me this

_____ day of _____ 20____.

NOTARY PUBLIC, State of _____ at Large

My Commission Expires: _____

* * * * *

LOCAL VENDOR CERTIFICATION

PURSUANT TO CITY OF KEY WEST CODE OF ORDINANCES SECTION 2-798

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- a. Principle address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principle address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.
- b. Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.
- c. Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for bids or request for proposals.
 - Not a local vendor pursuant to Code of Ordinances Section 2-798
 - Qualifies as a local vendor pursuant to Code of Ordinances Section 2-798

If you qualify, please complete the following in support of the self-certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Phone:

Fax:

Length of time at this address

Date

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__.

By _____, of _____
(Name of officer or agent, title of officer or agent) Name of corporation acknowledging)
or has produced _____ as identification
(type of identification)

Signature of Notary

Print, Type or Stamp Name of Notary

Title or Rank

Return Completed form with
Supporting documents to:
City of Key West Purchasing

BIDDER'S CHECKLIST

(Note: The purpose of this checklist is to serve as a reminder of major items to be addressed in submitting a bid and is not intended to be all inclusive. It does not alleviate the Bidder from the responsibility of becoming familiar with all aspects of the Contract Documents and Proper completion and submission of his bid.)

1. All Contract Documents thoroughly read and understood ☐
2. All blank spaces in Bid filled in black ink. ☐
3. Total and unit Prices added correctly. ☐
4. Addenda acknowledged. ☐
5. Subcontractors are named as indicated in the Bid. ☐
6. Experience record included. ☐
7. Bid signed by authorized officer. ☐
8. Bid Bond completed and executed, including power-of-attorney, dated the same date as Bid Bond. ☐
9. Bidder familiar with federal, state, and local laws, ordinances, rules and regulations affecting performance of the work. ☐
10. Bidder, if successful, able to obtain and/or demonstrate possession of required licenses and certificates within (10) ten days after receiving a Notice of Award. ☐
11. Bid submitted intact with the volume containing the Bidding Requirements, Contract Forms and Conditions of the Contract, one (1) original, two (2) USB drives. ☐
12. Bid Documents submitted in sealed envelope and addressed and labeled in conformance with the instructions in the Invitation to Bid. ☐
13. Anti-kickback Affidavit; Public Entity Crime Form; City of Key West Indemnification ☐
Equal Benefits for Domestic Partners Affidavit; Local Vendor Certification;

PART 2

CONTRACT FORMS

CONTRACT AGREEMENT

This Contract, made and entered into _____ day of _____, 20____, by and between the City of Key West, hereinafter called the "Owner", and _____, hereinafter called the "Contractor";

WITNESSETH:

The Contractor, in consideration of the sum to be paid him by the Owner and of the covenants and agreements herein contained, hereby agrees at his own proper cost and expense to do all the work and furnish all the materials, tools, labor, and all appliances, machinery, and appurtenances for **ITB #17-007 KEY WEST HISTORIC SEAPORT – RESTROOMS & LAUNDRY RENOVATION**

Key West, Florida to the extent of the Bid made by the Contractor, dated the _____ day of _____, 20____, all in full compliance with the Contract Documents referred to herein.

The PROCUREMENT REQUIREMENTS, including the signed copy of the BID FORM, the CONTRACT FORMS, the CONDITIONS OF THE CONTRACT, and the SPECIFICATIONS, are hereby referred to and by reference made part of this Contract as fully and completely as if the same were fully set forth herein and are mutually cooperative therewith.

In consideration of the performance of the work as set forth in these Contract Documents, the Owner agrees to pay to the Contractor the amount bid in the Bid as adjusted in accordance with the Contract Documents, or as otherwise herein provided, and to make such payments in the manner and at the times provided in the Contract Documents.

The Contractor agrees to complete the work within **one hundred-eighty (180)** calendar days and to accept as full payment hereunder the amounts computed as determined by the Contract Documents and based on the said Bid.

The Contractor agrees to remedy all defects appearing in the work or developing in the materials furnished and the workmanship performed under this Contract during the warranty period after the date of final acceptance of the work by the Owner, and further agrees to indemnify and save the Owner harmless from any costs encountered in remedying such defects.

Liquidated Damages: The Contractor recognizes that time is of the essence and that the Owner will suffer financial loss if the Work is not completed within the dates specified in the paragraphs above, plus any extensions thereof allowed, in accordance with Article 58 of the General Conditions.

In the event the Contractor fails to complete the work within the time limit or extended time limit agreed upon, as more particularly set forth in the Contract Documents, liquidated damages shall be paid at a rate of **\$500.00** per day. Sundays and legal holidays shall be included in determining days in default.

This contract will automatically expire upon completion of the project. Contractors warranty obligations remain in affect.

IN WITNESS WHEREOF, we, the parties hereto, each herewith subscribe the same this

_____ day of _____, A.D., 20_____.

CITY OF KEY WEST

By_____

Printed _____

Title_____

CONTRACTOR

By_____

Printed _____

Title_____

APPROVED AS TO FORM

Attorney for Owner

* * * * *

FLORIDA PERFORMANCE BOND

BOND NO. _____

AMOUNT: \$ _____

KNOW ALL MEN BY THESE PRESENTS, that in accordance with Florida Statutes Section 255.05 _____

with offices at _____

hereinafter called the CONTRACTOR (Principal), and

with offices at _____

a corporation duly organized and existing under and by virtue of the laws of the State of Florida, hereinafter called the SURETY, and authorized to transact business within the State of Florida, as SURETY, are held and firmly bound unto the **CITY OF KEY WEST**, hereinafter called the CITY (Obligee), in the sum of:

_____ DOLLARS (\$ _____),
lawful money of the United States of America, for the payment of which, well and truly be made to the CITY, the CONTRACTOR and the SURETY bind themselves and each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents as follows:

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT:

WHEREAS, the CONTRACTOR has executed and entered into a certain Contract hereto attached, with the CITY, dated _____, 20__, to furnish at his own cost, charges, and expense all the necessary materials, equipment, and/or labor in strict and express accordance with said Contract and the Contract Documents as defined therein, all of which is made a part of said Contract by certain terms and conditions in said Contract more particularly mentioned, which Contract, consisting of the various Contract Documents is made a part of this Bond as fully and completely as if said Contract Documents were set forth herein;

NOW THEREFORE, the conditions of this obligation are such that if the above bounden CONTRACTOR:

1. Shall in all respects comply with the terms and conditions of said Contract and his obligation there under, including the Contract Documents (which include the scope of work and conditions as prepared by the CITY, invitation to bid, instructions to bidders, the CONTRACTOR'S bid as accepted by the above CITY, the bid and contract performance and payment bonds (Not required as part of this contract), and all addenda, if any, issued prior to the opening of bids), being made a part of this bond by reference, at the times and in the manner prescribed in the contract; and

2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying PRINCIPAL with labor, materials, or supplies, used directly or indirectly by PRINCIPAL in the prosecution of the work provided for in the contract; and

3. Pays CITY all losses, costs, expenses, damages, attorney's fees, including appellate proceedings, injury or loss of whatever kind and however arising including, without limitation, delay damages to which said CITY may be subject by reason of any wrongdoing, misconduct, want of care or skill, negligence, failure of performance, breach, failure to petition within the prescribed time, or default, including patent infringements, on the part of said CONTRACTOR, his agents or employees, in the execution or performance of said Contract; and

4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the contract, then this obligation shall be void; otherwise, to remain in full force and effect for the term of said Contract.

AND, the said Surety for value received, hereby stipulates and agrees that no change involving any extension of time, or addition to the terms of the Contract Documents, or to the work to be performed, or materials to be furnished there under shall affect said obligation of said Surety on this Bond, and the said Surety does hereby waive notice of any such changes, extension of time, alterations, or additions of the terms of the Contract Documents, or to the work.

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

IN WITNESS WHEREOF, the above parties bonded together have executed this instrument

this _____ day of _____, 20__, the name and corporate seal of each corporate party being hereto affixed and those presents duly signed by its undersigned representative, pursuant to authority of its governing body.

CONTRACTOR

By: _____

(SEAL)

ATTEST

SURETY

By: _____

(SEAL)

ATTEST

FLORIDA PAYMENT BOND

BOND NO. _____

AMOUNT: \$ _____

KNOW ALL MEN BY THESE PRESENTS, that in accordance with Florida Statutes Section 255.05, _____

with offices at _____
hereinafter called the CONTRACTOR, (Principal), and

with offices at _____

a corporation duly organized and existing under and by virtue of the laws of the State of _____

_____, hereinafter called the SURETY, and authorized to transact business within the State of Florida, as SURETY, are held and firmly bound unto CITY OF KEY WEST, hereinafter called the City (Obligee), in the sum of:

_____ DOLLARS(_____),
lawful money of the United States of America, for the payment of which, well and truly be made to the CITY, and the CONTRACTOR and the SURETY bind themselves and each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents as follows:

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT:

WHEREAS, the CONTRACTOR has executed and entered into a certain Contract for

ITB #17-007 KEY WEST HISTORIC SEAPORT – RESTROOMS & LAUNDRY RENOVATION attached hereto, with

the CITY, dated _____

_____, 20__, to furnish at his own cost, charges, and expense the necessary materials, equipment, and/or labor in strict and express accordance with said Contract and the plans, drawings (if any), and specifications prepared by the CITY, all of which is made a part of said Contract by certain terms and conditions in said Contract more particularly mentioned, which Contract, consisting of the various Contract Documents specifically mentioned herein and relative hereto, is made a part of this Bond as fully and completely as if said Contract Documents were set forth herein.

NOW THEREFORE, the conditions of this obligation are such that if the above bounden CONTRACTOR shall in all respects comply with the terms and conditions of said Contract and his obligation thereunder, including the Contract Documents ,which include Scope of work and conditions prepared by the CITY, invitation to bid, instructions to bidders, the

CONTRACTOR'S bid as accepted by the CITY, the bid and contract and payment bonds (Not required as part of this contract), and all addenda, if any, issued prior to the opening of bids), and further that if said CONTRACTOR shall promptly make payments to all persons supplying materials, equipment, and/or labor, used directly or indirectly by said CONTRACTOR or subcontractors in the prosecution of the work for said contract in accordance with Florida Statutes, Section 255.05 or Section 713.23, then this obligation shall be void; otherwise to remain in full force and effect for the term of said contract, including and all guarantee periods as specifically mentioned in said Contract Documents.

AND, the said SURETY for value received, hereby stipulates and agrees that no change involving any extension of time, or addition to the terms of the Contract or to the work to be performed, or materials to be furnished thereunder, or in the Contract Documents and specifications accompanying the said contract shall affect said obligation of said SURETY on this Bond, and the said SURETY does hereby waive notice of any such changes, extension of time, alternations, or additions of the terms of the Contract, or to the work, to the Contract Documents, or to the specifications.

Claimant shall give written notice to the CONTRACTOR and the SURETY as required by Section 255.05 or Section 713.23, Florida Statutes. Any action instituted against the CONTRACTOR or SURETY under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2) or Section 713.23, Florida Statutes.

IN WITNESS WHEREOF, the above parties bounded together have executed this instrument

this _____ day of _____, 20__, the name and corporate seal of each corporate party being hereto affixed and those presents duly signed by its undersigned representative, pursuant to authority of its governing body.

CONTRACTOR

By: _____

(SEAL)

ATTEST

SURETY

By: _____

(SEAL)

ATTEST

LICENSE REQUIREMENT AND COST

License required for this Project. Contractor must be general contractor or building contractor.

Cost Not To Exceed \$410.00.

CITY OF KEY WEST BUSINESS LICENSE TAX RECEIPT

A City of Key West Business License Tax Receipt is required for this project. Contractor must be general contractor, building contractor or engineering contractor. Cost not to exceed \$410.00.

City of Key West Business License Tax Receipt may be found on the city website.

<http://www.keywestcity.com/egov/docs/1162843921181.htm>

PART 3

CONDITIONS OF CONTRACT

GENERAL CONDITIONS

Article

DEFINITIONS

1. AS APPROVED
2. AS SHOWN, AND AS INDICATED
3. BIDDER
4. CONTRACT DOCUMENTS
5. CONTRACTOR
6. CONTRACT COMPLETION
7. DAYS
8. DRAWINGS
9. ENGINEER
10. NOTICE
11. OR EQUAL
12. OWNER
13. PLANS
14. SPECIFICATIONS
15. NOTICE TO PROCEED
16. SUBSTANTIAL COMPLETION
17. WORK

CONTRACT DOCUMENTS

18. INTENT OF CONTRACT DOCUMENTS
19. DISCREPANCIES AND OMISSIONS
20. CHANGES IN THE WORK
21. EXAMINATION AND VERIFICATION OF CONTRACT DOCUMENTS
22. DOCUMENTS TO BE KEPT ON THE JOBSITE
23. ADDITIONAL CONTRACT DOCUMENTS
24. OWNERSHIP OF CONTRACT DOCUMENTS

THE ENGINEER

25. AUTHORITY OF THE ENGINEER
26. DUTIES AND RESPONSIBILITIES OF THE ENGINEER
27. LIMITATIONS ON ENGINEER'S RESPONSIBILITIES
28. REJECTED WORK
29. LINES AND GRADES
30. SUBMITTALS
31. DETAIL DRAWINGS AND INSTRUCTIONS

THE CONTRACTOR AND HIS EMPLOYEES

32. CONTRACTOR, AN INDEPENDENT AGENT
33. SUBCONTRACTING
34. INSURANCE AND LIABILITY
 - A. GENERAL
 - B. CONTRACTOR AND SUB-CONTRACTOR INSURANCE
 - C. COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE
 - D. GENERAL LIABILITY INSURANCE (INCLUDING AUTOMOBILE)

- E. BUILDER'S RISK ALL RISK INSURANCE
- F. NO PERSONAL LIABILITY OF PUBLIC OFFICIALS

35. INDEMNITY
36. EXCLUSION OF CONTRACTOR CLAIMS
37. TAXES AND CHARGES
38. REQUIREMENTS OF STATE LAW FOR PUBLIC WORKS PROJECTS
39. CODES, ORDINANCES, PERMITS, AND LICENSES
40. SUPERINTENDENCE
41. RECEPTION OF ENGINEER'S COMMUNICATIONS
42. SAFETY
43. PROTECTION OF WORK AND PROPERTY
44. RESPONSIBILITY OF CONTRACTOR TO ACT IN AN EMERGENCY
45. MATERIALS AND APPLIANCES
46. CONTRACTOR'S AND MANUFACTURERS' COMPLIANCE WITH STATE SAFETY, OSHA, AND OTHER CODE REQUIREMENTS
47. SUBSTITUTION OF MATERIALS
48. TESTS, SAMPLES, AND OBSERVATIONS
49. ROYALTIES AND PATENT
50. CONTRACTOR'S RIGHT TO TERMINATE CONTRACT
51. CORRECTION OF DEFECTIVE WORK DURING WARRANTY PERIOD

PROGRESS OF THE WORK

52. BEGINNING OF THE WORK
53. SCHEDULES AND PROGRESS REPORTS
54. PROSECUTION OF THE WORK
55. OWNER'S RIGHT TO RETAIN IMPERFECT WORK
56. OWNER'S RIGHT TO DO WORK
57. OWNER'S RIGHT TO TRANSFER EMPLOYMENT
58. DELAYS AND EXTENSION OF TIME
59. DIFFERING SITE CONDITIONS

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- 60. LIQUIDATED DAMAGES
- 61. OTHER CONTRACTS
- 62. USE OF PREMISES
- 63. SUBSTANTIAL COMPLETION DATE
- 64. PERFORMANCE TESTING
- 65. OWNER'S USE OF PORTION OF THE WORK
- 66. CUTTING AND PATCHING
- 67. CLEANING UP

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PAYMENT FOR MATERIALS DELIVERED
 - E. PAYMENT
- 70. CLAIMS FOR EXTRA WORK
- 71. RELEASE OF LIENS OR CLAIMS
- 72. FINAL PAYMENT
- 73. NO WAIVER OF RIGHTS
- 74. ACCEPTANCE OF FINAL PAYMENT
CONSTITUTES RELEASE

* * * * *

DEFINITIONS

Whenever in the Contract Documents the following terms are used, the intent and meaning shall be interpreted as follows:

1. AS APPROVED

The words “as approved”, unless otherwise qualified, shall be understood to be followed by the words “by the ENGINEER for conformance with the Contract Document”.

2. AS SHOWN, AND AS INDICATED

The words “as shown” and “as Indicated” shall be understood to be followed by the words “on the Drawings”.

3. BIDDER

The person or persons, partnership, firm, or corporation submitting a Bid for the work contemplated.

4. CONTRACT DOCUMENTS

The “Contract Documents” consist of the Bidding Requirements, Contract Forms, Conditions of the Contract, Specifications, Drawings, all modifications thereof incorporated into the Documents before their execution, Change Orders, and all other requirements incorporated by specific reference thereto. These form the Contract.

5. CONTRACTOR

The person or persons, partnership, firm, or corporation who enters into the Contract awarded him by the OWNER.

6. CONTRACT COMPLETION

The “Contract Completion” is the date the OWNER accepts the entire work as being in compliance with the Contract Documents, or formally waives nonconforming work to extent of nonconformity, and issues the final payment in accordance with the requirements set forth in Article, “Final Payment” of these General Conditions.

7. DAYS

Unless otherwise specifically stated, the term “days” will be understood to mean calendar days. Business day or working day means any day other than Saturday,

Sunday, or legal holiday.

8. DRAWINGS

The term “Drawings” refers to the official Drawings, profiles, cross sections, elevations, details, and other working drawings and supplementary drawings, or reproductions thereof, signed by the ENGINEER, which shows the location, character, dimensions, and details of the work to be performed. Drawings may either be bound in the same book as the balance of the Contract Documents, or bound in separate sets, and are a part of the Contract Documents, regardless of the method of binding.

9. ENGINEER

The person or organization identified as such in the Contract Documents. The Term “ENGINEER” means ENGINEER or his authorized representative.

10. NOTICE

The term “notice” or the requirement to notify, as used in the Contract Documents or applicable state or federal statutes, shall signify a written communication delivered in person or by registered mail to the individual, or to a member of the firm, or to an officer of the corporation for whom it is intended. Certified or registered mail shall be addressed to the last business address known to him who gives the notice.

11. OR EQUAL

The term “or equal” shall be understood to indicate that the “equal” product is equivalent to or better than the product named in function, performance, reliability, quality, and general configuration. Determination of equality in reference to the project design requirements will be made by the ENGINEER. Such equal products shall not be purchased or installed by the CONTRACTOR without written authorization.

12. OWNER

The person, organization, or public body identified as such in the Contract Documents.

13. PLANS (See Drawings)

14. SPECIFICATIONS

The term “Specifications” refers to those portions of the Contract Documents consisting of written technical

descriptions of materials, equipment, construction systems, standards, and workmanship as applied to the work and certain

administrative details applicable thereto. Where standard specifications, such as those of ASTM, AASHTO, etc., have been referred to, the applicable portions of such standard specifications shall become a part of these Contract Documents. If referenced specifications conflict with specifications contained herein, the requirements contained herein shall prevail.

15. NOTICE TO PROCEED

A written notices given by the OWNER to the CONTRACTOR (with a copy to the ENGINEER) fixing the date on which the Contract time will commence to run and on which the CONTRACTOR shall start to perform his obligation under the Contract Documents. The Notice to Proceed will be given within 30 days following the execution of the Contract by the OWNER.

16. SUBSTANTIAL COMPLETION

“Substantial Completion” shall be that degree of completion of the Project or a defined portion of the Project, as evidenced by the ENGINEER’s written notice of Substantial Completion, sufficient to provide the OWNER, at his discretion, the full-time use of the Project or defined portion of the Project for the purposes for which it was intended. “Substantial Completion” of an operating facility shall be that degree of completion that has provided a minimum of 7 continuous days of successful, trouble-free, operation, which period shall begin after all performance and acceptance testing has been successfully demonstrated to the ENGINEER. All equipment contained in the work, plus all other components necessary to enable the OWNER to operate the facility in a manner that was intended, shall be complete on the substantial completion date.

17. WORK

The word “work” within these Contract Documents shall include all material, labor, tools, and all appliances, machinery, transportation, and appurtenances necessary to perform and complete the Contract, and such additional items not specifically indicated or described which can be reasonably inferred as belonging to the item described or indicated and as required by good practice to provide a complete and satisfactory system or structure. As used herein, “provide” shall be understood to mean “furnish and install, complete in-place”.

CONTRACT DOCUMENTS

18. INTENT OF CONTRACT DOCUMENTS

The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all. The intent of the Documents is to describe a functionally complete Project (or part thereof) to be constructed in accordance with the Contract Documents. Any work, materials, or equipment that may reasonably be inferred from the Contract Documents as being required to produce the intended result shall be supplied whether or not specifically called for. When words which have a well-known technical or trade meaning are used to describe work, materials, or equipment, such words shall be interpreted in accordance with that meaning.

Reference to standard specifications, manuals, or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code or laws or regulations in effect on the first published date of the Invitation to Bid, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall be effective to change the duties and responsibilities of OWNER, CONTRACTOR, or ENGINEER, or any of their consultants, agents, or employees from those set forth in the Contract Documents, nor shall it be effective to assign to ENGINEER, or any ENGINEER’s consultants, agents, or employees, any duty or authority to supervise or direct the furnishing or performance of the work or any duty or authority to undertake responsibility contrary to the provisions of Article LIMITATIONS ON ENGINEER’S RESPONSIBILITIES.

19. DISCREPANCIES AND OMISSIONS

Any discrepancies or omissions found in the Contract Documents shall be reported to the ENGINEER immediately. The ENGINEER will clarify discrepancies or omissions, in writing, within a reasonable time.

In resolving inconsistencies among two or more sections of the Contract Documents, precedence shall be given in the following order:

- A. CONTRACT
- B. BID
- C. SUPPLEMENTARY CONDITIONS
- D. INVITATION TO BID
- E. INSTRUCTIONS TO BIDDERS

- F. GENERAL CONDITIONS
- G. SPECIFICATIONS
- H. DRAWINGS

Addenda shall take precedence over all sections referenced therein. Figure dimensions on Drawings shall take precedence over scale dimensions. Detailed Drawings shall take precedence over general Drawings.

20. CHANGES IN THE WORK

The OWNER, without notice to the Sureties and without invalidating the Contract, may order changes in the work within the general scope of the Contract by altering, adding to, or deducting from the work, the Contract being adjusted accordingly. All such work shall be executed under the conditions of the original Contract, except as specifically adjusted at the time of ordering such change.

In giving instructions, the ENGINEER may order minor changes in the work not involving extra cost and not inconsistent with the purposes of the Project, but otherwise, except in an emergency endangering life and property, additions or deductions from the work shall be performed only in pursuance of an approved Change Order from the OWNER, countersigned by the ENGINEER.

If the work is reduced by alterations, such action shall not constitute a claim for damages based on loss of anticipated profits.

21. EXAMINATION AND VERIFICATION OF CONTRACT DOCUMENTS

The CONTRACTOR shall thoroughly examine and become familiar with all of the various parts of these Contract Documents and determine the nature and location of the work, the general and local conditions, and all other matters, which can in any way affect the work under this Contract. Failure to make an examination necessary for this determination shall not release the CONTRACTOR from the obligations of this Contract. No verbal agreement or conversation with any officer, agent, or employee of the OWNER or with the ENGINEER either before or after the execution of this Contract shall affect or modify any of the terms or obligations herein contained.

22. DOCUMENTS TO BE KEPT ON THE JOBSITE

The CONTRACTOR shall keep one copy of the Contract

Documents on the job- site, in good order, available to the ENGINEER and to his representatives.

The CONTRACTOR shall maintain on a daily basis at the jobsite, and make available to the ENGINEER on request, one current record set of the Drawings which have been accurately marked to indicate all modifications in the completed work that differ from the design information shown on the Drawings. Upon Substantial completion of the work, the CONTRACTOR shall give the ENGINEER one complete set of these marked up record Drawings.

23. ADDITIONAL CONTRACT DOCUMENTS

Copies of Contract Documents or Drawings may be obtained on request from the ENGINEER and by paying the actual cost of reproducing the Contract Documents or Drawings.

24. OWNERSHIP OF CONTRACT DOCUMENTS

All portions of the Contract Documents, and copies thereof furnished by the ENGINEER are instruments of service for this Project. They are not to be used on other work and are to be returned to the ENGINEER on request at the completion of the work. Any reuse of these materials without specific written verification or adaptation by the ENGINEER will be at the risk of the user and without liability or legal expense to the ENGINEER. Such user shall hold the ENGINEER harmless from any and all damages, including reasonable attorneys' fees, from any and all claims arising from any such reuse. Any such verification and adaptation shall entitle the ENGINEER to further compensation at rates to be agreed upon by the user and the ENGINEER.

THE ENGINEER

25. AUTHORITY OF THE ENGINEER

The ENGINEER will be the OWNER's representative during the construction period. His authority and responsibility will be limited to the provisions set forth in these Contract Documents. The ENGINEER will have the Authority to reject work that does not conform to the Contract Documents. However, neither the ENGINEER's authority to act under this provision, nor any decision made by him in good faith either to exercise or not to exercise such authority, shall give rise to any duty or responsibility of the ENGINEER to the CONTRACTOR, any SUBCONTRACTOR, their

respective Sureties, any of their agents or employees, or any other person performing any of the work.

26. DUTIES AND RESPONSIBILITIES OF THE ENGINEER

The ENGINEER will make visits to the site at intervals appropriate to the various stages of construction to observe the progress and quality of the work and to determine, in general, if the work is proceeding in accordance with the intent of the Contract Documents. He will not make comprehensive or continuous review or observation to check quality or quantity of the work, and he will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work. Visits and observations made by the ENGINEER shall not relieve the CONTRACTOR of his obligation to conduct comprehensive inspections of the work and to furnish materials and perform acceptable work, and to provide adequate safety precautions, in conformance with the intent of the Contract.

The ENGINEER will make recommendations to the OWNER, in writing, on all claims of the OWNER or the CONTRACTOR arising from interpretation or execution of the Contract Documents. Such recommendations will be of factual and/or technical nature, and will not include the legal interpretation of the Contract Documents. Any necessary legal interpretation of the Contract Document will be made by the OWNER. Such recommendation shall be necessary before the CONTRACTOR can receive additional money under the terms of the Contract. Changes in work ordered by the ENGINEER shall be made in compliance with Article CHANGES IN THE WORK.

One or more project representatives may be assigned to observe the work. It is understood that such project representatives shall have the authority to issue notice of nonconformance and make decisions within the limitations of the authority of the ENGINEER. The CONTRACTOR shall furnish all reasonable assistance required by the ENGINEER or project representatives for proper observation of the work. The above-mentioned project representatives shall not relieve the CONTRACTOR of his obligations to conduct comprehensive inspections of the work and to furnish materials and perform acceptable work, and to provide adequate safety precautions, in conformance with the intent of the Contract.

27. LIMITATIONS ON ENGINEER'S RESPONSIBILITIES

ENGINEER will not be responsible for CONTRACTOR's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, and ENGINEER will not be responsible for CONTRACTOR's failure to perform or furnish the work in accordance with the Contract Documents.

ENGINEER will not be responsible for the acts or omissions of CONTRACTOR or of any SUBCONTRACTOR, any supplier, or of any other person or organization performing or furnishing any of the work.

Whenever in the Contract Documents the terms "as ordered", "as directed", "as required", "as allowed", "as approved", or terms of like effect or import are used, or the adjectives "reasonable", "suitable", "acceptable", "proper", or "satisfactory", or adjectives of like effect or import are used to describe a requirement, direction, review or judgment of ENGINEER as to the work, it is intended that such requirement, direction, review or judgment will be solely to evaluate the work for compliance with the Contract Documents (unless there is a specific statement indicating otherwise). The use of any such term or adjective shall not be effective to assign to ENGINEER any duty or authority to supervise or direct the furnishing or performance of the work or any duty or authority to undertake responsibility contrary to the provisions of this Article.

28. REJECTED WORK

Any defective work or nonconforming materials or equipment that may be discovered at any time prior to expiration of the warranty period shall be removed and replaced by work which shall conform to the provisions of the Contract Documents. Any material condemned or rejected shall be removed at once from the project site.

Failure on the part of the ENGINEER to condemn or reject bad or inferior work or to note nonconforming materials or equipment on CONTRACTOR submittals shall not be construed to imply acceptance of such work. The OWNER shall reserve and retain all of its rights and remedies at law against the CONTRACTOR and its Surety for correction of any and all latent defects discovered after the guarantee period.

29. LINES AND GRADES

Lines and grades shall be established as provided in the supplementary conditions. All stakes, marks, and other

reference information shall be carefully preserved by the CONTRACTOR, and in case of their careless or unnecessary destruction or removal by him or his employees, such stakes, marks, and other information shall be replaced at the CONTRACTOR's expense.

30. SUBMITTALS

After checking and verifying all field measurements and after complying with applicable procedures specified in Division I, GENERAL REQUIREMENTS, CONTRACTOR shall submit to ENGINEER, in accordance with the schedule for submittals for review, shop drawings, electrical diagrams, and catalog cuts for fabricated items and manufactured items (including mechanical and electrical equipment), which shall bear a stamp or specific written indication that CONTRACTOR has satisfied CONTRACTOR's responsibilities under the Contract Documents with respect to the review of the submittal. All submittals shall be identified as ENGINEER may require. The data shown shall be complete with respect to quantities, dimensions specified, performance and design criteria, materials, and similar data to enable ENGINEER to review the information. CONTRACTOR shall also submit to ENGINEER for review, with such promptness as to cause no delay in work, all samples required by the Contract Documents. All samples shall have been checked by and accompanied by a specific written indication that CONTRACTOR has satisfied CONTRACTOR's responsibilities under the Contract Documents with respect to the review of the submission and shall be identified clearly as to material, supplier, pertinent data such as catalog numbers and the use for which intended.

Before submission of each submittal, CONTRACTOR shall have determined and verified all quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers, and similar data with respect thereto and reviewed or coordinated each submittal with other submittals and with the requirements of the work and the Contract Documents.

At the time of each submission, CONTRACTOR shall give ENGINEER specific written notice of each variation that the submittal may have from the requirements of the Contract Documents, and, in addition, shall cause a specific notation to be made on each shop drawing submitted to ENGINEER for review and approval of each variation.

ENGINEER will review submittals with reasonable promptness, but ENGINEER's review will be only for

conformance with the design concept of the Project and for compliance with the information given in the Contract Documents and shall not extend to means, methods, techniques, sequences, or procedures of construction (except where a specific means, method, technique, sequence, or procedure of construction is indicated in or required by the Contract Documents) or to safety precautions or programs incident thereto. The review of a separate item as such will not indicate review of the assembly in which the item functions. CONTRACTOR shall make corrections required by ENGINEER, and shall return the required number of corrected copies of shop drawings and submit as required new samples for review. CONTRACTOR shall direct specific attention in writing to revisions other than the corrections called for by ENGINEER on previous submittals.

ENGINEER's review of submittals shall not relieve CONTRACTOR from the responsibility for any variation from the requirements of the Contract Documents unless CONTRACTOR has in writing called ENGINEER's attention to each such variation at the time of submission and ENGINEER has given written approval of each such variation by a specific written notation thereof incorporated therein or accompanying the shop drawing or sample approval; nor will any approval by ENGINEER relieve CONTRACTOR from responsibility for errors or omissions in the shop drawings or from responsibility for having complied with the provisions herein.

Where a shop drawing or sample is required by the specifications, any related work performed prior to ENGINEER's review and approval of the pertinent submission shall be at the sole expense and responsibility of the CONTRACTOR.

31. DETAIL DRAWINGS AND INSTRUCTIONS

The ENGINEER will furnish, with reasonable promptness, additional instructions by means of Drawings or otherwise, if, in the ENGINEER's opinion, such are required for the proper execution of the work. All such Drawings and instructions will be consistent with the Contract Documents, true developments thereof, and reasonably inferable there from.

THE CONTRACTOR AND HIS EMPLOYEES

32. CONTRACTOR, AN INDEPENDENT AGENT

The CONTRACTOR shall independently perform all

work under this Contract and shall not be considered as an agent of the OWNER or of the ENGINEER, nor shall the CONTRACTOR's SUBCONTRACTOR's or employees be subagents of the OWNER or of the ENGINEER.

33. SUBCONTRACTING

Unless modified in the Supplementary Conditions, within 10 days after the execution of the Contract, the CONTRACTOR shall submit to the ENGINEER the names of all SUBCONTRACTORS proposed for the work, including the names of any SUBCONTRACTORS that were submitted with the Bid. The CONTRACTOR shall not employ any SUBCONTRACTORS to which the OWNER may object to as lacking capability to properly perform work of the type and scope anticipated.

The CONTRACTOR is as fully responsible to the OWNER for the acts and omissions of his SUBCONTRACTORS and of persons either directly or indirectly employed by them as he is for the acts and omissions of persons directly employed by him.

Nothing contained in the Contract Documents shall create any contractual relationship between any SUBCONTRACTOR and the OWNER or ENGINEER.

34. INSURANCE AND LIABILITY

A. GENERAL

The CONTRACTOR shall provide (from insurance companies acceptable to the OWNER) the insurance coverage designated hereinafter and pay all costs.

Before commencing work under this Contract, the CONTRACTOR shall furnish the OWNER with certificates of insurance specified herein showing the type, amount class of operations covered, effective dates, and date of expiration of policies, and containing substantially the following statement:

"The insurance covered by this certificate shall not be canceled or materially altered, except after 30 days' written notice has been received by the OWNER."

In case of the breach of any provision of this Article, the OWNER, at his option, may take out and maintain, at the expense of the CONTRACTOR, such insurance as the OWNER may deem proper and may deduct the cost of such insurance from any monies which may be due or become due the CONTRACTOR under this Contract.

B. CONTRACTOR AND SUBCONTRACTOR INSURANCE

The CONTRACTOR shall not commence work under this Contract until he has obtained all the insurance required hereunder and such insurance has been reviewed by the OWNER, nor shall the CONTRACTOR allow any SUBCONTRACTOR to commence work on his subcontract until insurance specified below has been obtained. Review of the insurance by the OWNER shall not relieve or decrease the liability of the CONTRACTOR hereunder.

C. COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE

The CONTRACTOR shall maintain during the life of this Contract the statutory amount of Workmen's Compensation Insurance, in addition, Employer's Liability Insurance in an amount as specified in the Supplementary Conditions, for each occurrence, for all of his employees to be engaged in work on the project under this Contract. In case any such work is subcontracted, the Contractor shall require the Subcontractor to provide similar Worker's Compensation and Employer's Liability Insurance for all of the Subcontractor's employees to be engaged in such work.

D. GENERAL LIABILITY INSURANCE (INCLUDING AUTOMOBILE)

The CONTRACTOR shall maintain during the life of this Contract such general liability, completed operations and products liability, and automobile liability insurance as will provide coverage for claims for damages for personal injury, including accidental death, as well as for claims for property damage, which may arise directly or indirectly from performance of the work under this Contract. The general liability policy shall include contractual liability assumed by the CONTRACTOR under Article **INDEMNITY**. Coverage for property damage shall be on a "broad form" basis with no exclusions for "X, C & U". The amount of insurance to be provided shall be as specified in the Supplementary Conditions.

In the event any work under this Contract is performed by a SUBCONTRACTOR, the CONTRACTOR shall be responsible for any liability directly or indirectly arising out of the work performed by the SUBCONTRACTOR, to the extent such liability is not covered by the SUBCONTRACTOR's insurance.

The OWNER and ENGINEER, their officers, agents,

and employees shall be named as Additional Insured's on the CONTRACTOR's and any SUBCONTRACTOR's general liability and automobile liability insurance policies for any claims arising out of work performed under this Contract.

E. BUILDERS RISK ALL RISK INSURANCE

Unless otherwise modified in the Supplementary Conditions, the CONTRACTOR shall secure and maintain during the life of this Contract, Builders Risk All Risk Insurance coverage in an amount equal to the full value of the facilities/ work performed under this Contract/ construction. Such insurance shall include coverage for earthquake, landslide, flood, collapse, loss due to the results of faulty workmanship or design, and all other normally covered risks, and shall provide for losses to be paid to the CONTRACTOR, OWNER, and ENGINEER as their interests may appear.

The OWNER and ENGINEER, their officers, agents, and employees shall be named as additional insured's on the CONTRACTOR's and any SUBCONTRACTOR's Builders Risk All Risk insurance policies for any claims arising out of work performed under this Contract.

This insurance shall include a waiver of subrogation as to the ENGINEER, the OWNER, the CONTRACTOR, and their respective officers, agents, employees and SUBCONTRACTORS.

F. NO PERSONAL LIABILITY OF PUBLIC OFFICIALS

In carrying out any of the provisions hereof in exercising any authority granted by the Contract, there will be no personal liability upon any public official.

35. INDEMNITY

To the maximum extent permitted by law, the Contractor shall indemnify and defend the Owner and the Engineer, and their officers, employees, agents, and sub-consultants, from all claims and losses, including attorney's fees and litigation costs arising out of property losses or health, safety, personal injury, or death claims by the Contractor, its subcontractors of any tier, and their employees, agents, or invitees regardless of the fault, breach of Contract, or negligence of the Owner or Engineer, excepting only such claims or losses that have been adjudicated to have been caused solely by the negligence of the Owner or the Engineer and regardless of whether or not the Contractor is or can be named a party in a litigation.

36. EXCLUSION OF CONTRACTOR CLAIMS

In performing its obligations, the ENGINEER and its consultants may cause expense for the CONTRACTOR or its SUBCONTRACTORS and equipment or material suppliers. However, those parties and their sureties shall maintain no direct action against the ENGINEER, its officers, employees, agents, and consultants for any claim arising out of, in connection with, or resulting from the engineering services performed or required to be performed.

37. TAXES AND CHARGES

The CONTRACTOR shall withhold and pay any and all sales and use taxes and all withholding taxes, whether State or Federal, and pay all Social Security charges and also all State Unemployment Compensation charges, and pay or cause to be withheld, as the case may be, any and all taxes, charges, or fees or sums whatsoever, which are now or may hereafter be required to be paid or withheld under any laws.

38. REQUIREMENTS OF STATE LAW FOR PUBLIC WORKS PROJECTS

When the Contract Documents concern public works of the state or any county, municipality, or political subdivision created by its laws, the applicable statutes shall apply. All parties to this Contract shall determine the contents of all applicable statutes and comply with their provisions throughout the performance of the Contract.

39. CODES, ORDINANCES, PERMITS AND LICENSES

The CONTRACTOR shall keep himself fully informed of all local codes and ordinances, as well as state and federal laws, which in any manner affect the work herein specified. The CONTRACTOR shall at all times comply with said codes and ordinances, laws, and regulations, and protect and indemnify the OWNER, the ENGINEER and their respective employees, and its officers and agents against any claim or liability arising from or based on the violation of any such laws, ordinances, or regulations. All permits, licenses and inspection fees necessary for prosecution and completion of the work shall be secured and paid for by the CONTRACTOR, unless otherwise specified.

40. SUPERINTENDENCE

The CONTRACTOR shall keep at the project site, competent supervisory personnel. The CONTRACTOR shall designate, in writing, before starting work, a project superintendent who shall be an employee of the CONTRACTOR and shall have complete authority to represent and to act for the CONTRACTOR. ENGINEER shall be notified in writing prior to any change in superintendent assignment. The CONTRACTOR shall give efficient supervision to the work, using his best skill and attention. The CONTRACTOR shall be solely responsible for all construction means, methods, techniques, and procedures, and for providing adequate safety precautions and coordinating all portions of the work under the Contract. It is specifically understood and agreed that the ENGINEER, its employees and agents, shall not have control or charge of and shall not be responsible for the construction means, methods, techniques, procedures, or for providing adequate safety precautions in connection with the work under Contract.

41. RECEPTION OF ENGINEER'S COMMUNICATIONS

The superintendent shall receive for the CONTRACTOR all communications from the ENGINEER. Communications of major importance will be confirmed in writing upon request from the CONTRACTOR.

The ENGINEER may schedule project meetings for the purposes of discussing and resolving matters concerning the various elements of the work. Time and place for these meetings and the names of persons required to be present shall be as determined by the ENGINEER. CONTRACTOR shall comply with these attendance requirements and shall also require his SUBCONTRACTORS to comply.

42. SAFETY

The CONTRACTOR shall be solely and completely responsible for conditions of the jobsite, including safety of all persons (including employees) and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. Safety provisions shall conform to U.S. Department of Labor (OSHA), and all other applicable federal, state, county, and local laws, ordinances, codes, and regulations. Where any of these are in conflict, the more stringent requirement shall be followed. The CONTRACTOR's failure to thoroughly familiarize himself with the aforementioned safety provisions shall not relieve him from compliance with the obligations and

penalties set forth therein.

The CONTRACTOR shall develop and maintain for the duration of this Contract, a safety program that will effectively incorporate and implement all required safety provisions. The CONTRACTOR shall appoint an employee who is qualified and authorized to supervise and enforce compliance with the safety program.

The duty of the ENGINEER to conduct construction review of the work does not include review or approval of the adequacy of the CONTRACTOR's safety program, safety supervisor, or any safety measures taken in, on, or near the construction site.

The CONTRACTOR, as a part of his safety program, shall maintain at his office or other well-known place at the jobsite, safety equipment applicable to the work as prescribed by the aforementioned authorities, all articles necessary for giving first-aid to the injured, and shall establish the procedure for the immediate removal to a hospital or a doctor's care of persons (including employees) who may be injured on the jobsite.

If death or serious injuries or serious damages are caused, the accident shall be reported immediately by telephone or messenger to both the ENGINEER and the OWNER. In addition, the CONTRACTOR must promptly report in writing to the ENGINEER all accidents whatsoever arising out of, or in connection with, the performance of the work whether on, or adjacent to, the site, giving full details and statements of witnesses.

If a claim is made by anyone against the CONTRACTOR or any SUBCONTRACTOR on account of any accident, the CONTRACTOR shall promptly report the facts in writing to the ENGINEER, giving full details of the claim.

43. PROTECTION OF WORK AND PROPERTY

The CONTRACTOR shall at all times safely guard and protect from damage the OWNER's property, adjacent property, and his own work from injury or loss in connection with this Contract. All facilities required for protection by federal, state, or municipal laws and regulations and local conditions must be provided and maintained.

The CONTRACTOR shall protect his work and materials from damage due to the nature of the work, the elements, carelessness of other CONTRACTORS, or

from any cause whatever until the completion and acceptance of the work. All loss or damages arising out of the nature of the work to be done under these Contract Documents, or from any unforeseen obstruction or defects which may be encountered in the prosecution of the work, or from the action of the elements, shall be sustained by the CONTRACTOR.

44. RESPONSIBILITY OF CONTRACTOR TO ACT IN AN EMERGENCY

In case of an emergency which threatens loss or injury of property, and/or safety of life, the CONTRACTOR shall act, without previous instructions from the OWNER or ENGINEER, as the situation may warrant. The CONTRACTOR shall notify the ENGINEER thereof immediately thereafter. Any claim for compensation by the CONTRACTOR, together with substantiating documents in regard to expense, shall be submitted to the OWNER through the ENGINEER and the amount of compensation shall be determined by agreement.

45. MATERIALS AND APPLIANCES

Unless otherwise stipulated, the CONTRACTOR shall provide and pay for all materials, labor, water, tools, equipment, heat, light, fuel, power, transportation, construction equipment and machinery, appliances, telephone, sanitary facilities, temporary facilities and other facilities and incidentals necessary for the execution and completion of the work.

Unless otherwise specified, all materials shall be new, and both workmanship and materials shall be of good quality. The CONTRACTOR shall, if required, furnish satisfactory evidence as to the kind and quality of materials.

In selecting and/or approving equipment for installation in the Project, the OWNER and ENGINEER assume no responsibility for injury or claims resulting from failure of the equipment to comply with applicable federal, state, and local safety codes or requirements, or the safety requirements of a recognized agency, or failure due to faulty design concepts, or defective workmanship and materials.

46. CONTRACTORS' AND MANUFACTURERS' COMPLIANCE WITH STATE SAFETY, OSHA, AND OTHER CODE REQUIREMENTS

The completed work shall include all necessary permanent safety devices, such as machinery guards and similar ordinary safety items required by the state and federal (OSHA) industrial authorities and applicable local and national codes. Further, any features of the work subject to such safety regulations shall be fabricated, furnished, and installed (including OWNER-furnished equipment) in compliance with these requirements. CONTRACTORS and manufacturers of equipment shall be held responsible for compliance with the requirements included herein. CONTRACTORS shall notify all equipment suppliers and SUBCONTRACTORS of the provisions of this Article.

47. SUBSTITUTION OF MATERIALS

Except for OWNER-selected equipment items, and items where no substitution is clearly specified, whenever any material, article, device, product, fixture, form, type of construction, or process is indicated or specified by patent or proprietary name, by name of manufacturer, or by catalog number, such specifications shall be deemed to be used for the purpose of establishing a standard of quality and facilitating the description of the material or process desired. This procedure is not to be construed as eliminating from competition other products of equal or better quality by other manufacturers where fully suitable in design, and shall be deemed to be followed by the words "or equal". The CONTRACTOR may, in such cases, submit complete data to the ENGINEER for consideration of another material, type, or process that shall be substantially equal in every respect to that so indicated or specified. Substitute materials shall not be used unless approved in writing. The ENGINEER will be the sole judge of the substituted article or material.

48. TESTS, SAMPLES, AND OBSERVATIONS

The CONTRACTOR shall furnish, without extra charge, the necessary test pieces and samples, including facilities and labor for obtaining the same, as requested by the ENGINEER. When required, the CONTRACTOR shall furnish certificates of tests of materials and equipment made at the point of manufacture by a recognized testing laboratory.

The OWNER, ENGINEER, and authorized government agents, and their representatives shall at all times be provided safe access to the work wherever it is in

preparation or progress, and the CONTRACTOR shall provide facilities for such access and for observations, including maintenance of temporary and permanent access.

If the Specifications, laws, ordinances, or any public authority require any work, to be specially tested or approved, the CONTRACTOR shall give timely notice of its readiness for observations. If any work should be covered up without approval or consent of the ENGINEER, it shall, if required by the ENGINEER, be uncovered for examination at the CONTRACTOR's expense.

Reexamination of questioned work may be ordered by the ENGINEER, and, if so ordered, the work shall be uncovered by the CONTRACTOR. If such work is found to be in accordance with the Contract Documents, the OWNER will pay the cost of uncovering, exposure, observation, inspection, testing and reconstruction. If such work is found to be not in accordance with the Contract Documents, the CONTRACTOR shall correct the defective work, and the cost of reexamination and correction of the defective work shall be paid by the CONTRACTOR.

49. ROYALTIES AND PATENTS

The CONTRACTOR shall pay all royalty and licenses fees, unless otherwise specified. The CONTRACTOR shall defend all suits or claims for infringement of any patent rights and shall save the OWNER and the ENGINEER harmless from any and all loss, including reasonable attorneys' fees, on account thereof.

50. CONTRACTOR'S RIGHT TO TERMINATE CONTRACT

If the work should be stopped under an order of any court or other public authority for a period of more than 3 months, through no act or fault of the CONTRACTOR, its SUBCONTRACTORS, or respective employees or if the ENGINEER should fail to make recommendation for payment to the OWNER or return payment request to CONTRACTOR for revision within 30 days after it is due, or if the OWNER should fail to pay the CONTRACTOR within 30 days after time specified in Article PARTIAL PAYMENTS, any sum recommended by the ENGINEER, then the CONTRACTOR may, upon 15 days' written notice to the OWNER and the ENGINEER, stop work or terminate this Contract and recover from the OWNER payment for all acceptable work performed and reasonable termination expenses, unless said default has been remedied.

51. CORRECTION OF DEFECTIVE WORK DURING WARRANTY PERIOD

The CONTRACTOR hereby agrees to make, at his own expense, all repairs or replacements necessitated by defects in materials or workmanship, provided under terms of this Contract, and pay for any damage to other works resulting from such defects, which become evident within 2 years after the date of final acceptance of the work or within 2 years after the date of substantial completion established by the ENGINEER for specified items of equipment, or within such longer period as may be prescribed by law or by the terms of any applicable special guarantee required by the Contract Documents. Un-remedied defects identified for correction during the warranty period but remaining after its expiration shall be considered as part of the obligations of the warranty. Defects in material, workmanship, or equipment which are remedied as a result of obligations of the warranty shall subject the remedied portion of the work to an extended warranty period of 2 years after the defect has been remedied.

The CONTRACTOR further assumes responsibility for a similar guarantee for all work and materials provided by SUBCONTRACTORS or manufacturers of packaged equipment components. The effective date for the start of the guarantee or warranty period for equipment qualifying as substantially complete is defined in Article SUBSTANTIAL COMPLETION, AND Article SUBSTANTIAL COMPLETION DATE, in these General Conditions.

The CONTRACTOR also agrees to hold the OWNER and the ENGINEER harmless from liability of any kind arising from damage due to said defects. The CONTRACTOR shall make all repairs and replacements promptly upon receipt of written order for same from the OWNER. If the CONTRACTOR fails to make the repairs and replacements promptly, or in an emergency where delay would cause serious risk, or loss, or damage, the OWNER may have the defective work corrected or the rejected work removed and replaced, and the CONTRACTOR and his Surety shall be liable for the cost thereof.

PROGRESS OF THE WORK

52. BEGINNING OF THE WORK

Following execution of the Contract, the CONTRACTOR shall meet with the OWNER and ENGINEER relative to his arrangements for prosecuting the work.

53. SCHEDULES AND PROGRESS REPORTS

Prior to starting the construction, the CONTRACTOR shall prepare and submit to the ENGINEER, a progress schedule showing the dates on which each part or division of the work is expected to be started and finished, and a preliminary schedule for submittals. The progress schedule for submittals shall be brought up to date and submitted to the ENGINEER at the end of each month or at such other times the ENGINEER may request.

The CONTRACTOR shall forward to the ENGINEER, at the end of each month, an itemized report of the delivery status of major and critical items of purchased equipment and material, including shop drawings and the status of shop and field fabricated work. These progress reports shall indicate the date of the purchase order, the current percentage of completion, estimated delivery, and cause of delay, if any.

If the completion of any part of the work or the delivery of materials is behind the submitted progress schedule, the CONTRACTOR shall submit in writing a plan acceptable to the OWNER and ENGINEER for bringing the work up to schedule.

The OWNER shall have the right to withhold progress payments for the work if the CONTRACTOR fails to update and submit the progress schedule and reports as specified.

54. PROSECUTION OF THE WORK

It is expressly understood and agreed that the time of beginning, rate of progress, and time of completion of the work are the essence of this Contract. The work shall be prosecuted at such time, and in or on such part or parts of the Project as may be required, to complete the Project as contemplated in the Contract Documents and the progress schedule.

If the CONTRACTOR desires to carry on work at night or outside the regular hours, he shall give timely notice to the ENGINEER to allow satisfactory arrangements to be made for observing the work in progress.

55. OWNER'S RIGHT TO RETAIN IMPERFECT WORK

If any part or portion of the work completed under this Contract shall prove defective and not in accordance with the Drawings and Specifications, and if the imperfection in the same shall not be of sufficient magnitude or

importance as to make the work dangerous or unsuitable, or if the removal of such work will create conditions which are dangerous or undesirable, the OWNER shall have the right and authority to retain such work but will make such deductions in the final payment therefore as may be just and reasonable.

56. OWNER'S RIGHT TO DO WORK

Should the CONTRACTOR neglect to prosecute the work in conformance with the Contract Documents or neglect or refuse at his own cost to remove and replace work rejected by the ENGINEER, then the OWNER may notify the Surety of the condition, and after 10 days' written notice to the CONTRACTOR and the Surety, or without notice if an emergency or danger to the work or public exists, and without prejudice to any other right which the OWNER may have under Contract, or otherwise, take over that portion of the work which has been improperly or non-timely executed, and make good the deficiencies and deduct the cost thereof from the payments then or thereafter due the CONTRACTOR.

57. OWNER'S RIGHT TO TRANSFER EMPLOYMENT

If the CONTRACTOR should abandon the work or if he should persistently or repeatedly refuse or should fail to make prompt payment to SUBCONTRACTORS for material or labor, or to persistently disregard laws, ordinances, or to prosecute the work in conformance with the Contract Documents, or otherwise be guilty of a substantial violation of any provision of the Contract or any laws or ordinance, then the OWNER may, without prejudice to any other right or remedy, and after giving the CONTRACTOR and Surety 10 days' written notice, transfer the employment for said work from the CONTRACTOR to the Surety. Upon receipt of such notice, such Surety shall enter upon the premises and take possession of all materials, tools, and appliances thereon for the purpose of completing the work included under this Contract and employ by Contract or otherwise, any qualified person or persons to finish the work and provide the materials therefore, in accordance with the Contract Documents, without termination of the continuing full force and effect of this Contract. In case of such transfer of employment to such Surety, the Surety shall be paid in its own name on estimates according to the terms hereof without any right of the CONTRACTOR to make any claim for the same or any part thereof.

If, after the furnishing of said written notice to the Surety, the CONTRACTOR and the Surety still fail to

make reasonable progress on the performance of the work, the OWNER may terminate the employment of the CONTRACTOR and take possession of the premises and of all materials, tools, and appliances thereon and finish the work by whatever method he may deem expedient and charge the cost thereof to the CONTRACTOR and the Surety. In such case, the CONTRACTOR shall not be entitled to receive any further payment until the work is finished. If the expense of completing the Contract, including compensation for additional managerial and administrative services, shall exceed such unpaid balance, the CONTRACTOR and the Surety shall pay the difference to the OWNER.

58. DELAYS AND EXTENSION OF TIME

If the CONTRACTOR is delayed in the progress of the work by any act or neglect of the OWNER or the ENGINEER, or by any separate CONTRACTOR employed by the OWNER, or by strikes, lockouts, fire, adverse weather conditions not reasonably anticipated, or acts of Nature, and if the CONTRACTOR, within 48 hours of the start of the occurrence, gives written notice to the OWNER of the cause of the potential delay and estimate of the possible time extension involved, and within 10 days after the cause of the delay has been remedied, the CONTRACTOR gives written notice to the OWNER of any actual time extension requested as a result of the aforementioned occurrence, then the Contract time may be extended by change order for such reasonable time as the ENGINEER determines. It is agreed that no claim shall be made or allowed for any damages, loss, or expense which may arise out of any delay caused by the above referenced acts or occurrences other than claims for the appropriate extension of time.

No extension of time will be granted to the CONTRACTOR for delays occurring to parts of the work that have no measurable impact on the completion of the total work under this Contract. No extension of time will be considered for weather conditions reasonably anticipated for the area in which the work is being performed. Reasonably anticipated weather conditions will be based on official records of monthly precipitation and other historical data. Adverse weather conditions, if determined to be of a severity that would impact progress of the work, may be considered as cause for an extension of Contract completion time.

Delays in delivery of equipment or material purchased by the CONTRACTOR or his SUBCONTRACTORS, including OWNER-selected equipment shall not be considered as a just cause for delay, unless the OWNER determines that for good cause the delay is beyond the

control of the CONTRACTOR. The CONTRACTOR shall be fully responsible for the timely ordering, scheduling, expediting, delivery, and installation of all equipment and materials.

Within a reasonable period after the Contractor submits to the Owner a written request for an extension of time, the Engineer will present his written opinion to the Owner as to whether an extension of time is justified, and, if so, his recommendation as to the number of days for time extension. The Owner will make the final decision on all requests for extension of time.

59. DIFFERING SITE CONDITIONS

The CONTRACTOR shall promptly, and before the conditions are disturbed, give a written notice to the OWNER and ENGINEER of:

- A. Subsurface or latent physical conditions at the site which differ materially from those indicated in this contract,
- B. Unknown physical conditions at the site, of an unusual nature, which differ materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract.

The ENGINEER will investigate the site conditions promptly after receiving the notice. If the conditions do materially so differ and cause an increase or decrease in the CONTRACTOR's cost of, or the time required for, performing any part of the work under this Contract, whether or not changed as a result of the conditions, and equitable adjustment shall be made under this Article and the Contract modified in writing accordingly.

No request by the CONTRACTOR for an equitable adjustment to the Contract under this Article will be allowed, unless the CONTRACTOR has given the written notice required; provided that the time prescribed above for giving written notice may be extended by the OWNER.

No request by the CONTRACTOR for an equitable adjustment to the Contract for differing site conditions will be allowed if made after final payment under this Contract.

60. LIQUIDATED DAMAGES

Should the CONTRACTOR fail to complete the work, or any part thereof, in the time agreed upon in the Contract or within such extra time as may have been allowed for

delays by extensions granted as provided in the Contract, the CONTRACTOR shall reimburse the OWNER for the additional expense and damage for each calendar day, Sundays and legal holidays included, that the Contract remains uncompleted after the Contract completion date. It is agreed that the amount of such additional expense and damage incurred by reason of failure to complete the work is the per-diem rate, as stipulated in the Bid. The said amount is hereby agreed upon as a reasonable estimate of the costs which may be accrued by the OWNER after the expiration of the time of completion. It is expressly understood and agreed that this amount is not to be considered in the nature of a penalty, but as liquidated damages which have accrued against the CONTRACTOR. The OWNER shall have the right to deduct such damages from any amount due, or that may become due the CONTRACTOR, or the amount of such damages shall be due and collectible from the CONTRACTOR or Surety.

61. OTHER CONTRACTS

The OWNER reserves the right to let other Contracts in connection with the work. The CONTRACTOR shall afford other CONTRACTORS reasonable opportunity for the introduction and storage of their materials and the execution of their work and shall properly connect and coordinate his work with theirs.

If any part of the work under this Contract depends for proper execution or results upon the work of any other CONTRACTOR, utility service company or OWNER, the CONTRACTOR shall inspect and promptly report to the ENGINEER in writing any patent or apparent defects to deficiencies in such work that render it unsuitable for such proper execution and results. The CONTRACTOR's failure to so report shall constitute and acceptance of the work by others as being fit and proper for integration with work under this Contract, except for latent or non-apparent defects and deficiencies in the work.

62. USE OF PREMISES

The CONTRACTOR shall confine his equipment, the storage of materials and the operation of his workers to limits shown on the Drawings or indicated by law, ordinances, permits, or directions of the ENGINEER, and shall not unreasonably encumber the premises with his materials. The CONTRACTOR shall provide, at his own expense, the necessary rights-of-way and access to the work, which may be required outside the limits of the OWNER's property and shall furnish the ENGINEER copies of permits and agreements for use of the property

outside that provided by the OWNER.

The CONTRACTOR shall not load nor permit any part of the structure to be loaded in any manner that will endanger the structure, nor shall CONTRACTOR subject any part of the work or adjacent property to stresses or pressures that will endanger it.

63. SUBSTANTIAL COMPLETION DATE

The ENGINEER may issue a written notice of substantial completion for the purpose of establishing the starting date for specific equipment guarantees, and to establish the date that the OWNER will assume the responsibility for the cost of operating such equipment. Said notice shall not be considered as final acceptance of any portion of the work or relieve the CONTRACTOR from completing the remaining work within the specified time and in full compliance with the Contract Documents. See SUBSTANTIAL COMPLETION under DEFINITIONS of these General Conditions.

64. PERFORMANCE TESTING

Operating equipment and systems shall be performance tested in the presence of the ENGINEER to demonstrate compliance with the specified requirements. Performance testing shall be conducted under the specified design operating conditions or under such simulated operating conditions as recommended or approved by the ENGINEER. Schedule such testing with the ENGINEER at least one week in advance of the planned date for testing.

65. OWNER'S USE OF PORTIONS OF THE WORK

Following issuance of the written notice of Substantial Completion, the OWNER may initiate operation of the facility. Such use shall not be considered as final acceptance of any portion of the work, nor shall such use be considered as cause for an extension of the Contract completion time, unless authorized by a Change Order issued by the OWNER.

66. CUTTING AND PATCHING

The CONTRACTOR shall do all cutting, fitting, or patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by work of other CONTRACTORS shown upon or reasonably implied by the Drawings.

67. CLEANING UP

The CONTRACTOR shall, at all times, keep property on which work is in progress and the adjacent property free from accumulations of waste material or rubbish caused by employees or by the work. Upon completion of the construction, the CONTRACTOR shall remove all temporary structures, rubbish, and waste materials resulting from his operations.

PAYMENT

68. PAYMENT FOR CHANGE ORDERS

The OWNER's request for quotations on alterations to the work shall not be considered authorization to proceed with the work prior to the issuance of a formal Change Order, nor shall such a request justify any delay in existing work. Quotations for alterations to the work shall include substantiating documentation with an itemized breakdown of CONTRACTOR and SUBCONTRACTOR costs, including labor, material, rentals, approved services, overhead, and profit. OWNER may require detailed cost data in order to substantiate the reasonableness of the proposed costs.

Any compensation paid in conjunction with the terms of a Change Order shall comprise total compensation due the CONTRACTOR for the work or alteration defined in the Change Order. By signing the Change Order, the CONTRACTOR acknowledges that the stipulated compensation includes payment for the work or alteration plus all payment for the interruption of schedules, extended overhead, delay, or any other impact claim or ripple effect, and by such signing specifically waives any reservation or claim for additional compensation in respect to the subject Change Order.

At the OWNER's option, payment or credit for any alterations covered by a Change Order shall be determined by one or a combination of the methods set forth in A, B, or C below, as applicable:

A. UNIT PRICES

Those unit prices stipulated in the Bid shall be utilized where they are applicable. In the event the Change Order results in a change in the original quantity that is materially and significantly different from the original bid quantity, a new unit price shall be negotiated upon demand of either party. Unit prices for new items included in the Change Order shall be negotiated and mutually agreed upon.

B. LUMP SUM

A total lump sum for the work negotiated and mutually acceptable to the CONTRACTOR and the OWNER.

Lump sum quotations for modifications to the work shall include substantiating documentation with an itemized breakdown of CONTRACTOR and SUBCONTRACTOR costs, including labor, material, rentals, approved services, overhead, and profit, all calculated as specified under "C" below.

C. COST REIMBURSEMENT WORK

The term "cost reimbursement" shall be understood to mean that payment for the work will be made on a time and expense basis, that is, on an accounting of the CONTRACTOR's forces, materials, equipment, and other items of cost as required and used to do the work.

If the method of payment cannot be agreed upon prior to the beginning of the work, and the OWNER directs by written Change Order that the work be done on a cost reimbursement basis, then the CONTRACTOR shall furnish labor, and furnish and install equipment and materials necessary to complete the work in a satisfactory manner and within a reasonable period of time. For the work performed, payment will be made for the documented actual cost of the following:

1. Labor including foremen for those hours they are assigned and participating in the cost reimbursement work (actual payroll cost, including wages, fringe benefits as established by negotiated labor agreements, labor insurance, and labor taxes as established by law). No other fixed labor burdens will be considered, unless approved in writing by the OWNER.
2. Material delivered and used on the designated work, including sales tax, if paid by the CONTRACTOR or his SUBCONTRACTOR.
3. Rental or equivalent rental cost of equipment, including necessary transportation for items having a value in excess of \$100.

Rental or equivalent rental cost will be allowed for only those days or hours during which the equipment is in actual use. Rental and transportation allowances shall not exceed the current rental rates prevailing in the locality. The rentals allowed for equipment will, in all cases, be understood to cover all fuel, supplies, repairs, and renewals, and no further allowances

- will be made for those items, unless specific agreement to that effect is made.
4. Additional bond, as required and approved by the OWNER.
 5. Additional insurance (other than labor insurance) as required and approved by the OWNER.

In addition to items 1 through 5 above, an added fixed fee for general overhead and profit shall be negotiated and allowed for the CONTRACTOR (or approved SUBCONTRACTOR) actually executing the Cost Reimbursement work.

An additional fixed fee shall be negotiated and allowed the CONTRACTOR for the administrative handling of portions of the work that are executed by an approved SUBCONTRACTOR. No additional fixed fee will be allowed for the administrative handling of work executed by a SUBCONTRACTOR of a SUBCONTRACTOR, unless by written permission from the OWNER.

The added fixed fees shall be considered to be full compensation, covering the cost of general supervision, overhead, profit, and any other general expense. The CONTRACTOR's records shall make clear distinction between the direct costs of work paid for on a cost reimbursement basis and the costs of other work. The CONTRACTOR shall furnish the ENGINEER report sheets in duplicate of each day's cost reimbursement work no later than the working day following the performance of said work. The daily report sheets shall itemize the materials used, and shall cover the direct cost of labor and the charges for equipment rental, whether furnished by the CONTRACTOR, SUBCONTRACTOR or other forces. The daily report sheets shall provide names or identifications and classifications of workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment and hours operated.

Material charges shall be substantiated by valid copies of vendors' invoices. Such invoices shall be submitted with the daily report sheets, or, if not available, they shall be submitted with subsequent daily report sheets. Said daily report sheets shall be signed by the CONTRACTOR or his authorized agent.

The OWNER reserves the right to furnish such materials and equipment as he deems expedient and the CONTRACTOR shall have no claim for profit or added fees on the cost of such materials and equipment. To receive partial payments and final payment for cost reimbursement work, the CONTRACTOR shall submit

to the ENGINEER, detailed and complete documented verification of the CONTRACTOR's and any of his SUBCONTRACTORS' actual costs involved in the cost reimbursement work. Such costs shall be submitted within 30 days after said work has been performed.

69. PARTIAL PAYMENTS

A. GENERAL

Nothing in this Article shall be construed to affect the right, hereby reserved, to reject the whole or any part of the aforesaid work, should such work be later found not to comply with the provisions of the Contract Documents. All estimated quantities of work for which partial payments have been made are subject to review and correction on the final estimate. Payment by the OWNER and acceptance by the CONTRACTOR of partial payments based on periodic estimates of quantities of work performed shall not, in any way, constitute acceptance of the estimated quantities used as a basis for computing the amounts of the partial payments.

B. ESTIMATE

At least 30 days before each progress payment falls due, as specified in the Supplementary Conditions, the CONTRACTOR shall submit to the ENGINEER a detailed estimate of the amount earned during the preceding month for the separate portions of the work, and request payment. As used in this Article, the words "amount earned" means the value, on the date of the estimate for partial payment, of the work completed in accordance with the Contract Documents, and the value of approved materials delivered to the project site suitable stored and protected prior to incorporation into the work.

ENGINEER will, within 7 days after receipt of each request for payment, either indicate in writing a recommendation of payment and present the request to OWNER, or return the request to CONTRACTOR indicating in writing ENGINEER's reasons for refusing to recommend payment. In the latter case, CONTRACTOR may, within 7 days, make the necessary corrections and resubmit the request.

ENGINEER may refuse to recommend the whole or any part of any payment if, in his opinion, it would be incorrect to make such representations to OWNER. ENGINEER may also refuse to recommend any such payment, or, because of subsequently discovered evidence or the results of subsequent inspections or tests,

nullify any such payment previously recommended to such an extent as may be necessary in ENGINEER's opinion to protect the OWNER from loss because:

1. The work is defective, or completed work has been damaged requiring correction or replacement;
2. Written claims have been made against OWNER or Liens have been filed in connection with the work;
3. The Contract Price has been reduced because of Change Orders;
4. OWNER has been required to correct defective work or complete the work in accordance with Article OWNER'S RIGHT TO DO WORK;
5. Of CONTRACTOR's unsatisfactory prosecution of the work in accordance with the Contract Documents; or
6. CONTRACTOR's failure to make payment to SUBCONTRACTORS or for labor, materials, or equipment.

C. DEDUCTION FROM ESTIMATE

Unless modified in the Supplementary Conditions, deductions from the estimate will be as described below:

1. The OWNER will deduct from the estimate, and retain as part security, 10 percent of the amount earned for work satisfactorily completed. A deduction and retainage of 10 percent will be made on the estimated amount earned for approved items of material delivered to and properly stored at the jobsite but not incorporated into the work. When the work is 50 percent complete, the OWNER may reduce the retainage to 5 percent of the dollar value of all work satisfactorily completed to date provided the CONTRACTOR is making satisfactory progress and there is no specific cause for a greater retainage. The OWNER may reinstate the retainage up to 10 percent if the OWNER determines, at his discretion, that the CONTRACTOR is not making satisfactory progress or where there is other specific cause for such withholding.

D. QUALIFICATION FOR PARTIAL PAYMENT FOR MATERIALS DELIVERED

Unless modified in the Supplementary Conditions, qualification for partial payment for materials delivered but not yet incorporated into the work shall be as described below:

1. Materials, as used herein, shall be considered to be those items which are fabricated and manufactured material and equipment. No consideration shall be given to individual purchases of less than \$200 for any one item.
2. To receive partial payment for materials delivered to the site, but not incorporated in the work, it shall be necessary for the CONTRACTOR to include a list of such materials on the Partial Payment Request. At his sole discretion, the ENGINEER may approve items for which partial payment is to be made. Partial payment shall be based on the CONTRACTOR's actual cost for the materials as evidenced by invoices from the supplier. Proper storage and protection shall be provided by the CONTRACTOR, and as approved by the ENGINEER. Final payment shall be made only for materials actually incorporated in the work and, upon acceptance of the work, all materials remaining for which advance payments had been made shall revert to the CONTRACTOR, unless otherwise agreed, and partial payments made for these items shall be deducted from the final payment for the work.

3. CONTRACTOR warrants and guarantees that title to all work, materials, and equipment covered by any Application for Payment, whether incorporated in the Project or not, will pass to OWNER at the time of payment free and clear of all liens, claims, security interests, and encumbrances.
4. If requested by the ENGINEER, the CONTRACTOR shall provide, with subsequent pay requests, invoices receipted by the supplier showing payment in full has been made.

E. PAYMENT

After deducting the retainage and the amount of all previous partial payments made to the CONTRACTOR from the amount earned, the amount due will be made payable to the CONTRACTOR. Recommendations for payment received by the OWNER less than 9 days prior to the scheduled day for payment will not be processed or paid until the following month.

70. CLAIMS FOR EXTRA WORK

In any case where the CONTRACTOR deems additional time or compensation will become due him under this Contract for circumstances other than those defined in Article DELAYS AND EXTENSION OF TIME, the CONTRACTOR shall notify the ENGINEER, in writing, of his intention to make claim for such time or compensation before he begins the work on which he bases the claim, in order that such matters may be settled, if possible, or other appropriate action taken. The notice of claim shall be in duplicate, in writing, and shall state the circumstances and the reasons for the claim, but need not state the amount. If such notification is not given or if the ENGINEER is not afforded proper facilities by the CONTRACTOR for keeping strict account of actual cost, then the CONTRACTOR hereby agrees to waive the claim for such additional time or compensation. Such notice by the CONTRACTOR, and fact that the ENGINEER has kept account of the cost as aforesaid, shall not in any way be construed as proving the validity of the claim.

No extension of time will be granted to the CONTRACTOR for delays resulting from extra work that have no measurable impact on the completion of the total Work under this Contract. Claims for additional time or compensation shall be made in itemized detail and submitted, in writing, to the OWNER and ENGINEER within 10 days following completion of that portion of the work for which the CONTRACTOR bases his claim. Failure to make the claim for additional compensation in the manner and within the time specified above shall constitute waiver of that claim. In case the claim is found to be just, it shall be allowed and paid for as provided in Article PAYMENT FOR CHANGE ORDERS.

71. RELEASE OF LIENS OR CLAIMS

The CONTRACTOR shall indemnify and hold harmless the OWNER from all claims for labor and materials furnished under this Contract. Prior to the final payment, the CONTRACTOR shall furnish to the OWNER, as part of his final payment request, a certification that all of the CONTRACTOR's obligations on the Project have been satisfied and that all monetary claims and indebtedness have been paid. The CONTRACTOR shall furnish complete and legal effective releases or waivers, satisfactory to the OWNER, of all liens arising out of or filed in connection with the work.

72. FINAL PAYMENT

Upon completion of all the work under this Contract, the CONTRACTOR shall notify the ENGINEER, in writing, that he has completed his part of the Contract and shall request final payment. Upon receipt of such notice the ENGINEER will inspect and, if acceptable, submit to the OWNER his recommendation as to acceptance of the completed work and as to the final estimate of the amount due the CONTRACTOR. Upon approval of this final estimate by the OWNER and compliance by the CONTRACTOR with provisions in Article RELEASE OF LIENS OR CLAIMS, and other provisions as may be applicable, the OWNER shall pay to the CONTRACTOR all monies due him under the provisions of these Contract Documents.

73. NO WAIVER OF RIGHTS

Neither the inspection by the OWNER, through the ENGINEER or any of his employees, nor any order by the OWNER for payment of money, nor any payment for, or acceptance of, the whole or any part of the work by the OWNER or ENGINEER, nor any extension of time, nor any possession taken by the OWNER or its employees, shall operate as a waiver of any provision of this Contract, or any power herein reserved to the OWNER, or any right to damages herein provided, nor shall any waiver of any breach in this Contract be held to be a waiver of any other or subsequent breach. Acceptance or final payment shall not be final and conclusive with regards to latent defects, fraud, or such gross mistakes as may amount to fraud, or as regards the OWNER's rights under the warranty.

74. ACCEPTANCE OF FINAL PAYMENT CONSTITUTES RELEASE

The acceptance by the CONTRACTOR of the final payment shall release the OWNER and the ENGINEER, as representatives of the OWNER, from all claims and all liability to the CONTRACTOR for all things done or furnished in connection with the work, and every act of the OWNER and others relating to or arising out of the work except claims previously made in writing and still unsettled. No payment, however, final or otherwise, shall operate to release the CONTRACTOR or his Sureties from obligations under this Contract and the Performance Bond, Payment Bond, and other bonds and warranties, as herein provided.

SUPPLEMENTARY CONDITIONS

The General Conditions are hereby revised as follows:

ARTICLE 9 "ENGINEER"

Add the following:

Wherever in these Documents the word "Engineer" appears, it shall be understood to mean the City of Key West, Port & Marine Services Director or authorized representatives.

ARTICLE 12 "OWNER"

Add the following:

Wherever in these Documents the word "Owner" appears, it shall be understood to mean the City of Key West whose address is 3126 Flagler Avenue, Key West, Florida 33040.

ARTICLE 32 "CONTRACTOR, AN INDEPENDENT AGENT"

Add the following:

Assignment of any part or the whole of this Contract shall be subject to review and approval of the City Commission.

ARTICLE 34 "INSURANCE AND LIABILITY"

Delete Article 34 Sections A, B, C and D and replace with the following:

CONTRACTOR is to secure, pay for, and file with the City of Key West, prior to commencing any work under the Contract, all certificates for workers' compensation, public liability, and property damage liability insurance, and such other insurance coverages as may be required by specifications and addenda thereto, in at least the following minimum amounts with specification amounts to prevail if greater than minimum amounts indicated. Notwithstanding any other provision of the Contract, the CONTRACTOR shall provide the minimum limits of liability insurance coverage as follows:

Auto Liability	\$1,000,000	Combined Single Limit
General Liability	\$2,000,000	Aggregate (Per Project)
	\$2,000,000	Products Aggregate
	\$1,000,000	Any One Occurrence
	\$1,000,000	Personal Injury
	\$ 300,000	Fire Damage/Legal
Additional Umbrella Liability	\$1,000,000	Occurrence / Aggregate

CONTRACTOR shall furnish an original Certificate of Insurance indicating, and such policy providing coverage to, City of Key West named as an additional insured on a PRIMARY and NON CONTRIBUTORY basis utilizing an ISO standard endorsement at least as broad as CG 2010 (11/85) or its equivalent, (combination of CG 20 10 07 04 and CG 20 37 07 04, providing coverage for completed operations, is acceptable) including a waiver of subrogation clause in favor of City of Key West on all policies. CONTRACTOR will maintain the General Liability and Umbrella Liability insurance coverages summarized above with coverage continuing in full force including the additional insured endorsement until at least 3 years beyond completion and delivery of the work contracted herein.

Notwithstanding any other provision of the Contract, the CONTRACTOR shall maintain complete workers' compensation coverage for each and every employee, principal, officer, representative, or agent of the CONTRACTOR who is performing any labor, services, or material under the Contract. Further, CONTRACTOR shall additionally maintain the following minimum limits of coverage:

Bodily Injury Each Accident	\$1,000,000
Bodily Injury by Disease Each Employee	\$1,000,000
Bodily Injury by Disease Policy Limit	\$1,000,000

If the work is being done on or near a navigable waterway, CONTRACTOR's workers compensation policy shall be endorsed to provide USL&H Act (WC 00 01 06 A) and Jones Act (WC 00 02 01 A) coverage if specified by the City of Key West. CONTRACTOR shall provide the City of Key West with a Certificate of Insurance verifying compliance with the workman's compensation coverage as set forth herein and shall provide as often as required by the City of Key West such certification which shall also show the insurance company, policy number, effective and expiration date, and the limits of workman's compensation coverage under each policy.

CONTRACTOR's insurance policies shall be endorsed to give 30 days written notice to the City of Key West in the event of cancellation or material change, using form CG 02 24, or its equivalent.

Certificates of Insurance submitted to the City of Key West will not be accepted without copies of the endorsements being requested. This includes additional insured endorsements, cancellation/material change notice endorsements, and waivers of subrogation. Copies of USL&H Act and Jones Act endorsements will also be required if necessary. PLEASE ADVISE YOUR INSURANCE AGENT ACCORDINGLY.

CONTRACTOR will comply with any and all safety regulations required by any agency or regulatory body including but not limited to OSHA. CONTRACTOR will notify City of Key West immediately by telephone at (305) 809-3811 any accident or injury to anyone that occurs on the jobsite and is related to any of the work being performed by the CONTRACTOR.

Add the following Section:

G. SURETY AND INSURER QUALIFICATIONS

All 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 his 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.

ARTICLE 35 "INDEMNITY"

Delete Article 35 in its entirety and replace with the following:

INDEMNITY

To the fullest extent permitted by law, the CONTRACTOR expressly agrees to indemnify and hold harmless the City of Key West, their officers, directors, agents and employees (herein called the "indemnitees") from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees and court costs, such legal expenses to include costs incurred in establishing the indemnification and other rights agreed to in this Paragraph, to persons or property, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the CONTRACTOR, its Subcontractors or persons employed or utilized by them in the performance of the Contract. Claims by indemnitees for indemnification shall be limited to the amount of CONTRACTOR's insurance or \$1 million per occurrence, whichever is greater. The parties acknowledge that the amount of the indemnity required hereunder bears a reasonable commercial relationship to the Contract and it is part of the project specifications or the bid documents, if any.

The indemnification obligations under the Contract shall not be restricted in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the CONTRACTOR under Workers' Compensation acts, disability benefits acts, or other employee benefits acts, and shall extend to and include any actions brought by or in the name of any employee of the CONTRACTOR or of any third party to whom CONTRACTOR may subcontract a part or all of the Work. This indemnification shall continue beyond the date of completion of the work.

ARTICLE 39 "CODES, ORDINANCES, PERMITS, AND LICENSES"

Add the following:

A. NOISE ORDINANCE

City of Key West has a noise ordinance that allows working hours between 8:00 AM to 7:00 PM, Monday through Friday. No work should be performed during weekends or City Holidays, State Holidays and National Holidays. Any construction operations outside these hours and these days will require a variance from the City of Key West Commission.

B. "LICENSES"

Within 10 days of Notice of Award, the successful Bidder must represent that he holds all applicable state, county, and City of Key West licenses and permits required to do business as a contractor with respect to the work described in the Contract Documents.

Further, the successful Bidder must, within 10 days of Notice of Award, furnish documentation showing that, as a minimum, he has complied with the provisions of Chapter 18 of the Code of Ordinances of the City of Key West in order to enter into the Agreement contained in the Contract Documents.

Specifically, within 10 days after Notice of Award, the successful Bidder must demonstrate that he holds, as a minimum, the following licenses and certificates:

1. City of Key West, Engineering Contractor Class I license.
2. Holds a valid occupational license issued by the City of Key West.

ARTICLE 42 "SAFETY"

Add the following sub article:

OCCUPATIONAL SAFETY AND HEALTH

The Contractor shall observe and comply with all applicable local, state, and federal occupational safety and health regulations during the prosecution of work under this Contract. In addition, full compliance by the Contractor with the U.S. Department of Labor's Occupational Safety and Health Standards, as established in Public Law 91-596, will be required under the terms of this Contract.

ARTICLE 43 "PROTECTION OF WORK AND PROPERTY"

Add the following Article:

HISTORIC PRESERVATION

The Contractor shall comply with Florida's Archives and Historic Act (Florida Statutes, Chapter 267) and the regulations of the local historic preservation board as applicable and protect against the potential loss or destruction of significant historical or archaeological data, sites, and properties in connection with the project.

ARTICLE 45 "MATERIALS AND APPLIANCES"

Add the following to the end of the first paragraph:

At contract completion, no equipment purchased by the contractor shall be transferred to state or local ownership.

ARTICLE 57 "OWNERS RIGHT TO TRANSFER EMPLOYMENT"

Add the following Article:

TERMINATION FOR CONVENIENCE AND RIGHT OF SUSPENSION

- A. Owner shall have the right to terminate this Contract without cause by written notice of Termination to the Contractor. In the event of such termination for convenience, the Contractor's recovery against the Owner shall be limited to that portion of the Contract amount earned through the date of termination, together with any retainage withheld and reasonable termination expenses incurred. Contractor shall not be entitled to any other or further recovery against the Owner, including, but not limited to, damages or any anticipated profit on portions of the Work not performed.
- B. Owner shall have the right to suspend all or any portions of the Work upon giving the Contractor prior written notice of such suspension. If all or any portion of the Work is so suspended, the Contractor shall be entitled to reasonable costs, expenses and time extension associated with the suspension.

ARTICLE 60 "LIQUIDATED DAMAGES"

Delete Article "LIQUIDATED DAMAGES" in its entirety and substitute the following:

LIQUIDATED DAMAGES

Should the Contractor fail to complete the work or any part thereof in the time agreed upon in the Contract Documents or within such extra time as may have been allowed for delays by extensions granted as provided in the Contract, the Contractor shall reimburse the Owner for the additional expense and damage for each calendar day, Sundays and legal holidays included, that project outlined in Contract Documents remains uncompleted after the completion date. Liquidated damages shall be assessed. It is agreed that the amount of such additional expense and damage incurred by reason of failure to complete the work is the per diem rate as stipulated in the Proposal. The said amount is hereby agreed upon as a reasonable estimate of the costs which may be accrued by the Owner after the expiration of the time of completion. It is expressly understood and agreed that this amount is not to be considered in the nature of a penalty but as liquidated damages, which have accrued against the Contractor. The Owner shall have the right to deduct such damages from any amount due or that may become due the Contractor or the amount of such damages shall be due and collectible from the Contractor or Surety.

ARTICLE 69 "PARTIAL PAYMENTS"

Delete the first paragraph of Article "PARTIAL PAYMENTS" and substitute the following:

No more than once each month the Contractor shall submit to the Engineer a detailed estimate of the amount earned during the preceding month for the separate portions of the work and request payment. As used in this Article the words "amount earned" means the value, on the date of the estimate, for partial payment of the work completed in accordance with the Contract Documents and the value of approved materials delivered to the project site suitably stored and protected prior to incorporation into the work.

Add the following:

Payment will be made by the Owner to the Contractor within 40 days receipt of the written recommendation of payment from the Engineer.

Delete Sub-Article C "DEDUCTION FROM ESTIMATE" in its entirety and substitute the following:

DEDUCTION FROM ESTIMATE

The Owner will deduct from the estimate and retain as part security 10 percent of the amount earned for work satisfactorily completed. A deduction and retainage of 10 percent will be made on the estimated amount earned for approved items of material delivered to and properly stored at the jobsite but not incorporated into the work.

Delete Sub-Article E "PAYMENT" in its entirety and substitute the following:

PAYMENT

After deducting the retainage and the amount of all previous partial payments made to the Contractor from the amount earned the amount due will be made payable to the Contractor. Recommendations for payment received by the Owner less than 40 days prior to the scheduled day for payment will not be processed or paid until the following month.

ARTICLE 72 "FINAL PAYMENT"

Add the following;

A. Acceptance and Final Payment.

Whenever the Contractor has completely performed the work provided for under the Contract and the Engineer has performed a final inspection and made final acceptance and subject to the terms of the Engineer will prepare a final estimate showing the value of the work as soon as the Engineer makes the necessary measurements and computations. The Engineer will correct all prior estimates and payments in the final estimate and payment. The OWNER will pay the estimate, less any sums that the OWNER may have deducted or retained under the provisions of the Contract, as soon as practicable after final acceptance of the work, provided the Contractor has met the requirements of (1) through (6) below.

- 1 The Contractor has agreed in writing to accept the balance due or refund the overpayment, as determined by the OWNER, as full settlement of his account under the Contract and of all claims in connection therewith, or the Contractor, accepted the balance due or refunded the overpayment, as determined by the OWNER, with the stipulation that his acceptance of such payment or the making of such refund does not constitute any bar, admission, or estoppel, or have any effect as to those payments in dispute or the subject of a pending claim between the Contractor and the OWNER. To receive payment based on a FINAL PAYMENT CERTIFICATE, The Contractor further agrees, by submitting a FINAL PAYMENT CERTIFICATE that any pending or future arbitration claim or suit is limited to those particulars, including the itemized amounts, defined in the original FINAL PAYMENT CERTIFICATE , and that he will commence with any such arbitration claim or suit within 15 calendar days from and after the time of final PAYMENT of the work and that his failure to file a formal claim within this period constitutes his full acceptance of the Engineer's final estimate and payment. The overpayment refund check from the Contractor, if required, will be considered a part of any Acceptance Letter executed.
- 2 The Contractor has properly maintained the project, as specified hereinbefore.
- 3 The Contractor has furnished a sworn affidavit to the effect that the Contractor has paid all bills and no suits are pending (other than those exceptions listed, if any) in connection with work performed under the Contract and that the Contractor has not offered or made any gift or gratuity to, or made any financial transaction of any nature with, any employee of the OWNER in the performance of the Contract.
- 4 The surety on the contract bond consents, by completion of their portion of the affidavit and surety release subsequent to the Contractor's completion of his portion, to final payment to the Contractor and agrees that the making of such payment does not relieve the surety of any of its obligations under the bond.
- 5 The Contractor has furnished all required mill tests and analysis reports to the Engineer.
- 6 The Contractor has furnished as-built drawings in AutoCad and Adobe PDF, in accordance with all supplied data collections and files to be compatible with Esri ArcGIS 10.2.2 Software. The current computing environment consists of:
 - Microsoft SQL Server
 - Windows 7/Server 2008
 - ESRI GIS Platform

Interfaces and Integrations

* * * * *

PART 4

SPECIFICATIONS

SECTION 01001
GENERAL REQUIREMENTS

PART 1 - GENERAL

1.01 GENERAL

- A. The Work under this Contract shall be performed by the Contractor as required by the City. Work will be authorized in the form of a Notice to Proceed issued to the Contractor. The Contractor shall complete all Work in the Contract within the number of calendar days stipulated in the Contract, unless an extension in the time of completion is granted by the City. Upon completion of the Work and compliance with applicable provisions in the Contract Documents, the Contractor will receive final payment for all Work done.
- B. Contractor's Duties:
1. In addition to provisions stipulated in other portions of the Contract Documents, Contractor shall secure permits as necessary for proper execution and completion of the work.
 2. Contractor shall be totally responsible for all permits required and shall ensure that construction complies with all applicable local, state, and federal codes.
 3. Provide an experienced, qualified, and competent Superintendent to oversee the Work. Superintendent shall be expected to remain for the duration of the Project.

1.02 MOBILIZATION AND DEMOBILIZATION

CONTRACTOR shall be responsible for mobilization and demobilization of labor, materials and equipment. Payment for mobilization and demobilization will be included in the lump sum price indicated in the BID.

1.03 CONTRACTOR'S USE OF PREMISES

- A. Work shall be scheduled as to not interfere with on-going area activities.
- B. Coordinate use of premises and requirements with the City.
- C. Assume full responsibility for the protection and safekeeping of products under this Contract, stored on the site.
- E. Contractor shall provide drinking water for construction personnel.
- F. Contractor shall provide waste solutions for construction personnel.

1.04 FINISHING OF SITE AND STORAGE AREAS

Upon completion of the Project, all areas used by the Contractor shall be properly cleared of all temporary structures, rubbish, and waste materials and properly graded to drain and blend in with the abutting property. Areas used for the deposit of waste materials shall be finished to properly drain and blend with the surrounding terrain.

PART 2 - TEMPORARY CONSTRUCTION UTILITIES AND FACILITIES

2.1 TEMPORARY WATER

CONTRACTOR shall make his own arrangements to obtain suitable water and shall pay all costs.

2.2 SANITARY FACILITIES

CONTRACTOR shall provide and maintain sanitary facilities for his employees and his subcontractors' employees that will comply with the regulations of local and state departments of health, and as directed by the City.

2.3 STORAGE OF MATERIALS

A. Materials shall be so stored as to ensure the preservation of their quality and fitness for the work. When considered necessary, materials shall be placed on wooden platforms or other hard, clean surfaces, not on the ground.

PART 3 - PRESERVATION, RESTORATION, AND CLEANUP

3.1 SITE RESTORATION AND CLEANUP

At all times during the work keep the premises clean and orderly. Upon completion of the day's work, repair all damage caused by equipment and leave the project clean and free of rubbish or excess materials of any kind.

Stockpile excavated materials in a manner that will cause the least damage to the area and near shore waters.

Upon completion of the Work, all areas used by the Contractor shall be cleared of temporary structures, rubbish, and waste materials, and properly graded to finished surface similar to the original surface, free-draining and free from holes, ruts, rough spots, leaving the area like original condition.

* * * * *

SECTION 01010 SCOPE OF WORK

The City of Key West requests proposals from qualified individuals or firms for a renovation project at two existing bathroom/laundry facilities (Building 'A' and Building 'B').

The project will include the following:

Demolition

Building 'A'- Removal of existing stair, ramp and porch decking, covered porch tile, handrails, and guardrails. Interior demolition consists of the removal of existing plumbing fixtures, lighting fixtures, finishes, and some interior walls. Contractor responsible for disconnecting and capping existing utilities for re-use in this project.

Building 'B'- Removal of existing stair, ramp, porch roof, exterior lighting fixtures, and the relocation of an existing site light pole. Interior demolition consists of the removal of the existing slab, plumbing fixtures, lighting fixtures, finishes, and some interior walls.

Building 'A' (Bight Facility)

Work at Building 'A' exterior shall consist of the replacement of existing ramp decking, porch decking, new stair, new handrail and guardrail, new gutter and downspouts, windows, and doors. Interior work at Building 'A' shall include new interior layout, lighting, plumbing, laundry equipment, doors, partitions, accessories, and finishes

Building 'B' (Fish House @ Margaret Street)

Work at Building 'B' exterior shall consist of new ramp, stair, porch roof, minor landscaping, doors, and lighting. Interior work at Building 'B' shall include new interior layout, new slab on grade, plumbing, lighting, doors, partitions, accessories, finishes, new ductless AC system in existing laundry room.

The intent of these Documents is to describe a functionally complete project (or part thereof) to be constructed in accordance with the Contract Documents. Any work, materials, or equipment that may reasonably be inferred from the Contract Documents, as being required to produce the intended result shall be supplied whether or not specifically called for.

* * * *

SECTION 01025
MEASUREMENT AND PAYMENT

1.1 GENERAL

- A. Contractor shall receive and accept compensation as provided in the Bid and Contract in full payment for performing all operations necessary to complete the work under the Lump Sum portions of this Contract, and also in full payment for all loss or damages arising from the nature of the work, until the final acceptance by the City.
- B. Contractor's attention is called to the fact that the quotations for various items of work are intended to establish a total price for completing the work in its entirety. It is the intent of this Contract that the Contractor provide a completed structure, and any item required to accomplish this shall be included to establish a total cost.

1.2 PAYMENT

- A. Payment for all Work as ordered or specified in the Contract Documents is included in the Contract Price.

1.4 NONPAYMENT FOR REJECTED OR UNUSED PRODUCTS

Payment will not be made for following:

- 1. Defective Work not accepted by the City.

1.5 PARTIAL PAYMENT FOR STORED MATERIALS AND EQUIPMENT

- A. Partial Payment: No partial payments will be made for materials and equipment delivered or stored unless Shop Drawings are acceptable to the City and materials are properly stored at a site as agreed to by the City.
- B. Final Payment: Will be made only for products incorporated in Work. Products for which partial payments have been made will be deducted from final payment.

* * * * *

SECTION 01300 SUBMITTALS

PART 1 GENERAL

1.01 GENERAL

- A. Inquiries: Direct to ENGINEER regarding procedure, purpose, or extent of Submittal.
- B. Submittal Submission Procedures: As provided in General Conditions, as specified herein, and as may otherwise be established during the preconstruction conference.
- C. OWNER's Authorization: At any time, OWNER may authorize changes to procedures and requirements for Submittals, as necessary to accomplish specific purpose of each Submittal. Such authorization will be by Field Order or Work Change Directive.
- D. Timeliness: Make submissions in such sequence as to cause no delay in Work or in work of other contractors.
- E. Identification of Submittals:
 - 1. Identify each Submittal with numbering and tracking system reviewed by ENGINEER:
 - a. Sequentially number each Submittal.
 - b. Resubmission of a Submittal will have original number with sequential alphabetic suffix.
 - 2. Show date of submission and dates of previous submissions.
 - 3. Show Project title and OWNER's contract identification and contract number.
 - 4. Show names of CONTRACTOR, Subcontractor or Supplier, and manufacturer as appropriate.
 - 5. Clearly identify revisions from previous submissions.
- F. Incomplete Submittal Submissions:
 - 1. At ENGINEER's sole discretion, ENGINEER will either (i) return the entire Submittal for CONTRACTOR's revision/correction and resubmission, or (ii) retain portions of the Submittal and request submission/resubmission of specified items or as noted thereon.
 - 2. Submittals which do not clearly bear CONTRACTOR's specific written indication of CONTRACTOR review and approval of Submittal will be returned to CONTRACTOR unreviewed for resubmission in accordance with Contract Documents.
 - 3. Delays, resequencing or other impact to Work resulting from CONTRACTOR's submission of unchecked or unreviewed, incomplete, inaccurate or erroneous, or nonconforming Submittals, which will require CONTRACTOR's resubmission of

a Submittal for ENGINEER's review, shall not constitute a basis of claim for adjustment in Contract Price or Contract Times.

- F. Non-specified Submissions: Submissions not required under these Contract Documents and not shown on schedule of Submittals submissions will not be reviewed and will be returned to CONTRACTOR.
- G. Transmit Submittals in accordance with current accepted schedule of Submittal submissions, and deliver as follows:
 - 1. Submittals to: Key West Historic Seaport, Deputy Port and Marine Services Director.
- H. Disposition of Submittals: As specified herein for administrative Submittals. ENGINEER will review, stamp, and indicate requirements for resubmission or acceptance on Submittal as follows:
 - 1. Reviewed as Noted:
 - a. Reference the General Conditions for intent.
 - b. CONTRACTOR may proceed to perform Submittal related Work.
 - c. One copy for ENGINEER's file.
 - d. One copy returned to CONTRACTOR.
 - 2. Revise and Resubmit (Revise/Correct or Develop Replacement and Resubmit):
 - a. Revise/correct in accordance with ENGINEER's comments and resubmit.
 - b. One copy to ENGINEER's file.
 - c. One copy returned to CONTRACTOR appropriately annotated.
- I. ENGINEER's Review: ENGINEER will act upon CONTRACTOR's Submittal and transmit response to CONTRACTOR not later than 30 days after receipt, unless: (i) specified otherwise or (ii) accepted by ENGINEER and identified on current accepted schedule of Submittals submissions. Re-submittals will be subject to the same review time.

1.02 SHOP DRAWINGS

- A. Description: Reference the General Conditions.
- B. Excessive Shop Drawing Review: Review of the first submission and two resubmissions of Shop Drawings will be performed by ENGINEER at no cost to CONTRACTOR. Subsequent additional resubmissions of that Shop Drawing will be reviewed by ENGINEER, however, ENGINEER will document work hours and other expenses required to perform such additional review(s). OWNER shall deduct these costs from Contractor's contract for reimbursement to the ENGINEER.
- C. Copies: Submit two (2) copies.

D. Submit Shop Drawings to ENGINEER for equipment and materials to be furnished under these Contract Documents.

E. Identify and Indicate:

1. Pertinent products, units and assemblies, and system or equipment identification or tag numbers.
2. Critical field dimensions and relationships to other critical features of Work.
 - a. Each deviation or variation from Contract Documents.

F. Resubmissions: Clearly identify each correction or change made.

G. Foreign Manufacturers: When proposed, include following additional information:

1. Names and addresses of at least two companies closest to Project that maintain technical service representatives.
2. Complete inventory of spare parts and accessories for each piece of equipment.

H. Preparation:

1. Format: Whenever possible, schedule for and combine Shop Drawings into a single Submittal package.
2. Present in a clear and thorough manner and of sufficient detail to show kind, size, arrangement, and function of components, materials, and devices and compliance with Contract Documents.

PART 4 PAYMENT

A. Payment for the work in this section will be incidental

SECTION 01700 CONTRACT CLOSEOUT

PART 1 - GENERAL

1.01 REQUIREMENTS

Contract completion includes substantial completion, final inspection after completion, final cleaning, contractor's closeout submittals, and final adjustment of accounts.

1.02 SUBSTANTIAL COMPLETION

- A. When Contractor considers work has reached substantial completion, he shall submit to the OWNER the following:
 - a. Written notice that the work is substantially complete in accordance with Contract Documents.
 - b. A list of items yet to be completed or corrected and explanations thereof.
- B. Within a reasonable time upon receipt of such notice, the OWNER will make an inspection, if necessary, to determine the status of completion.
- C. Should the OWNER determine that the work is not substantially complete:
 - a. The OWNER will promptly notify the Contractor in writing, giving the reasons thereof.
 - b. Contractor shall remedy the deficiencies in the work and send a second written notice of Substantial Completion to the OWNER.
 - c. Upon receipt of the second notice, the OWNER will review the work.
- D. When the OWNER finds that the Work is substantially complete he will issue a Certificate of Substantial Completion with a tentative list of items to be completed or corrected before final inspection.

1.03 FINAL INSPECTION AFTER COMPLETION

- A. When Contractor considers the Work is complete with all minor deficiencies completed or corrected, he shall submit written certification that:
 - a. Contract Document requirements have been met.

- b. Work has been inspected for compliance with Contract Documents.
 - c. Work has been completed in accordance with Contract Documents.
 - d. All minor deficiencies have been corrected or completed and the Work is ready for final inspection.
 - e. Project record documents are complete and submitted.
- B. Within a reasonable time upon receipt of such certification, the OWNER will make an inspection to verify the status of completion.
- C. Should the OWNER determine that the work is incomplete or defective:
- a. The OWNER will promptly notify the Contractor in writing, listing the incomplete or defective work.
 - b. Contractor shall remedy the deficiencies in the work and send a second written certification to the OWNER that the work is complete.
 - c. Upon receipt of the second certification, the OWNER will review the Work.
- D. When the OWNER determines that the work is acceptable, under the Contract Documents, he shall request the Contractor to make closeout submittals.

1.04 FINAL CLEANING

- A. Execute final cleaning prior to final inspection.
- B. Remove waste and surplus materials, rubbish, and construction facilities from the Project and from the site.

1.05 CONTRACTOR'S CLOSEOUT SUBMITTALS

- A. Project Record Documents
 - a. At Contract Closeout, submit documents with transmittal letter containing date, project title, Contractor's name and address, list of documents, and signature of Contractor.
 - b. Changes made by Field Order or by Change Order.
- B. Evidence of payment and Release of Liens.

1.06 FINAL ADJUSTMENT OF ACCOUNTS

- A. Submit a final statement of accounting to the OWNER.
- B. Statement shall reflect all adjustments to the Contract Sum.
 - a. The original Contract sum.

- b. Additions and deductions resulting from:
 - Previous change orders or written amendment.
 - Allowances
 - Unit prices
 - Deductions for uncorrected work.
 - Deductions for liquidated damages
 - Other adjustments
- c. Total contract sum as adjusted
- d. Previous payments
- e. Sum remaining due

PART 5

DRAWINGS

HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS (ITB #17-007)



AREA OF WORK



KEY WEST CITY COMMISSIONERS

MAYOR CRAIG CATES

COMMISSIONER JIMMY WEEKLEY, DISTRICT I

COMMISSIONER SAMUEL KAUFMAN, DISTRICT II

COMMISSIONER BILLY WARDLOW, DISTRICT III

COMMISSIONER RICHARD PAYNE, DISTRICT IV

COMMISSIONER MARGARET ROMERO, DISTRICT V

COMMISSIONER CLAYTON LOPEZ, DISTRICT VI

CITY MANAGER JAMES K. SCHOLL

INDEX OF SHEETS			
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A-1	SITE PLAN		
A-2	FLOOR PLAN - BUILDING 'A'	S-01	STRUCTURAL NOTES
A-2.1	FLOOR PLAN - BUILDING 'B'	S-02	STRUCTURAL DEMOLITION PLAN-BUILDING 'B'
A-3	EXTERIOR ELEVATION - BUILDING 'B'	S-03	STRUCTURAL PLAN AND DETAILS-BUILDING 'B'
A-4	INTERIOR ELEVATION - BUILDING 'A'	S-04	STRUCTURAL ROOF FRAMING PLAN-BUILDING 'B'
A-4.1	INTERIOR ELEVATION - BUILDING 'B'	S-05	STRUCTURAL PLAN AND DETAILS-BUILDING 'A'
A-5	TILE PLAN		
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A-7.2	SIGNAGE PLAN AND SCHEDULE - BUILDING 'A'		
A-8	SPECIFICATIONS	P-1	PLUMBING FIXT. SCHEDULE, GEN. NOTES, & LEGEND
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AD-1	DEMOLITION PLAN - BUILDING 'A'	P-5	PLUMBING RISER DIAGRAMS - BUILDING 'B'
AD-2	DEMOLITION PLAN - BUILDING 'B'	P-6	PLUMBING DETAILS

DESIGN CRITERIA
THE FLORIDA BUILDING CODE 2014 EDITION, AS AMENDED BY GOVERNING LOCAL ORDINANCES AND REQUIREMENTS OF THE STATE OF FLORIDA 'COASTAL ZONE PROTECTION ACT', TOGETHER WITH APPLICABLE REQUIREMENTS OF GOVERNING PUBLIC AGENCIES AND THE FOLLOWING LISTED CODES SHALL APPLY TO THIS PROJECT NATIONAL ELECTRIC CODE, 2014 EDITION FLORIDA PLUMBING CODE, 2014 EDITION FLORIDA MECHANICAL CODE, 2014 EDITION FLORIDA FUEL GAS CODE, 2014 EDITION. WIND LOADING SHALL BE BASED ON ASCE 7-10 180 MPH WIND LOADING. NOTE ANY REFERENCE TO WIND LOADING FOUND IN THE DRAWINGS OR SPECIFICATIONS WHICH DIFFERS FROM THE ABOVE SHALL BE SUPERCEDED BY THIS STATEMENT.

SCOPE OF WORK
BUILDING A: WORK INCLUDES RAMP AND STAIR AND GUTTER IMPROVEMENTS AND NEW WINDOW AND DOORS. INTERIOR WORK INCLUDES NEW ROOM LAYOUTS, NEW LIGHTING, PLUMBING, WALLS, DOORS, ACCESSORIES AND FINISHES. SEE PLANS FOR COMPLETE SCOPE OF WORK. BUILDING B: EXTERIOR WORK INCLUDES NEW RAMP, STAIR, PORCH ROOF, DOORS AND LIGHTING. INTERIOR WORK INCLUDES INTERIOR DEMOLITION, NEW LAYOUT INCLUDING NEW RAISED FLOOR SLAB, WALLS, PLUMBING, LIGHTING, DOORS PARTITIONS, ACCESSORIES AND FINISHES. LAUNDRY ROOM TO GET NEW DUCTLESS A/C SYSTEM

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

HISTORIC SEAPORT
RESTROOMS AND
LAUNDRY
RENOVATIONS
KEY WEST, FLORIDA.

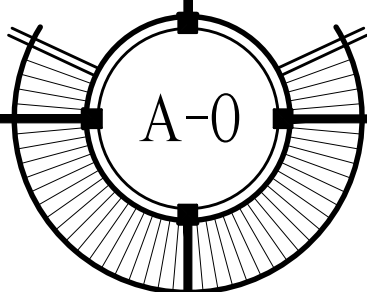
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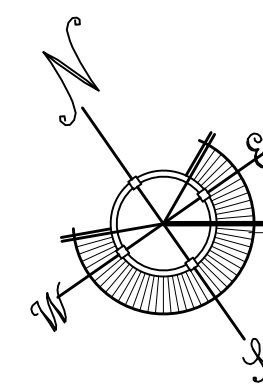
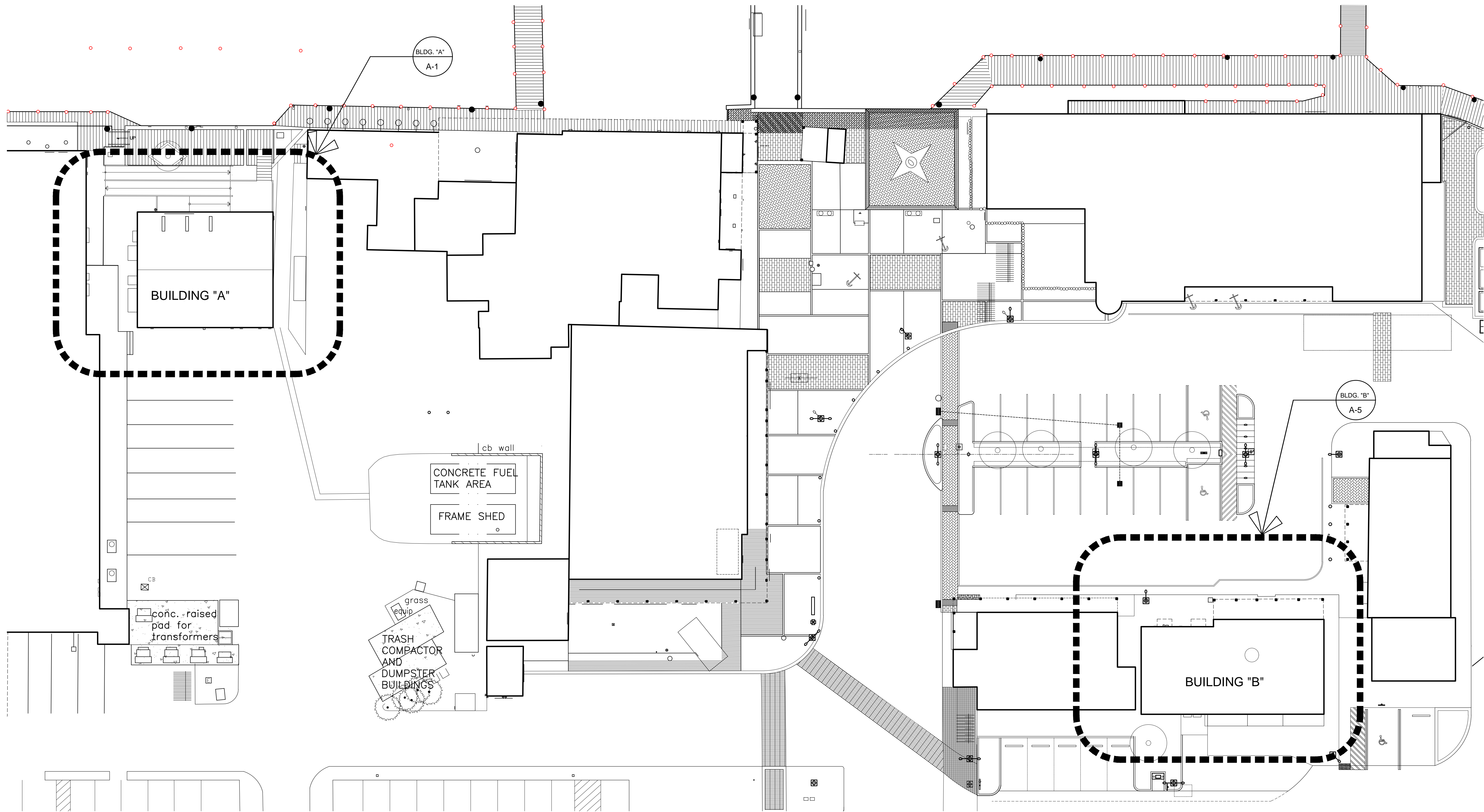
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01-31-17 BID SET

REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408





OVERALL SITE PLAN

SCALE: 1/16"=1'-0"

KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

HISTORIC SEAPORT
RESTROOMS AND
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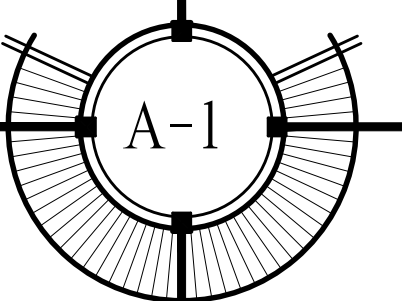
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02-29-16 HARC
01-31-17 BID SET

REVISIONS

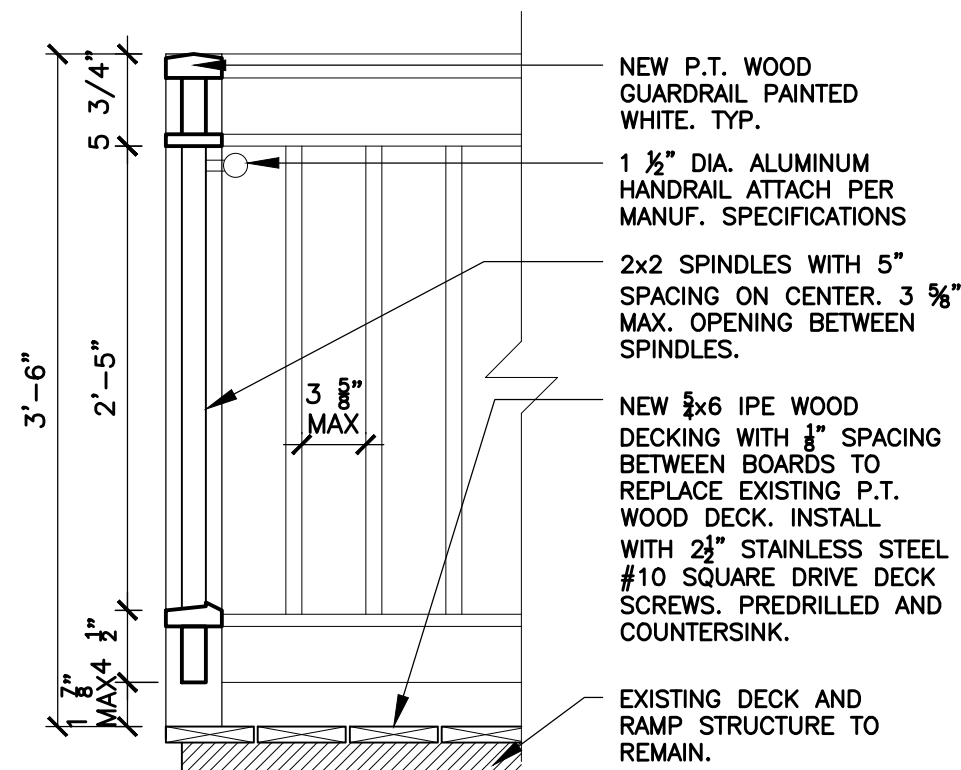
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KMA EVK

PROJECT
NUMBER
1408



WALL LEGEND

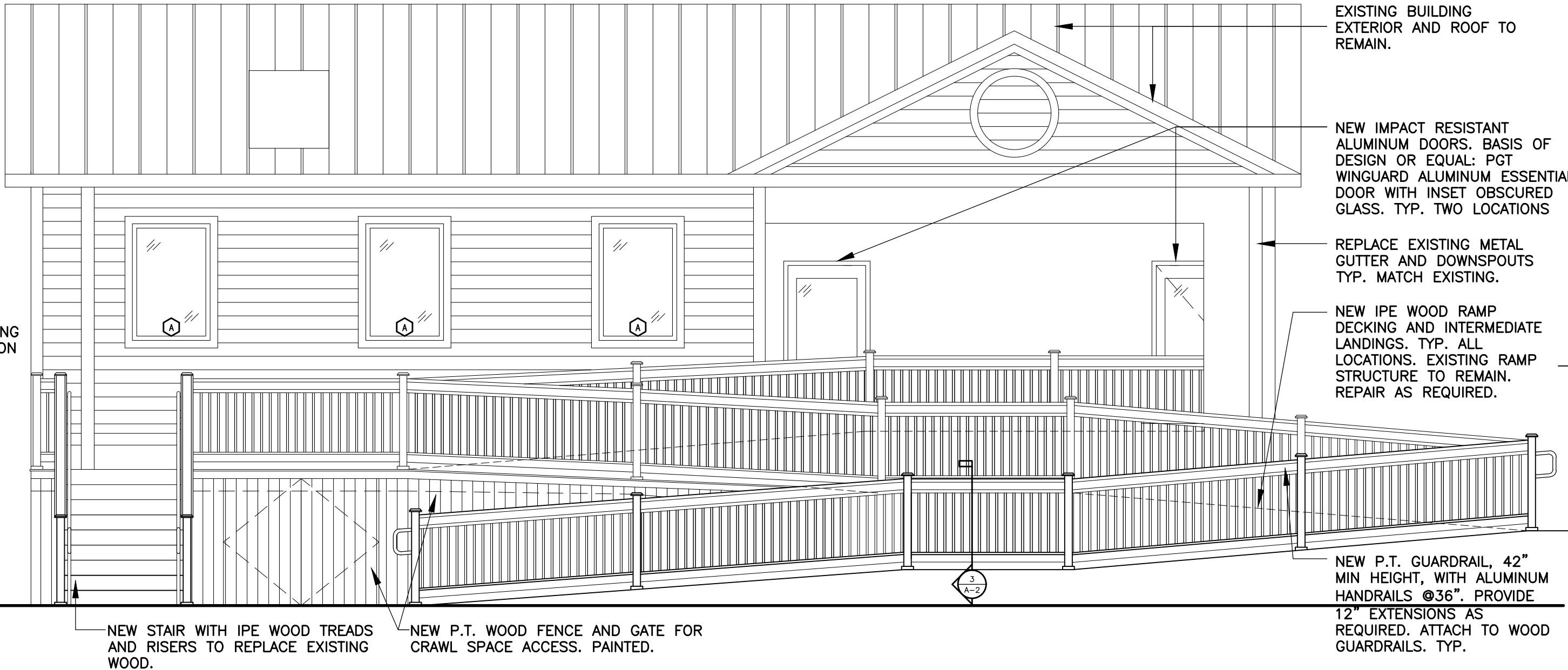
- EXISTING MASONRY WALL TO REMAIN, CLEAN AND PAINT INTERIOR SIDES.
- EXISTING MASONRY WALL TO REMAIN. ADD 3 1/2" GALV. METAL FURRING AT 16" O.C. W/ 5/8" FIBER CEMENT BOARD AND TILE FINISH.
- EXISTING MASONRY WALL TO REMAIN. ADD NEW TILE FINISH TO INTERIOR SIDES.
- NEW PARTITION. 3-5/8" 20 GA. GALV. STL. FRAMING, AT 16" O.C. WITH TILE FINISH OVER 5/8" FIBER CEMENT BOARD (BOTH SIDES). DO NOT ADD TILE TO INSIDE OF ROOM 101. WALL HEIGHT TO EXTEND 6" ABOVE FINISH CEILING. REPAIR AND REPAINT CEILING FINISH AS REQUIRED TO MATCH EXISTING.
- NEW MASONRY WALL 8" CMU. ADD TILE FINISH TO BOTH SIDES. WALL HEIGHT TO ALIGN WITH ADJACENT EXISTING WALL HEIGHT.



GUARDRAIL SECTION

SCALE: 1"=1'-0"

ENSURE THAT NEW WORK DOES NOT
DISRUPT EXISTING GUMBO LIMBO
CANOPY ON ADJACENT PROPERTY



NORTH ELEVATION — BUILDING 'A'

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

NEW WOOD GUARDRAIL
WITH 4x4 POSTS.
GUARDRAIL TO BE AT 42"
MIN. ABOVE FINISH FLOOR.
TYP. ALL LOCATIONS.

NEW IPE WOOD DECK TO
REPLACE EXISTING P.T.
WOOD DECK.

NEW STAIR AND STAIR
STRUCTURE. NEW IPE
WOOD TREADS AND
RISERS TO REPLACE
EXISTING WOOD. PROVIDE
4" OXIDE COARSE GRIT
ANTISLIP TAPE SLIP. BASIS
OF DESIGN GRAINGER.
TYP.

NEW GATES AND FENCE
TO REPLACE EXISTING.
PAINT TO MATCH EXISTING.

NEW CONCRETE LANDING
FOR ADA RAMP TO
REPLACE EXISTING. MAX
SLOPE 2% IN ALL
DIRECTIONS. ALIGN WITH
ADJACENT CONCRETE
SLAB.

NEW IPE WOOD RAMP
DECKING AND
INTERMEDIATE LANDINGS.
TYP. ALL LOCATIONS.
EXISTING RAMP
STRUCTURE TO REMAIN.
REPAIR AS REQUIRED.

NEW ALUMINUM HANDRAILS
Ø36". ATTACH TO NEW
WOOD GUARDRAILS Ø42"
AFF.

EXISTING RAMP
STRUCTURE TO REMAIN.
REFINISH WITH IPE WOOD.
TYP. ALL LOCATIONS.

2
A-2

3
A-2

EXISTING CEILING TO
REMAIN. PATCH AND
REPAIR AS REQUIRED TO
ACCOMMODATE NEW WORK.
TYP. ALL LOCATION.

RECONFIGURED
INTERIOR SPACE.
TYP. ALL INTERIOR
SPACES.

REBUILT VENT
LOCATION FOR
DRYERS.

NEW BENCH BY
OWNER. SHOWN
FOR REFERENCE.

CHANGE
MACHINE
NEW EXIST.
ELEC. ELEC.

COVERED PORCH
200

TRANSITION BETWEEN
TILE AND IPE WOOD
DECK. ALIGN FINISH
ELEVATIONS.

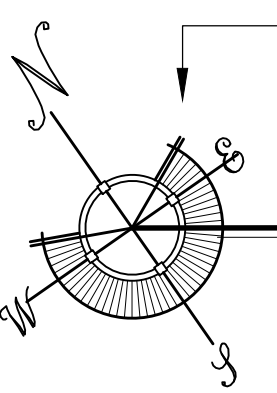
+6'8.75" FROM GRADE
V.I.F.

EXISTING SINK
TO REMAIN. NO
WORK.

EXISTING CEILING TO
REMAIN. PATCH AND
REPAIR AS REQUIRED TO
ACCOMMODATE NEW WORK.
TYP. ALL LOCATION.

FLOOR PLAN — BUILDING 'A'

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



DASHED LINE
INDICATES OPENING IN WALL.
BOTTOM OF
OPENING TO BE 94" AFF.
TYP. 7
LOCATIONS IN ROOM.

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INDICATES OPENING IN WALL.
BOTTOM OF
OPENING TO BE 94" AFF.
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LOCATIONS IN ROOM.

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TYP. 7
LOCATIONS IN ROOM.

DASHED LINE
INDICATES OPENING IN WALL.
BOTTOM OF
OPENING TO BE 94" AFF.
TYP. 7
LOCATIONS IN ROOM.

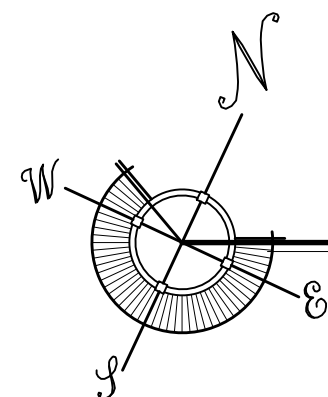
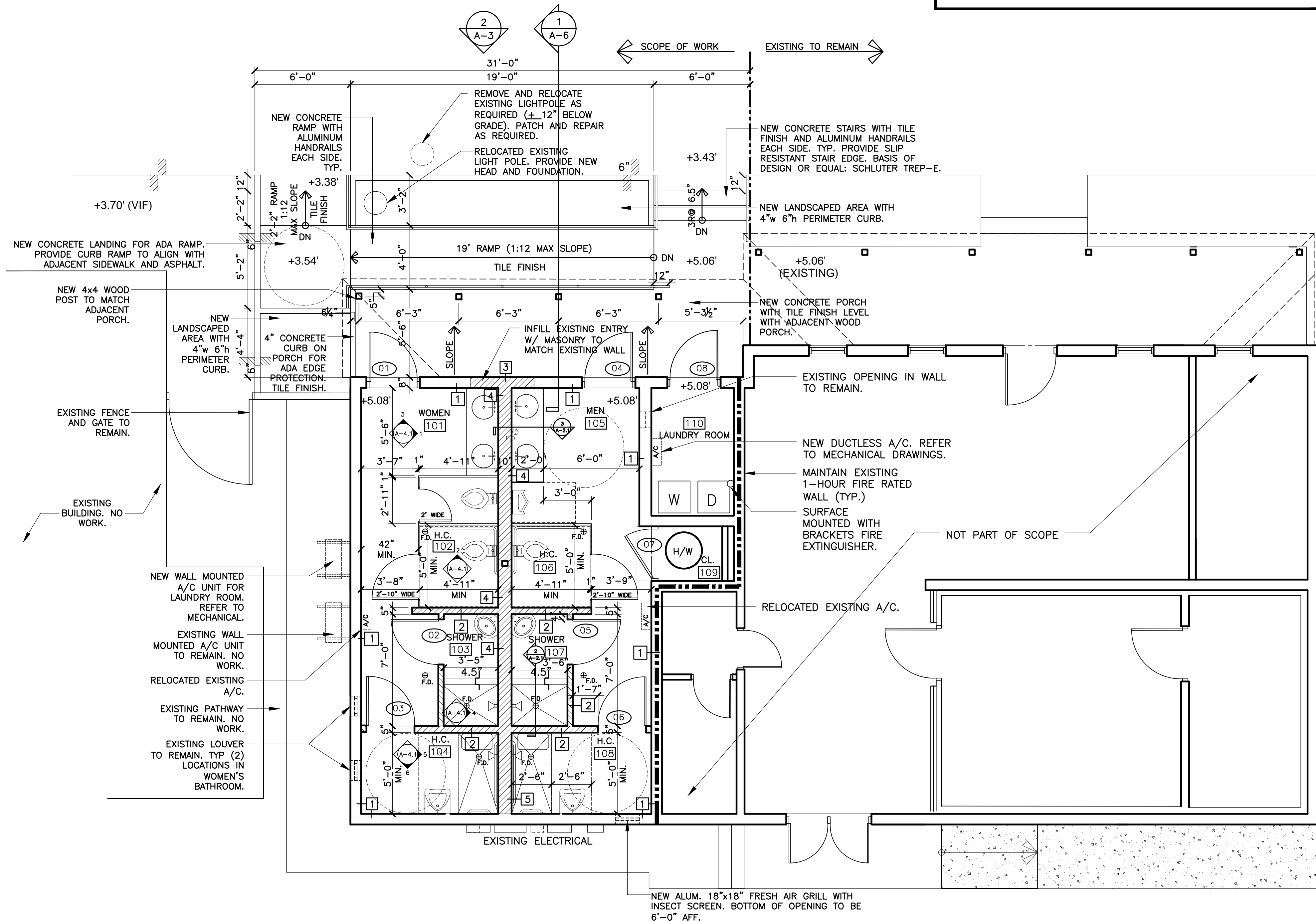
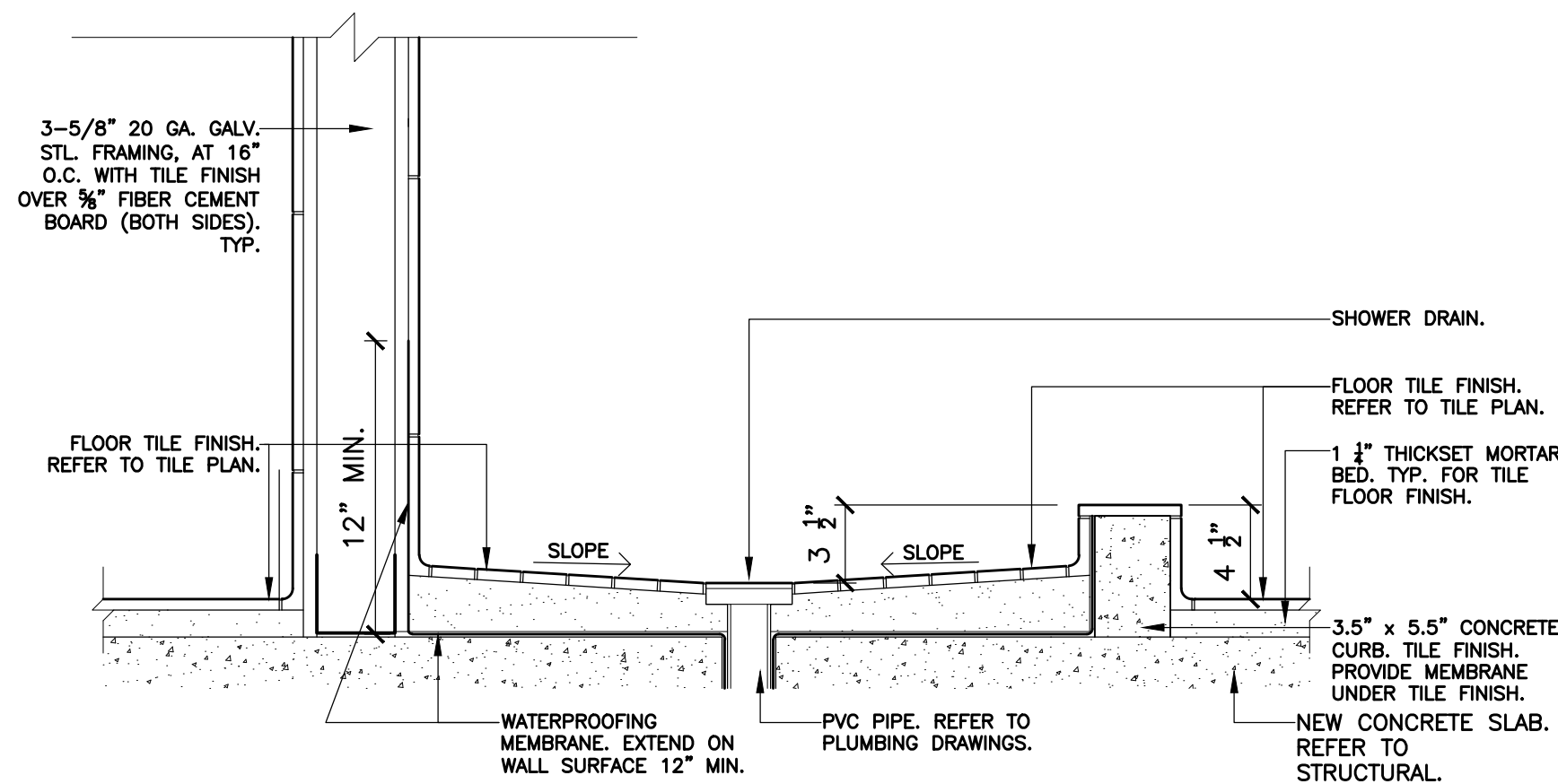
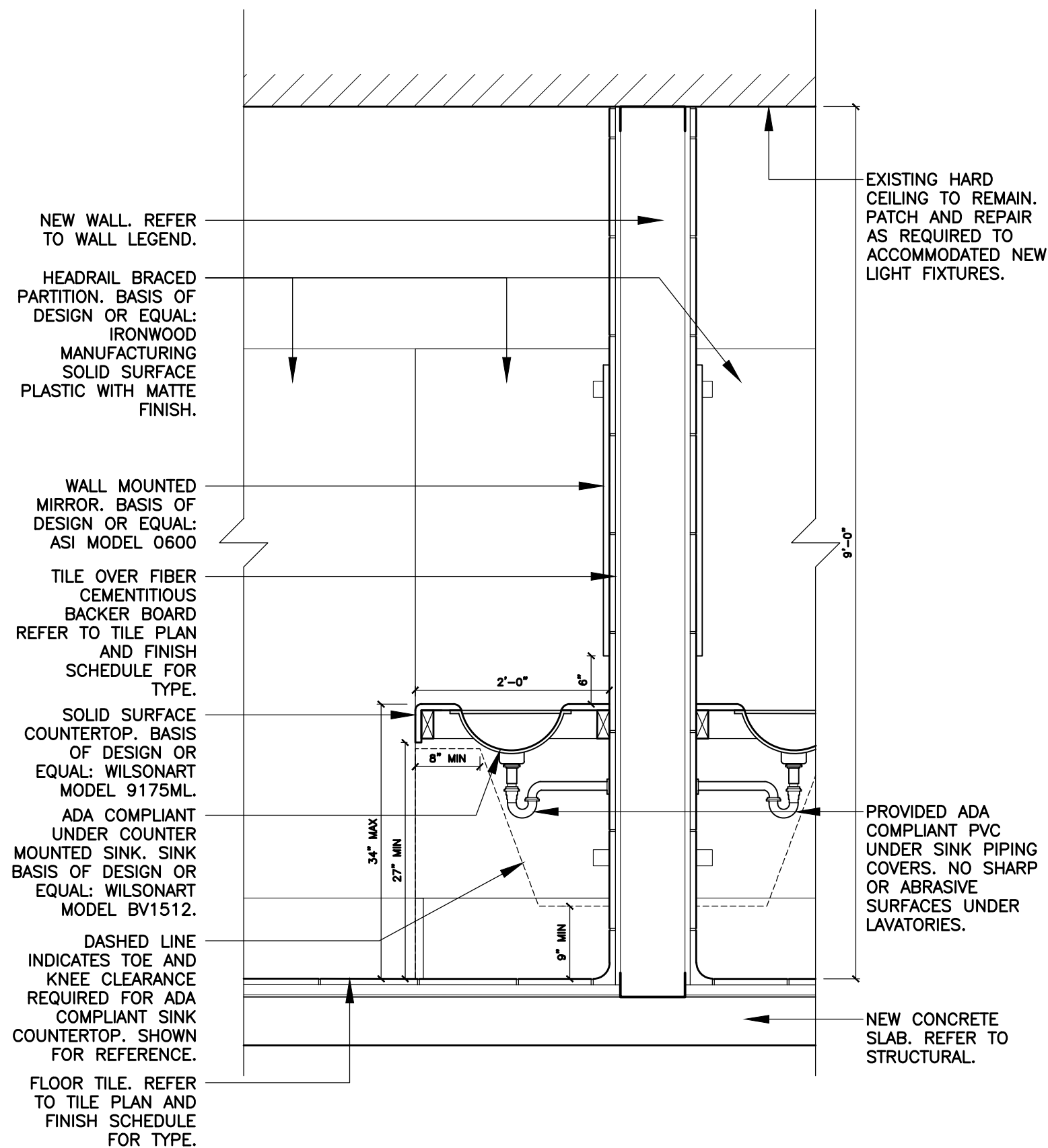
DASHED LINE
INDICATES OPENING IN WALL.
BOTTOM OF
OPENING TO BE 94" AFF.
TYP. 7
LOCATIONS IN ROOM.

DASHED LINE
INDICATES OPENING IN WALL.
BOTTOM OF
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LOCATIONS IN ROOM.

DASHED LINE
INDICATES OPENING IN WALL.
BOTTOM OF
OPENING TO BE 94" AFF.
TYP. 7
LOCATIONS IN ROOM.

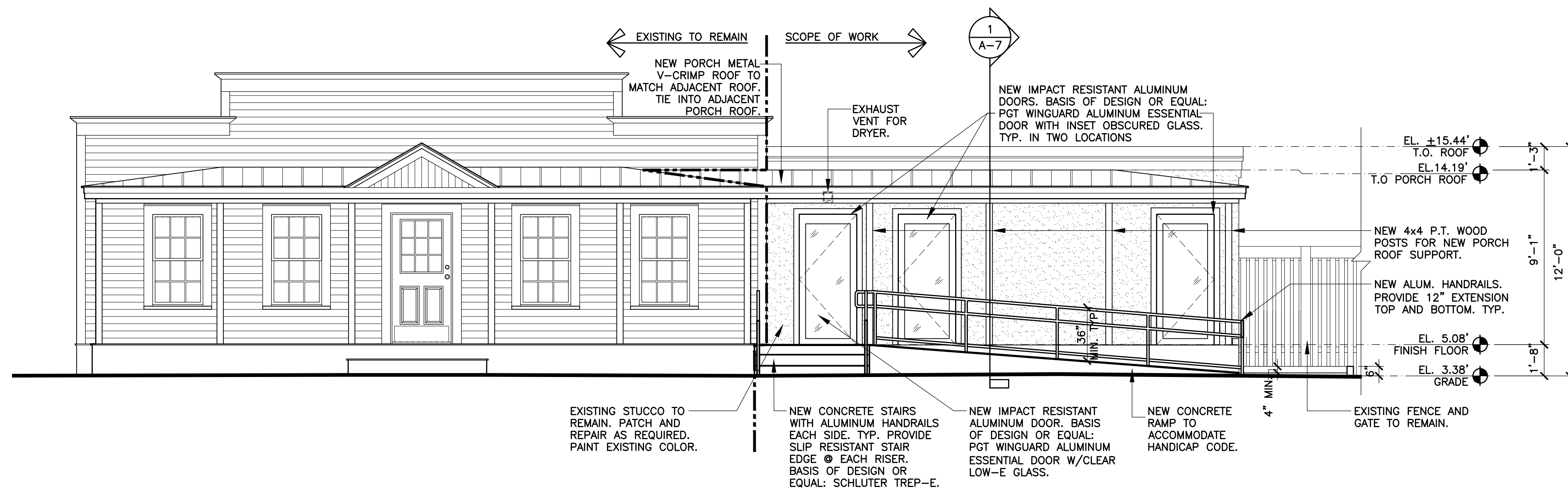
WALL LEGEND

- | | |
|--|--|
| | EXISTING MASONRY WALL TO REMAIN, CLEAN AND PAINT INTERIOR SIDES. |
| | NEW PARTITION. 3-5/8" 20 GA. GALV. STL. FRAMING, AT 16" O.C. WITH TILE FINISH OVER 3/8" FIBER CEMENT BOARD (BOTH SIDES). |
| | NEW MASONRY WALL 8" CMU. MATCH ADJACENT FINISHES. |
| | NEW PARTITION. 8" 20 GA. GALV. STL. FRAMING, AT 16" O.C. WITH TILE FINISH OVER 3/8" FIBER CEMENT BOARD (BOTH SIDES). |

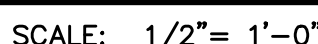
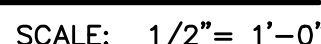
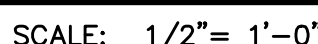
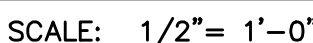
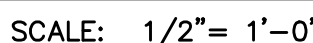
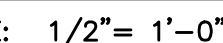
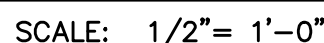




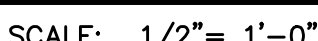
1
A-3
EXISTING FRONT ELEVATION -BUILDING 'B'
SCALE: 1/4"=1'-0"

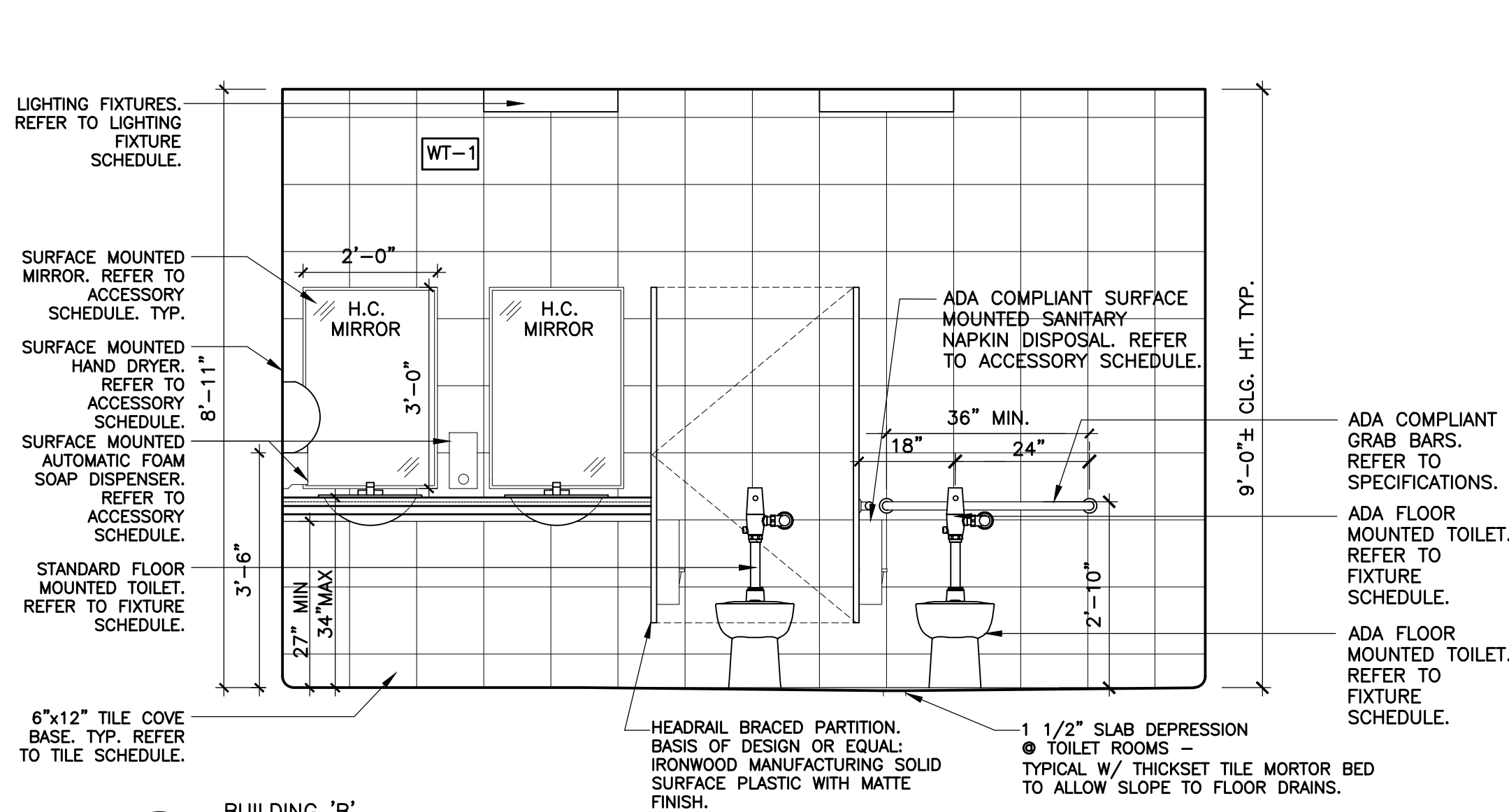


2
A-3
FRONT ELEVATION -BUILDING 'B'
SCALE: 1/4"=1'-0"

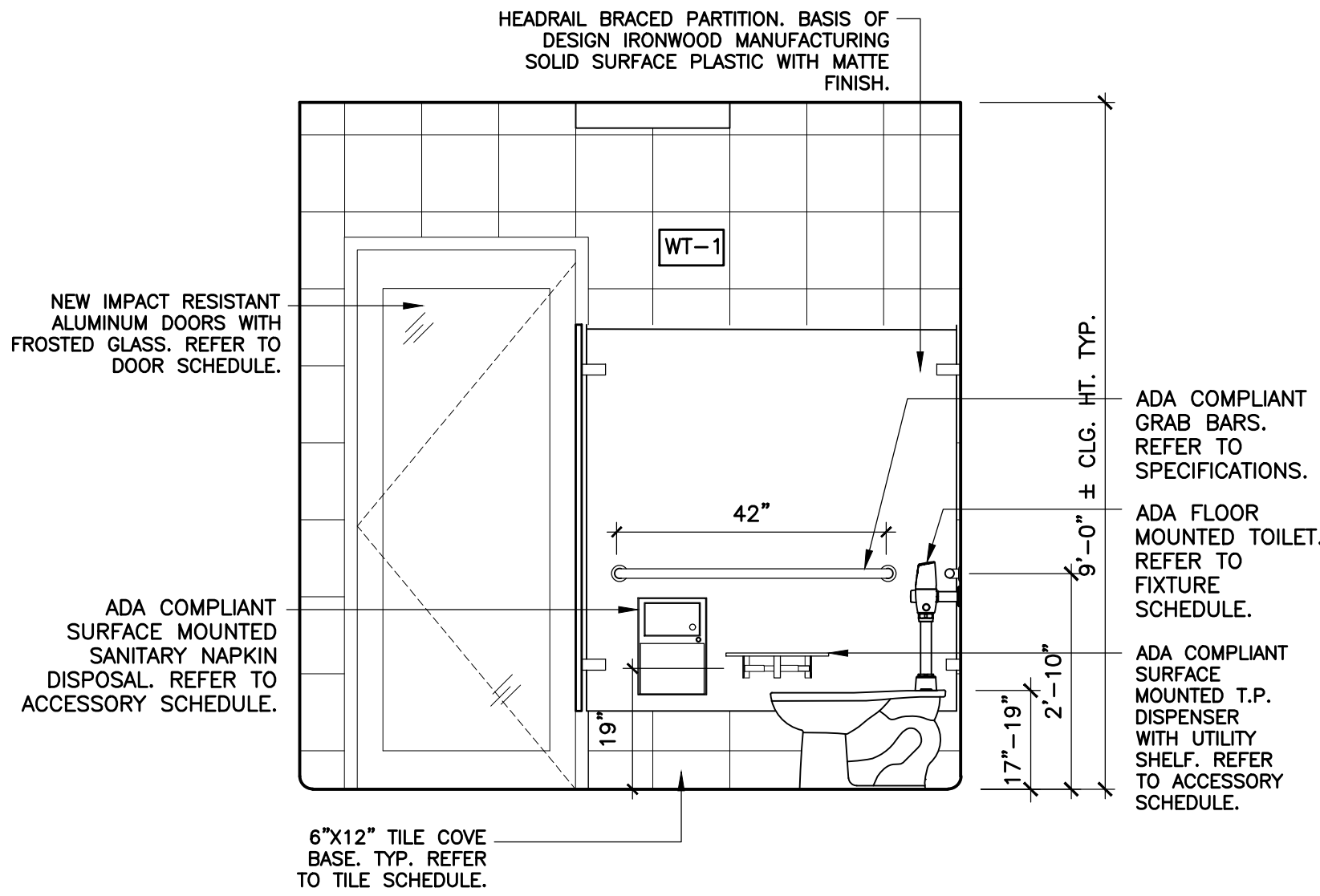


ACCESSORY NOTE: CONTRACTOR TO PROVIDE LISTED BASIS OF DESIGN OR PROVIDE EQUAL IN PERFORMANCE AND FINISH

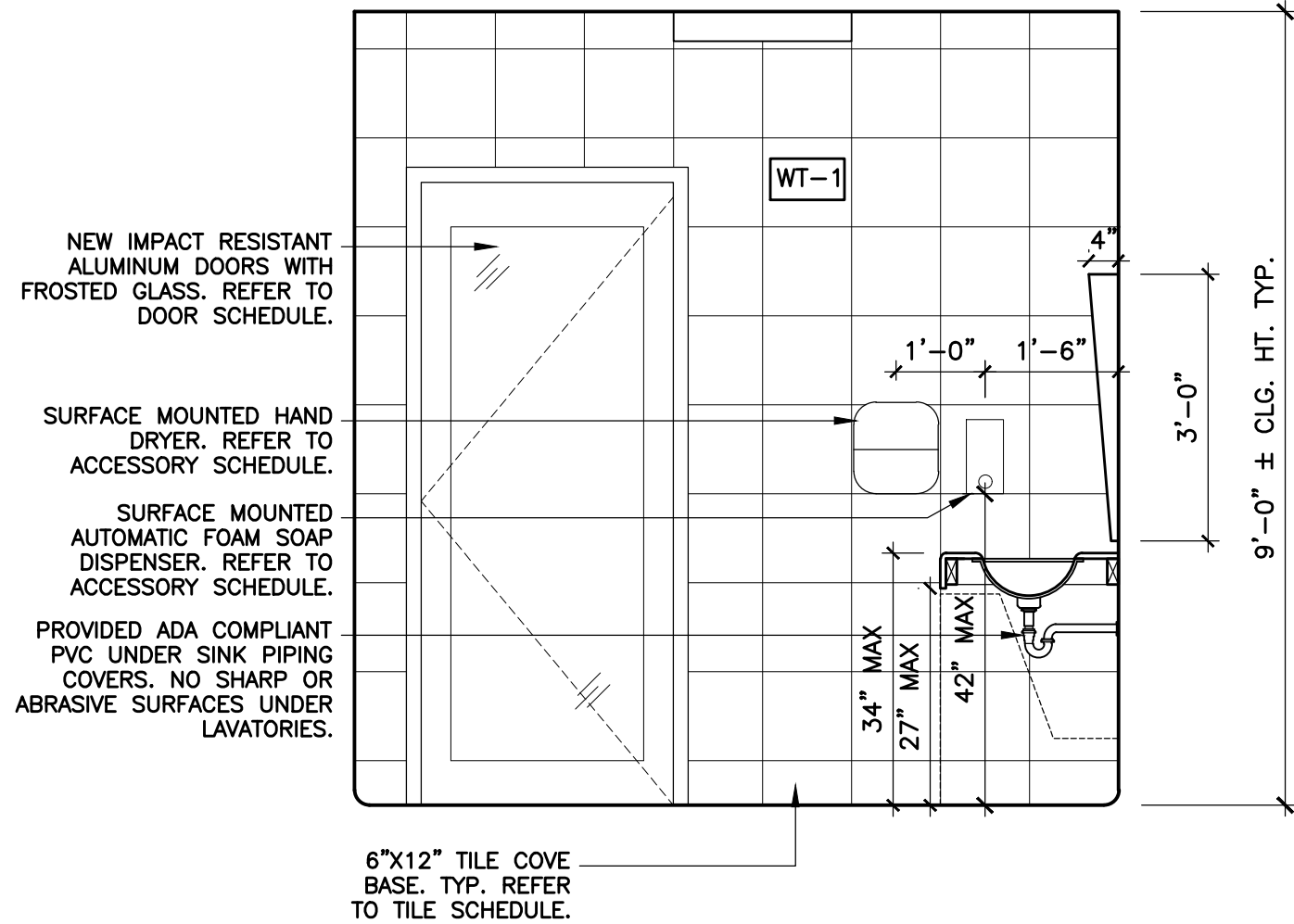




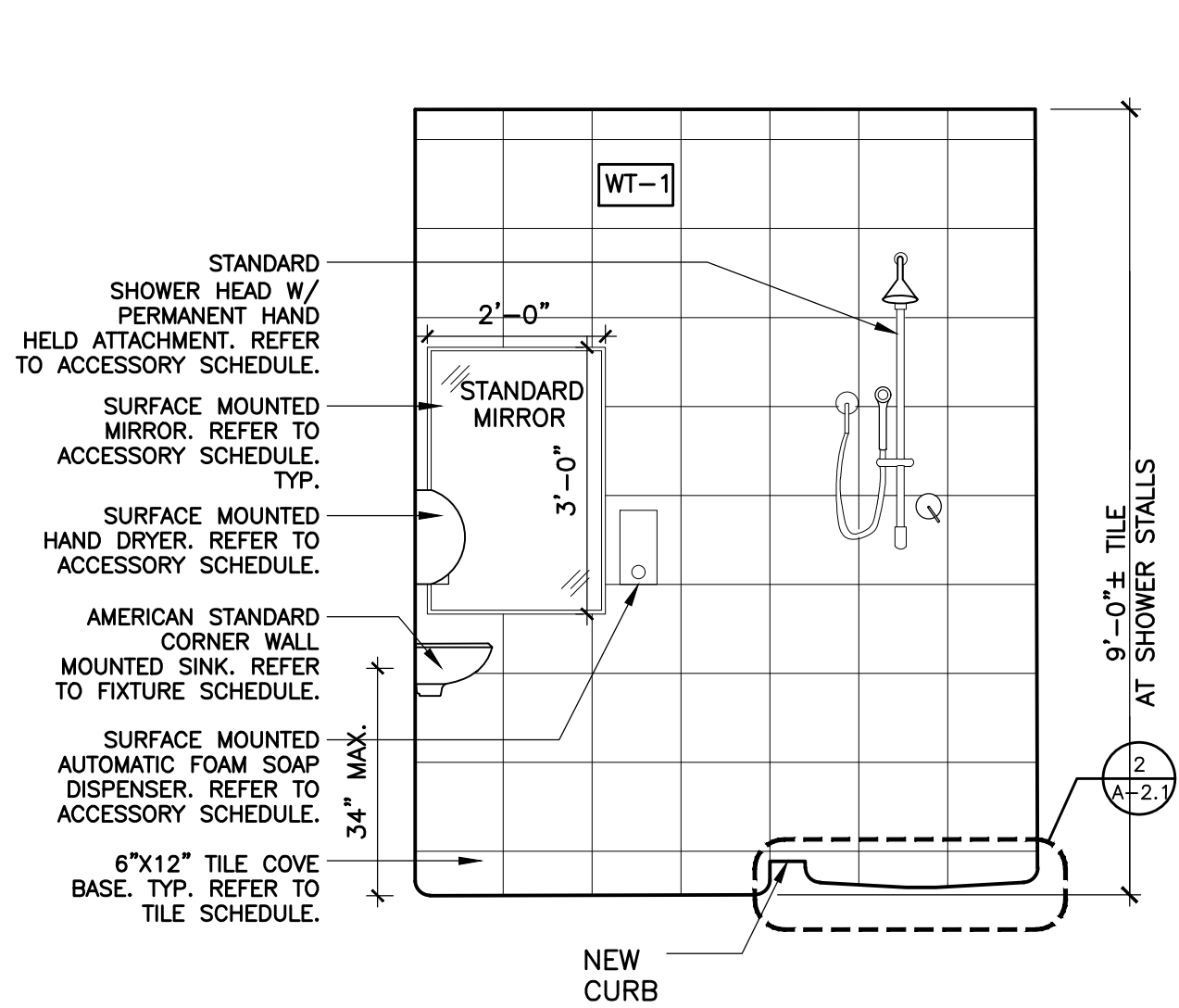
1
A-4.1 BUILDING 'B'
WOMEN - ROOM 101 - BUILDING 'B'
OPPOSITE HAND ROOM-105 SCALE: 1/2"= 1'-0"



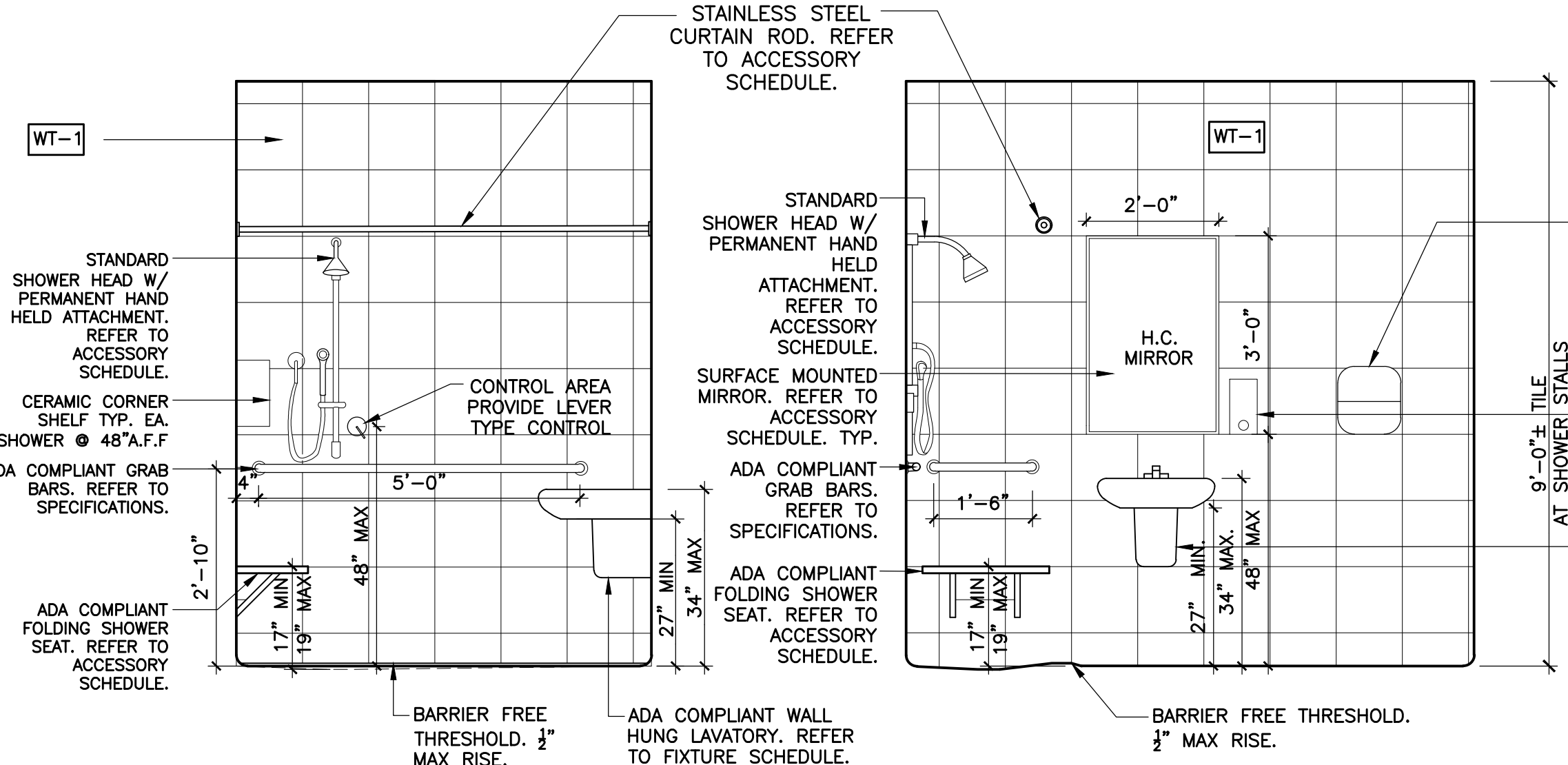
2
A-4.1 BUILDING 'B'
H.C. TOILET - ROOM 102 - BUILDING 'B'
OPPOSITE HAND ROOM-106 SCALE: 1/2"= 1'-0"



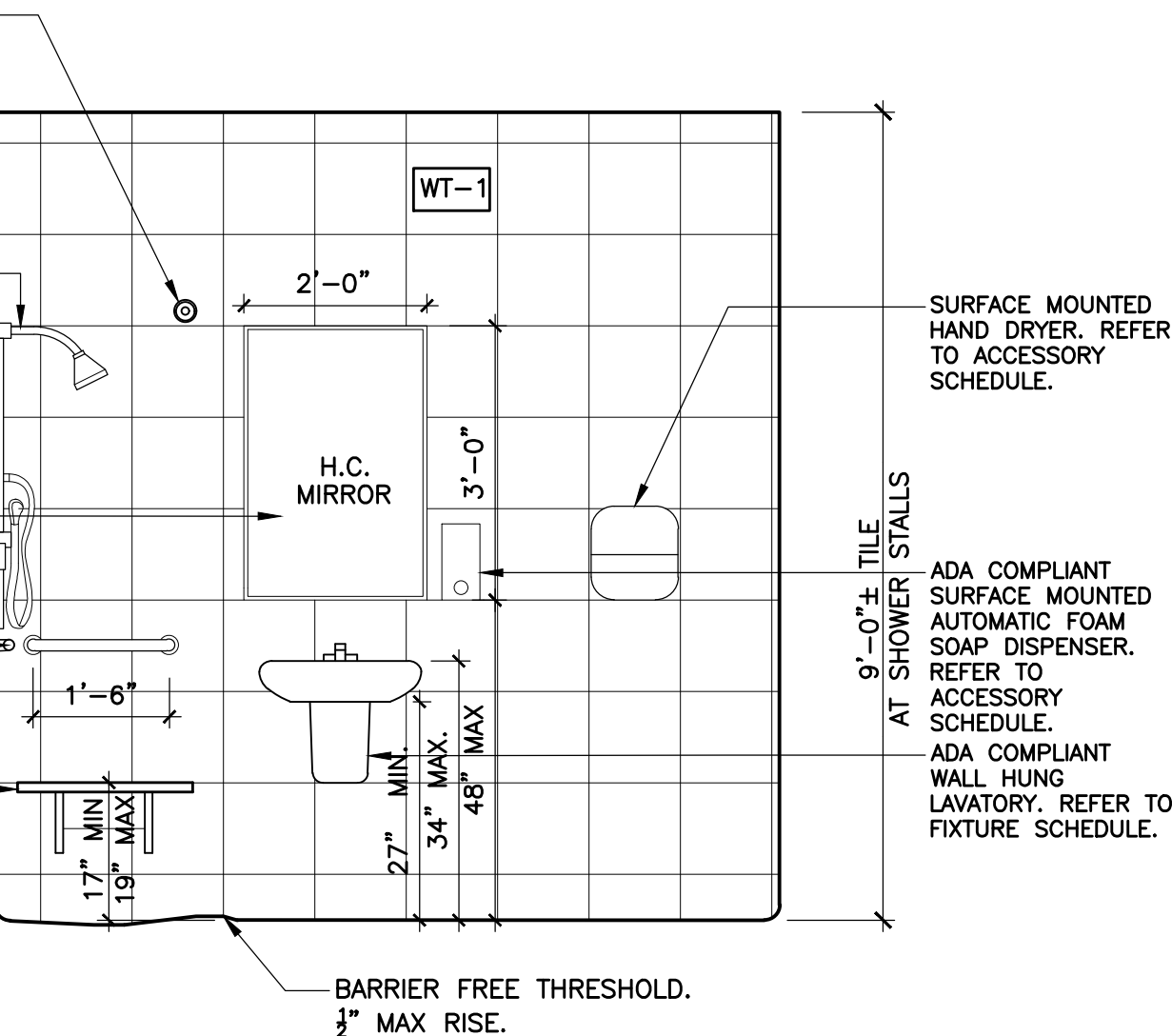
3
A-4.1 BUILDING 'B'
WOMEN - ROOM 101 - BUILDING 'B'
OPPOSITE HAND-105 SCALE: 1/2"= 1'-0"



4
A-4.1 BUILDING 'B'
SHOWERS - ROOM 103 - BUILDING 'B'
OPPOSITE HAND-107 SCALE: 1/2"= 1'-0"



5
A-4.1 BUILDING 'B'
H.C. SHOWERS - ROOM 104 - BUILDING 'B'
OPPOSITE HAND-108 SCALE: 1/2"= 1'-0"



6
A-4.1 BUILDING 'B'
H.C. SHOWERS - ROOM 104 - BUILDING 'B'
OPPOSITE HAND-108 SCALE: 1/2"= 1'-0"

ACCESSORY SCHEDULE - BUILDING 'B'

NO.	DESCRIPTION	LOCATION	MANUF. AND PRODUCT #	SIZE	MATERIAL	FINISH
01	WALL MOUNTED SANITARY NAPKIN DISPOSAL	101, 102, 105, 106	BOBRICK B-254 CLASSIC SERIES	10 11/16" W, 15" H, 4" MIN DEPTH	STAINLESS STEEL	SATIN
02	AUTOMATIC WALL-MOUNTED FOAM SOAP DISPENSER	101, 103, 104, 105, 107, 108	BOBRICK B-2013 CLASSIC SERIES	CAPACITY OF 27-FL. OZ. 4 1/4" W, 10 17/32" H, 4-7/32" D	STAINLESS STEEL	SATIN
03	HAND DRYER AND ADA-COMLIANT RECESS KIT	101, 103, 104, 105, 107, 108	XLERATOR XL-SB, 40502	HAND DRYER DIM: 11 3/4" W, 12 11/16" H, 6 11/16" D RECESS KIT DIM: 16 3/8" W, 26" H, 3 3/8" DEPTH	STAINLESS STEEL	BRUSHED
04	COMMERCIAL SHOWER SYSTEMS	103, 104, 107, 108	AMERICAN STANDARD 1662.211, 1.5 GPM	3-FUNCTION WATER SAVING HAND SHOWER WITH PAUSE FEATURE, METAL HOSE, VACUUM BREAKER, WALL SUPPLY AND 36" SLIDE BAR, 1.5GPM/5.7L/MIN.	STAINLESS STEEL	POLISHED CHROME
05	INTER-LOK STAINLESS STEEL FRAMED MIRROR	101, 103, 105, 107	AMERICAN SPECIALTIES 0600	UNITS ARE SUPPLIED WITH 1/4" THICK PLATE GLASS	STAINLESS STEEL	SATIN
06	FIXED ANGLE TILT MIRROR	104, 108 (H.C.)	AMERICAN SPECIALTIES 0535-2436	24" W X 36" H FOR COMPLIANCE WITH ADA ACCESSIBILITY GUIDELINES, BOTTOM OF REFLECTING SURFACE SHOULD BE INSTALLED 40"	STAINLESS STEEL	SATIN
07	SURFACE-MOUNTED TOILET TISSUE DISPENSER AND UTILITY SHELF	101, 102, 105, 106	BOBRICK B-2840 CLASSIC SERIES	HOLDS TWO ROLLS 16" W, 3 7/8" H, 5" MIN DEPTH	STAINLESS STEEL	SATIN
08	FOLDING SHOWER SEAT	104, 108	AMERICAN SPECIALTIES 8206 - L, R	MEETS ADA. SEAT IS 1/2" THICK, ONE SEAT. 33" W, 22 7/8" FROM WALL.	SOLID PHENOLIC, FRAME, SUPPORT LEGS, FLANGES, AND BRACKET-STAINLESS STEEL	SATIN
09	CLOTHES/TOWEL HOOK STRIP - FRONT MOUNTING	101, 103, 105, 107	AMERICAN SPECIALTIES 129	MEETS ADA. DIM: 18" W, 5 1/2" H, 3 3/8" DEPTH	STAINLESS STEEL	SATIN
10	EXTRA-HEAVY DUTY SHOWER CURTAIN ROD	101, 103, 105, 107	AMERICAN SPECIALTIES 1204	1-1/4" DIA	STAINLESS STEEL	SATIN

SEAL

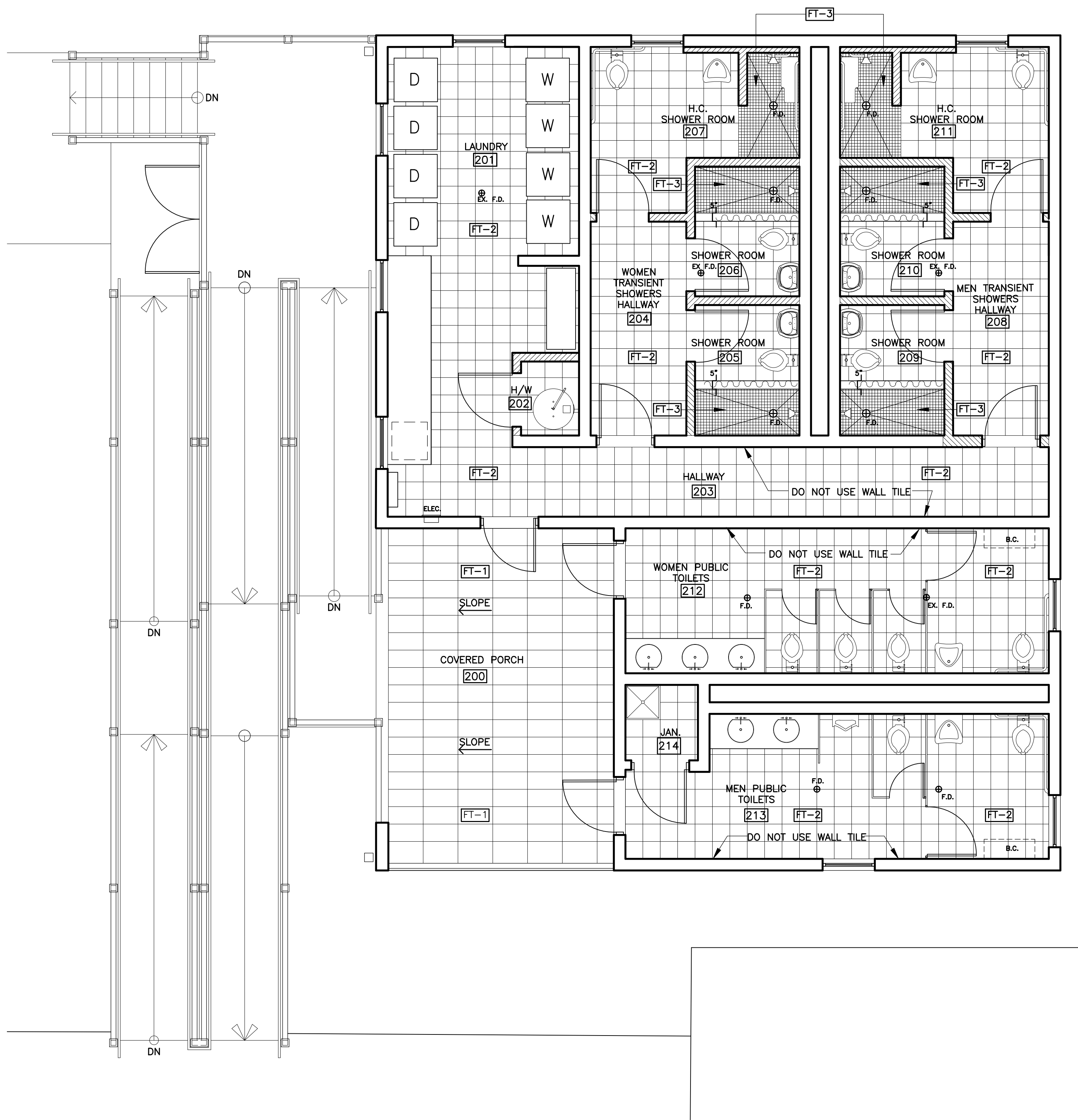
DATE

02-29-16 HARC
01-31-17 BID SET

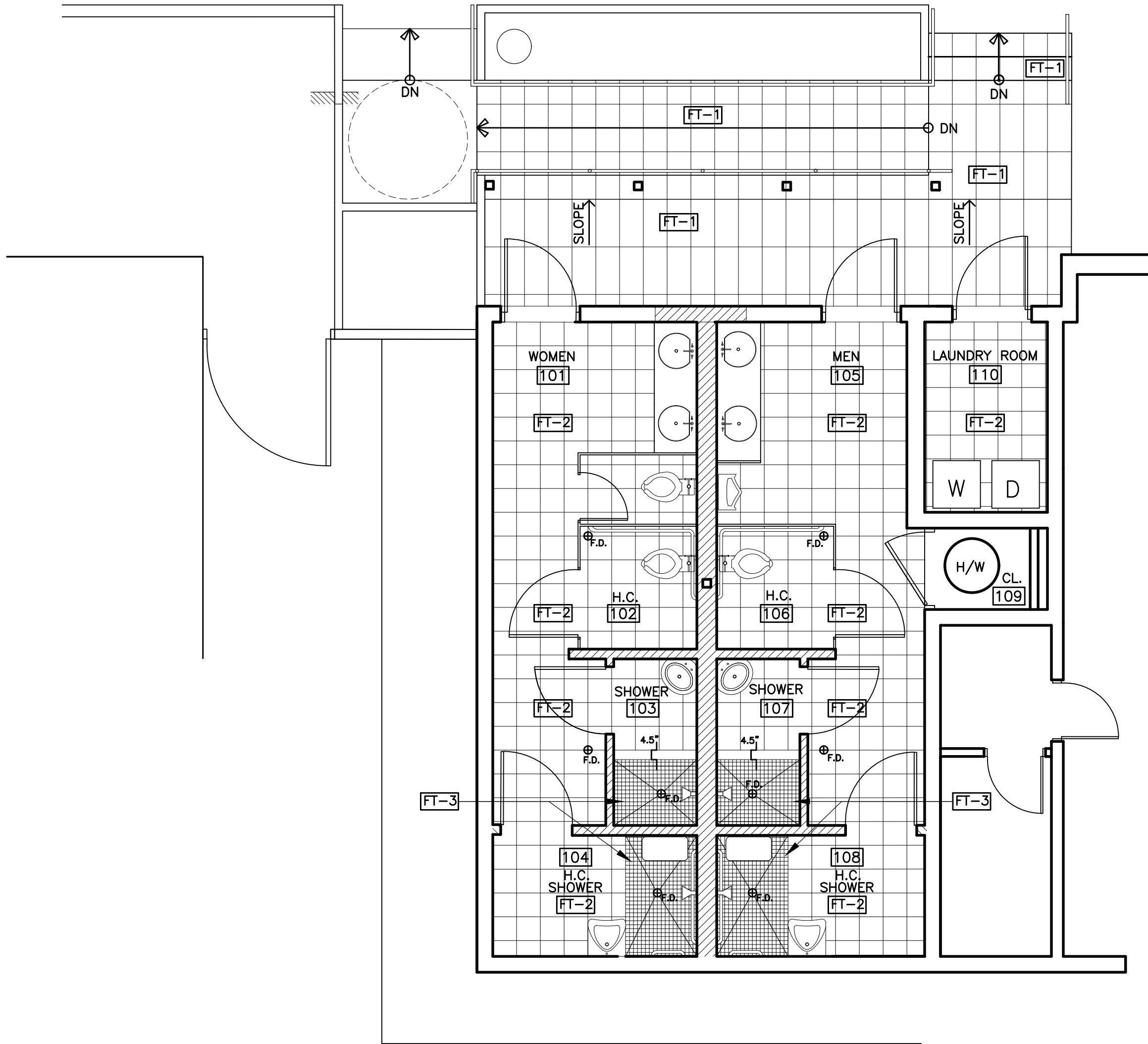
REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408



1
A-5
TILE FLOOR PLAN – BUILDING 'A'
SCALE: 1/4"=1'-0"



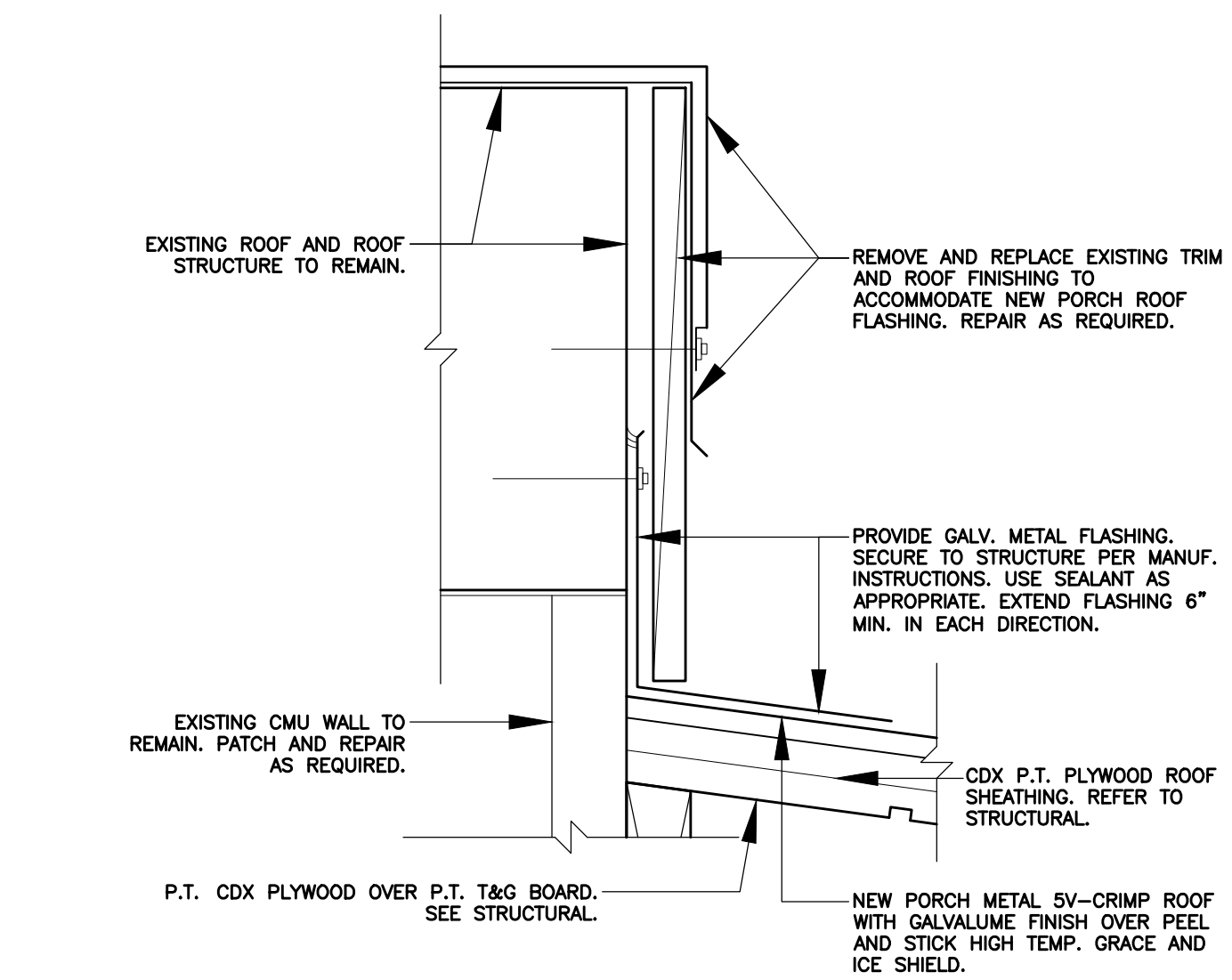
2
A-5
TILE FLOOR PLAN – BUILDING 'B'
SCALE: 1/4"=1'-0"

TILE SCHEDULE	
LOCATION	DESCRIPTION
FLOOR	
FT-1	12"x24" ATLAS CONCORDE PORCELAIN TILE OR EQ. SERIES EVOLVE COLOR TEXTURED CONCRETE.**
FT-2	12"x12" FORMATIONS FLORIDA TILE OR EQ. COLOR: FT125213 GRAVEL
FT-3	25 PIECE MOSAIC 12"x12" FORMATIONS FLORIDA TILE OR EQ. COLOR: FT125213 GRAVEL (SHOWER FLOORS ONLY)*
WALL	
WT-1	12"x12" FORMATIONS FLORIDA TILE OR EQ. COLOR: FT125213 GRAVEL
BASE	
BT-1	6"x12" COVE BASE FORMATIONS FLORIDA TILE OR EQ. COLOR: P3609 GRAVEL (ALL INTERIOR LOCATIONS). PROVIDE COVE BASE CORNER TILE AS REQUIRED.

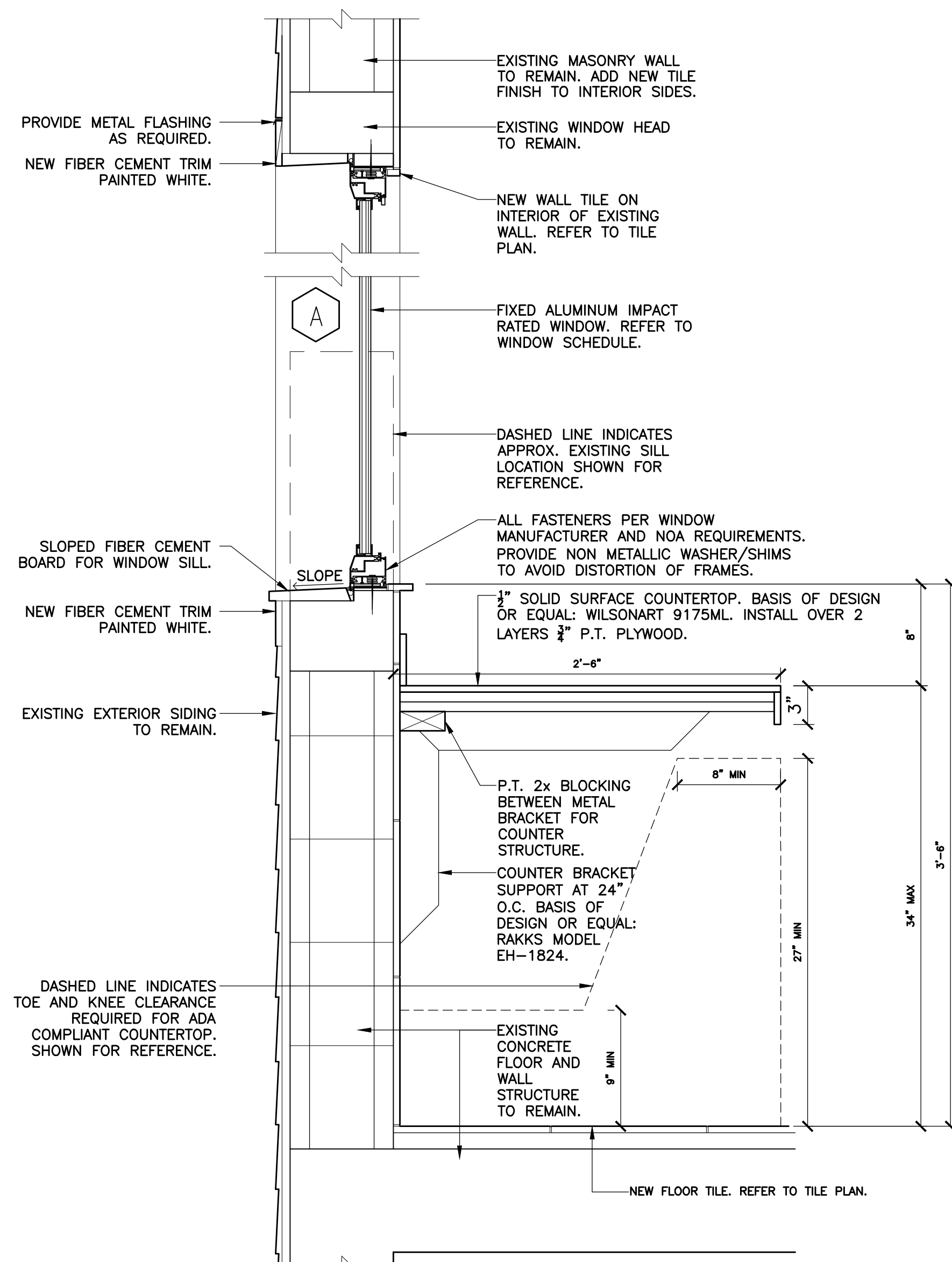
- TILE NOTES:
- ALL TILE TO MEET CURRENT SLIP RESISTANT COEFFICIENT ASTM STANDARDS RELATIVE TO LOCATION OF INSTALLATION.
 - TILE IN LOCATIONS WITH NEW NEW CONCRETE SLAB SHALL BE INSTALLED OVER THICK SET MORTAR BED.
 - SLOPE TILE FLOORS TO FLOOR DRAINS. MAX SLOPE 1:50 FOR ADA COMPLIANCE.

*SLIP RESISTANT FOR INTERIOR WET CONDITIONS (COF \geq .7 WET/.60 DRY)
**SLIP RESISTANT FOR EXTERIOR UNCOVERED AND EXTERIOR SLOPED CONDITIONS (COF \geq .80 WET/DRY FOR EXTERIOR SLOPED)

FT-1 BID ALTERNATE: BRUSHED CONCRETE (COF \geq .80 WET/DRY)



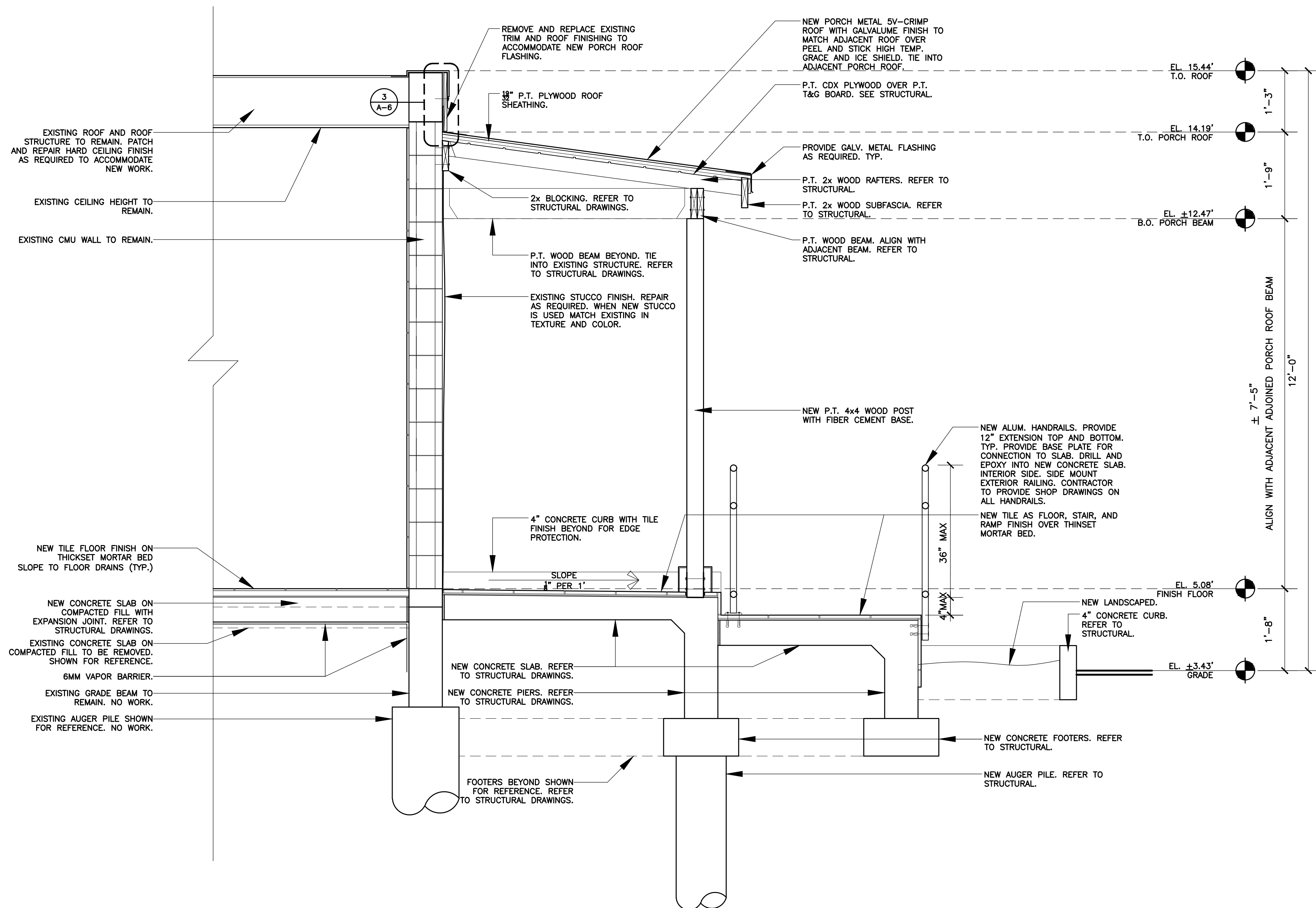
3 BUILDING DETAIL – BUILDING 'B' A-6 SCALE: 3" = 1'-0"



COUNTER SECTION DETAIL—BUILDING 'A'

2
A-6

SCALE: 1 1/2" = 1'-0"



1 PARTIAL SECTION— BUILDING 'B'

A-6

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

	W	HT.	MATERIAL	DESCRIPTION	MANUF.	N.O.A	TEST LOAD'G	CALC. LOAD'G	REMARKS
(1)	3'-0"	3'-0"	PREFINISHED ALUM.	IMPACT LOUVER W/ MANUAL DAMPER	GREEN HECK	16-0201.06	+110/-110	+53.83/-72.07	W/ METAL HOUS'G FOR DUCTED CONNECTION, INTAKE OR EXHAUST

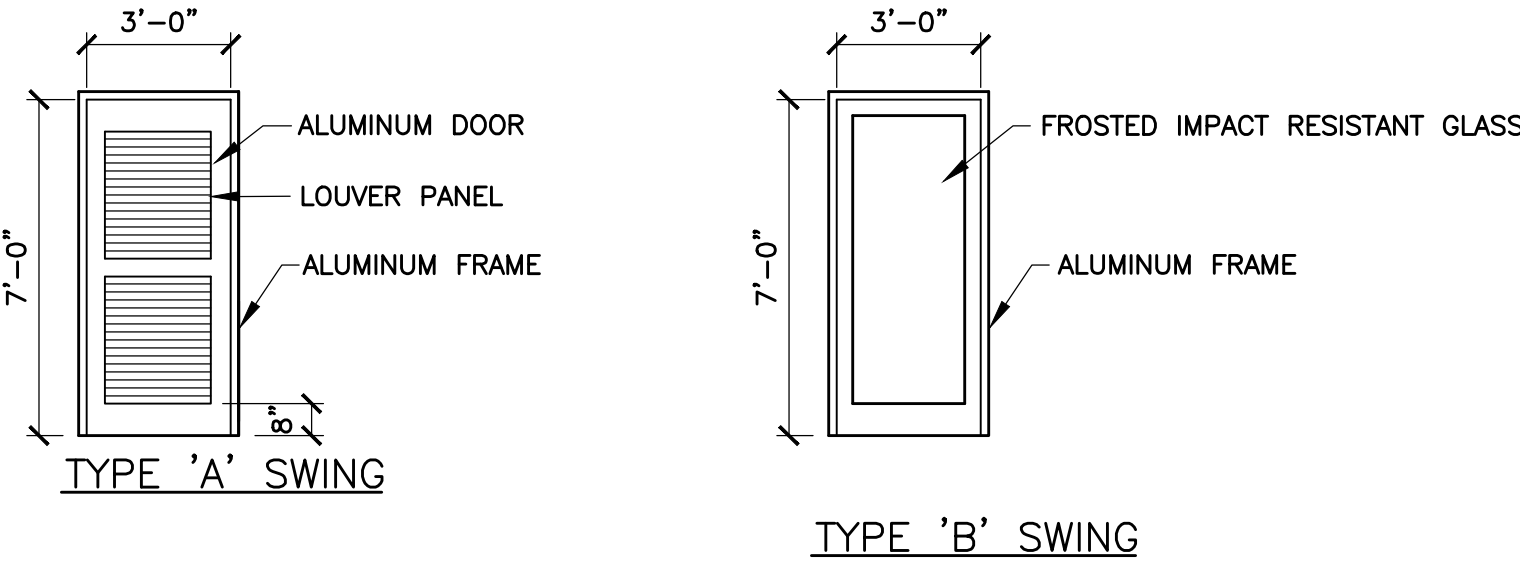
	SIZE (M.O.)	TYPE	FINISH	GLAZING	FRAME MAT.	MANUF.	N.O.A	CALC. LOAD 'G	REMARKS
(A)	3x48	FIXED WINDOW	PREFINISHED	CLEAR ~ IMPACT	ALUMINUM	CGI SERIES 238	13-0606.06	+52.78/-57.34	3/4" INSULATED LAMINATED CLEAR LowE 270
(B)	3x30	FIXED WINDOW	PREFINISHED	CLEAR ~ IMPACT	ALUMINUM	CGI SERIES 238	13-0606.06	+53.83/-72.07	3/4" INSULATED LAMINATED CLEAR LowE 270

[illegible]

FINISH SCHEDULE - BUILDING B												
ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS							
		PORCELAIN TILE CONCRETE, SEALED	TILE BASE VINYL WALL TILE GYP.BD.-PAINT M.R. GYP.BD. PAINT CERAMIC TILE CERAMIC TILE 9'-0" HEIGHT EXPOSED STRUC. PAINTED PAINTED FIBER CEMENT BOARD EXISTING GYP. BD. PAINTED STRUCTURE PAINTED GYP.BD.-PAINT CEILING HEIGHT A.F.F.	CERAMIC TILE WHERE PLACED ON METAL FRAME WALL CONST. SHALL BE MOUNTED OVER 5/8" FIBER-CEMENTITIOUS BD. IN LIEU OF MOISTURE RESISTANT GYP. BD. USED ELSEWHERE IN WET LOCATIONS.								
101 WOMEN	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
105 MEN	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
102 H.C.#1	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
106 H.C.#2	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
103 WOMEN SHOWER	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
107 MEN SHOWER	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
104 H.C. SHOWER#1	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
108 H.C. SHOWER#2	○	○							9'	CERAMIC TILE TO 9'-0" A.F.F.		
109 H/W CLOSET								○		EXIST, TO REMAIN A.F.F		
110 LAUNDRY ROOM	○		○						9'	CERAMIC TILE TO 9'-0" A.F.F.		
NOTE: CERAMIC TILE SELECTIONS: see sheet A-5 for details.												

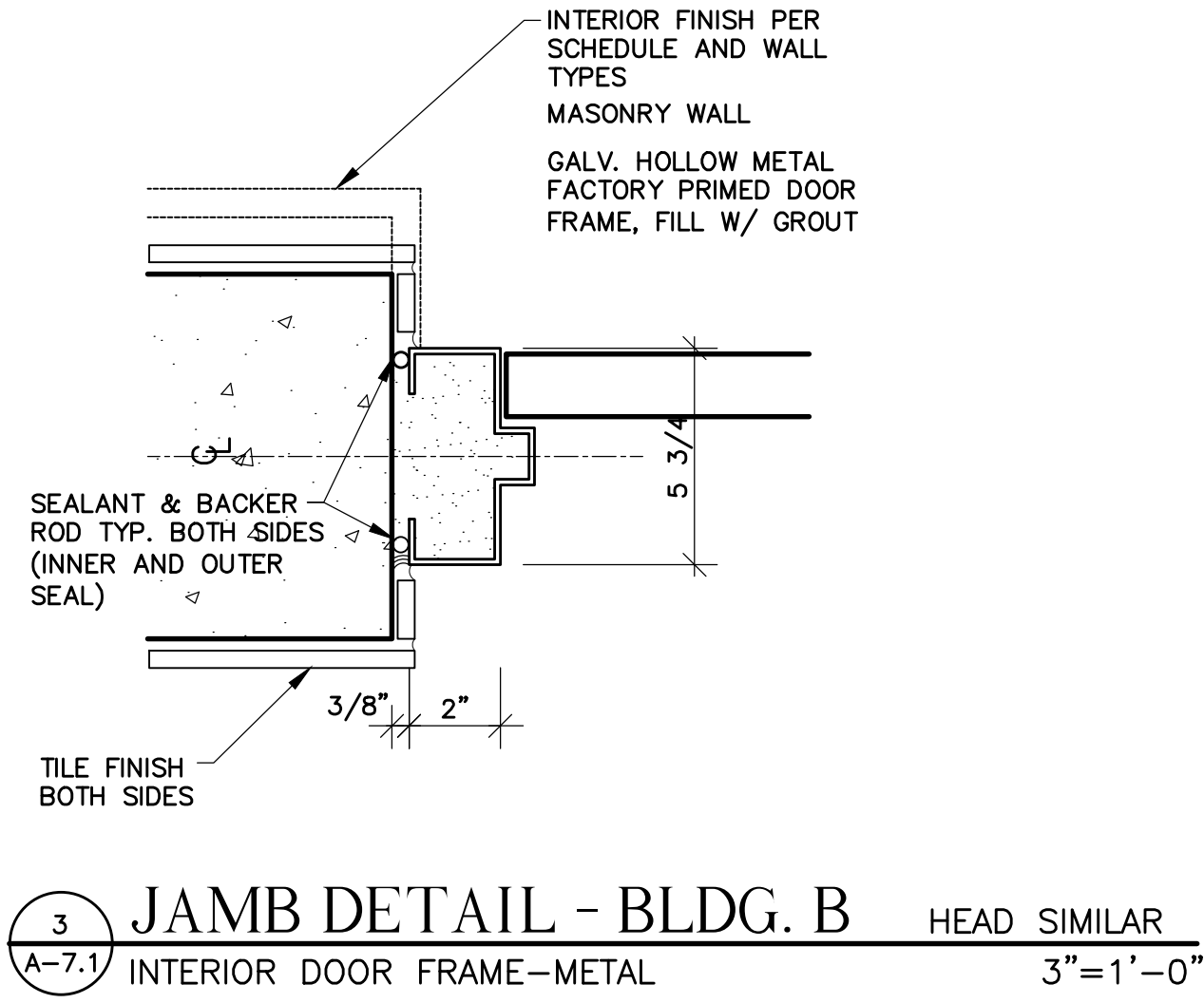
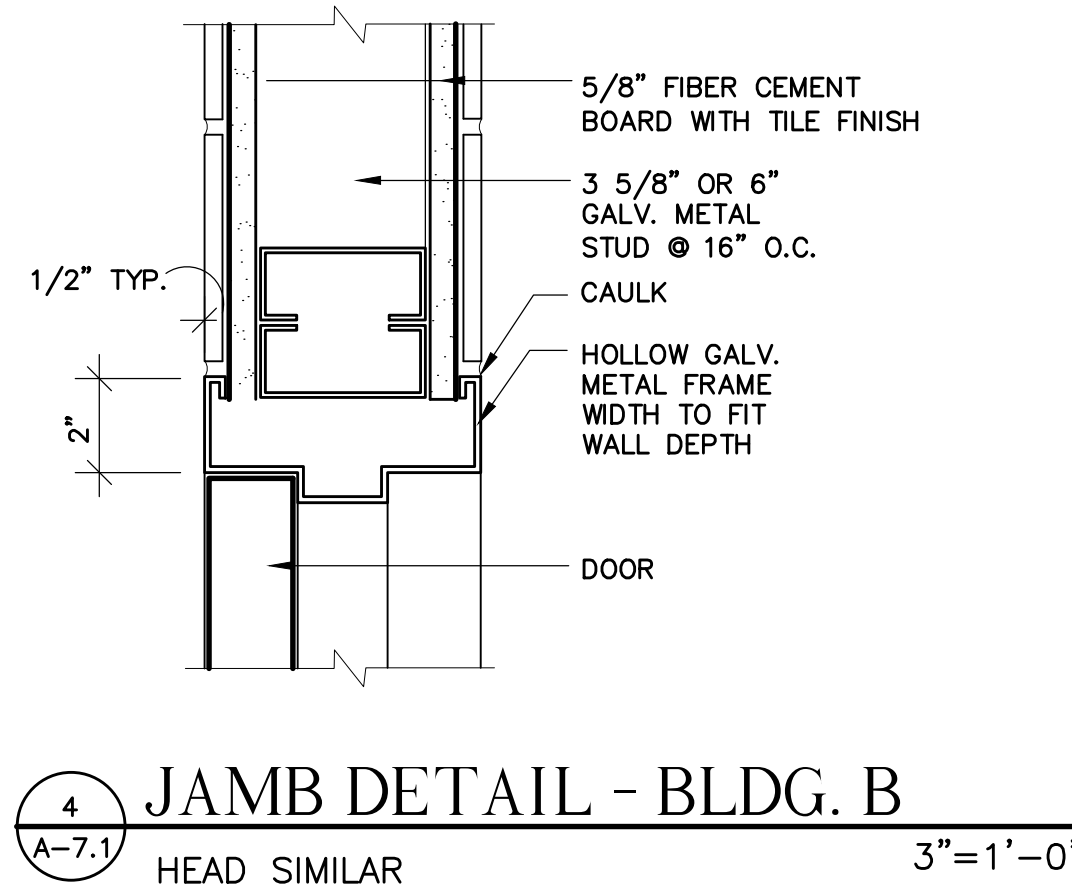
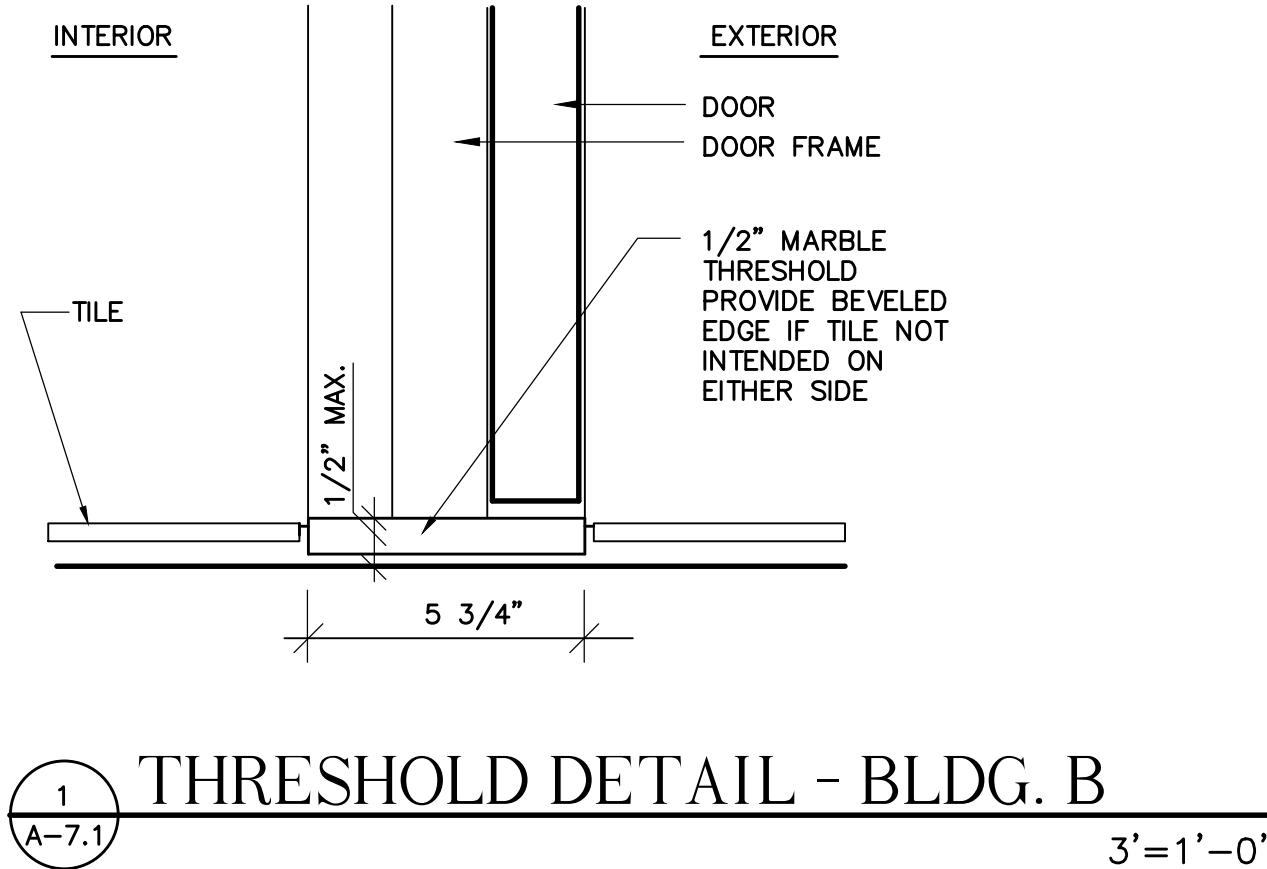
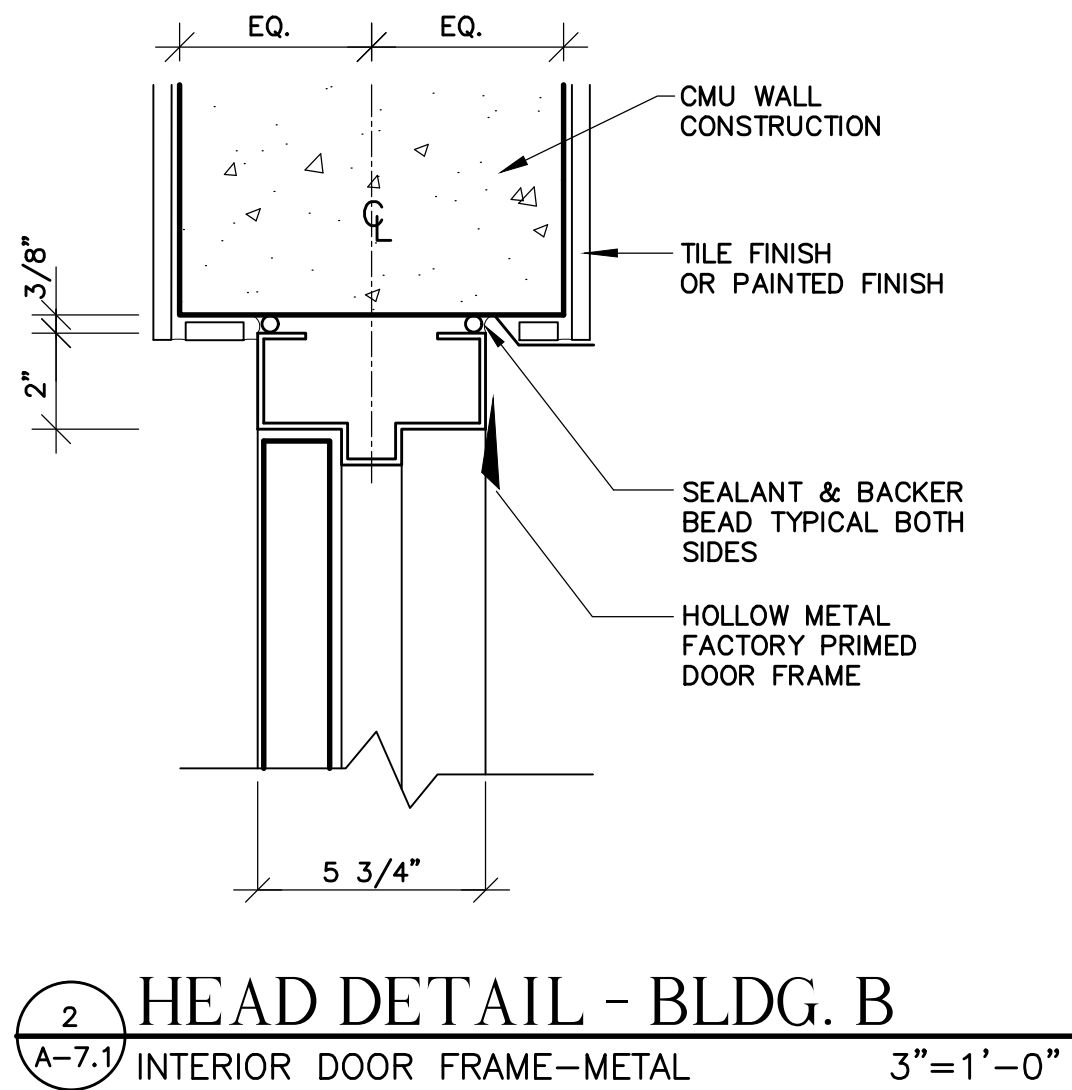
DOOR SCHEDULE - BUILDING B															
	NO.		SIZE			DOOR			FRAME			N.O.A. #	TESTED LOAD'G	DESIGN PRESSURE	REMARKS
			WIDTH	HEIGHT	THICK	MATERIAL	FINISH	TYPE	MATERIAL	FINISH					
	01	WOMEN'S RESTROOM	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	B	GALV. METAL	PAINT	1	16-0329.04	±70	+44.83/-58.29	INSET OBSCURED GLAZING
	02	WOMEN'S STANDARD SHOWER	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	B	GALV. METAL	PAINT	2				
	03	WOMEN'S H.C. SHOWER	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	2-A				
	04	MEN'S RESTROOM	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	1	16-0329.04	±70	+44.83/-48.76	INSET OBSCURED GLAZING
	05	MEN'S STANDARD SHOWER	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	2				
	06	MEN H.C. SHOWER	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	2-A				
	07	JANITOR'S CLOSET	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	A	GALV. METAL	PAINT	1-A				
	08	LAUNDRY ROOM	3'-0"	7'-0"	1 3/4"	GALV. METAL	PAINT	B	GALV. METAL	PAINT	1-A	16-0329.04	±70	+44.83/-48.76	CLEAR Low-E GLAZING

- NOTES:
- ALL EXTERIOR DOORS TO BE IMPACT RESISTANT AND STORM PROOF AND HAVE WEATHERSTRIPPING AND INSULATION.
 - ALL FIRE RATED DOORS TO HAVE LABELS NOTING RATING AND HAVE CLOSURES.
 - SEE STRUCTURAL FOR DESIGN PRESSURES.
 - ALL NEW WINDOWS AND DOORS TO COMPLY WITH FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2014 PRESCRIPTIVE METHOD.
 - CONTRACTOR TO ENSURE ALL NEW EXTERIOR DOORS AND WINDOWS ARE SEALED TO COMPLY WITH AIR LEAKAGE AND AIR BARRIER REQUIREMENTS AS DEFINED BY FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2014 SECTION C402.4, AND TABLE C402.4.3.
WINDOWS=.2 CFM PER SQUARE FOOT
SWINGING GLAZED DOORS .5 CFM PER SQUARE FOOT
 - ALL EXTERIOR FENESTRATIONS SHALL HAVE A MAXIMUM U-FACTOR AND SHGC AS PER FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2014 PRESCRIPTIVE METHOD.
FIXED WINDOWS: MAX U-FACTOR=0.50, MAX SHGC=.25
ENTRY DOORS: MAX U-FACTOR=1.10, MAX SHGC=.25



- HARDWARE SETS
- SET NO. 1-EXIT
- 1 1/2 PAIR BUTTS 4 1/2"
 - 1 PANIC PUSH BAR W/ EXTERIOR KEY OPERATION
 - 1 SET WEATHER STRIPPING THRESHOLD
 - 2 KICK PLATES
 - CLOSURE W/ HOLD OPEN
- SET NO. 1-A SAME WITH
- LATCHSET-MORTISE LEVER (HC) IN LIEU OF PANIC BAR AND WITHOUT WEATHERSTRIPPING
- SET NO. 2 TOILETS-H.C.
- 1 1/2 PAIR BUTTS 4 1/2"
 - 1 LATCHSET-MORTISE LEVER (H.C.)
 - 1 WALL STOP WITH HOLDER
 - 3 SILENCERS
 - 1 CLOSER W/HOLD OPENER
- SET NO. 2-A SAME WITH
- PRIVACY LOCK MORTISE LEVER-H.C. IN LIEU OF LATCHSET

- NOTES:
- ALL HARDWARE SHALL BE BRUSHED STAINLESS STEEL FINISH
 - ALL HARDWARE TO BE HANDICAP COMPLIANT
 - ALL HARDWARE TO BE, ANSI GRADE 1 FOR HEAVY COMMERCIAL OR BETTER.
 - ALL LOCKS SHALL BE KEYED IN ACCORDANCE WITH THE OWNERS INSTRUCTIONS AND SHALL INCLUDE A MASTER AND GRAND MASTER KEYING SYSTEM. COORDINATE WITH OWNER.
 - ALL LOCKS SHALL BE INSTALLED BY THE CONTRACTOR AND INCLUDED IN THE BASE BID.
 - BASIS OF DESIGN HARDWARE FOR EXTERIOR STEEL DOOR IS SCHLAGE. SEE N.O.A. 15-0427.04



WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

HISTORIC SEAPORT
RESTROOMS AND
LAUNDRY
RENOVATIONS
KEY WEST, FLORIDA.

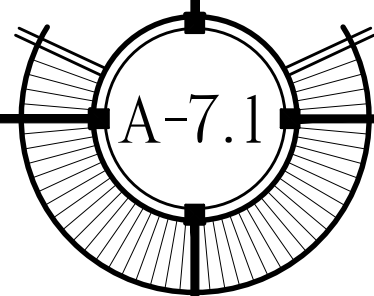
SEAL

DATE
02-29-16 HARC
01-31-17 BID SET

REVISIONS

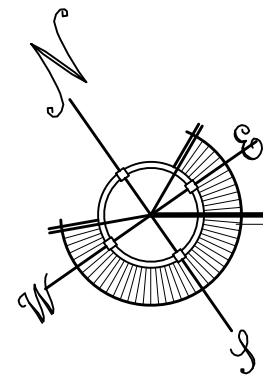
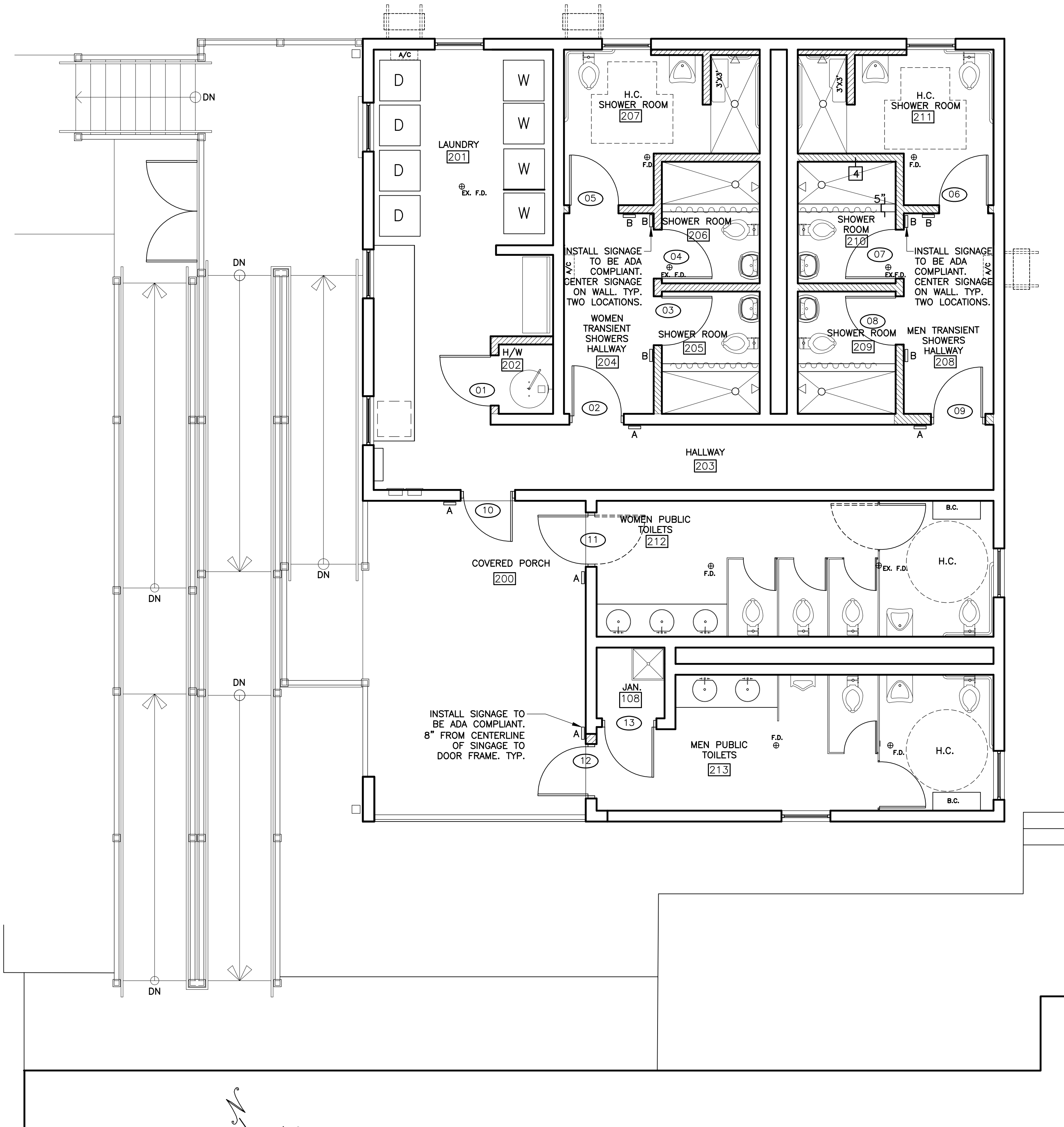
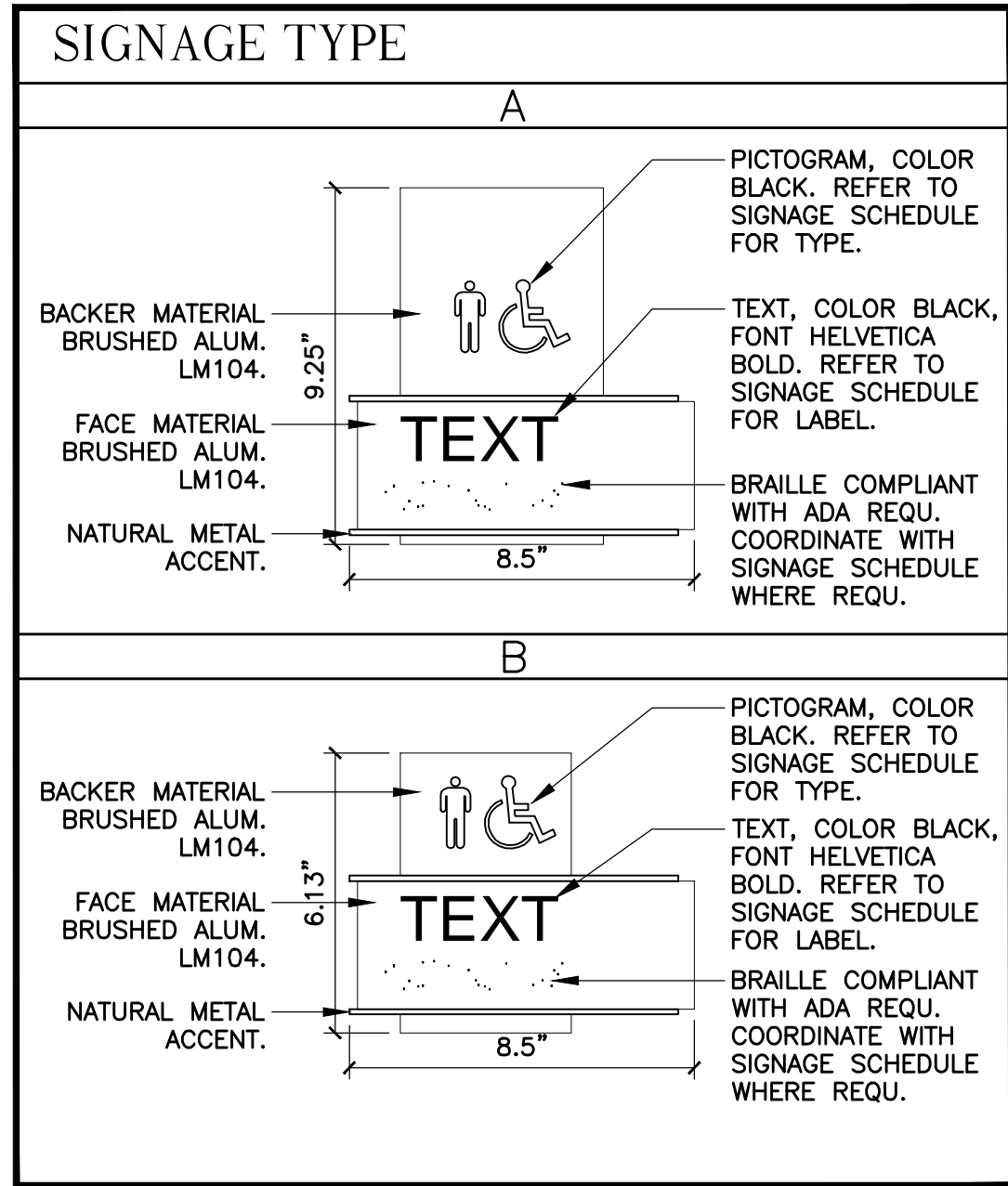
DRAWN BY
KMA EVK

PROJECT
NUMBER
1408



SIGNAGE GENERAL NOTES			
1.	SIGNAGE BASIS OF DESIGN FUSION BY TAKEFORM ARCHITECTURAL GRAPHICS.		
2.	CONTRACTOR TO SUBMIT SHOP DRAWINGS DETAILING EACH SIGNAGE TYPE AND INSTALLATION DETAILS.		
3.	FINAL TEXT TO BE REVIEWED BY ARCHITECT.		
4.	SIGNS ARE TO BE MOUNTED AT A HEIGHT TO ALLOW THE BASELINES OF RAISED CHARACTERS TO BE LOCATED BETWEEN 48" MIN. 60" MAX ABOVE FINISH FLOOR.		

SIGNAGE SCHEDULE			
DOOR #	SIGN TYPE	TEXT	PICTOGRAM
02	B	WOMEN'S SHOWER ROOMS	ACCESSIBLE/WOMAN
03	A	SHOWER ROOM	
04	A	SHOWER ROOM	
05	B	ACCESSIBLE SHOWER ROOM	ACCESSIBLE/WOMAN
06	B	ACCESSIBLE SHOWER ROOM	ACCESSIBLE/MAN
07	A	SHOWER ROOM	
08	A	SHOWER ROOM	
09	B	MEN'S SHOWER ROOMS	ACCESSIBLE/MAN
10	A	LAUNDRY AND SHOWER ROOMS	ACCESSIBLE
11	B	WOMEN	ACCESSIBLE/WOMAN
12	B	MEN	ACCESSIBLE/MAN



SIGNAGE PLAN – BUILDING 'A'

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

01800 - GENERAL REQUIREMENTS
PROJECT DESCRIPTION: THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED AND NECESSARY TO PROVIDE A COMPLETE HABITABLE, WEATHERPROOF, SAFE AND SECURE FINISH BUILDING, SUITABLE FOR HUMAN OCCUPANCY IN ACCORDANCE WITH SPECIFICATIONS, DRAWING AND PROJECT DOCUMENTS.
THE GENERAL CONDITION OF THE CONTRACT, AIA DOCUMENT A201, LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONSTRUCTION DOCUMENTS AND SHALL APPLY TO THIS PROJECT.
THE FLORIDA BUILDING CODE 2014 EDITION, AS AMENDED BY GOVERNING LOCAL ORDINANCES AND REQUIREMENTS OF THE STATE OF FLORIDA "COASTAL ZONE PROTECTION ACT", TOGETHER WITH APPLICABLE REQUIREMENTS OF GOVERNING PUBLIC AGENCIES AND THE FOLLOWING LISTED CODES SHALL APPLY TO THIS PROJECT.
FLORIDA EXISTING BUILDING CODE, 2014 EDITION
FLORIDA MECHANICAL CODE, 2014 EDITION
FLORIDA PLUMBING CODE, 2014 EDITION
FLORIDA FUEL GAS CODE, 2014 EDITION
FEMA: COORDINATE ALL BUILDING ITEMS REQUIRED TO BE ABOVE FLOOD ELEVATION FOR PROJECT AND OTHER FEMA REGULATIONS THAT APPLY TO THE PROJECT.
CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND REQUIREMENTS OF CONSTRUCTION PRIOR TO BIDDING.
CONTRACTOR SHALL COMPLETE NEW WORK IN CONFORMANCE WITH THESE DRAWINGS. NOTIFY ARCHITECT IF CONFLICTS APPEAR OR ARE UNCOVERED DURING THE PROGRESS OF THE WORK PRIOR TO ANY FIELD MODIFICATIONS OR CONSTRUCTION. DEVIATIONS FROM PERMITTED DRAWINGS WITHOUT ARCHITECTS PRIOR WRITTEN APPROVAL SHALL BE AT THE CONTRACTORS RESPONSIBILITY. CONTRACTOR IS TO VERIFY ALL DIMENSIONS OF PROJECT PRIOR TO PROCEEDING WITH CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICTS OR PROBLEMS SO SOLUTIONS CAN BE ACHIEVED PRIOR TO CONSTRUCTION. IN EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
VERIFICATION SHALL INCLUDE, BUT NOT LIMITED TO, COORDINATION OF SITE WORK, EXISTING CONDITIONS, BUILDINGS AND UTILITIES. VERIFY THAT BUILDING'S ARCHITECTURAL PLAN AND FOUNDATION PLAN DIMENSIONS AND ELEVATIONS WORK ON THE ACTUAL SITE PRIOR TO STARTING ANY CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICTS SO SOLUTION CAN BE WORKED OUT PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL PROVIDE ALL SUBCONTRACTORS COMPLETE SET OF DRAWINGS, INCLUDING DRAWINGS FROM OTHER DISCIPLINES. CHANGE ORDERS WILL NOT BE ALLOWED BECAUSE A SUBCONTRACTOR ONLY LOOKED AT DRAWINGS FOR HIS DISCIPLINE AND NOT OTHER DISCIPLINES. CONTRACTOR MUST REVIEW ALL DRAWINGS AND NOTIFY ARCHITECT OF ANY CONFLICTS. IF A CONFLICT ARISES ASSUME WORST CASE SCENARIO FOR BIDDING AND OR CONSTRUCTION (OR NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING). GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS AND ASSURING THAT HIS AND HIS SUBCONTRACTORS BIDS INCLUDE COMPLETE WORK AND SYSTEMS (FREE OF CONFLICT WITH OTHER CONTRACTORS AND SUBCONTRACTORS). CONTRACTOR AND SUBCONTRACTOR SHALL FOLLOW INDUSTRY STANDARDS FOR EACH DISCIPLINE. DRAWINGS DO NOT SHOW EVERY CONDITION, FASTENER, ETC., IF SOMETHING IS NOT DETAILED, FOLLOW INDUSTRY STANDARDS. PROVIDE COMPLETE FUNCTIONING SYSTEMS.
LIVE LOADS USED IN DESIGN:
A. ROOF..... 20 PSF
B. FLOOR..... 100 PSF-RETAIL/OFFICE
C. WIND VELOCITY.....
REQUIREMENTS AND WIND LOADS AS STIPULATED BY THE FLORIDA CODE AND THE FLORIDA FIRE PREVENTION CODE AS ADOPTED BY THE STATE FIRE MARSHAL. DESIGN SHALL BE BASED ON ASCE 7 WITH WIND SPEEDS DETERMINED FROM FIGURE 26.5-1B
180 MPH ASCE 7 (LATEST EDITION) EXP.
FL. BUILDING CODE 2014
SHOULD ANY CONFLICTING STATEMENT OR ALTERNATE WIND LOAD REQUIREMENTS BE FOUND IN THE DRAWINGS OR SPECIFICATIONS IT IS IN ERROR AND SHALL BE DISREGARDED.
GENERAL NOTES:
A. ENGINEER'S APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
B. VERIFY ALL OPENINGS THROUGH FLOORS, ROOF AND WALLS WITH MECHANICAL AND ELECTRICAL CONTRACTOR'S. VERIFICATION OF LOCATIONS, SIZES, LINTLE AND REQUIRED CONNECTIONS ARE CONTRACTOR'S COMPLETE RESPONSIBILITY.
C. PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUB-CONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC., REQUIRED FOR INSTALLATION OF HIS ITEMS.
D. PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AS WELL AS STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISHED BY STEEL SUPPLIER AND INSTALLED BY CONCRETE CONTRACTOR.
E. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY NEW WORK, INCLUDING LAYOUT OF THE ENTIRE PROJECT ON SITE FOR VERIFICATION OF SETBACKS, ELEVATIONS AND LOCATION OF EXISTING TREES.
F. PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO WITHSTAND ALL CONSTRUCTION AND/OR WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE. ALL SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING USE OF A SPECIALTY ENGINEER IF REQUIRED.
G. SUBMIT SHOP AND ERECTION DRAWINGS FOR ALL ITEMS REQUIRED BY THE DRAWING OR ELSEWHERE IN THE SPECIFICATIONS FOR WRITTEN APPROVAL. THE MANUFACTURE OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN APPROVAL OF SHOP DRAWINGS WILL BE ENTIRELY AT THE RISK OF THE CONTRACTOR. ALL REFERENCES TO STANDARDS TO BE OF THE LATEST ISSUE APPLICABLE.
H. THIS PROJECT IS IN A COASTAL SALT WATER ENVIRONMENT. CONTRACTOR SHALL CONSIDER THIS IN SELECTIONS OF MATERIALS USED IN THE EXTERIOR AND NON-AIR CONDITIONED AREAS. ALL MATERIALS SHALL BE SALT RESISTANT.
I. MANUFACTURED ASSEMBLIES; SUCH AS ROOFING, SOFFITS, PANELS, STOREFRONT, DOORS, WINDOWS AND OTHER EXTERNAL ASSEMBLIES INCORPORATED INTO THE PROJECT SHALL REQUIRE DETAILED SHOP DRAWING SUBMITTALS. MIAMI DADE N.O.A'S PROVIDING TESTED ASSEMBLY INSTALLATION DETAILS AND WINDLOAD COMPLIANCE ARE REQUIRED. MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS (INCLUDING WARRANTY REQUIREMENTS) SHALL BE INCORPORATED ALONG WITH THE LATEST INDUSTRY STANDARDS AND BEST PRACTICES.
J. WATERPROOFING, VAPOR BARRIERS, WATERSTOP, AIR SEALS, ETC. SHALL BE AS INDICATED IN THE SPECIFICATIONS AND AS PER MANUFACTURER AND INDUSTRY STANDARDS.
K. CONTRACTOR TO PROVIDE ALL REQUIRED FIRE BLOCKING AS REQUIRED BY CODE.
L. UNLESS OTHERWISE NOTED, PROVIDE FRAMING @ O.C. FOR ROOFING AND O.C. FOR WALLS AND FLOORS.
M. CONTRACTOR TO TAKE ALL PRECAUTIONS TO PREVENT MOLD FROM GROWING IN OR ON THE BUILDING. DO NOT USE MATERIALS THAT HAVE MOLD ON THEM FOR CONSTRUCTION, CLOSE UP BUILDING EACH NIGHT TO KEEP WATER OUT, DO NOT INSTALL A/C DUCTS UNTIL BUILDING IS DRIED IN AND TAKE ALL OTHER POSSIBLE EFFORTS TO PREVENT MOLD FROM GROWING.
N. ALL STAIRS TO BE A MINIMUM OF WIDE (HANDRAILS ARE ALLOWED TO INTRUDE). PROVIDE HIGH MINIMUM GUARDRAILS, MAINTAIN 6'-8" CLEAR HEIGHT FOR STAIRS AND ALL OTHER AREAS.
O. ALL PENETRATIONS OF FIRE RATED CONSTRUCTION SHALL BE TREATED WITH DAMPERS, SEALS, COLLARS, ETC., SEE SECTION 09260 AND 15100.

P. WHEN WORKING WITHIN OCCUPIED OR PARTIALLY OCCUPIED BUILDINGS IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SAFE ACCESS AND TO MAINTAIN IN OPERATION ALL FEATURES OF EXISTING LIFE SAFETY SYSTEMS INCLUDING ALARMS, DETECTORS, LIGHTING AND EXIT WAYS THROUGHOUT THE COURSE OF CONSTRUCTION.
DIVISION 2 - SITE AND CIVIL WORK
02110 AND 02200 - CLEARING/GRADING/COMPACTING & FILL PLACEMENT: REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL WITHIN BUILDING AREAS. EXPOSED NEAR-SURFACE SOILS SHALL BE COMPACTED TO DENSITIES EQUIVALENT TO 95% PROCTOR DENSITY (ASTM D1557). THE UPPER ONE FOOT OF SOIL BENEATH SLABS SHALL BE COMPACTED TO 98% PROCTOR DENSITY. FILL SHALL BE A RELATIVELY CLEAN SAND OR CRUSHED LIMEROCK (MAX. PARTICLE SIZE OF 3 IN.). GRADE AS REQUIRED (AS SHOWN ON PLAN OR TO DRAIN AWAY FROM BUILDINGS).
02150 - TREE REMOVAL (IF REQUIRED)
A. TREES INDICATED ON THE DRAWINGS FOR REMOVAL SHALL BE CUT, STUMP AND ROOT SYSTEM SHALL BE REMOVED.
B. RESULTING HOLES SHALL BE FILLED AND LEVELED WITH APPROPRIATE SOIL.
C. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER.
D. CARE SHALL BE TAKEN TO AVOID ANY DAMAGE TO ADJACENT TRESS AND PLANT MATERIAL.
E. PROVIDE CONSTRUCTION BARRICADES FOR PROTECTION OF TREES WITHIN 10'-0" OF BUILDING LINES.
02250 - DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS, AS WELL AS INCIDENTAL ITEMS NECESSARY FOR NEW WORK TO PROGRESS. ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER WITH MINIMAL DISTURBANCE TO EXISTING TO REMAIN; SEE STRUCTURAL SPECIFICATIONS FOR TEMPORARY SHORING AND BRACING. ALL UNWANTED MATERIAL TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. UNLESS NOTED OTHERWISE, PATCH ALL AREAS TO REMAIN TO MATCH EXISTING IN AREAS DAMAGED BY DEMOLITION.
02350 - FOUNDATIONS (SEE STRUCTURAL DRAWINGS)
02361 - TERMITE CONTROL: PROVIDE SOIL TREATMENT FOR TERMITE CONTROL AT SLABS ON GRADE INCLUDING FOUNDATIONS AND SLAB PENETRATIONS, IF ANY. FORMULATE AND APPLY TERMICIDES, AND LABEL WITH A FEDERAL REGISTRATION NUMBER, TO COMPLY WITH EPA REGULATIONS AND AUTHORITIES HAVING JURISDICTION. USE ONLY SOIL TREATMENT SOLUTIONS NOT HARMFUL TO PLANTS. APPLY AT LABEL VOLUME AND RATE PER EPA- REGISTERED LABEL WITH APPLICATION BY A LICENSED PEST CONTROL OPERATOR. PROVIDE A SOIL TREATMENT APPLICATION REPORT FOR OWNERS RECORD AND USE.
02855 - UNDERGROUND UTILITIES - CONTRACTOR SHALL INCLUDE IN HIS WORK ALL UNDERGROUND (AND ABOVE) UTILITY WORK FOR ALL SYSTEMS TO MAKE A COMPLETE SYSTEM FROM BUILDINGS TO STREET HOOK-UPS AS REQUIRED TO COMPLETE THE JOB.
02900 - LANDSCAPING AND TOP SOIL:
1. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS 1 & II 1973, 1975 RESPECTIVELY.
2. D M R D
OTHERWISE NOTED.
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS).
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS).
6. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED FOR ONE YEAR.
7. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL). (SEE SPECS).
9. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
10. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
11. NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
12. ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
13. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. REFER TO IRRIGATION PLAN.
14. ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, R D M M M D R R D
15. CONTRACTOR WILL VISIT SITE TO FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
16. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
17. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN).
18. ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE, TO BE RELOCATED TREE, CANOPY.
19. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
20. ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
21. R D M M M R
22. M R R D M M M M R
R D M M M
02901 - IRRIGATION: TIE NEW IRRIGATION INTO EXISTING SYSTEM INSTALLED DURING "COMMON AREA" PROJECT. THE SYSTEM WILL BE ADJUSTED TO PROVIDE UNIFORM DISTRIBUTION AND WITH MINIMAL OVERSPRAY. ALL WORK WILL BE PERFORMED BY A LICENSED CONTRACTOR AND DR M D R R M
DIVISION 3 - CONCRETE (SEE STRUCTURAL DRAWINGS)
DIVISION 4 - MASONRY (SEE STRUCTURAL DRAWINGS)
DIVISION 5 - METALS (SEE STRUCTURAL DRAWINGS)
05280 - PIPE HANDRAILS (EXTERIOR USE): D M R D D
CONNECTIONS AND RETURN TO WALL PER DRAWINGS. PROVIDE ALUM. HALF SPHERICAL END CAPS IF INDICATED. ALL CONNECTIONS WELDED. MOUNTING SHALL BE STUD OR BRACKET TO R RD R M R R R RM
D R RM
05300 - MISCELLANEOUS METALS: ANCHOR BOLTS, NUTS AND WASHERS SHALL BE MINIMUM 5/8 IN. GALVANIZED STEEL EMBEDDED MINIMUM 7 IN. INTO CONCRETE AND SPACED MAXIMUM 2 FEET O.C. PROVIDE MISCELLANEOUS GALVANIZED STEEL ANCHORS, STRAPS AND HANGERS AS REQUIRED.
05320 -MANUFACTURED ANCHORS AND STRAPS SHALL BE HEAVY DUTY STAINLESS STEEL G90, AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL. ITEM NUMBERS SHALL BE AS IDENTIFIED ON THE DRAWINGS. IN NO EVENT SHALL PIER, SILL, JOIST, PLATE, RAFTER OR TRUSS CONNECTIONS BE MADE WITHOUT ANCHORAGE DEVICES FOR HURRICANE PROTECTION, UNLESS SPECIFICALLY NOTED AND ADDRESS BY OTHER MEANS.
05400 - LIGHT-GAGE METAL FRAMING:
A. LIGHT-GAGE METAL FRAMING SHALL BE GALVANIZED ACCORDING TO ASTM A924 AND OF SIZE AND GAGE SHOWN ON THE DRAWINGS IF NOT SHOWN ON DRAWINGS OR SPECIFICATIONS PROVIDE SIZE + GAGE AS PER INDUSTRY STANDARDS.
B. FRAMING ROLLED FROM STEEL SHALL CONFORM TO ASTM A653, GRADE 33, WITH A MINIMUM YIELD STRESS OF 33,000 PSI.
C. R D R R D R R R
POSSIBILITY OF MOVING (TYPICAL).
D. CONTRACTOR SHALL PROVIDE COMPLETE FRAMING SYSTEMS AS PER DRAWINGS,

SPECIFICATIONS OR INDUSTRY STANDARDS (IF NOT SHOWN ON DRAWINGS OR SPECIFICATIONS).
E. IF SOFFITS, DROP CEILINGS OR OTHER ITEMS ARE NOT DETAILED PROVIDE AS PER INDUSTRY STANDARDS.
05500 - ALUMINUM FABRICATIONS
A. ALL STRUCTURAL MEMBERS SHALL CONFORM TO ASTM B221 SPECIFICATION- ALUMINUM, ALLOY EXTRUDE BAR, ROD, WIRE, SHAPE AND TUBE.
1. EXTRUDED ALUMINUM: ASTM B221, ALLOY 6063, TEMPER T-6.
2. SHEET ALUMINUM: ASTM B209 6063, TEMPER T-6.
H. PROVIDE SHOP DRAWINGS SHOWING LAYOUT, DIMENSIONS, PROFILES, SPACING OF COMPONENTS, AND ANCHORAGE AND INSTALLATION DETAILS.
1. SUBMIT COMPLETE SHOP DRAWING FOR ALL STRUCTURAL COMPONENTS. DRAWINGS SHALL INCLUDE ALL SHOP AND ERECTION DETAILS. INCLUDING DATES, COPEs, CONNECTIONS, HOLES, BOLTS, SHIM PLATES AND WELDS IN STRUCTURAL STEEL. ALL WELDS, BOTH SHOP AND FIELD, SHALL BE INDICATED ON THE DETAILS ON THE SHOP DRAWINGS BY STANDARD WELDING SYMBOLS GIVEN IN THE AISC MANUAL.
2. CONTRACTOR SHALL CHECK SHOP DRAWINGS FOR FIELD COORDINATION OF ELEVATION AND DIMENSIONS PRIOR TO SUBMITTAL.
3. HANDRAILS SHALL HAVE WELDED CONNECTIONS OF ALL MEMBERS AND HAVE A SHOP APPLIED POWDER COAT FINISH (SEE PAINT SPEC'S).
4. ALL GUARDRAILS AND HANDRAILS SHALL MEET REQUIRED CODES FOR HANDICAP COMPLIANCE, STRUCTURAL COMPLIANCE AND SIZE REQUIREMENTS.
C. PROVIDE ALUMINUM CAPS FOR EXPOSED OPEN EXTRUDED ALUMINUM SECTIONS AND FOR ATTACHMENT OF COMPONENTS TO POSTS.
D. DO NOT INSTALL BENT, BOWED, OR OTHERWISE DAMAGED COMPONENTS. REMOVE DAMAGED COMPONENTS FROM SITE AND REPLACE.
DIVISION 6 - WOOD AND PLASTICS (ALSO SEE STRUCTURAL DRAWINGS)
06100 - ROUGH CARPENTRY ALL FRAMING (AND TRUSS) LUMBER SHALL BE DRY SOUTHERN PINE, 19% MC, NO. 2 OR BETTER, (FB - 975 PSI MINIMUM). MEMBER SIZES NOTED ON DRAWINGS ARE NOMINAL. PROVIDE 1"x4" CROSS BRIDGING NOT OVER 8 FEET O.C. FOR ALL WOOD JOIST AND 2 X SOLID BLOCKING BETWEEN JOIST AT ALL SUPPORTS. PROVIDE 1"x4 FURRING AT 16" O.C. FOR ALL TRUSSES THAT WILL HAVE A FINISHED CEILING BELOW UNLESS CLEARLY WRITTEN NOT TO HAVE FURRING IN DRAWINGS.
06130 PRESSURE TREATED: ALL WOOD INDICATED SHALL BE PRESSURED-TREATED WITH CHEMICALS TO PROTECT FROM DECAY AND INSECTS. DRY AFTER TREATMENT. ALL METAL CONNECTORS TO BE BY SIMPSON STRONG-TIE COMPANY OR EQUAL APPROVED IN WRITING BY THE ENGINEER AND TO BE STAINLESS STEEL FINISH, UNLESS OTHERWISE NOTED. ALL CONNECTORS TO BE INSTALLED WITH ALL MANUFACTURE SPECIFIED FASTENERS BEFORE LOADING. ALL NAILS USED IN PRESSURE TREATED SHALL BE STAINLESS STEEL. ALTERNATE CONNECTOR/FASTENER MATERIALS MAY BE APPROVED ON SUBMITTAL OF MANUFACTURERS DATA INDICATING COMPATIBILITY WITH SPECIFIC PRESSURE TREATMENT CHEMICALS USED IN THIS PROJECT.
PRESSURE TREATED WOOD IS TO BE USED IN ALL MOIST AND OR EXPOSED LOCATIONS SUCH AS SILLS ON CONCRETE, NEAR GRADE INSTALLATIONS, EXPOSED DECKS AND RAILS, EXTERIOR OPEN STAIRS, ETC. AND AS REQUIRED BY CODE. COORDINATE ANY QUESTIONABLE AREAS WITH ARCHITECT.
06150 - PLYWOOD DECK:
1. PANEL THICKNESS SHALL BE AS SHOWN ON THE DRAWINGS. APPLICATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
2. PLYWOOD SHEATHING SHALL BE APA STRUCTURAL I, EXPOSURE 1 FOR INTERIOR USE AND APA STRUCTURAL I, EXTERIOR FOR EXTERIOR USE. OF THICKNESS SHOWN ON DRAWINGS.
3. EACH PANEL OF PLYWOOD SHALL BE IDENTIFIED WITH THE GRADE-TRADEMARK OF AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF U.S. PRODUCT STANDARD PSI OR APA PRP-108. ALL PLYWOOD WHICH HAS ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE OF THE EXTERIOR TYPE.
4. UNLESS OTHERWISE SHOWN, FLOOR AND ROOF DECK TO BE 3/4" AND 5/8" (MINIMUM) RESPECTIVELY AND TO BE GLUED AND NAILED WITH 8D NAILS AT 6" AT INTERIOR EDGES; 4" AT EXTERIOR EDGES AND AT 6" ALONG INTERMEDIATE FRAMING MEMBERS.
D R D M R D
06300 - FINISH CARPENTRY SHALL INCLUDE TRIM, FRAMES, PANELING AND CABINETRY. PROFILES AND PLASTIC LAMINATE ARE TO BE AS SELECTED OR NOTED ON THE DRAWINGS. CABINETS SHALL BE OF A CUSTOM OR PREMIUM GRADES AS NOTED OR DETERMINED BY THE OWNER. USE OF PARTICLE OR PRESS BOARD SHALL BE PRECLUDED. ALL CABINETS TO BE FORMALDEHYDE FREE. SELECT GRADE SOUTHERN YELLOW PINE SHALL BE USED AS A QUALITY STANDARD FOR TRIM, FRAMES AND BASE UNLESS NOTED OTHERWISE. ALL WORK SHALL BE BY SKILLED FINISH CARPENTERS.
DIVISION 7 - THERMAL AND MOISTURE PROTECTION
07311 - ROOFING UNDERLAYMENT: AT ALL SLOPED ROOFING INSTALLATIONS, PROVIDE A HIGH TEMPERATURE, SELF ADHESIVE, MEMBRANE UNDERLAYMENT SUCH AS GRACE 'ULTRA' AS MANUFACTURED BY GRACE CONSTRUCTION PRODUCTS, OR EQUAL. THE UNDERLAYMENT IS INTENDED TO FUNCTION AS SECONDARY ROOF MEMBRANE OVER THE DECKING. AS SUCH THE MEMBRANE SHALL BE CONTINUOUS OVER ALL PORTIONS OF THE ROOF, WITH SEAMS LAPED A M M M D R R M R R D
MEMBRANE. THE MEMBRANE SHALL BE SELF SEALING FOR SMALL PENETRATIONS SUCH AS ROOFING ASSEMBLY FASTENERS TO THE DECK (NAILS OR SCREWS). THE UNDERLAYMENT MEMBRANE SHALL BE PROVIDED FOR ALL SLOPED ROOFING ASSEMBLIES INCLUDING; V CRIMP, STANDING SEAM, SHINGLES AND CERAMIC TILE, UNLESS SPECIFICALLY NOTED. NOT TO BE INSTALLED. THE CONTRACTOR SHALL VERIFY COMPATIBILITY OF ROOFING MATERIALS AND ANCHORAGE DEVICES WITH THE MEMBRANE AND COORDINATE WITH ROOFING MANUFACTURERS REQUIREMENTS.
07315 - ROOFING SHOP DRAWINGS: ALL ROOFING ASSEMBLIES REQUIRE SHOP DRAWING SUBMITTALS. THE SUBMITTAL SHALL INCLUDE ALL COMPONENTS OF THE ASSEMBLY INCLUDING BASE SHEETS (IF ANY), INSULATION IF INTEGRAL TO THE ASSEMBLY, COVER BOARD, MEMBRANES AND ATTACHMENT, INCLUDING EDGE CONDITIONS. THE SUBMITTAL SHALL INCLUDE N.O.A. TEST DATA FOR THE ENTIRE ASSEMBLY, AS A UNIT, OR FOR EACH COMPONENT USED, INCLUDING ANCHORAGE/ ATTACHMENT TO ITS SUPPORTING SUBSTRATE ON DOWN TO THE STRUCTURAL DECK. DOCUMENTATION THAT THE PROJECT SPECIFIC ROOFING ASSEMBLY MEETS DESIGN WIND LOADING IS REQUIRED. THIS CAN BE ACCOMPLISHED BY SUBMITTAL OF N.O.A. TEST DATA OR BY SIGNED AND SEALED CERTIFICATION BY A FLORIDA REGISTERED ENGINEER. PROVIDE MANUFACTURER'S REQUIREMENTS AND INSTALLATION INSTRUCTIONS FOR REVIEW.
07600 - ROOFING SHALL BE 26 GAUGE GALVANIZED "V" CRIMP METAL ROOFING IN LONGEST SHEETS PRACTICABLE. FINISH SHALL BE 'GALVALUME' 'W20 YEAR FINISH WARRANTY, COORDINATE FLASHING. INSTALL OVER GRACE ULTRA UNDERLAYMENT (HIGH TEMPERATURE) MEMBRANE OVER DECKING. PROVIDE FLASHING AND TRIM INCLUDING PREFORMED RIDGE AND HIP ROLLS AND EDGE DRIP (ALL WITH GALVALUME FINISH). PROVIDE MANUFACTURER'S REQUIREMENTS, INSTALLATION INSTRUCTIONS AND VALID N.O.A. OF SYSTEM.
07620 - FLASHING AND SHEET METAL:
A. THIS SECTION TO INCLUDE: GALV. METAL FLASHING AND BASE FLASHING, STOPS, BUILT-IN METAL VALLEYS, GUTTERS, SCUPPERS AND MISCELLANEOUS SHEET METAL ACCESSORIES.
B. MATERIAL SHALL BE ZINC - COATED STEEL, COMMERCIAL QUALITY ASTM A526 G90 HOT-DIP GALVANIZED, 24 GAGE, EXCEPT AS NOTED OTHERWISE. COORDINATE FINISH WITH ROOFING FINISH (EXAMPLE: IF ROOFING HAS GALVALUME FINISH USE SAME FINISH ON FLASHING).
C. SHAPES SHALL MATCH EXISTING PROFILES OF FLASHING AND STOPS.
D. SHOP-FABRICATE WORK TO THE EXTENT POSSIBLE. COMPLY WITH DETAILS SHOWN AND APPLICABLE REQUIREMENTS OF SMACNA "ARCHITECTURAL SHEET METAL MANUAL" AND MATERIAL MANUFACTURER RECOMMENDATIONS.
07920 - SEALANTS

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.

KEY WEST,

FLORIDA

33040

TEL (305) 296-5302

FAX (305) 296-1033

LICENSE NO.
AA 0003040

HISTORIC SEAPORT
RESTROOMS AND
LAUNDRY
RENOVATIONS

KEY WEST, FLORIDA.

SEAL

DATE

02-29-16 HARC

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REVISIONS

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KMA EVK

PROJECT
NUMBER

1408

A. SILICONIZED ACRYLIC CAULK - 25 YEARS, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE, WOOD AND MASONRY, AS A FILLER FOR CRACKS VOIDS AND HOLES IN PREPARATION FOR PAINT OR OTHER FINISH. - SEE EXISTING WOOD PREPARATION.

B. POLYSEAMSEAL ALL PURPOSE ADHESIVE CAULK, PAINTABLE, NON-STAINING, MILDEW RESISTANT. FOR INTERIOR AND EXTERIOR USE AS A FILLER AND JOINT SEAL AT TILE, TUB AND COUNTERS.

C. SILICONE RUBBER SEALANT - FSTT-S-001543, CLASS A, ONE PART NON-SAG LOW MODULES SILICONE RUBBER SEALANT. FOR INTERIOR AND EXTERIOR USE IN WORKING JOINTS WHERE SOME MOVEMENT IS ANTICIPATED, WOOD, MASONRY, METAL AND GLASS. PROVIDE BACKER ROD DEPTH CONTROL IN ALL JOINTS IN EXCESS OF 1/4"

D. ALL INTERIOR ARCHITECTURAL CAULKS AND SEALANTS TO HAVE A VOC LIMIT OF 250 G/L.

DIVISION 8 - DOOR AND WINDOWS

DOORS AND WINDOWS SHALL BE PROVIDED WITH STORM PROTECTION AND WIND PRESSURES REQUIRED BY CODE, EITHER BY DESIGN OF EA. INDIVIDUAL UNIT TO WITHSTAND REQ. LOADING. CONTRACTOR TO COORD WITH OWNER/ARCHITECT PRIOR TO BIDDING. UNLESS OTHERWISE NOTED, PLACE WINDOWS AND DOORS FLUSHED TO THE INSIDE FACE OF THE WALL AND ADD REQUIRED TRIM AND SILL TO OUTSIDE OF WALL.

08100 - DOORS AND WINDOWS SHALL BE MANUFACTURED UNITS DESIGNED AND INSTALLED TO ALLOW A MAXIMUM OF 0.5 CFM INFILTRATION PER LINEAR FOOT OF OPERABLE SASH CRACK AND A MAXIMUM 0.5 CFM PER SQ.FT. OF EXTERIOR DOOR AREA OR AS DEFINED BY FLORIDA COMMERCIAL ENERGY CONSERVATION BUILDING CODE 2014 PRESCRIPTIVE METHOD. UNITS SHALL BE GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.

08106 - BATHROOM WINDOWS AND DOORS SHALL BE PROVIDED WITH TRANSLUCENT FROSTED GLAZING UNLESS SPECIFICALLY NOTED OTHERWISE.

08110 - STANDARD STEEL DOORS AND FRAMES:

A. DOORS: SEAMLESS COMPOSITE CONSTRUCTION STANDARD STEEL DOORS FOR INTERIOR AND EXTERIOR LOCATIONS (GALVANIZED G90). DOORS TO BE PROVIDED IN THE TYPES AND STYLES INDICATED, AND IN ACCORDANCE WITH ANSI/SDI-100, GRADE III, EXTRA HEAVY DUTY, W/MINIMUM 16 GAUGE GALVANIZED STEEL FACES. COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANSI A115 SERIES SPECIFICATIONS FOR DOOR AND FRAME, PREPARATION FOR HARDWARE.

B. FRAMES TO BE MINIMUM 16 GAGE AT INTERIOR LOCATIONS AND 14 GAGE AT EXTERIOR LOCATIONS, GALVANIZED STEEL WITH MITERED; WELDED CONSTRUCTION, AND CONCEALED ANCHORS TO SUITE WALL CONSTRUCTION.

C. DOORS AND FRAMES SHALL BE FACTORY PRIMED FOR FIELD PAINTING.

D. SHOP DRAWING SUBMITTAL SHOWING FABRICATION, INSTALLATION, ANCHORAGE AND LABEL CONSTRUCTION CERTIFICATION OF FIRE-RATED ASSEMBLIES, IS REQUIRED FOR APPROVAL PRIOR TO ANY FABRICATION OR DELIVERY OF MATERIAL.

08520 - ALUMINUM WINDOWS SHALL BE MANUFACTURED UNITS OF TYPE AND NOMINAL SIZE INDICATED WITH FACTORY PAINTED WHITE FINISH. PROVIDE IMPACT RESISTANT GLASS AND MULLIONS WHEN SHOWN. ALL HARDWARE TO BE SALT RESISTANT. PROVIDE N.O.A.'S INDICATING INSTALLATION DETAILS AND COMPLIANCE WITH PROJECT WIND LOADING REQUIREMENTS.

08710 - HARDWARE: FURNISH AND INSTALL COMPLETE HARDWARE FOR EACH CONDITION AS MANUFACTURED BY SCHLAGE; YALE OR APPROVED EQUAL. ANSI GRADE 1 OR BETTER FOR HEAVY COMMERCIAL USE. FINISH AND STYLE TO BE SELECTED. ALL EXTERIOR INSTALLATIONS TO BE SALT RESISTANT AND SUITABLE FOR USE IN A COASTAL SALT WATER ENVIRONMENT.

08810 - GLASS AND GLAZING PROVIDE IMPACT RESISTANT OF TYPE REQUIRED BY CODE FOR SIZE AND LOCATION CALLED FOR. GLAZING SHALL BE GASKETED OR OTHERWISE SEALED. PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE, AND WHERE SHOWN ON DRAWINGS. ALL COMMERCIAL STOREFRONT TO BE TEMPERED SAFETY GLASS AND BE OF THICKNESS AS SHOWN ON DRAWING AND REQUIRED BY CODE. ALL GLASS SHALL HAVE A LOW E COATING AND MEET SHGC REQUIREMENTS.

DIVISION 9 - FINISHES

09220- STUCCO - COMPLY WITH ASTM C 926 FOR PORTLAND CEMENT BASE AND FINISH COAT MIXES USING PORTLAND CEMENT - ASTM C 150, MASONRY CEMENT, LIME - ASTM C 206, AND SAND ASTM C 897. PROVIDE MIN. OF THREE COAT SYSTEM W/SCRATCH COAT, BROWN COAT, AND FINISH COAT. FINISH COAT SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1-1/2 TO 2 PARTS LIME, 3 PARTS SAND. ADDITIONAL BASE LAYERS MAY BE APPLIED TO ACHIEVE DESIRED THICKNESS OVER EXPANDED METAL GALVANIZED LATH. PROVIDE CONTROL JOINTS @ MAX. 12' TO 16' VERTICALLY AND HORIZONTALLY, CORNERS OF WALL PENETRATIONS (COORDINATE WITH ARCHITECT), AND AT ALL SUBSTRATE EXP. JOINTS OR CHANGE OF MATERIALS. PROVIDE ACCESSORIES OF HIGH IMPACT POLY VINYL CHLORIDE, TO INCLUDE STOPS CASING BEADS, ONE AND TWO PIECE CONTROL JOINTS (TWO PIECE WHERE MOVEMENT IS REQUIRED) AND CORNER BEAD. EXPANDED METAL GALVANIZED LATH OVER A MEMBRANE AIR, MOISTURE BARRIER SHALL BE PROVIDED OVER ALL NON MASONRY SUBSTRATES. STUCCO FINISH SHALL GO ON ALL CONCRETE OR MASONRY EXTERIOR SURFACES UNLESS OTHERWISE NOTED TO BE SKIM COAT STUCCO OR JUST PAINTED.

09260 - GYPSUM DRYWALL: PROVIDE GYPSUM DRYWALL SHOWN ON DRAWING AND AS FOLLOWS:

A. STEEL FURRING CHANNELS: ASTM C 645, WITH FLANGE EDGES BENT BACK 90 DEG. AND DOUBLED OVER TO FORM 3/16 INCH MINIMUM LIP. MINIMUM THICKNESS OF BASE (UNCOATED) METAL, GALVANIZED FINISH-TYPICAL AND MINIMUM DEPTH AS FOLLOWS; THICKNESS IS 0.0329 INCH, DEPTH IS 1-5/8 INCH.

B. GYPSUM BOARD: PROVIDE 5/8 INCHES THICKNESS (UNLESS OTHERWISE INDICATED) TO COMPLY WITH ASTM C 840 AND ASTM C 36. USE TYPE X FOR FIRE-RESISTANCE-RATED ASSEMBLIES. PROVIDE TAPERED EDGES. USE WATER - RESISTANT GYPSUM BOARD (ASTM C 630) WHERE INDICATED AND FOR ALL AREAS SUBJECT TO MOISTURE INCLUDING ALL TOILET AND BATHROOM WALLS AND CEILINGS, JANITOR ROOM WALLS AND CEILINGS AND THE WET WALL OF A KITCHEN. PROVIDE GALVANIZED METAL TRIM ACCESSORIES COMPLYING TO ASTM C 1047. PROVIDE TAPE AND THREE COATS SPACKLE, SCREW GYPSUM BOARD TO METAL FRAMING.

C. AT FIRE RATED WALL ASSEMBLIES-REQUIRED LAYERS (TYPE X) SHALL BE INSTALLED CONTINUOUS PAST ANY INTERSECTING PARTITIONS. SHEET INSTALLATION, LAYERING, PENETRATIONS, TREATMENT OF RECESSED ELECTRICAL BOXES, AND EXPANDABLE FIRE CAULK TO DECKS ABOVE AND BELOW, ETC. SHALL BE IN ACCORDANCE WITH ASSEMBLY GUIDELINES.

D. PENETRATIONS OF FIRE RATED WALL AND FLOOR ASSEMBLIES, BY PIPES OR CONDUCTS, SHALL BE SEALED USING PRODUCTS BY 'RECTOR SEAL' OR 'HILTI' OR EQUAL. AT PENETRATIONS LESS THAN NOMINAL PROVIDE 'BIOSTOP' OR FIRESTOP CAULKING PER MANUFACTURER RECOMMENDATION. AT PENETRATION LARGER THAN NOMINAL PROVIDE FIRE COLLARS PER MANUFACTURES RECOMMENDATIONS. THE ANGLE OF PENETRATIONS SHALL NOT EXCEED MULTIPLE LINES SHALL NOT PENETRATE A SINGLE OPENING UNLESS SPECIALLY TAPED AND SEALED PER MANUFACTURERS REQUIREMENTS. FIRE SEALS ASSEMBLIES SHALL BE U.L. LISTED, OR SUBMITTED BY THE MANUFACTURER FOR SPECIFIC SITE CONDITIONS AS A D M SUBJECT TO REVIEW AND APPROVAL.

09310 - CERAMIC AND FLOOR TILES SHALL BE FURNISHED AND INSTALLED WHERE INDICATED. TILE GROUTING PRODUCTS SHALL BE AS MANUFACTURED BY FLORIDA TILE OR APPROVED EQUAL. SELECTIONS LISTED ARE FROM FLORIDA TILE, CONTACT (305)513-9600 WHEN APPLYING TILE ON A CONCRETE FLOOR. ADD A CRACK ISOLATION MEMBRANE PRIOR TO ADDING MORTER BED AND OR TILE.

TILE 1-EXTERIOR FLOOR 12X24 TEXTURED PORCELAIN TILE, 10.5MM THICK W/CUSHION EDGE, SAND-BLASTED NON-SLIP FINISH. FLORIDA TILE TIME 2.0 OR APPROVED EQUAL. COLOR: T237B1 CREAM TEXTURED. PROVIDE ALL NECESSARY TRIM AND BASE PIECES INCLUDING COVE BASE, CORNERS AND BULLNOSE.

GROUT: BONSAL B-160 EPOXY GROUT, ANSI A118.3 OR EQUAL. PLYWOOD SUBSURFACE OR WHERE MOVEMENTS IS ANTICIPATED PROVIDE B-800 EPOXY GROUT.

TILE 2 - INTERIOR FLOOR.

12X12 TEXTURED PORCELAIN TILE, 10.5MM THICK W/CUSHION EDGE, SAND-BLASTED NON-SLIP FINISH. FLORIDA TILE TIME 2.0 OR APPROVED EQUAL. COLOR: T237B1 CREAM TEXTURED. PROVIDE

ALL NECESSARY TRIM AND BASE PIECES INCLUDING COVE BASE, CORNERS AND BULLNOSE.

GROUT: BONSAL MULTI PURPOSE PREMIUM THIN SET W/LATEX ADDITIVE B-730 OR EQUAL ANSI A118.4

TILE 3 - INTERIOR WALL.

12X12 NATURAL PORCELAIN TILE, 10.5MM THICK W/CUSHION EDGE, SAND-BLASTED NON-SLIP FINISH. FLORIDA TILE TIME 2.0 OR APPROVED EQUAL. COLOR: T237B1 CREAM NATURAL. PROVIDE ALL NECESSARY TRIM AND BASE PIECES INCLUDING COVE BASE, CORNERS AND BULLNOSE.

GROUT: BONSAL MULTI PURPOSE PREMIUM THIN SET W/LATEX ADDITIVE B-730 OR EQUAL ANSI A118.4

09900 - PAINTING - THIS SECTION INCLUDES SURFACE PREPARATION, PAINTING, AND FINISHING OF EXPOSED INTERIOR AND EXTERIOR ITEMS AND SURFACES. SURFACE PREPARATION, PRIMING, AND FINISH COATS SPECIFIED IN THIS SECTION ARE IN ADDITION TO SHOP PRIMING AND SURFACE TREATMENT SPECIFIED UNDER OTHER SECTIONS.

A. PAINT EXPOSED SURFACES WHETHER OR NOT COLORS ARE DESIGNATED IN "SCHEDULES", EXCEPT WHERE A SURFACE OR MATERIAL IS SPECIFICALLY INDICATED NOT TO BE PAINTED OR IS TO REMAIN NATURAL. WHERE AN ITEM OR SURFACE IS NOT SPECIFICALLY MENTIONED, PAINT THE SAME AS SIMILAR ADJACENT MATERIALS OR SURFACES. IF COLOR OR FINISH IS NOT DESIGNATED, THE ARCHITECT WILL SELECT FROM STANDARD COLORS OR FINISHES AVAILABLE.

1. PAINTING INCLUDES FIELD PAINTING EXPOSED BARE AND COVERED PIPES AND DUCTS INCLUDING COLOR CODING), HANGERS, EXPOSED STEEL AND IRON WORK, AND PRIMED METAL SURFACES OF MECHANICAL AND ELECTRICAL EQUIPMENT.

2. PAINTING IS NOT REQUIRED ON PREFINISHED ITEMS, FINISHED METAL SURFACES, CONCEALED SURFACES, OPERATING PARTS, AND LABELS.

3. LABELS: DO NOT PAINT OVER UNDERWRITER'S LABORATORIES, FACTORY MUTUAL OR OTHER CODE-REQUIRED LABELS OR EQUIPMENT NAME, IDENTIFICATION, PERFORMANCE RATING, OR NOMENCLATURE PLATES.

B. SUBMIT DATA: MANUFACTURER'S TECHNICAL INFORMATION, LABEL ANALYSIS, AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL PROPOSED FOR USE.

1. LIST EACH MATERIAL AND CROSS-REFERENCE THE SPECIFIC COATING AND FINISH SYSTEM AND APPLICATION. IDENTIFY EACH MATERIAL BY THE MANUFACTURER'S CATALOG NUMBER AND GENERAL CLASSIFICATION.

2. SAMPLES FOR INITIAL COLOR SELECTION IN THE FORM OF MANUFACTURER'S COLOR CHARTS. THE EXTERIOR WILL HAVE FOUR COLORS MINIMUM, ONE BEING SPECIAL ORDER COLOR. THE INTERIOR WILL HAVE THREE COLORS MINIMUM, ONE BEING A SPECIAL ORDER COLOR.

C. PROVIDE SAMPLES OF EACH COLOR AND MATERIALS TO BE APPLIED, WITH TEXTURE TO SIMULATE ACTUAL CONDITIONS, OR REPRESENTATIVE SAMPLES OF ACTUAL SUBSTRATE. DEFINE EACH SEPARATE COAT, INCLUDING BLOCK FILLERS AND PRIMERS. USE REPRESENTATIVE COLORS WHEN PREPARING SAMPLES FOR REVIEW. RESUBMIT UNTIL REQUIRED SHEEN, COLOR, AND TEXTURE ARE ACHIEVED.

1. PROVIDE A LIST OF MATERIAL AND APPLICATION FOR EACH COAT OF EACH SAMPLE. LABEL EACH SAMPLE AS TO LOCATION AND APPLICATION.

D. PAINTS AND COATING USED ON THE INTERIOR OF THE BUILDING (I.E., INSIDE OF THE WEATHER PROOFING SYSTEM AND APPLIED ON- SITE) SHALL COMPLY WITH THE FOLLOWING CRITERIA:

1. ARCHITECTURAL PAINTS, COATING AND PRIMERS APPLIED TO INTERIOR WALLS AND CEILINGS: DO NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED IN THE GREEN SEAL STANDARD GS-11, PAINTS, FIRST EDITION, MAY 20, 1993. PRIMERS MUST MEET THE VOC LIMIT FOR NON-FLAT PAINT.

FLATS: 50 G/L

NON-FLATS: 100 G/L

2. ANTI-CORROSIVE AND ANTI-RUST PAINTS APPLIED TO INTERIOR FERROUS SUBSTRATES: DO NOT EXCEED THE VOC CONTENT LIMIT OF 250 G/L ESTABLISHED IN GREEN SEAL STANDARD GS-03, ANTI-CORROSIVE PAINTS, SECOND EDITION, JANUARY 7, 1997.

3. CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, AND SHELLACS APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1113, ARCHITECTURAL COATINGS, RULES IN EFFECT ON JANUARY 1, 2004.

PROVIDE PAINT AS SHOWN WITH ALL MATERIALS BY BENJAMIN MOORE OR EQUAL. COLORS AND FINISH SHALL BE SELECTED BY OWNER:

EXTERIOR WOOD:

PRIMER:SPOT PRIME KNOTS & SURROUNDING AREA W/BIN SCHULAC

(1 COAT) FRESH START 100% ACRYLIC SUPERIOR PRIMER #046, VOC = 44 G/L

FINISH:.....MOORGARD 100% ACRYLIC LOW LUSTRE HOUSE PAINT # N103, VOC = 50 G/L (2 COATS)

EXTERIOR FIBER CEMENTITIOUS SIDING AND TRIM:

R M R M R M R M R M R

100% ACRYLIC FLAT HOUSE PAINT #N105 VOC = 50 G/L

(2 COATS)

EXTERIOR STUCCO OR MASONRY: (TO BE PAINTED)

PRIMER:.....SUPER SPEC MASONRY INTERIOR/EXTERIOR 100% ACRYLIC MASONRY SEALER

#N068 VOC = 81 G/L. USE MOORE'S HIGH BUILD ACRYLIC MASONRY PRIMER #W068 VOC= 97 G/L FOR VERY POROUS CONDITIONS.

FINISH:.....(2 COATS) REGAL SELECT FLAT FINISH #N400 OR REGAL SELECT SOFT GLOSS FINISH

#N402 VOC = 50 G/L.

INTERIOR WOOD:

PRIMER:.....FRESH START 100% ACRYLIC SUPERIOR PRIMER #046 VOC = 44 G/L (1 COAT)

FINISH:.....REGAL SELECT SEMI- GLOSS FINISH #551 VOC = 38 G/L (2 COATS)

GALVANIZED METAL AND ALUMINUM (NON FERROUS METAL)

CLEAN SURFACES WITH SUPER SPEC HP OIL AND GREASE EMULSIFIER (P83) TO REMOVE CONTAMINANTS

PRIMER:.....ONE COAT SUPER SPEC HP D.T.M. ACRYLIC SEMI-GLOSS #WP29 VOC = 45 G/L

R D M R M

GYPSUM BOARD:

PRIMER:.....FRESH START 100 % ACRYLIC SUPERIOR PRIMER #046 VOC = 44 G/L (1 COAT)

FINISH:.....2 COATS REGAL. SELECT MATTE FINISH #548 OR FLAT #547, VOC = 12G/L

R R

(2 COATS)

STRUCTURAL STEEL AND IRON: (FERROUS METAL)

R M R D R D M

ACRYLIC SEMI-GLOSS #WP29, VOC = 45 G/L

NATURAL-FINISH WOODWORK:

R M R D R R R

HIGH GLOSS # 422, VOC = 270 G/L (1 COAT)

D R R R

HIGH GLOSS # 422, VOC = 270 G/L (2 COATS)

OR BENWOOD INTERIOR WOOD FINISHES

WATERBORNE STAIN #205, VOC = 231 G/L (1 COAT)

POWDER COAT PAINT FINISH SYSTEM: (APPLIED IN SHOP)

1. ELECTROSTATICALLY APPLIED COLORED POLYESTER POWDER COATING HEAT CURED TO CHEMICALLY BOND FINISH TO METAL SUBSTRATE.

2. MINIMUM HARDNESS MEASURED IN ACCORDANCE WITH ASTM D3363: 2H.

3. DIRECT IMPACT RESISTANCE TESTED IN ACCORDANCE WITH ASTM D2794. WITHSTAND 160 INCH- POUNDS.

4. SALT SPRAY RESISTANCE TESTED IN ACCORDANCE WITH ASTM B117: NO UNDERCUTTING, RUSTING, OR BLISTERING AFTER 500 HOURS IN 5 PERCENT SALT SPRAY AT 95 DEGREES F AND 95 PERCENT RELATIVE HUMIDITY AND AFTER 1000 HOURS LESS THAN [3/16 INCH] [5 MM] UNDERCUTTING.

5. WEATHERABILITY TESTED IN ACCORDANCE WITH ASTM D822: NO FILM FAILURE AND 88 PERCENT GLOSS RETENTION AFTER 1 YEAR EXPOSURE IN SOUTH FLORIDA WITH TEST PANELS TILTED AT 45 DEGREES.

6. FIRM WITH MANUFACTURING AND DELIVERY CAPACITY REQUIRED FOR THE PROJECT, SHALL HAVE SUCCESSFULLY COMPLETED AT LEAST TEN PROJECTS WITHIN THE PAST FIVE YEARS, UTILIZING FINISH SYSTEMS, AND TECHNIQUES AS HEREIN SPECIFIED.

7. SUPPLIER MUST OWN AND OPERATE ITS OWN PAINTING AND FINISHING FACILITY TO ASSURE SINGLE SOURCE RESPONSIBILITY AND QUALITY CONTROL.

8. ALL MATERIALS SHALL BE PROTECTED DURING FINISHING, SHIPMENT, SITE STORAGE AND ERECTION TO PREVENT DAMAGE TO THE FINISHED WORK FROM OTHER TRADES. STORE MATERIALS INSIDE A WELL-VENTILATED AREA, AWAY FROM UNCURED CONCRETE AND MASONRY, AND PROTECTED FROM THE WEATHER, MOISTURE, SOILING, ABRASION, EXTREME TEMPERATURES, AND HUMIDITY.

9. CLEAN ALL SURFACES FOLLOWING INSTALLATION. IF NECESSARY USE ONLY A MILD SOAP OR DETERGENT SOLUTION SUCH AS TSP-90 OR IVORY WITH A SOFT CLOTH TO REMOVE DIRT AND HAND PRINTS. BLACK HANDLING MARKS CAN BE REMOVED USING A MIXTURE OF ISOPROPYL ALCOHOL AND AN ABRASIVE CLEANSER LIKE COMET. REPLACE UNITS HAVING SCRATCHES, ABRASIONS, OR OTHER DEFECTS, WITH UNBLEMISHED MATERIALS.

09940 - EXISTING WOOD PREPARATION: CONTRACTOR TO REMOVE AND REPLACE ALL ROTTED OR DAMAGED WOOD TO MATCH EXISTING (USE PRESSURE TREATED WOOD). SPLICE IN NEW BOARDS AS INCONSPICUOUSLY AS POSSIBLE AND STAGGER JOINTS AS REQUIRED. SCRAPE ALL LOOSE PAINT OF EXISTING WOOD SURFACES, SAND SMOOTH PRIOR TO PRIME COAT PAINT. (SEE PAINT SPECIFICATION). AFTER PRIME COAT, CAULK ALL SEAMS, JOINTS AND HOLES AS REQUIRED PRIOR TO FINISH COATS (SEE SEALANT SPECIFICATIONS). CONTRACTOR TO PROVIDE AN ALLOWANCE FOR UNFORSEEN EXISTING CONDITIONS WHICH, WHEN DISCOVERED, REQUIRE REPAIR.

DIVISION 10 - SPECIALTIES

10060 - TOILET PARTITIONS: PROVIDE SOLID SURFACE PLASTIC WITH MATTE FINISH, FLOOR MOUNTED AND HEADRAIL BRACED TOILET PARTITIONS. PARTITIONS SHALL BE HIGH DENSITY,

D M R R D M M M

SEAMLESS CONSTRUCTION WITH EDGES EASED. USE STAINLESS STEEL PILASTER SHOES AND FASTENERS. ALL HARDWARE TO BE MANUFACTURERS HEAVY DUTY OPERATING HARDWARE (STAINLESS STEEL OR ZAMAC FINISH). PROVIDE COAT HOOK IN BACK OF EACH DOOR AND HANDICAP SIGN ON HANDICAP LOCATIONS. COLOR OF PARTITIONS TO BE BLUE. BASIS OF DESIGN TO BE IRONWOOD MANUFACTURING OR EQUAL.

10200 -ALUMINUM LOUVERS: PROVIDE ALUMINUM STORMPROOF AND IMPACT RESISTANT LOUVERS WITH POWDER COAT FACTORY FINISH AS SHOWN ON ELEVATION DRAWING. LOUVER TO BE HORIZONTAL DRAINABLE STORMPROOF FIXED BLADE LOUVERS WITH EXTRUDED ALUMINUM FRAMES AND STORMPROOF BLADES WITH INSECT SCREENS. LOUVER DEPTH OF 6 INCHES MIN., FRAME TYPE, FRAME THICKNESS: 0.081 INCHES, LOUVER BLADE THICKNESS 0.081 INCHES, BLADE SPACING OF 2 INCHES. EXTRUDED ALUMINUM TO CONFORM TO ASTM B 22, ALLOY 6063-T5 OR T-52, FASTEN LOUVER WITH NON CORROSIVE COMPATIBLE MATERIALS. PROVIDE N.O.A. OF SYSTEMS.

10522 - FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHER AND SURFACE MOUNTED CABINET OR WALL MOUNTING BRACKET, AS MANUFACTURED BY LARSEN'S MANUFACTURING CO. OR EQUAL, FOR EACH LOCATION AND MOUNTING CONDITION INDICATED ON THE DRAWINGS.

A. CABINET TO BE SURFACE MOUNTED FABRICATED IN ONE PIECE W/ONE PIECE COMBINATION TRIM. SHOP DRAWING SUBMITTALS ARE REQUIRED FOR APPROVAL, PRIOR TO ANY FABRICATION OR DELIVERY OF MATERIALS.

B. EXTINGUISHER TO BE MULTIPURPOSE DRY CHEMICAL TYPE: UL RATED 4-A: 60-BC, 10-LB. NOMINAL CAPACITY, IN ENAMELED STEEL CONTAINER.

C. TO COMPLY WITH ADA WALL PROJECTION GUIDELINES, THE CABINET MUST BE MOUNTED

M D D R M D R

10810 - TOILET ACCESSORIES: (FOR H.C. COMMERCIAL TOILET). PROVIDE TOILET ACCESSORIES BY BOBRICK OR APPROVED EQUAL. CONTRACTOR TO PROVIDE COMPLETE SYSTEMS INCLUDING ALL ACCESSORIES AND ATTACHMENTS AND ALL BLOCKING AS REQUIRED.

MIRROR H.C.- AMERICAN SPECIALTIES MODEL 0535-2436 FOR HANDICAP TOILET, SURFACE MOUNTED, STAINLESS STEEL 24"X36".

SOAP DISPENSER (WALL MOUNTED) - BOBRICK MODEL B-2013, SURFACE MOUNTED. TOILET PAPER DISPENSER - BOBRICK MODEL B-2840, SURFACE MOUNTED, STAINLESS STEEL DOUBLE ROLL.

H.C. GRAB BAR - MODEL 812 -STAINLESS STEEL 1-1/2" DIA. CONCEALED MOUNTING WITH SAFETY GRIP FINISH.

ANTIMICROBIAL MOLDED PLASTIC SHOWER SEAT AMERICAN SPECIALTIES MODEL 8206. SHOWER CURTAIN ROD, AMERICAN SPECIALTIES MODEL 1204 W/CONCEALED MOUNTING STAINLESS STEEL

D R R M D

HAND DRYER WITH ADA COMPLIANT RECESS KIT XLERATOR MODEL XL-SB 40502..

DIVISION 11 - EQUIPMENT

11400 - CONTRACTOR TO COORDINATE WITH EQUIPMENT SUPPLIER PRIOR TO BIDDING TO DETERMINE IN WRITING WHAT WILL BE SUPPLIED BY EQUIPMENT SUPPLIER OR CONTRACTOR, AND TO DETERMINE WHAT WILL BE COORDINATED OR INSTALLED BY CONTRACTOR.

DIVISION 12, 13 & 14 - NOT USED

DIVISION 15 - MECHANICAL (SEE MECHANICAL DRAWINGS)

DIVISION 16 - ELECTRICAL (SEE ELECTRICAL DRAWINGS)

WILLIAM P. HORN
ARCHITECT , P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

HISTORIC SEAPORT
RESTROOMS AND
LAUNDRY
RENOVATIONS

KEY WEST, FLORIDA.

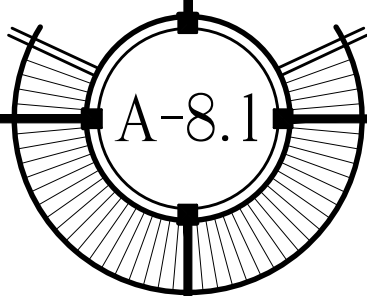
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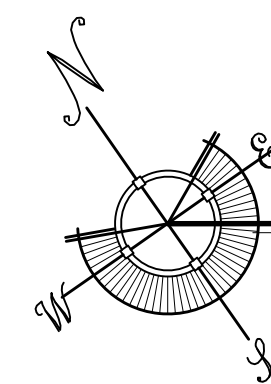
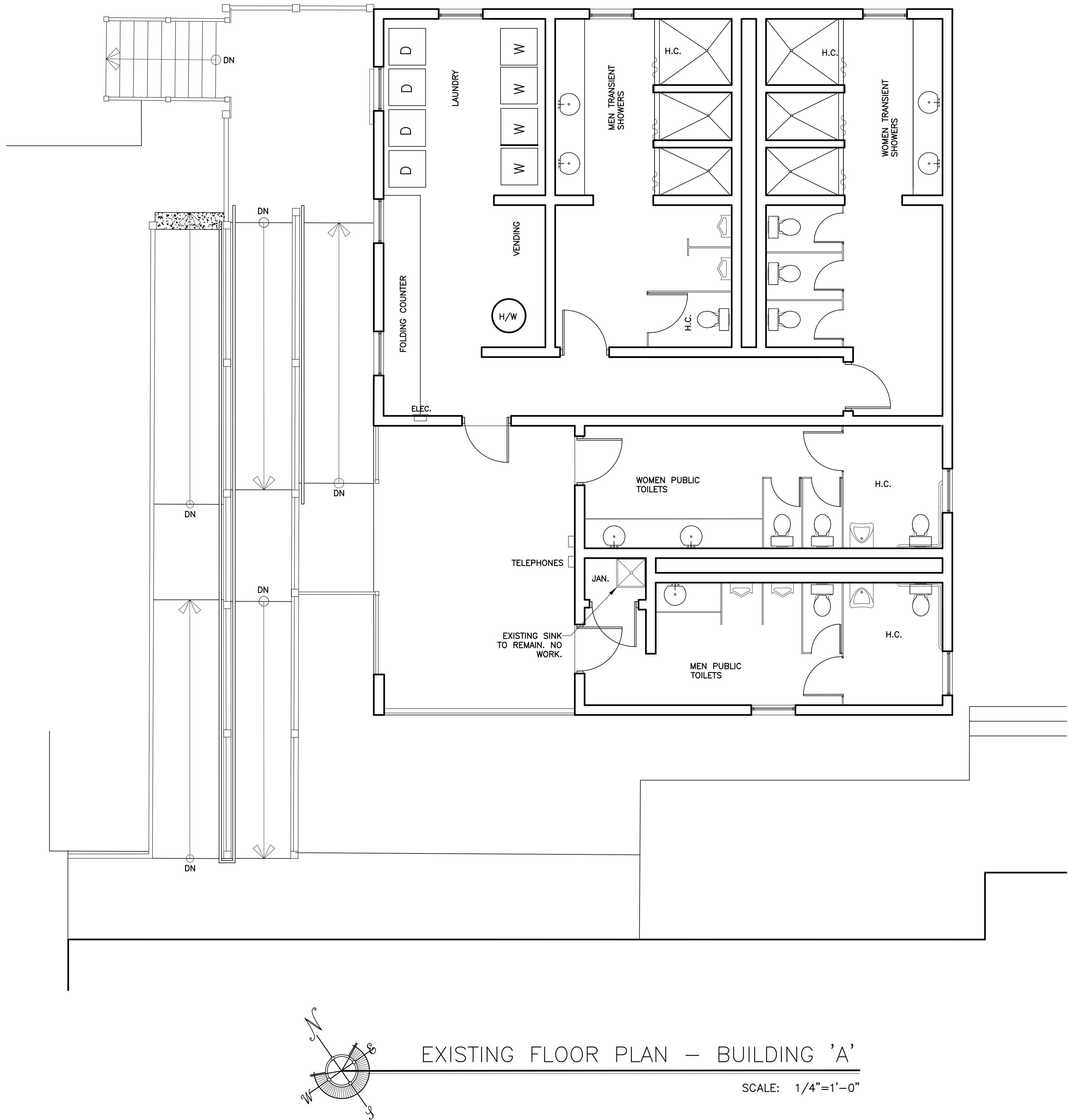
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KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA



EXISTING FLOOR PLAN — BUILDING 'A'

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

KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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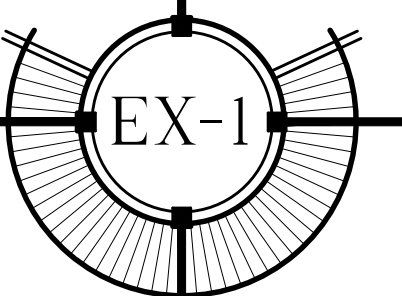
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ARCHITECT, P.A.

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KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
FAX (305) 296-1033

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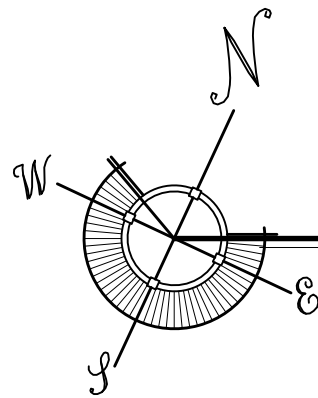
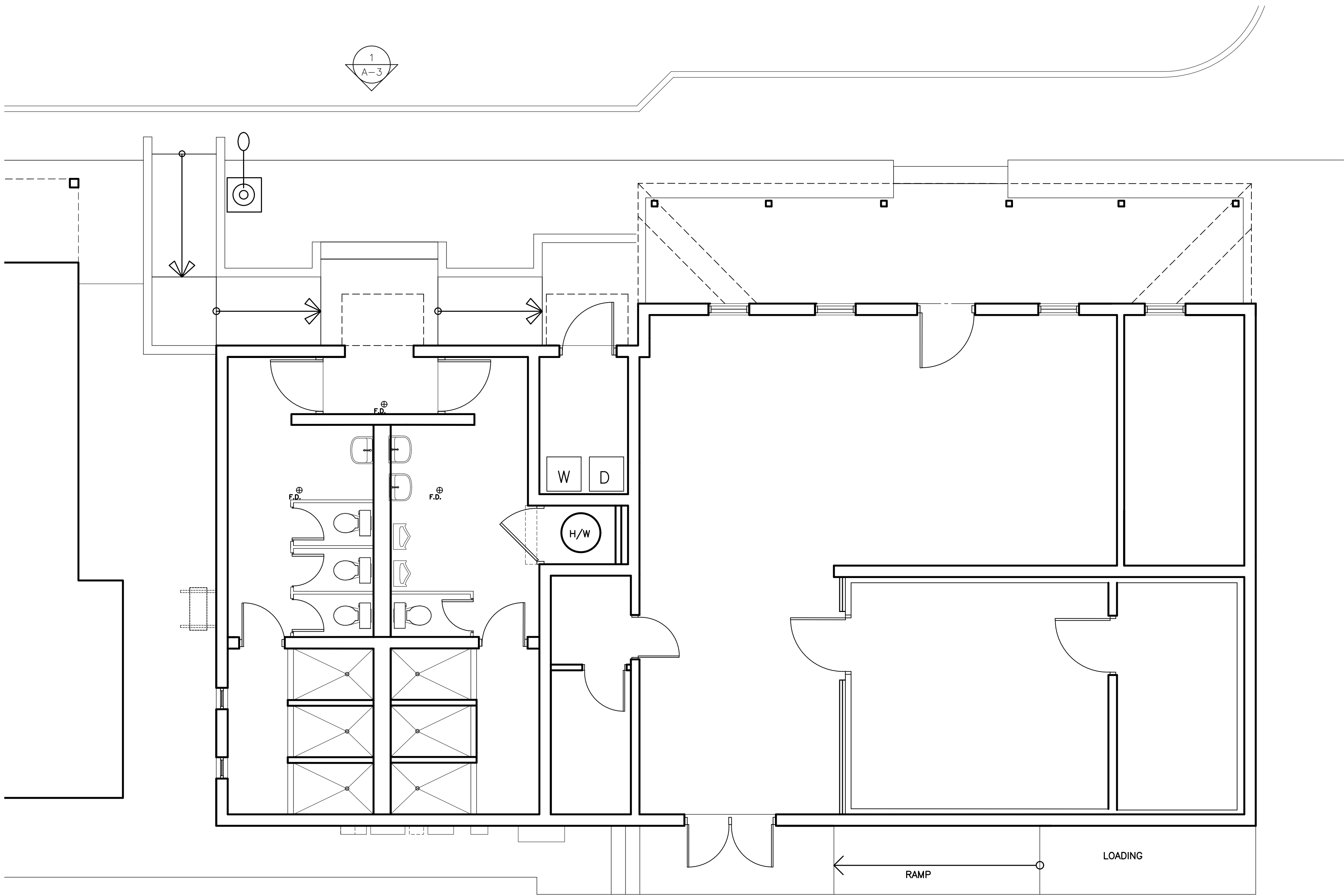
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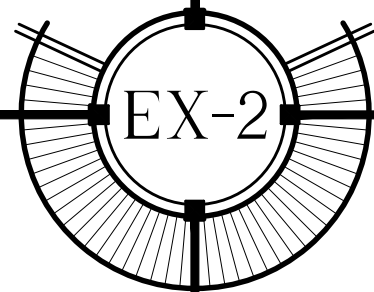
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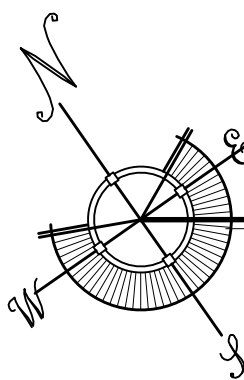
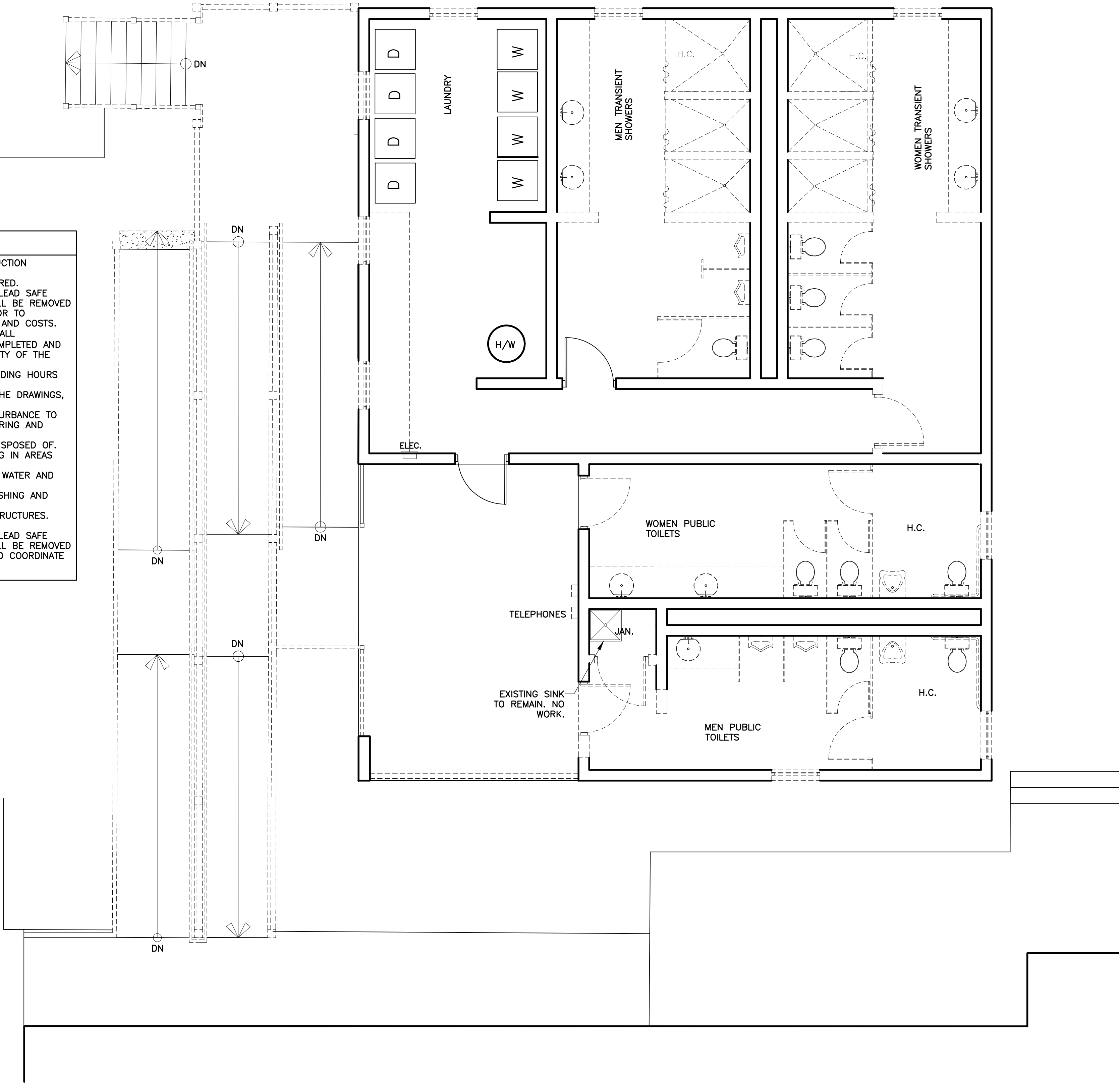


EXISTING FLOOR PLAN-BUILDING 'B'

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

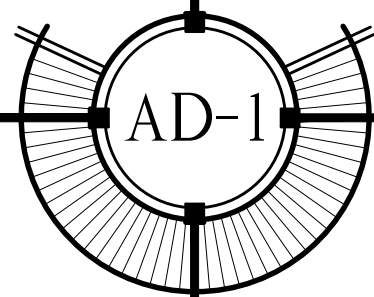


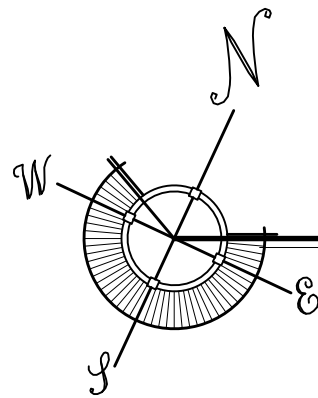
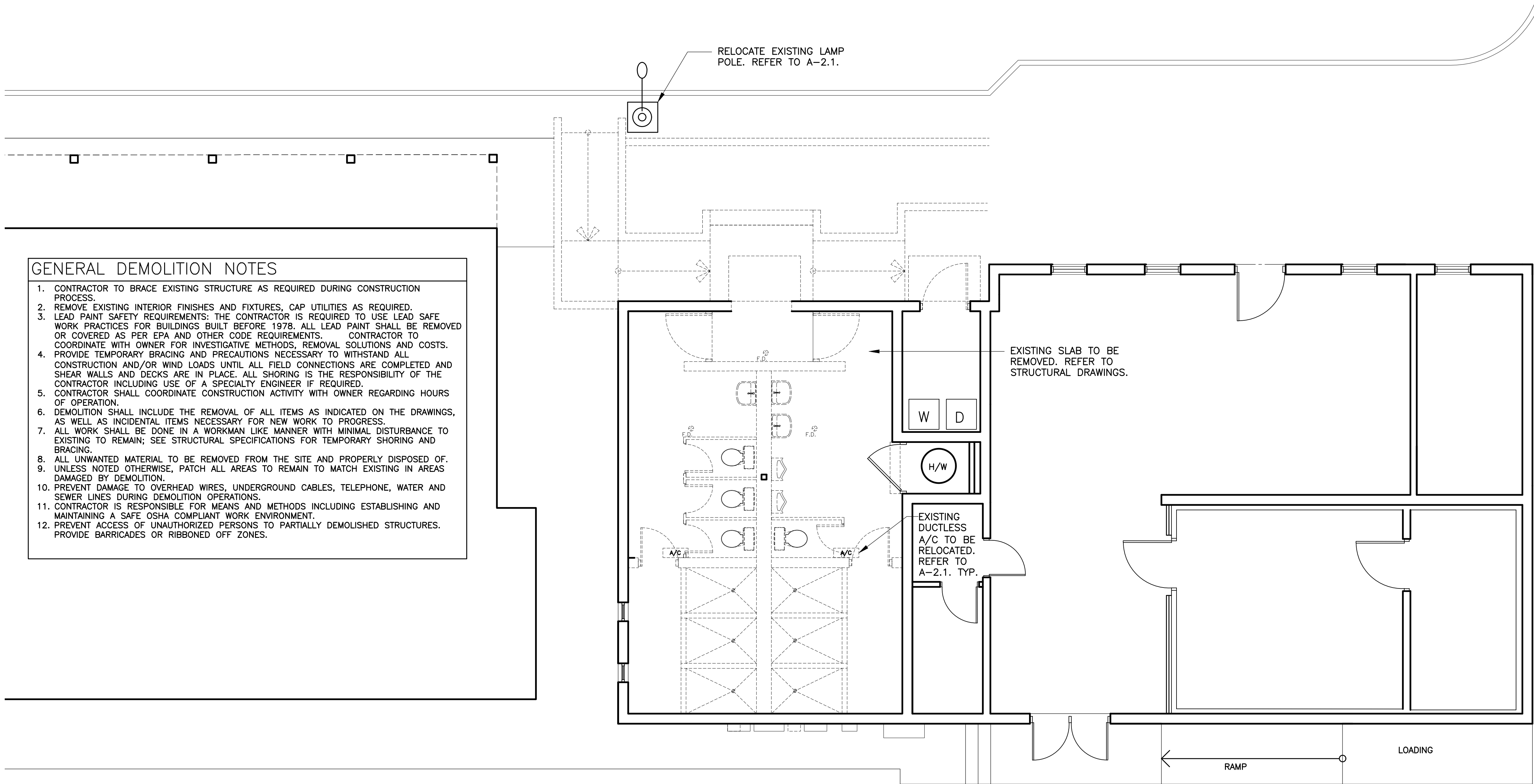
- GENERAL DEMOLITION NOTES
1. CONTRACTOR TO BRACE EXISTING STRUCTURE AS REQUIRED DURING CONSTRUCTION PROCESS.
 2. REMOVE EXISTING INTERIOR FINISHES AND FIXTURES, CAP UTILITIES AS REQUIRED.
 3. LEAD PAINT SAFETY REQUIREMENTS: THE CONTRACTOR IS REQUIRED TO USE LEAD SAFE WORK PRACTICES FOR BUILDINGS BUILT BEFORE 1978. ALL LEAD PAINT SHALL BE REMOVED OR COVERED AS PER EPA AND OTHER CODE REQUIREMENTS. CONTRACTOR TO COORDINATE WITH OWNER FOR INVESTIGATIVE METHODS, REMOVAL SOLUTIONS AND COSTS.
 4. PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO WITHSTAND ALL CONSTRUCTION AND/OR WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE. ALL SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR INCLUDING USE OF A SPECIALTY ENGINEER IF REQUIRED.
 5. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITY WITH OWNER REGARDING HOURS OF OPERATION.
 6. DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS, AS WELL AS INCIDENTAL ITEMS NECESSARY FOR NEW WORK TO PROGRESS.
 7. ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER WITH MINIMAL DISTURBANCE TO EXISTING TO REMAIN; SEE STRUCTURAL SPECIFICATIONS FOR TEMPORARY SHORING AND BRACING.
 8. ALL UNWANTED MATERIAL TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 9. UNLESS NOTED OTHERWISE, PATCH ALL AREAS TO REMAIN TO MATCH EXISTING IN AREAS DAMAGED BY DEMOLITION.
 10. PREVENT DAMAGE TO OVERHEAD WIRES, UNDERGROUND CABLES, TELEPHONE, WATER AND SEWER LINES DURING DEMOLITION OPERATIONS.
 11. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS INCLUDING ESTABLISHING AND MAINTAINING A SAFE OSHA COMPLIANT WORK ENVIRONMENT.
 12. PREVENT ACCESS OF UNAUTHORIZED PERSONS TO PARTIALLY DEMOLISHED STRUCTURES. PROVIDE BARRICADES OR RIBBONED OFF ZONES.
 13. LEAD PAINT SAFETY REQUIREMENTS: THE CONTRACTOR IS REQUIRED TO USE LEAD SAFE WORK PRACTICES FOR BUILDINGS BUILT BEFORE 1978. ALL LEAD PAINT SHALL BE REMOVED OR COVERED AS PER EPA AND OTHER CODE REQUIREMENTS. CONTRACTOR TO COORDINATE WITH OWNER FOR INVESTIGATIVE METHODS, REMOVAL SOLUTIONS AND COSTS.



DEMOLITION PLAN – BUILDING 'A'

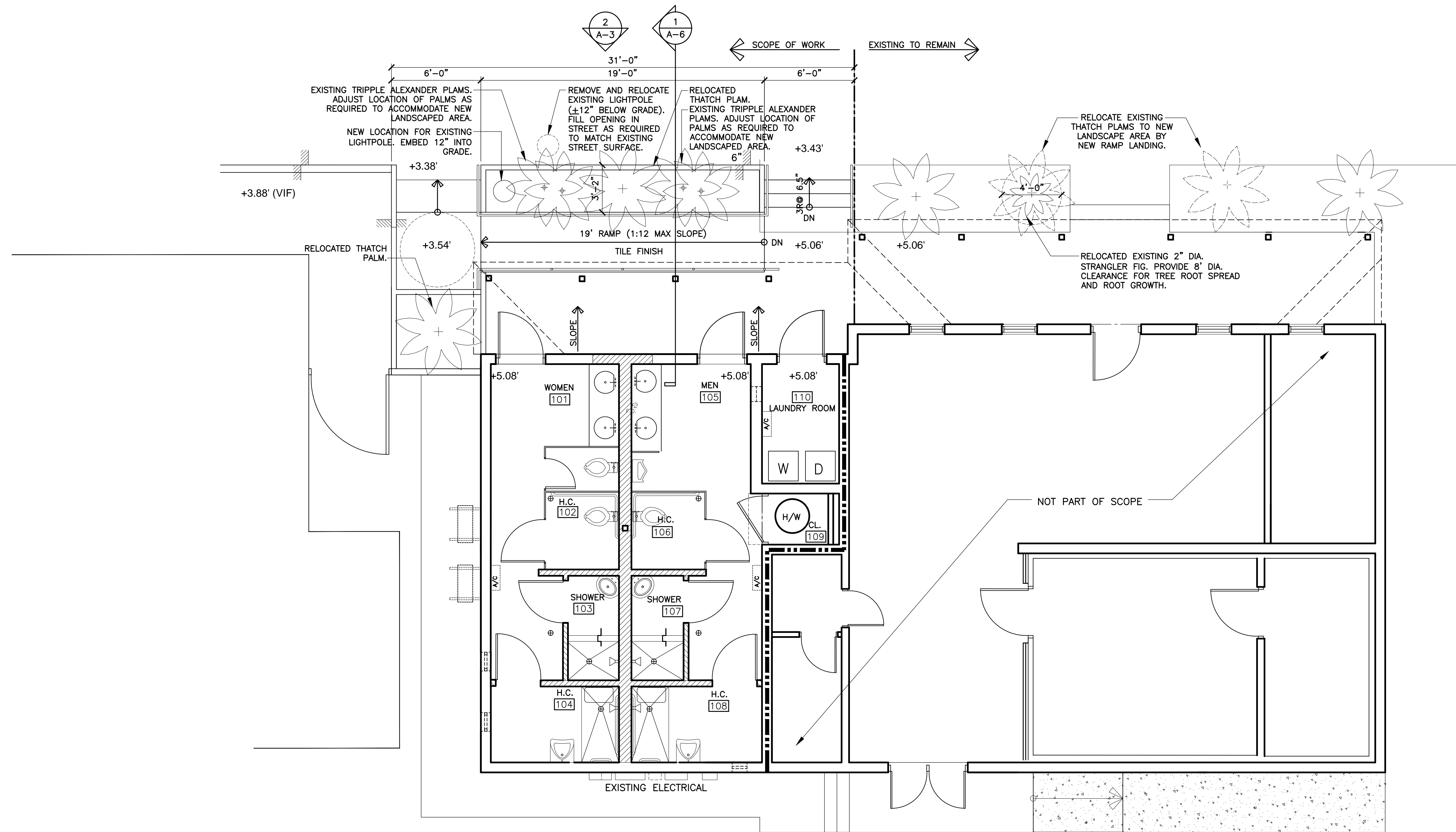
SCALE: 1/4"=1'-0"





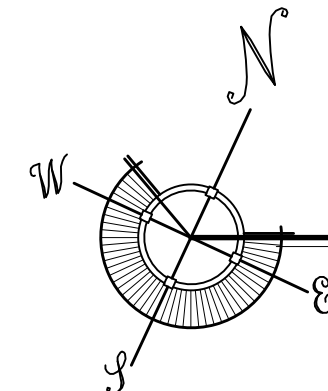
DEMOLITION PLAN-BUILDING 'B'

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



LANDSCAPE NOTES:

1. TIE NEW IRRIGATION INTO EXISTING SYSTEM INSTALLED DURING "COMMON AREA" PROJECT. THE SYSTEM SHALL BE ADJUSTED TO PROVIDE UNIFORM DISTRIBUTION AND WITH MINIMAL OVERSPRAY.
2. CONTRACTOR TO OBTAIN ALL NECESSARY TREE PERMITS AND TRANSPLANTING PERMITS FOR THE RELOCATION OF EXISTING PALMS AND FIG TREE.
3. ALL EXISTING TO REMAIN TREES AND LANDSCAPE AREAS WITHIN AREA OF WORK SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
4. NO WASHING OR STORAGE OF MATERIALS IN LANDSCAPE AREAS. STORAGE OF CONSTRUCTION MATERIAL AGAINST EXISTING TREES IS PROHIBITED.



LANDSCAPE PLAN -BUILDING 'B'

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

HISTORIC SEAPORT
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KEY WEST, FLORIDA.

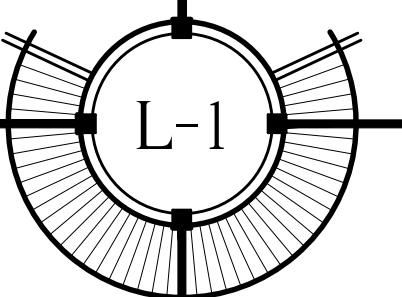
SEAL

DATE
02-29-16 HARC
01-31-17 BID SET

REVISIONS

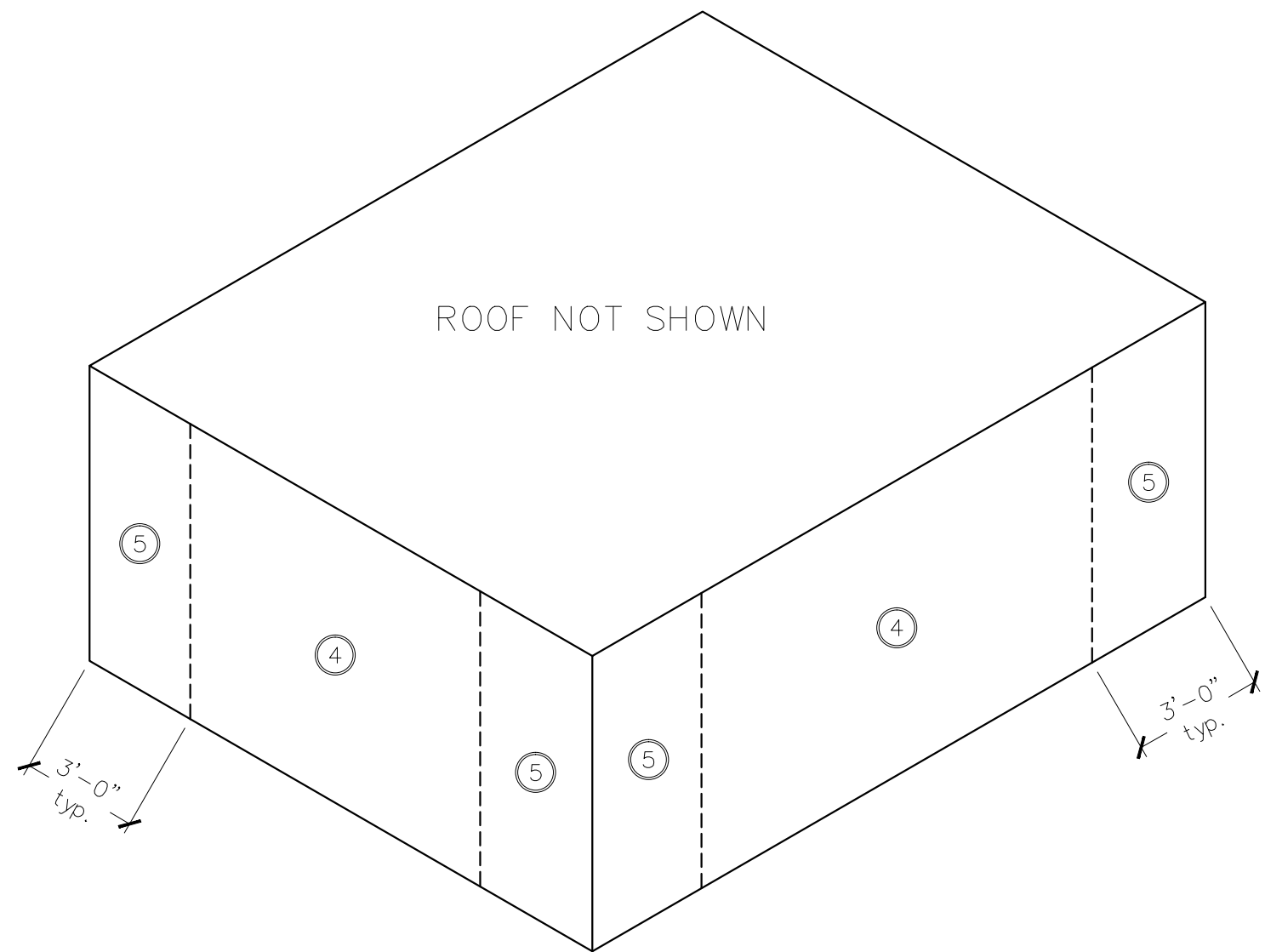
DRAWN BY
KMA EVK

PROJECT
NUMBER
1408



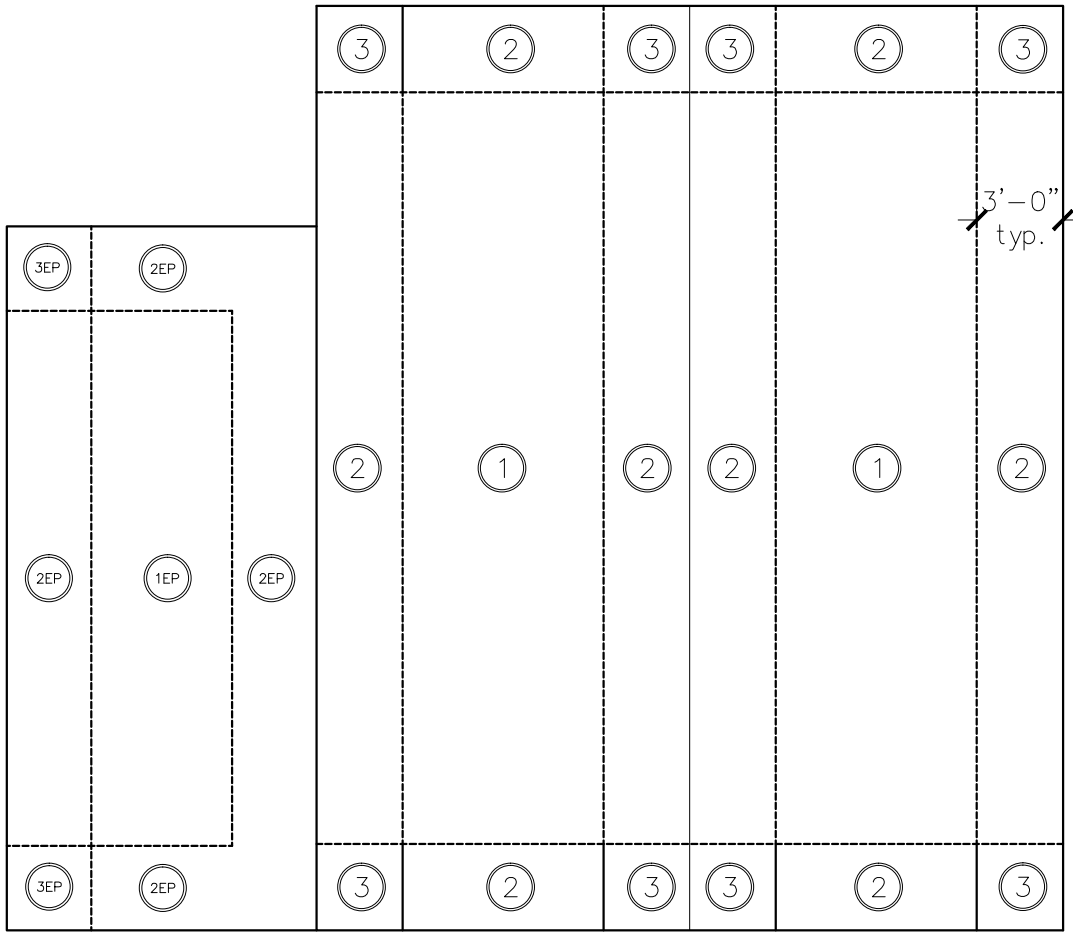
KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA



WALLS WIND PRESSURES DIAGRAM

SCALE: NTS



ROOF WIND PRESSURES DIAGRAM

SCALE: NTS

General Requirements:

1. Prior starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered.
2. The Engineer is not responsible for the supervision of the Contractor nor his employees during the construction. It is Contractor's responsibility to provide means and establish methods of the construction to meet requirements of all applicable codes, industry standards are requirements of these plans.
3. Quality of the work shall meet or exceed industry standard practices.
4. Any deviations from these plans shall be reviewed and approved by the Engineer.

Design Data:

1. Applicable Building Code: FBC Existing Building 5th Edition (2014)
2. Applicable Design Loads: per ASCE/SEI 7-10
 - Floor Live Load 1st Floor: 100 psf
 - Roof Live Load: 20 psf (300 lb conc.)
 - Basic Wind Speed: 180 MPH
 - Exposure: D
 - Structural Category: II
- Flood Zone: Zone AE9 (Building B)
Zone VE10 (Building A)

All pressures shown are based on ASD Design,
with a Load Factor of 0.6

Soils and Foundations:

Foundations shall be placed on a "Sedimentary and foliated rock" with a allowable load bearing pressure of 4,000 psf. Notify the Engineer of soil conditions are different.

1. All foundations, slabs and footers shall be placed on stabilized undisturbed subgrade soil.
2. Minimum foundation depth shall be 24" unless otherwise is specified on the plans. If over-excavated - fill shall not be placed back into the trench unless approved by the Engineer.
3. Fill under the foundations shall be used only if approved by the Engineer. Clean fill material shall be placed in 6"-8" layers and compacted to 98% density using the Modified Proctor Test.
4. Fill material shall be clean granular sand or limerock mix without any organic materials, clay, muck and rocks larger than 4". Backfill shall not contain any wood or cellulose debris.

Augercast Piles

1. Augercast piles shall be 12" diameter with minimum embedment of 10ft into the cap rock unless otherwise shown on the plans.
2. Concrete for piles shall have a min. compressive strength of 5000 psi. Water Cement ratio shall not exceed W/C=0.40.
3. Reinforcement shall be four (4) #6 rebar vertically with #3 stirrups at 10" o.c. Contractor shall use plastic charrs or centralizers to provide a 3" cover on all sides of the reinforcement.

Concrete

1. Applicable Code ACI 318 latest edition and ACI 301.
2. All concrete elements shall have a min. compressive strength of 4000 psi unless otherwise is shown on the plans. Water Cement ratio shall not exceed W/C=0.40.
3. All cast-in-place concrete shall be cured and protected from overdrying per ACI 305R-10 "Hot Weather Concreting".
4. All exposed edges shall have 1/2" chamfers.
5. No cold joints are allowed unless otherwise approved by the Engineer.
6. TESTING: All Field and Laboratory Testing shall be performed by the independent specialized company. The contractor is responsible for all scheduling, coordination and cost of testing company. Three (3) samples shall be taken and tested each time. Minimum Sampling Frequency:
 - a) Each day of concreting for every concrete mix;
 - b) Every 50 cubic yards;
 - c) Every 2000 sq.ft. of slab area.

All testing shall be per latest ACI and ASTM requirements.
Laboratory shall supply three (3) original signed&sealed report results to the Engineer.

7. Cast-in-place and precast members erection tolerances shall be as specified in the table 8.2.2 or in section 8.3 of "PCI design handbook/sixth edition".

Reinforcement

1. All rebar shall be deformed carbon-steel ASTM A615/A615M-13 Grade 60 unless otherwise specified on the plans.
* ADD ALTERNATE REINFORCEMENT OPTION: ASTM A1035 Grade 100 (MMFX2) as corrosion resistant alternative for all reinforcement.
2. All requirements for placement, cover, tolerances, etc. Shall be per ACI 318-11.
3. All hooks and bends shall be factory made unless field bends are approved by the Engineer.
4. Only PLASTIC CHAIRS and CENTRALIZERS shall be used for rebar support.

Structural Lumber

1. All wood members shall meet or exceed requirements specified in "ANSI/AF&PA National Design Specification (NDS) for Wood Construction" and all referenced standards.
2. All wood members shall be PT Souther Pine No2 or Greater kiln dried as specified in the Standards, unless otherwise specified.
3. All wood members exposed to exterior, in direct contact with concrete or steel shall be Pressure-Treated (PT) UC3B grade per AWPA Standards.
4. All field cuts in pt lumber shall treated on site.
5. Nailing shall be in accordance with FBC 2014. Nails and other fasteners for PT wood shall be Stainless Steel or ACQ Approved treated.
6. Sheathing shall be 19/32" CDX Plywood Sheathing Grade, unless otherwise is specified on the plans. Use 10d ring-shank nails with spacing of 4" o.c. on all edges and 6" o.c. in the field.

Hardware

1. Hardware shall be 316 Stainless Steel or better or Zmax galvanized for non exposed Simpson products, unless otherwise specified.
2. All connectors shall have stainless steel screws and fasteners or ACQ Approved treated (for not exposed locations).

Reinforced Masonry (CMU)

1. All Masonry shall be reinforced concrete masonry unit in accordance with the latest edition of ACI 530/ASCE 5/TMS 402.
2. Install all blocks in running bond.
3. Minimum masonry block (ASTM C90) strength shall (F'm) be 2000 psi.
4. Type "S" mortar (ASTM C270) shall be used using 3/8" full bedding reinforced w/ 9 gage galvanized ladder wire every 2nd row.
5. Filled cells shall be reinforced with #5 rebar @ 24" o.c. (unless otherwise is specified on the plans).
6. Grout shall be pea rock pump mix (ASTM C476) with a minimum compressive strength of 4000 psi (28 day) (ASTM C1019). Targeted slump shall be 8"-11".
6. Each grouted cell shall have cleanout openings at the bottom. There shall be no loose mortar or other debris in the bottom of the cell. Use blast pressure washing for surface preparation.

STRUCTURAL STEEL

1. Structural steel components shall be as described in "Specifications for Structural Steel Buildings" AISC 2005 or later edition.
2. HSS shapes (structural tubing) shall be ASTM A500 (Fy=46 ksi).
3. Steel plates, flanges and miscelenious elements shall be ASTM A36 (Fy=36 ksi) unless noted otherwise on the plans.
4. W-shapes, C-shapes and other formed steel shall be ASTM A36 (Fy=36 ksi).
5. All welding shall be in conformance with the latest specifications AWS D1.1/D1.1M:2014, Structural Welding Code - Steel.
6. Bolts: Hot Dip Galvanized. A325N, A563DH hex nuts, F436 washers.
7. Anchor bolts: Hot Dip Galvanized. A307 grade A, A563DH hex nuts, F844 washers.

STRUCTURAL STEEL COATING:

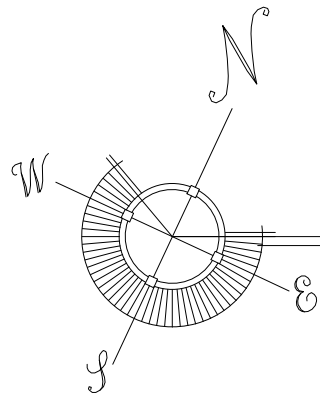
1. All surfaces shall be abrasive blast cleaned to near-white metal (per SSPC-SP10)
- Exposed Steel:
2. All surfaces shall be primed with Polyamide Epoxy - one coat (8.0 mils DFT).
 3. Apply Sealant at all locations where steel is welded, lapped etc. Sealant material shall be compatible with the painting system.
 4. Top layer shall be two (2) coat Polyurethane (3.0 mils DFT each).
 5. Top paint shall be UV resistant or have a UV resistant coating.
 6. Colors shall match existing or to be selected by the owner.
- Non-Exposed Steel (Interior):
7. 2 coats of "Sumter Coatings" Universal Primer (6.0 mils DFT) or Approved Equal.
 8. All structural steel columns and beams shall be coated with UL-listed fire proofing system (1 hour rated). Or be inside of 1 hour rated assembly (UL-listed).

ALUMINUM COMPONENTS

1. Type 6061-T6 aluminum.
2. MIG welded all joints w/ continuous 1/8" weld. Use 5356 filler wire alloy.
3. All aluminum in contact with concrete, pt wood, dissimilar metals and other corrosive materials shall coated with coal-tar epoxy or protected by other Engineer approved method.

Enclosed - Building B						
Wind Pressure on Components and Cladding (Ch 30 Part 1)						
Description	Width, ft	Span, ft	Area, ft2	Max P, PSF	Min P, PSF	
Zone 1	1	1	1	+20.92	-51.42	
Zone 2	1	1	1	+20.92	-86.29	
Zone 3	1	1	1	+20.92	-129.87	
Zone 4	1	1	1	+47.07	-61.65	
Zone 5	1	1	1	+47.07	-76.09	

Partially Enclosed - Porches						
Wind Pressure on Components and Cladding (Ch 30 Part 1)						
Description	Width, ft	Span, ft	Area, ft2	Max P, PSF	Min P, PSF	
Zone 1pe	1	1	1	+41.40	-80.62	
Zone 2pe	1	1	1	+41.40	-93.70	
Zone 3pe	1	1	1	+41.40	-150.35	



STRUCTURAL NOTES

SCALE: NTS

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL. (305) 296-8302
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LICENSE NO.
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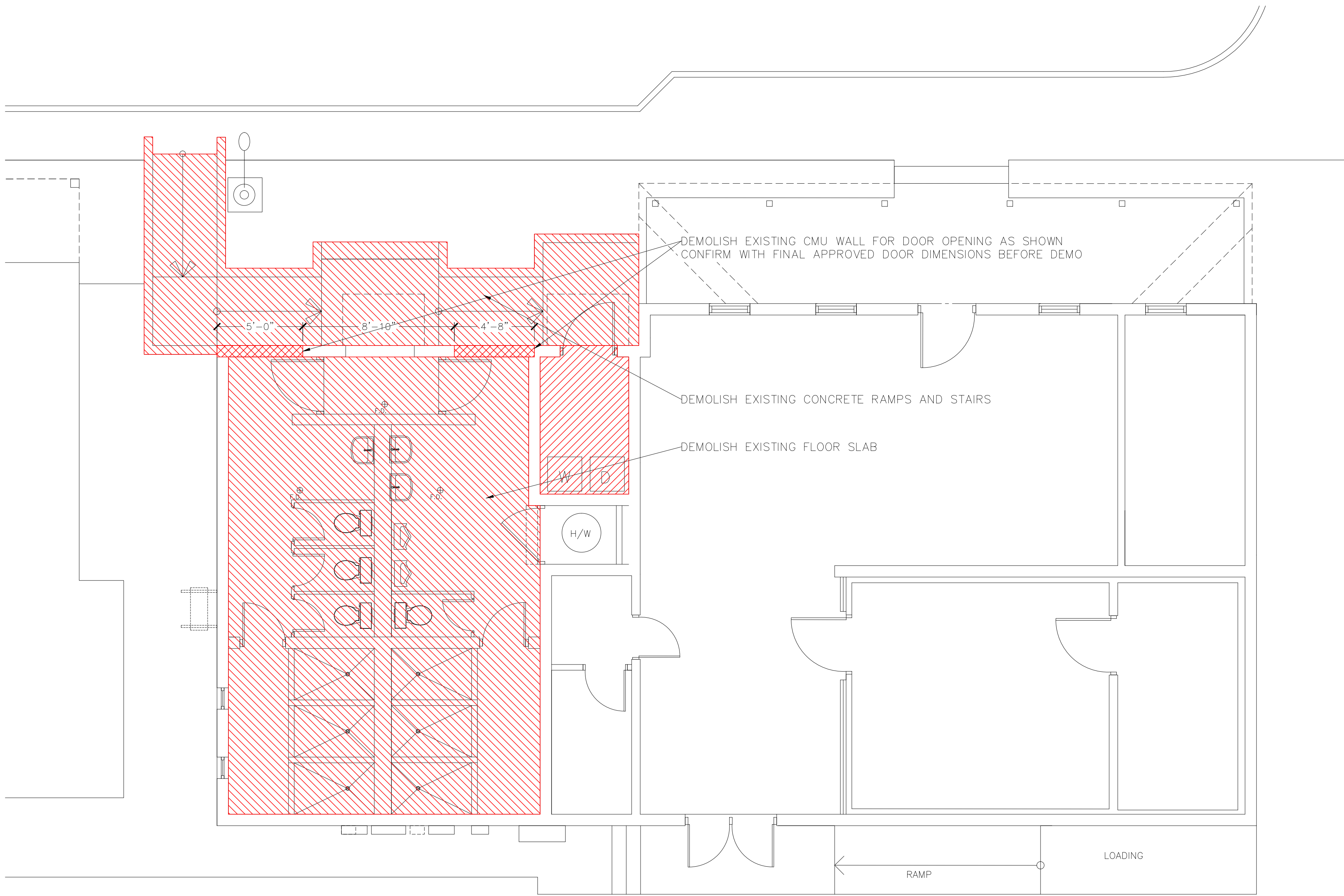
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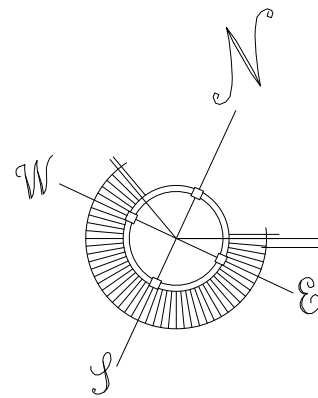
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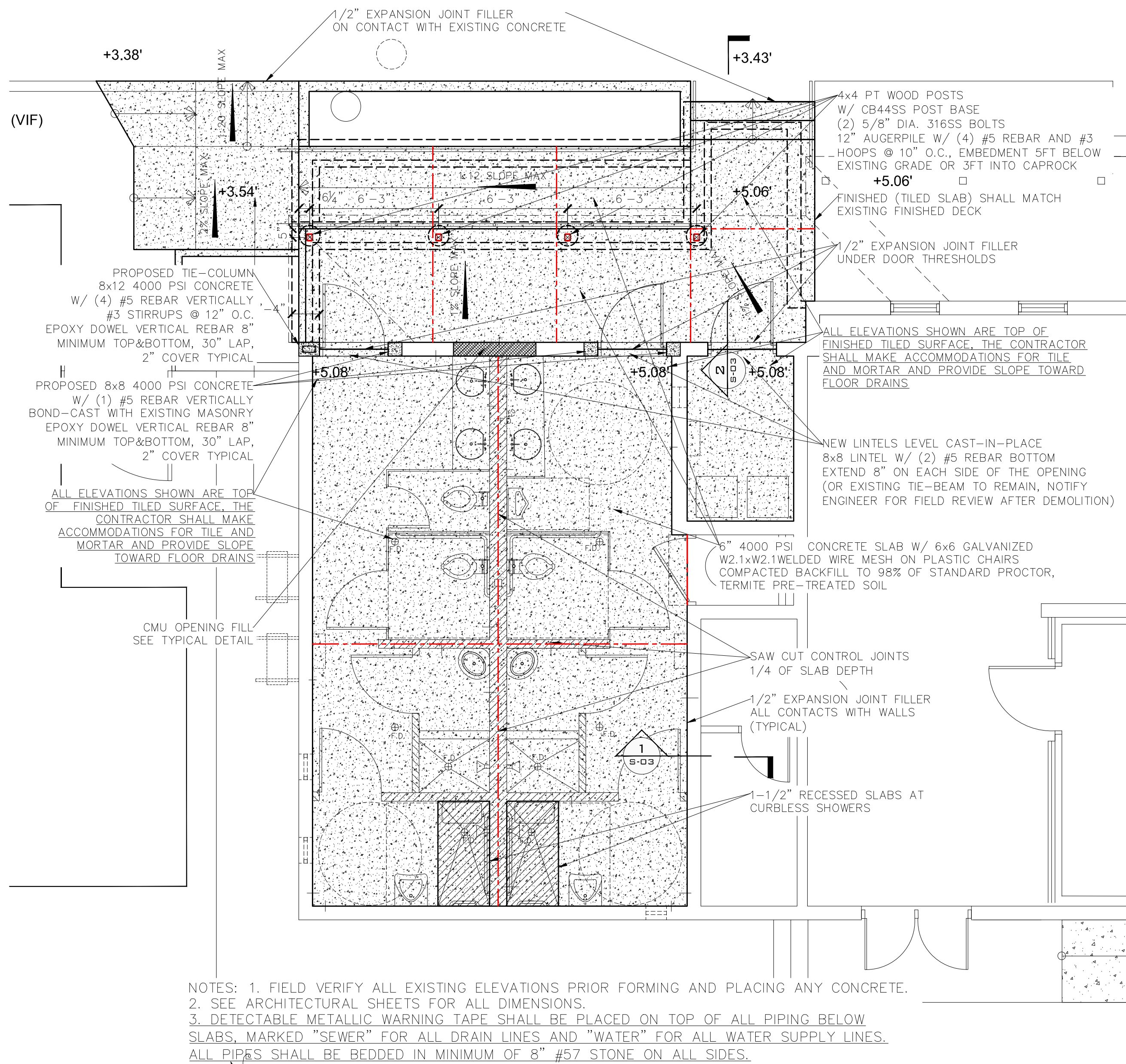


NOTE: NOTIFY THE ENGINEER OF RECORD IF ANY BEARING ELEMENTS ARE DISCOVERED DURING DEMOLITION.
SUCH AS COLUMNS, POSTS, FOOTERS, BEAMS ETC.



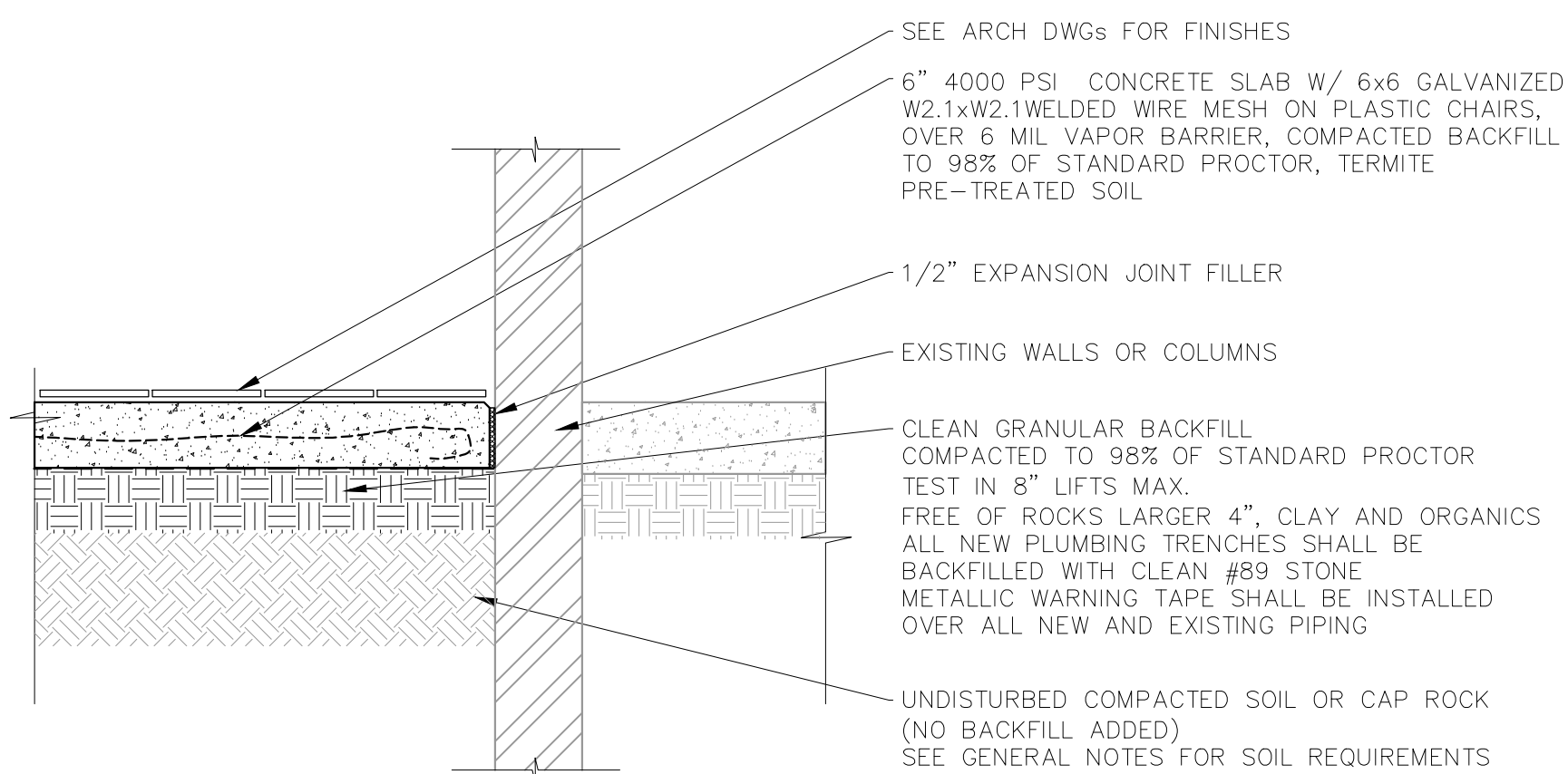
DEMOLITION PLAN - BUILDING B

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



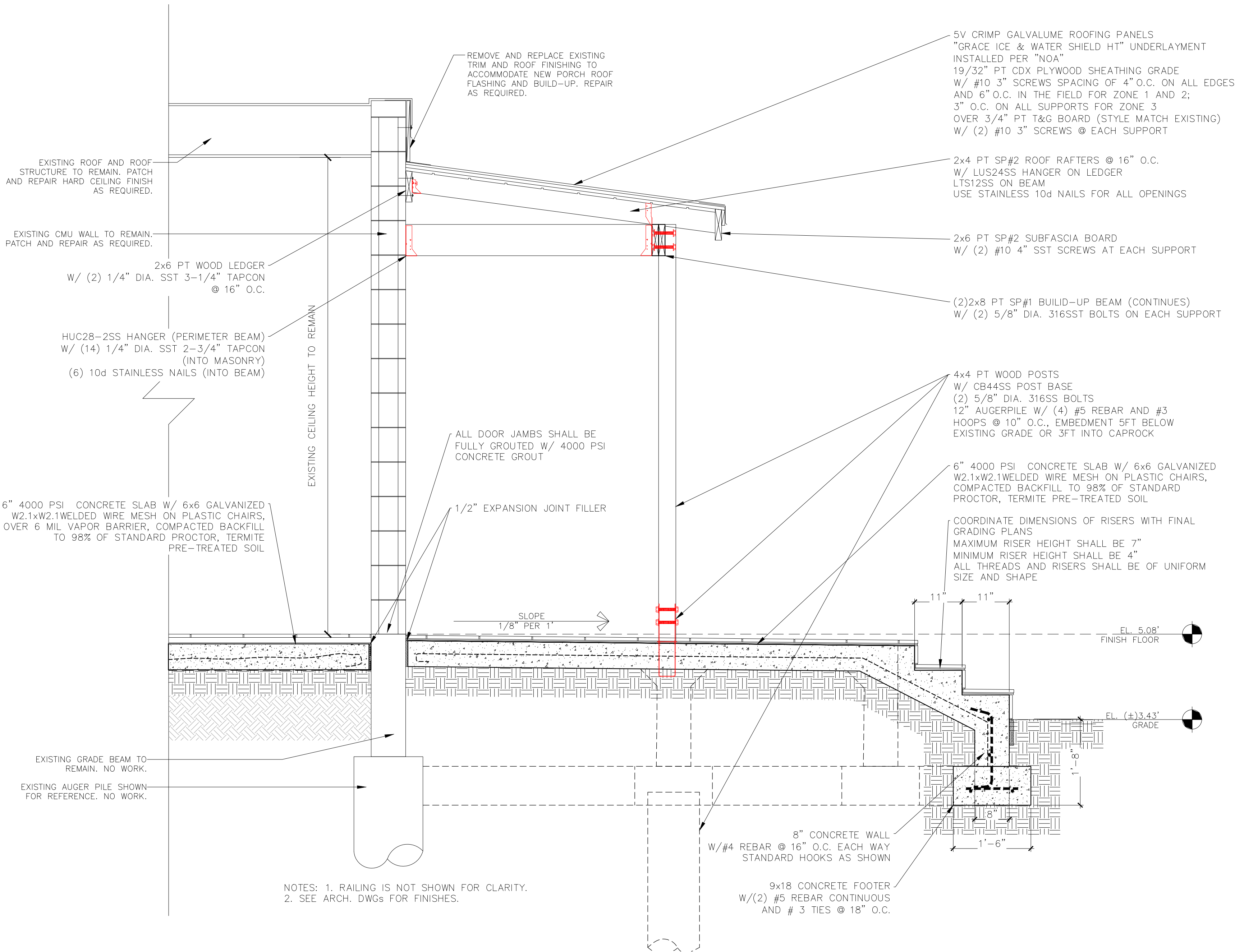
PROPOSED STRUCTURAL PLAN - BUILDING B

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



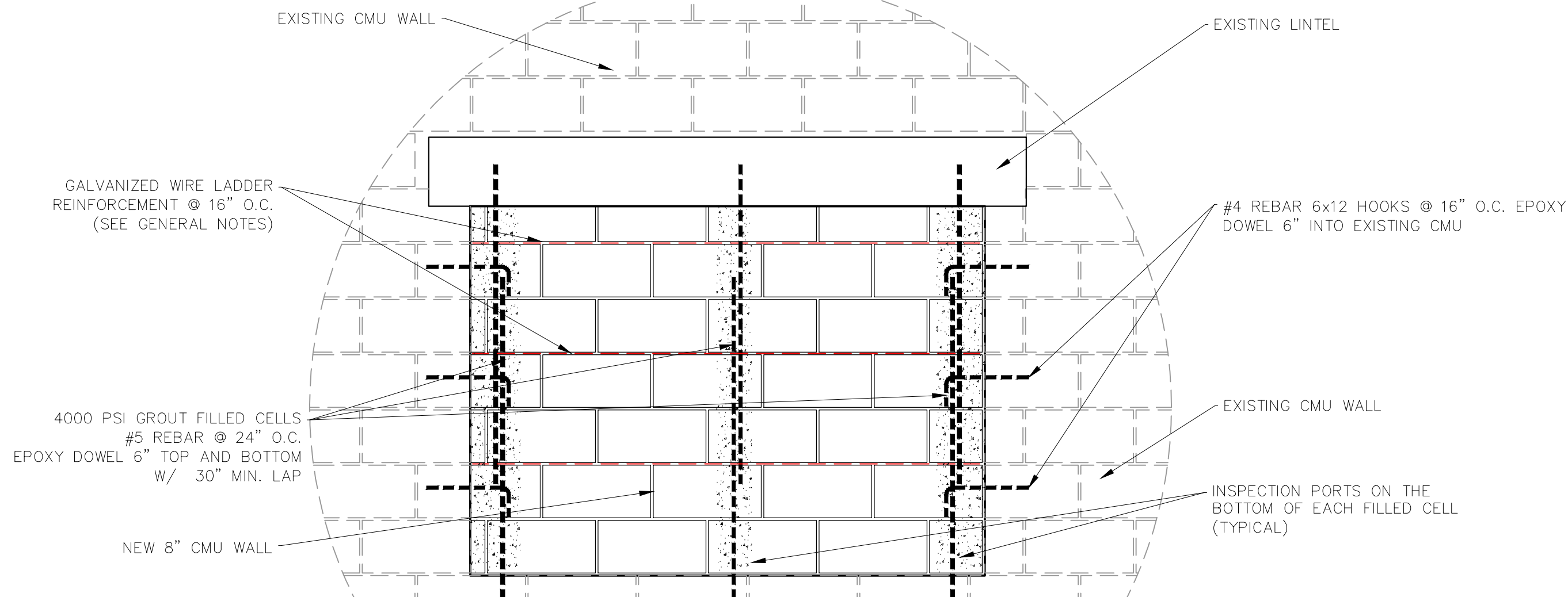
SECTION DETAIL - BUILDING B

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



SECTION DETAIL - BUILDING B

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



TYPICAL OPENING CMU FILL

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
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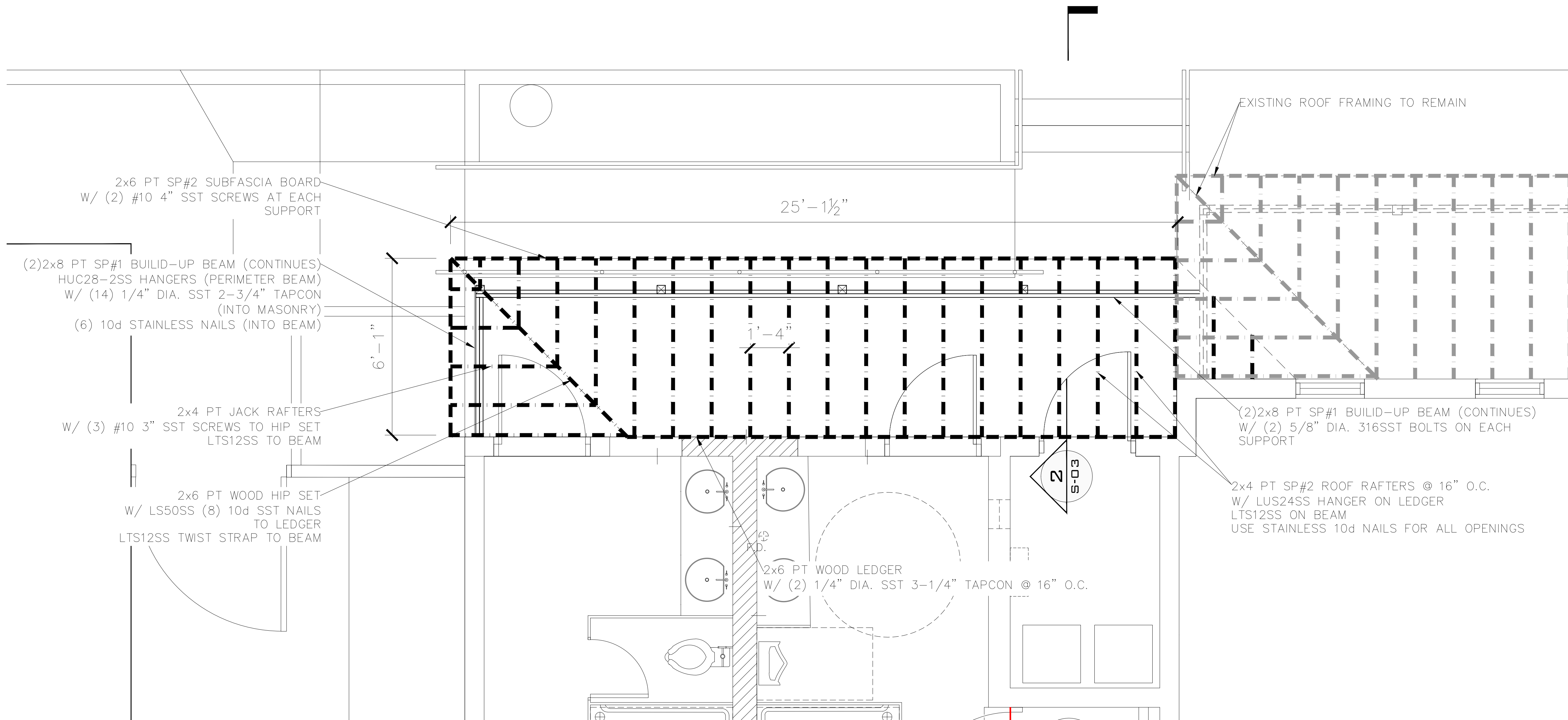
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NUMBER
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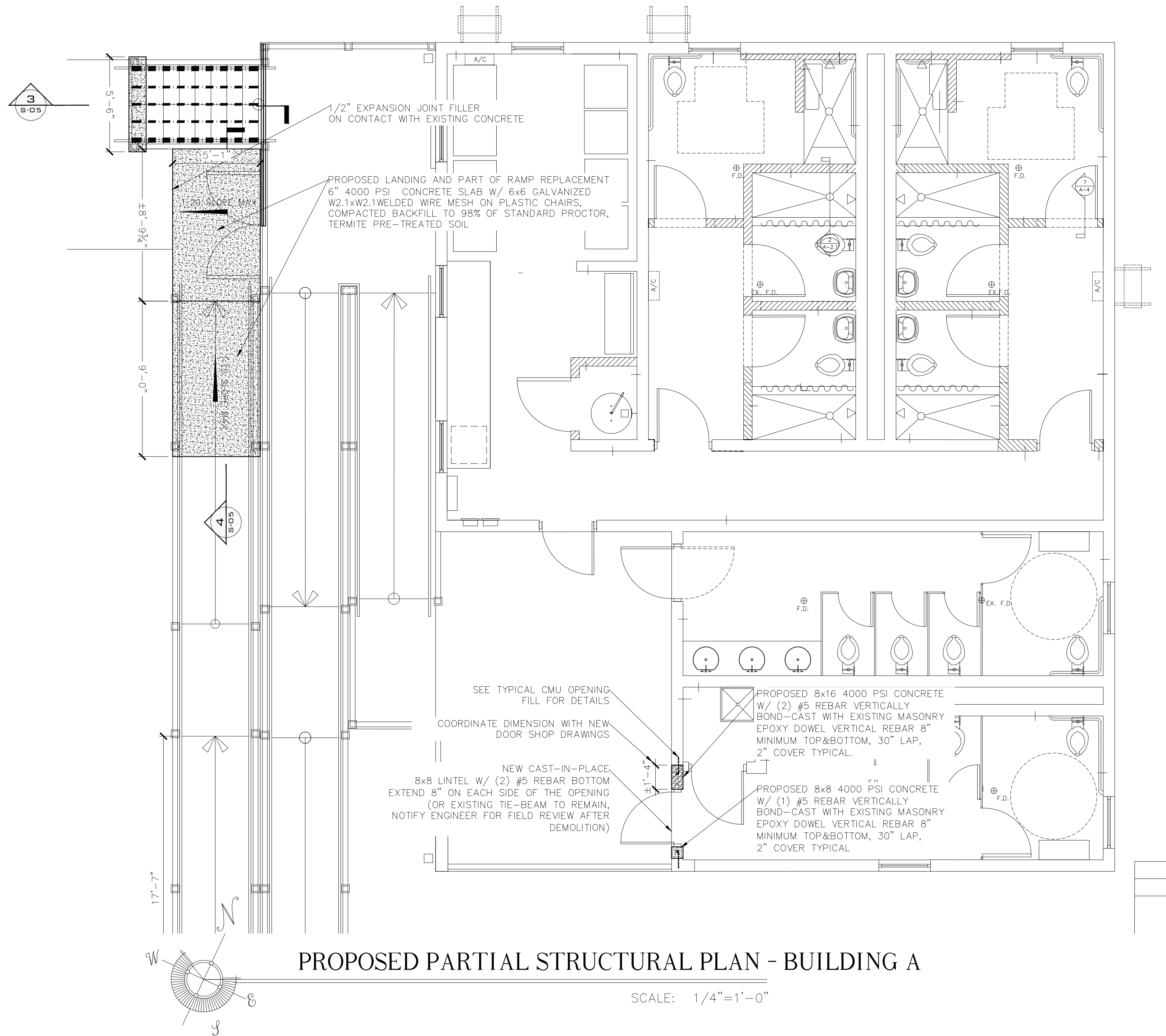
KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA



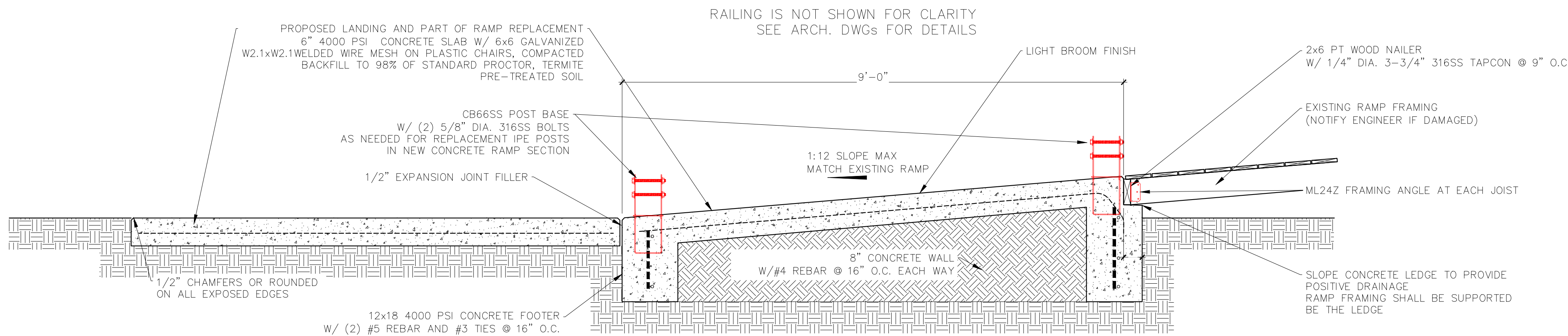
PORCH ROOF FRAMING PLAN - BUILDING B

SCALE: 1/2"=1'-0"



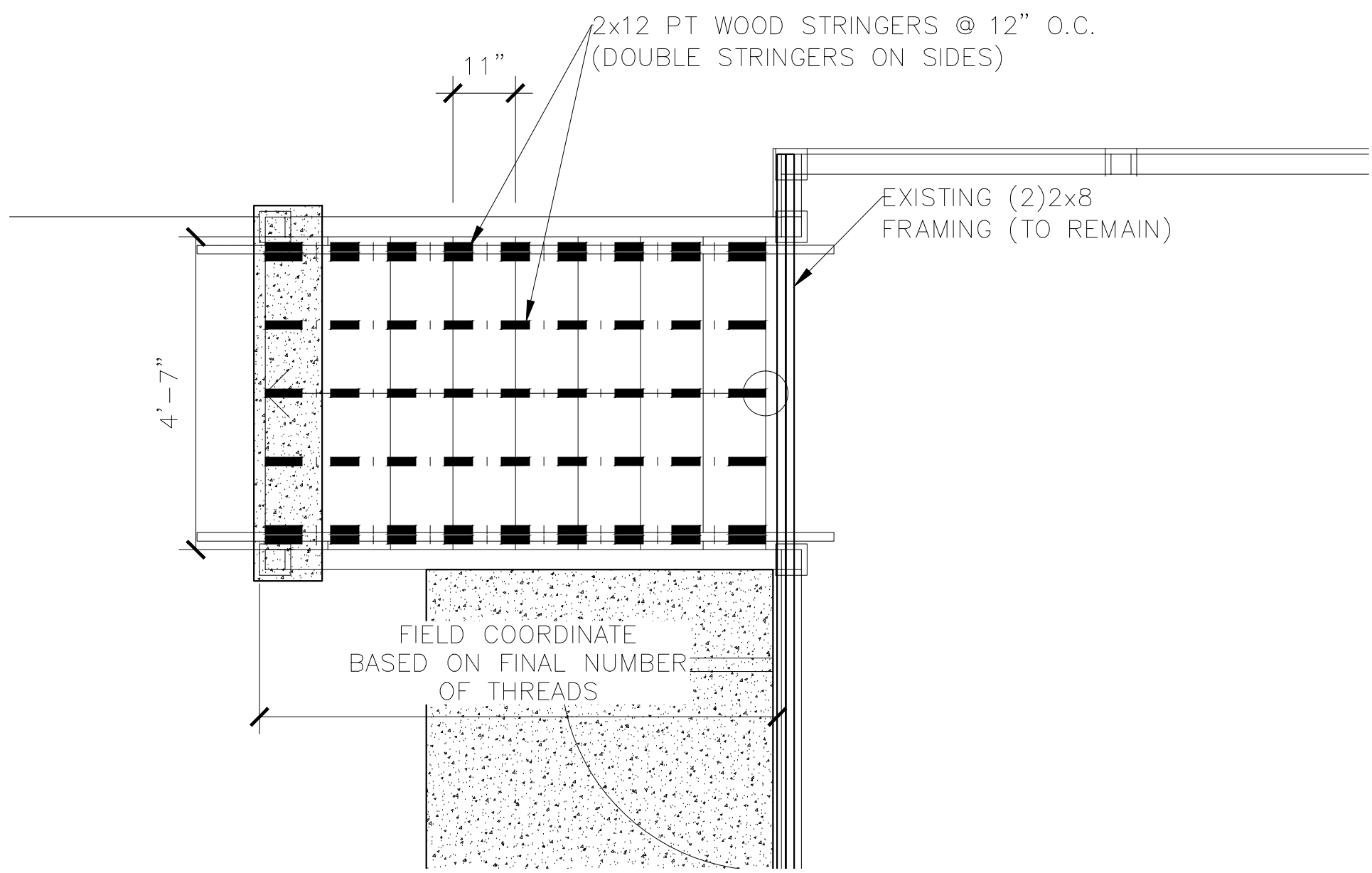
PROPOSED PARTIAL STRUCTURAL PLAN - BUILDING A

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



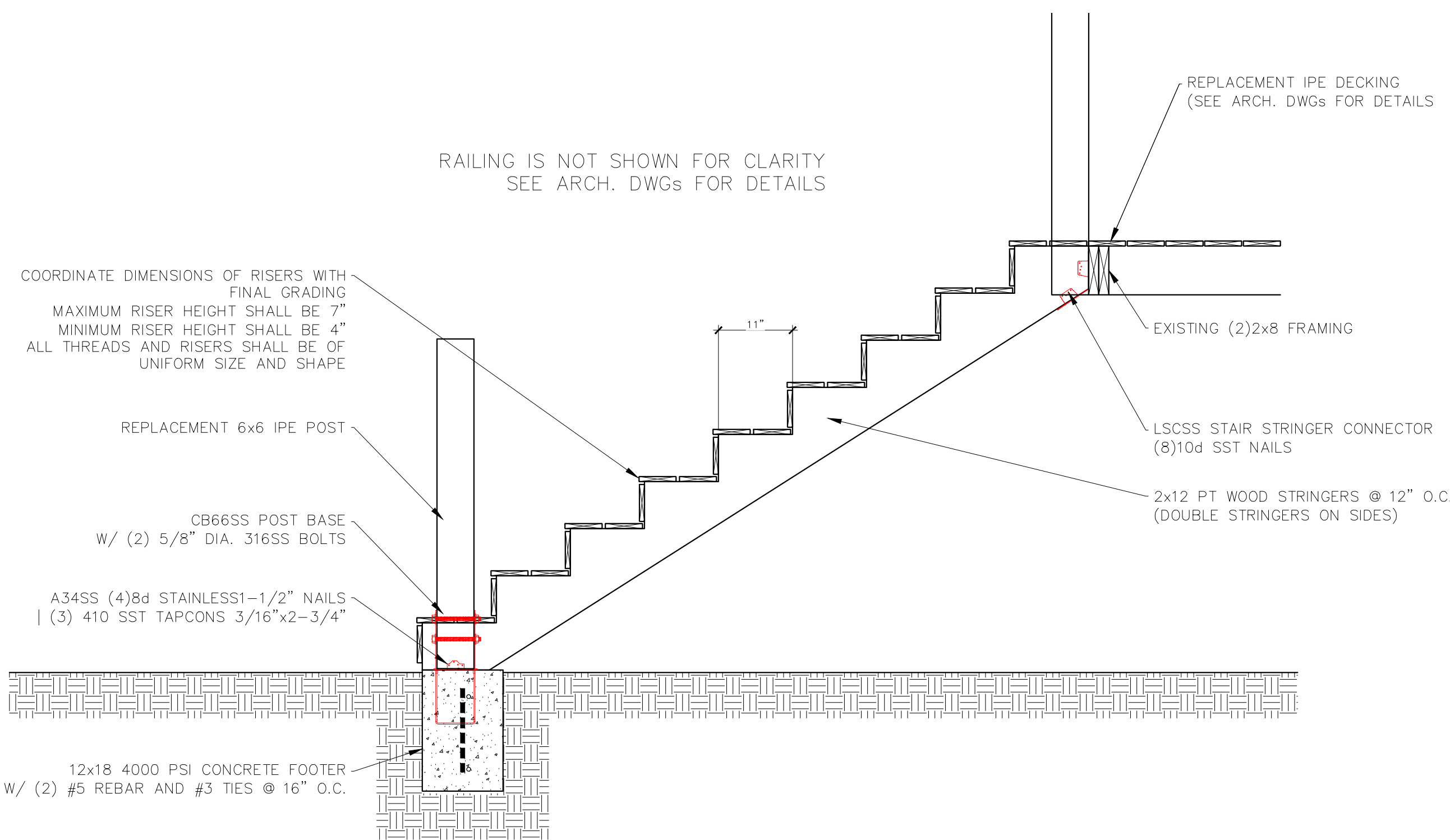
RAMP AND LANDING SECTION - BUILDING A

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



STAIRS FRAMING PLAN - BUILDING A

SCALE: 1/2"=1'-0"



STAIRS SECTION - BUILDING A

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

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

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AA 0003040

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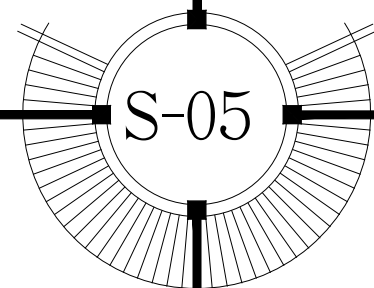
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KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA

TYPE:	EXIST	PANEL : "A" (EXIST.)										VOLTS		120/240V, 1Ø, 3W
MTG	RECESSED											BUS	225 A	
MAIN	2P-225A MLO	CU BUS/GND BUS										LOAD	211.2 AMPS	
LOAD	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT.No	CKT.No	DESCRIPTION	POLE	TRIP	WIRE	COND	LOAD	
-	-	-	30	2	SURGE SUPPRESSION	1	2	DRYER - 1	2	30	10	3/4"	5,000	
-	-	-	-	-	-	3	4	-	-	-	-	-	-	
5,000	3/4"	10	30	2	DRYER - 3	5	6	DRYER - 2	2	30	10	3/4"	5,000	
-	-	-	-	-	-	7	8	-	-	-	-	-	-	
5,000	3/4"	10	30	2	DRYER - 4	9	10	HAND DRYER (NEW)	1	20	12	1/2"	1,200	
-	-	-	-	-	-	11	12	HAND DRYER (NEW)	1	20	12	1/2"	1,200	
1,200	1/2"	12	20	1	WASHER - 1	13	14	MEN ROOM RECEPT.	1	20	12	1/2"	180	
1,200	1/2"	12	20	1	WASHER - 2	15	16	LADIES ROOM	1	20	12	1/2"	180	
1,200	1/2"	12	20	1	WASHER - 3	17	18	HAND DRYER (NEW)	1	20	12	1/2"	1,200	
1,200	1/2"	12	20	1	WASHER - 4	19	20	VENDING MACHINE	1	20	12	1/2"	400	
3,456	3/4"	10	25	2	NEW A/C-1 (ROOM 207)	21	22	RECEPT. LADIES	1	20	12	1/2"	180	
-	-	-	-	-	-	23	24	HAND DRYER (NEW)	1	20	12	1/2"	1,200	
-	-	-	-	-	SPACE	25	26	HAND DRYER (NEW)	1	20	12	1/2"	1,200	
-	-	-	-	-	SPACE	27	28	EXH. FAN	1	20	12	1/2"	200	
5,000	3/4"	10	30	2	DRYER DOUBLE	29	30	SECURITY L/RECEPT.	1	20	12	1/2"	100	
-	-	-	-	-	-	31	32	HAND DRYER	1	20	12	1/2"	1,200	
1,200	1/2"	12	20	1	HAND DRYER	33	34	HAND DRYER	1	20	12	1/2"	1,200	
1,200	1/2"	12	20	1	HAND DRYER	35	36	EXIST. LOAD	1	20	12	1/2"	200	
200	1/2"	12	20	1	EXIST. LOAD	37	38	BATH EXH. FAN	2	20	12	1/2"	1,800	
2,000	1/2"	13	20	2	EXIST. LOAD	39	40	-	-	-	-	-	-	
-	-	-	-	-	-	41	42	HAND DRYER (NEW)	1	20	12	1/2"	1,200	

NOTES

1. REMOVE EXH. FANS FROM CIRCUITS 24,26 AND TRANSFER THEM TO PANEL A-1
2. ALL LOADS ARE EXISTING EXCEPT WHERE INDICATED AS NEW.
3. REMOVE LIGHTING FROM CIRCUITS 21,23,25 AND 27 AND TRANSFER THEM TO PANEL A-1

TOTAL LOAD :

$$= 50.696 \text{ VA} / 240\text{V}$$
$$= 211.2 \text{ AMPS}$$

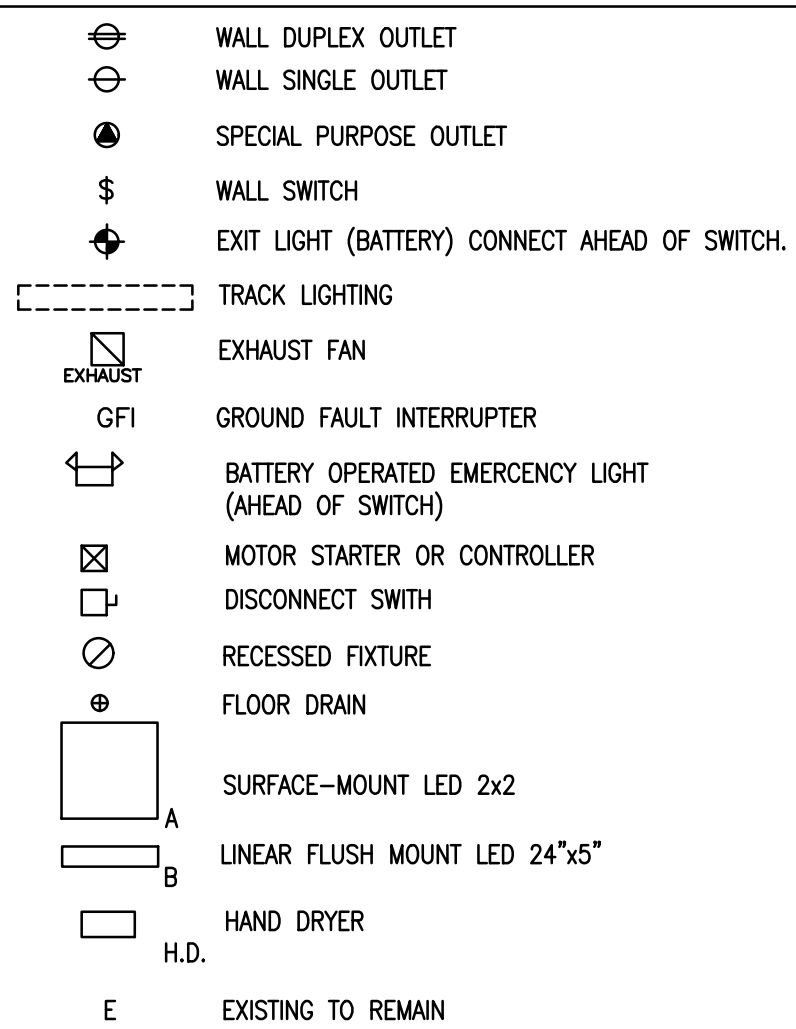
TYPE:	SQ D OR EQUAL				PANEL: A-1 (NEW)				VOLTS: 120/240V, 1Ø, 3W					
MTG	RECESSED				A/C TO MATCH EXISTING				BUS 400 A					
MAIN	2P - 300A MLO				CU BUS/GND. BUS				LOAD 239.2 AMPS					
LOAD	COND	COND	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT.No	DESCRIPTION	POLE	TRIP	WIRE	COND	LOAD
200	1/2"	12	20	1		EXH. FAN	1	2	FUTURE WASHER	1	20	12	1/2"	1,200
200	1/2"	12	20	1		EXH. FAN	3	4	FUTURE WASHER	1	20	12	1/2"	1,200
-	-	-	20	1		SPARE	5	6	FUTURE WASHER	1	20	12	1/2"	1,200
-	-	-	20	1		SPARE	7	8	FUTURE WASHER	1	20	12	1/2"	1,200
5,000	3/4"	10	30	2		FUTURE DRYER	9	10	WATER HEATER	2	125	1	1 1/2"	24,000
							11	12						
5,000	3/4"	10	30	2		FUTURE DRYER	13	14	FUTURE DRYER	2	30	10	3/4"	5,000
							15	16						
5,000	3/4"	10	30	2		FUTURE DRYER	17	18	POWER PACK CARD READER	1	20	12	3/4"	100
							19	20	LIGHTING	1	20	12	1/2"	200
3,840	3/4"	10	30	2		NEW A/C-3 (ROOM 201)	21	22	LIGHTING	1	20	12	1/2"	200
							23	24	LIGHTING	1	20	12	1/2"	200
3,456	3/4"	10	25	2		NEW A/C-2 (ROOM 208)	25	26	LIGHTING	1	20	12	1/2"	200
							27	28	SPACE	-	-	-	-	-
-	-	-	-	-		SPACE	29	30	SPACE	-	-	-	-	-
-	-	-	-	-		SPACE	31	32	SPACE	-	-	-	-	-
-	-	-	-	-		SPACE	33	34	SPACE	-	-	-	-	-
-	-	-	-	-		SPACE	35	36	SPACE	-	-	-	-	-
-	-	-	-	-		SPACE	37	38	SPACE	-	-	-	-	-
-	-	-	-	-		SPACE	39	40	SPACE	-	-	-	-	-
-	-	-	-	-		SPACE	41	42	SPACE	-	-	-	-	-

$$\text{LOAD} = 57,396 \text{ VA} / 240 \text{ V}$$
$$= 239.2 \text{ AMPS}$$
[illegible]

LOAD CALCULATION

TOTAL LOAD = $31,364 \text{ VA} / 240 \text{ V} = 130.7 \text{ AMPS.}$

ELECTRICAL LEGEND



HVAC NOTE:

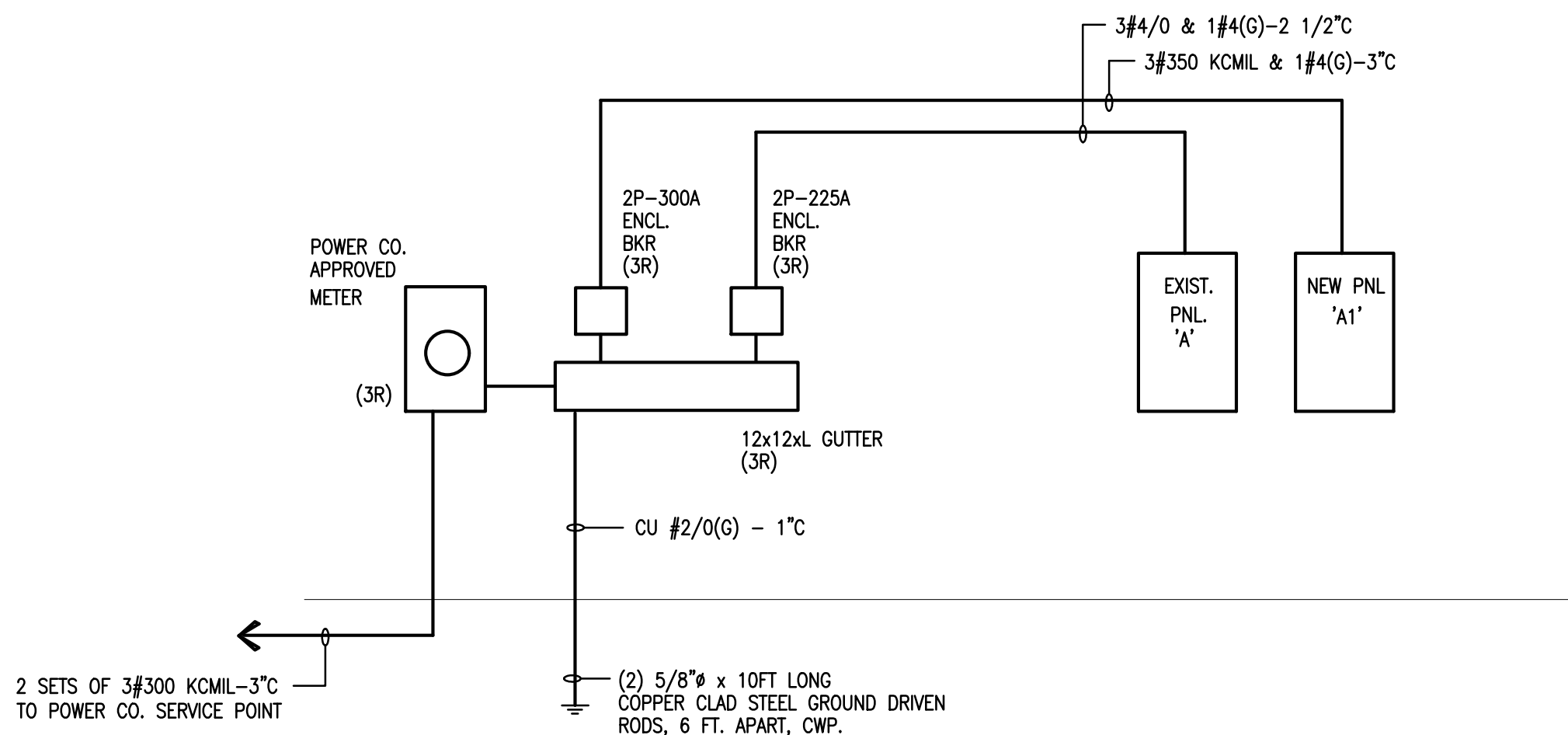
EXISTING VENTILATION TO REMAIN IN BUILDING 'A', NEW
DUCTLESS A/C TO BE INSTALLED IN BUILDING 'B'.

M.E.P. NOTE:

BUILDING 'A': LAUNDRY FACILITY TO ACCOMMODATE (8) FUTURE STACKED WASHER / DRYER UNITS.

GENERAL ELECTRICAL NOTES

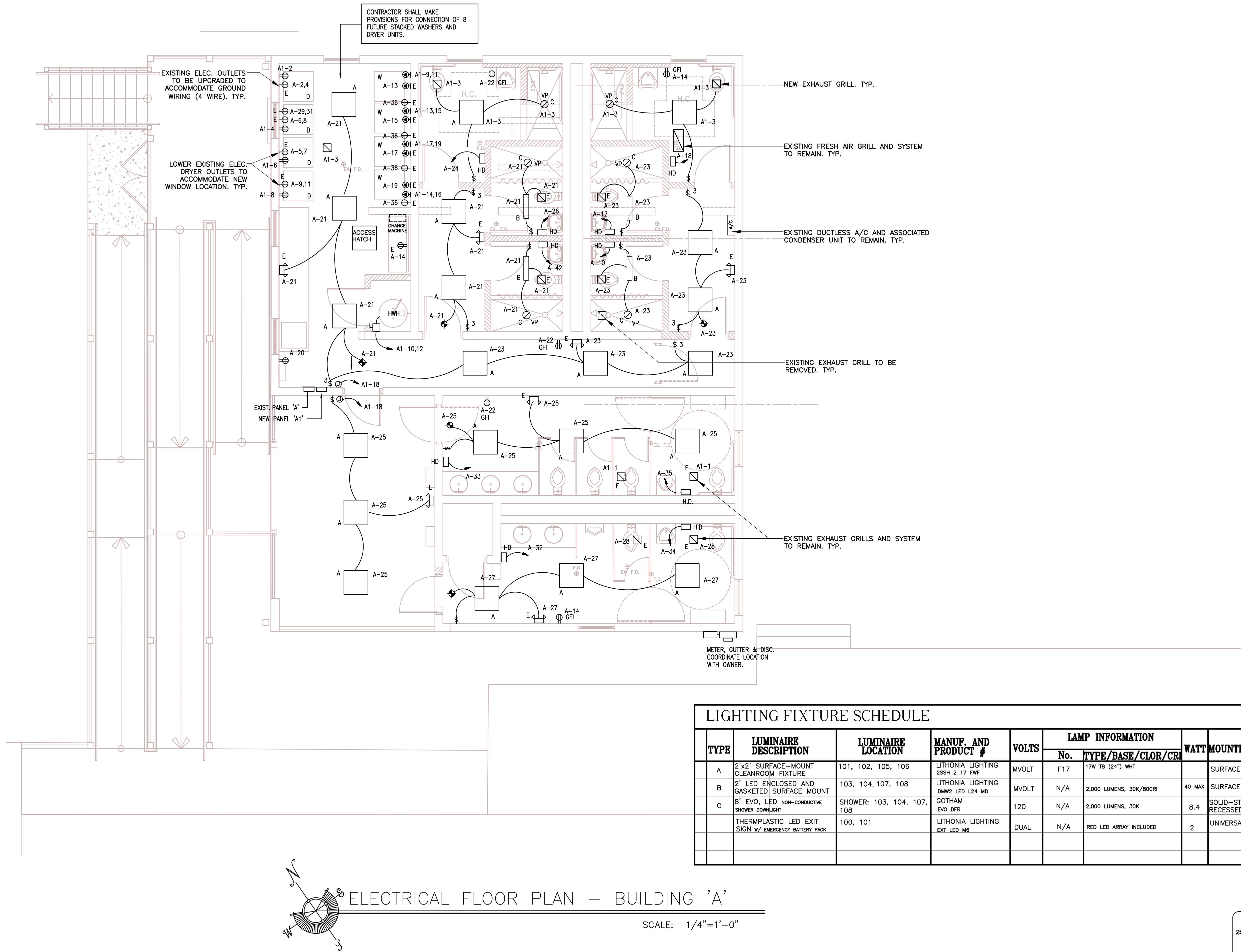
1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE, FLORIDA BUILDING CODE AND OTHER APPLICABLE CODES AND STANDARDS.
2. a) THE DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS AND BOXES REQUIRED TO MAKE A COMPLETE NEAT INSTALLATION IN ACCORDANCE WITH N.E.C.
- b) WHEN CONFLICTS ARISE IN LOCATIONS WIRING DEVICES, ELECTRICAL EQUIPMENT, DISCONNECTS, PANELOBARDS, ETC. DUE TO FIELD CONDITION OR IMPROPER FIELD COORDINATION CONTRACTOR SHALL BRING IT TO THE A/E'S ATTENTION AND AT NO EXTRA COST RELOCATE, AND OR EXTEND WITHIN A REASONABLE DISTANCE SUCH ITEM WHICH IS IN CONFLICT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF ALL COMPONENTS PRIOR TO ROUGH IN WITH ALL TRADES NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
3. THE CONTRACTOR IS RESPONSIBLE FOR EVALUATING FIELD CONDITIONS BY VISITING THE SITE PRIOR TO COMMENCING / BIDDING WORK.
4. INSTALL POWER AND CONTROL WIRING AND REQUIRED CONTROL COMPONENTS FOR AIR CONDITIONING SYSTEM AS SHOWN/NOTED ON THESE DRAWINGS AND PER OTHER APPLICABLE DRAWINGS / INSTRUCTIONS.
5. ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
6. MINIMUM WIRE SIZE SHALL BE # 12 THIN / THIN UNLESS OTHERWISE NOTED ON PLANS.
7. ALL CONDUCTORS SHALL BE COPPER RUN IN METALLIC CONDUIT.
8. ALL CONDUCTORS SHALL BE RUN IN CONDUIT (METALLIC TYPE). IF PVC SCHEDULE 40 IS USED FOR UNDERGROUND FEEDERS ONLY, AN EQUIPMENT GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C. 250-122 MUST BE INSTALLED AND CONDUIT SIZE INCREASED AS REQUIRED.
9. ALL MATERIALS SHALL BE U.L. APPROVED.
10. NEW TYPEWRITTEN PANEL TALLY SHALL BE FURNISHED AFTER JOB IS COMPLETED.
11. ALL BRANCH CIRCUITS SHALL BE PROPERLY PHASE BALANCED.
12. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER N.E.C. 250.122.
13. ALL EMPTY CONDUITS TO BE PROVIDED WITH NYLON PULL STRINGS.
14. FUSES SHALL BE DUAL ELEMENT, TIME DELAY TYPE UNLESS OTHERWISE NOTED.
15. NOT USED.
16. CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH ALL OTHER TRADES IN ORDER TO FURNISH AND INSTALL ALL CONTROL WIRING AND RACEWAYS, WITH POWER CONTROL CIRCUIT WIRING AND RACEWAY AS SHOWN.
17. ALL LUMINAIRES SHALL BE PROPERLY SUPPORTED IN ACCORDANCE WITH THE CEILING SYSTEM MANUFACTURER RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
18. PLANS DO NOT SHOW EVERY BEND REQUIRED FOR THE INSTALLATION.
19. THIS DRAWING IS A GUIDE FOR THE ELECTRICAL INSTALLATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A FUNCTIONING SYSTEM.
20. ALL CABLES SHALL BE RUN WITH OUT SPLICES EXCEPT IF OTHERWISE INDICATED.
21. ALL PULL AND JUNCTION BOXES SHALL BE ACCESSIBLE AT ALL TIMES.
22. EXACT POINT AND METHODS OF CONNECTION SHALL BE DETERMINED IN FIELD.
23. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER.
24. PROVIDE GROUNDING FOR DRYER PER CODE.



ELECTRICAL RISER DIAGRAM

N.T.S.

**Innovative Engineering
Group Inc. CA#6717**
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189



HISTORIC SEAPORT
RESTROOMS AND
LAUNDRY
RENOVATIONS
KEY WEST, FLORIDA.

SEAL

DATE

02-29-16 HARC
01-31-17 BID SET

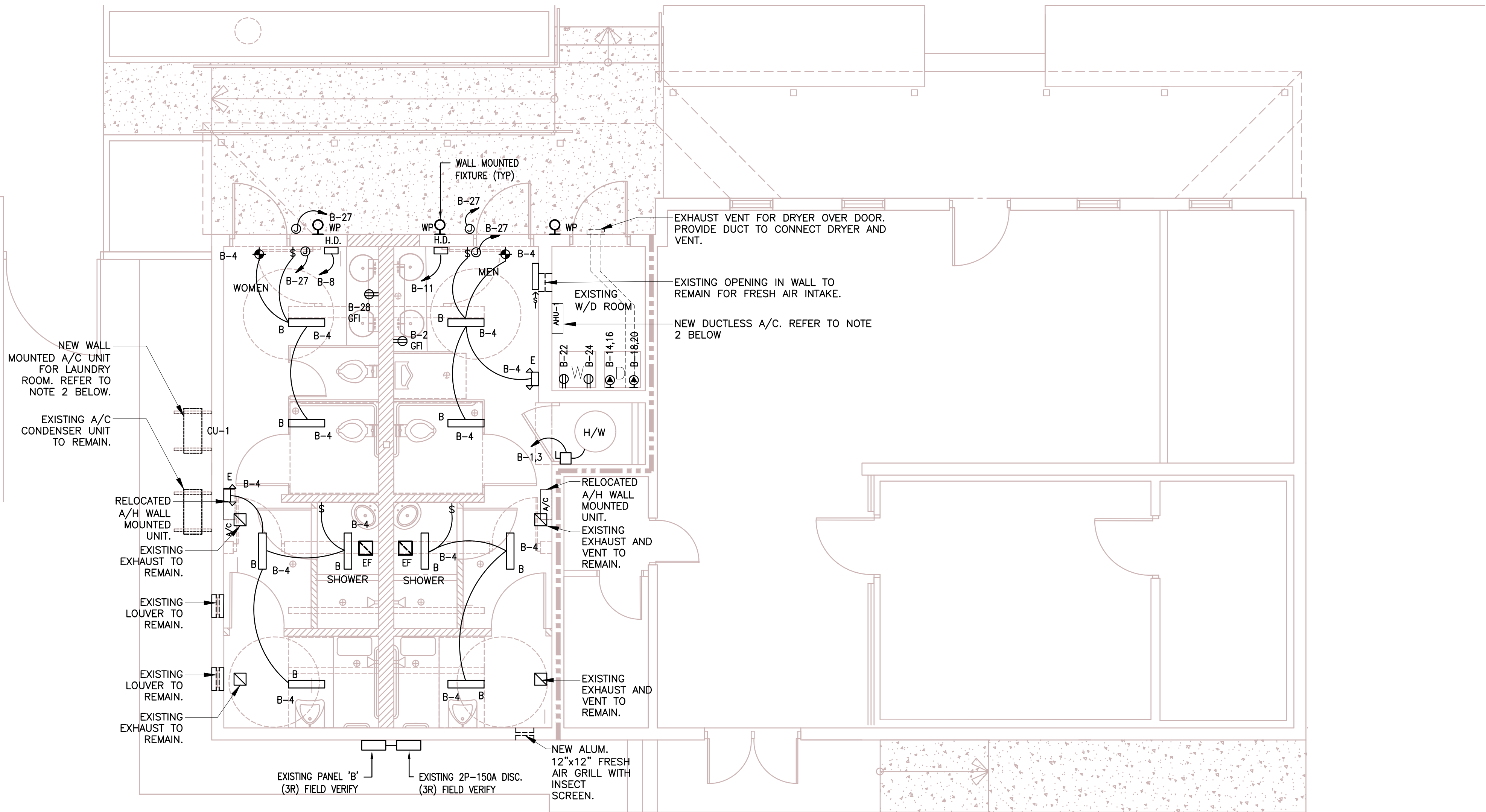
REVISIONS

DRAWN BY
KMA EVK

PROJECT
NUMBER
1408

Innovative Engineering
Group Inc. CA#6717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189

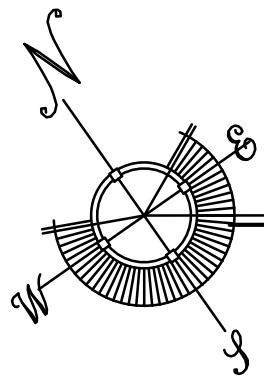
E-3



- NOTES:
1. EF: NEW EXHAUST FANS: TIE IN TO EXISTING EXHAUST SYSTEM 'NUTONE' QT-80 OR EQUAL, 80 CFM, 115V-1-60, 1.5 AMPS. PROVIDE BACKDRAFT DAMPER AND SPEED CONTROL.
 2. LAUNDRY ROOM DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM BY 'MITSUBISHI', AHU-1 / CU-1; OUTDOOR UNIT MODEL MUZ-GE09NA INDOOR UNIT MODEL MSZ-GE09NA EER=21.0, HSPF=10.0, COOLING CAPACITY RANGE: 3,800 - 12,200 BTUH HEATING CAPACITY RANGE: 4,500 - 14,000 BTUH 230V-1-60, MCA=12 AMPS. PROVIDE WALL MOUNTED REMOTE CONTROLLER WITH PLASTIC COVER AND LOCK.

LIGHTING FIXTURE SCHEDULE

	TYPE	LUMINAIRE DESCRIPTION	LUMINAIRE LOCATION	MANUF. AND PRODUCT #	VOLTS	LAMP INFORMATION		WATT	MOUNTING	FINISH	REMARKS
						No.	TYPE/BASE/CLOR/CR				
	A	2'x2' SURFACE-MOUNT CLEANROOM FIXTURE	101, 102, 105, 106	LITHONIA LIGHTING 25SH 2 17 FWF	MVOLT	F17	17W T8 (24") WHT		SURFACE	WHITE PAINTED ALUMINUM FULL	EL140W SUITABLE FOR WET LOCATION
	B	2' LED ENCLOSED AND GASKETED SURFACE MOUNT	103, 104, 107, 108	LITHONIA LIGHTING DMW2 LED L24 MD	MVOLT	N/A	2,000 LUMENS, 30K/80CRI	40 MAX	SURFACE	ACL WHITE ACRYLIC	WLF20D SUITABLE FOR WET LOCATION
	C	8' EVO, LED NON-CONDUCTIVE SHOWER DOWNLIGHT	SHOWER: 103, 104, 107, 108	GOTHAM EVO DFR	120	N/A	2,000 LUMENS, 30K	8.4	SOLID-STATE RECESSED	WHITE PAINTED FLANGE	SUITABLE FOR WET LOCATION
	D	ARCHITECTURAL WALL SCONCE LED	EXTERIOR WALL-MOUNT	LITHONIA LIGHTING MRW LED 1 WLU	MVOLT	N/A	2,029 LUMENS, 700 MA OPTION/40K	24	SURFACE	WHITE PAINTED FLANGE	SUITABLE FOR WET LOCATION
		THERMOPLASTIC LED EXIT SIGN W/ EMERGENCY BATTERY PACK	100, 101	LITHONIA LIGHTING EXT LED M6	DUAL	N/A	RED LED ARRAY INCLUDED	2	UNIVERSAL	WHITE	UL924 LISTED SUITABLE FOR DAMP LOCATION



ELECTRICAL FLOOR PLAN — BUILDING 'B'

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

KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA

GENERAL NOTES:

- NOTE:
EXPOSED PLUMBING PIPING IS NOT ALLOWED. ALL PLUMBING PIPING SHALL RUN UNDERGROUND, INSIDE CEILING SPACE, INSIDE COLUMN OR INSIDE WALL. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2014 FLORIDA BUILDING CODE, STATE AND LOCAL ORDINANCES.

2. DRAINAGE SYSTEM DESIGN IS BASED ON 1/8" PER FOOT MINIMUM FALL FOR PIPES 3" OR LARGER AND 1/4" PER FOOT MINIMUM FALL FOR PIPES 2" OR SMALLER, ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER.

3. PROVIDE CLEAN OUTS EVERY 75 FT. AND AT BASE OF EVERY WASTESTACK. ALL CLOSE-OUTS TO BE FLUSH MOUNTED.

4. MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:

A. DRAINAGE WASTE AND VENT PIPING ABOVE AND BELOW GROUND
PVC DRAINAGE WASTE AND PIPING (DWV) CONFORMING TO ASTM D-2665, INSTALL PLASTIC (PVC) SCH40 SOLID WALL PIPES ONLY WHEN IT IS APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.

B. WATER PIPING: COPPER TYPE "L" ASTM B-88 ABOVE GROUND AND COPPER TYPE "K" ASTM B-88 UNDERGROUND. CPVC CTS MAYBE USED FOR WATER PIPING WHERE APPROVED BY CODE AND ACCEPTABLE TO OWNER.

C. CONDENSATE DRAIN PIPING: COPPER TYPE "M" ASTM B-88 INSIDE THE BUILDING AND PVC SCHEDULE 40 ABOVE ROOF AND UNDERGROUND. PROVIDE 3/4" ARMAFLEX PIPE INSULATION TO ALL CONDENSATE DRAIN PIPING.

D. FLOOR CLEAN OUTS: JOSAM SERIES 56020 OR EQUAL.

E. WALL CLEAN OUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.

F. VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.

G. HOSE BIBBS: CHICAGO 837 OR EQUAL WITH VACUUM BREAKER.

5. PERFORM THE FOLLOWING TEST:

A. WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.

B. DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE CAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.

C. CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.

D. COMPLETE SYSTEM FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.

E. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 gal. OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.

6. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AND THAT HE WILL, AT HIS EXPENSE, REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.

7. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.

8. PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.

9. SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR INSTALLATION.

10. OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.

11. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN AND TRAP. SEE A/C PLANS FOR LOCATION OF UNITS AND DRAINS.

12. PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.

13. COORDINATE WORK WITH OTHER TRADES.

14. FURNISH AND INSTALL FIXTURES AS SPECIFIED IN SCHEDULE ON SHEET P-1.

15. EACH BATHROOM GROUP SHALL BE PROVIDED WITH SHOCK ABSORBER PER FLORIDA BUILDING CODE.

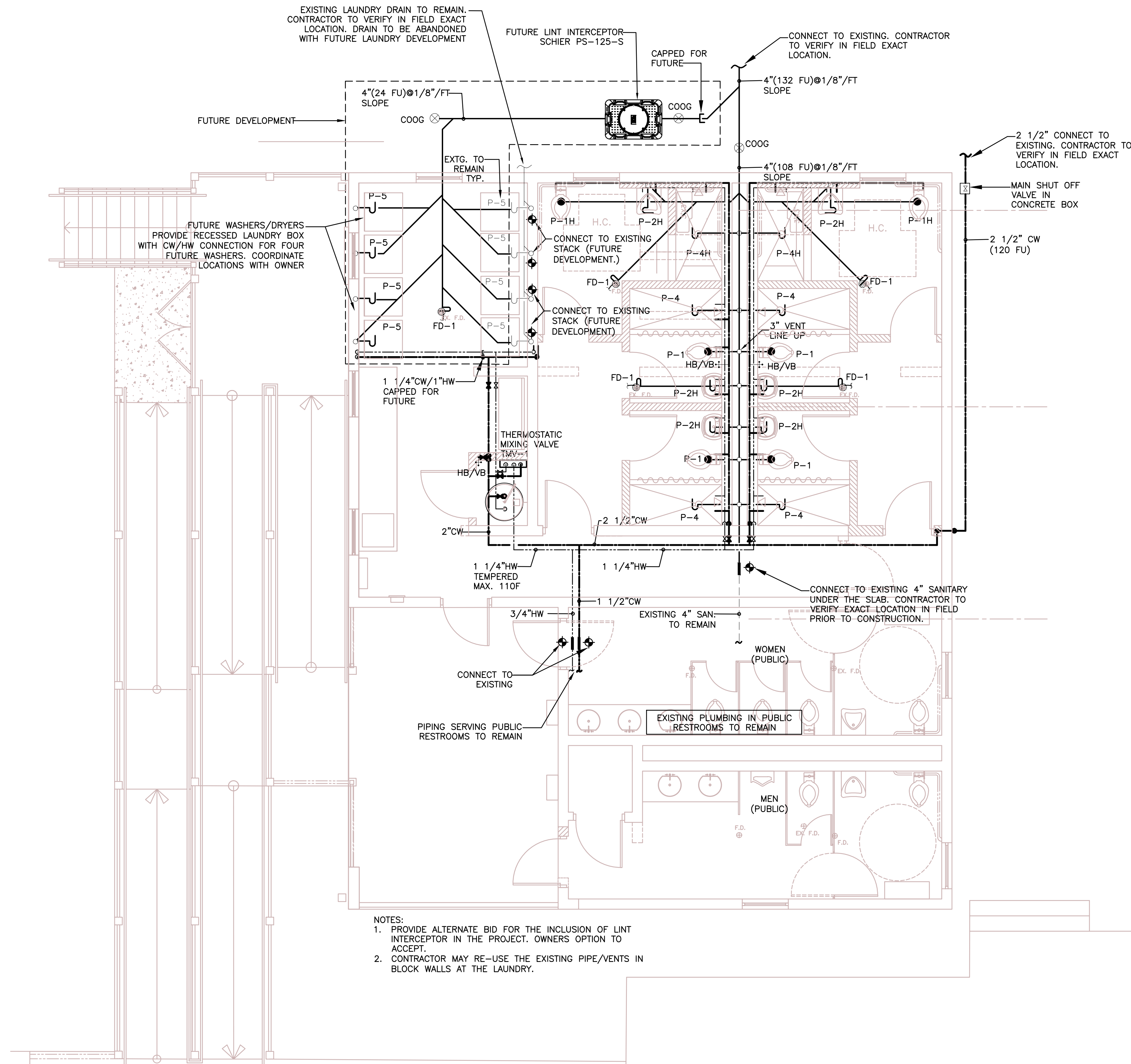
16. PROVIDE SHUTOFF VALVE FOR EACH FIXTURE, JUST BEFORE CONNECTING TO FIXTURE.

17. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.

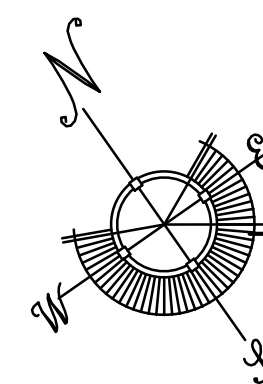
18. PIPE INSULATION:

A. ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

B. ALL HOT WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
- | PLUMBING LEGEND | |
|-----------------|-------------------------------|
| SYMBOL | DESCRIPTION |
| | COLD WATER LINE (CW) |
| | HOT WATER RECIRC. (HWR) |
| | CONDENSATE DRAIN LINE |
| | HOT WATER LINE (HW) |
| | SANITARY WASTE LINE (SAN) |
| | SANITARY VENT LINE (V) |
| | AIR CHAMBER |
| | CHECK VALVE |
| | FLOOR CLEAN OUT |
| | WALL CLEAN OUT |
| | GATE VALVE |
| | HOSE BIBB WITH VACUUM BREAKER |
| | VALVE IN BOX |
| | SHUT OFF BALL VALVE |
| | GATE VALVE IN VERTICAL |
| | "P" TRAP |
| | UNION |
| | CLEAN OUT ON GROUND |
| | ABOVE |
| | BELOW |
| | CEILING |
| | FLOOR |
| | FIXTURE UNIT |
| | UNDERGROUND |
| | VENT THRU ROOF |
| | VACUUM BREAKER |
| | TRAP PRIMER |
| | CONNECTION (NEW TO EXISTING) |
- | WATER HEATER SCHEDULE | | | | | |
|-----------------------|------------|-----------|--------------------|-------------------------|--------------------------|
| SYMBOL | SERVICE | GAL. CAP. | RECOV. @ 90 ° RISE | ELECTRICAL REQUIREMENTS | MANUFACTURER/MODEL |
| EWH-1 | BUILDING A | 120 | 109 GPH | 240 V. 1 PH 24 KW | A.O. SMITH MODEL DRE-120 |
| EWH-2 | BUILDING B | 80 | 21 GPH | 240 V. 1 PH 4.5 KW | A.O. SMITH MODEL DEN-80 |
- | MAXIMUM FLOW RATES & CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURES FITTINGS
TABLE 604.4 FBC 2014 | |
|--|--------------------------------|
| PLUMBING FIXTURE OR FIXTURE FITTING | MAXIMUM FLOW RATE OR QUANTITY |
| LAVATORY FAUCET | 0.5 GPM @ 60 PSI |
| SHOWER HEAD | 2.5 GPM @ 80 PSI |
| URINAL | 1.0 GALLONS PER FLUSHING CYCLE |
| WATER CLOSET | 1.6GALLONS PER FLUSHING CYCLE |
- NOTE:
1. ALL PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 4 OF FLORIDA PLUMBING CODE .
2. ALL SHOWERS VALVES SHALL HAVE ANTI-SCALD PROTECTION.
- | SYMBOL | DESCRIPTION/TYPE | COLD INLET | HOT INLET | TEMP. OUTLET | HW INLET TEMP. | RATED FLOW | MIN. FLOW | SET POINT | MANUFACTURER/MODEL | TRIM/ACCESSORIES |
|--------|--|------------|-----------|--------------|----------------|----------------------------|-----------|---|--|--|
| TMV-1 | HIGH-LOW WATER MIXER THERMOSTATIC CONTROLLER | 3/4" | 3/4" | 1" | 120° F | 17 GPM@5 PSI PRESSURE DROP | 1 GPM | TEMPERED WATER TO BE DETERMINED MAX 110 F | LAWLER MODEL 801 HIGH-LOW WATER MIXER 729999 | THERMOSTATIC TYPE WITH LIQUID-FILL THERMA MOTOR BRONZE BODY CONSTRUCTION. DIAL THERMOMETER, ONE TEMP. OUTLET AND UNION END/STOP/CHECK VALVES WITH REMOVABLE STRAINER ON COLD AND HOT WATER INLETS. CABINET SURFACE MOUNTED, STAINLESS STEEL. |
- Innovative Engineering Group Inc. CA#6717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189
- PLUMBING FIXTURE CONNECTION SCHEDULE
- | SYMBOL | DESCRIPTION | DRAIN | COLD WATER | HOT WATER | MANUFACTURER/MODEL | TRIM |
|--------|----------------------------|--------|------------|-----------|--|---|
| P-1 | WATER CLOSET | 4" | 1" | -- | AMERICAN STANDARD "MADERA FLOWISE" 3451.528, 15" HEIGHT 1.28 GPF , TOP SPUD FLOOR MOUNTED. | AMERICAN STANDARD SELECTRONIC FLUSH VALVE, BATTERY OPERATED.
SEAT: AMERICAN STANDARD #5901.100SS ELONGATED HEAVY DUTY, BOWL OPEN FRONT SEAT LESS COVER WITH SELF -SUSTAINING HINGE |
| P-1H | WATER CLOSET (HANDICAP) | 4" | 1" | -- | AMERICAN STANDARD "MADERA FLOWISE" 3461.528, 16-1/2" HEIGHT 1.28 GPF, TOP SPUD, FLOOR MOUNTED.
ADA | AMERICAN STANDARD SELECTRONIC FLUSH VALVE, BATTERY OPERATED.
SEAT: AMERICAN STANDARD #5901.100SS ELONGATED HEAVY DUTY, BOWL OPEN FRONT SEAT LESS COVER WITH SELF -SUSTAINING HINGE |
| P-2 | LAVATORY | 1 1/4" | 1/2" | 1/2" | AMERICAN STANDARD "AQUALYN" #0475.047, WHITE VITREOUS CHINA. SELF-RIMMING COUNTERTOP SINK WITH FRONT OVERFLOW AND CENTER FAUCET HOLE. | FAUCET: AMERICAN STANDARD #7055.205, POLISHED CHROME, BATTERY POWERED, CAST BRASS FAUCET WITH 0.5 GPM PRESSURE COMPENSATING, VANDAL-RESISTANT NON-AERATED SPRAY AND ABOVE DECK MIXING VALVE WITH HOT LIMIT SAFETY STOP. DRAIN: McGUIRE #155A POLISHED CHROME PLATED CAST BRASS OPEN GRID STRAINER AND TAILPIECE, McGUIRE #8872 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. SUPPLY: BRASS-CRAFT POLISHED CHROME PLATED CAST BRASS ANGLE SUPPLY WITH RIGID SUPPLY RISER, LOOSE KEY STOP AND ESCUTCHEON. |
| P-2H | LAVATORY (HANDICAP) | 1 1/4" | 1/2" | 1/2" | AMERICAN STANDARD "LUCERNE" #0356.421, WHITE VITREOUS CHINA WALL HUNG LAVATORY WITH CENTER FAUCET HOLE, FRONT INTEGRAL OVERFLOW AND CONCEALED ARM SUPPORT OPENING.
CARRIER: MIFAB MC-41 SERIES. | FAUCET: AMERICAN STANDARD #7055.205, POLISHED CHROME, BATTERY POWERED, CAST BRASS FAUCET WITH 0.5 GPM PRESSURE COMPENSATING, VANDAL-RESISTANT NON-AERATED SPRAY AND ABOVE DECK MIXING VALVE WITH HOT LIMIT SAFETY STOP. DRAIN: McGUIRE #155A POLISHED CHROME PLATED CAST BRASS OPEN GRID STRAINER AND TAILPIECE, McGUIRE #8872 POLISHED CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT PLUG AND ESCUTCHEON. SUPPLY: BRASS-CRAFT POLISHED CHROME PLATED CAST BRASS ANGLE SUPPLY WITH RIGID SUPPLY RISER, LOOSE KEY STOP AND ESCUTCHEON.
PIPE INSULATION: TRUEBRO #101W & #105W, WHITE HANDICAP LAVATORY P-TRAP AND INSULATION. |
| P-3 | URINAL | 2" | 3/4" | -- | AMERICAN STANDARD "WASHBROOK" S. #6590.501, WHITE WASHOUT FLUSH ACTION, 0.5 GPF, FLUSHING RIM TOP INLET SPUD AND WALL HANGERS.
CARRIER: MIFAB MC-31 SERIES. | FLUSH: AMERICAN STANDARD #6063.051.002.POLISHED CHROME BRASS VALVE, EXPOSED, BATTERY POWERED, SENSOR OPERATED VALVE. |
| P-4 | SHOWER | 2" | 1/2" | 1/2" | SEE ARCHITECTURAL DRAWINGS. | FAUCET: AMERICAN STANDARD #1675.507, SHOWER TRIM KIT, SINGLE-HANDLE PRESSURE BALANCING MIXING VALVE WITH ADJUSTABLE STOP SCREW SET AT 110° F., INTEGRAL SERVICE STOPS AND 1.5 GPM CHROME PLATED BRASS SHOWER HEAD.
DRAIN: MIFAB #F1000-6"-3-6-7, 6" ROUND STAINLESS STEEL STRAINER WITH SECURITY SCREWS AND TRAP SEAL PRIMER TAPPING. |
| P-4H | SHOWER (HANDICAP) | 2" | 1/2" | 1/2" | SEE ARCHITECTURAL DRAWINGS. | FAUCET: AMERICAN STANDARD #1662.211, HANDICAP SHOWER KIT, SINGLE-HANDLE PRESSURE BALANCING MIXING VALVE WITH ADJUSTABLE STOP SCREW SET AT 110° F., INTEGRAL SERVICE STOPS, 1.5 GPM CHROME PLATED HAND SHOWER WITH FLEXIBLE METAL HOSE, IN-LINE VACUUM BREAKER, WALL SUPPLY, AND 36" SLIDE BAR.
DRAIN: MIFAB #F1000-6"-3-6-7, 6" ROUND STAINLESS STEEL STRAINER WITH SECURITY SCREWS AND TRAP SEAL PRIMER TAPPING.
PROVIDE ANTISCALD VALVE |
| FD-1 | FLOOR DRAIN (TOILET ROOMS) | 3" | -- | -- | MIFAB MODEL F1100-S6-1-6-7-SS, CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, WEEPHOLES, 6" SQUARE SATIN FINISHED STAINLESS STEEL STRAINER, VANDAL PROOF AND 1/2" TRAP SEAL | COORDINATE FINISHED FLOOR ELEVATION WITH ARCH. |
| FCO | FLOOR CLEANOUT | 4" | -- | -- | WATTS FLOOR CLEANOUT #CO-200-R NH | |
| WCO | WALL CLEANOUT | 2" | -- | -- | WATTS LINE CLEANOUT #CO-450-RD | |
| GCO | GRADE CLEANOUT | 4" | -- | -- | WATTS ACCESS HOUSING #CO-300-MF | |
| HB/VB | HOSE BIBB W/VACUUM BREAKER | -- | 3/4" | -- | MIFAB MODEL MHY-9041, ROUGH BRASS WALL FAUCET OPERATING KEY, 3/4" MALE HOSE CONNECTION AND ANTI-SIPHON VACUUM BREAKER. | COORDINATE EXACT LOCATION WITH ARCHITECTURAL. |
| TP | TRAP PRIMER | -- | 1/2" | -- | MIFAB MODEL M-500-UN-DU-625, PRESSURE DROP ACTIVATED BRASS TRAP SEAL PRIMER WITH UNION CONNECTION, DISTRIBUTION UNIT AND 5/8" COMPRESSION CONNECTIONS UP TO FOUR TRAPS. | ALL TRAP PRIMERS SHALL BE LOCATED IN ACCESSIBLE AREAS SUCH AS WALK-IN PLUMBING CHASES, MECHANICAL ROOMS AND JANITOR CLOSETS. PROVIDE ACCESS PANELS FOR AREAS INACCESSIBLE. |
- PLUMBING FIXTURE SCHEDULE GENERAL NOTES & LEGEND BUILDING 'A'
- KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY
- KEY WEST, FLORIDA
- WILLIAM P. HORN
ARCHITECT, P.A.
- 915 EATON ST.
KEY WEST,
FLORIDA
33040
- TEL (305) 296-8302
FAX (305) 296-1033
- LICENSE NO.
AA 0003040
- HISTORIC SEAPORT
RESTROOMS AND
LAUNDRY
RENOVATIONS
KEY WEST, FLORIDA.
- SEAL
- DATE
02-29-16 HARC
01-31-17 BID SET
- REVISIONS
- DRAWN BY
KMA EVK
- PROJECT
NUMBER
1408
-



- NOTES:
1. PROVIDE ALTERNATE BID FOR THE INCLUSION OF LINT INTERCEPTOR IN THE PROJECT. OWNERS OPTION TO ACCEPT.
 2. CONTRACTOR MAY RE-USE THE EXISTING PIPE/VENTS IN BLOCK WALLS AT THE LAUNDRY.



PLUMBING FLOOR PLAN – BUILDING 'A'

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

KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

HISTORIC SEAPORT
RESTROOMS AND
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KEY WEST, FLORIDA.

SEAL

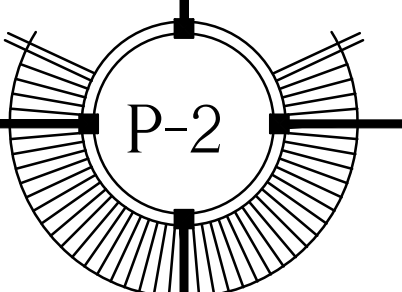
DATE
02-29-16 HARC
01-31-17 BID SET

REVISIONS

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KMA EVK

PROJECT
NUMBER
1408

Innovative Engineering
Group Inc. CA#6717
2500 NW 79th Ave., #240
Doral, FL 33122
305-468-1783
Sudhir K. Gupta, P.E.
Fla. Reg. No. 29189



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HISTORIC SEAPORT RESTROOMS AND LAUNDRY RENOVATIONS

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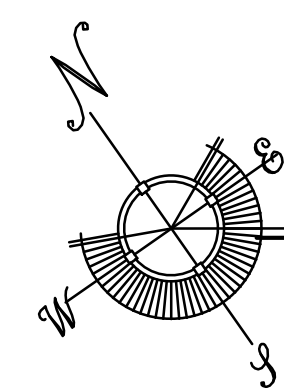
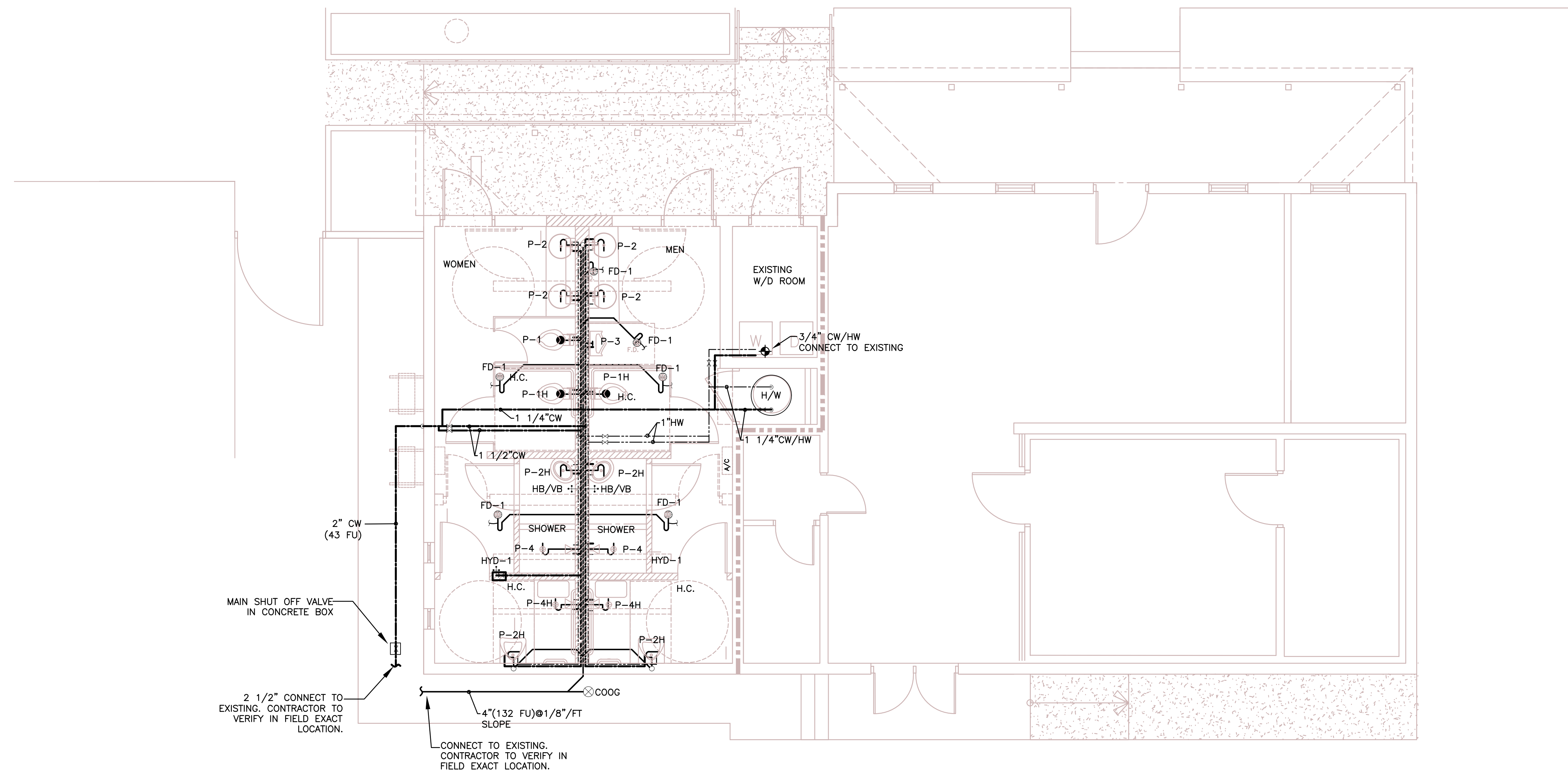
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P-3



PLUMBING FLOOR PLAN — BUILDING 'B'

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

KEY WEST HISTORIC SEAPORT PUBLIC TOILET FACILITY

KEY WEST, FLORIDA

HISTORIC SEAPORT
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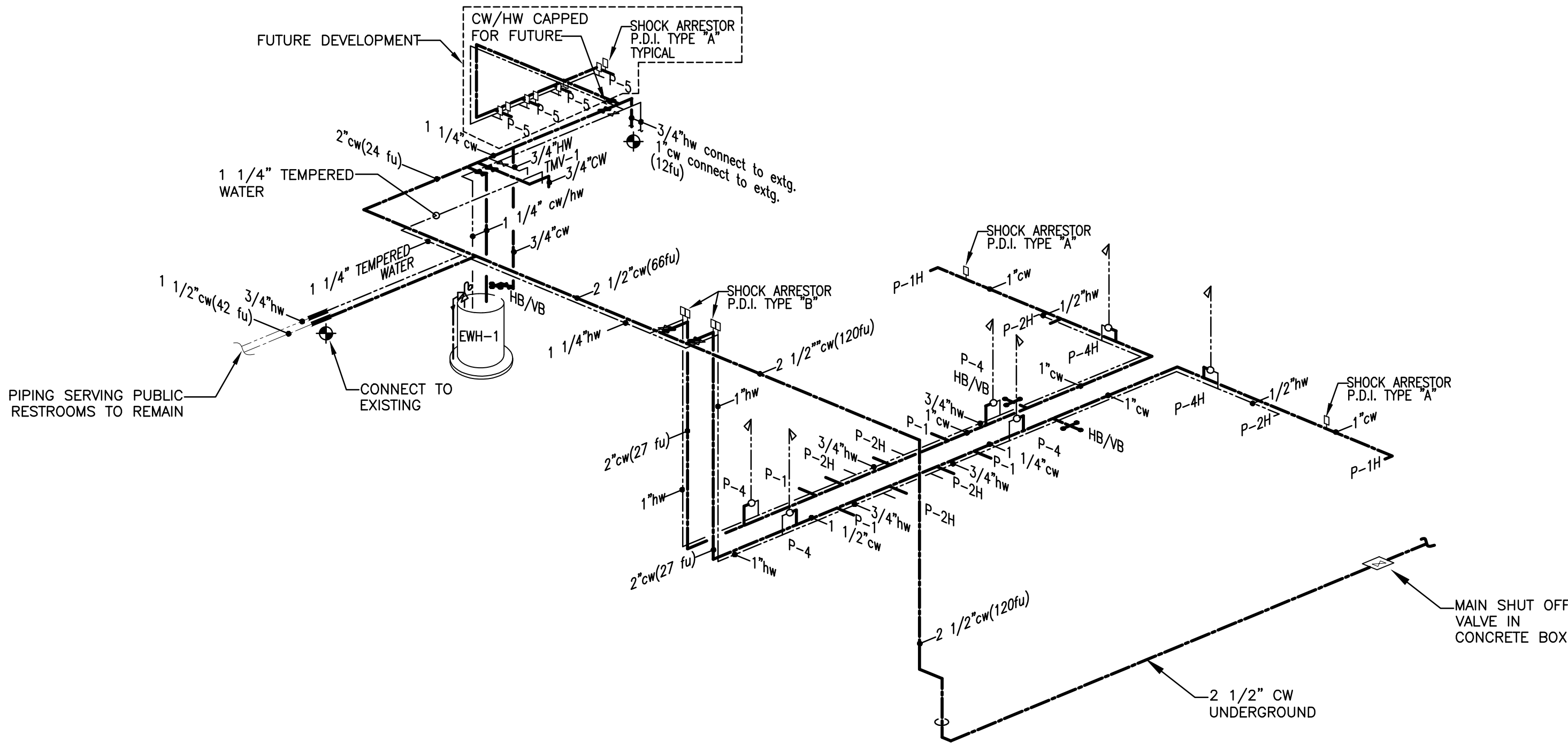
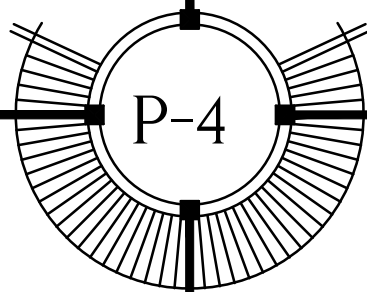
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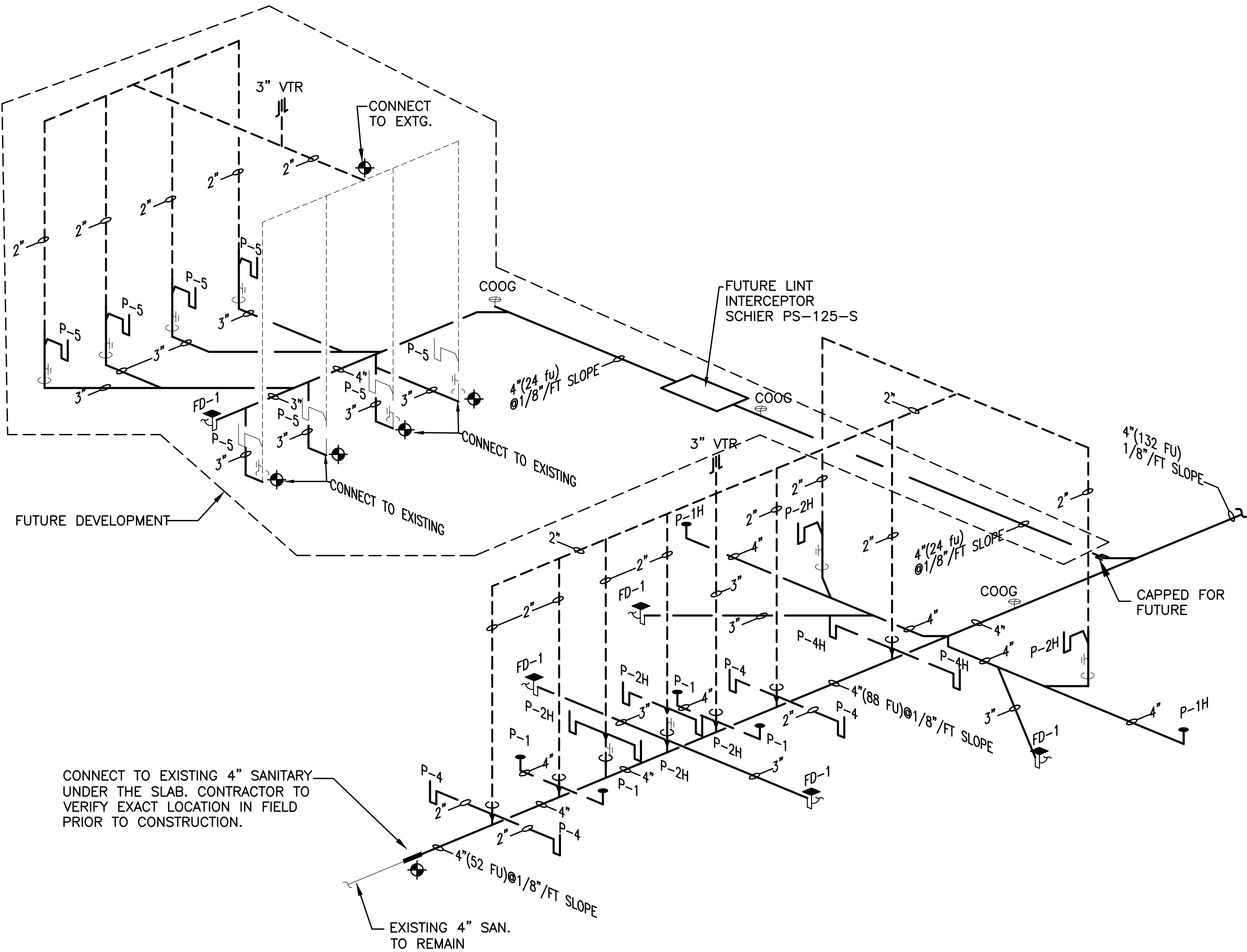
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WATER ISOMETRIC BUILDING A
NTS



SANITARY ISOMETRIC BUILDING A
NTS

PLUMBING RISERS DIAGRAM – BUILDING 'A'

SCALE: NTS

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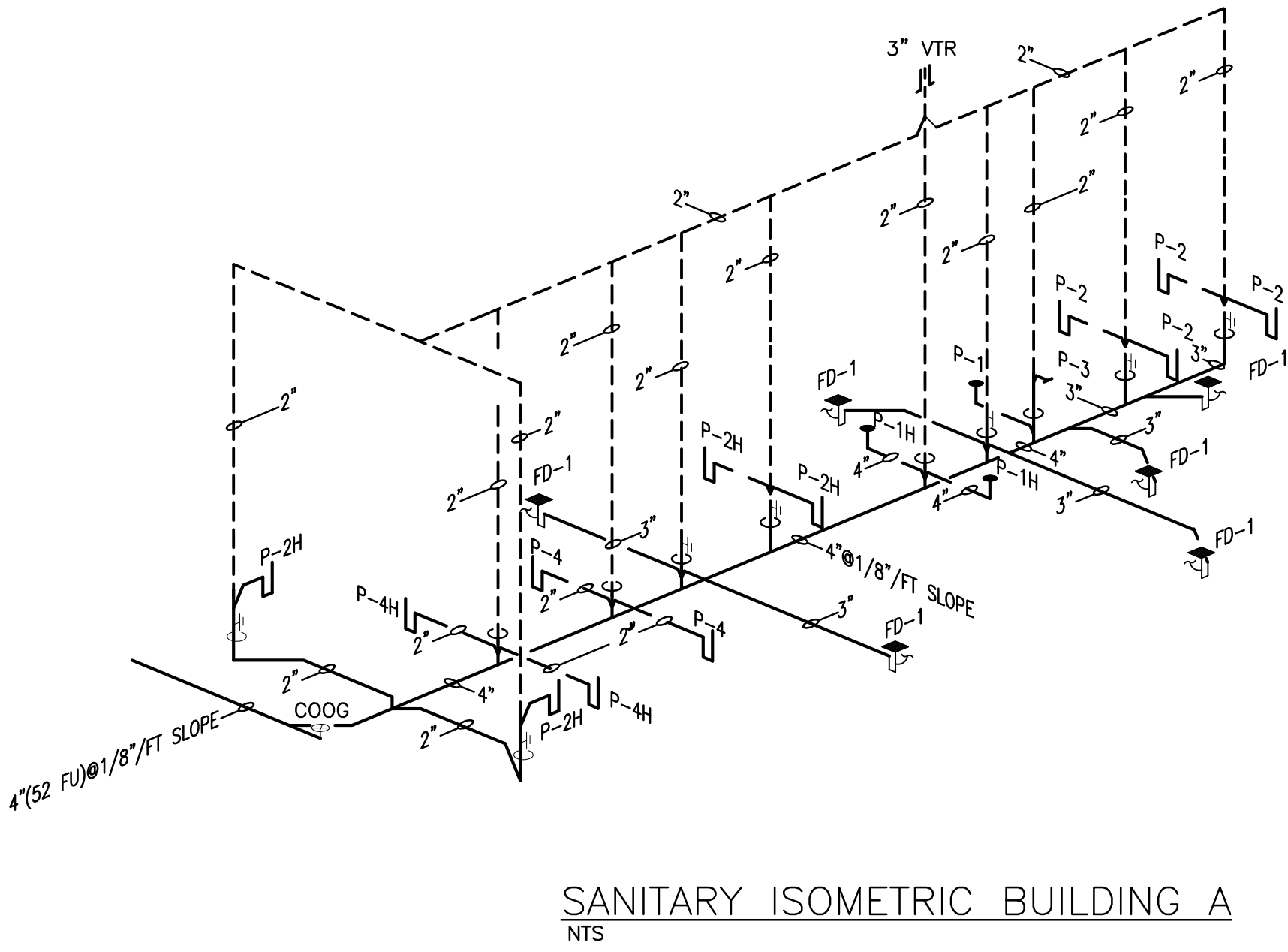
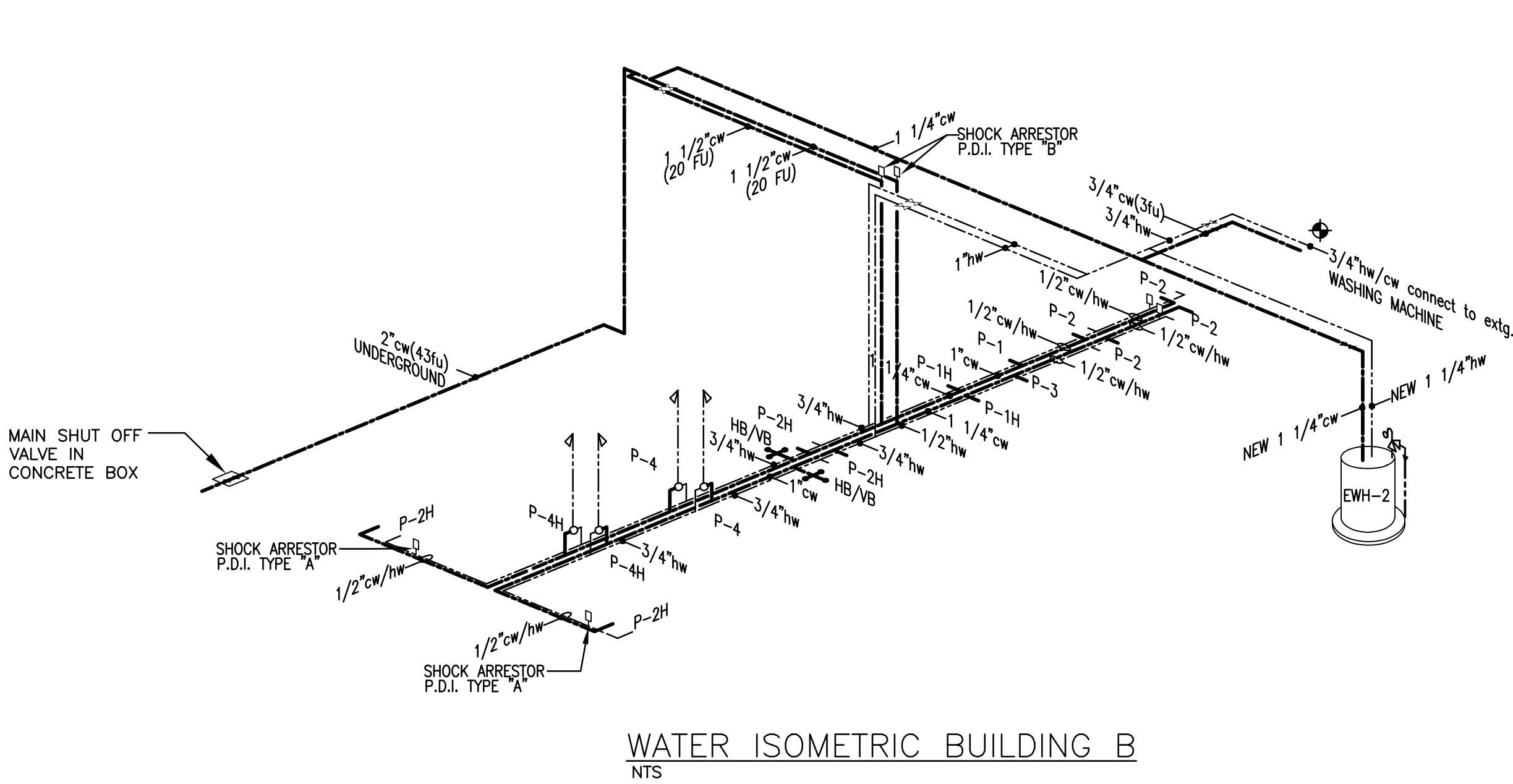
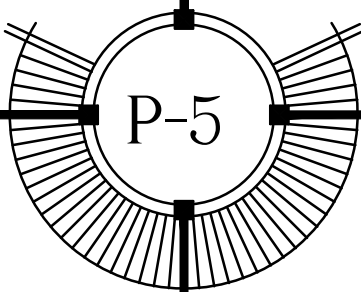
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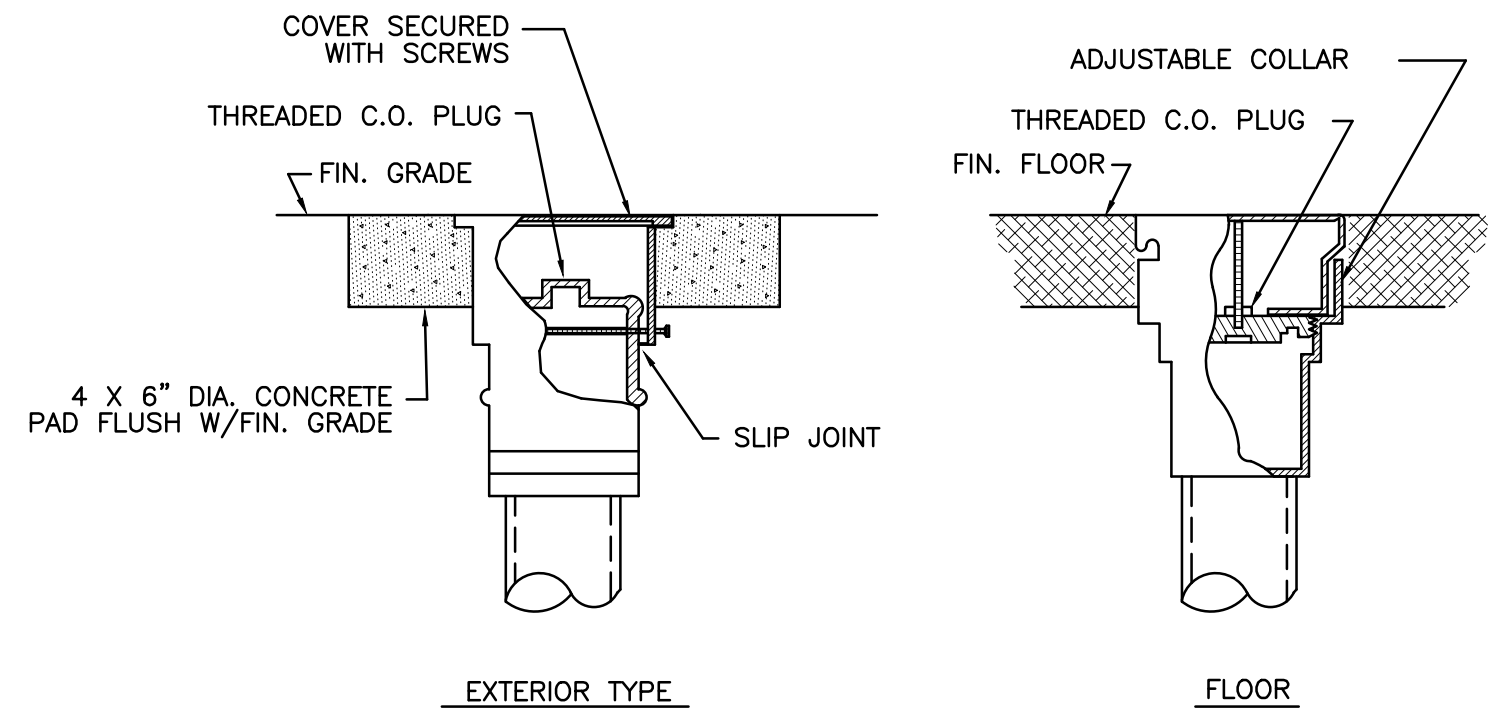
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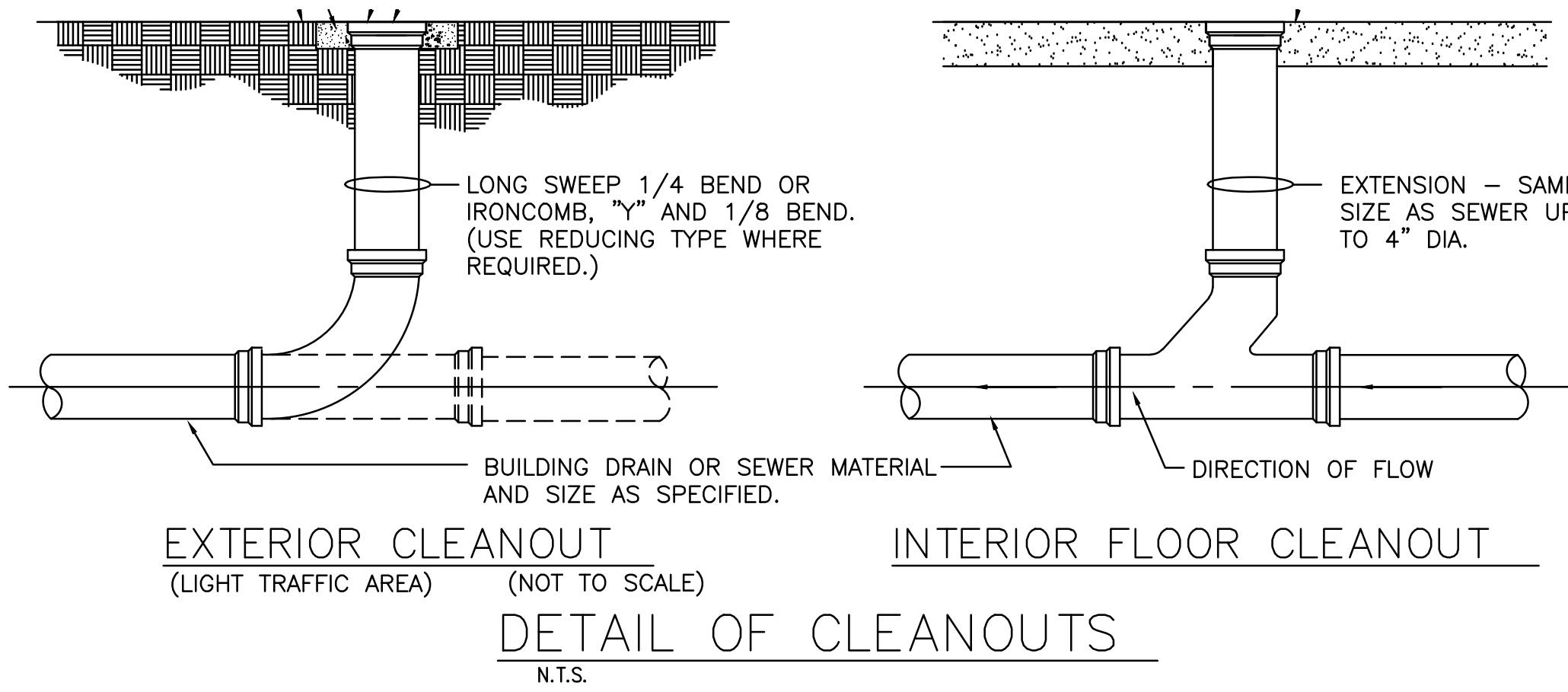
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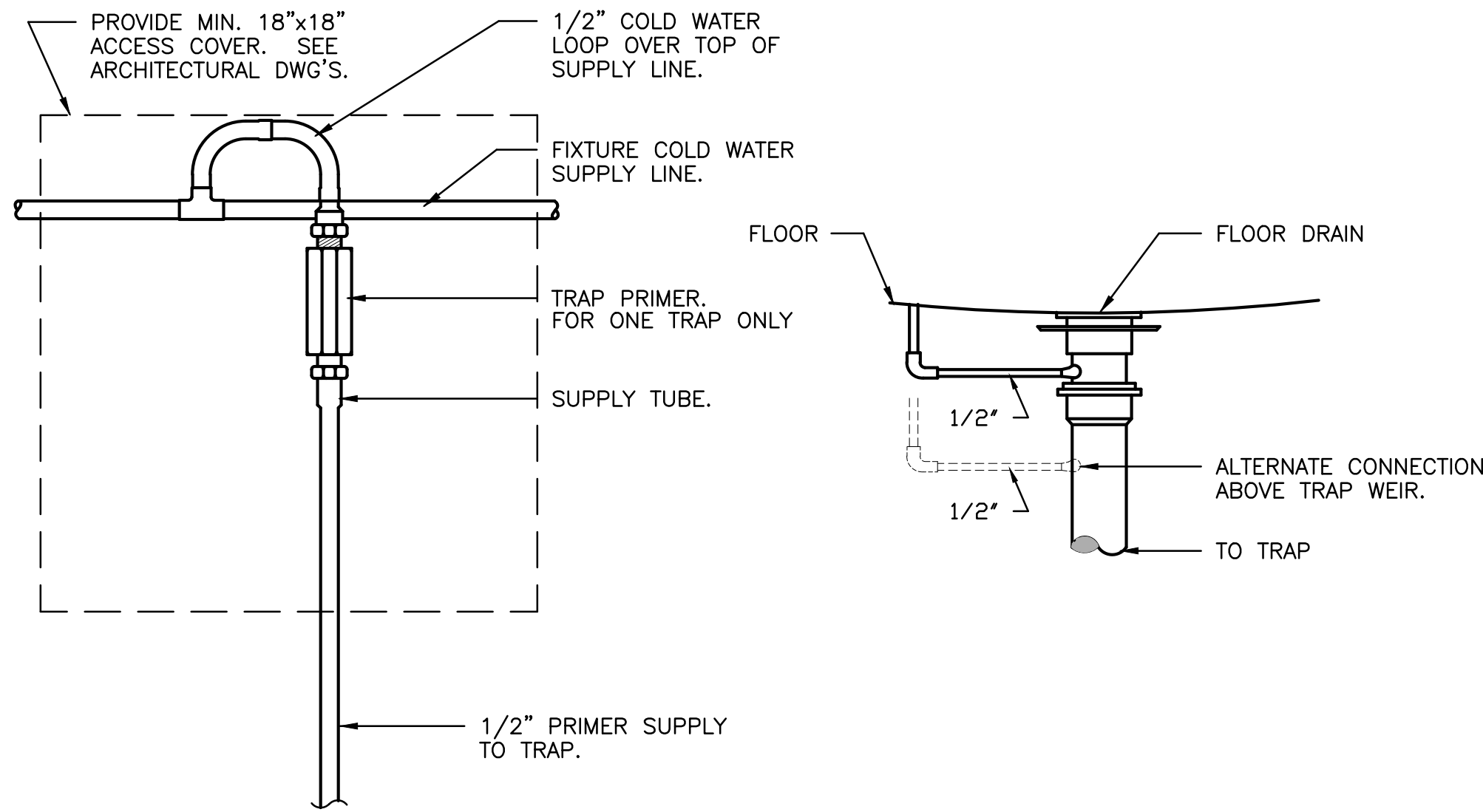
PLUMBING RISERS DIAGRAM – BUILDING 'B'
SCALE: NTS



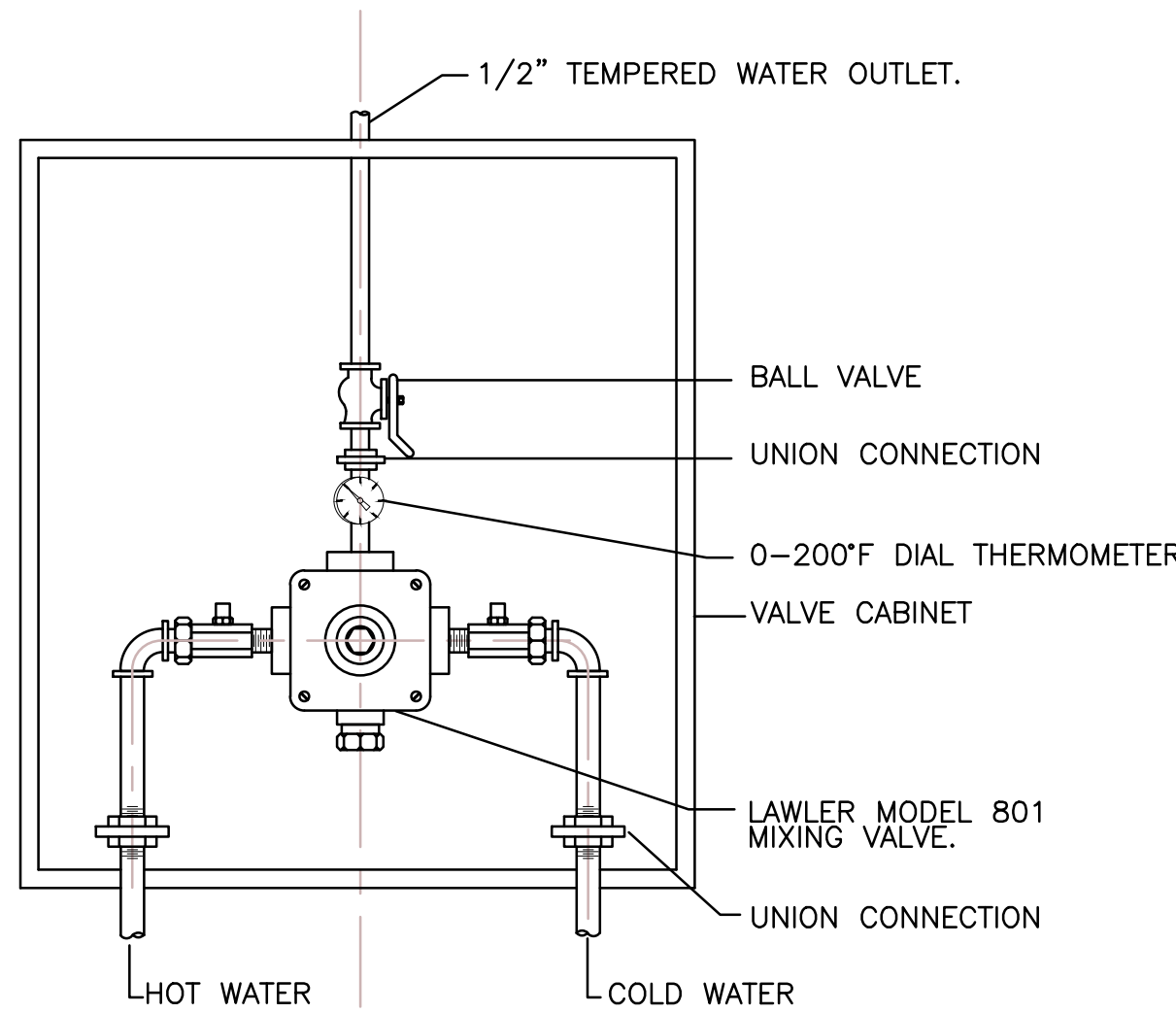
TYPICAL CLEANOUT DETAIL
N.T.S.



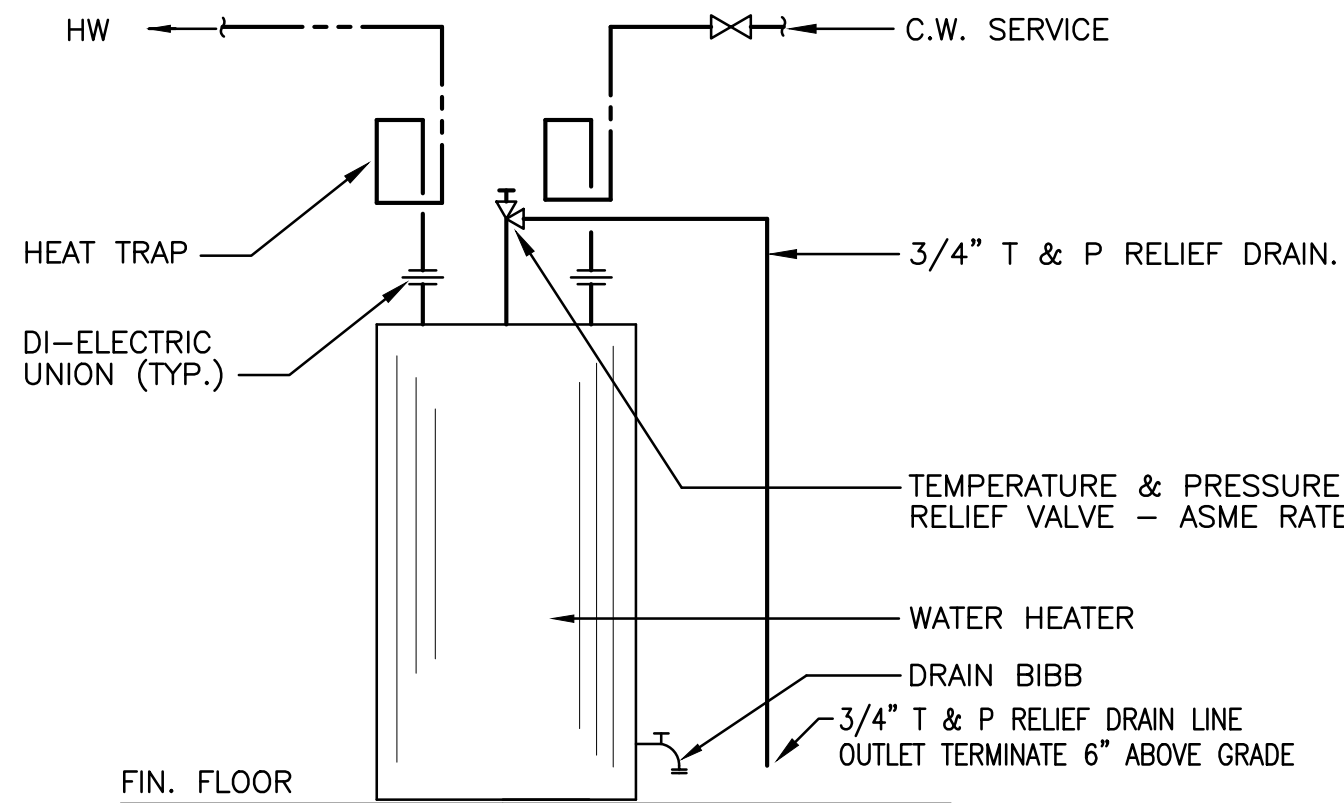
DETAIL OF CLEANOUTS
N.T.S.



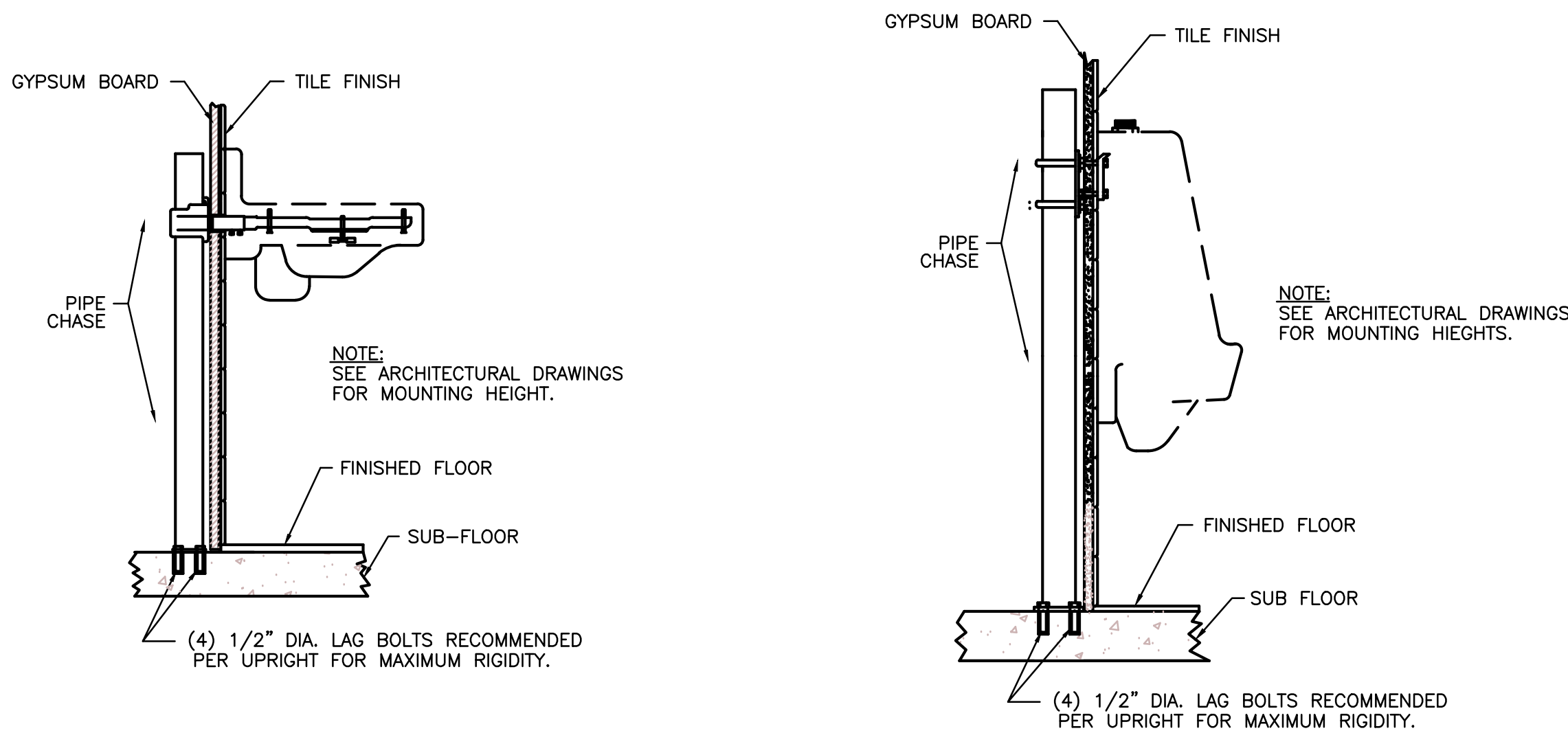
TRAP RESEAL CONNECTION DETAIL
N.T.S.



THERMOSTATIC MIXING VALVE
MV-1
N.T.S.

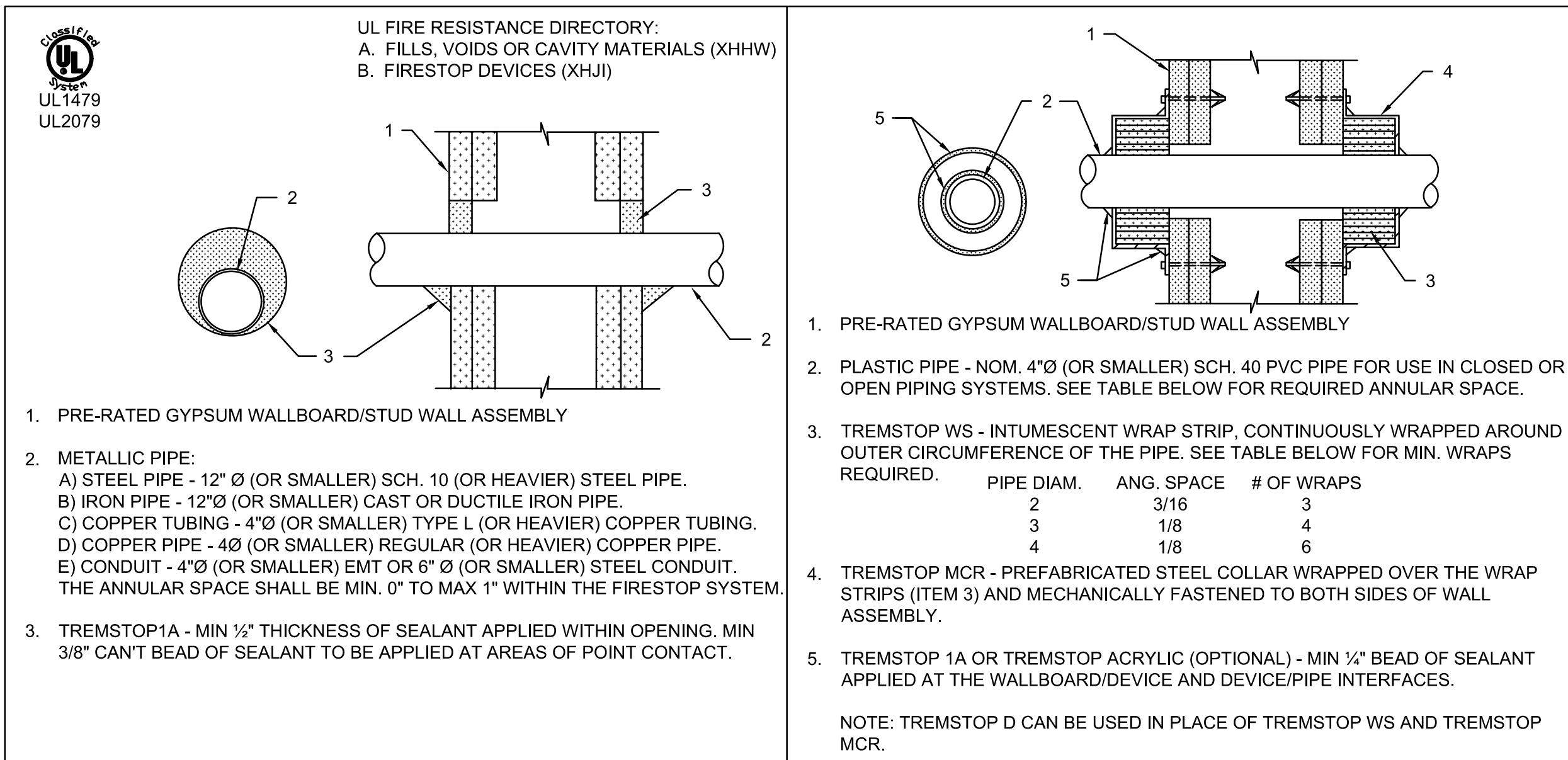


FLOOR MOUNTED - ELECTRIC
WATER HEATER DETAIL
N.T.S.



TYPICAL LAVATORY MOUNTING
DETAIL FOR CONCEALED ARMS
N.T.S.

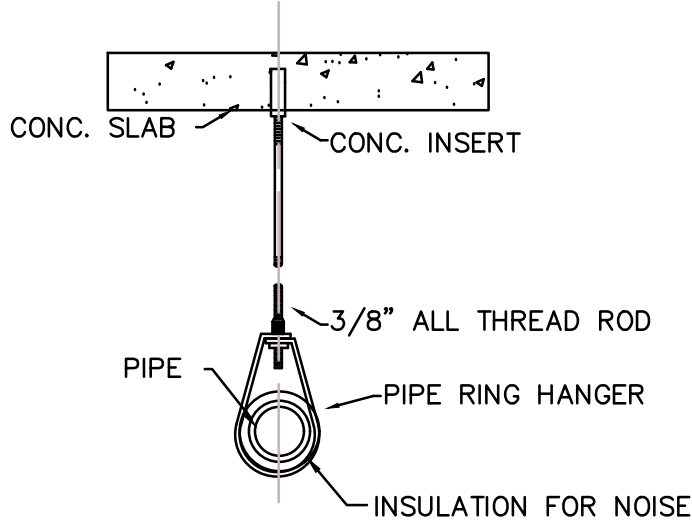
TYPICAL URINAL MOUNTING DETAIL
N.T.S.



FIRE STOPPING DETAIL
N.T.S.

HANGER SPACING		
PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING	MAXIMUM VERTICAL SPACING
COPPER PIPE	12'	10'
COPPER TUBING 1 1/4" AND LESS	6'	10'
COPPER TUBING 1 1/2" AND OVER	10'	10'
PVC PIPE	4'	10' (B)

A - SPACING SHALL BE 10' IF 10' LENGTHS ARE INSTALLED
B - MID STORY GUIDE FOR 2" AND LARGER



PIPE HANGER
N.T.S.

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Fla. Reg. No. 29189

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AA 0003040

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