



City of Port St. Lucie

20260069

REPLACEMENT ROOF COMMUNITY CENTER

RELEASE DATE: January 20, 2026

RESPONSE DEADLINE: February 26, 2026, 3:00 pm

Please refer to the project timeline in this document for all important deadlines.

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Attachments:

A - Contract_Template# 20260069_Replacement_Roof-Community_Center

B - Roof Measurement Report

C - Community Center Staging and Parking Area

D - 7.7.1 Community Center Addition Plans

1. Introduction

1.1. Purpose of Procurement

Pursuant to the City of Port St. Lucie Code of Ordinances, [Section 35.07](#), this electronic Invitation for Bid (“IFB”) is being issued to establish a Contract with one or more qualified Contractors who will provide Replacement Roof Community Center to the City of Port St. Lucie (hereinafter, “City”) as further described in this IFB.

A descriptive overview of the City can be found at <https://www.cityofpsl.com/discover-us/about-psl>. Please visit the City’s website to familiarize yourself with how our city is structured and operates. Please contact the Issuing Officer with any questions.

1.2. Overview of the IFB Process

The objective of the IFB is to select one (1) or more qualified Contractor (as defined by Section 1 – “Purpose of Procurement”) to provide the goods and/or services outlined in this IFB to the City. This IFB process will be conducted to gather and evaluate responses from Contractors for potential award. All qualified Contractors are invited to participate by submitting responses, as further defined below. After evaluating all Contractor’s responses received prior to the closing date of this IFB and resolution of any Contract exceptions, the preliminary results of the IFB process will be publicly announced, including the names of all participating Contractors and the evaluation results. Subject to the protest process, final Contract award(s) will be publicly announced thereafter.

NOTE TO CONTRACTORS: The general instructions and provisions of this document have been drafted with the expectation that the City may desire to make one award or multiple awards. For example, this document contains phrases such as “contract(s)” and “award(s)”. Please refer to Section 1 – “Purpose of Procurement” and Section 9 – “Evaluation and Award,” for information concerning the number of Contract awards expected.

1.3. Schedule of Events

The Schedule of Events set out herein represents the City’s best estimate of the schedule that will be followed. However, delays to the procurement process may occur, which may necessitate adjustments to the proposed schedule. If a component of this schedule, such as the close date, is delayed, the rest of the schedule may be shifted as appropriate. Any changes to the dates up to the closing date of the IFB will be publicly posted prior to the closing date of this IFB. After the close of the IFB, the City reserves the right to adjust the remainder of the proposed dates, including the dates for evaluation, negotiations, award, and the Contract term, on an as-needed basis, with or without notice.

Release of IFB:	January 20, 2026
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Pre-Proposal Meeting (Non-Mandatory):	January 30, 2026, 10:00am Agenda Location: 2195 SE Airoso Blvd, Port St. Lucie, FL 34984 / Conference Room CEOC Important: For the pre-bid meeting, bidders must print and bring a hard copy of the solicitation, as the City will not provide copies at the meeting. Following the pre-proposal meeting, a site visit (walk-through) will be conducted. This will give bidders the opportunity to review existing conditions that may affect the delivery of goods and/or services, including factors related to equipment, materials, and labor. **Attendance at the pre-bid meeting and site visit is strongly recommended**
Question Submission Deadline:	February 6, 2026, 3:30pm
Question Response Deadline:	February 13, 2026, 12:00am

Response Submission Deadline:	February 26, 2026, 3:00pm 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984 OMB Conference Room #390 Microsoft Teams https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTEwMzM2NmQtYTA5MC00ZjBjLWFkMDYtNGYwZTRhYjA4NzQz%40thread.v2/0?context=%7b%22Tid%22%3a%229ed2954f-fcf8-4d28-8b45-17e239146c85%22%2c%22Oid%22%3a%22ed536904-8000-4729-a36b-bf37167c655a%22%7d Meeting ID: 292 954 444 630 58 Passcode: as3pX6Ek Dial in by phone +1 561-437-3554 Phone conference ID: 985 462 841#
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The City reserves the right to proceed to award without further discussions after receipt of the initial proposals, in which case, evaluation committee reviews, negotiations, and proposal revisions may not be required.

1.4. Official Issuing Officer (Procuring Agent)

Max Previlon, CPPB / Procurement Contracting Officer III

O. 772 871 - 5224

mprevilon@cityofpsl.com

1.5. Definition of Terms

Please review the following terms:

- Contractor(s) – companies desiring to do business with the City (Also called “Bidder,” “Proposer,” or “Offeror.”)
- City of Port St. Lucie (“City”) – the governmental entity identified in “Purpose of Procurement,” of this IFB.
- Immaterial Deviation – does not give the Contractor a substantial advantage over other Contractors.
- Material Deviation – gives the Contractor a substantial advantage over other Contractors and thereby restricts or prevents competition.
- Procurement Management Division (“PMD”) – the City department that is responsible for the review and possible sourcing of all publicly sourced solicitations.
- Responsible – means the Contractor, whether a company or an individual, has appropriate legal authority to do business in the City, a satisfactory record of integrity, appropriate financial, organizational, and operational capacity and controls, and acceptable performance on previous governmental and/or private contracts, if any.
- Responsive – means the Contractor whether a company or an individual, has submitted a timely offer which materially conforms to the requirements and specifications of the solicitation.
- Sourcing Platform – OpenGov.

Any special terms or words which are not identified in this IFB may be identified separately in one or more attachments to the IFB.

1.6. Contract Term – One-Time Purchase

The Contract shall commence upon execution and issuance of a Notice to Proceed by the City of Port St. Lucie, unless otherwise stipulated in writing by the City. The Contract shall remain in effect until all roofing work, and gutter replacement, described in the Scope of Work are fully completed, inspected, and formally accepted by an authorized City representative.

In the event that the Contract(s), if any, resulting from the award of this IFB shall terminate or be likely to terminate prior to the making of an award for a new Contract for the identified products and/or services, the City may, with the written consent of the awarded Contractor(s), extend the Contract(s) for such period of time as may be necessary to permit the City’s continued supply of the identified products and/or services. The Contract(s) may be amended in writing from time to time by mutual consent of the parties. Unless this IFB states otherwise, the resulting award of the Contract(s) does not guarantee volume or a commitment of funds.

1.6.1 Hours of Service

The standard hours of work allowed in the City's rights-of-way are from 7:00 a.m. to sundown Monday through Friday. Any work performed by the Contractor outside of the aforementioned time limit requires special authorization by the City and requires that the Contractor obtain a noise permit from the Port St. Lucie Police Department (PSLPD). All equipment operated at night shall comply with the noise levels established by the City of Port St. Lucie noise ordinance. Any additional costs associated with work outside of the hours of work allowed shall be borne by the Contractor. This shall include, but is not limited to, costs of inspection, testing, police assistance, and construction administration.

All night, Saturday, Sunday, and/or Holiday work must be authorized by the City and requires that the Contractor obtain a noise permit from the PSLPD. All night work within the City's rights-of-way requires a minimum forty-eight (48) hour prior notice to the City. This clause shall not pertain to crews organized to perform maintenance work on equipment or to operate and maintain special equipment such as dewatering pumps, which may be required to work twenty-four (24) hours per day.

2. Scope of Work

2.1. Scope of Work

Project Title: Port St. Lucie Community Center – Roof Replacement

Location: 2195 SE Airoso Blvd, Port St. Lucie, FL 34984

Prepared by: City of Port St. Lucie – Parks & Recreation Department

1. Project Overview

The City of Port St. Lucie is seeking a roofing contractor with a valid Florida license (per Florida Building Code requirements) to furnish all labor, materials, equipment, and permits necessary to complete the full replacement of the existing metal and flat roof systems, gutters, and aluminum entrance awnings at the Port St. Lucie Community Center. The project includes removal of all existing roofing materials, inspection and repair of roof decking as required, installation of new metal roofing systems, and replacement of all gutters. All work shall be performed in accordance with the Florida Building Code (FBC), manufacturer specifications, and applicable City standards.

2. Permitting

- Contractor shall obtain and pay for all required permits from the local building department prior to the start of work.
- All inspections shall be coordinated through the City of Port St. Lucie Building Department and completed prior to final payment.

3. Work to Be Performed

A. Metal Roof Replacement

1. Remove existing one (1) layer of roofing down to the decking.
 - If additional layers are discovered, removal costs shall be included as necessary.
 - Provide pricing for slip sheet installation if required.
2. Inspect all roof decking and replace rotten or damaged wood.
 - Include the cost of up to ten (10) sheets of decking in the base bid.
 - Any additional wood replacement beyond the included amount will be billed at time and material rates with prior approval.
3. Re-nail wood decking using 2½" 8d ring-shank fasteners, spaced 6" on center in the field and 4" on center at the perimeter.
4. Install a self-adhered underlayment (Peel & Stick) over the entire roof deck per FBC and manufacturer specifications.
5. Install standard metal drip edge (Color: TBD by City).

6. Install new plumbing boots, Galvalume roof vents, and valley metal as required.
7. Install ridge ventilation system to ensure proper attic airflow.
8. Install new 24-gauge Galvalume metal roof system with the following specifications:
 - Finish: Kynar with striations
 - Panel Width: Maximum 18 inches
 - Panel Interlock: Continuous along standing seam
 - Design Criteria: FBC 2001 or current edition
 - Wind Rating: 140 MPH, 3-second gust
 - Mean Roof Height: Maximum 30 feet
 - Roof Slope: 10 to 30 degrees
 - Test Pressure: ± 120 psf
 - Allowable Design Pressure: ± 82 psf

B. Flat Roof Section

1. Remove existing roofing material and prepare the substrate as required.
2. Install modified bitumen white granulated torch-applied roof system per manufacturer recommendations.
3. Ensure all flashing and tie-ins between roof systems are properly sealed and watertight.
4. Option: Contractor shall provide pricing for a Wind Mitigation Certification report upon completion.

C. Gutter Replacement

1. Remove and properly dispose of all existing gutters and downspouts.
2. Provide and install new aluminum seamless gutters with matching or City-approved color.
3. Install new downspouts and brackets as required for complete and functional drainage.
4. Ensure proper slope and alignment for water flow, consistent with site grading and drainage plans.

D. Mechanically Seamed Commercial Metal Roof and color selection:

- The metal roof shall match the existing color, and the gutters shall also match the existing color.
- Mechanically seamed (machine-locked) standing seam metal roof system with double-lock seams. Snap-lock systems shall not be accepted.

4. Cleanup and Disposal

- Contractor shall remove all roof- and awning-related debris, fasteners, and materials from the project site daily.
- All debris shall be disposed of in accordance with local, state, and federal regulations.
- The site shall be left clean and free of construction materials upon completion.

5. Warranty

- Contractor shall provide a Manufacturer's Material Warranty.
- Contractor shall provide a minimum five (5) year workmanship warranty covering defects in labor and installation.

6. Safety and Protection

- Contractor shall maintain a safe work environment and comply with all OSHA regulations.
- Proper barricades, signage, and safety precautions must be in place to protect the public and facility users throughout the duration of the project.
- The contractor shall ensure coordination with City staff to prevent disruption to ongoing activities inside the Community Center.

7. Submittals

The selected contractor shall provide the following prior to commencement of work:

- Roofing material data sheets and manufacturer specifications to meet product approvals
- Gutter and awning material specifications and color samples for City approval
- Project schedule and anticipated duration
- Copy of applicable licenses, insurance, and bond

8. Work Schedule

- All work shall be coordinated with City staff to minimize disruption to facility operations.
- Work hours shall comply with City noise ordinances and be approved prior to commencement.

9. Project Timeline

- The estimated delivery timeline for the project is 30 calendar days from the Notice to Proceed.

2.2. Minimum Qualifications and Responsiveness Requirements

To be considered eligible for this Solicitation, the Bidder must demonstrate that it, or its subcontractor(s), has sufficient capacity, resources, and experience to provide the Services required under this Solicitation. The Bidder must meet the minimum qualifications listed below to be deemed responsive. Bids that fail to meet all minimum qualifications shall be classified as **“NON-RESPONSIVE.”**

- The Bidder shall have, at a minimum, one (1) employee certified or registered as a Roofing Contractor licensed by the Florida Department of Business and Professional Regulation (DBPR). Certified licenses authorize statewide work; registered licenses are county-specific. A copy of the license must be included with the Bid submittal.
- The Bidder or its subcontractor(s) shall provide three (3) references, either on company letterhead or via email from customers, for whom the Bidder or its subcontractor(s) has provided or is

currently providing similar services within the last three (3) years. When available, such projects should be for public agencies within the State of Florida. Each reference must include the customer's company name, and the contact person's name, title, address, telephone number, and email address, who can verify that the Bidder or its subcontractor(s) has successfully performed the services. These references must demonstrate, to the City's satisfaction, that the Bidder or its subcontractor(s) possesses sufficient expertise in the industry and is properly equipped to perform the required services.

Note: It is the sole responsibility of each Bidder to provide accurate and up-to-date reference information. If the City is unable to verify the project information submitted, or if the information is found to be incorrect, the Bidder may be deemed **NON-RESPONSIVE**.

3. Instructions to Contractors

This section contains general business requirements. By submitting a response, the Contractor is certifying its agreement to comply with all the identified requirements of this section and that all costs for complying with these general business requirements are included in the Contractor's submitted pricing.

By submitting a response to the IFB, the Contractor is acknowledging that the Contractor:

1. Has read the information and instructions, and
2. Agrees to comply with the information and instructions contained herein.

3.1. General Information and Instructions

3.1.1 Familiarity with Laws and Regulations

It is the responsibility of responding Contractors to be familiar with all Federal, State, and local laws, ordinances, rules, and regulations, that may affect the work. Ignorance on the part of the Awarded Contractor will in no way relieve it from Contract responsibility.

3.1.2 Restrictions on Communicating with Staff/ Cone of Silence

From the issue date of this IFB until the time of City Council's approval of the award or the City Manager's approval when proposal amount is below the required formal solicitation threshold (or the IFB is officially canceled), Contractors are not allowed to communicate for any reason with any City staff or elected officials except through the Issuing Officer named herein, during the Bidders'/Offerors' conference (if any), as defined in this IFB, or as provided by existing work agreement(s). This is commonly known as a Cone of Silence during the procurement process as identified in the City Code of Ordinances, [Section 35.13](#). Prohibited communication includes all contact or interaction, including but not limited to, telephonic communications, emails, faxes, letters, or personal meetings, such as lunch, entertainment, or otherwise. The City reserves the right to reject the response of any Contractor violating this provision. Further information on this topic can be found on the Cone of Silence and IFB Communication Document.

3.1.3 Submitting Questions

All questions concerning this IFB must be submitted in writing on the OpenGov Platform during the Question and Answer open period. Please select the Question and Answer tab in the IFB project and click the "Ask Question" option. Once the question has been entered, select the "Submit Question" button. Enter a subject in the Subject field and then type the question in the Question field below. Once finished, select "Submit." No questions other than written will be accepted. No response other than written will be binding upon the City. All Contractors must submit questions by the deadline identified in the Schedule of Events for submitting questions. Contractors are cautioned that the

City may or may not elect to entertain late questions or questions submitted by any other method than as directed by this section.

3.1.4 Attending Bidders'/Offerors' Conference

The Bidders'/Offerors' Conference or any other information session (if indicated in the Schedule of Events) will be held at the locations referred to in "Schedule of Events," of this IFB. Unless indicated otherwise, attendance is not mandatory, although Contractors are strongly encouraged to attend. However, in the event the conference has been identified as mandatory, then a representative of the Contractor must attend the conference in its entirety to be considered eligible for Contract award. The Contractor is strongly encouraged to allow ample travel time to ensure arrival in the conference meeting room prior to the beginning of any mandatory conference. The City reserves the right to consider any representative arriving late to be "not in attendance." Therefore, all Contractors are strongly encouraged to arrive early to allow for unexpected travel contingencies.

3.1.5 The City's Right to Request Additional Information- Contractor's Responsibility

Prior to Contract award, the City must be assured that the selected Contractor has all the resources to successfully perform under the Contract. This includes, but is not limited to, adequate number of personnel with required skills, availability of appropriate equipment in sufficient quantity to meet the on-going needs of the City, financial resources sufficient to complete performance under the Contract, and experience in similar endeavors. If, during the evaluation process, the City is unable to assure itself of the Contractor's ability to perform, if awarded, the City has the option of requesting from the Contractor any information deemed necessary to determine the Contractor's responsibility. If such information is required, the Contractor will be notified and will be permitted approximately ten (10) business days to submit the information requested.

3.1.6 Failing to Comply with Submission Instructions

Responses received after the identified due date and time or submitted by any other means than those expressly permitted by the IFB will not be considered. Contractor's response must be complete in all respects, as required in each section of this IFB.

3.1.7 Rejection of Proposals; The City's Right to Waive Immaterial Deviation

The City reserves the right to reject any or all responses, to waive any irregularity or informality in a Contractor's response, and to accept or reject any item or combination of items, when to do so would be to the advantage of the City. The City reserves the right to waive mandatory requirements, provided that, all the otherwise Responsive proposals failed to meet the mandatory requirements and/or doing so does not otherwise materially affect the procurement of requested commodities and/or services. It is also within the right of the City to reject responses **that do not contain all elements and information requested in this IFB**. A Contractor's response will be rejected if the response contains any defect or irregularity and such defect or irregularity constitutes a Material

Deviation from the IFB requirements, which determination will be made by the City in its sole discretion and on a case-by-case basis.

NOTE: The City reserves the right to reject the Bid of any Contractor who has previously failed in the performance of an award, to deliver contracts of a similar nature on time, or who is not in a position to perform properly under this award. This includes the firm, employees, and financial or legal interests. The City will not enter into a contract or conduct business with any firm or any personnel that is listed on the Federal, State, or other local government agencies' Excluded Parties List, Suspended List, or Debarment List. Please see section 287.133, Florida Statutes, for further information regarding business transactions with companies that have been convicted of public entity crimes.

3.1.8 The City's Right to Amend and/or Cancel the IFB

The City reserves the right to amend this IFB. All revisions must be made in writing prior to the IFB closing date and time. If a responding entity discovers any ambiguity, conflict, discrepancy, omission, or other error in the IFB, it shall immediately notify the City of such error in writing and request modification or clarification of the document. Any modification made to this IFB will be issued as an addendum. If a responding entity fails to notify the City prior to the date and time fixed for submission of an error or ambiguity in the IFB known to it, or an error or ambiguity that reasonably should have been known to it, it shall not be entitled to additional time by reason of the error/ambiguity or its late resolution. By submitting a response, the Contractor shall be deemed to have accepted all terms and agreed to all requirements of the IFB (including any revisions/additions made in writing prior to the close of the IFB, whether or not such revision occurred prior to the time the Contractor submitted its response), unless expressly stated otherwise in the Contractor's response. THEREFORE, EACH CONTRACTOR IS INDIVIDUALLY RESPONSIBLE FOR REVIEWING THE REVISED IFB AND MAKING ANY NECESSARY OR APPROPRIATE CHANGES AND/OR ADDITIONS TO THE CONTRACTOR'S RESPONSE PRIOR TO THE CLOSE OF THE IFB. All Notice(s) to Proceed with Negotiations and/or Notice of Intent to Award (NOIAs) will be posted as referenced in Section 9.8 - "Public Award Announcement," of this document. **Finally, the City reserves the right to amend or cancel this IFB at any time.**

3.1.9 Assigning of the Contract & Use of Subcontractors

Except as may be expressly agreed to in writing by the City, Contractor shall not assign, sell, transfer, or otherwise dispose of the awarded Contract or any portion thereof, or of the work provided for therein, or of its right, title, or interest therein, to any person, firm, or corporation without the prior written consent of the City.

Each Contractor shall list all subcontractors and the work provided by the suppliers in the area provided on the Bid Reply Sheet. The successful Contractor(s) shall provide a listing of all subcontractors, suppliers, and other persons and organizations (including those who are to furnish

the principal items of material and equipment), other than those identified in the Bid Reply, to the City within ten (10) days after the bid opening. Such a list shall be accompanied by an experience statement for each such subcontractor, supplier, person, or organization, if requested by the City. The City, if after due investigation, has reasonable objection to any proposed subcontractor, supplier, other person or organization, the City may, before the Notice of Intent Award is given, request apparent successful Contractor to submit an acceptable substitute without an increase in Bid price.

If the apparent successful Contractor(s) declines to make any such substitution, the City may award the Contract to the next acceptable Contractor(s) that proposes to use acceptable subcontractors, suppliers, and other persons and organizations. Declining to make requested substitutions will not constitute grounds for sacrificing the Bid security of any Contractor(s). Any subcontractor, supplier, other person, or organization listed and to whom the City does not make written objection prior to the giving of the Notice of Intent to Award, shall be deemed acceptable to City, subject to revocation of such acceptance after the effective date of the Contract.

No subcontract which Contractor enters into with respect to performance of obligations or work assigned under the Contract shall in any way relieve Contractor of any responsibility, obligation, or liability under the Contract, and for the acts and omissions of all subcontractors, agents, and employees. All restrictions, obligations, and responsibilities of the Contractor under the Contract shall also apply to the subcontractors. Any contract with a subcontractor must also preserve the rights of the City. The City shall have the right to request the removal of a subcontractor from performing work under the Contract at any time, with or without cause.

3.1.10 Proposal of Additional Services

If a Contractor indicates an offer of services in addition to those required by and described in this IFB, these additional services may be added to the original Contract at the sole discretion of the City.

3.1.11 Protest Process

Contractors should familiarize themselves with the procedures set forth in City Code of Ordinances, [Section 35.15](#). By submitting a response to this IFB, the Contractor certifies that it is on notice of Section 35.15, understands the procedures set forth therein, and acknowledges it is bound by the protest process therein.

3.1.12 Costs for Preparing Responses

Each Contractor's response should be prepared simply and economically, avoiding the use of elaborate promotional materials beyond those sufficient to provide a complete presentation. The cost for developing the response and participating in the procurement process (including the protest process) is the sole responsibility of the Contractor. The City will not provide reimbursement for such costs.

3.1.13 Public Access to Procurement Records

Solicitation opportunities will be publicly advertised as required by City ordinances and state and federal laws. Any material that is submitted in response to this IFB, including anything considered by the Contractor to be confidential or a trade secret, will become a public document pursuant to [Chapter 119, Florida Statutes](#). Any claim of confidentiality is waived upon submission, effective after the City's opening of the proposals pursuant to section 119.07, Florida Statutes. Therefore, the Contractor is hereby cautioned NOT to submit any documents that the Contractor does not want to be made public. The City is allowed to assess a reasonable charge to defray the cost of reproducing documents. A City employee must be present during the time of onsite inspection of documents. PLEASE NOTE: Even though information (financial or other information) submitted by a Contractor may be marked as "confidential," "proprietary," etc., the City will make its own determination regarding what information may or may not be withheld from disclosure. Contractors should review [Chapter 119, Florida Statutes](#) for all updates before requesting exceptions from Chapter 119.

3.2. Submittal Instructions

Submittal Instructions to Electronic Bidding System

Listed below are key action items related to this IFB. The **Schedule of Events** Section identifies the dates and time for these key action items. This portion of the IFB provides high-level instructions regarding the process for reviewing the IFB, preparing a response to the IFB, and submitting a response to the IFB.

3.2.1 IFB Released

The release of the IFB is through the posting of this project in OpenGov, the City's electronic bidding system. Each Contractor interested in competing to win a Contract award must complete and submit a response to this IFB in OpenGov. Therefore, each Contractor MUST carefully review the submittal instructions.

3.2.2 IFB Review

The IFB 20260069 consists of the following: this document, entitled "Replacement Roof Community Center," and any and all information included in the IFB, as posted to OpenGov, including any and all documents provided by the City as attachments to the IFB or links contained within the IFB or its attached documents.

Please carefully review all information, including all documents available as attachments or available through links. Any difficulty accessing or opening provided links or documents should be reported immediately to the Issuing Officer.

3.2.3 Preparing a Response

When preparing a response, the Contractor must consider the following instructions:

1. Use the provided Cost Table to prepare your response. Enter your responses directly into the Cost Table. Unless otherwise directed, do not insert “see attached file” (or similar statements) in the worksheet to reference separate documents.
2. Answer each question in sufficient detail for evaluation while using judgment with regards to the length of response.
3. Proofread your response and make sure it is accurate and readily understandable.
4. Label any and all uploaded files using the corresponding section numbers of the IFB as specified by the City.
5. Use caution in creating electronic files to be uploaded. If the City is unable to open an electronic file due to a virus or because the file has become corrupted, the Contractor’s response may be considered incomplete and disqualified from further consideration.
6. Use commonly accepted software programs to create electronic files. The City has the capability of viewing documents submitted in the following formats: Microsoft Office and portable document format file (PDF). Unless the IFB specifically requests the use of another type of software or file format than those listed above, please contact the Issuing Officer, Max Previlon, prior to utilizing another type of software and/or file format. In the event that the City is unable to open an electronic file because the City does not have ready access to the software utilized by the Contractor, the Contractor’s response will be considered incomplete and disqualified from further consideration.

3.2.4 Reviewing, Revising, or Withdrawing a Submitted Response

After the response has been submitted, the Contractor may view and/or revise its response by logging into OpenGov. Please take note of the following:

A. **BID SUBMISSION.** All bids shall be submitted by completing and uploading all required documents. All submittals are required to be electronic. No hard copies will be accepted.

- Cost Work Sheet will be completed through Cost Table in OpenGov.
- **Upload** files in the following order (Provided in Section 12-Vendor Submission Requirements and Attestations):

1. Mandatory Forms:

- 1.1 Contractor’s General Information Worksheet, and
- 1.2 E-Verify Form, and
- 1.3 Non-Collusion Affidavit, and

- 1.4 Supplier Location Certification (Local vendors only), and
- 1.5 Copy of W-9 (*Vendor to provide*), and
- 1.6 Copy of Certificate of Insurance (*Vendor to provide*), and
- 1.7 Copy of your licenses(s) or certification(s) for this type of work; or in compliance with Chapter 489, Florida Statutes, a copy of the certificate issues by the State of Florida (*Vendor to provide*), and
- 1.8 Copy of the bid bond as reflected in Section Bonds and/or Letter of Credit, Permits (*Vendor to provide*).

2. Confirm electronically the following forms (Provided in Section 12-Vendor Submission Requirements and Attestations Section):

- 2.1 Cone of Silence and Communication Document, and
- 2.2 Contractor's Code of Ethics, and
- 2.3 Drug Free Workplace, and
- 2.4 Affidavit of Nongovernment Entity Anti-Human Trafficking Laws, and
- 2.5 Vendor Scrutinized Companies List Certification, and

B. REVIEW AND REVISE. Contractors may modify their submittal electronically via the City's electronic bidding system at any time prior to the scheduled due date and time for submission. In order to revise, the Contractor must navigate to their submitted response via the City's electronic bidding system and then click "Unsubmit Response." At this point, Contractor's response is no longer submitted. Contractor should make the changes required and promptly re-submit its response before the submission date and time.

C. WITHDRAW. Contractors may withdraw their submittal electronically via the Portal at any time prior to the scheduled due date and time for submission. In order to withdraw, the Contractor must navigate to their submitted proposal via the City's electronic bidding system and then click "Unsubmit Response". In the event a Contractor desires to withdraw its response after the closing date and time, the Contractor must submit a request in writing to the Issuing Officer.

Add Item

4. General Insurance

The Proposer shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by the Proposer are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Proposer under the Contract.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of this Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to Section 768.28, Florida Statutes, and as may be amended from time to time, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, and/or any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy or otherwise protect the interests of the City of Port St. Lucie as specified in this Contract.

4.1. Indemnification/Hold Harmless

Proposer agrees to indemnify, defend, and hold harmless, the City, its officers, agents, and employees from, and against any and all claims, actions, liabilities, losses, and expenses including, but not limited to, attorney's fees for personal, economic, or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have arisen from the negligent acts, errors, omissions or other wrongful conduct of Proposer, agents, laborers, subcontractors or other personnel entity acting under Proposer control in connection with the Proposer's performance of services under the Contract. To that extent, Proposer shall pay any and all such claims and losses and shall pay any and all such costs and judgments which may issue from any lawsuits arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorney's fees expended by the City in defense of such claims and losses, including appeals. That the aforesaid hold-harmless agreement by Proposer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations of Proposer or any agent laborers, subcontractors, or employee of Proposer regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Proposer shall be held responsible for any violation of laws, rules, regulations, or ordinances affecting in any way the conduct of all persons engaged in or the materials or methods used by Proposer on the work. This indemnification shall survive the termination of the Contract.

4.2. Workers' Compensation Insurance & Employer's Liability

The Proposer shall agree to procure and maintain Workers' Compensation Insurance & Employers' Liability in accordance with Section 440, Florida Statutes. Employers' Liability must include limits of at least \$100,000.00 each accident, \$100,000.00 each disease/ employee, and \$500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by Proposer qualify its employee(s) for benefits under Federal Workers' Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

4.3. Commercial General Liability Insurance

The Proposer shall agree to procure and maintain Commercial General Liability insurance, issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	\$1,000,000
Personal/advertising injury	\$1,000,000
Products/completed operations aggregate	\$2,000,000
General aggregate	\$2,000,000
Fire damage	\$100,000 any 1 fire
Medical expense	\$10,000 any 1 person

4.4. Additional Insured

An Additional Insured endorsement must be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage shall extend to independent consultants and fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

Except as to Workers' Compensation and Employers' Liability insurance, Certificates of Insurance and policies shall clearly state that coverage required by the Contract has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers, agents and employees as Additional Insured for Commercial General Liability and Business Auto Liability policies. The name for

the Additional Insured endorsement issued by the insurer shall read: **"City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and include Replacement Roof Community Center Contract# 20260069."**

Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) days written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Port St. Lucie, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, Attn: Procurement. In the event that the statutory liability of the City is amended during the term of this Contract to exceed the above limits, the Contractor shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

4.5. Business Automobile Liability Insurance

The Proposer shall agree to maintain Business Automobile Liability at a limit of liability not less than \$1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event the Proposer does not own any automobiles, the Business Auto Liability requirement shall be amended allowing the Proposer to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation shall be provided. Coverage shall apply on a primary and non-contributory basis.

4.6. Waiver of Subrogation

By entering into this Contract, the Proposer agrees to a Waiver of Subrogation for each required policy. When required by the insurer, or should a policy condition not permit an Insured to enter into a pre-loss Contract to waive subrogation without an endorsement then the Vendor shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy where a condition to the policy specifically prohibits such an endorsement, or voids coverage should Proposer enter into such a Contract on a pre-loss basis.

4.7. Deductibles

All deductible amounts shall be paid for and be the responsibility of the Proposer for any and all claims under this Contract. Where an SIR or deductible exceeds \$5,000, the City reserves the right, but is not obligated, to review and request a copy of the bidder's most recent annual report or audited financial statement.

4.8. Compliance

It shall be the responsibility of the Proposer to ensure that all independent contractors and/or subcontractors comply with the same insurance requirements referenced herein. It shall be the

responsibility of the Proposer to obtain Certificates of Insurance from all independent contractors and subcontractors listing the City as an Additional Insured without the language “when required by written contract”. If the Proposer, independent contractor and/or subconsultant maintain higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Proposer/independent contractor/subcontractor.

The Proposer may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, and Employers’ Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers’ Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form, the City shall be endorsed as an "Additional Insured."

The City by and through its Risk Management Department reserves the right, but is not obligated, to review, modify, reject or accept any required policies of insurance, including limits, coverages or endorsements, herein from time to time throughout the term of this Contract. All insurance carriers must have an AM Best rating of at least A:VII or better.

A failure on the part of the Proposer to execute the contract and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of the award.

4.9. Professional Liability Insurance

Proposer shall agree to maintain Professional Liability, or equivalent Errors & Omissions Liability, at a limit of liability not less than \$2,000,000 Per Occurrence. When a self-insured retention (SIR) or deductible exceeds \$10,000, the City reserves the right, but is not obligated, to review and request a copy of Proposer’s most recent annual report or audited financial statement. For policies written on a “Claims-Made” basis, Proposer warrants that the retroactive date equals or precedes the effective date of this Contract. In the event the policy is canceled, non-renewed, switched to an Occurrence Form, retroactive date advanced, or any other event triggering the right to purchase a Supplemental Extended Reporting Period (SERP) during the life of this Contract, Proposer shall agree to purchase a SERP with a minimum reporting period not less than four (4) years. If policy contains an exclusion for dishonest or criminal acts, defense coverage for the same shall be provided.

4.10. Installation Floater Insurance

Contractor shall purchase and maintain Installation Floater insurance in an amount equal to 100% of the completed value of the project (contractor’s labor, equipment, materials, or fixtures to be installed, in-transit, or stored off-site during the performance of the contract) including any amendments thereto (without coinsurance). The Installation Floater shall provide property damage coverage for any building, structure, machinery or equipment damaged, impaired, broken, or destroyed during the performance of the work, including during transit, installation, and testing at the

work site. Coverage shall be written on an all risk, replacement cost basis and shall include coverage for fire, lightening, windstorm/and hail, theft, flood and earth movement as well as coverage for losses that may occur during equipment testing. The policy shall include coverage for pollutant cleanup, debris removal, demolition, water damage, backup of sewer and drains, installation/testing of traffic signals and signs. Policy shall be maintained until whichever of the following shall first occur: (1) final payment has been made; or, (2) until no person or entity, other than the City of Port St. Lucie, has an insurable interest in the property required to be covered. Policy shall be endorsed such that the insurance shall not be canceled or lapse because of any partial use or occupancy by the City of Port St. Lucie. The Installation Floater shall provide coverage from the time the equipment/material becomes the responsibility of the Contractor and shall continue without interruption during the installation, including any time during which the equipment/material is being transported to the installation site, or awaiting installation, whether on or off site. Contractor is responsible for the payment of all deductibles under the Installation Floater policy. The Installation Floater coverage shall include a waiver of subrogation rights endorsement in favor of the City.

4.11. Requirements for Insurance

Within ten (10) business days of award, the awarded Proposer must procure the required insurance and provide the City with an executed Certificate of Insurance. Certificates must reference the contract number and the City as the Additional Insured party, as identified herein. The Proposer's submitted pricing must include the cost of the required insurance. No contract performance shall occur unless and until the required insurance certificates and endorsements are provided.

5. Bonds and/or Letter of Credit, Permits

5.1. Bid Bond

Each responding Contractor must supply a Bid Bond or Bid Deposit (certified check, cashier's check, bank money order, bank draft of any national or state bank), in a sum of not less than \$500.00 made payable to the City. As a **Mandatory Requirement**, the Bid Bond or Bid Deposit must be scanned and uploaded as part of the Vendor Submission along with all other required documents, thus showing evidence that a Bid Bond or Bid Deposit was obtained. Responding Contractors must send the Original Bid Bond or Bid Deposit to the City within ten (10) business days after the IFB Due Date as reflected above in the Schedule of Events. The responding Contractor's proposal will be considered non-Responsive if the Bid Bond or Bid Deposit is not received within the specified time frame. Responding Contractors must submit a Bid Bond or Bid Deposit made payable to the City in a sealed envelope to:

Max Previlon
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, FL 34984
Attn: Procurement Management Division

Bonds must be issued by a Surety authorized to do business in the State of Florida, in order to guarantee that the Contractor will enter into a contract to deliver products and/or related services outlined in this solicitation, strictly within the terms and conditions stated in the Contract.

5.2. Certification

Proposal Certification

By responding to this solicitation, the Contractor understands and agrees to the following:

1. That this electronically submitted proposal constitutes an offer, which, when accepted in writing by the City, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the Contractor and the City; and
2. That the Contractor guarantees and certifies that all items included in the Contractor's response meet or exceed any and all of the solicitation's identified specifications and requirements, except as expressly stated otherwise in the Contractor's response; and
3. That the response submitted by the Contractor shall be valid and held open for a period of **one hundred and twenty (120) days** from the final solicitation closing date and that the Contractor's offer may be held open for a lengthier period subject to the Contractor's consent; and
4. That the Contractor's response is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. Contractor

understands and agrees that collusive bidding is a violation of City ordinance and state and federal laws and can result in fines, prison sentences, and civil damage awards.

5.3. Payment and Performance Bonds

By responding to this solicitation, the Contractor understands and agrees to the following:

1. The Contractor shall furnish an acceptable recorded Performance and Payment Bond complying with the statutory requirements set forth in [section 255.05, Florida Statutes](#), and 2 CFR 200.326 in the amount equal to one hundred percent (100%) of the Contract price. Additionally, upon any Contract price increase, Contractor shall obtain a bond rider to ensure that the Performance and Payment Bond never drops below 100% of the Contract Price. For clarity, this means that if there is any amendment, change order, purchase order, or any other approval for additional funds under the Contract, Contractor shall obtain a bond rider covering 100% of the increase. The bond shall be issued by a Corporate Surety authorized to do business with the State of Florida. The performance bond/letter of credit must be submitted to the City within ten (10) calendar days of the date the Contract is approved by City Council or the City Manager (if within his or her threshold), but in any event, prior to the beginning of any Contract performance by the awarded Contractor. The Performance and Payment Bond shall remain in full force and effect a minimum of one (1) year after the work has been completed and final acceptance of the work is issued by the City.
2. Should the Surety become irresponsible during the time the Contract is in force, the City may require additional and sufficient sureties and the Contractor shall furnish same to the satisfaction of the City within ten (10) calendar days after written notice to do so. In default thereof, the Contractor may be suspended as herein provided.

5.4. Permits

The selected Contractor shall be responsible for obtaining all permits, licenses, certifications, etc., required by federal, state, county, and municipal laws, regulations, codes, and ordinances for the performance of the work required in these specifications and to conform to the requirements of said legislation. Permit fees can be found on the [City's Building Department Website](#). All permit fees shall be included in the Contract amount and paid by the successful Contractor(s).

6. IFB Bid Factors

This section contains the detailed technical requirements and related services for this Sourcing Event. The City has determined that it is best to define its own needs, desired operating objectives, and desired operating environment. The City will not tailor these needs to fit particular solutions Contractors may have available; rather, the Contractors shall propose to meet the City's needs as defined in this IFB. All claims shall be subject to demonstration. Contractors are cautioned that conditional proposals, based upon assumptions, may be deemed non-Responsive.

Unless requested otherwise, all responses must be provided in the format identified in the Section 3.2 - "Submittal Instructions." Except as otherwise indicated, all requested forms and documents must be submitted electronically via the sourcing tool as an uploaded document to the Contractor's response.

By submitting a bid, the Bidder acknowledges the detailed technical requirements and related services for this Sourcing Event.

6.1. IFB Introduction

All the items described in this section are service levels and/or terms and conditions that the City expects to be satisfied by the selected Contractor. Each Contractor must indicate its willingness and ability to satisfy these requirements in their response.

Unless otherwise specified, references to brand name or trade name/mark products are intended to be descriptive, but not restrictive, and are used to indicate the quality and characteristics of products that may be offered. Other products may be considered for award if such products are clearly identified and are determined by the City to meet its needs in all respects. Each Contractor's response must indicate the brand name and model, or series number of the product offered and include such specifications, catalog pages, or other data that will provide an adequate basis for determining the quality and functional capabilities of the product offered.

6.2. Contractor's General Information

Each Contractor must complete all the requested information in the **Contractor's General Information Worksheet** in the Vendor Submission Requirements and Attestations Section.

6.3. Mandatory Requirements

As noted in the preceding section, this IFB contains mandatory requirements (e.g. product specifications, service or quality levels, staff requirements, experience or license requirements, etc.) which must be met by the Contractor in order to be considered Responsive, and, therefore, eligible for Contract award. These mandatory requirements will be defined in one or more of the following ways:

1. Requirements in this IFB document.

2. Requirements contained in any attachment to the Sourcing Event, including any Mandatory Forms, Electronic Acknowledgements, and Cost Table.
3. Copy of Current Insurance Certificate, Licenses, required Certifications, etc.

A Pass/Fail evaluation will be utilized for all mandatory requirements. Please review the Sourcing Event and its attachments carefully and respond as directed.

Some requirements may require a "Yes" or "No" response. Ordinarily, to be considered Responsive, Responsible, and eligible for award, all requirements identified as mandatory must be marked "Yes" to pass. There may be rare instances in which a response of "NO" is the correct and logical response in order to meet the mandatory requirements (e.g., responding "NO" that the Contractor does not possess any conflicts of interest). Otherwise, any mandatory questions marked "NO" will fail the technical requirements and will result in disqualification of the Contractor's response, except as otherwise provided in Section 9 - "Evaluation and Award," of this IFB. Please note some requirements may require the Contractor to provide product sheets or other technical materials.

It is strongly encouraged that all Contractors review all documents that are electronically attached to this IFB. Reviewing the documentation ensured that Contractors understand the full scope of the City's request.

6.4. Additional Information

Please access and review all the attachments provided by the City within the Project. If supplemental materials are requested by the City to be submitted by the Contractor as part of the technical proposal, the Contractor should upload these additional materials as directed by the City.

7. Cost Table

BASE BID (QTY + UNIT PRICE)

Total Base Bid Price = Labor + Materials

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Metal Roof Replacement (sq. ft.)	37,821	SQ FT		
2	Flat Roof Replacement (sq. ft.)	1,746	SQ FT		
3	Gutters & Downspouts	1	Lump sum		
4	Cleanup, Permits, Safety	1	Lump sum		
TOTAL					

CONTINGENCY (10% OF TOTAL BASE BID)

Note: The contingency amount is city-controlled and will only be used with City approval. Contractors should not assume this amount is automatically payable.

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
5	Contractors must calculate a 10% contingency based on their Base Bid Total amount. For example, if the Base Bid Total amount is \$100,000, the contingency amount would be \$10,000 (which is 10% of \$100,000).	1	EA		
TOTAL					

8. Cost/Pricing

8.1. General Pricing Rules

By submitting a response, the Contractor agrees that it has read, understood, and will abide by the following instructions/rules:

1. The submitted pricing must include all costs of performing pursuant to the resulting Contract; and
2. All quantities and/or estimates are for information or tabulation purposes only; and
3. No warranty or guarantee is expressed or implied on the volume of products and/or services that the City may require through the negotiated Contract period; and
4. Bids containing a minimum order/ship quantity or dollar value, unless otherwise called for in the IFB, will be treated as non-Responsive and may not be considered for award; and
5. The Contractor is required to provide net prices. In the event there is discrepancy between a Contractor's unit price and extended price, the unit price shall govern; and
6. In the event there is a discrepancy between (1) the Contractor's pricing as quoted in Cost Table, and (2) the Contractor's pricing as quoted by the Contractor in one or more single line entries directly into the Sourcing Event screen, the former shall govern; and
7. The prices quoted and listed in the response shall be firm throughout the term of the resulting Contract, unless otherwise noted in the IFB or Contract; and
8. Unless otherwise specified in any terms and conditions attached to the IFB, all product deliveries will be F.O.B. destination and all shipping charges must be included in the quoted pricing structure; and
9. Unless expressly permitted by the IFB, responses containing provisions for late or interest charges cannot be awarded a Contract. Contractors must "strikethrough" any such provisions in printed forms and initial such revisions prior to submitting a response to the City; and
10. Contractor responses requiring prepayment and/or progress payment requirements may be determined non-Responsive, unless otherwise permitted by the IFB; and
11. Unless permitted by the IFB, responses requiring payment from the City in less than thirty (30) days will be considered non-Responsive.

8.2. Cost Structure and Additional Instructions

The City's intent is to structure the cost format in order to facilitate comparison among all Contractors and foster competition to obtain the best market pricing. Consequently, the City requires that each Contractor's cost be structured as directed in the IFB. Additional and/or alternative cost structures

will not be considered. Each Contractor is cautioned that failure to comply with the instructions listed below, submission of an incomplete offer, or submission of an offer in a different format than the one requested, may result in the rejection of the Contractor's response.

Enter all information directly into the Cost Table. Enter numbers on each cost sheet in “number” (two-place decimal), not “currency” or other format, unless otherwise stated. That is, omit dollar signs, commas, and any other non-essential symbols (e.g., \$7.90 should be entered as 7.90). Prices must be in US Dollars. Enter “n/a” to indicate not available or “0” if there is no charge. Cells left blank will be interpreted as “no offer.”

Complete the Cost Table, save and submit in the response section.

8.3. Payment by City's Visa Card Program

The City currently utilizes the State of Florida [Visa Program](#). The awarded Contractor can take advantage of this program and in consideration, receive payment within several days instead of NET 30 terms. Any percentage off the quoted bid price for the acceptance of payment by Visa will be taken into the account for consideration of the best value to the City. If no percentage is provided in the cost proposal, the City shall assume a zero (0) percent discount applies.

8.4. Payment

To ensure proper payment the awarded Contractor must comply with the following:

1. The City shall have not less than thirty (30) days to pay for any products and/or services.
2. Invoices must clearly show the description of products and/or services to include the number of each product or line item fulfilled.
3. All invoices must reference the Contract Number as established by the City.
4. Under no circumstance, will interest of any kind be required as payment to the Awarded Contractor.
5. All charges, e.g., set up costs, must be included in the cost proposal. No charges will be allowed unless specified in the IFB and agreed upon by the City.
6. Any discrepancies noted by the City must be corrected by the Awarded Contractor within forty-eight (48) hours.
7. The payment amount due on invoices shall not be altered by the City personnel. Once disputed items are resolved, the Awarded Contractor must submit an amended invoice, or a credit memorandum for the disputed amount.
8. The City will not make partial payments on an invoice where there is a dispute, except as required by law.

9. The City will only make payments on authorized transactions.
10. All invoices must be sent to: The Project Manager.

9. Evaluation and Award

All timely responses will be evaluated in accordance with the following steps. The objective of the evaluation process is to identify the most competitive bid. Once the evaluation process has been completed, the apparent successful Contractor(s) will be required to enter into discussions with the City to resolve any exceptions to the City's Contract. The City will announce the results of the IFB as described further in section "Public Award Announcement" of this IFB.

9.1. Administrative/Preliminary Review

First, the proposals will be reviewed by the Issuing Officer to determine the proposal's compliance with the following requirements:

1. Response was submitted by the deadline.
2. Response is complete and contains all required documents.

9.2. Best Value Analysis - See City Code of Ordinances, Section 35.12.

The following criteria will be used to select the bid that will provide the best value to the City:

- Skill, workmanship, experience, and past performance demonstrated by the bidder or proposer in performing the same type of work or services as those sought by the City, or the experience, expertise and quality of services demonstrated by the bidder or proposer for professional, consulting and other services;
- Ability to meet the minimum qualifications or requirements of the solicitation;
- Adherence to specifications, design, or the approach to the project or study, as applicable;
- The Bidder's capacity to perform in terms of personnel, equipment, facilities, licensing, and ability to meet time requirements and schedules;
- The Bidder's capacity to perform in terms of financial viability, ability to provide required insurance and business tax receipts, and bonding capacity, if applicable;
- Prices, costs, or rates in relation to the goods, supplies, materials, equipment or services sought to be procured, except as provided by Consultant's Competitive Negotiation Act (CCNA), as applicable. Lowest price is not the sole determining factor of best value;
- Life cycle costs of the goods, supplies, materials, equipment or services to be procured;
- Any other factor specific to the particular solicitation that is specifically described in the procurement solicitation document;
- City Code of Ordinances, [Section 35.14](#), Local Preference in Purchasing or Contracting;

- The total cost of ownership of the products or services and their impact on the City's budget in future years.

The element of price is but one of the criteria elements. When considering a proposal, the City will:

- Evaluate the pricing offered by the Bidder; consider lifecycle costing, depreciation, and service contracts.
- Determine what proposal provides the best value to the City.

Value Added: The amount or dollar value of a service that the Bidder may be able to provide the City:

- Value added may be an actual amount given to the City as a signing bonus.
- Value added may be equipment or services given to the City. In this case, the value will be determined by the City for the goods or services, not the Bidder.

Any prior conviction for bribery, theft, forgery, embezzlement, falsification, or destruction of records, antitrust violations, honest services fraud or other offenses indicating a lack of business integrity or honesty; or any prior violation of the City's ethical standards may be considered when determining best value and may result in a Contractor not being awarded the project.

9.3. Evaluating Bid Factors

If the Contractor's response passes the Administrative/Preliminary Review, the Contractor's responses to Section 6 - "IFB Bid Factors," will be evaluated. Responses to mandatory requirements will be evaluated on a pass/fail basis. If a response fails to meet a mandatory requirement, the City will determine if the deviation is Material. A Material Deviation will be cause for rejection of the response. An Immaterial Deviation will be processed as if no deviation had occurred.

9.4. Evaluating Cost

The City may utilize lowest cost, lowest total cost, and total cost of ownership (TCO) or greatest savings to determine the most competitive pricing. The cost proposal may be scored on an overall basis or at the category/subcategory/line level (as applicable) relative to other responses/bids.

9.5. Selection and Award - Single Award

The City reserves the right to: (a) waive minor irregularities, variances, or non-material defects in a response; (b) reject any and all responses, in whole or in part; (c) request clarifications from all Contractors; (d) request resubmissions from all Contractors; (e) award in whole, in part; or by line item; and (f) take any other action as permitted by law. The City reserves the right to provide for similar and/or additional services from other companies if the City so deems necessary. If the City elects to exercise this right, the Contract awarded under this solicitation shall remain in effect as to all terms, agreements, and conditions without penalty or diminution of ongoing services to the City as contained

therein. Proposer agrees and understands that any Contract awarded pursuant to this solicitation shall not be construed as an exclusive arrangement and further agrees that the City may, at any time, secure similar or identical services, or award more than one Contract under this solicitation, at its sole option.

Single Award

Any Contract award resulting from IFB will be made to the Lowest Responsive and Responsible Contractor that meet all required specifications and with whom the City has reached agreement on all Contract items and conditions.

9.6. Local Preference in Purchasing or Contracting (City Code of Ordinances, Section 35.14)*

Except where otherwise provided by federal or state law, other funding source restrictions, or as otherwise set forth in the purchasing policy, the City shall give preference to local businesses in the following manner:

1. In purchasing of, or letting of contracts for procurement of, personal property, materials, contractual services, and construction of improvements to real property or existing structures for which a request

for proposals is developed with evaluation criteria, a local preference of the total score may be assigned as follows:

1. Local Businesses which meet all the criteria for a Local Business as set forth in this section (City Code of Ordinances, Section 35.14), shall be given a preference in the amount of five percent (5%) of the total score of the Local Business.
2. The City Procurement Management Division shall have the sole discretion to determine if a Contractor meets the definition of a "Local Business."

2. Limitations

1. The provisions of this section shall apply only to procurements which are above the formal bid threshold as set forth in the City Code and the City of Port St. Lucie Procurement Manual.
2. The provisions of this section shall not apply where prohibited by Federal or Florida law or where prohibited under the conditions of any grant.
3. The provisions of this ordinance shall not apply to any purchase exempted from the provisions of the City of Port St. Lucie Procurement Manual.
4. The provisions of this ordinance shall not apply to contracts made under the Consultants Competitive Negotiation Act (CCNA), Section 287.55, Florida Statutes.

5. The provisions of this section shall not apply to any procurement where the local nature of a business has been addressed through the scoring criteria.

*** Please review [City Code of Ordinances, Section 35.14](#), for the full governing ordinance.**

9.7. Site Visits, Samples, and Oral Presentations

The City reserves the right to conduct site visits, request product/work samples, or to invite Contractors to present their product(s) and or service solutions to the evaluation team. Unless prohibited by federal, state, county, or local laws and/or ordinances, all Contractor requested presentations shall be performed in an in-person meeting. An oral presentation or product demonstration is not a negotiation and Contractors are not permitted to revise their responses as part of the presentation and/or demonstration. Samples of items, when required, must be furnished free of expense and, if not destroyed, will upon request, be returned at the Contractor's expense. Request for the return of samples must be made within thirty (30) days following opening of bids. Each individual sample must be labeled with Contractor's name, bid number, and item number. Failure of Contractor to either deliver required samples or to clearly identify samples as indicated may be reason for rejection of the bid. Unless otherwise indicated, samples should be delivered to the Procurement Management Division.

9.8. Public Award Announcement

The preliminary results of the evaluation will be announced through the public posting of a Notice of Intent to Award ("NOIA") on the Electronic Bidding System. The NOIA is not notice of an actual Contract award; instead, the NOIA is notice of the City's expected Contract award(s) pending resolution of the protest process period, pursuant to City Code of Ordinances, [Section 35.15](#), and final approval by the City Council at a publicly noticed meeting. The NOIA (if any) will identify the apparent successful Contractor(s) and unsuccessful Contractor(s). NO CONTRACTOR SHOULD ASSUME PERSONAL NOTICE OF THE NOIA WILL BE PROVIDED BY THE CITY. INSTEAD, ALL CONTRACTORS SHOULD FREQUENTLY CHECK THE ELECTRONIC BIDDING SYSTEM FOR NOTICE OF THE NOIA.

10. Contract Terms and Conditions

The Contract that the City expects to award as a result of this IFB will be based upon the IFB, the successful Contractor's final response as accepted by the City, and the Contract terms and conditions, which terms and conditions can be downloaded from Attachments Section listed as Attachment B – Sample Contract. The "successful Contractor's final response as accepted by the City," shall mean: the response submitted by the awarded Contractor, written clarifications, and any other terms deemed necessary by the City, except that no objection or amendment by a Contractor to the IFB requirements or the Contract terms and conditions shall be incorporated by reference into the Contract unless the City has explicitly accepted the Contractor's objection or amendment in writing.

Please review the City's contract terms and conditions prior to submitting a response to this IFB. Contractors should plan on the Contract terms and conditions contained in this IFB being included in any award as a result of this IFB. Therefore, all costs associated with complying with these requirements should be included in any pricing quoted by the Contractors. The Contract terms and conditions may be supplemented or revised before Contract execution and are provided to enable Contractors to better evaluate the costs associated with the IFB and the potential resulting Contract.

Exception to Contract

By submitting a response, each Contractor acknowledges its acceptance of the IFB specifications and the Contract terms and conditions without change except as otherwise expressly stated in the submitted proposal. If a Contractor takes exception to a Contract provision, the Contractor must state the reason for the exception and state the specific Contract language it proposes to include in place of the provision. Any exceptions to the Contract must be uploaded and submitted as an attachment to the Contractor's response. Proposed exceptions must not conflict with or attempt to preempt mandatory requirements specified in the IFB.

In the event the Contractor is selected for potential award, the Contractor will be required to enter discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized and all exceptions resolved within the period identified in the Schedule of Events. Failure to resolve any Contractual issues will lead to rejection of the Contractor's response. The City reserves the right to proceed to discussions with the next best ranked Contractor.

The City reserves the right to modify the Contract to be consistent with the apparent successful offer, and to negotiate other modifications with the apparent successful Contractor. Exceptions that materially change the terms or the requirements of the IFB may be deemed non-Responsive by the City, in its sole discretion, and rejected. Contract exceptions which grant the Contractor an impermissible competitive advantage, as determined by the City, in its sole discretion, will be rejected. If there is any question whether a particular Contract exception would be permissible, the Contractor is strongly encouraged to inquire via written question submitted to the Issuing Officer prior to the deadline for submitting written questions as defined by the Schedule of Events.

This IFB and the proposal response documents submitted shall be incorporated into the final Contract by reference. Therefore, all requirements in the IFB not specifically addressed in an exception statement in the proposal and accepted in the Contract documents, shall stand as contractual responsibilities of the proposal respondent. The Contract shall be the controlling document over the Proposal response and the IFB; the IFB shall be the ruling document over the Proposal response for all requirements in the IFB not specifically addressed in an exception statement in the proposal. Statement and requirements in the IFB shall rule over the Proposal document.

Order of Preference

In the case of any inconsistency or conflict among the specific provisions of the executed Contract (including any amendments accepted by both the City and the Contractor attached thereto), the IFB (including any subsequent addenda and written responses to Bidders' questions), and the Contractor's Response, any inconsistency or conflict shall be resolved as follows:

(i) First, by giving preference to the specific provisions of the executed Contract.

(ii) Second, by giving preference to the specific provisions of the IFB.

(iii) Third, by giving preference to the specific provisions of the Contractor's Response, except that objections or amendments by a Contractor that have not been explicitly accepted by the City in writing shall not be included in the Contract and shall be given no weight or consideration.

11. List of IFB Documents

11.1. List of IFB Documents

The following documents make up this IFB. Please see Section 3 – “Instructions to Contractors” for instructions and Section 12 - "Vendor Submission Requirements and Attestations" on how to access the following documents. Any difficulty locating or accessing the following documents should be immediately reported to the Issuing Officer.

1. Attachment A - Sample Contract
2. Attachment B - Roof Measurement Report
3. Attachment C - Community Center Staging and Parking Area
4. Mandatory Documents - see requirements in Section 3 - "Instructions to Contractors," and the required attachments listed in Section 12 - "Vendor Submission Requirements and Attestations":
 - Contractor’s General Information Worksheet, and
 - E-Verify Form, and
 - Non-Collusion Affidavit, and
 - Supplier Location Certification (Local vendors Only), and
 - Copy of W-9 (Vendor to provide), and
 - Copy of Certificate of Insurance (Vendor to provide), and
 - Copy of your license(s) or certification(s) for this type of work; or in compliance with Chapter 489, Florida Statutes, a copy of the certificate issues by the State of Florida (Vendor to provide), and
 - Copy of the bid bond as reflected in Section Bonds and/or Letter of Credit, Permits (Vendor to provide).

Electronic confirmation for the following forms:

- Cone of Silence and Communication Document, and
- Contractor's Code of Ethics, and
- Drug Free Workplace, and
- Affidavit of Nongovernment Entity Anti-Human Trafficking Laws, and
- Vendor Scrutinized Companies List Certification, and

****Any documents indicated in Section 6.3 - "Mandatory Requirements," of this IFB must be uploaded into the project as a part of the response by the Contractor. Failure to supply the completed document(s) will deem the Contractor as Non-Responsive.**

12. Vendor Submission Requirements and Attestations

12.1. Mandatory Forms

*Contractor's General Information Worksheet**

It is understood and agreed that the following information is to be used by the City to determine the qualifications of prospective Contractor to perform the work required. The Contractor waives any claim against the City that might arise with respect to any decision concerning the qualifications of the Contractor.

The undersigned attests to the truth and accuracy of all statements made on this questionnaire. Also, the undersigned hereby authorizes any public official, Engineer, Surety, bank, material or equipment manufacturer, or distributor, or any person, firm or corporation to furnish the City any pertinent information requested by the City deemed necessary to verify the information on this questionnaire.

Please download the below documents, complete, and upload.

- [PSL-Contractor's_General_In...](#)

*Response required

*E-Verify Form **

Please download the below documents, complete, and upload.

- [E-Verify_Form.pdf](#)

*Response required

*Non-Collusion Affidavit **

Please download the below documents, complete, and upload.

- [Non-Collusion_Affidavit-fil...](#)

*Response required

Supplier Location Certification

Please download the below documents, complete, and upload.

- [Supplier_Location_Certifica...](#)

*Copy of W-9**

*Response required

*Copy of Certificate of Insurance **

*Response required

Copy of Licenses or Certifications*

*Response required

Copy of Bid Bond *

*Response required

12.2. Electronic Confirmation

Cone of Silence and Communication Document*

To ensure fair consideration is given for all Proposers, it must be clearly understood that upon release of the proposal and during the proposal process, firms and their employees of related companies as well as paid or unpaid personnel acting on their behalf shall not contact or participate in any type of contact with City employees, department heads or elected officials, up to and including the Mayor and City Council. The “Cone of Silence” is in effect for this solicitation from the date the solicitation is advertised on the OpenGov Portal, until the time an award decision has been approved by City Council and fully executed by all parties. Information about the Cone of Silence can be found under the City Code of Ordinances, Section 35.13. Contact with anyone other than the Issuing Officer may result in the vendor being disqualified. All contact must be coordinated through the Issuing Officer, for the procurement of these services.

☐ Please confirm

*Response required

Contractor's Code of Ethics*

The City of Port St Lucie (“City”), through its Procurement Management Division (“Procurement Management Division”) is committed to a procurement process that fosters fair and open competition, is conducted under the highest ethical standards and enjoys the complete confidence of the public. To achieve these purposes, Procurement Management Division requires each vendor who seeks to do business with the City to subscribe to this Contractor’s Code of Ethics.

◆ A Contractor’s bid or proposal will be competitive, consistent and appropriate to the bid documents.

◆ A Contractor will not discuss or consult with other Vendors intending to bid on the same Contract or similar City Contract for the purpose of limiting competition. A Vendor will not make any attempt to induce any individual or entity to submit or not submit a bid or proposal.

◆ Contractor will not disclose the terms of its bids or proposal, directly or indirectly, to any other competing Vendor prior to the bid or proposal closing date.

◆ Contractor will completely perform any Contract awarded to it at the contracted price pursuant to the terms set forth in the Contract.

- ◆ Contractor will submit timely, accurate and appropriate invoices for goods and/or services actually performed under the Contract.
- ◆ Contractor will not offer or give any gift, item or service of value, directly or indirectly, to a City employee, City official, employee family member or other vendor contracted by the City.
- ◆ Contractor will not cause, influence or attempt to cause or influence, any City employee or City Official, which might tend to impair his/her objectivity or independence of judgment; or to use, or attempt to use, his/her official position to secure any unwarranted privileges or advantages for that Vendor or for any other person.
- ◆ Contractor will disclose to the City any direct or indirect personal interests a City employee or City official holds as it relates to a Vendor contracted by the City.
- ◆ Contractor must comply with all applicable laws, codes or regulations of the countries, states and localities in which they operate. This includes, but is not limited to, laws and regulations relating to environmental, occupational health and safety, and labor practices. In addition, Contractor must require their suppliers (including temporary labor agencies) to do the same. Contractor must conform their practices to any published standards for their industry. Compliance with laws, regulations and practices include, but are not limited to, the following:
 - o Obtaining and maintaining all required environmental permits. Further, Contractor will endeavor to minimize natural resource consumption through conservation, recycling and substitution methods.
 - o Providing workers with a safe working environment, which includes identifying and evaluating workplace risks and establishing processes for which employee can report health and safety incidents, as well as providing adequate safety training.
 - o Providing workers with an environment free of discrimination, harassment and abuse, which includes establishing a written antidiscrimination and anti-bullying/harassment policy, as well as clearly noticed policies pertaining to forced labor, child labor, wage and hours, and freedom of association.

DISCLAIMER: This Code of Ethics is intended as a reference and procedural guide to Contractors. The information it contains should not be interpreted to supersede any law or regulation, nor does it supersede the applicable Contractor Contract. In the case of any discrepancies between it and the law, regulation(s) and/or contractor contract, the law, regulatory provision(s) and/or vendor contract shall prevail.

☐ Please confirm

*Response required

Drug Free Workplace*

The undersigned Contractor in accordance with section 287.087, Florida Statutes, hereby certifies that they comply fully with the below requirements.

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

☐ Please confirm

*Response required

Affidavit of Nongovernment Entity Anti-Human Trafficking Laws*

In accordance with section 787.06(13), Florida Statutes, the representative of the nongovernmental entity bidder ("Entity"), attests under penalty of perjury that the Entity does not use coercion for labor or services as defined in section 787.06.

☐ Please confirm

*Response required

Vendor Scrutinized Companies List Certification*

Sections [287.135](#) and [215.473](#), Florida Statutes, prohibit Florida municipalities from contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with

Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or to engage in any Business operations with Cuba or Syria. Sections 287.135 and 215.4725 also prohibit Florida municipalities from contracting with companies, for goods or services in any amount that are on the list of Scrutinized Companies that Boycott Israel.

The list of "Scrutinized Companies" is created pursuant to Section 215.473, Florida Statutes. A copy of the current list of "Scrutinized Companies" can be found at the following link:

https://www.sbafla.com/media/mqodaonn/2024_12_17_-israel-scrutinized-companies-list-for-web.pdf

As the person authorized to sign on behalf of the Respondent Vendor, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List; or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and does not have any business operations with Cuba or Syria. I understand that pursuant to Sections 287.135 and 215.473, Florida Statutes, the submission of a false certification may subject the Respondent Vendor to civil penalties, attorney's fees, and/or costs.

I understand and agree that the City may immediately terminate any contract resulting from this solicitation upon written notice if the company referenced above are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) for any contract for goods or services in any amount of monies, it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars (\$1,000,000) or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

☐ Please confirm

*Response required

I certify that I have read, understood, and agreed to the terms outlined in this solicitation, including all Addenda, Notices, and the Question & Answer section.

*Furthermore, I confirm that I am authorized to submit this response on behalf of my company.**

☐ Please confirm

*Response required

Invitation For Bid (IFB) #20260069
Title: Replacement Roof Community Center



Facility Summary

Client: City of Port St. Lucie

Facility: Community Center



Facility Data

Address 1	2195 SE Airoso Blvd.
Address 2	-
City	Port St Lucie
State	Florida
ZIP	34984
Type of Facility	Municipal
Contact Person	Jason Bezak

Asset Information

Name	Date Installed	Square Footage	Roof Access
Flat Roof Section	1998	1,746	Ladder Needed
Metal Roof Section	1998	37,821	Ladder Needed

SkyMeasure™ Roof

Commercial Roof Report

Order I.D.:
192720

The Garland Company
3800 E 91st St.
Cleveland, Ohio, 44105

216-641-7500
rmoses@garlandind.com

Customer Info:
Florida Heart Associates
1550 Barkley Cir, Fort Myers, FL 33907

Claim No.:
Date of Loss:

Latitude: 26.59262
Longitude: -81.88273

Production Date: 3/29/2017
Property Year Built: 2000



We do not have a record of hail greater than 3/4" affecting this address within the past 24 months. If you would like to learn more about our Hail Verification Report please visit www.corelogic.com

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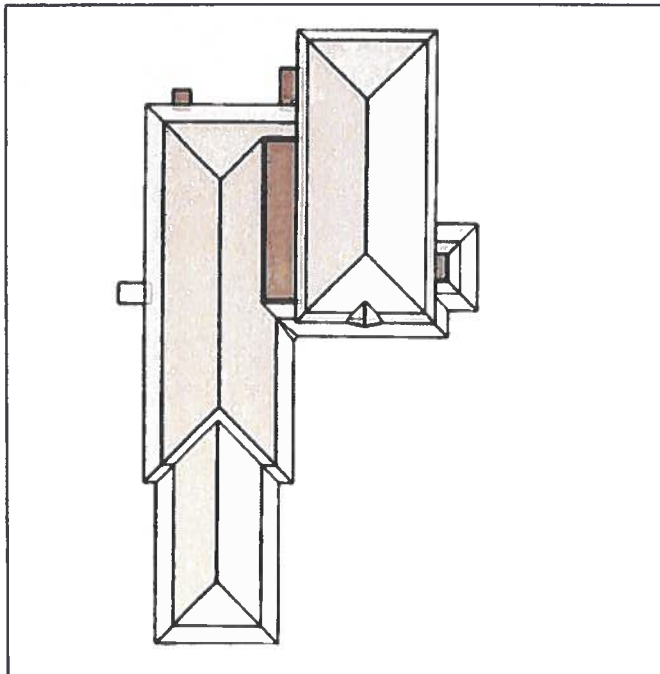
ROOF MEASUREMENT REPORT

2195 SE Airoso Blvd., Port St Lucie, FL 34984

Report Contents



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In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Date:	03/25/2017
Report:	17447792

Roof Details

Total Area:	39,567 sq ft
Total Roof Facets:	41
Predominant Pitch:	6/12
Number of Stories:	>1
Total Ridges/Hips:	895 ft
Total Valleys:	187 ft
Total Rakes:	58 ft
Total Eaves:	1,448 ft
Total Penetrations:	9
Total Penetrations Perimeter:	55 ft
Total Penetrations Area:	26 sq ft

Contact Us

Contact:	Robert Moses
Company:	The Garland Company Inc.
Address:	4016 East 91st St Cleveland OH 44321
Phone:	216-641-7524

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

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ROOF MEASUREMENT REPORT

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

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ROOF MEASUREMENT REPORT

REPORT IMAGES



North View



East View

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ROOF MEASUREMENT REPORT

REPORT IMAGES



South View



West View

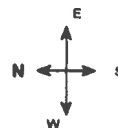
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LENGTH DIAGRAM

Eaves = 1,448 ft
Parapets = 212 ft



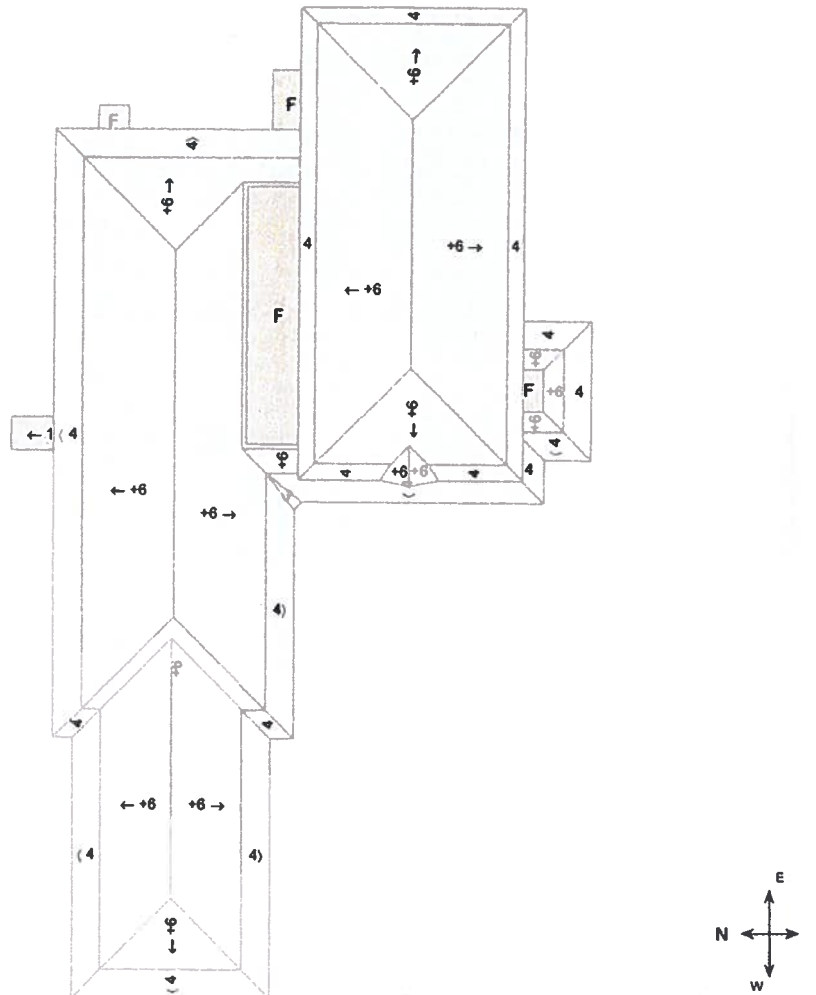
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ROOF MEASUREMENT REPORT

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 6/12.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

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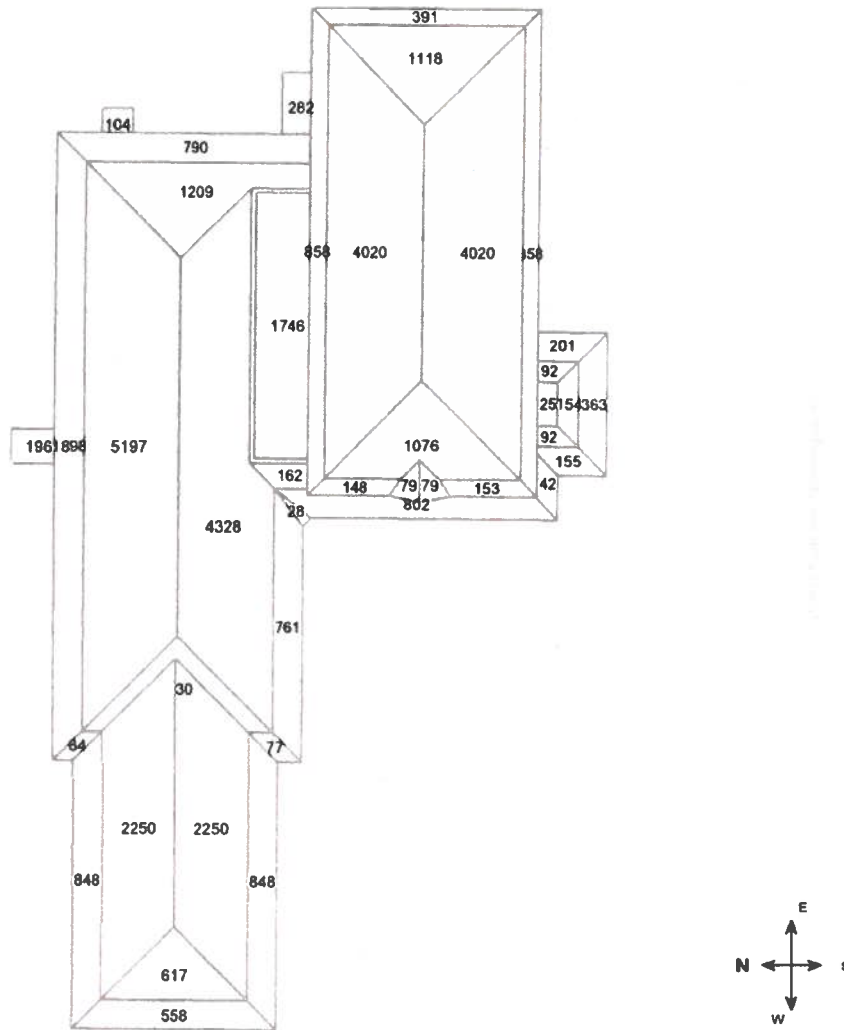




ROOF MEASUREMENT REPORT

AREA DIAGRAM

Total Area = 39,567 sq ft, with 41 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

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ROOF MEASUREMENT REPORT

PENETRATIONS

Penetrations Notes Diagram

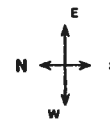
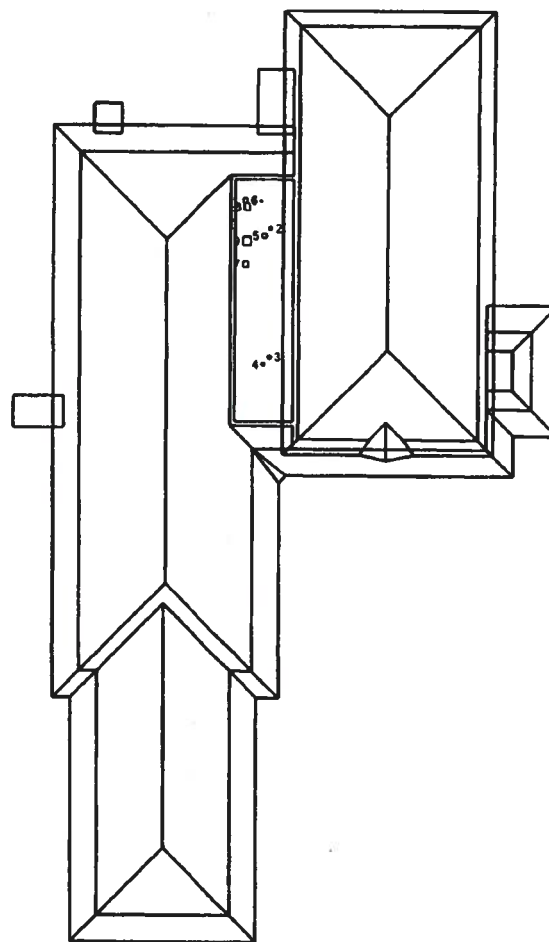
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 9

Total Penetrations Perimeter = 55 ft

Total Penetrations Area: 26 sq ft

Total Roof Area Less Penetrations = 39,541 sq ft



Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

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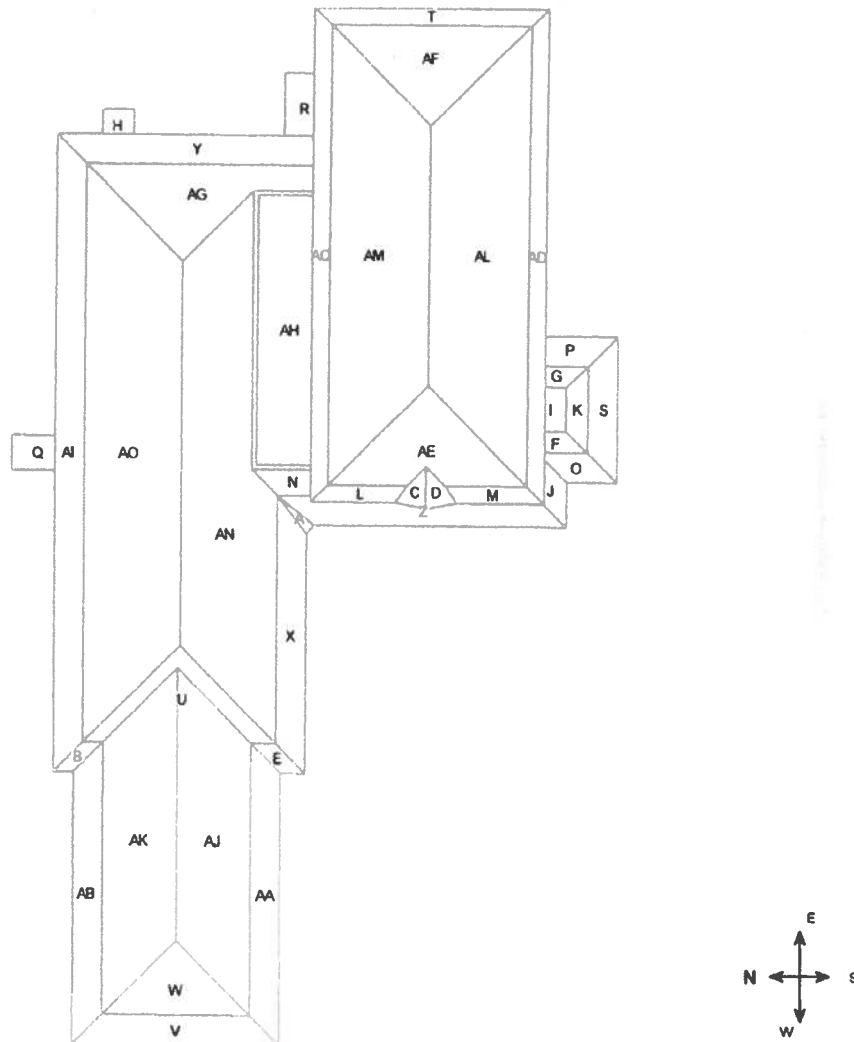
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ROOF MEASUREMENT REPORT

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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ROOF MEASUREMENT REPORT

Property Info



Property Location

Longitude = -80.3407936

Latitude = 27.2751656

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=2195+SE+Airoso+Blvd.,Port+St+Lucie,FL,34984

Property Info

Year Built:

Effective Year Built:



Notes

This was ordered as a commercial property. There were no changes to the structure in the past four years.

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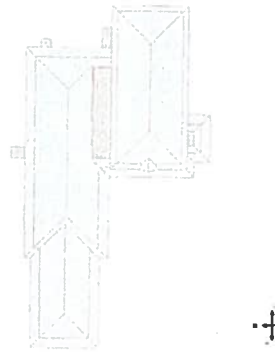
ROOF MEASUREMENT REPORT

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge.....	303 ft (4 Ridges)
Hips	592 ft (24 Hips)
Valleys.....	187 ft (12 Valleys)
Rakes*	58 ft (4 Rakes)
Eaves/Starter**	1,448 ft (28 Eaves)
Drip Edge (Eaves + Rakes)	1,506 ft (32 Lengths)
Parapet Walls	212 ft (4 Lengths)
Flashing	153 ft (7 Lengths)
Step Flashing.....	53 ft (6 Lengths)
Total Area	39,567 sq ft
Total Penetrations Area	26 sq ft
Total Roof Area Less Penetrations	39,541 sq ft
Total Penetrations Perimeter	55 ft
Predominant Pitch.....	6/12



Total Roof Facets = 41

*Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	0/12	1/12	3/12	4/12	6/12
Area (sq ft)	2256.9	196.3	27.9	9911.5	27174.3
% of Squares	5.7%	0.5%	0.1%	25%	68.7%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	39,567	43,524	44,315	45,502	46,293	47,480	48,272
Squares	395.7	435.2	443.2	455.0	462.9	474.8	482.7

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Parapet Calculation Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	212	424	636	848	1060	1272	1484

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

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ROOF MEASUREMENT REPORT

Penetration Table	1	2-4	5	6	7	8	9
Area (sq ft)	0.3	1	2.2	2.3	4	5	9
Perimeter (ft)	2	4	6	6	8	9	12

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

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Construction Details

Client: City of Port St. Lucie

Facility: Community Center

Roof Section: Metal Roof Section

Information

Year Installed	1998	Square Footage	37,821
Slope Dimension	6:12	Eave Height	14'
Roof Access	Ladder Needed	System Type	Metal



Roof Section Photo

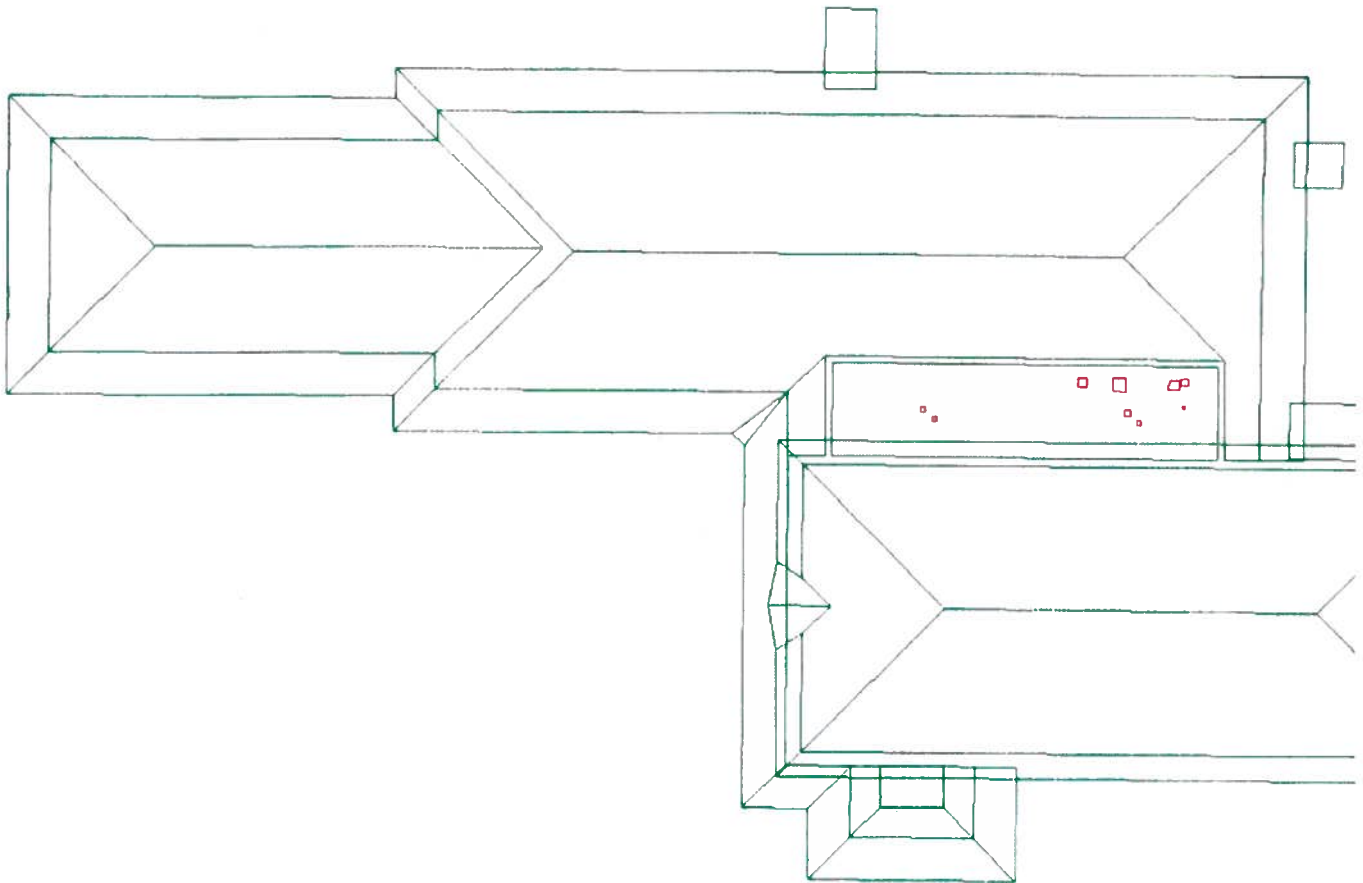




Photo Report

Client: City of Port St. Lucie
Facility: Community Center
Roof Section: Metal Roof Section

Report Date: 04/02/2017
Title: Visual Inspection



Photo 1

Seam has slid down due to the design of the metal panel.

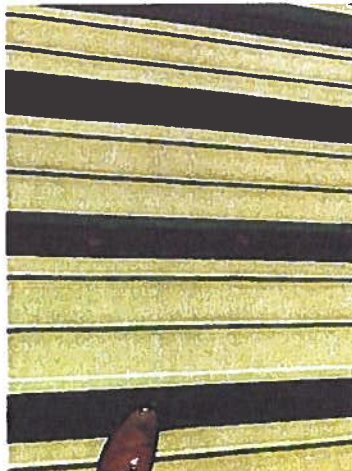


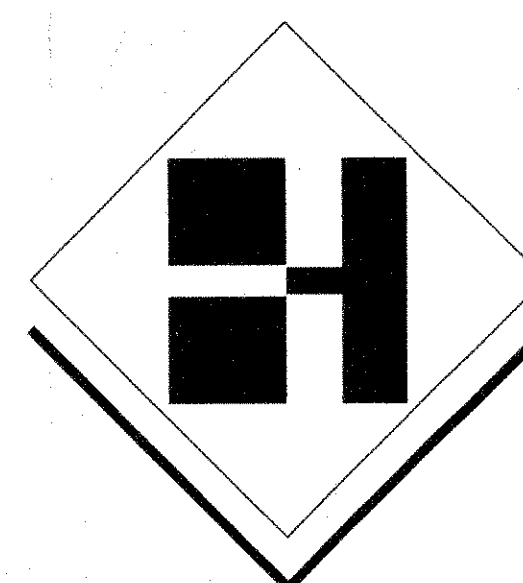
Photo 2

Bent panel.



ADDITION AND RENOVATION AIROSO COMMUNITY CENTER CITY OF PORT ST. LUCIE, FLORIDA

PORT ST. LUCIE, FLORIDA



THE HASKELL COMPANY

AMERICA'S DESIGN-BUILD LEADER®

REVISED AHJ COMMENTS 6/24/05

XREF: L000-3042-4400101-2 [V: 4400101\B L000-3042-4400101-2.DWG]

V: 4400101\A 4400102A-001.dwg Jun 23, 2005 - 8:32am PLOTTED BY: regibson

ARCHITECTURAL ABBREVIATIONS

A X L A A/C ACT ACU ADDIM ADH ADJ A/E AFF AG AGG AHU AL ALT ANOD APPD APPROX ARCH ASPH AUTO	ANGLE (GEOMETRY) ANGLE (STEEL) AMP AIR CONDITIONING ACOUSTICAL CEILING TILE AIR CONDITION UNIT ADDENDUM ADHESIVE ADJACENT ARCHITECTURE/ENGINEERING ABOVE FINISH FLOOR ABOVE GRADE AGGREGATE AIR HANDLING UNIT ALUMINUM ALTERNATE ANODIZED APPROVED APPROXIMATE ARCHITECTURAL ASPHALT AUTOMATIC	J JAN JBOX JG JT JST	JANITOR JUNCTION BOX JOINT GIRDER JOINT JOIST
K-L KIT KO LAM LAV LF LH LKR LP LT LVR	KITCHEN KNOCKOUT LAMINATE LAVATORY LINEAR FEET LEFT LEFT HAND LOCKER LOW POINT LIGHT LOUVER	M MATL MAX MCC MDP MECH MED MEMB MEZZ MFR MH MIN MIR MISC ML MO MTD MTG MTL	MATERIAL MAXIMUM MOTOR CONTROL CENTER MAIN DISTRIBUTION PANEL MECHANICAL MEDIUM MEMBRANE MEZZANINE MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MOUNTING METAL
B BIT BO B/L BLDG BLK BM B.M. BOT BP BRG BRIDG BRKET BS BTWN BVL	BITUMINOUS BOARDS BUILDING LINE BUILDING BLACK BENCH BOTTOM BASE PLATE BEARING BRIDGING BRACKET BOTH SIDES BETWEEN BEVELED	N N N/A NIC N/C NO NOM NRC NS NTS	NORTH NOT APPLICABLE NOT IN CONTRACT NIGHT LIGHT NUMBER NOMINAL NOISE REDUCTION COEFFICIENT NEAR SIDE NOT TO SCALE
C C CAB CB C/C CCT CEM CF CFM CC CIR CJ CL CLG CLK CLR CLWG CMU CLEANOUT COLUMN CONC COND CONN CONST CONST JT CONT CONTR CPT CTD CTR CTRD CU CU IN. CW CT	CHANNEL CABINET CATCH BASINS CENTER TO CENTER CUBICLE CURTAIN TRACK CEMENT CUBIC FEET CUBIC FEET PER MINUTE CORNER GUARD CIRCLE CONTROL JOINT CENTER LINE CEILING CAULKING CLEAR CLEAR WIRE GLASS CONCRETE MASONRY UNIT CLEANOUT COLUMN CONCRETE CONDENSER CONNECTION OR CONNECT CONSTRUCTION CONSTRUCTION JOINT CONTINUOUS CONTRACTOR CARPET CTD CTR CENTERED CONDENSING UNIT CUBIC INCH COLD WATER CERAMIC TILE	O OA OC OD OFF OPNG OPP OVERHD OF P PART PFN PL PLMB PLYWD PNL PR PRE PSF PSI PVC PVMT	OVERALL ON-CENTER OUTSIDE DIAMETER OFFICE OPENING OPPOSITE OVERHEAD OVERFLOW DRAIN PARTITION PREFINISHED PLATE PLUMBING PLYWOOD PANEL PAIR PRE-FAB POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED POLY VINYL CHLORIDE PAVEMENT
D DBL DEG DEPT DIA or D DIM DIV DN DR DS DWG	DOUBLE DEGREE DEPARTMENT DIAMETER DIMENSION DIVISION DOWN DRAIN DOWNSPOUT DRAWING	Q QT QTY	QUARRY TILE QUANTITY
E E EAC EC EF ELEC ELEV ENGR ENT EQ or = EQU EW EWC EXH EXIST EXP EXP JT or EJ EXT	EAST EACH ELECTRICAL CONTRACTOR EXHAUST FAN ELEVATION (HT) ELECTRIC OR ELECTRICAL ELEVATION (GEOM. PROJ) ENGINEER ENTRANCE EDGE OF SLAB EQUAL EQUIPMENT EACH WAY ELECTRIC WATER COOLER EXHAUST EXISTING EXPANSION EXPANSION JOINT EXTERIOR	R R R or RAD RCP RD RECP REIN REQD REV RH RL RM RO RTU	ROUND RADIUS RISER REINFORCED CONCRETE PIPE ROOF DRAIN RECEPTACLE REINFORCE REQUIRED REVISION RIGHT HAND RAIN LEADER ROOM ROUGH OPENING ROOFTOP UNIT
F F TO F FA FAB FD FDN FE FEC FF FHC FIG FIN FLR FLUOR FM F.B.O. FOM FOS FRT FS FT FTG FUR FUT FW	FACE TO FACE FIRE ALARM FABRICATE FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HOSE CABINET FIGURE FINISH FLOOR FLUORESCENT FACTORY MUTUAL FURNISHED BY OWNER FACE OF MASONRY FACE OF STUD FIRE RETARDANT FAR SIDE FOOT/FEET FOOTING FURNISH FUTURE FIRE WALL	S S SAN SCHED SECT SERV SF SHT SIM SL SM SPEC SQ SS SSTL ST STC	SOUTH SANITARY SCHEDULE SECTION SERVICE SUPPLY FAN SHEET SIMILAR SLOPE SHEET METAL SPECIFICATION SQUARE SERVICE SINK STAINLESS STEEL STREET SOUND TRANSMISSION COEFFICIENT
G GA GALV GC GEN GFI GL GND GRD GYP GYP	GAGE, GAUGE GALVANIZED GENERAL CONTRACTOR GROUND FAULT INTERRUPT GLASS GROUND GRADE GYPSUM WALLBOARD GYPSUM	T T T&B TEL TEMP TERR THRU THK THC TOF TOJ TOP TOS TRANSF TRD or T TYP	TOP AND BOTTOM TELEPHONE TEMPERATURE TERRAZZO THROUGH THICK TOP OF CURB TOP OF FOOTING TOP OF JOIST TOP OF PIER TOP OF STEEL OR SLAB TRANSFORMER TREAD TYPICAL
H-I HB HC HDW HORZ HP HR HT or H HW ID ID IN INCL INSUL INT I.B.O.	HOSE BIBB HOLLOW CORE HARDWARE HORIZONTAL HIGH POINT HOUR HEIGHT/HIGH HOT WATER INSIDE DIAMETER ISOLATED GROUND INCH INCLUDED INSULATION INVERT INSTALLED BY OWNER	U UL UNF UON	UNDERWRITER'S LABORATORY UNFINISHED UNLESS OTHERWISE NOTED
V V VAV VCT VERT VESTIB VTR VOL VWC	VOLT VARIABLE AIR UNIT VINYL COMPOSITION TILE VERTICAL VESTIBULE VENT THROUGH ROOF VOLUME VINYL WALL COVERING	W W W OR WTH W/ W/O WC WD WH WP WSCOT WT	WEST WIDTH WITH WITHOUT WATERCLOSET WOOD WATER HEATER WATERPROOF(ING) WAINSCOT WEIGHT

ARCHITECTURAL SYMBOLS AND LEGENDS

BUILDING SECTION IDENTIFICATION

DIRECTION SECTION IS BEING VIEWED

SECTION IDENTIFICATION

DRAWING NO. WHERE SECTION IS SHOWN

WALL SECTION IDENTIFICATION

DIRECTION SECTION IS BEING VIEWED

SECTION IDENTIFICATION

DRAWING NO. WHERE SECTION IS SHOWN

INTERIOR ELEVATION IDENTIFICATION

DIRECTION ELEVATION IS BEING VIEWED

ELEVATION IDENTIFICATION

REFER TO SHEETS 326-330 FOR INTERIOR ELEVATIONS

DETAIL IDENTIFICATION

DETAIL IDENTIFICATION

DRAWING NO. WHERE DETAIL IS SHOWN

ROOM IDENTIFICATION

ROOM NAME

ROOM NUMBER

DOOR IDENTIFICATION

DOOR NUMBER

WINDOW IDENTIFICATION

WINDOW NUMBER

WALL/PARTITION IDENTIFICATION

WALL OR PARTITION TYPE

ELEVATION IDENTIFICATION

ELEVATION

FIN. FL. DESCRIPTION OF ELEVATION

NOTE:

- DIMENSIONS ARE TO FACE OF CONCRETE PANEL, CMU, MTL STUDS OR TO COLUMN CENTERLINES (UNLESS OTHERWISE NOTED).
- THESE DRAWINGS ARE NOT TO BE SCALED, BUT REFER TO DIMENSIONS INDICATED, SHOP DRAWINGS OR ESTABLISH FIELD DIMENSIONS, WHERE NO DIMENSIONS OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT LOCATION WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- DIMENSIONS INDICATED TO BE "CLEAR" SHALL HAVE A MINIMUM DIMENSION, FACE TO FACE OF FINISH MATERIALS, AS INDICATED.
- VERIFY EQUIPMENT REQUIREMENTS FOR ROUGH-IN AND CONNECTIONS PRIOR TO CONSTRUCTION TO ASSURE PROPER BLOCKING, INSTALLATION, OPENINGS AND UTILITY CONNECTIONS (SEE EQUIP. SCHEDULE).
- ALL ITEMS MARKED "NIC" (NOT IN CONTRACT) ARE TO BE FURNISHED AND INSTALLED BY OWNER/TENANT UNDER A SEPARATE CONTRACT.
- PENETRATIONS OF FIRE RATED CEILINGS BY DUCTS, PIPES, CONDUITS, ETC. SHALL BE PROTECTED BY A TESTED FIRE ASSEMBLY/SYSTEM AND TIGHTLY SEALED.
- PROVIDE PROPER SEPARATION BETWEEN DISSIMILAR METALS.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. ALL BLOCKING SUBJECT TO MOISTURE SHALL BE TREATED FOR EXTERIOR EXPOSURE IN ACCORDANCE WITH ASTM D2898 AND USE CORROSION RESISTANT FASTENERS.

GENERAL

THE DRAWINGS FOR THIS PROJECT CONTAIN SAFETY ITEMS TO PROMOTE AWARENESS OF SAFETY ON THE JOB SITE. THE DRAWINGS CONTAIN SAFETY ALERT NOTES AND A SYMBOL TO IDENTIFY GENERAL LOCATIONS WHICH MAY BE SAFETY HAZARDS. THE SAFETY ALERT SYSTEM IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT INTENDED TO ENCOMPASS ALL POTENTIAL SAFETY CONCERNS INHERENT IN THE PROSECUTION OF THE WORK.

SAFETY RESPONSIBILITIES

THE SAFETY ALERT SYSTEM SHALL IN NO WAY LIMIT OR ALTER THE SAFETY RESPONSIBILITIES IMPOSED UPON EACH SUBCONTRACTOR OR SUB-SUBCONTRACTOR OR VENDOR BY THEIR CONTRACT. NEITHER THE CONTRACTOR NOR THE CERTIFYING PROFESSIONALS ASSUME ANY PROFESSIONAL SAFETY RESPONSIBILITIES OR LIABILITY BY PROVIDING THE SAFETY ALERT SYSTEM NOR IS THE CONTRACTOR RESPONSIBLE FOR PROFESSIONAL SAFETY INSPECTIONS. BY PROVIDING THE SAFETY ALERT SYSTEM, THE CONTRACTOR IS NOT ASSUMING ANY RESPONSIBILITY AS TO THE MEANS AND METHODS OF PERFORMING THE WORK AND/OR THE MEANS AND METHODS OF COMPLYING WITH SAFETY REQUIREMENTS CONTAINED IN SUBCONTRACT AGREEMENTS, SUB-SUBCONTRACT AGREEMENTS, VENDOR AGREEMENTS OR OTHER APPLICABLE SAFETY REGULATIONS.

THE FOLLOWING ARE GENERAL SAFETY PRECAUTIONS PROVIDED BY THE HASKELL COMPANY'S SAFETY MANAGER. CHECK ALL APPLICABLE LAWS AND REGULATIONS FOR DETAILED INFORMATION.

SLIPS/FALLS

UTILIZE FALL PROTECTION SYSTEMS AND PERSONAL FALL ARREST SYSTEMS (PFAS) AT ELEVATIONS OF 6- FEET OR GREATER.

PROVIDE GUARDRAILS AT 42-INCHES WITH MIDRAILS AND TOEBOARDS

PROVIDE FLOOR COVERS FOR OPENINGS 2-INCHES OR GREATER.

LABEL AND SECURE

UTILIZE FULL BODY HARNESS WITH SHOCK ABSORBING LANYARD WHEN IN PFAS.

PROVIDE SECURE ATTACHMENT WHEN WORKING FROM AERIAL LIFTS.

ELECTROCUTION

USE GFCI PROTECTION FOR ALL TEMPORARY POWER, GENERATORS, AND EXISTING POWER.

COVER OR BARRICADE ENERGIZED PANELS AT ALL TIMES.

CHECK ELECTRICAL POWER CORDS FOR DAMAGE PRIOR TO EACH USE

MAINTAIN ADEQUATE TEMPORARY LIGHTING.

PRIOR TO BEGINNING WORK AT AN EXISTING FACILITY OR WITH EXISTING UTILITIES, LOCK OUT OF SERVICE ACTIVE OR POTENTIALLY ACTIVE ENERGY SYSTEMS.

LOCK OUT OF SERVICE NEW CONSTRUCTION TIE-IN TO EXISTING MECHANICAL, ELECTRICAL, PIPING AND SIMILAR ENERGY RELATED SYSTEMS.

TAKE PRECAUTIONS AND DE-ENERGIZE OVERHEAD POWER LINES PRIOR TO BEGINNING ANY CRANE WORK IN CLOSE PROXIMITY OF OVERHEAD POWER LINES.

GENERAL NOTES

CAVE-INS

VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

UTILIZE SLOPE/SHORING FOR ALL EXCAVATIONS 4- FEET OR GREATER DEPTH.

USE ENGINEERED DESIGNS FOR EXCAVATIONS OF 20- FEET OR GREATER DEPTH.

PROVIDE LADDER OR SIMILAR ACCESS/EGRESS FROM ALL EXCAVATIONS WITH TRAVEL DISTANCE NOT EXCEEDING 25- FEET.

MAINTAIN SPOILS A MINIMUM OF 2- FEET FROM EXCAVATION EDGE.

PROVIDE DAILY INSPECTION OF ALL EXCAVATIONS BY A COMPETENT PERSON.

DEMOLITION HAZARD

UTILIZE CONTROLLED ACCESS ZONES (CAZ) FOR ALL DEMOLITION.

WORK TO PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE AREA.

FALLS FROM ELEVATION

PROVIDE STANDARD HANDRAILS OR PERSONAL FALL ARREST SYSTEM (PFAS) AT HEIGHTS OF 6- FEET OR GREATER.

ENSURE ALL SCAFFOLD BASEPLATES HAVE SUFFICIENT MUD SILLS/SUPPORT.

PROVIDE LADDER ACCESS TO ALL SCAFFOLDS.

INSPECT SCAFFOLDS PRIOR TO EACH SHIFT.

USE COMPETENT PERSON TO ERECT, DISMANTLE, MOVE, ALTER, AND INSPECT SCAFFOLDING.

PROVIDE TOEBOARDS TO PROTECT THOSE WORKING BELOW.

FILL TREAD PANS BEFORE USING STAIRWAYS.

PROVIDE HANDRAILS ON OPEN SIDES OF STAIRS OVER 30-INCHES OR 4 RISERS HIGH.

PROVIDE STAIRS, LADDERS, OR RAMPS FOR ELEVATION CHANGES OF 19-INCHES OR MORE.

SECURE ALL LADDERS AND EXTEND A MINIMUM OF 36-INCHES ABOVE THE DECK ELEVATION TO BE ACCESSED.

PROVIDE TEMPORARY BRACING OF MASONRY WALLS OVER 8- FT IN HEIGHT. BACKSIDE OF A WALL EQUAL TO THE HEIGHT OF THE WALL PLUS 4 FEET.

A-505 Finish Schedules
A-506 Door Schedule
A-601 Wall Types
A-602 UL Rated Assemblies

STRUCK BY/AGAINST/CAUGHT

PROVIDE A MASONRY CONTROLLED ACCESS ZONE (CAZ) ON THE ONLY ESSENTIAL PERSONNEL INVOLVED IN POST-TENSIONING OPERATIONS SHALL BE PERMITTED IN THE AREA

PROVIDE IMPALEMENT PROTECTION FOR ALL VERTICAL REINFORCING, CONDUIT, AND SIMILAR HAZARDS.

ADHERE TO "CRITICAL LIFT PROCEDURES" FOR LOADS OVER 75 CAPACITY.

ONLY PERSONNEL DIRECTLY INVOLVED WITH TILT-UP OR PRECAST OPERATIONS ARE TO BE PERMITTED IN THE AREA.

CONDUCT A PRE-LIFT SAFETY MEETING FOR ALL TILT-UP AND PRECAST ERECTION.

INSPECT ALL RIGGING, SLINGS, AND CHOKERS PRIOR TO EACH USE.

ENSURE ALL CRANE CERTIFICATIONS AND OPERATOR QUALIFICATIONS ARE PROVIDED.

ASPHYXIATION - CONFINED SPACE

DO NOT ALLOW EXTENDED OCCUPANCY OF TANKS, PITS, VAULTS, AND SIMILAR LIMITED ACCESS LOCATIONS.

USE SPECIAL PRECAUTIONS FOR CONFINED SPACE LOCATIONS, WHICH MAY INCLUDE A PERMIT-SPACE SYSTEM AND AIR MONITORING.

STRUCK BY - STEEL ERECTION

UTILIZE CONTROLLED DECKING ZONE (CDZ) PROCEDURES WHEN INSTALLING ROOF AND INTERMEDIATE FLOOR DECKING.

UTILIZE FALL PROTECTION SYSTEMS AND PERSONAL FALL ARREST SYSTEM (PFAS) AT ELEVATIONS OF 6- FEET OR GREATER.

PROVIDE MINIMUM OF FOUR (4) ANCHOR BOLT CONNECTIONS FOR EACH COLUMN PRIOR TO FURTHER ERECTION OF STRUCTURE.

ADHERE TO REQUIREMENTS OUTLINED IN OSHA 1926 SUBPART "R" AT ALL TIMES WITH THE EXCEPTION THAT 100 % FALL PROTECTION REQUIRED AT ELEVATIONS 6- FEET OR GREATER.

CONDUCT A PRE-CONSTRUCTION SAFETY MEETING FOR ALL STEEL ERECTION.

INSPECT ALL RIGGING, SLINGS, AND CHOKERS PRIOR TO EACH USE.

ENSURE ALL CRANE CERTIFICATIONS AND OPERATOR QUALIFICATIONS ARE PROVIDED.

ENSURE CRANES ARE INSPECTED DAILY BY A COMPETENT PERSON/OPERATOR.

DRAWING INDEX

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SHEET 2	CIVIL PAVING, DRAINAGE, UTILITY PLAN
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S0101	EXISTING SLAB DEMOLITION PLAN
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AC111	REFLECTED CEILING PLAN
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THE HASKELL COMPANY
AMERICA'S DESIGN - BUILD LEADER®

CITY OF PORT ST. LUCIE, FLORIDA
ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER
PORT ST. LUCIE, FLORIDA

6/24/05	REVISED AHJ
6/14/05	REVISED AHJ
5/31/05	AHJ Comments
5/9/05	RCI
4/27/05	PR
4/11/05	CI

DATE	ISSUE/REVISION
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DRAWN BY:	CHECKED BY:
JDJ	MAS
44001101	

INDEX TO
DRAWINGS
AND LEGENDS

A-001
SHEET NUMBER

TRACT F
CITY ADMINISTRATION COMPLEX
FUTURE LAND USE: I
ZONING: I

AIROSO BLVD.
(100' R/W)

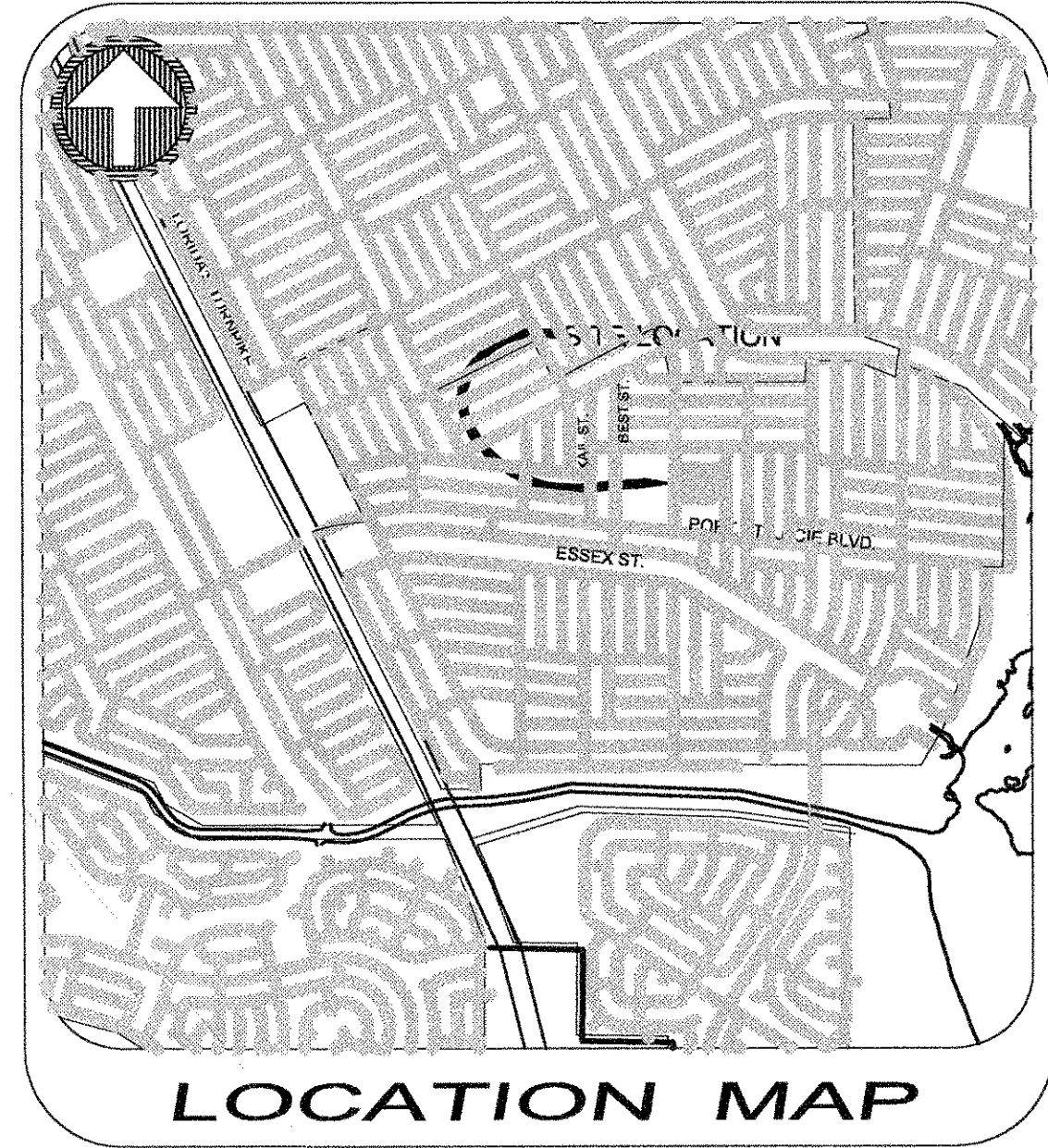
GRAPHIC SCALE
(1" = 50')

TRACT H
ST JAMES ORTHODOX CHURCH
FUTURE LAND USE: I
ZONING: I

690

TRACT D
ST JAMES ORTHODOX CHURCH
FUTURE LAND USE: RH
ZONING: I

DEACON AVENUE
(60' R/W)



SECTION 9, TOWNSHIP 37 SOUTH, RANGE 40 EAST
CONTAINING 213,101 S.F., 4.892 ACRES

PARCEL ID #:

PROJECT NAME:

CITY OF PORT ST. LUCIE COMMUNITY CENTER EXPANSION

OWNER:

CITY OF PORT ST. LUCIE

ENGINEER:

JOSEPH T. FRISCIA, P.E.
FRISCIA ENGINEERING
681 SW WHITMORE DRIVE
PORT ST. LUCIE, FL 34984
(772) 340-4990

SITE DATA

FUTURE LAND USE: CG
ZONING: CG

GROSS SITE AREA 213,101 S.F. (4.892 AC) = 100.00%

IMPERVIOUS AREA 143,130 S.F. (3.286 AC) = 67.17%

EXISTING BUILDING 26,883 S.F. (0.617 AC) = 12.62%

PROPOSED ADDITION 5,164 S.F. (0.119 AC) = 2.43%

EXISTING PAVEMENT 87,827 S.F. (2.016 AC) = 41.21%

PROPOSED SIDEWALKS 753 S.F. (0.017 AC) = 0.35%

EXISTING LAKE 22,503 S.F. (0.517 AC) = 10.56%

PERVIOUS AREA (OPEN SPACE): 69,971 S.F. (1.581 AC) = 32.83%

BUILDING HEIGHT: ONE STORY (HEIGHT OF 25 FT.)

PROVIDER OF UTILITIES: PSLUSD

WATER: PSLUSD

WASTEWATER: PSLUSD

UPLAND PRESERVE REQUIREMENTS

MITIGATION REQUIRED: NO MITIGATION REQUIRED.

NO UPLANDS ONSITE

691

Date	Revisions	By
04-01-05	REVISED SIDEWALKS PER ARCH	RWF
04-27-05	REVISED BLDG & SIDEWALKS PER ARCH	RWF

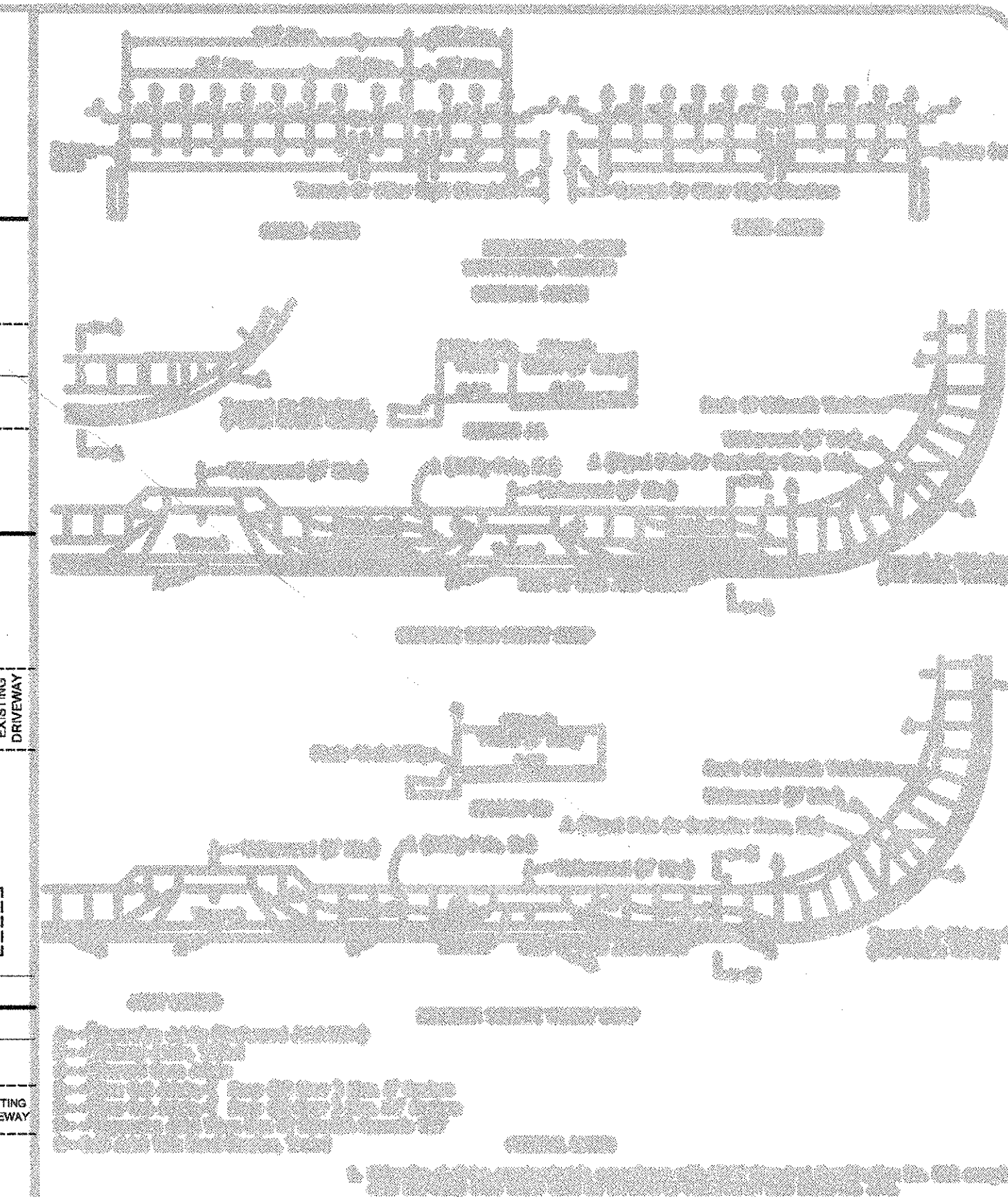
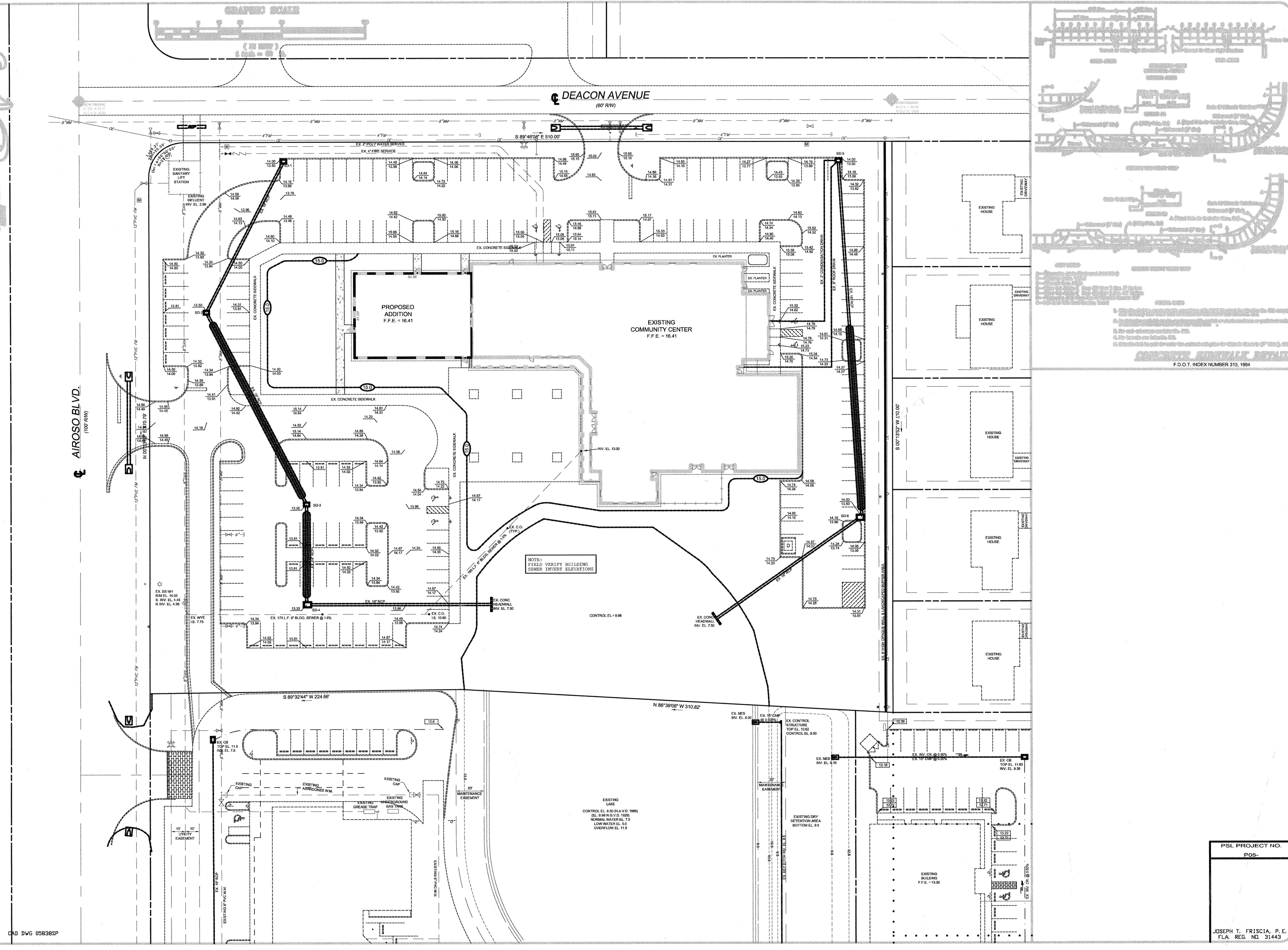
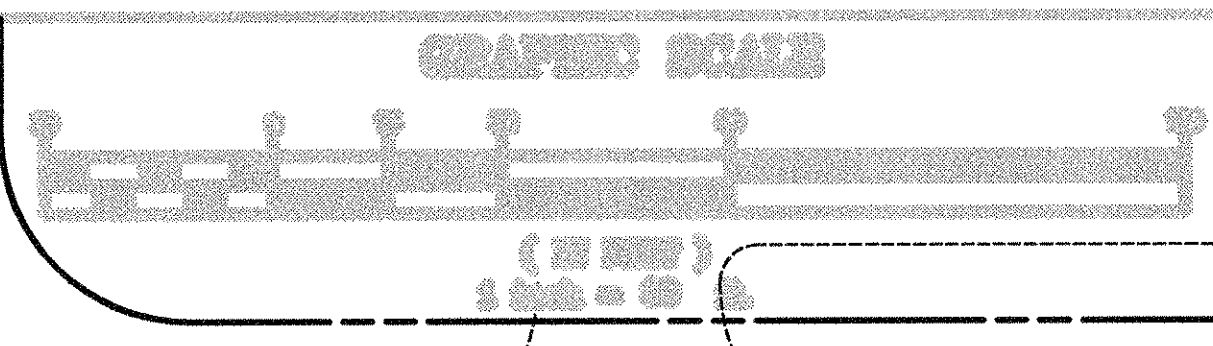
FRISCIA ENGINEERING
681 SW WHITMORE DR. PORT ST. LUCIE, FL 34984
PH: (772) 340-4990 FAX: (772) 340-7996
e-mail: frisciaeng@earthlink.net

CITY OF PORT ST. LUCIE COMMUNITY CENTER EXPANSION
SITE PLAN

DRAWN RWF
CHECKED J.T.F.
DATE 03-21-05
SCALE 1" = 30'
JOB NO. 05938
SHEET 1

PSL PROJECT NO.
P05-

JOSEPH T. FRISCIA, P.E.
FLA. REG. NO. 31443



Date	Revisions	By
04-01-05	REVISED SIDEWALKS PER ARCH	rwf
04-27-05	REVISED BLDG. & SIDEWALKS PER ARCH	rwf

FRISCHIA ENGINEERING
681 S.W. WHITMORE DR. PORT ST. LUCIE FL 34984
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e-mail: frischiaeng@aol.com

CITY OF PORT ST. LUCIE COMMUNITY CENTER EXPANSION

PAVING - DRAINAGE - UTILITY PLAN

DRAWN
rwf

CHECKED
JTF

DATE
03-21-05

SCALE
1" = 30'

JOB NO.
05838

SHEET
2

PSL PROJECT NO.
P05-

JOSEPH T. FRISCHIA, P.E.
FLA. REG. NO. 31443

GENERAL STRUCTURAL NOTES

GOVERNING CODES:

FLORIDA BUILDING CODE 2001, w/ 2003 REVISIONS
ACI, AISC, AWS

FIRE RATING: ROOF-CEILING ASSEMBLY UL P544 (ONE HOUR, UNRESTRAINED)

DESIGN LOADS:

DEAD LOADS:

ROOF - TOP CHORD 5 PSF
BOTTOM CHORD 12 PSF

LIVE LOADS:

ROOF - 3 IN 12 SLOPE SF = 20 PSF
ROOF - 6 IN 12 SLOPE(TRIB AREA = 0-200 SF) = 20 PSF
.....(TRIB AREA > 200 SF) = 16 PSF

WIND LOADS - ASCE 7-02

BASIC WIND SPEED = 140 MPH
EXPOSURE B, ENCLOSED BUILDING
I=1.00 (FBC), INTERNAL PRESSURE COEF.=0.18

BUILDING IS LOCATED WITHIN WIND-BORNE DEBRIS REGION (FBC SEC. 1606.1.5)
LARGE MISSILE IMPACT REQUIREMENTS APPLY

ALLOWABLE SOIL BEARING PRESSURE 3000 PSF

MATERIALS:

CONCRETE (NORMAL WEIGHT - 28 DAY COMPRESSIVE STRENGTH):

SLAB ON GRADE 3000 PSI. TYP. U.O.N.
TILT UP PANELS 3000 PSI. TYP. U.O.N.
ALL OTHER UNLESS
OTHERWISE NOTED 3000 PSI.

REINFORCING ASTM A615, GRADE 60
WELDED WIRE FABRIC ASTM A185
ANCHOR BOLTS ASTM F1554
EXPANSION BOLTS SIMPSON WEDGE-ALL (CARBON
STEEL, ZINC PLATED) OR EQUAL

WELDED STUDS: ASTM A108
DEFORMED BAR ANCHORS: ASTM A496

ABBREVIATIONS:

C.J. CONTROL JOINT OR CONSTRUCTION JOINT
CL. CENTER LINE
C.M.U. CONCRETE MASONRY UNIT
D.B.A. DEFORMED BAR ANCHOR
E.F. EACH FACE
E.O.S. EDGE OF SLAB
E.W. EACH WAY
F.O.M. FACE OF MASONRY
F.S. FAR SIDE
M.O. MASONRY OPENING
N.S. NEAR SIDE
N.T.S. NOT TO SCALE
T.O.F. TOP OF FOOTING
T.O.S. TOP OF SLAB
T & B TOP AND BOTTOM
U.O.N. UNLESS OTHERWISE NOTED

Soil Compaction:

12" below bearing elevation compaction shall be:
Footings..... 95% Modified Proctor
Slab on Grade..... 95% Modified Proctor

Concrete:

- All concrete shall be normal-weight concrete (145 PCF). Twenty-Eight day compressive strength shall be:
Slab-On-Grade.....3,000 PSI
Footings.....3,000 PSI
Tilt-Wall Panels.....3,000 PSI
2. All concrete shall have slump = 4" ± 1"
3. Concrete shall have no air entrainment.
4. If footing elevations shown occur in a disturbed, unstable or unsuitable soil, the engineer shall be notified.
5. See Architectural, Mechanical, Electrical and plumbing drawings for openings, sleeves, etc. not shown on structural drawings.
6. See Architectural, Mechanical, Electrical and plumbing drawings for openings, sleeves, etc. not shown on structural drawings.

Reinforcing:

- Unless otherwise shown on drawings, minimum cover for reinforcing shall be as follows:
Footings.....3" Sides & Bottom
Slab-On-Grade.....Centered
2. All reinforcing shall be held securely in position with standard accessories in conformance with CRSI Manual of Standard Practice and ACI 315, during placing of concrete.
3. Unless noted otherwise noted splices in reinforcing, where permitted, shall be as follows:
Reinforcing Bars.....48 bar diameters
Welded Wire Fabric (WWF).....wire spacing plus 2"
4. All hooks in reinforcing bars shall be standard ACI hooks, U.O.N.

Fiber Reinforcing:

- Fibrillated polypropylene fibers engineered and designed for use in concrete, complying with ASTM C1116. Type III, ¾" long.
2. Uniformly disperse in concrete mixture at manufacturer's recommended rate, but not less than 1.5 lb/cu. yd.

Wood:

- All wood shall be Southern Pine or Spruce-Pine-Fir and graded as follows:
Non-Load-Bearing Wall Studs: Stud Grade
Load-Bearing Wall Studs: Stud Grade
Load-Bearing Wall Headers: #2 or better
2. Load-bearing door and window headers not specified on plans shall be 3-2x10 with 2-1/2" plywood fillers.
3. Non Load-bearing door and window headers not specified on plans shall be 2-2x8 with 1-1/2" plywood filler.
4. Provide a minimum of 2 studs each side of door and window openings to support header and 2 studs full height of wall.
5. All timber fasteners shall be String-Tie Connectors by the Simpson Company or an acceptable alternate.
6. All wood in direct contact with concrete or masonry shall be treated lumber.
7. Where epoxy anchors are shown, provide the "SET" system by Simpson Strong-Tie, using 1" dia. all-thread rod (Allowable tension 8,460#; Allowable shear 4,360#; w/ 6" embedment and 2,000 psi concrete)

Wind Pressures for Wall Components and Cladding (for h < 60')

Basic Velocity Pressure, qh = 0.00256K_zK_{zt}K_dV² (PSF) = 35.10

Directionality Factor K_d = 1.00
Topographic Factor K_{zt} = 1.00
Mean Height h (ft) = 20.25

Negative Pressure (Suction)

Tributary Area of Window Glazing (Sq. Ft.)	Edge Zone 7.00 Feet wide			Interior Zone		
	GCp	GCpi	Wind Pressure P=qh(GCp-GCpi) PSF	GCp	GCpi	Wind Pressure P=qh(GCp-GCpi) PSF
0-10	-1.40	-0.18	-55.5	-1.10	-0.18	-44.9
20	-1.30	-0.18	-51.9	-1.05	-0.18	-43.2
50	-1.15	-0.18	-46.7	-0.98	-0.18	-40.7
100	-1.07	-0.18	-43.9	-0.93	-0.18	-39.0
200	-0.96	-0.18	-40.0	-0.89	-0.18	-37.6
> 500	-0.80	-0.18	-34.4	-0.80	-0.18	-34.4

Positive Pressure (For Edge Zone and Interior Zone)

Tributary Area of Window Glazing (Sq. Ft.)	GCp	GCpi	Wind Pressure P=qh(GCp-GCpi) PSF
	GCp	GCpi	Wind Pressure P=qh(GCp-GCpi) PSF
0-10	1.00	0.18	41.4
20	0.93	0.18	39.0
50	0.87	0.18	36.9
100	0.82	0.18	35.1
200	0.78	0.18	33.7
> 500	0.70	0.18	30.9

Notes:

- For effective areas between those given above the load may be interpolated, otherwise conservatively use the load associated with the lower effective area.
2. Plus and minus signs signify pressures acting toward and away from the building surfaces.

Pre-Engineered Wood Trusses:

General Truss Notes:

- Trusses shall be designed in accordance with these specifications and where any applicable design feature is not specified herein, design shall be in accordance with applicable provisions of latest edition of National Design Specifications for Wood Construction (NDS), American Forest and Paper Association (AFPA), and Design Specifications for Metal Plate Connected Wood Trusses (ANSI/TPI 1), Truss Plate Institute (TPI), and code of jurisdiction.
2. The manufacturer shall use connection plates supplied by a member of the Truss Plate Institute.
3. Manufacturer shall furnish design drawings bearing seal and registration number of an engineer licensed in the state of Florida. Drawings shall be approved by Architect prior to fabrication.
4. Truss design drawings shall include as minimum information:
A. Span, depth or slope and spacing of trusses
B. Required bearing width
C. Design Loads, as applicable:
a. Top chord live load
b. Top chord dead load
c. Bottom chord live load
d. Bottom chord dead load
e. Concentrated loads and their points of application
f. Wind and seismic criteria
D. Adjustment to lumber and plate design loads for condition of use
E. Reactive forces, their points of occurrence and direction
F. Lumber size, species and grade for each member
G. Location of any required continuous bracing
H. Calculated deflection ratio and/or maximum deflection for live and total load
I. Maximum axial compressive forces in truss members
J. Location of joints
K. Connection requirements for:
a. Truss and truss girders
b. truss ply to ply
c. field splices

Lumber:

- Lumber used for truss members shall be in accordance with published Values of lumber rules writing agencies approved by board of review of American Lumber Standards Committee. Lumber shall be identified by Grade mark of a lumber inspection bureau or agency approved by that Board, and shall be as shown on design drawings.
2. Moisture content of lumber shall be no less than 7 percent nor greater than 19 percent at time of fabrication.
3. Adjustment of values for duration of load or conditions of use shall be in accordance with National Design Specifications for Wood Construction (NDS).

Fabrication:

Trusses shall be fabricated in a properly equipped manufacturing facility of a permanent nature. Trusses shall be manufactured by experienced workmen, using precision cutting, jiggling and pressing equipment meeting requirements of ANSI/TPI 1-2002, Section 4. Truss members shall be accurately cut into length angle and true to line to assure proper fitting joints within tolerances set forth in ANSI/TPI 1-2002, Chapter 4, and proper fit with other work.

Handling, Installation and Bracing:

- Trusses shall be handled during fabrication, delivery and at jobsite so as not to be subjected to excessive bending.
2. Trusses shall be unloaded on smooth ground to avoid lateral strain. Trusses shall be protected from damage that might result from on-site activities and environmental conditions. Prevent toppling when banding is removed.
3. Handling during installation in accordance with Building Component Safety Information (BCSI 1-03), TPI, and ANSI/TPI 1-2002. Installation shall be consistent with good workmanship and good building practices and shall be responsibility of Truss Installer.
4. Apparent damage to trusses, if any, shall be reported to Manufacturer prior to installation.
5. Trusses shall be set and secured level and plumb, and in correct location.
6. Concentrated loads shall not be placed atop trusses until all specified bracing has been installed and decking is permanently nailed in place. Specifically avoid stacking full bundles of decking or other heavy materials onto unshathed trusses.
7. Trusses shall be braced during erection in accordance with "Commentary and Recommendation for Bracing Wood Trusses" published by Truss Plate Institute.
8. Temporary truss bracing shall not be removed until permanent lateral truss bracing is installed and all other improvements are completed.
9. Permanent truss bracing shall be anchored to solid end walls or cross-braced at bracing ends.
10. Permanent truss bracing shall be provided in the plane of the truss bottom chord and shall consist of both lateral bracing spaced at no more than 6 feet on center and diagonal braced bays at building ends and intermediate intervals of not greater than 24 feet on center.
11. Permanent truss bracing shall be provided in the plane of the truss top chord and shall consist of both lateral bracing spaced at no more than 15 feet on center and diagonal braced bays at building ends and intermediate intervals of not greater than 24 feet on center.
12. Permanent end vertical truss bracing shall be provided in the plane of the trusses and shall consist of lateral bracing and X-bracing at non-hip end of building and at every 24 feet or less.
13. Permanent truss bracing shall be provided in the plane of the truss web and shall consist of diagonal bracing spaced at not more than 24 feet on center.
14. Permanent truss bracing shall be at least a nominal 2x4.
15. No splices, cuts, or other modifications shall be made to truss members unless approved by the engineer or shown on the shop drawings.
16. Erection bracing is always required. Professional advice should always be sought to prevent toppling or dominoing of trusses during installation.
17. The Contractor is responsible for obtaining and furnishing the materials used for installation and permanent bracing.

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®

CITY OF PORT ST. LUCIE, FLORIDA
ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER
PORT ST. LUCIE, FLORIDA

6/24/05 REVISED AHJ
6/14/05 REVISED AHJC
5/9/05 RCI
4/27/05 PR
4/21/05 FNDN PERMIT
4/11/05 CI

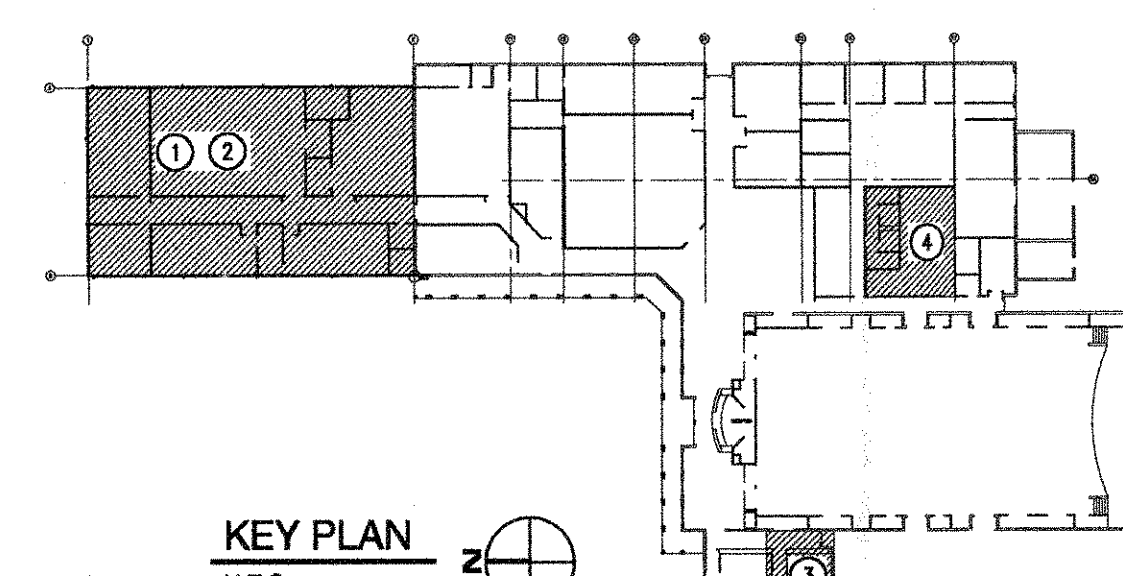
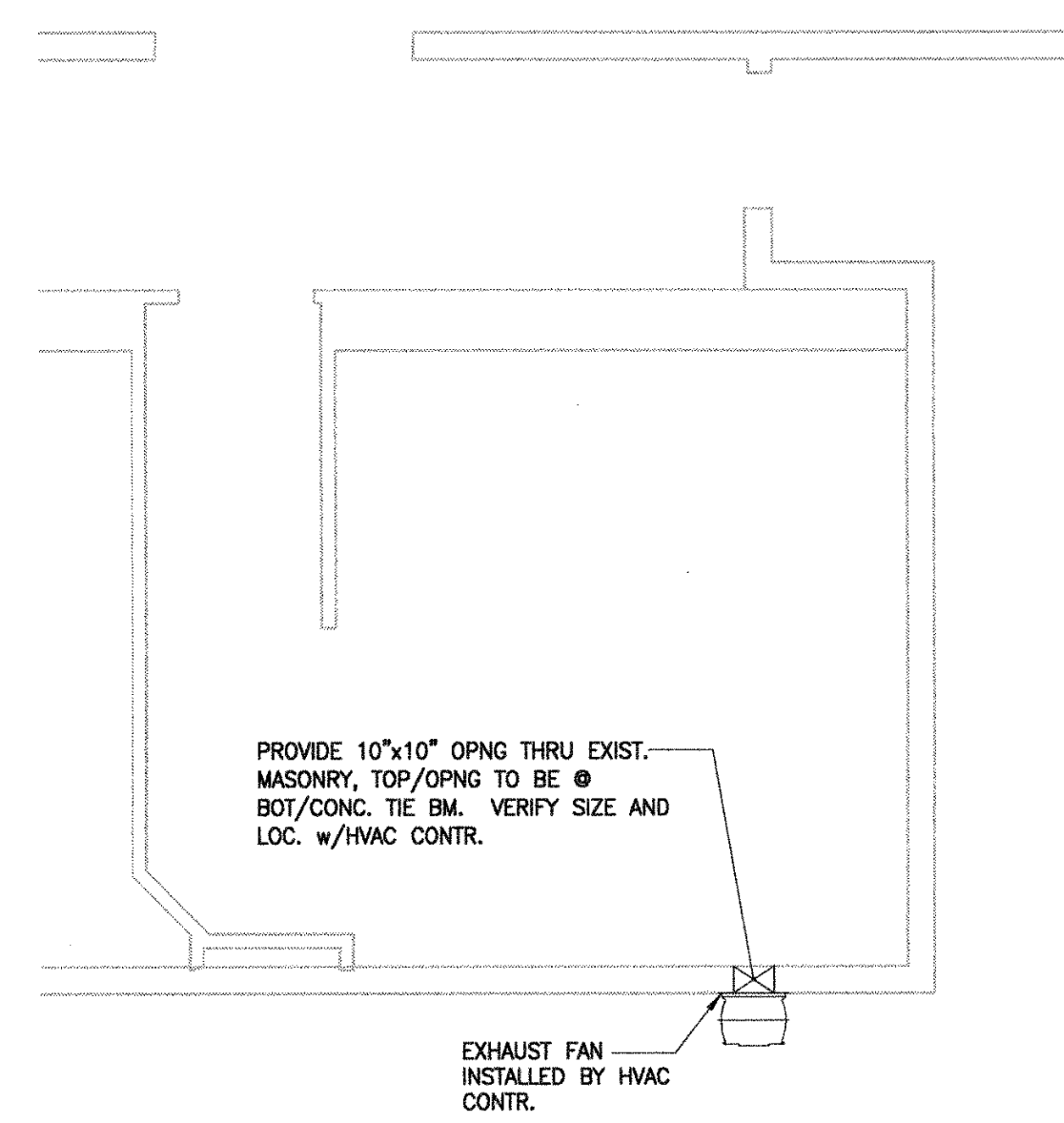
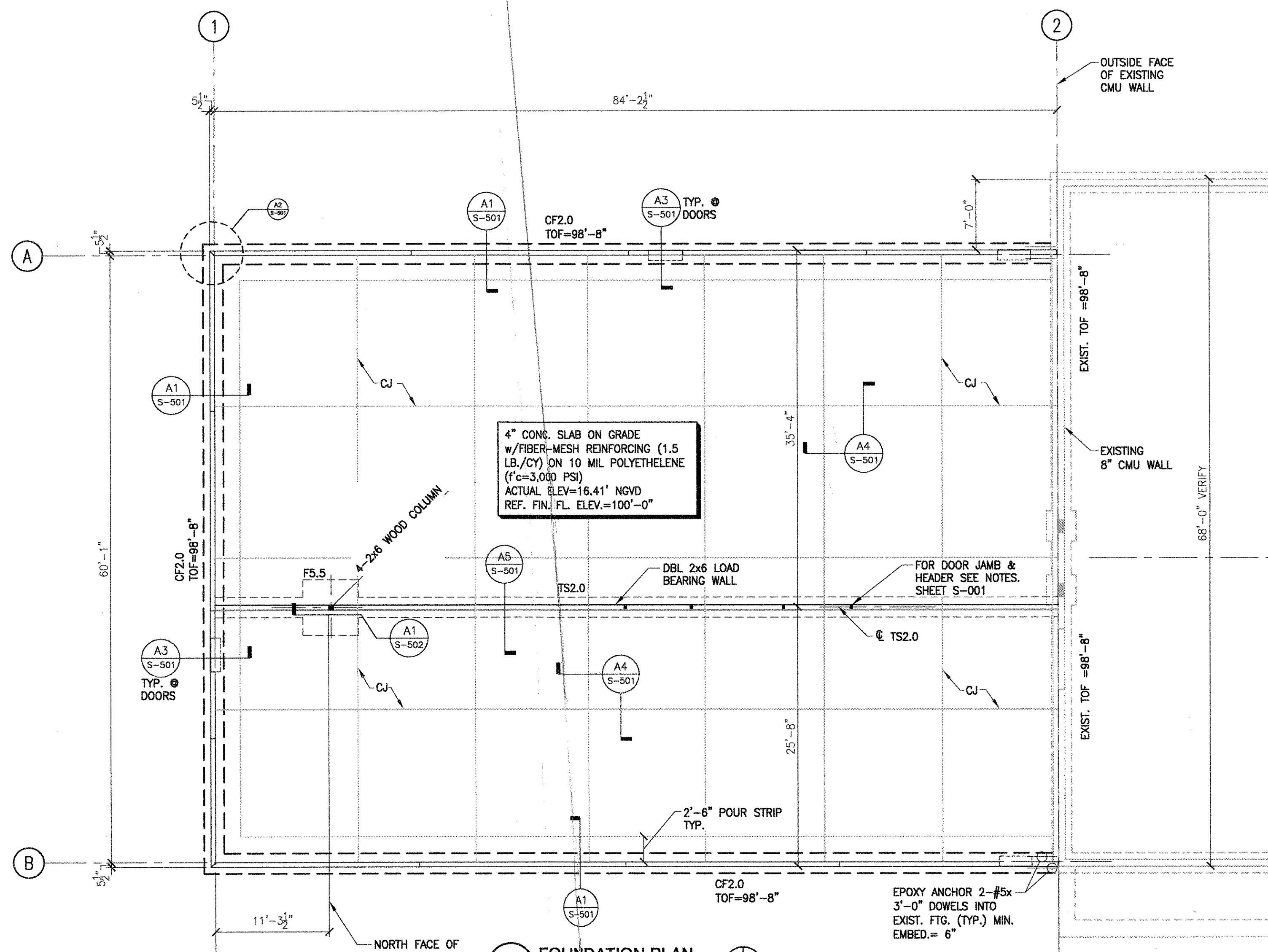
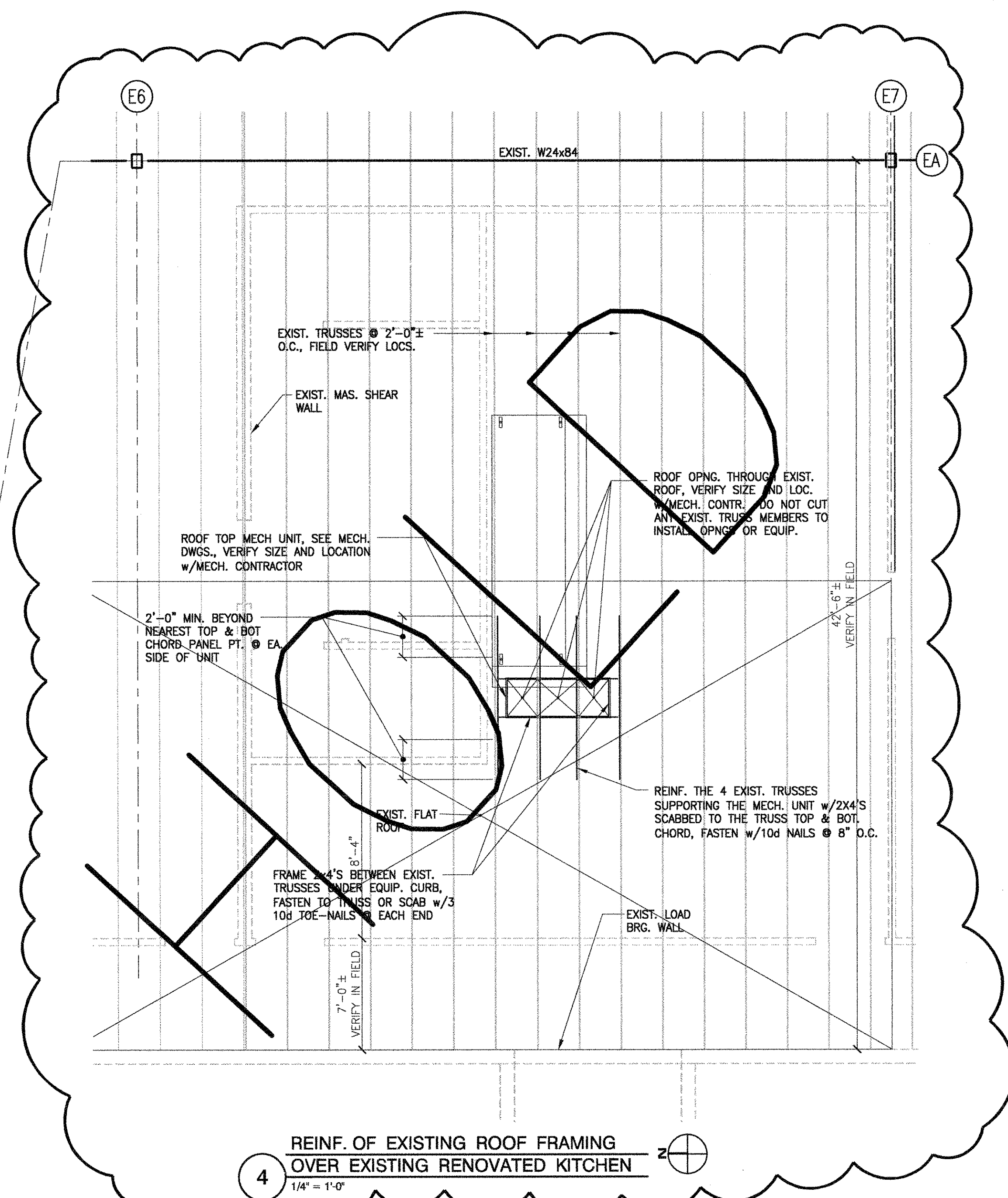
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DRAWN BY: MSG
CHECKED BY:
AE JOB NUMBER
44001101

STRUCTURAL
GENERAL
NOTES

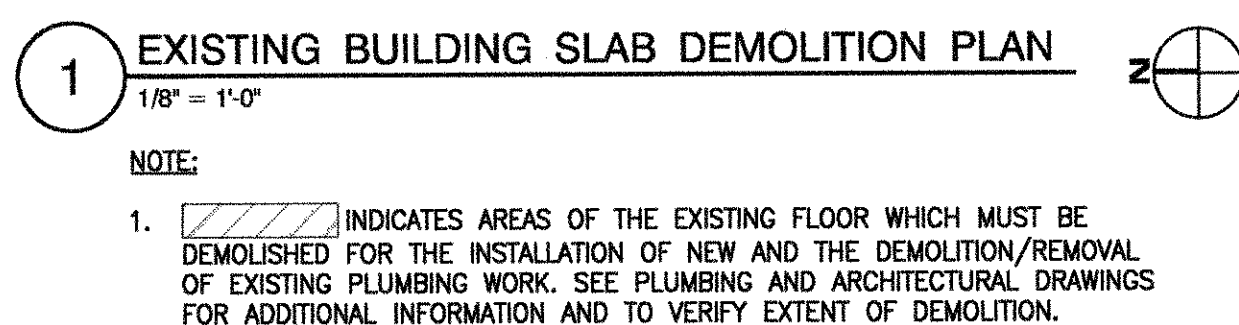
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SHEET NUMBER

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S-101

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[illegible]

CITY OF PORT ST. LUCE, FLORIDA

**ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER**

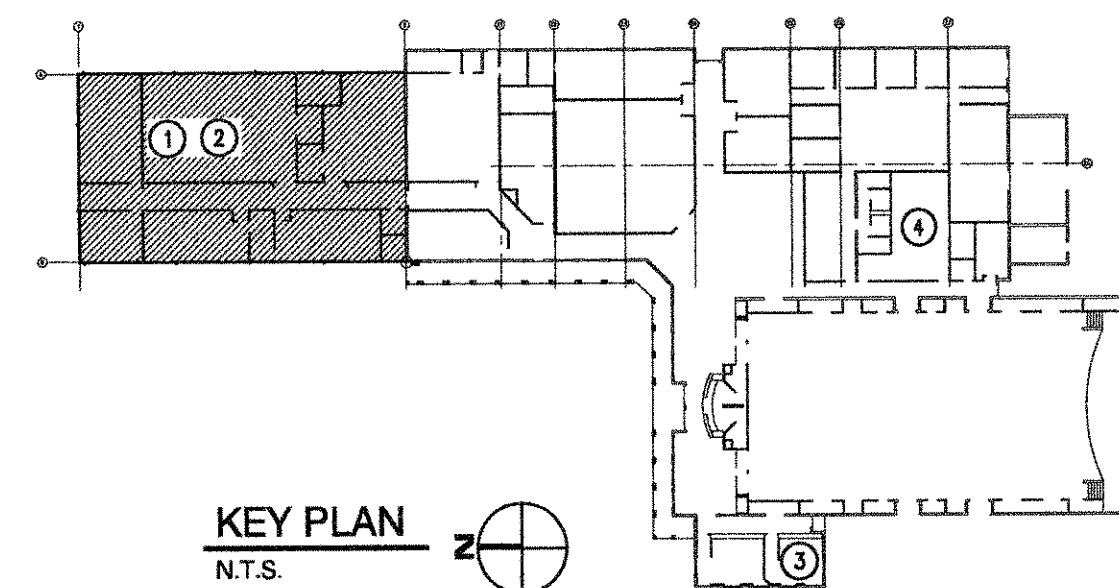
PORT ST. LUCE, FLORIDA

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**TRUSS LAYOUT
TRUSS BRACING
& TRUSS CONNECTION
PLAN**

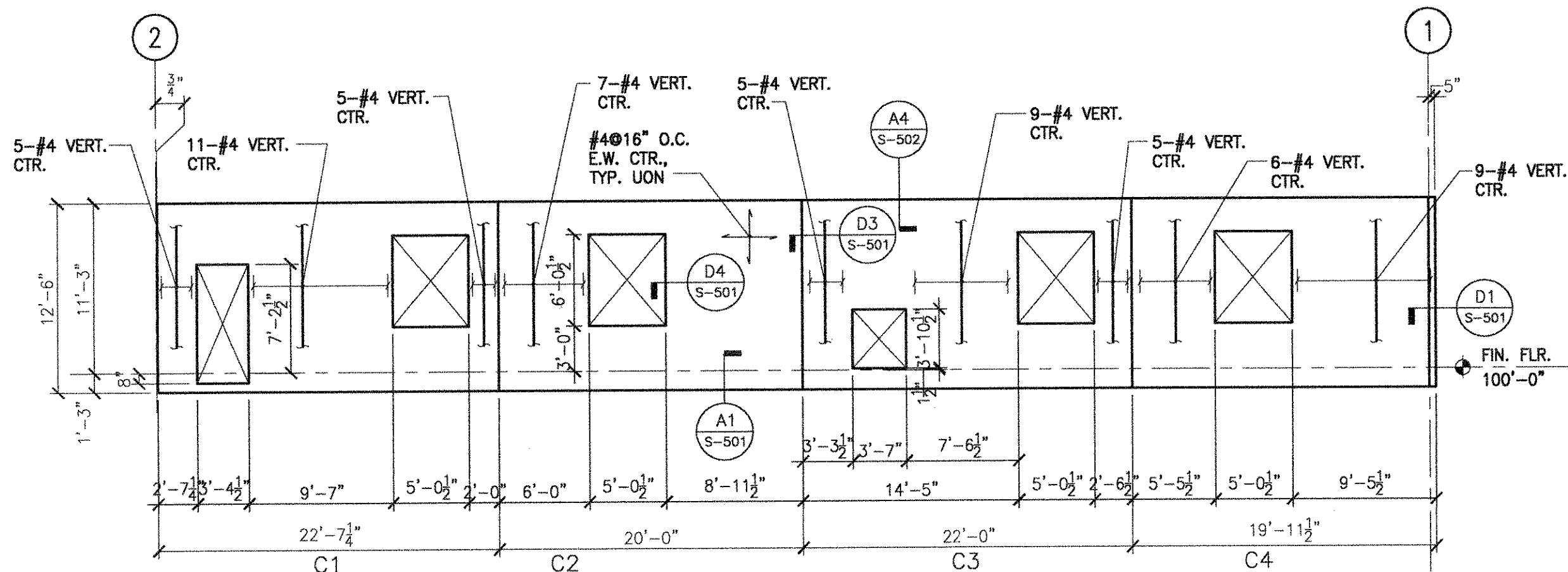
S-102
SHEET NUMBER



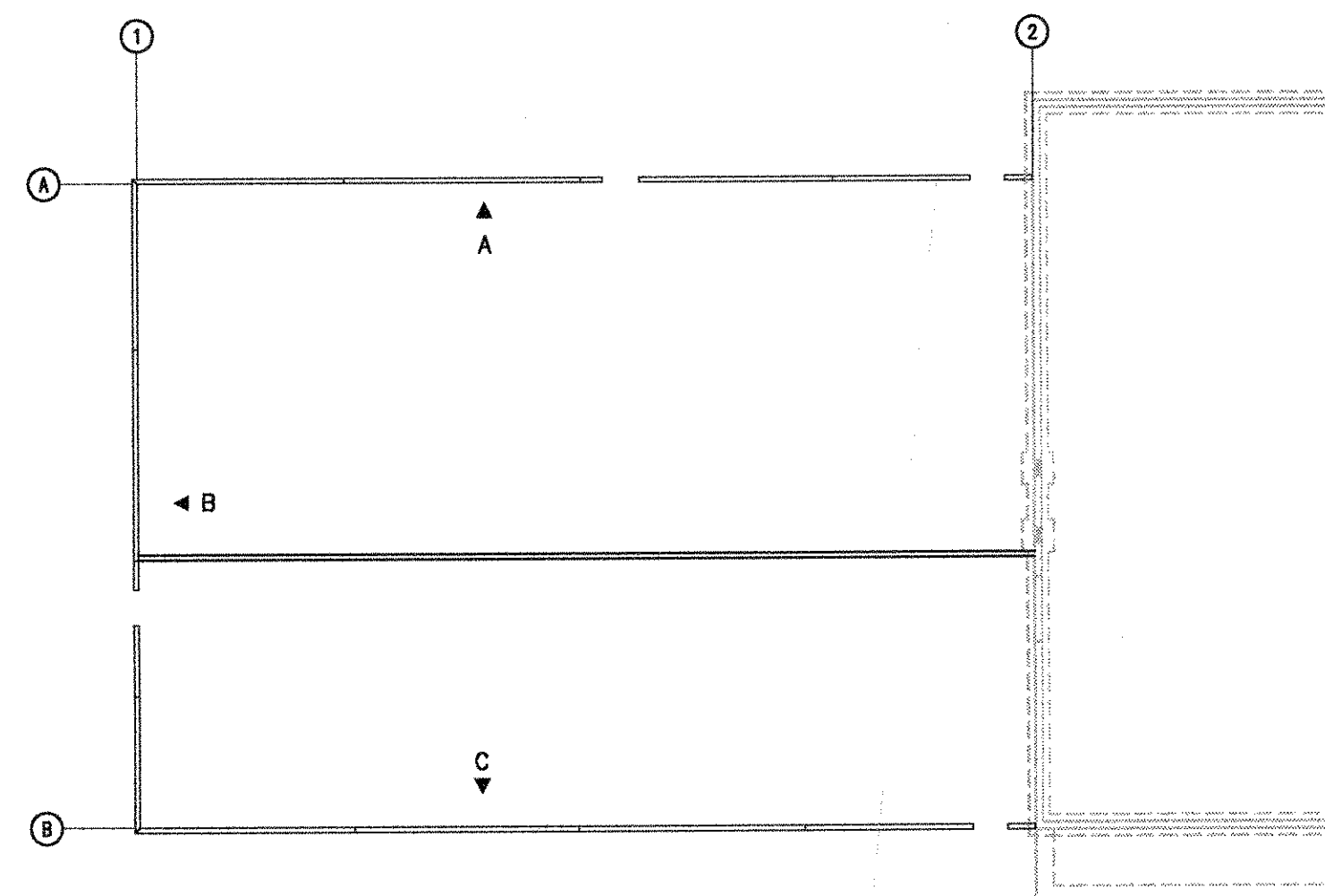
1. PERMANENT BOTTOM CHORD LATERAL BRACES SHALL BE PLACED NO MORE THAN 10'-0" O.C.
2. PERMANENT TOP CHORD LATERAL BRACES SHALL BE PLACED NO MORE THAN 15'-0" O.C.
3. PERMANENT DIAGONAL BRACED BAYS SHALL BE LOCATED AT BUILDING ENDS AND SPACED IN INTERVALS NOT GREATER THAN 24'-0".
4. LOCATE BRACING ADJACENT TO WEB MEMBERS.
5. X-BRACING SHALL BE PLACED AT NON-HIP END OF BUILDING AND IN INTERVALS OF NO MORE THAN 24'-0".
6. ALL BOTTOM CHORD BRACING TO BE INSTALLED ON TOP OF BOTTOM CHORD.
7. STUD TO PLATE CONNECTION = (B) TYPE

SIMPSON CONNECTORS OR APPROVED EQUAL									
MARK	QUANTITY PER TRUSS CONNECTION	ANCHOR TYPE	NAILS TO TRUSS	NAILS TO SEAT	BOLTS	ALLOWABLE UPLIFT (LBS)	MAX. UPLIFT (LBS) FROM TRUSS CALCS.	COMMENTS	
A	24"	OTC	VTC 2	4-10d	5-10d x 1 1/2	405	100 PLF		
B	1	SPH 6			12-10d x 1 1/2	1360	288		
C	1	H 2.5A	5-8d	5-8d		600	532		
D	2	H 2.5A	5-8d	5-8d		2x(600)	628		
E	2	H 14	12-8d x 1 1/2	13-8d OR 15-8d		2x(1350)	2288		13-8d w/ LIP
F	1	SUR 24	4-10d x 1 1/2	4-16d		450	435		
G	1	SUL 24	4-10d x 1 1/3	4-16d		450	435		PROVIDED BY TRUSS MFG.
H	1	THJA 26 LSSU210	4-10d x 1 1/2 7-10d x 1 1/2	20-16d 9-10d		720	1336		
J	1	U 26	4-10d x 1 1/2	6-16d OR 6-10d		490	470		
K	1	HDQ 8	20-SDS3 (1/4x3)	20-SDS3 (1/4x3)	7/8" DIA	7210	6088		
L	36" O.C.	HGAM10KTA	4-SDS 1/4 x 1 1/2	4-1/4 x 1 3/4 TITEN (CONC)		850	100 PLF		
M	1	H16-2	2-10d x 1 1/2	2-10d x 1 1/2		1472			
N	2	HCP1 81	6-10d x 1 1/2	6-10d x 1 1/2		605	836		
P	2	PHD 5	14-SDS3 (1/4x3)	14-SDS3 (1/4x3)	5/8" DIA	2x(4380)	6088		

v: \\44001101\\S\\44001101S-201.dwg Jun 22, 2005 - 1:51pm PLOTTED BY: mslugdst



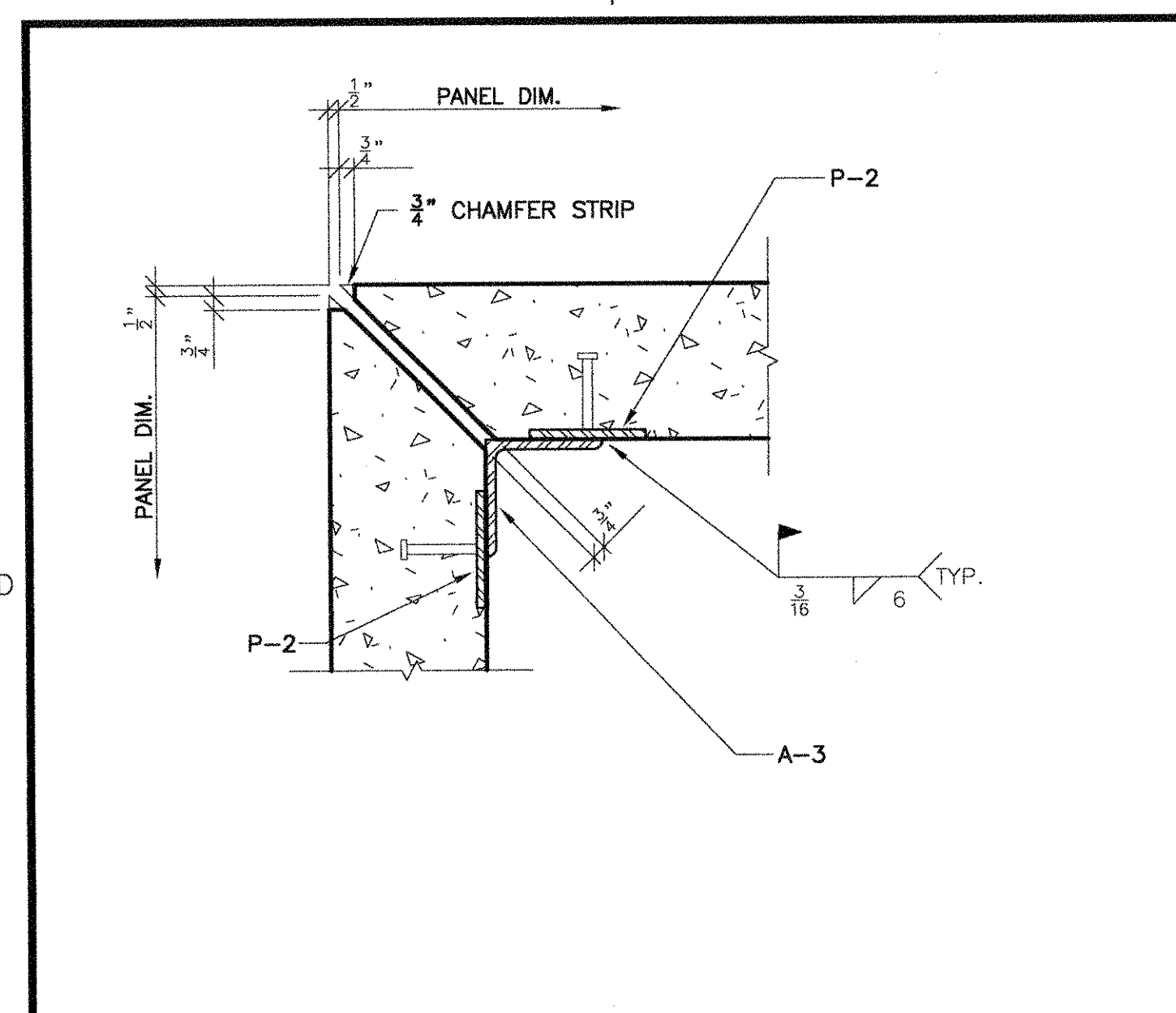
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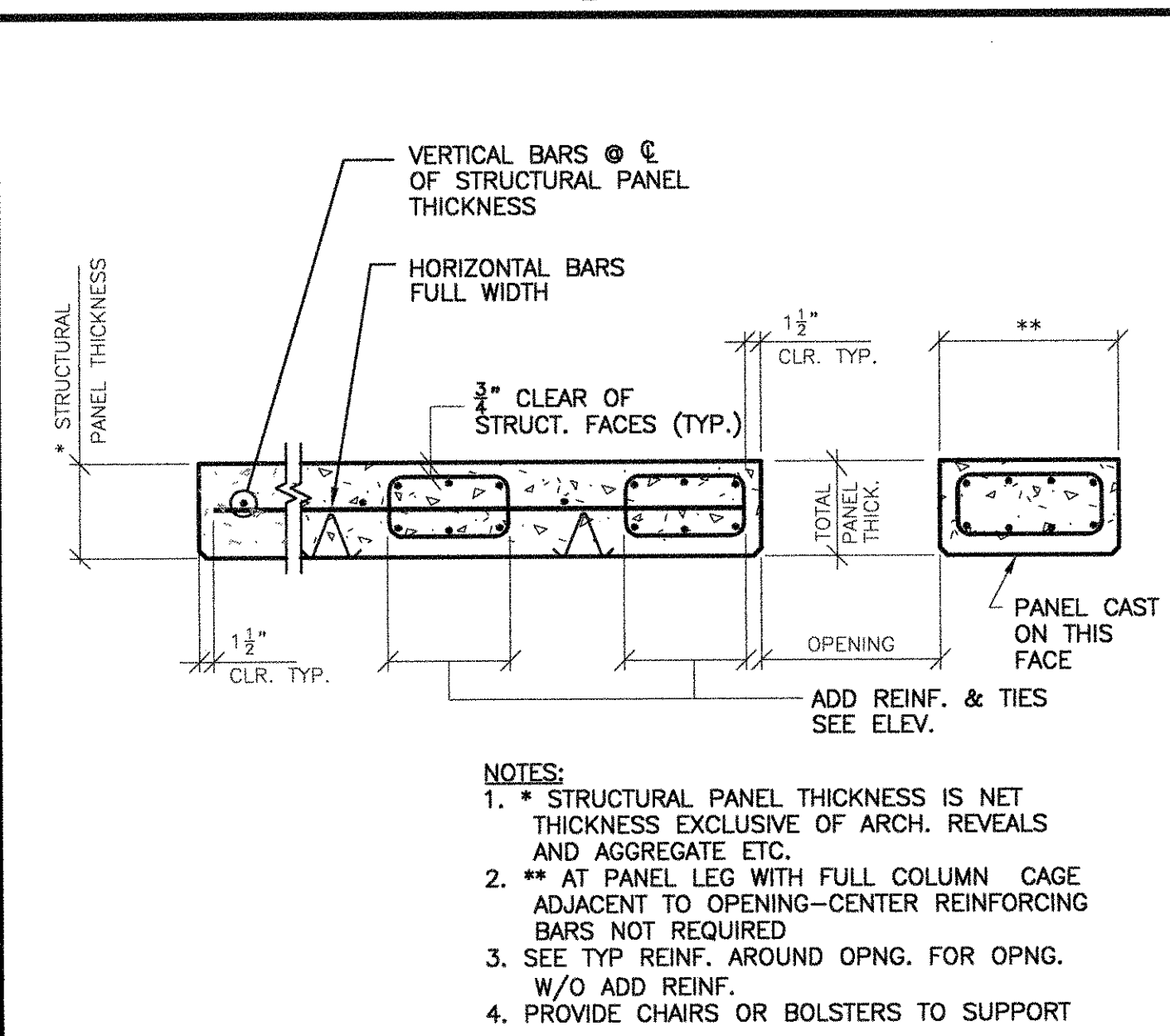
		THE HASKELL COMPANY AMERICA'S DESIGN - BUILD LEADER® 111 Riverside Avenue • Jacksonville, Florida 32202 • 904/79-4500 AUGUST 21, 1995 REVISED		P. CRAIG WILLIAMS, P.E. SR. STRUCTURAL ENGR.	REG. NO. 27004
CITY OF PORT ST. LUCE, FLORIDA ADDITION AND RENOVATIONS TO AIROSO COMMUNITY CENTER PORT ST. LUCIE, FLORIDA					
6/24/05	REVISED AHJ				
6/14/05	REVISED AHJC				
5/9/05	RCI				
4/27/05	PR				
4/21/05	FIND PERMIT				
4/11/05	CI				
DATE ISSUE / REVISION We hereby expressly reserve the property rights in this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.					
DRAWN BY:		CHECKED BY:			
WSG					
AC JOB NUMBER					
44001101					
PANEL ELEVATIONS					
S-201					
SHEET NUMBER					

REF: LOG-3042-44001101-21 (V44001101) (B) (LOG-3042-44001101-21) (DWG)

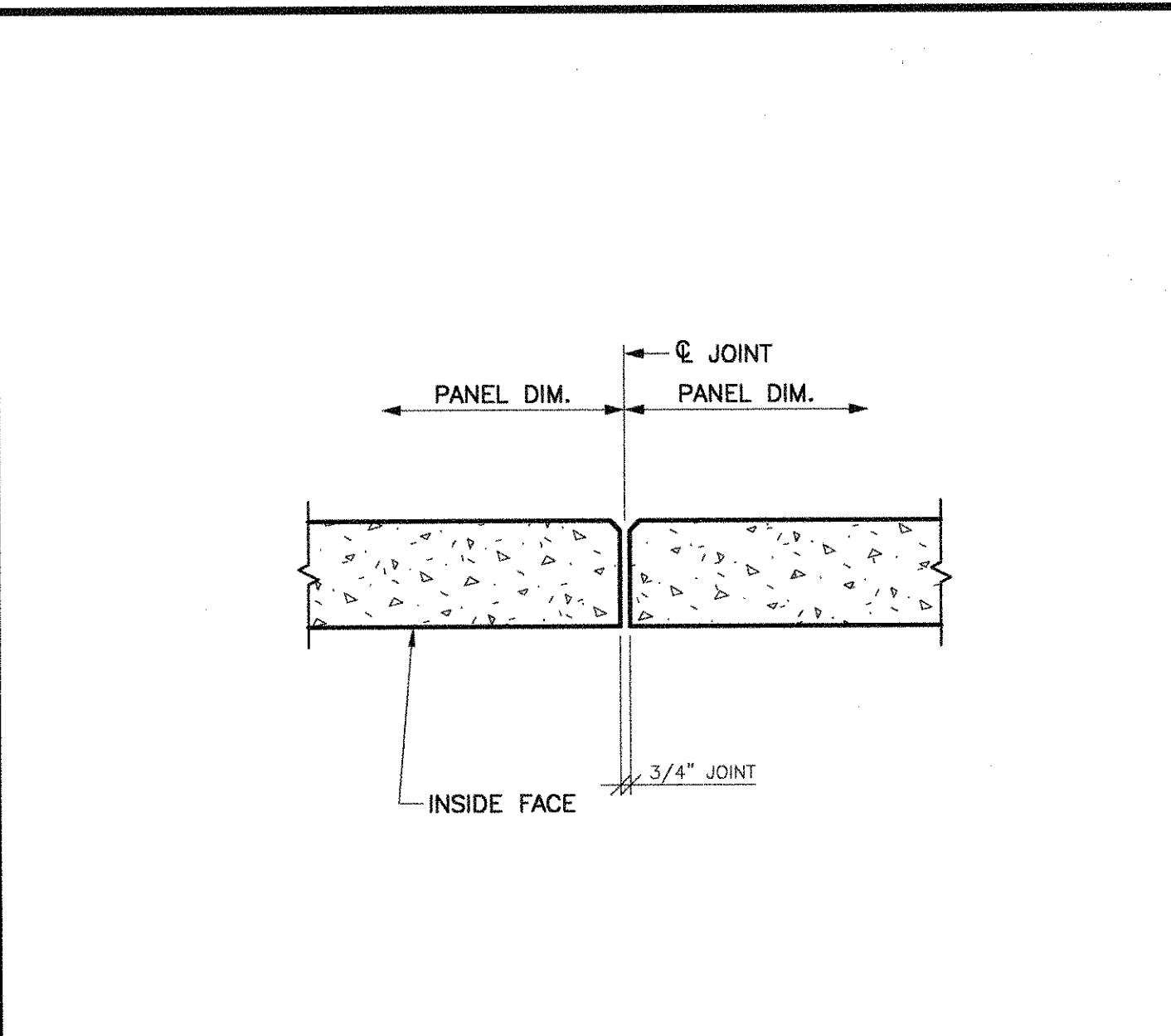
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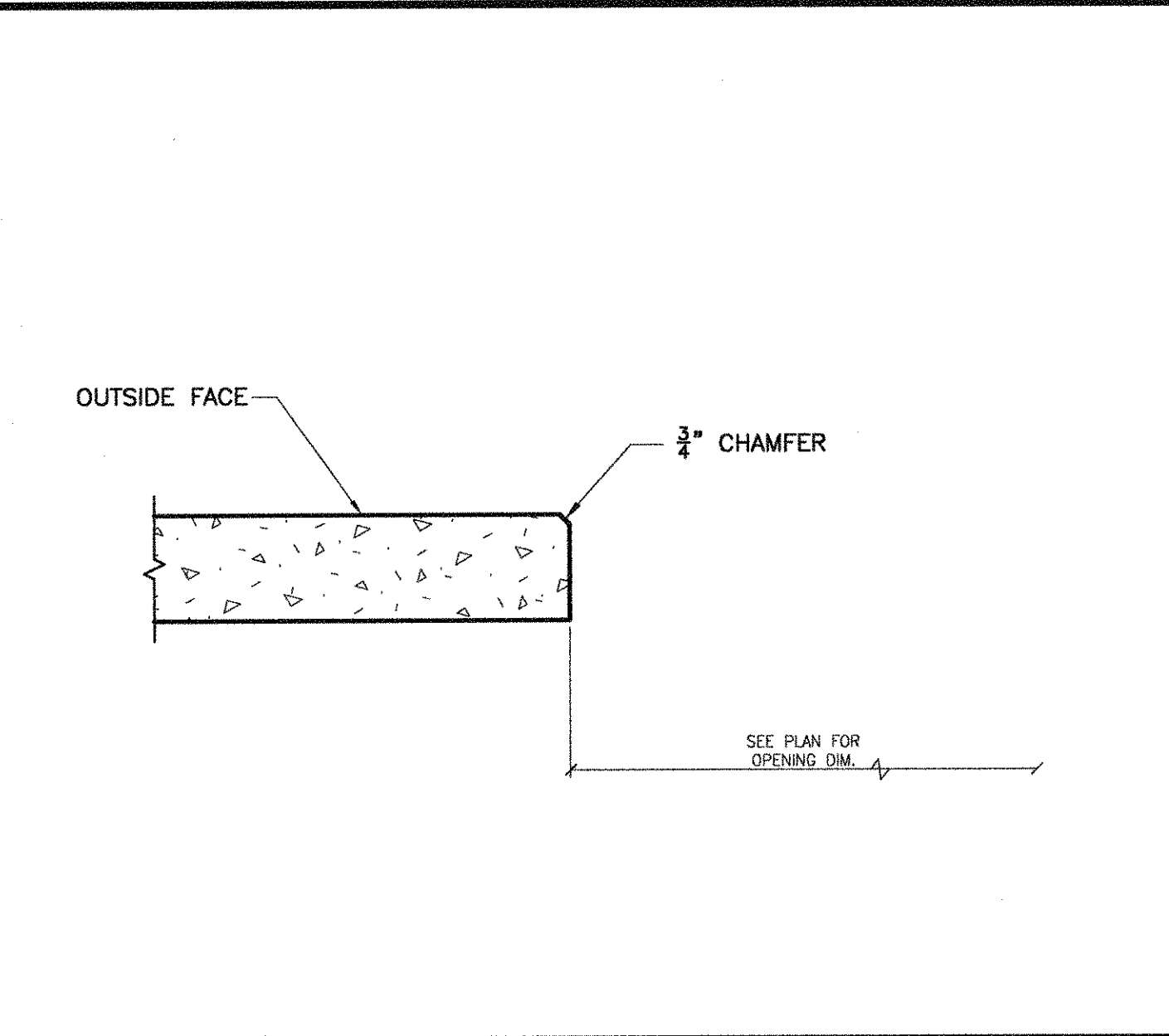
PANEL MITERED CORNER CONN. (D1)
SCALE: 1/2"=1'-0"



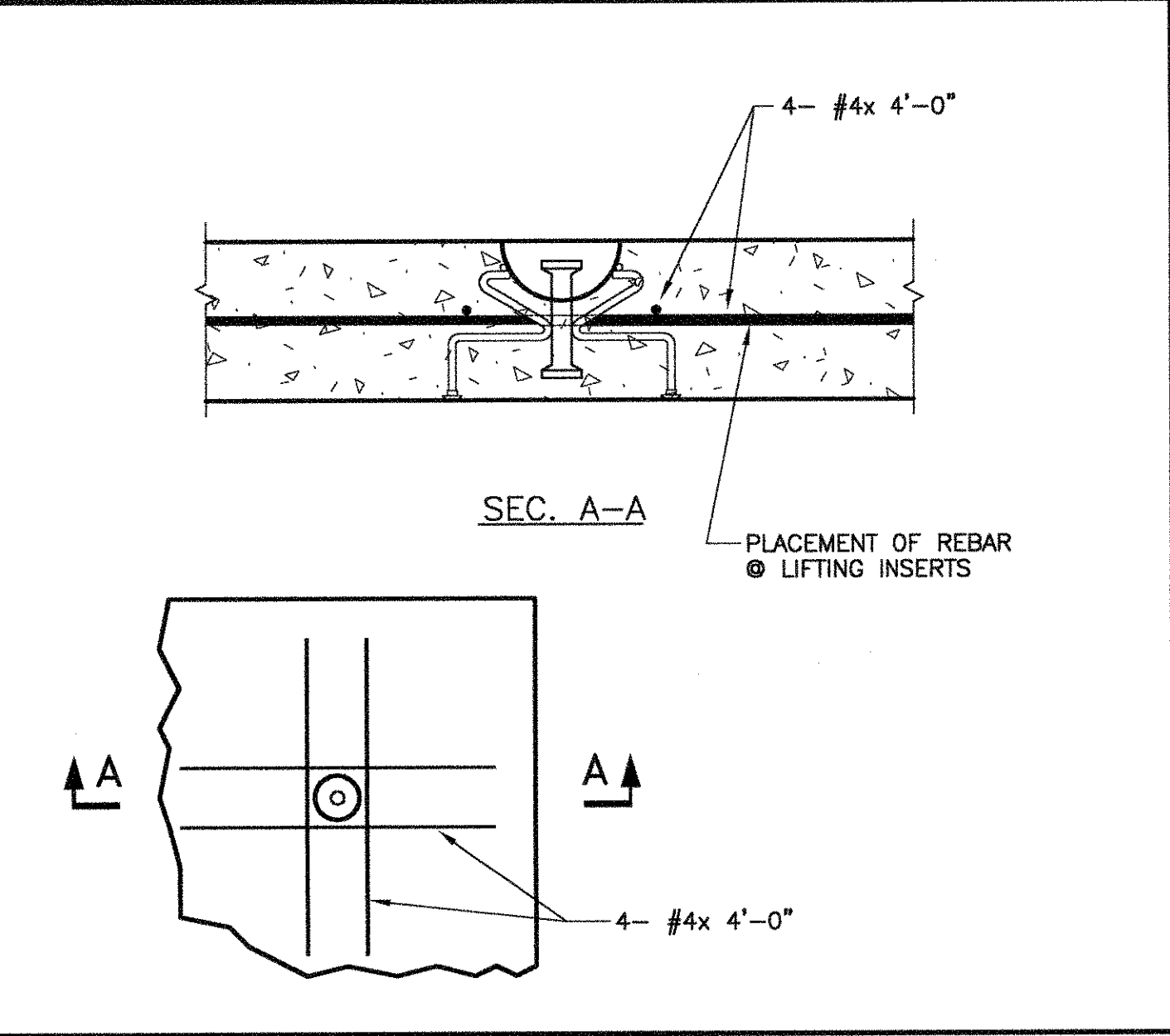
TYP. PANEL REINF. LAYOUT (D2)
SCALE: 3/4"=1'-0"



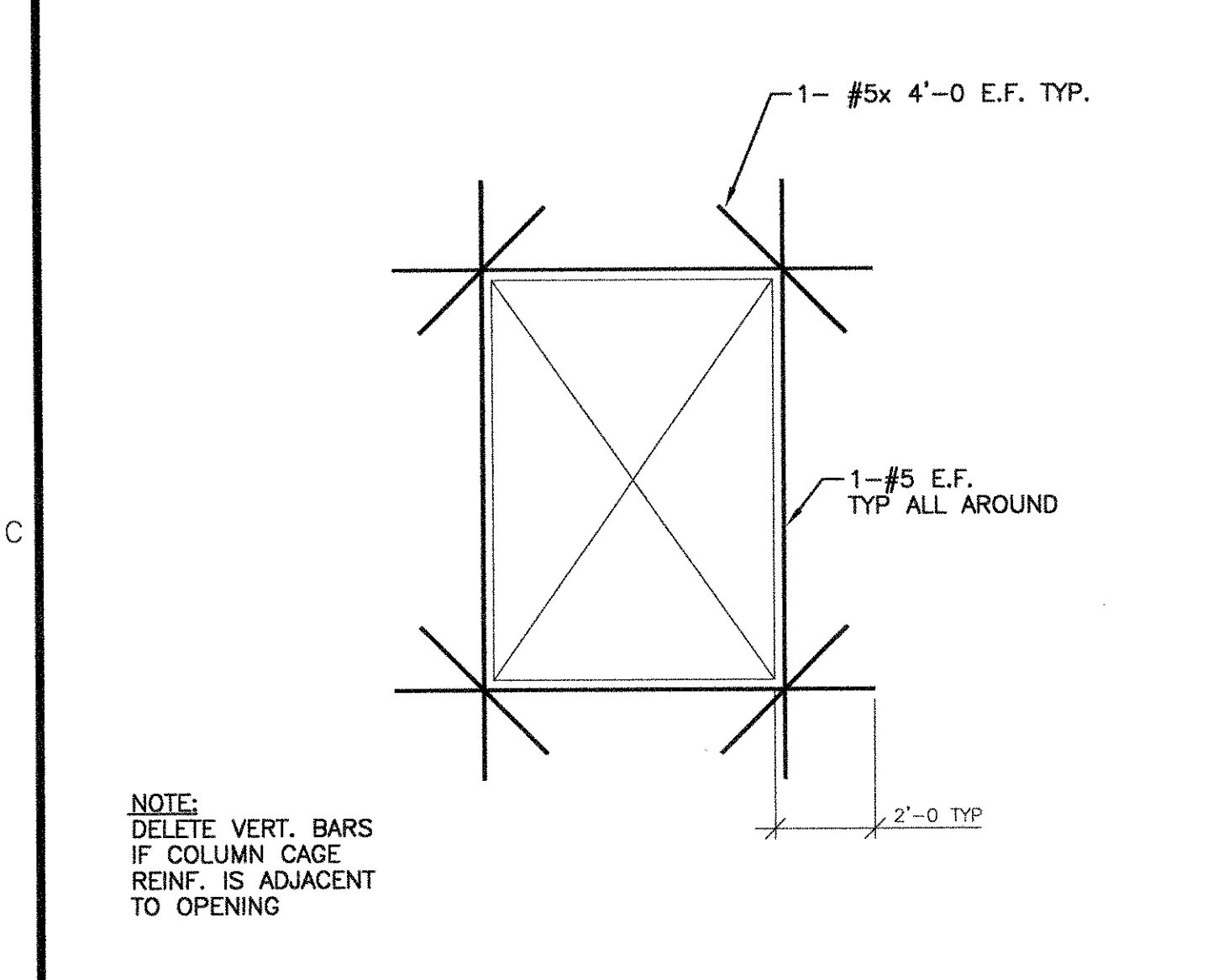
TYP. PANEL JOINT (D3)
SCALE: 3/4"=1'-0"



PANEL OPENING NON CAST-IN-PLACE FRAMES (D4)
SCALE: 3/4"=1'-0"



REINF AT INSERT (D5)
SCALE: N.T.S.



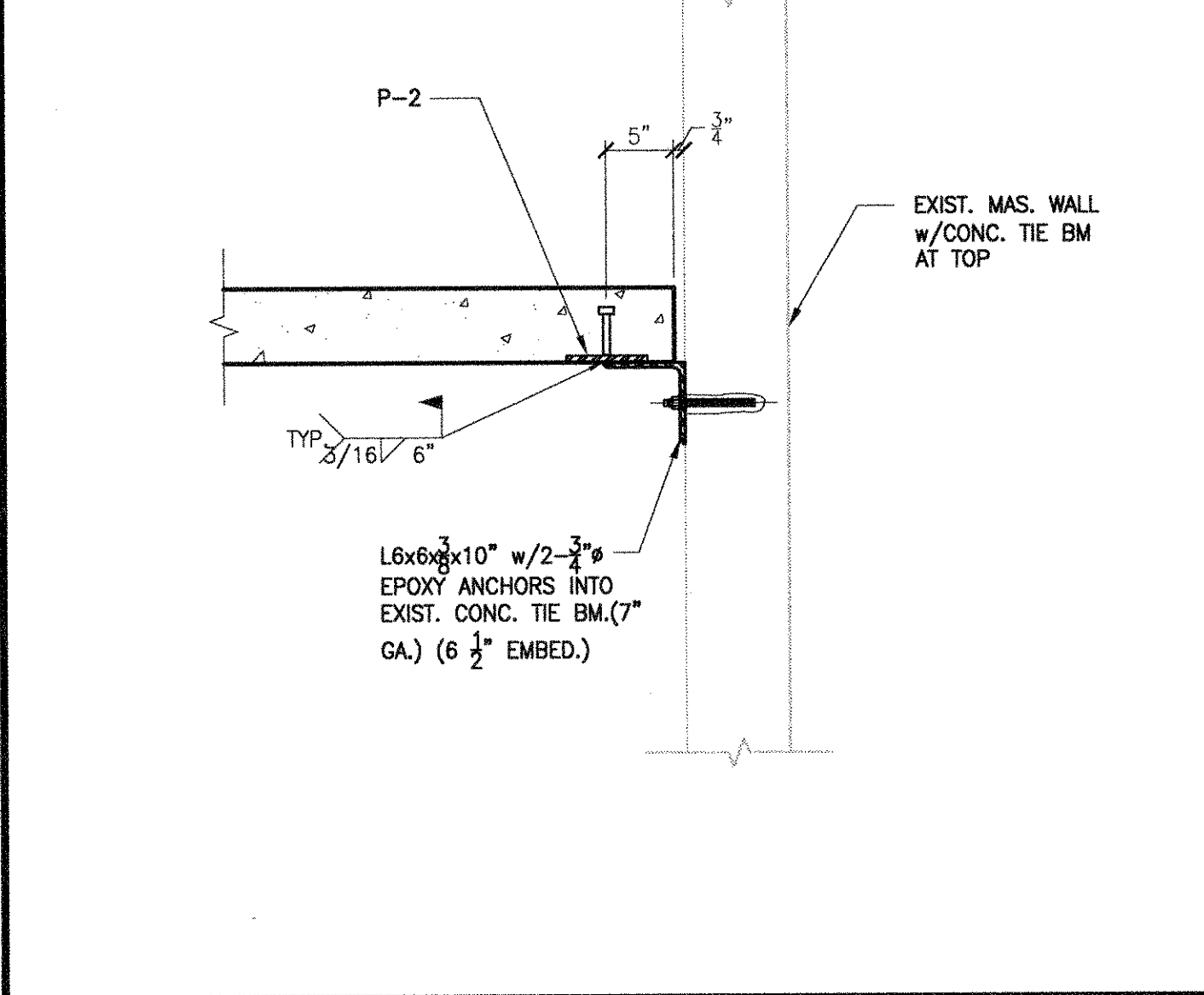
TYP. REINF. AROUND OPENING (C1)
SCALE: 3/4"=1'-0"

CENTER MAT CHAIR SCHEDULE				
STRL. THK.	REVEAL DEPTH			
	0"	1"	1 1/2"	2"
5 1/2"	2"	2 1/2"	3"	3 1/2"
6 1/2"	2 1/2"	3"	3 1/2"	4"
7 1/2"	2 3/4"	3 1/2"	4"	4 1/2"
8"	3"	3 1/2"	4 1/2"	5"
8 1/2"	3 1/4"	4"	4 3/4"	5 1/4"
9 1/2"	3 1/2"	4 1/4"	5 1/4"	5 3/4"
10"	4"	4 1/2"	5 1/2"	6"
10 1/2"	4 1/4"	5 1/4"	6 1/4"	6 1/2"
11 1/2"	4 1/2"	5 1/2"	6 1/2"	6 3/4"

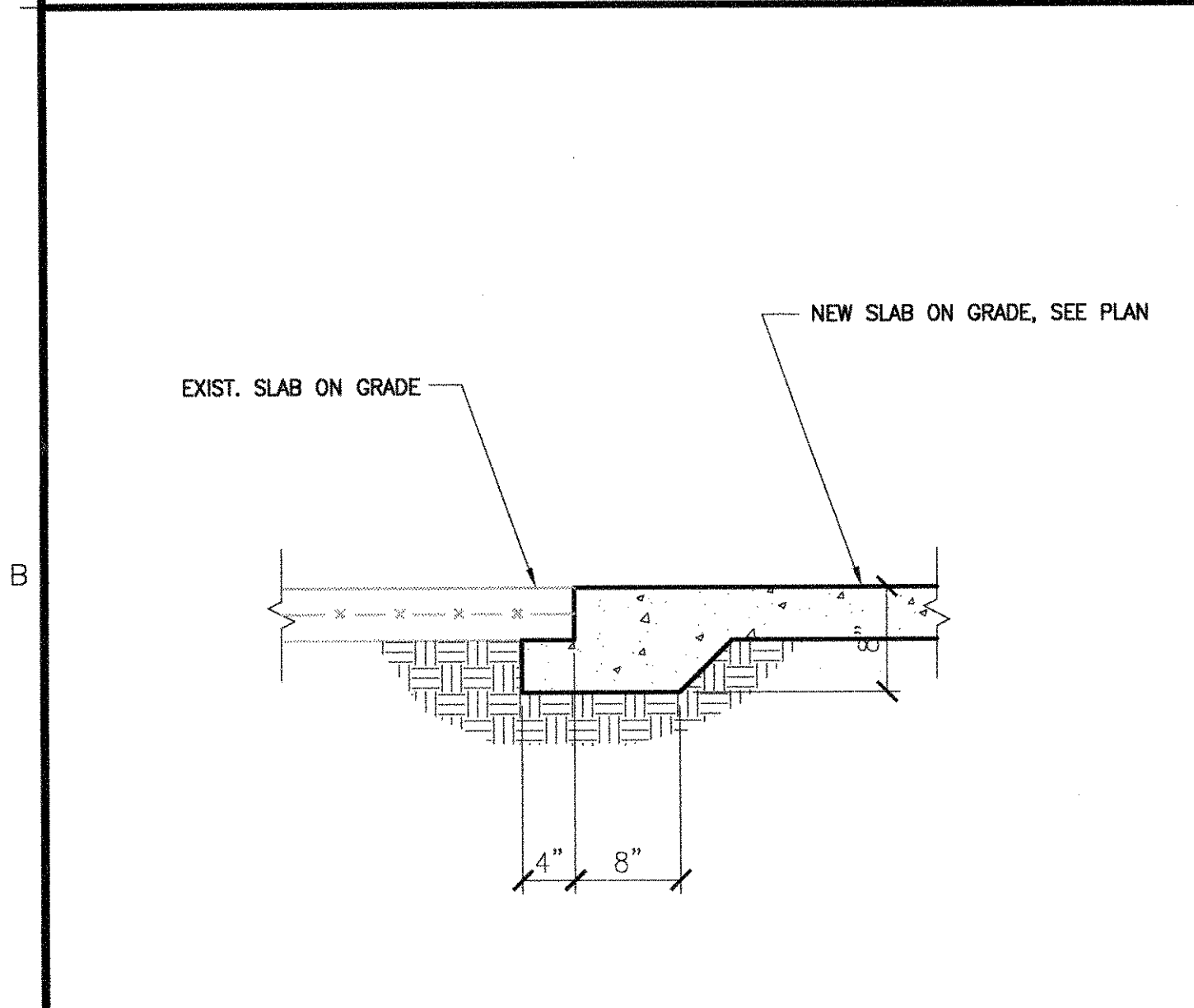
NOTES:

- TABLE BASED ON #4 HORIZ. SUPPORT BARS ON SCHEDULED CHAIRS.
- CHAIRS SUPPORTED ON CASTING BED BETWEEN REVEALS.
- CHAIRS PLACED AT MAXIMUM 4'-0" OC E.W.
- CHAIRS TO BE PLASTIC.

REINFORCING CHAIR TABLE FOR TILT-UP PANELS (C2)
SCALE: N.T.S.



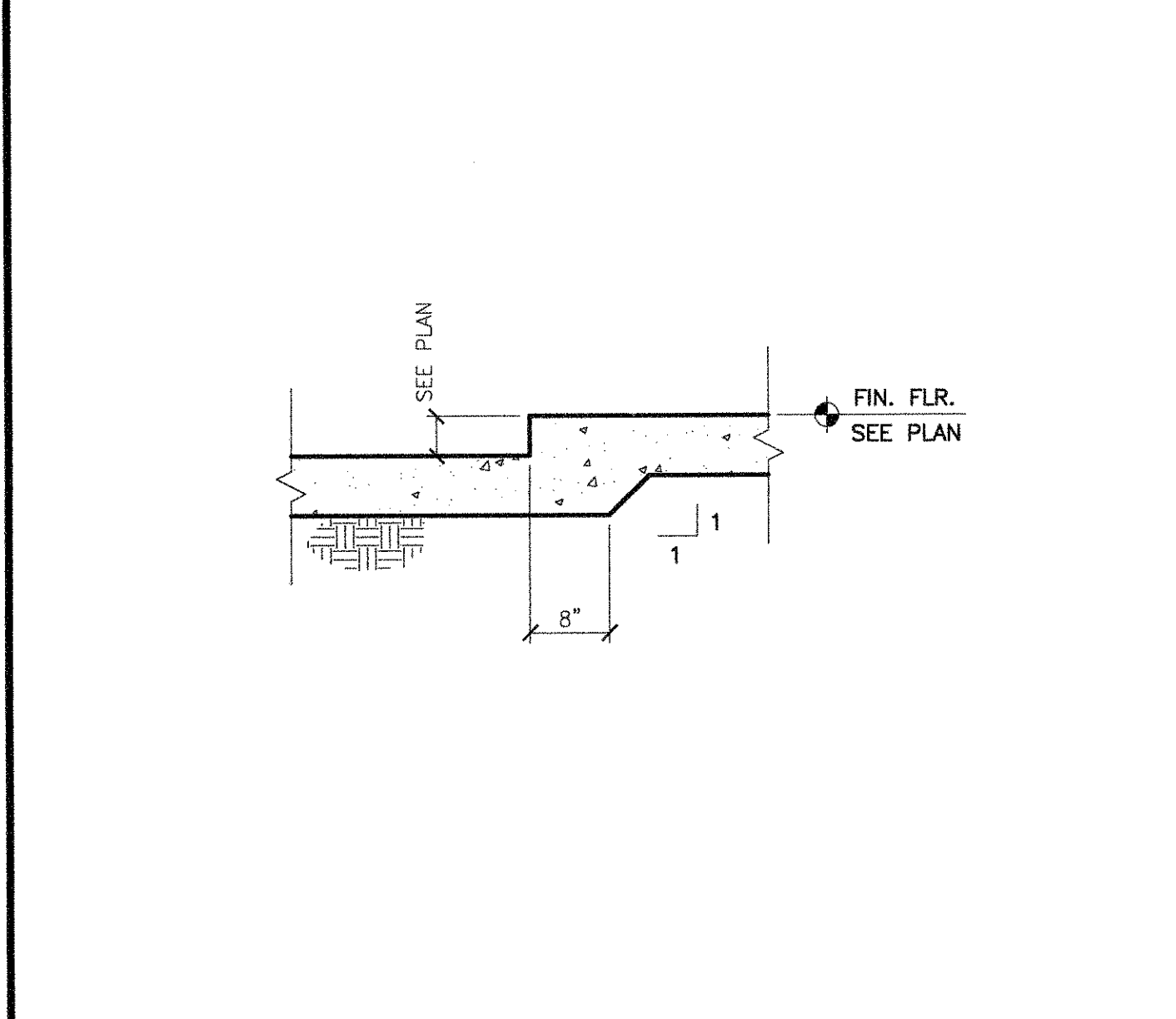
TILT-UP PANEL CONNECTION TO EXIST. WALL (C3)
SCALE: 1"=1'-0"



NEW SLAB TO EXISTING (B1)
SCALE: 1"=1'-0"

FOOTING SCHEDULE		
MARK	SIZE	REINF.
CF2.0	2'-0"x CONT. x 1'-0"	2-#5 LONGITUDINAL #5@36" O.C. LATERAL
TS2.0	2'-0"x CONT. x 1'-0"	2-#5 LONGITUDINAL #5@36" O.C. LATERAL
F5.5	5'-6"x5'-6"x1'-6" MONOLITH.	6-#5 EACH WAY T & B

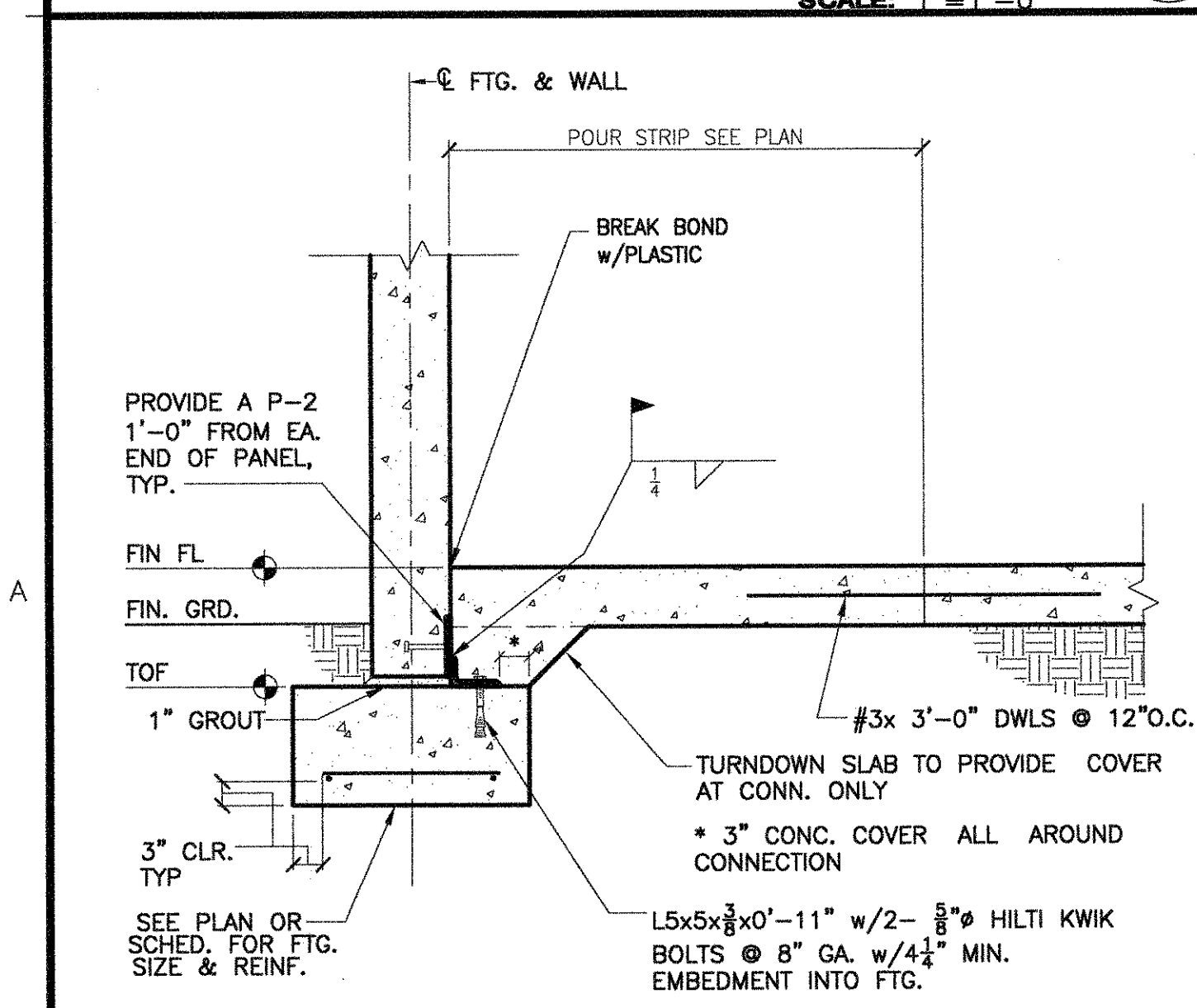
FOOTING SCHEDULE (B2)
SCALE: NONE



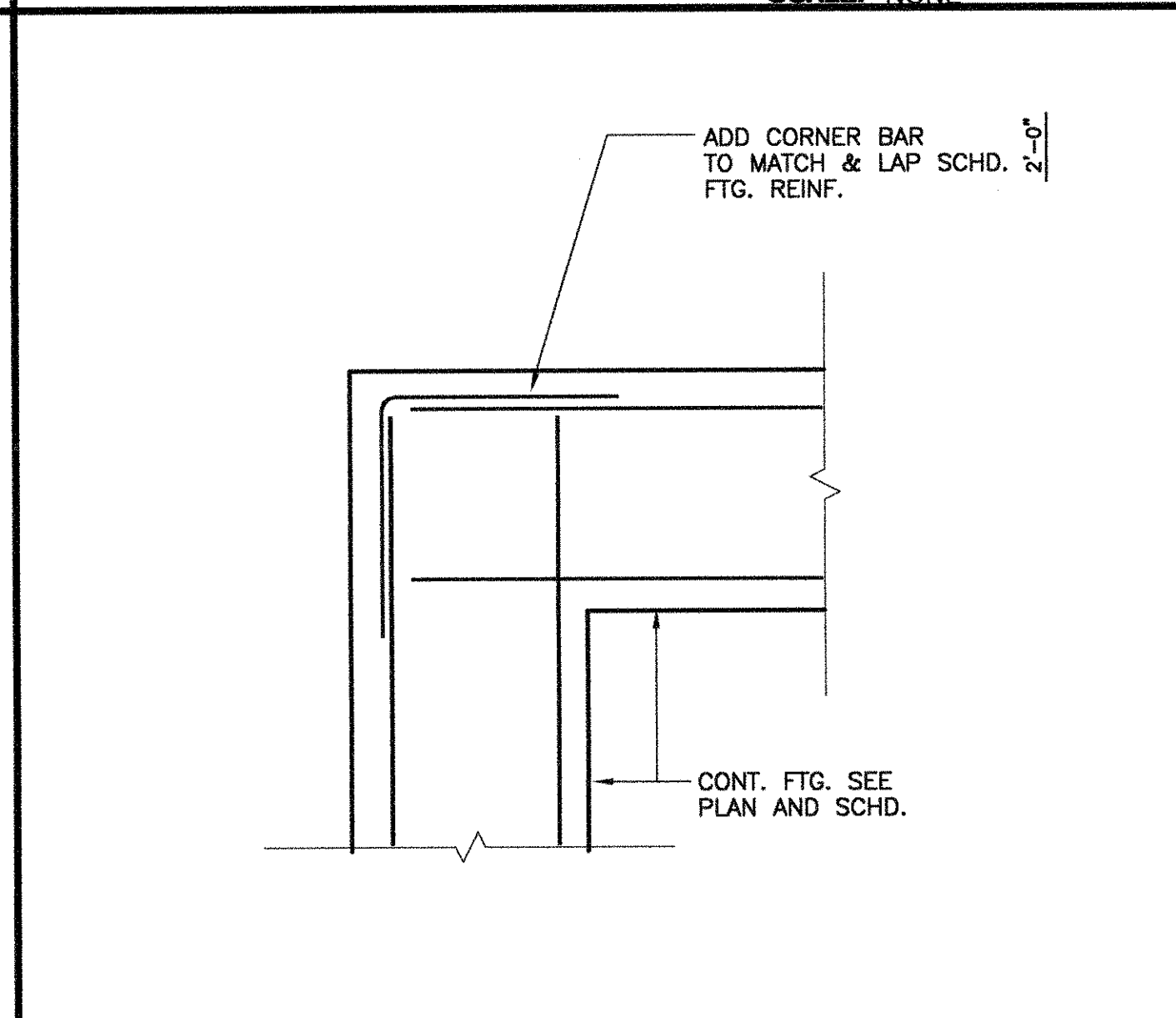
SLAB DEPRESSION (B3)
SCALE: 3/4"=1'-0"

EMBED LIST		
MARK	DESCRIPTION	DETAIL REFERENCE
A-3	L6x6x1/2 x 0'-8"	
P-2	1/2 x 6x 1'-0" w/ 3-1/2" x 0'-4" STUDS	

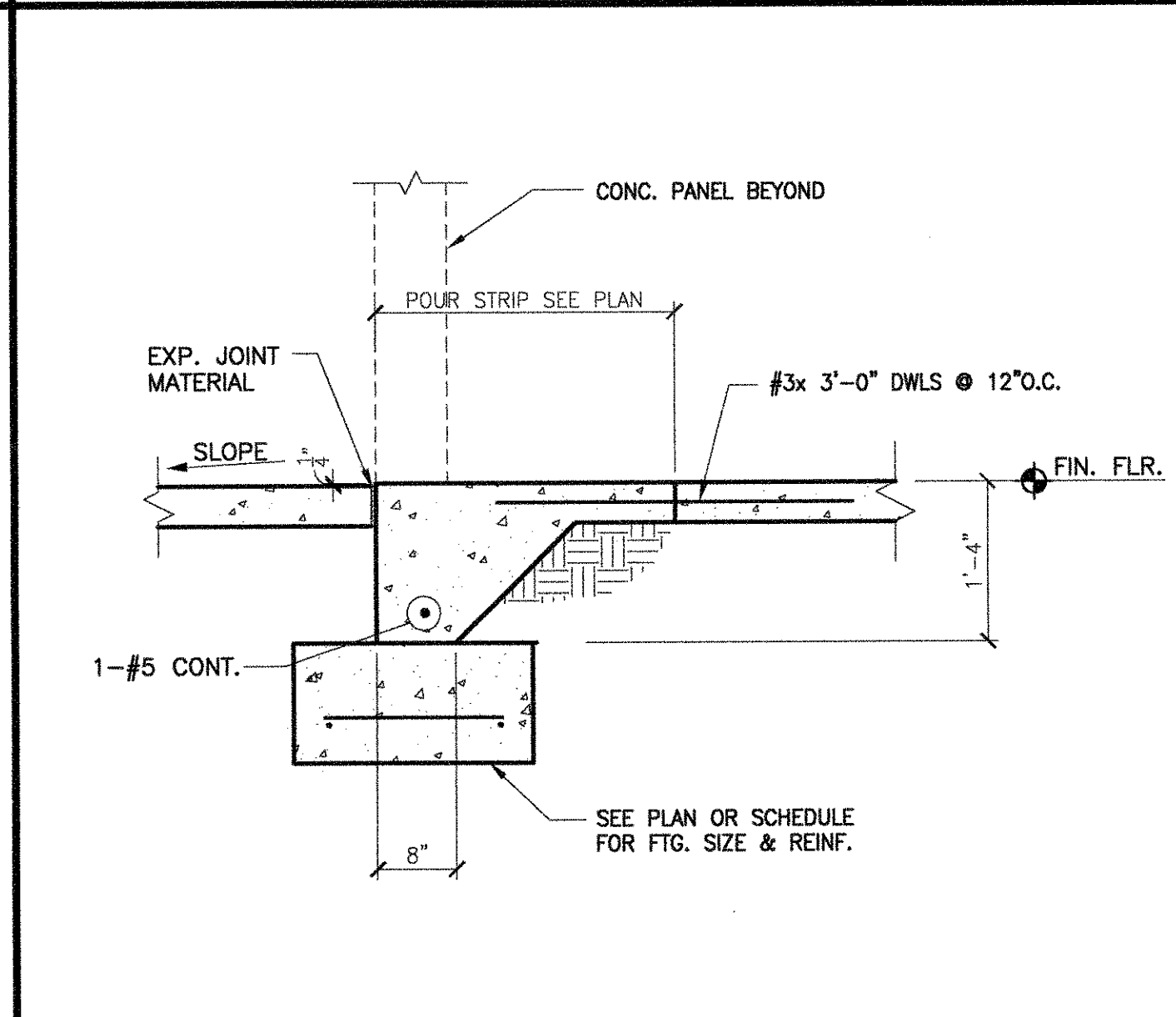
EMBED LIST (B4)
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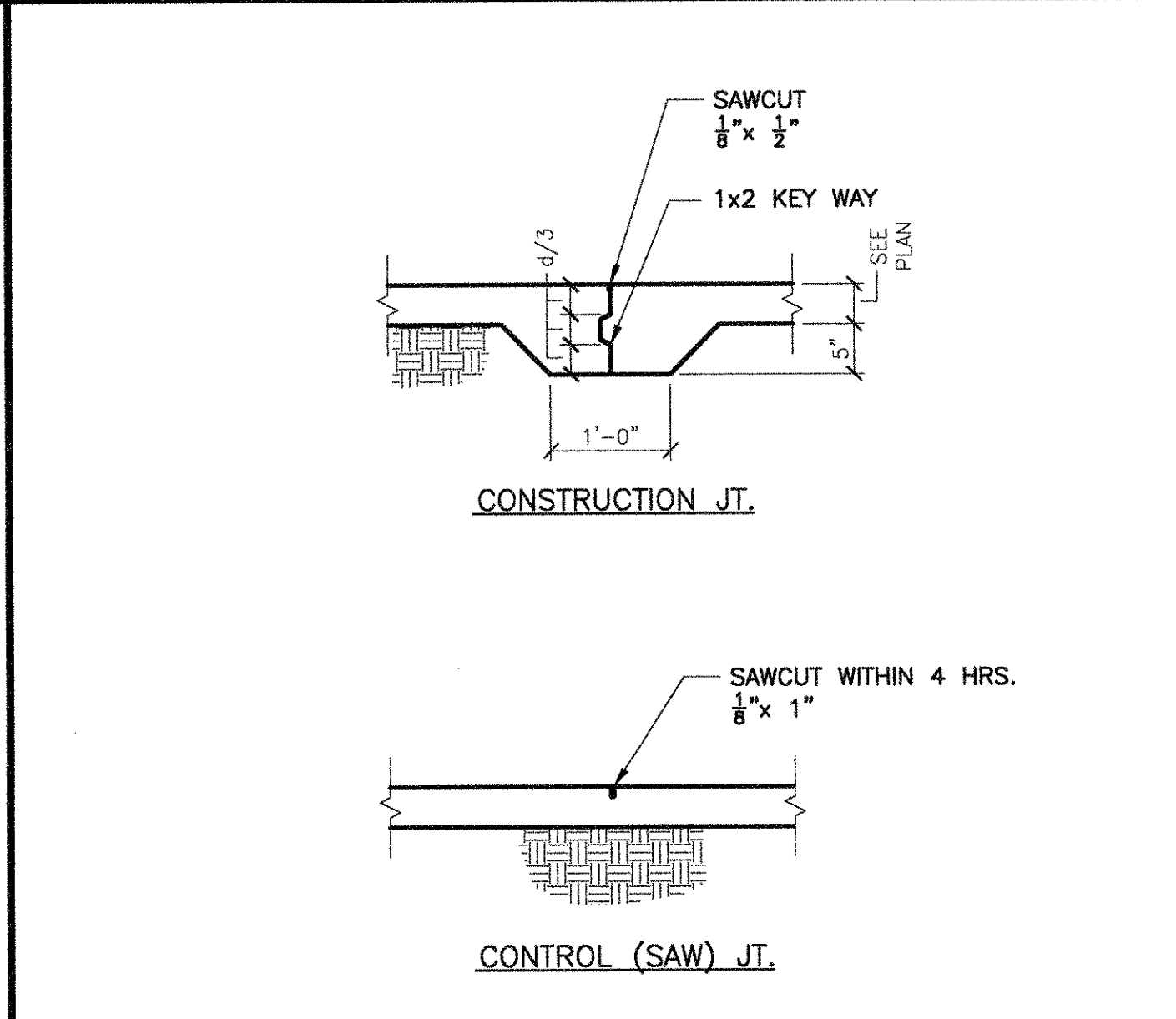
PANEL TO SLAB CONNECTION (A1)
SCALE: 3/4"=1'-0"



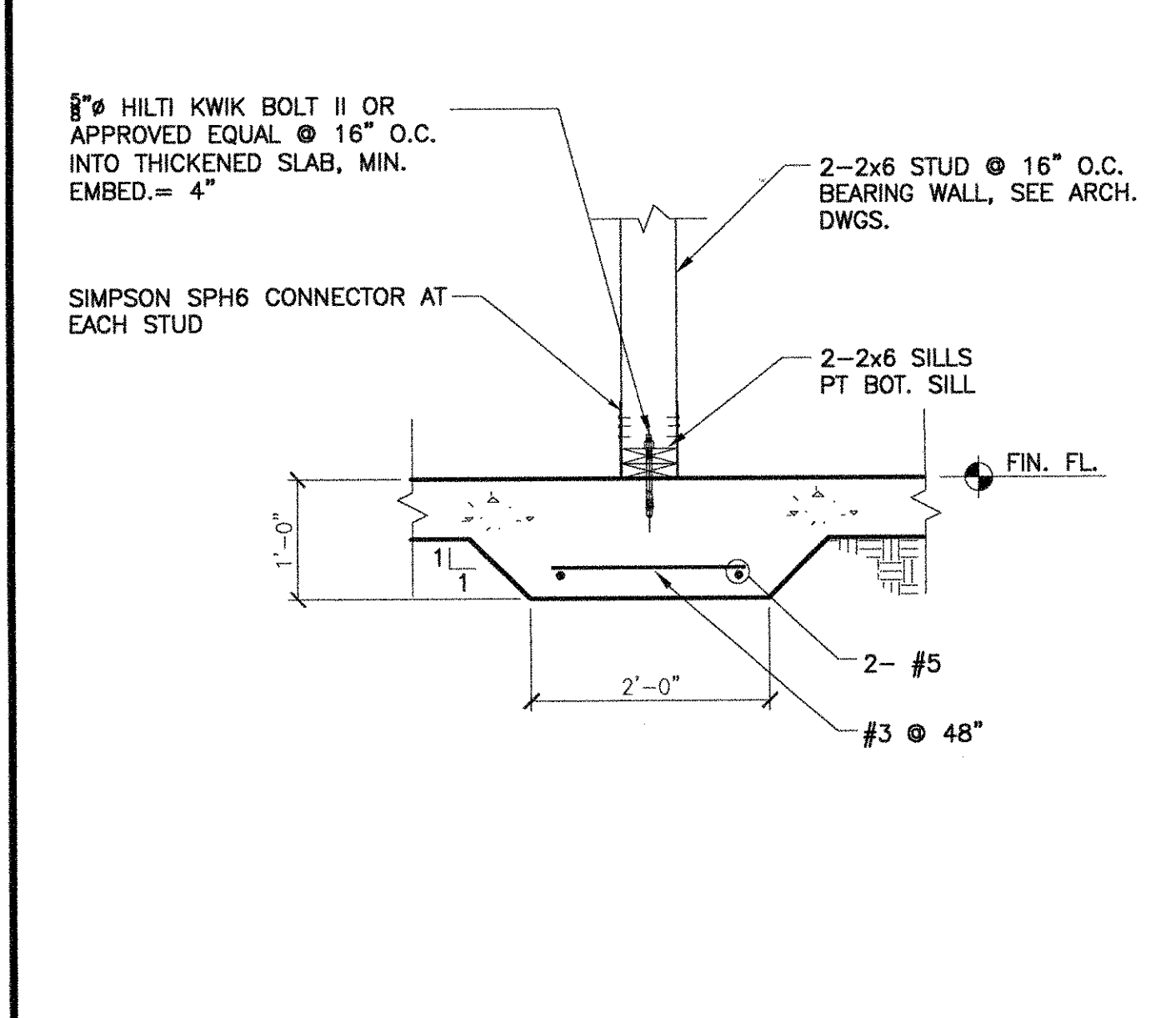
FTG. CORNER REINF. (A2)
SCALE: 3/4"=1'-0"



THICKENED SLAB @ DOOR (A3)
SCALE: 3/4"=1'-0"



SLAB JOINT DETAILS (A4)
SCALE: 3/4"=1'-0"



THICKEN'D. SLAB @ STUD BRNG. WALL (A5)
SCALE: 3/4"=1'-0"

P. GARY WILLIAMS, P.E.
SR. STRUCTURAL ENGR.
REG. NO. 27044

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®
111 Kennedy Avenue - Jacksonville, Florida 32202 - 904/771-4500
FACILITY: JACKSONVILLE

CITY OF PORT ST. LUCIE, FLORIDA
**ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER**
PORT ST. LUCIE, FLORIDA

6/24/0	REVISED AHJ
6/14/05	REVISED AHJ/C
5/31/05	AHJ COMMENTS
5/9/05	RCI
4/21/05	PR
4/21/05	FNDN PERMIT
4/11/05	CI

DATE ISSUE/REVISION

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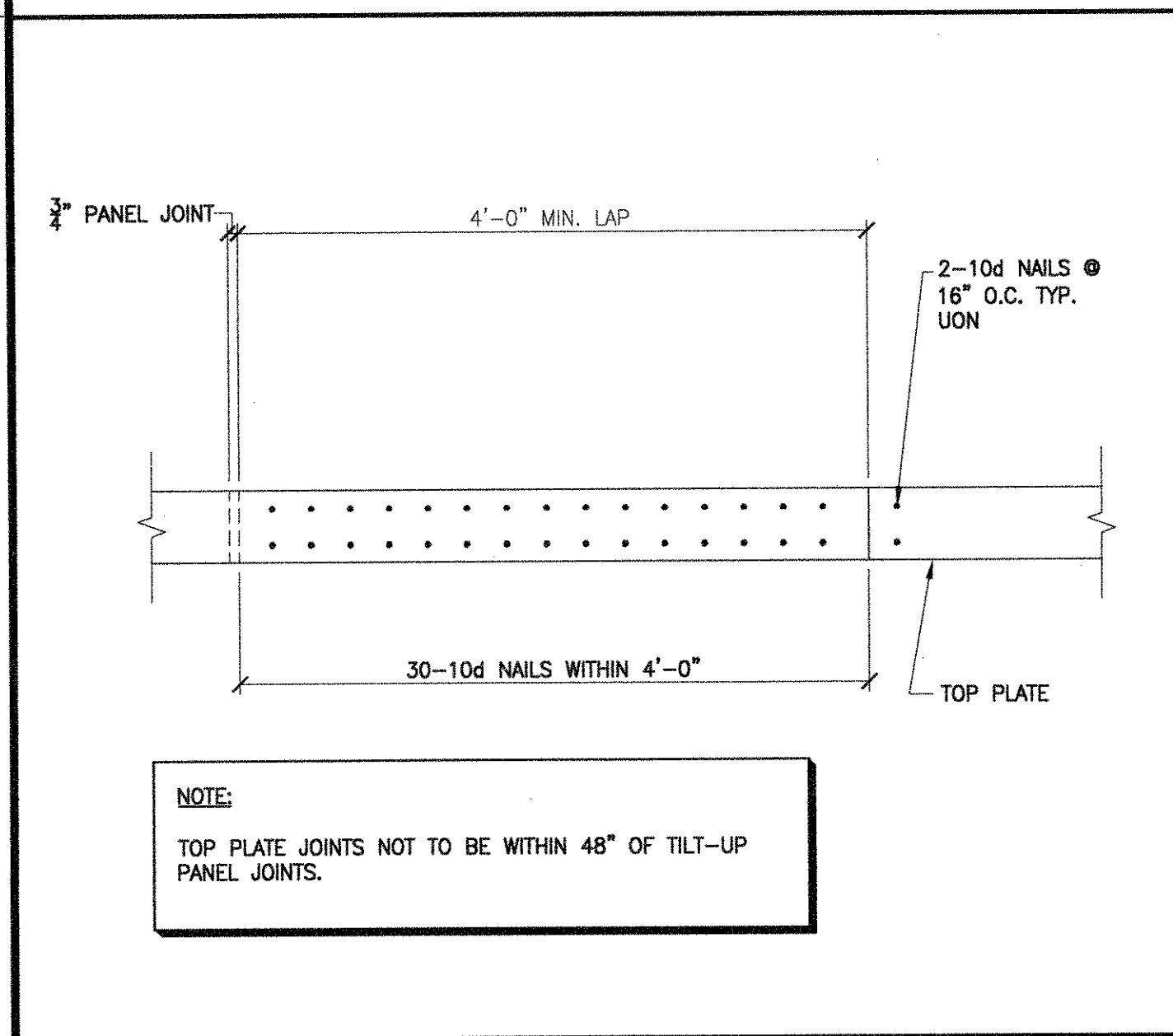
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CHECKED BY: PCW
44001101

STRUCTURAL SECTION

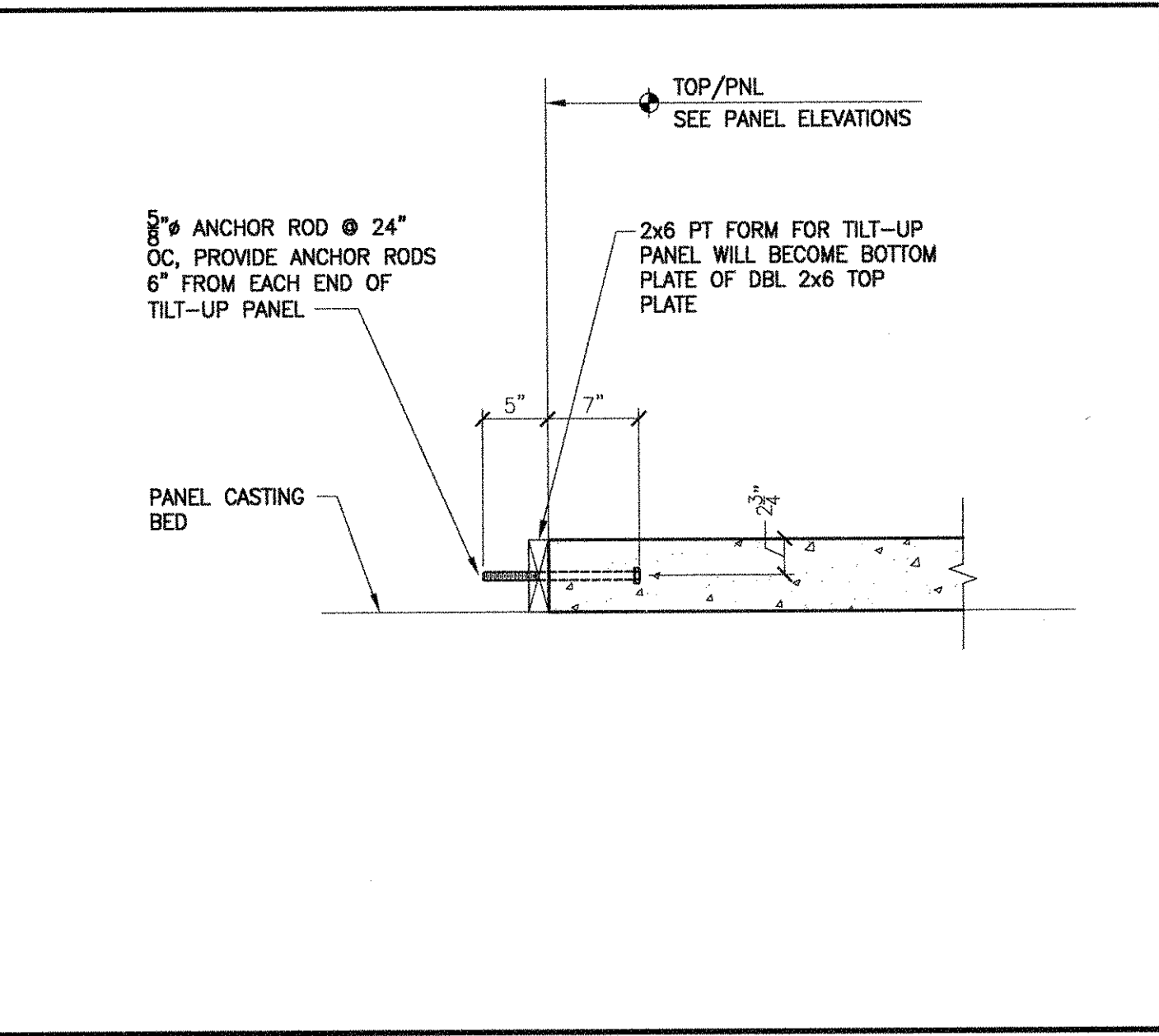
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SHEET NUMBER

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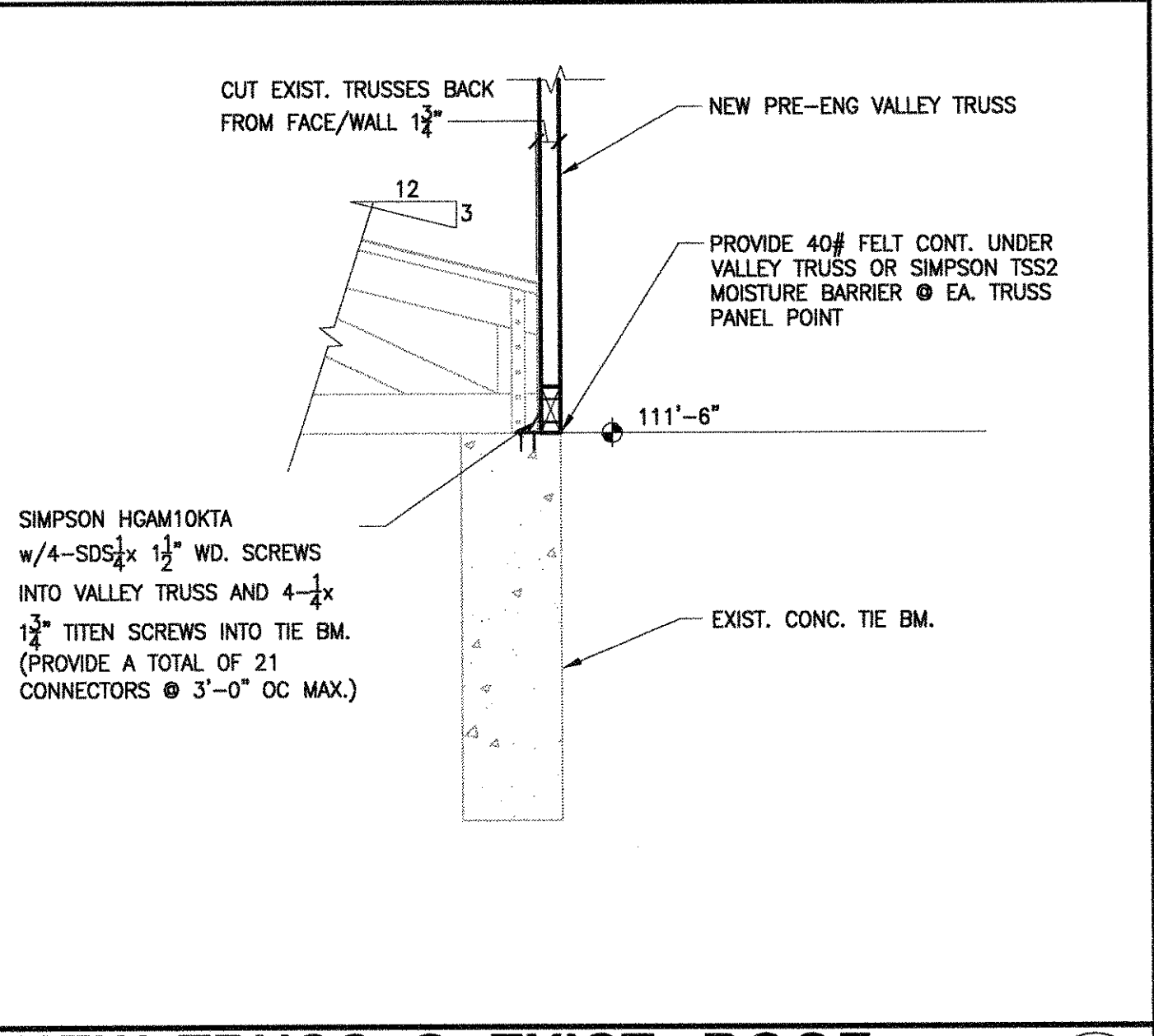
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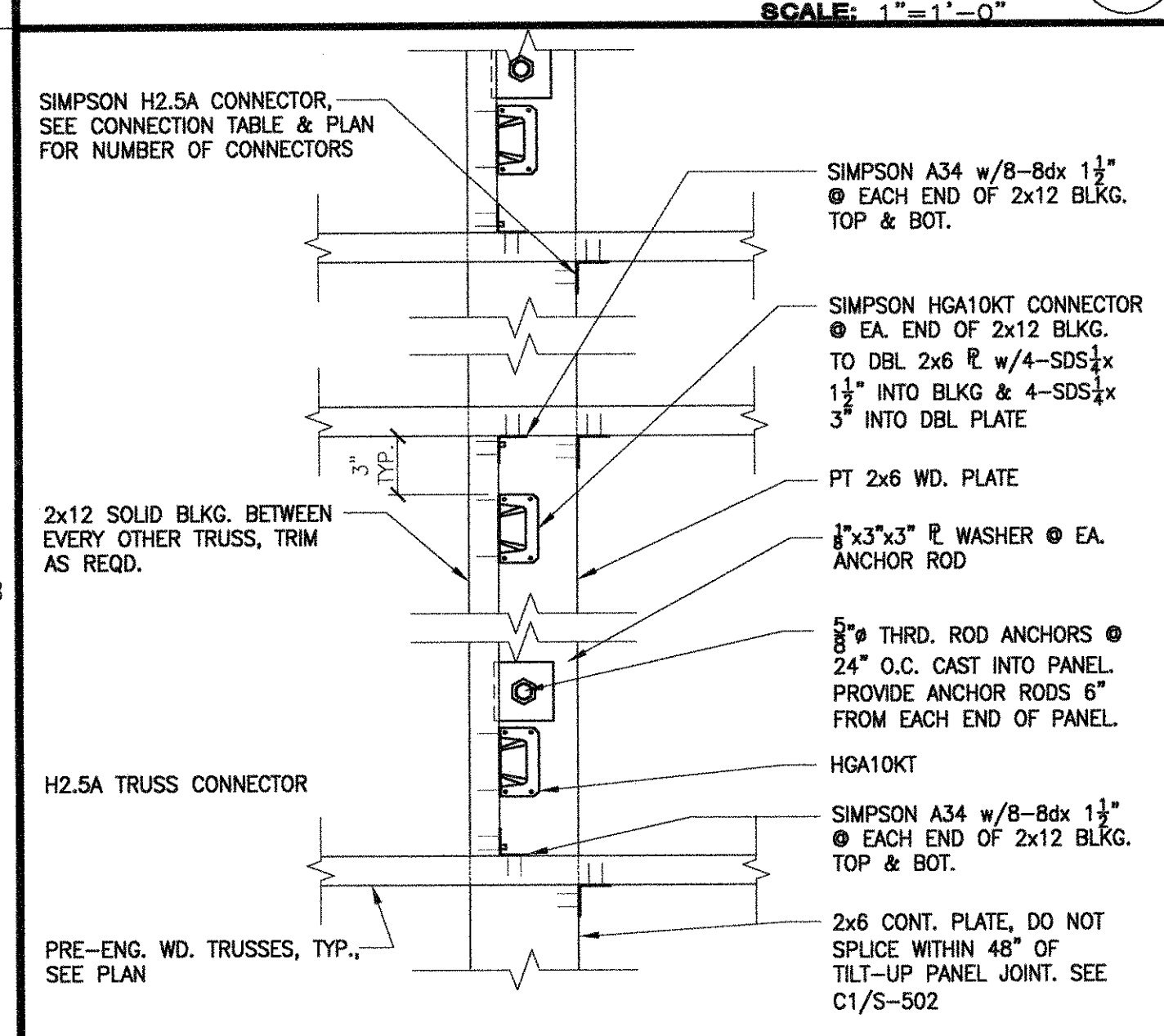
TOP PLATE SPLICE @ EXT. WALL (C1) SCALE: 1"=1'-0"



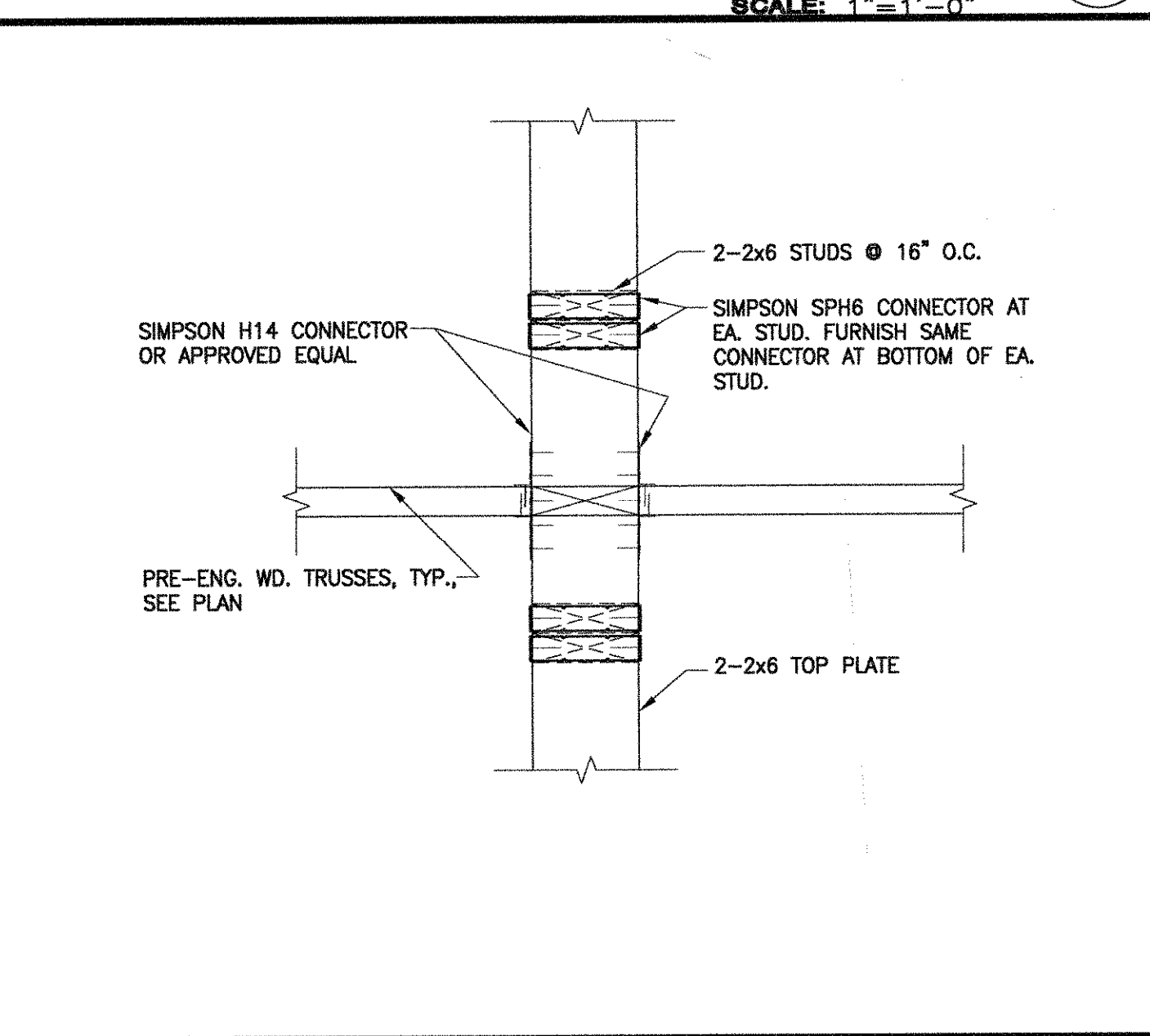
FORM & ANCHOR RODS @ TOP OF PANEL (C2) SCALE: 1"=1'-0"



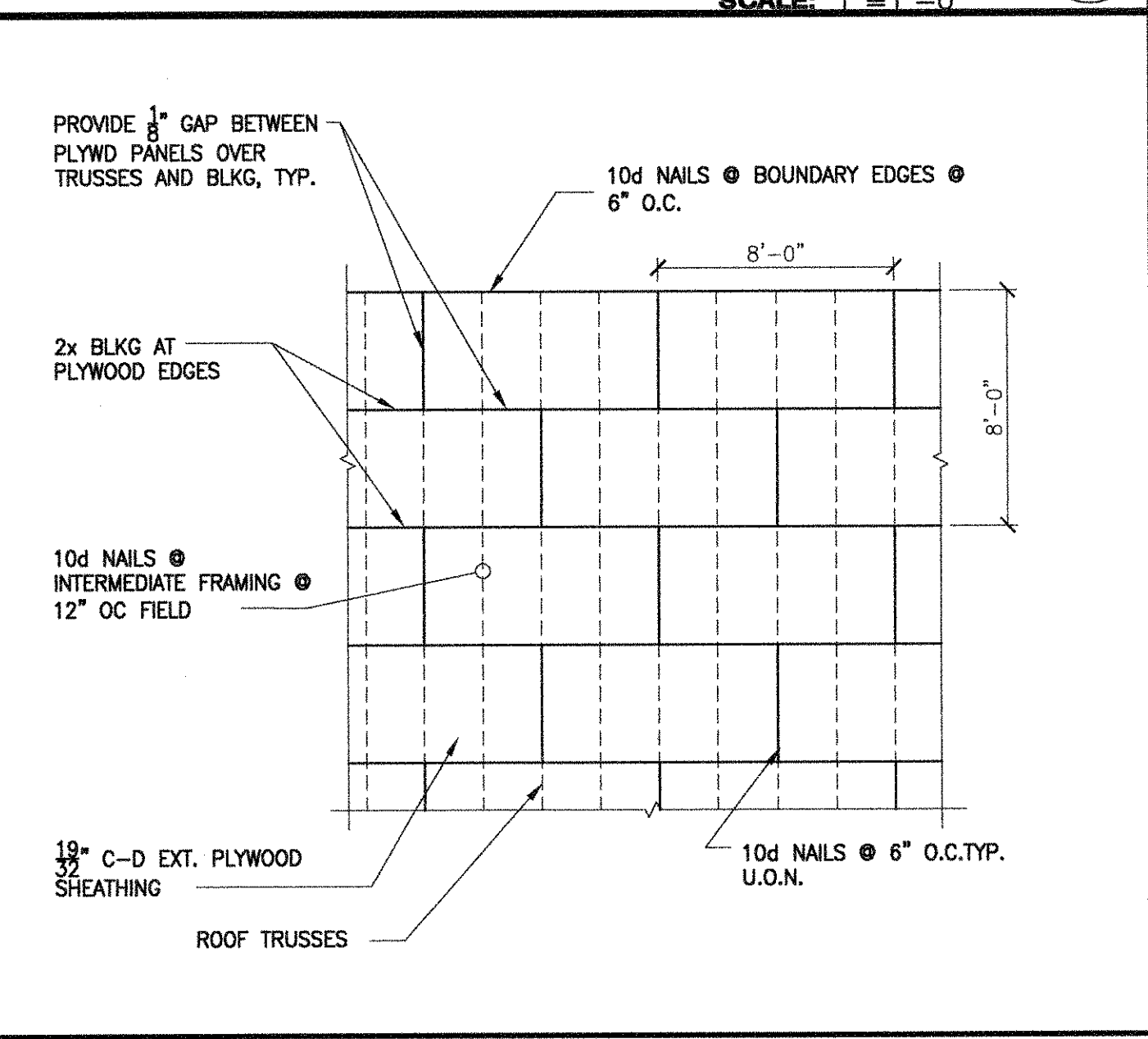
NEW TRUSS @ EXIST. ROOF OVERHANG (C3) SCALE: 1"=1'-0"



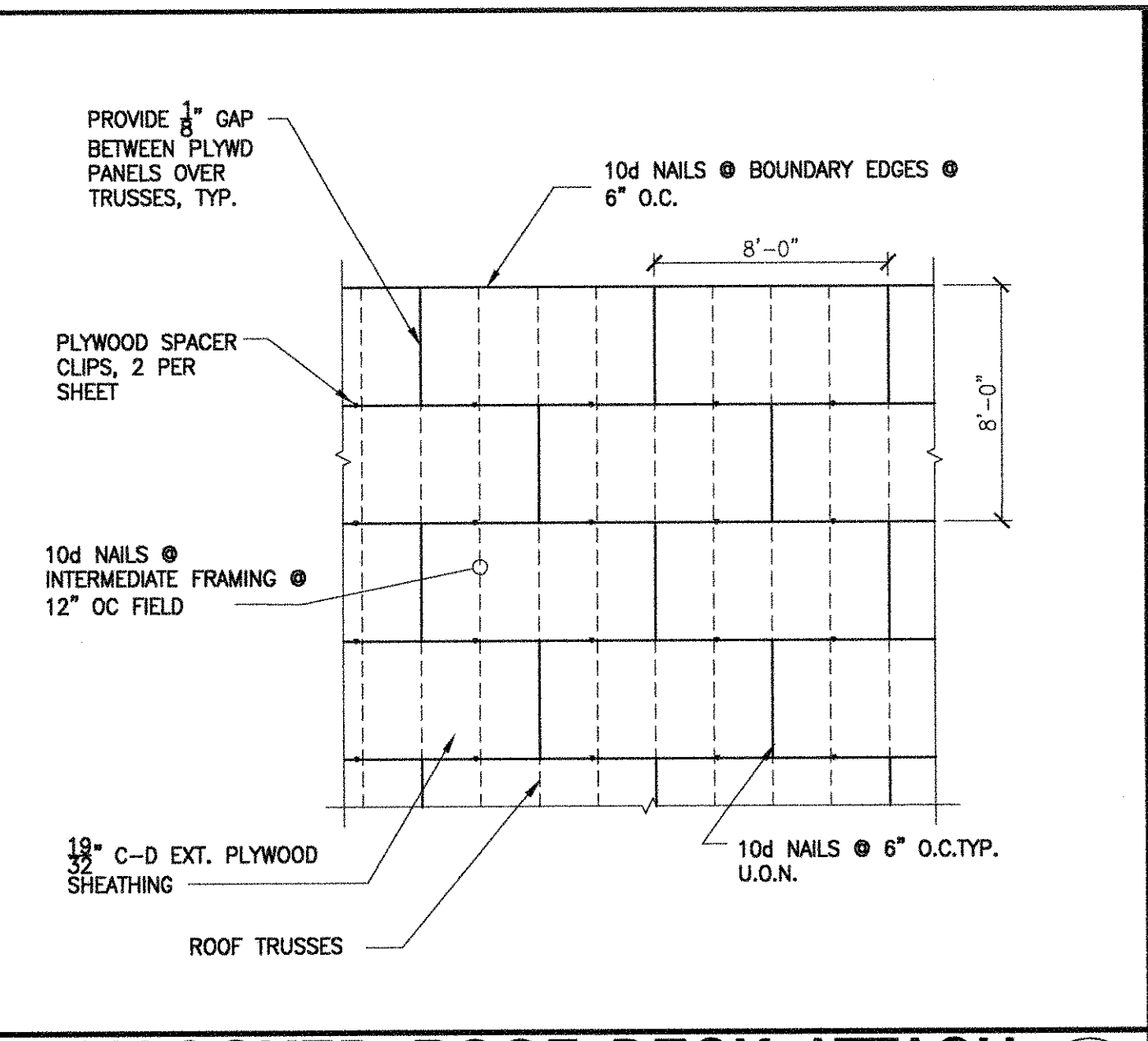
TRUSS CONNECTION (PLAN) AT TILT-UP PANEL (B1) SCALE: 1 1/2"=1'-0"



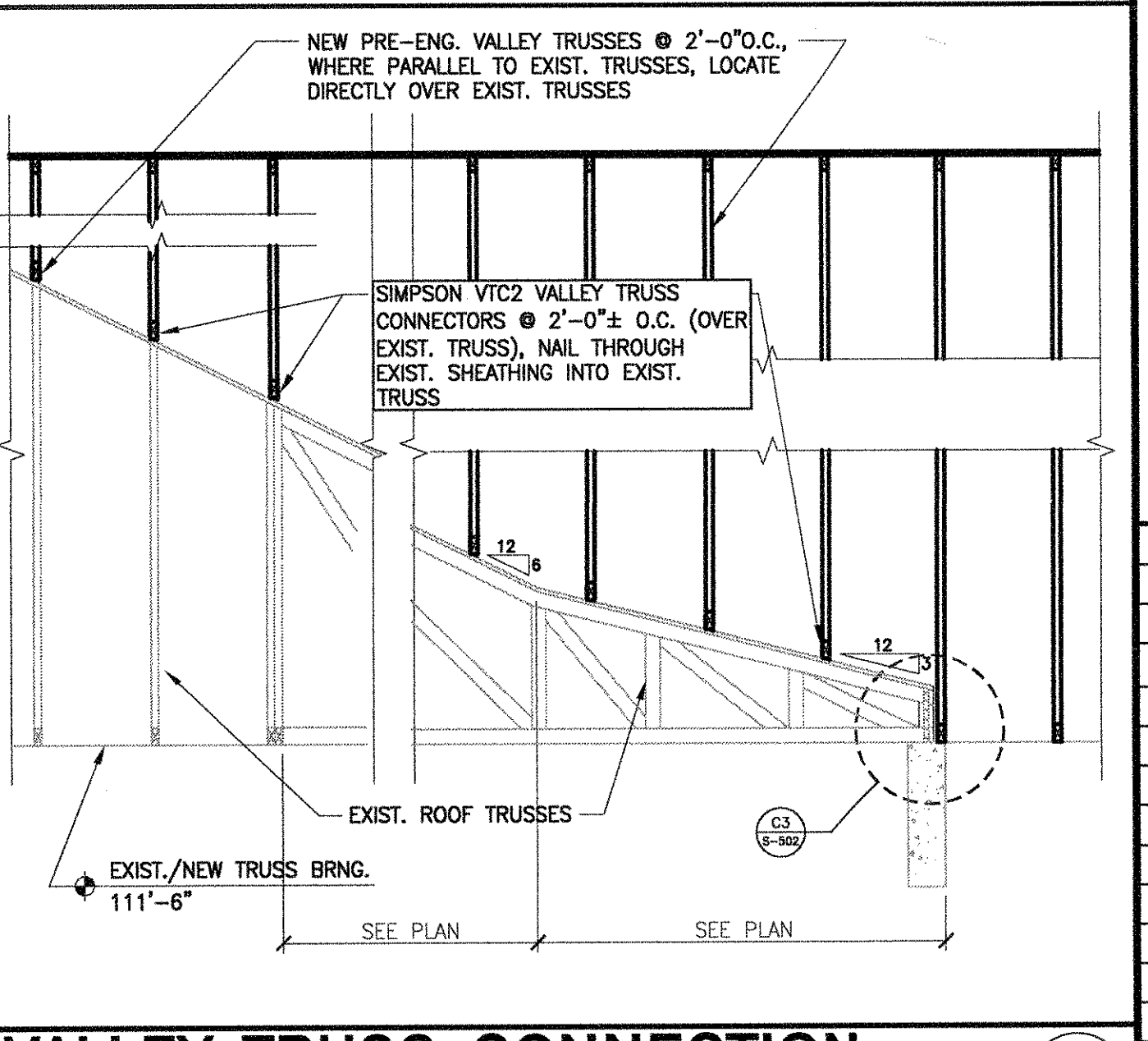
TRUSS CONNECTION (PLAN) AT STUD BEARING WALL (B2) SCALE: 1 1/2"=1'-0"



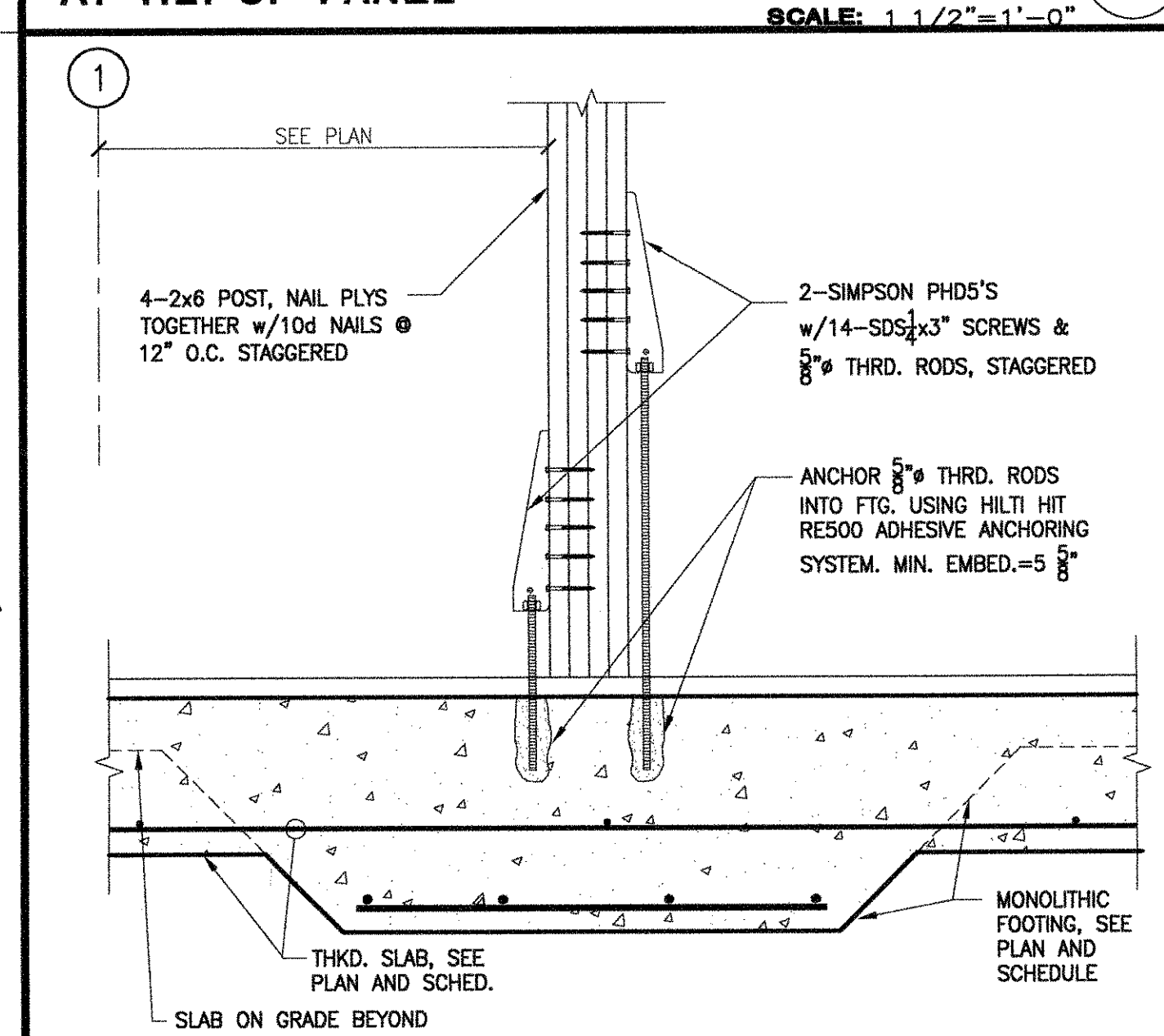
BLOCKED ROOF DECK ATTACH. (B3) SCALE: N.T.S.



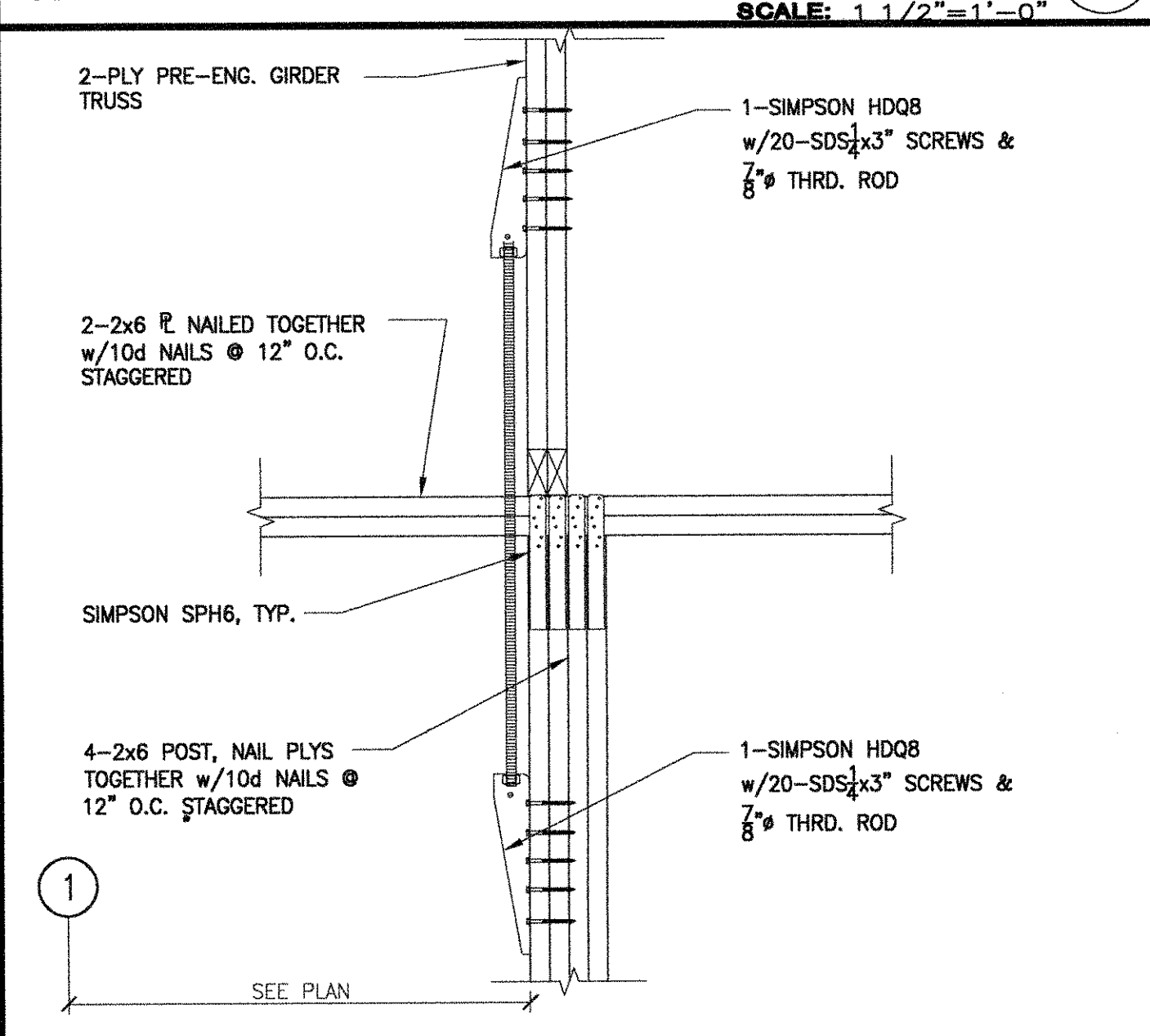
UNBLOCKED ROOF DECK ATTACH. (B3) SCALE: N.T.S.



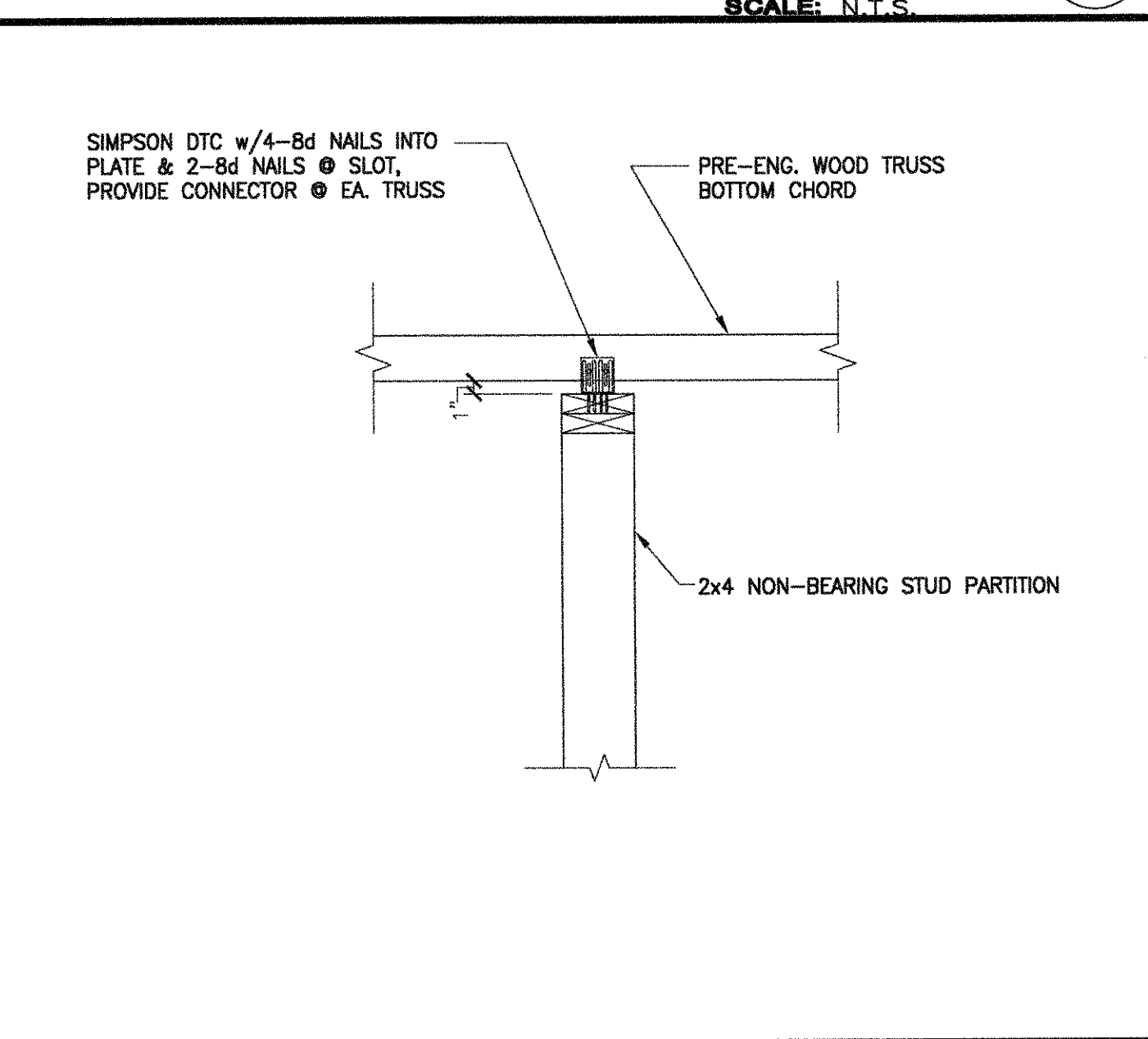
VALLEY TRUSS CONNECTION TO EXISTG. ROOF (B5) SCALE: 3/8"=1'-0"



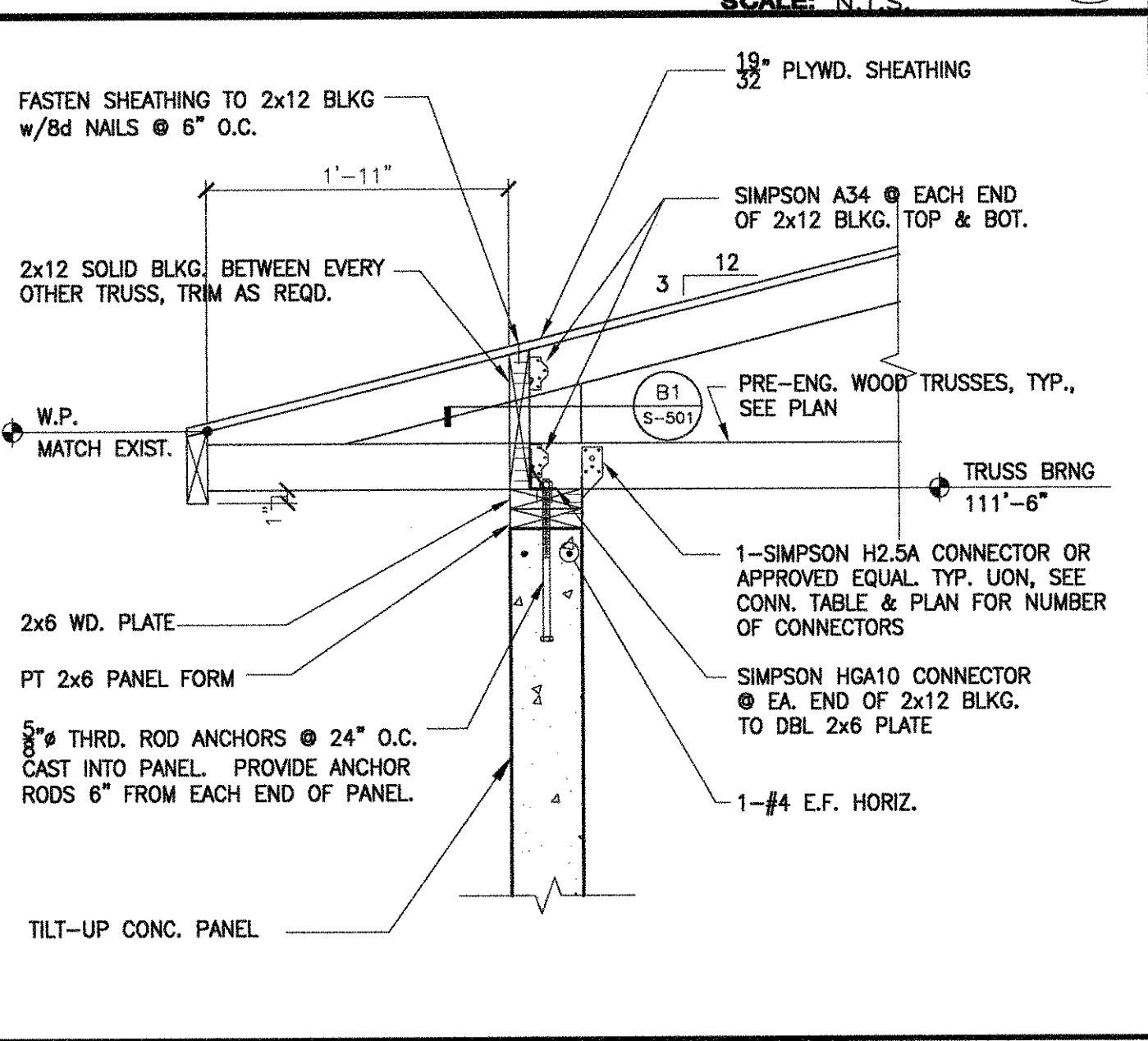
WOOD POST BASE @ FOUND. (A1) SCALE: 1"=1'-0"



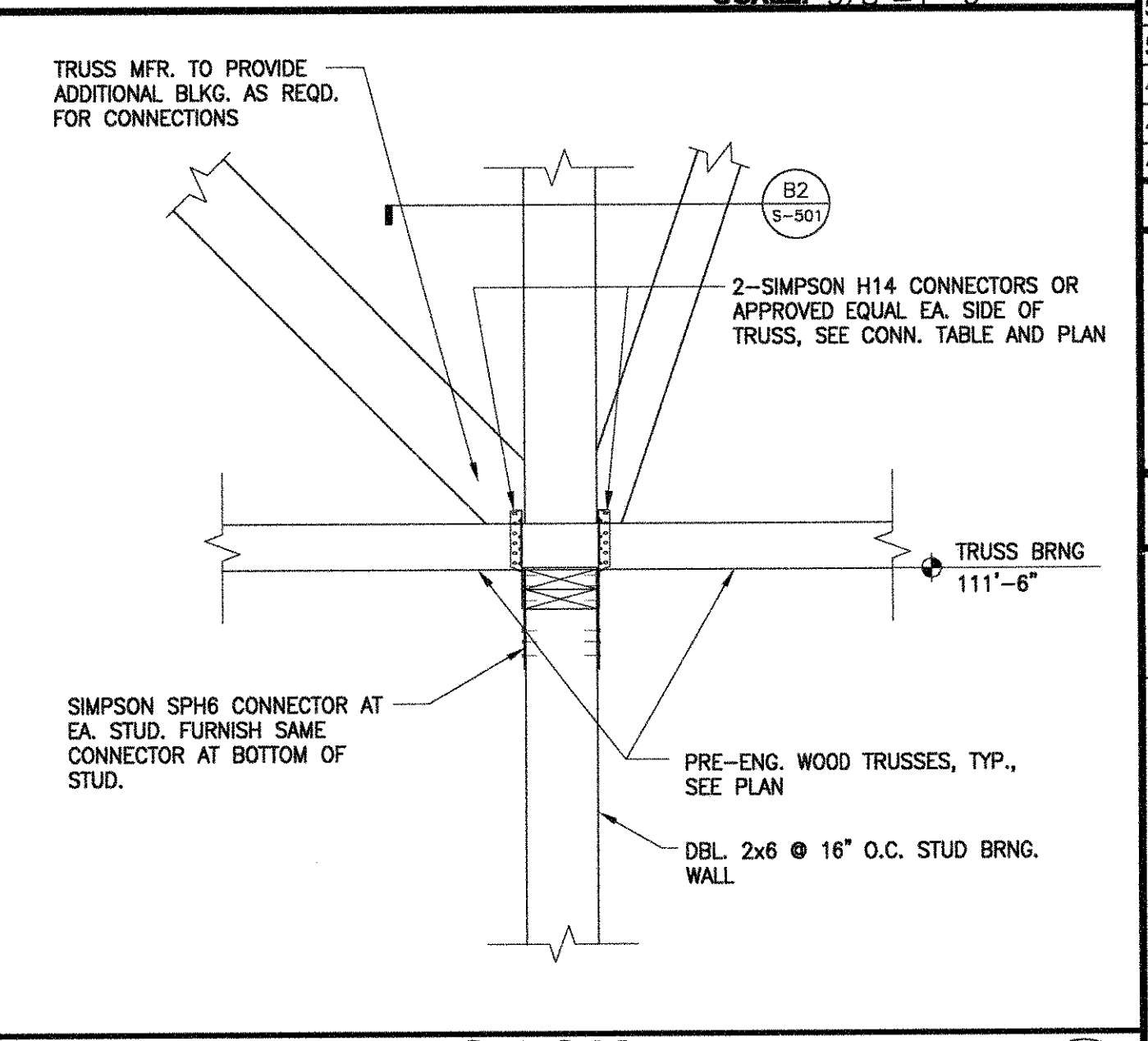
GIRDER TRUSS CONNECTION TO WOOD POST (A2) SCALE: 1"=1'-0"



TRUSS CONNECTION AT NON-BRG. PARTITION (A3) SCALE: 1"=1'-0"



TRUSS CONNECTION AT TILT-UP PANEL (A4) SCALE: 1"=1'-0"



TRUSS CONNECTION AT STUD BEARING WALL (A5) SCALE: 1"=1'-0"

P. CHAN WILLIAMS, P.E.

SR. STRUCTURAL ENGR.

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER

ADDITION AND RENOVATIONS TO AIROSO COMMUNITY CENTER

CITY OF PORT ST. LUCE, FLORIDA
PORT ST. LUCE, FLORIDA

6/24/05 REVISED AHJ

6/14/05 REVISED AHJ

5/31/05 AHJ COMMENTS

5/9/05 RCI

4/27/05 PR

4/21/05 FNDN PERMIT

4/11/05 CI

DATE ISSUE/REVISION

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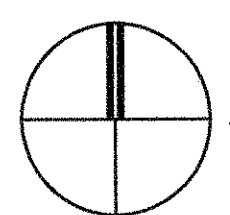
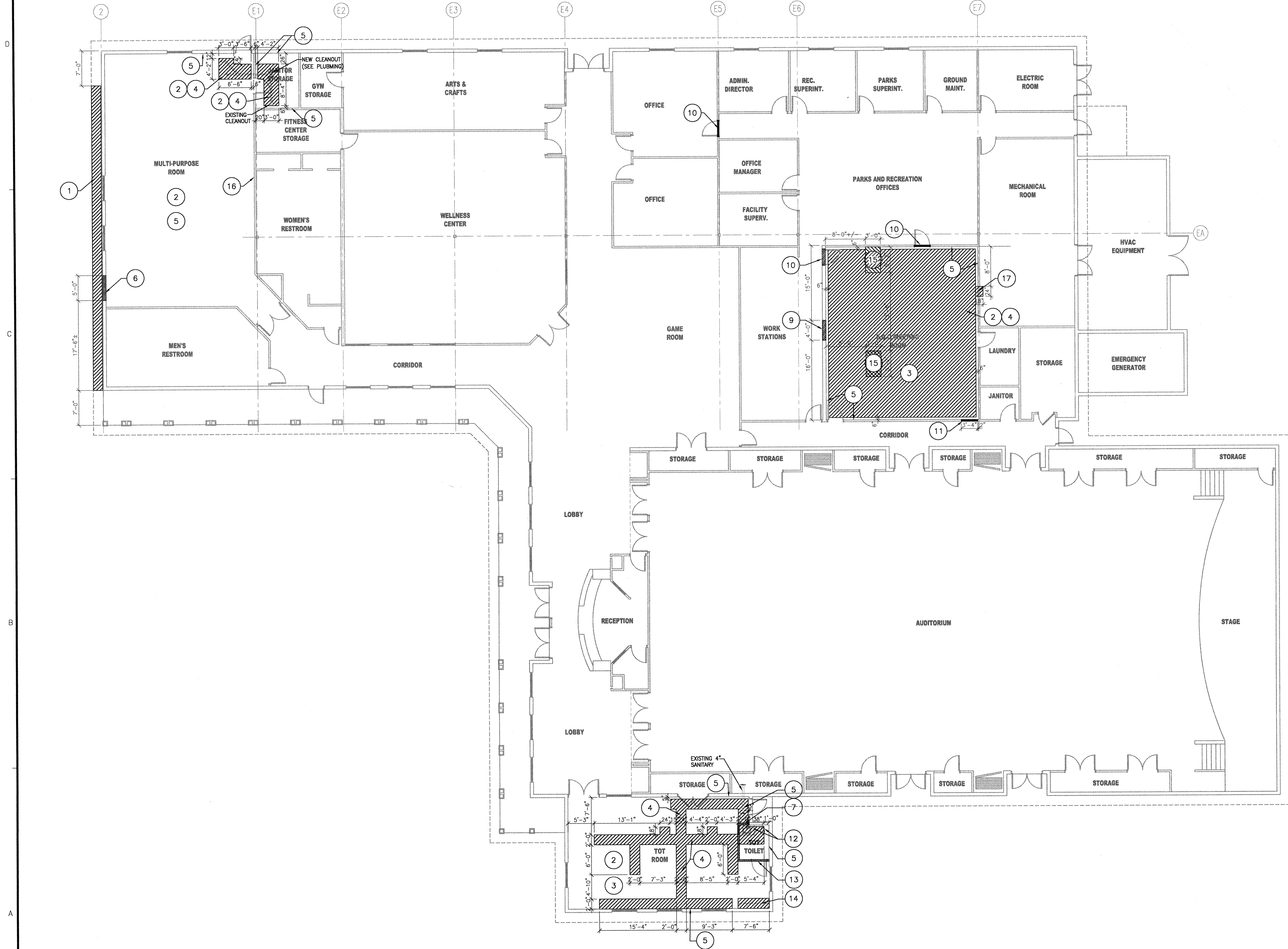
44001101

STRUCTURAL SECTION

S-502
SHEET NUMBER

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XREF: 41185202AM-20 [V: 4400101\A\4400101AM-20.dwg]

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ARCHITECTURAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

*DIMENSION NOTE
ALL EXISTING DIMENSIONS WERE TAKEN FROM THE ORIGINAL (CIRCA 1997)
EXISTING FACILITY DRAWINGS AND ARE ASSUMED ACCURATE UNTIL FIELD VERIFIED.

DEMOLITION PLAN LEGEND

- 1 REMOVE EXISTING SOFFIT COVER, REINFORCE EXISTING WOOD TRUSSES SCHEDULE TO BE CUT. WITH REINFORCING IN PLACE, SEVERE ENDS OF EXISTING TRUSSES TO CLEAR NEW WOOD TRUSS.
- 2 REMOVE EXISTING FINISH FLOOR MATERIAL TO EXPOSE CONCRETE SLAB. CLEAN CONCRETE SLAB OF ANY RESIDUAL GLUE OR REMAINING ADHESIVE MATERIAL IN PREPARATION TO RECEIVE NEW FINISH FLOOR-SEE FINISH SCHEDULE ON SHEET A-401.
- 3 REMOVE EXISTING SUSPENDED CEILING GRID AND ACOUSTICAL TILE.
- 4 FOLLOWING STRUCTURAL FLOOR CUTTING & DEMOLITION TO ACCESS/RECONFIGURE UNDERSLAB UTILITY SERVICES, PATCH EXISTING VAPOR BARRIER AND WELDED WIRE FABRIC, INSTALL CONCRETE FLOOR PATCH OVER COMPACTED AND TERMITE TREATED FILL. TROWEL NEW PATCH AREA SMOOTH/LEVEL WITH EXISTING ADJACENT CONCRETE FLOOR SURFACES SCHEDULED TO REMAIN AND SUITABLE FLOOR FINISH WITHOUT "TELEGRAPHING" PATCHED AREA THROUGH NEW FINISHED FLOOR SURFACE.
- 5 PLACE SHEETS OF 1/4" MIN. PLYWOOD SHIELD (4" VERTICALLY) AGAINST FACE OF EXISTING WALL PRIOR TO BEGINNING FLOOR SAW CUTTING. MOVE PLYWOOD SHIELD WITH CUTTING TO PROTECT EXISTING WALL & DOOR FINISHES.
- 6 REMOVE EXISTING WINDOW AND FRAME (TURN OVER TO OWNERS REPRESENTATIVE). SAW CUT STUCCO AND CMU WALL BELOW EXISTING WINDOW OPENING TO ACHIEVE NEW RAW OPENING AS INDICATED ON SHEET A-111. NEW CORRIDOR OPENING SILL ELEVATION TO BE 0'-0" LEVEL WITH NEW FINISH FLOOR ELEVATION IN NEW BUILDING ADDITION.
- 7 CONTRACTOR TO REMOVE AND STORE EXISTING FIRE EXTINGUISHER CABINET FOR REUSE IN EXISTING LOCATION UPON COMPLETION OF NEW RESTROOM PLUMBING CHASE WALL.
- 8 NOT USED
- 9 REMOVE EXISTING GYPSUM BOARD AND FURRING. SAW CUT EXISTING CMU TO ACHIEVE RAW OPENING WITH A HEIGHT OF 7'-4" AND WIDTH AS INDICATED ON SHEET A-111 FOR NEW OPENING.
- 10 REMOVE EXISTING DOOR AND DOOR FRAME. INFILL RAW OPENING WITH 5/8" GYP. BD. ON 3 1/2" WOOD STUDS @ 16" O.C. FEATHER NEW AND EXISTING GYP. BD. EDGES. PATCH/PAINT TO MATCH EXISTING WALLS ADJACENT SURFACES.
- 11 CUT & REMOVE EXISTING GYPSUM BOARD, WAINSCOT AND STUDS TO ACHIEVE RAW OPENING AS INDICATED ON SHEET A-111 FOR NEW DOOR/FRAME INSTALLATION. PATCH & PAINT TO MATCH EXISTING ADJACENT SURFACES.
- 12 REMOVE (INTACT) EXISTING PLUMBING FIXTURES. RELOCATE EXISTING FIXTURES TO NEW TOT TOILET ROOM NO. 108-SEE PLUMBING DRAWINGS. ABANDON IN PLACE AND CAP ALL EXISTING DOMESTIC WATER AND SANITARY DRAINS-SEE PLUMBING DRAWINGS.
- 13 REMOVE EXISTING GYPSUM BOARD AND STUD WALL. ABANDON IN PLACE AND CAP ALL EXISTING ELECTRICAL CONDUIT AT FINISH FLOOR LEVEL SUFFICIENT TO RECEIVE NEW FINISH FLOOR-SEE ARCHITECTURAL SHEET A-401 FOR NEW FINISHES.
- 14 REMOVE EXISTING BASE CABINET, BACKSPLASH, UPPER CABINET AND FIBERGLASS REINFORCED PANEL. PATCH/REPAIR EXISTING WALL SURFACES TO RECEIVE NEW SCHEDULED FINISH.
- 15 INDICATES "DEPRESSED SLAB AREAS" INTENDED TO RECEIVE INSTALLATION OF NEW PRE-FABRICATED SHOWER UNIT. SEE PLUMBING DRAWINGS.
- 16 REMOVE EXISTING WALL-HUNG MIRRORS/FRAMES INTACT AND RELOCATE TO SOUTH WALL OF NEW AEROBICS ROOM NO. 101. NOTE EXISTING MIRROR'S SILL ELEVATION ABOVE FINISH FLOOR AND MATCH HEIGHT (A.F.F.) IN RELOCATED POSITION. CONTRACTOR TO STORE BETWEEN RELOCATION.
- 17 REMOVE EXISTING GYP. BOARD ON KITCHEN SIDE OF WALL TO RECEIVE NEW PLUMBING-SEE PLUMBING SHEET P-401. PATCH & PAINT TO MATCH EXISTING ADJACENT SURFACES.

MICHAEL A. SCHMIDTKE
Proj. Design Principal

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®
111 Riverside Avenue - Jacksonville, Florida 32202 - 904/791-4500
FAX: 904/791-4500

CITY OF PORT ST. LUCE, FLORIDA
**ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER**
PORT ST. LUCIE, FLORIDA

6/24/05	REVISED AHJ
6/14/05	REVISED AHJ
5/31/05	AHJ Comments
5/9/05	RCI
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4/21/05	FNDN. PERMIT
4/11/05	CI

DATE ISSUE/REVISION
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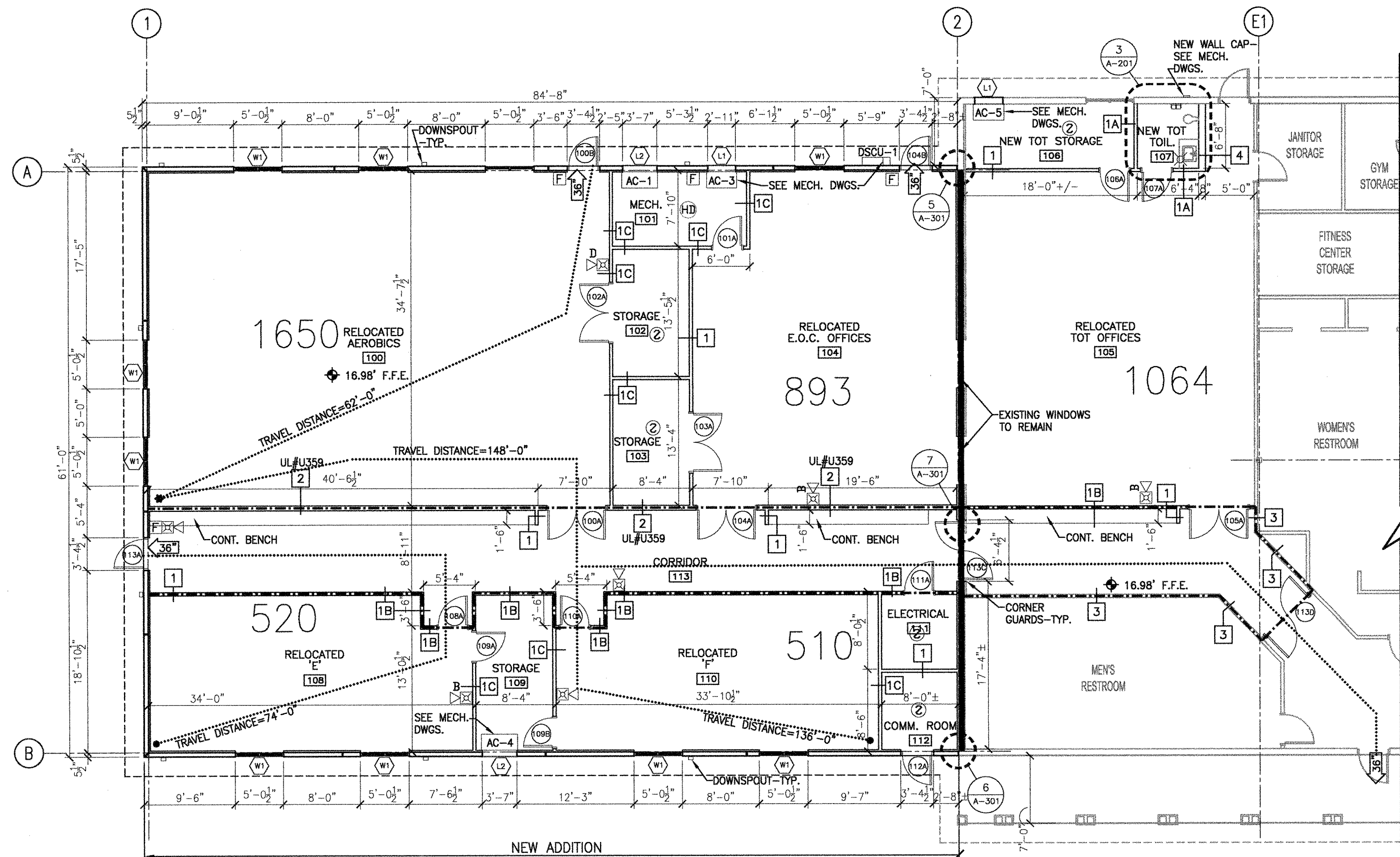
DRAWN BY: JDU
CHECKED BY: MAS

AE JOB NUMBER
44001101

**ARCHITECTURAL
DEMOLITION
PLAN &
NOTES**

AD111
SHEET NUMBER

XREF: LOGO-3042-4118201-21 [V: 4400101\A\LOGO-3042-4400101-21.DWG]
XREF: 4400101\A-40 [V: 4400101\A\4400101A-40.dwg]



SCALE: 3/32" = 1'-0"

LIFE SAFETY REQUIREMENTS

Airoso Community Center Addition and Renovations
Port St. Lucie, Florida

APPLICABLE CODES

The new Addition and Renovations shall be designed and constructed in accordance with the Florida Building Code 2001, with 2003 Revisions.

The Florida Building Codes contains the following divisions:

1. Florida Building Code 2001, with 2003 Amendments - Building (includes Florida Accessibility Code 11)
2. Florida Fire Prevention Code 2004 (Based on NFPA 101 & NFPA 1, 2003 edition with Florida Specific Reqrnts)
3. Florida Building Code 2001-Test Protocols for High Velocity Hurricane Zones
4. Florida Building Code 2001-Plumbing
5. Florida Building Code 2001-Mechanical
6. Florida Building Code 2001-Fuel Gas
7. Florida Building Code 2003 Revisions

BUILDING OCCUPANCY CLASSIFICATION

- Assembly in accordance with Assembly Group A-2 per FBC Chapter 304.2.1.2

CONSTRUCTION TYPE

- Type V, Protected, Sprinklered in accordance with FBC Table 500 and Table 600

ALLOWABLE HEIGHT AND AREA

In accordance with FBC Table 500 = 63,000 S.F. (Single Story)

In accordance with FBC Table 1004

- Travel distance to exits shall not exceed 200 feet with an approved supervised automatic sprinkler system. Common path of travel cannot exceed 100'-0".
- Minimum corridor width shall be 44" per FBC Table 1004.
- Minimum stair width shall be 44" per FBC Table 1004.

FIRE RESISTANT SEPARATIONS

In accordance with FBC Table 600:

- Interior load bearing walls supporting roof only = 2 Hour (FBC Table 705.1.2, Footnote 2).
- Interior Non-load bearing walls = (may be of any material allowed by FBC)
- Trusses, girders and beams = 1 Hour
- Roof assemblies = 1 Hour

FIRE ALARM SYSTEM

In accordance with FFPC Chapter 12 "New Assembly" FFPC, 2004 Edition; FBC Chapter 9.

- The Fire Alarm system is designed for compliance with SREF Chapter 7, Articles 6 (d thru f); FFPC Section 14.3.4 & 9.6; FBC Section 905. The Alarm system is a manually operated, non-coded, supervised electric impulse type system with both visual and Audible alarm devices.

EMERGENCY LIGHTING

In accordance with FFPC Chapter 14 & Section 7.9.

- Battery operated fluorescent lighting is provided throughout the addition & renovation to provide the level of illumination required by FFPC 14.2.9 & 7.9. The facility is designed with a manual transfer switch to allow for the exterior coupling of a portable generator that will provide power for exit marking signs, emergency lighting and selected standby power circuits as required by FBC 423.25 (2003 Revisions).

MARKING OF MEANS OF EGRESS

In accordance with FFPC Section 14.2 and 7.9.

- Illuminated exit marking signs are provided throughout the new addition to designated exits in accordance with FFPC Section 14.2 and 7.9.

TRAVEL DISTANCE TO EXITS

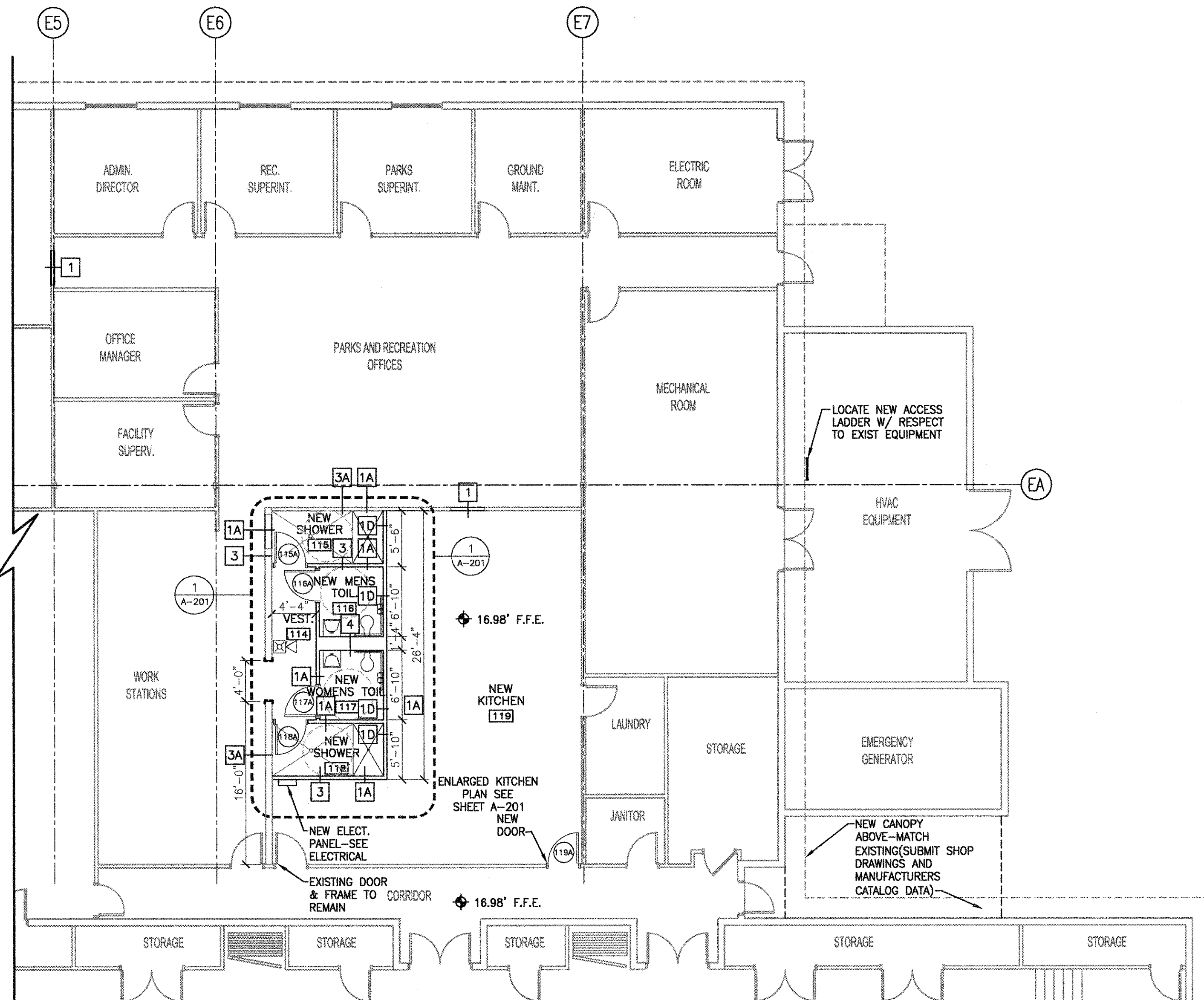
Maximum travel distance to exits does not exceed 200 feet for compliance with FBC 2001 with 2003 Amendments. Common path of travel does not exceed 75 feet (100 feet for FBC) and dead end corridors do not exceed 20 feet (Sprinklered - 50 feet for FBC Table 1004, Footnote 20), for compliance with NFPA 10.2.5.1.

LEGEND

2 HR WALL	HA	FIRE ALARM HEAT DETECTOR
4 HR RATING - TWO HOUR WALL RATING WITH A 2-HOUR DELUGE SYSTEM RATING CREATES A TOTAL 4-HOUR RATED SYSTEM AS PER BUILDING DEPARTMENT & COUNTY FIRE MARSHALL AGREEMENT	DA	FIRE ALARM SMOKE DETECTOR
EMERGENCY LIGHT FIXTURE	DA	FIRE ALARM SMOKE DETECTOR SUBSCRIPT D = FIRE ALARM SMOKE DETECTOR SUBSCRIPT A = AUXILIARY CONTACTS
FIRE ALARM PULL STATION	DA	FIRE ALARM SPEAKER/STROBE
FIRE EXTINGUISHER	DA	SUBSCRIPT NONE = UL 1971, 15cd STROBE
FIRE EXTINGUISHER CABINET	DA	A = UL 1971, 30cd STROBE
36" = 180 OCCUPANTS	DA	B = UL 1971, 60cd STROBE
72" = 360 OCCUPANTS	DA	C = UL 1971, 95cd STROBE
4" FIRE RISER	DA	D = UL 1971, 110cd STROBE
	DA	WP = EXTERIOR, WEATHERPROOF

NEW ADDITION EGRESS CAPACITY CHART

ROOM	AREA (NET)	OCCUPANT LOAD	MIN. REQUIRED EGRESS WIDTH	ACTUAL EGRESS WIDTH PROVIDED (FROM PLANS)
RELOCATED AEROBICS #100	1,650 NSF	110	110X0.2"=22"	3 DOORS AT 32" CLEAR = 96"
MECHANICAL #101	107 NSF	0.5	0.5X0.2"=0.1"	1 DOOR AT 32" CLEAR = 32"
STORAGE #102	105 NSF	0.5	0.5X0.2"=0.1"	1 DOOR AT 32" CLEAR = 32"
STORAGE #103	105 NSF	0.5	0.5X0.2"=0.1"	1 DOOR AT 32" CLEAR = 32"
RELOCATED E.O.C. OFFICES #104	893 NSF	9	9X0.2"=1.8"	3 DOORS AT 32" CLEAR = 96"
RELOCATED 'E' OFFICES # 108	520 NSF	35	35X0.2"=7"	1 DOOR AT 32" CLEAR = 32"
STORAGE #109	130 NSF	0.5	0.5X0.2"=0.1"	2 DOORS AT 32" CLEAR = 64"
RELOCATED 'F' OFFICES # 110	510 NSF	34	34X0.2"=6.8"	1 DOOR AT 32" CLEAR = 32"
ELECTRICAL # 111	61 NSF	0.5	0.5X0.2"=0.1"	1 DOOR AT 32" CLEAR = 32"
COMMUNICATIONS # 112	61 NSF	0.5	0.5X0.2"=0.1"	1 DOOR AT 32" CLEAR = 32"
CORRIDOR # 113	740 NSF	0	0	3 DOORS AT 32" CLEAR = 96"
TOTAL BUILDING	4,882 NSF	191	43.6"	576 INCHES OF EGRESS



FLOOR PLAN

SCALE: 1/8" = 1'-0"

THE HASKELL COMPANY
AMERICA'S DESIGN - BUILD LEADER®

CITY OF PORT ST. LUCIE, FLORIDA
ADDITION AND RENOVATIONS TO
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PORT ST. LUCIE, FLORIDA

6/24/05	REVISED AHJ
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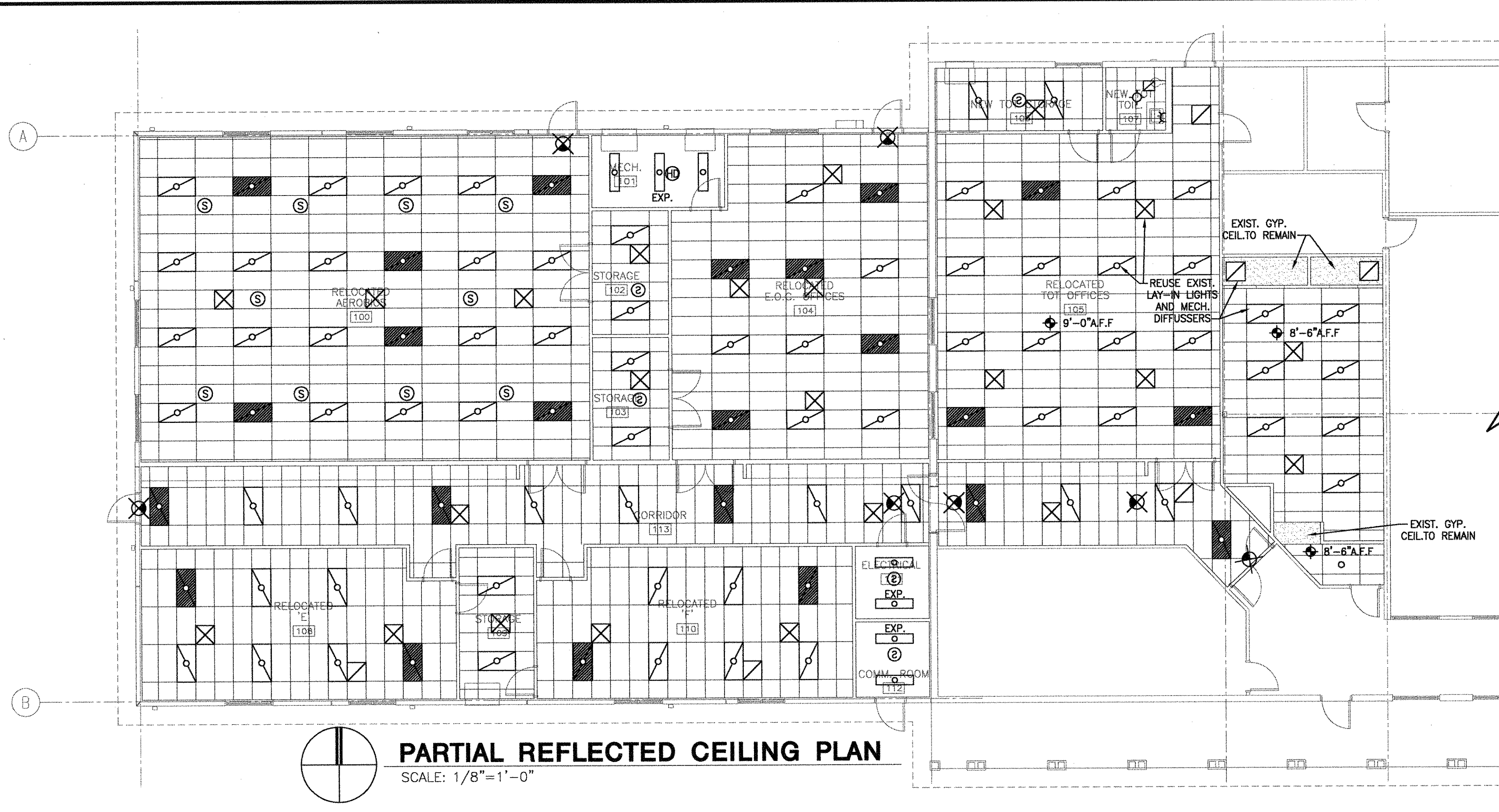
DRAWN BY: JDI
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AE JOB NUMBER: 44001101

FLOOR PLAN & SCHEDULES

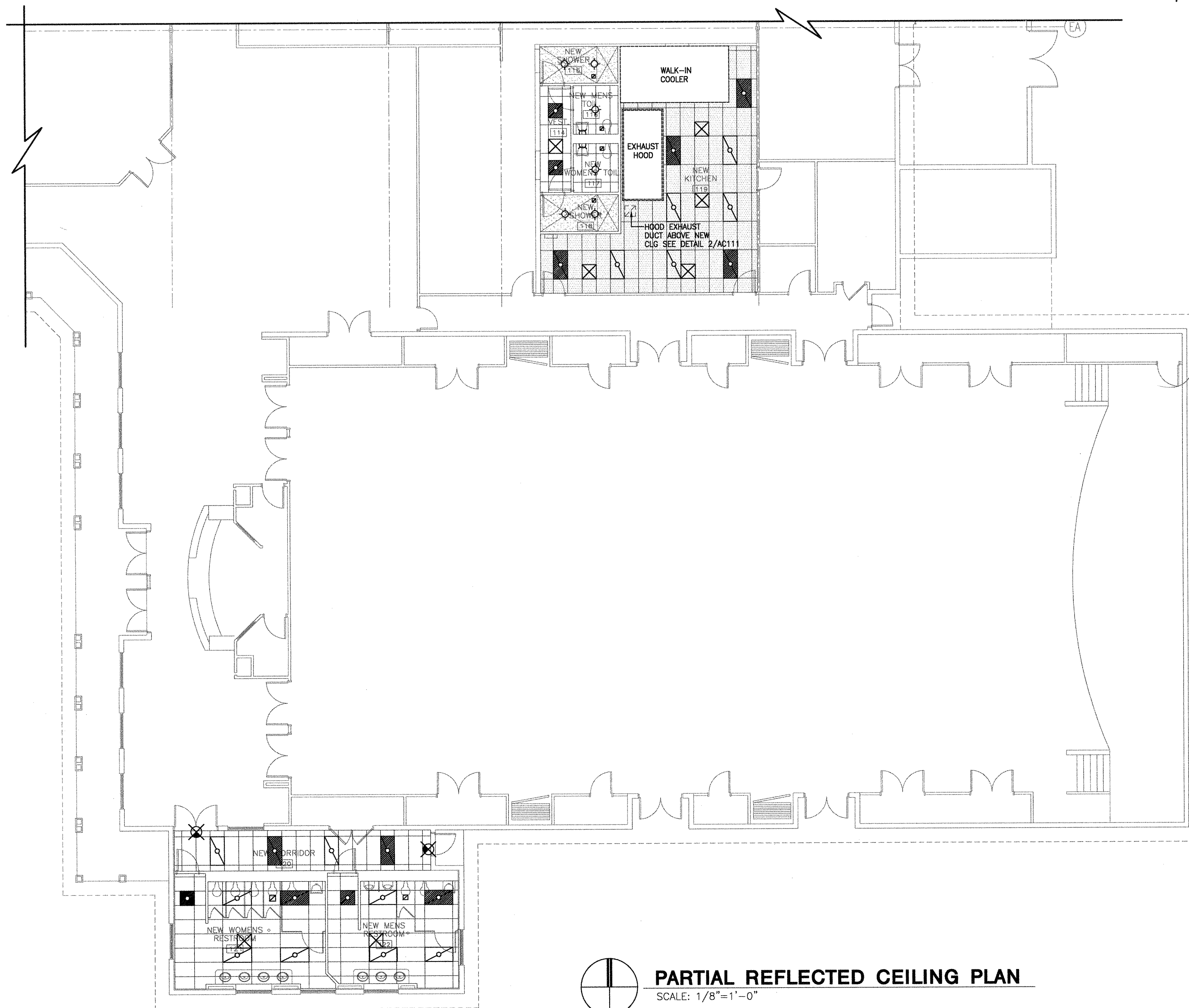
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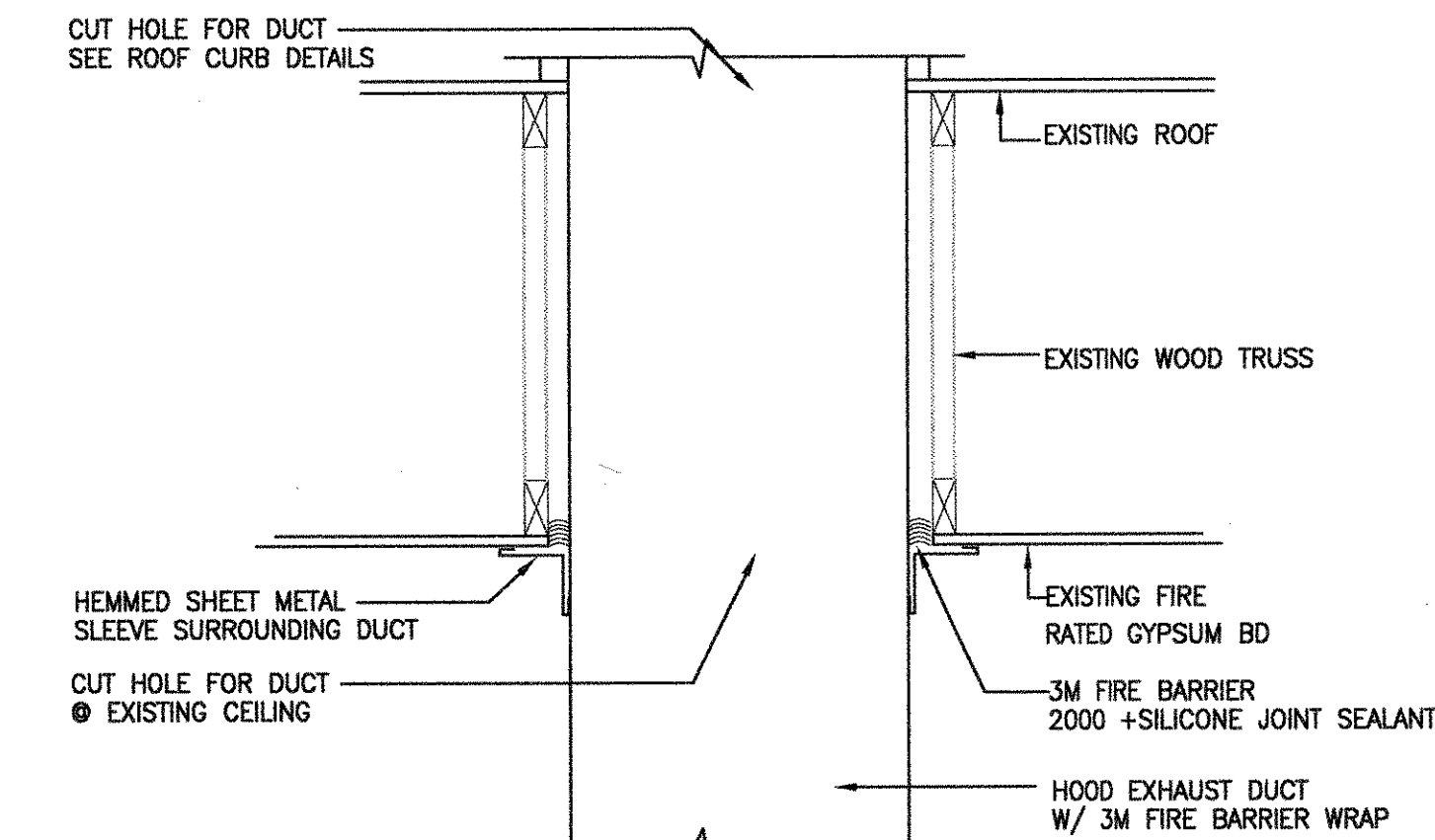
PARTIAL REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"



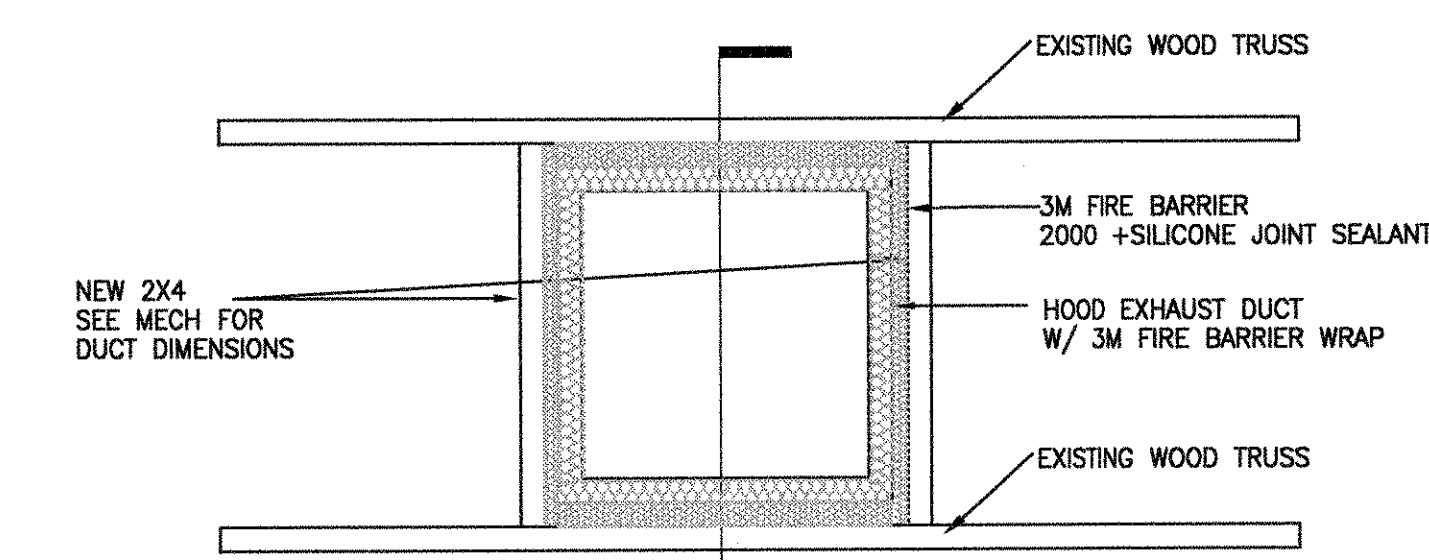
PARTIAL REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

CEILING PLAN LEGEND

- 24x48 MOISTURE RESISTANT/MILAR FACED TILE
- 24x48 SUSPENDED ACOUSTICAL TILE
- GYPSUM BOARD CEILING
- EXP EXPOSED AND PAINTED
- 24x48 FLUORESCENT FIXTURE
- 24x48 FLUORESCENT FIXTURE EMERGENCY POWER
- RECESSED INCANDESCENT FIXTURE
- EXIT LIGHT/SIGN
- FLUORESCENT STRIP
- FLUORESCENT STRIP EMERGENCY POWER (SEE ELEC. FOR ADDITIONAL LEGEND)
- 2x2 DIFFUSER
- 2x2 RETURN AIR (SEE MECHANICAL FOR ADDITIONAL LEGEND)
- SMOKE DETECTOR
- WALL MOUNTED FIXTURE
- RELOCATED EXISTING SPEAKER SYSTEM



1 HOOD EXHAUST DETAIL
1"=1'-0"



1 PLAN FOR EXHAUST DUCT
1"=1'-0"

MICHAEL A. SCHMIDT
Principal

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®

CITY OF PORT ST. LUCE, FLORIDA
ADDITION AND RENOVATIONS TO
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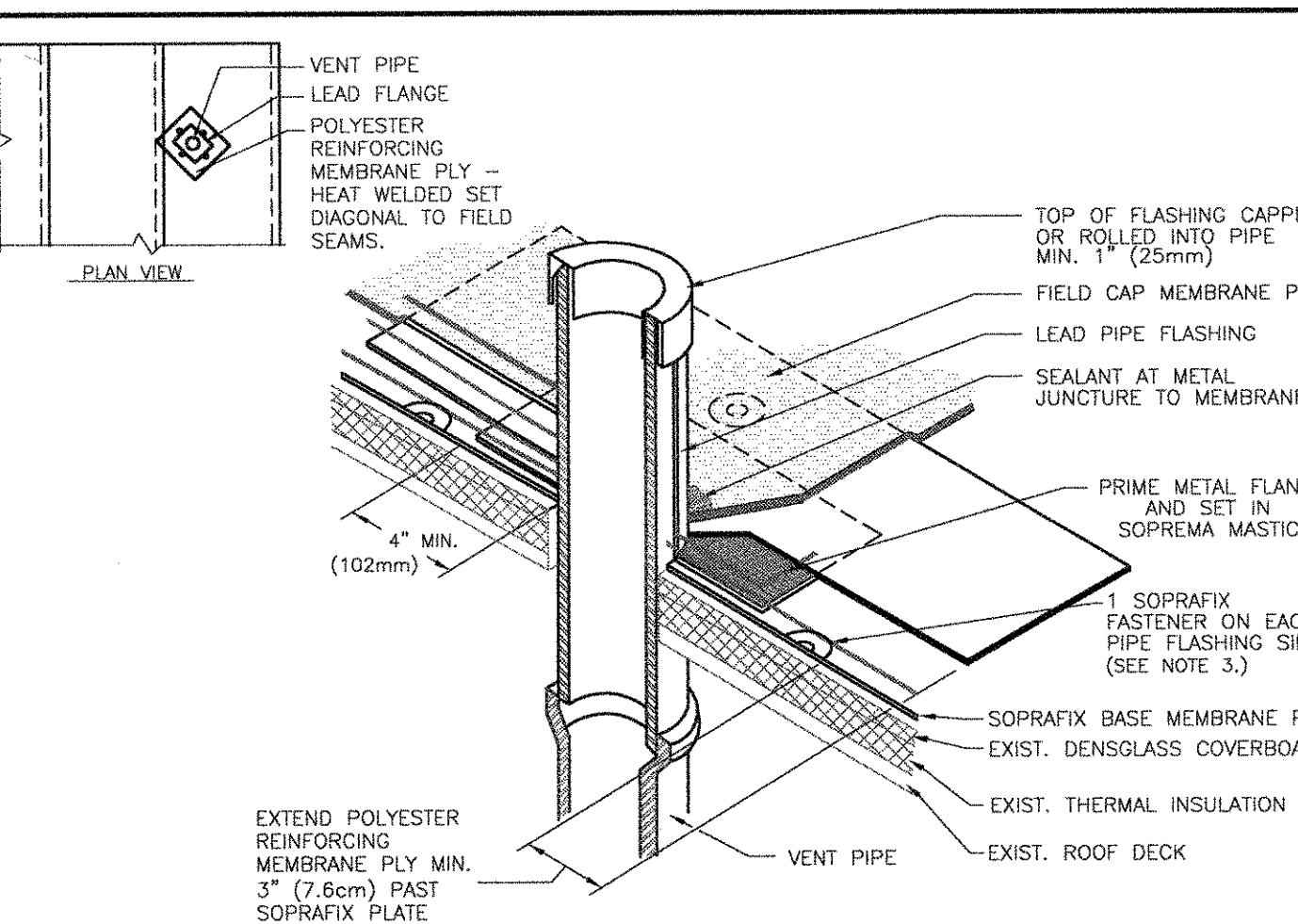
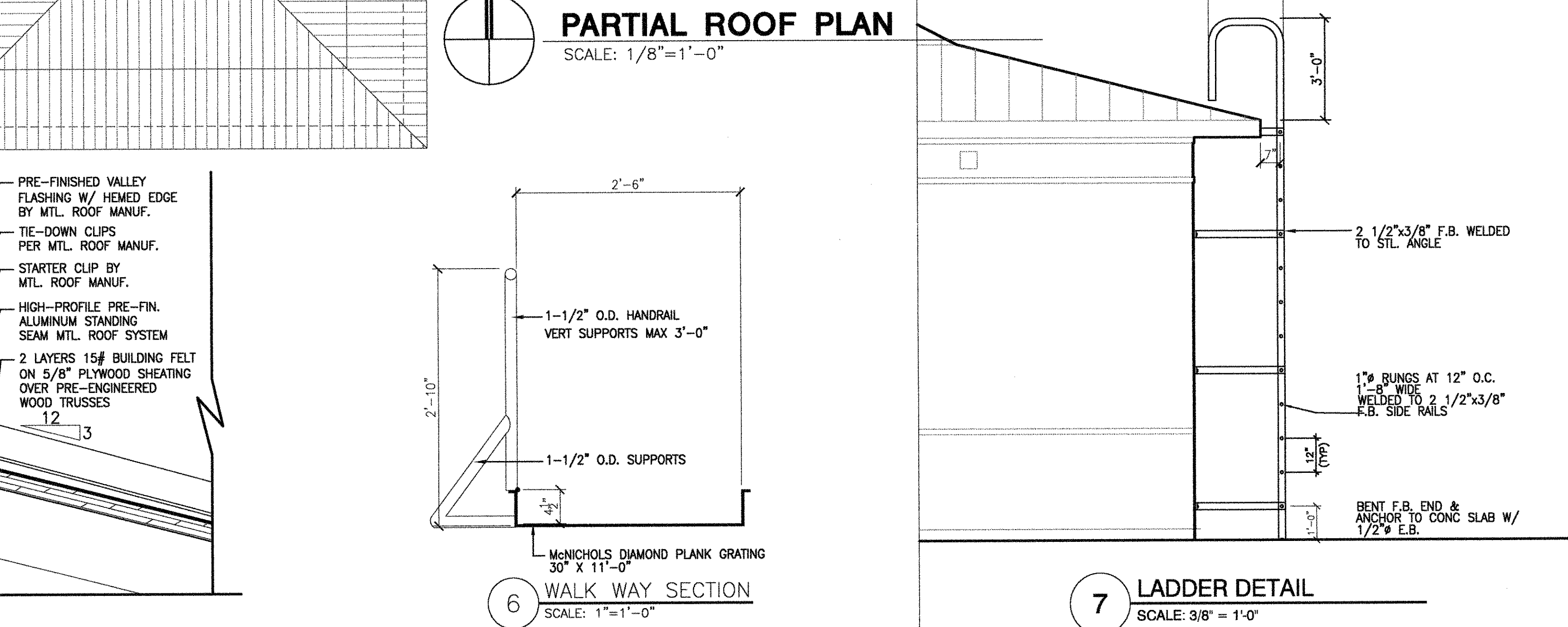
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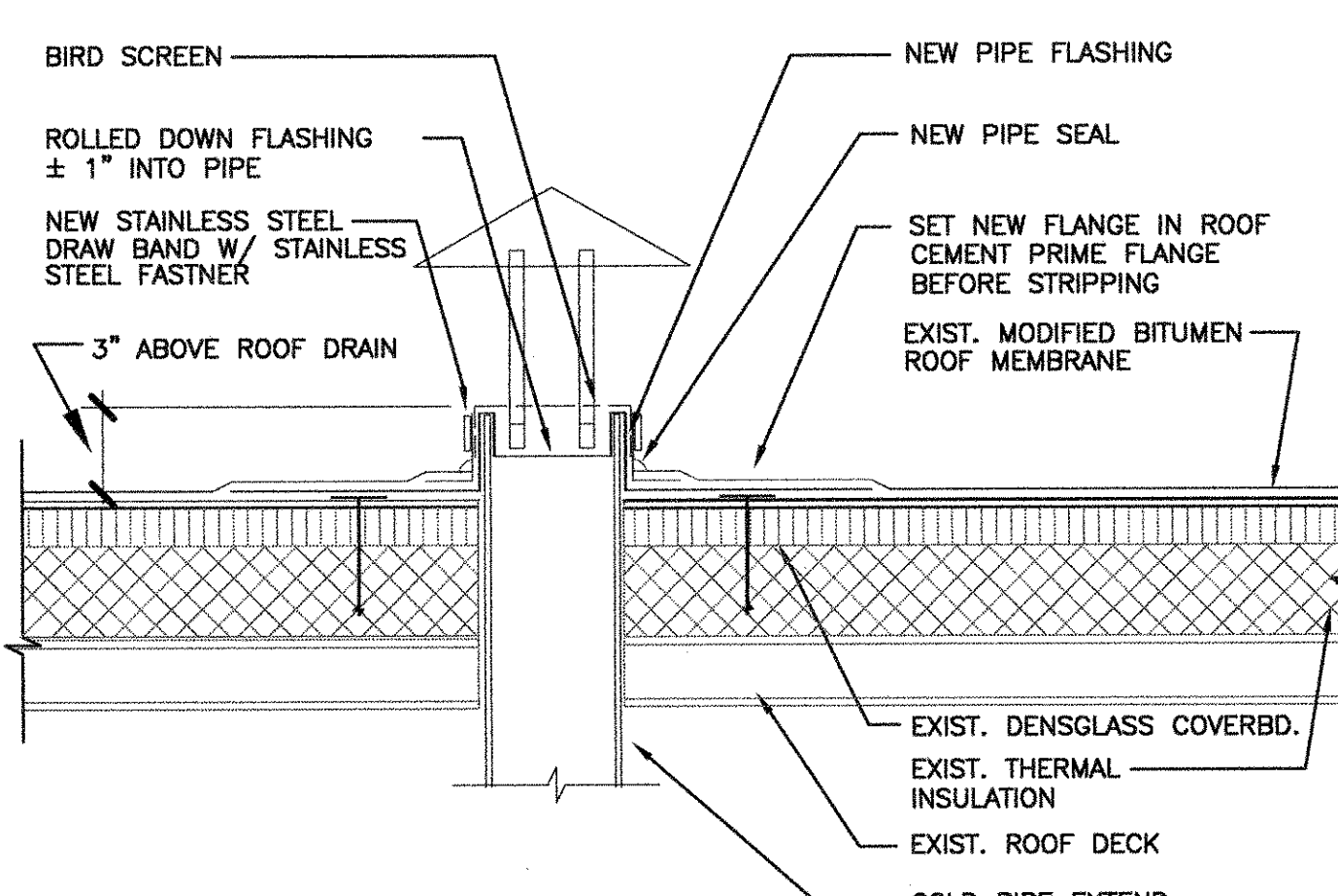
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44001101

REFLECTED
CEILING
PLAN

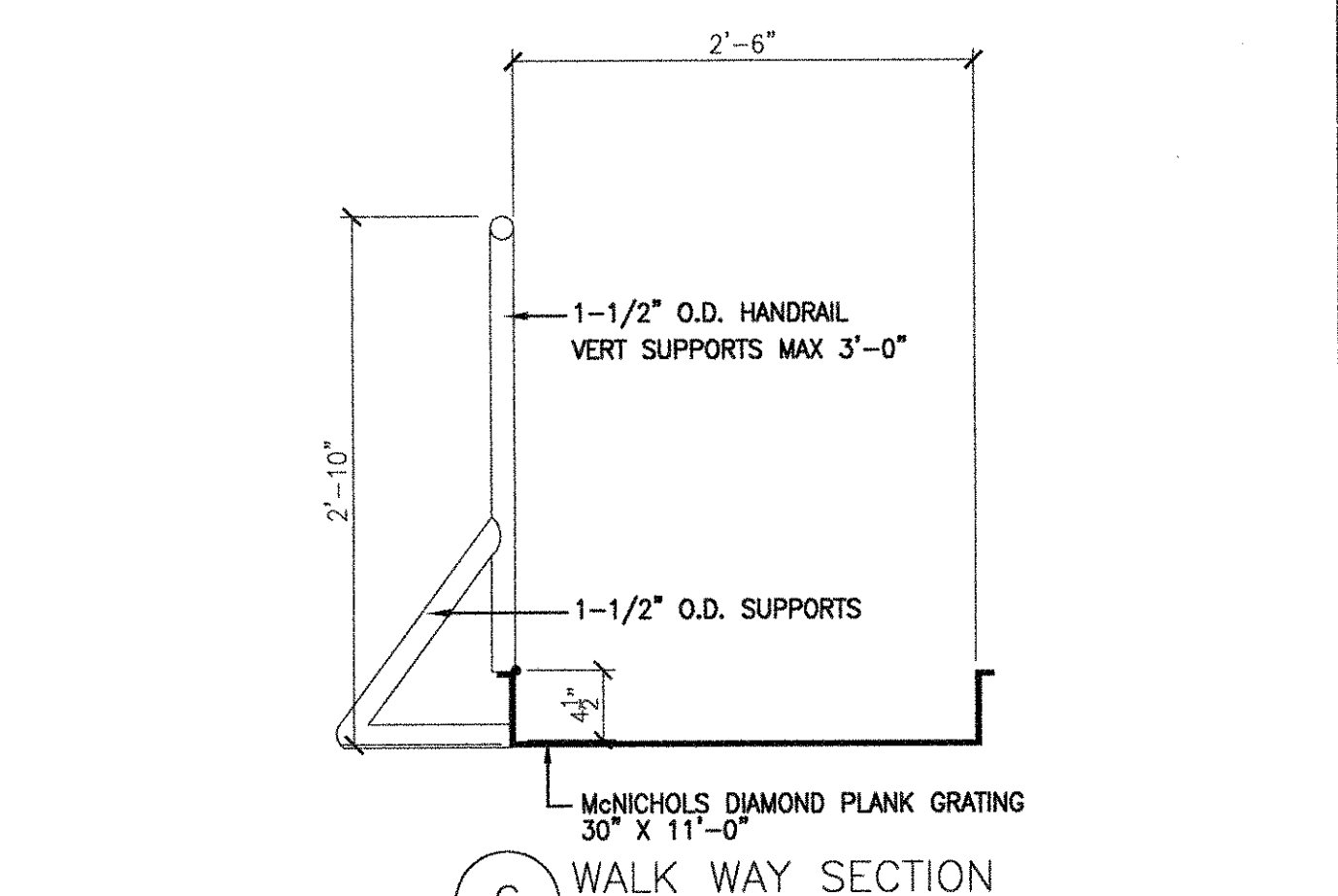
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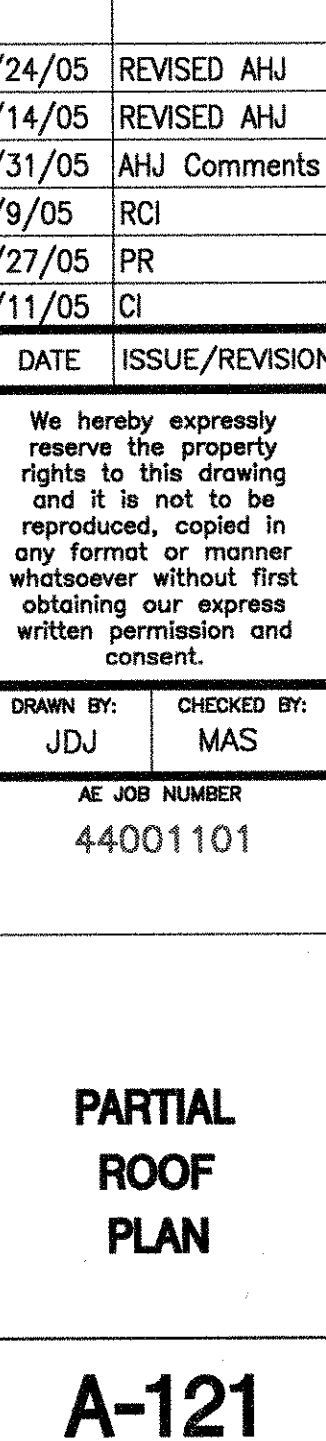
MEMB FASTENING @ PENETRATIONS (2)
MBR SCALE: N.T.S.

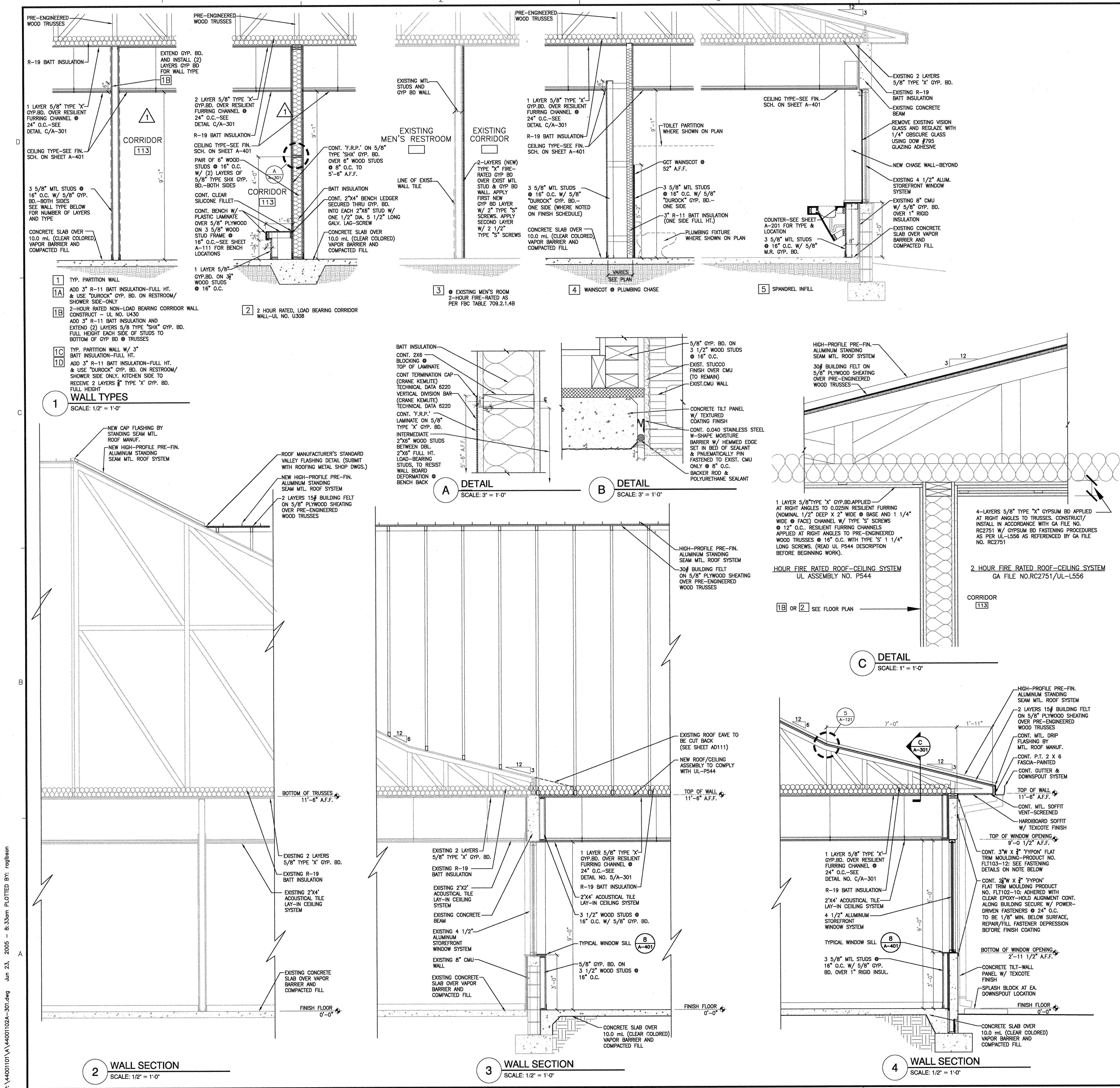


OVERFLOW ROOF DRAIN DETAIL



6 SCALE: 1"=1'-0"





THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®

ADDITION AND RENOVATIONS TO AIROSO COMMUNITY CENTER
PORT ST. LUCIE, FLORIDA

SECTION & DETAILS

A-301
SHEET NUMBER

6/24/05 REVISED AHJ
6/14/05 REVISED AHJ
5/31/05 AHJ Comments
5/9/05 RCI
4/27/05 PR
4/11/05 CI

DATE ISSUE/REVISION

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DRAWN BY: JDJ CHECKED BY: MAS
AE JOB NUMBER: 44001101

A-401
SHEET NUMBER

Architectural Specification Notes

Section 06100 - Rough Carpentry

- 1) Lumber Standards - Comply with PS 20 "American Softwood Lumber Standard", Construction Grade 2, seasoned lumber with 19% maximum moisture content. Discard checked and split lumber.
- 2) Roof Sheathing - APA rated structural no. 1 sheathing, exterior.; thickness indicated.
- 3) Fasteners - Hot dip galvanized. Nails: FS-FF-N-105. Bolts: ASTM A-307, grade A with ASTM A-563 hex nuts and washers. Lag-bolts: ANSI B18.2.1

Section 06402 - Interior Architectural Woodwork (submit shop drwgs. / catalog cuts)

- 1) Material Standards - Hardboard: AHA A135.4. Medium Density Fiberboard: ANSI A208.2. Softwood Plywood: PS 1. High Pressure Plastic Laminate: NEMA LD 3 grade (Formica basis of design) 0.50-inch nominal thickness.
- 2) Cabinet Hardware - BHMA A156.9; exposed stainless steel base BHMA 630; concealed finish BHMA A156.9
- 3) Fabrication Standard - AWI "custom". Countertops: AWI Section 400; core material to be exterior grade plywood.

Section 07193 - Slab Sheet Moisture Barriers

- 1) Polyvinyl Chloride - 10.0 mil thickness single-film, "clear" color.
- 2) Installation - Lap all joints 6-inches minimum and seal with manufacturer's recommended polyvinyl chloride tape and cement.

Section 07210 - Building Insulation (submit shop drwgs. / catalog cuts)

- 1) Rigid Board - Polyisocyanurate, ASTM C518, Fed. Spec. HH-1-1972/1, faced both sides with Kraft foil. Stabilized R value: 7.2 per inch (1-inch board required).
- 2) Batt / Blanket - Preformed glass, ASTM C 665, Type 1; R-19, 3.5-inch thickness.

Section 07414 - Preformed Roofing (submit shop drwgs. / catalog cuts)

- 1) Design Load - Wind 130mph; importance factor =1.1 (Florida Building Code).
- 1) Manufacturer - Match existing manufacturer, type, style and color (Aeicor Aluminum Products Co., Ft. Lauderdale, Florida; SS-2 Aeicor Auto-lock standing seam system with concealed fasteners, seam centers to bo 21" o.c., panels to be 1" high with 2.5" standing seams). Manufacturer's standard warranty.
- 3) Material - Aluminum sheets ASTM B 209, .040 minimum thickness, match existing color.
- 4) Installation - Felt underlayment, joint fillers & sealants as recommended by manufacturer.

Section 07710 - Downspouts and Gutters (submit shop drwgs. / catalog cuts)

- 1) Design Load - Wind 130mph; importance factor =1.1 (Florida Building Code).
- 2) Manufacturer - Match existing manufacturer, size, gauge, gutter profile, downspout size & profile, color, gutter and downspout mounting brackets.Manufacturer's standard warranty. The design of roof drainage system should consider the roof area, roof slope, rainfall intensity, downspout locations and capacity, and gutter capacity, pitch, and length.
- 3) Material - Aluminum ASTM B 221, factory applied color (match existing color).

Section 07901 - Joint Sealants (submit shop drwgs. / catalog cuts)

- 1) Exterior Sealant - Dow Corning # 795, color to match existing (architect to select from manufacturer's standard available colors)
- 2) Plastic Foam Joint Fillers - Closed cell polyethylene "backer rod", 2.5 pcf density, tensile strength 35 psi (ASTM D 1623), sized to fit joint width.

Section 08100 - Steel Doors and Frames (submit shop drwgs. / catalog cuts)

- 1) Exterior Doors - large missile impact rated. Steelcraft (NOA No. 01-0129.06) is the basis of design, 16 gauge, G 90 galvanized, flush, integral-welded closed-top, non-handed doors not permitted. Prep. for scheduled hardware.
- 2) Fire Rated Doors - NFPA 80 testing compliance, NFPA 252. Label rating as scheduled.
- 3) Frames - 14 gauge, A 60 galvanized, fully-welded (mitered) corners ground smooth for exterior doors and "knock-down" frames for interior doors. Prep. for scheduled hardware.
- 4) Warranty - Manufacturer's standard.

Section 08200 - Flush Wood Doors (submit shop drwgs. / catalog cuts)

- 1) Manufacturers - Eggers Industries, Algoma Hardwoods, or Weyerhaeuser Co. only.
- 2) Quality - AWI "Architectural Woodwork Quality Standard", premium-grade. Field seal raw wood surfaces before final mounting (See Arch. Spec. Section 09900-Note 2 for field modification of doors refinishing).
- 3) Fire Rated Doors - NFPA 80 testing compliance, NFPA 252. Label rating as scheduled, solid core, 5-ply veneer only, stain-grade rotary natural birch veneer, 3-coat clear satin top finish.
- 4) Non Fire Rated Doors - Particle board core (PC-5 construction), 5-ply veneer only, stain-grade rotary natural birch veneer, 3-coat clear satin top finish. Door lites (view panel) size as scheduled, wood stops / trim match door veneer species.
- 5) Warranty - Lifetime replacement warranty (labor & materials) against warping and veneer peeling / delamination.

Section 08305 - Access Doors (submit shop drwgs. / catalog cuts)

- 1) Manufacturers - J.L. Industries, Larsen's Mfr. Co., Milcor
- 2) Access Door - 12-inch square door / frame assembly (minimum) sized to permit intended access. Stainless steel (ASTM A 167, type 304 with No. 4 finish, 3/4" full perimeter flange, continuous (piano) hinge, key-operated locking cam (2 keys per lock).
- 3) Warranty - Manufacturer's standard.

Section 08710 - Finish Hardware (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - Refer to scheduled finish door hardware on sheet A-401.
- 2) Warranty - Manufacturer's standard.

Section 08520 - Aluminum Windows (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - Kawneer FG 623 (NOA No. 02-0603.07) is the basis of design. Provide weep-holes and internal passages to conduct infiltrating water to exterior.
- 2) Design Load - Large missile impact rated. Wind 130mph; importance factor =1.1 (Florida Building Code).
- 3) Finish - Fluoropolymer 2-coat system (minimum 70% polyvinylidene fluoride resin by weight complying with AAMA 605.2). Match existing window color.
- 4) Warranty - 3-years (labor & materials) for excessive deflection, water leakage, air infiltration or condensation.
- 5) Glass - Viracon 'StormGuard' Large missile impact, laminated glass with VE3-55 color selection.

Section 09200 - Lath and Plaster (submit shop drwgs. / catalog cuts)

- 1) Expanded Metal Lath Manufacturer - National Gypsum , galvanized diamond-mesh, asphalt paper-backed (ASTM C847), complying with FS UU-B-790 for type I grade D (vapor permeable, style 2 is the basis of design. Secure with galvanized screws and galvanized 11-gauge (minimum) tie-wire.
- 2) Plaster Accessories - Casing beads: National Gypsum # 66, ASTM C1063, galvanized square-edged. Control Joints: National Gypsum # 15 "M-shape", galvanized one-piece, spaced to align with concrete panel joints. Cold-rolled channels & "L" runner sub-framing members as per National Gypsum's technical installation manual / instructions.
- 3) Plaster (2-coat system) - Base (scratch) coat: Gypsum plaster (ASTM C28) Gold Bond Brand Two-Way Hardwall). Finish coat: Gypsum plaster (ASTM C587), Kal-Kote Brand Smooth Finish Plaster. Install as per National Gypsum's technical installation manual / instructions.

Section 09255 - Gypsum Board Assemblies (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - United States Gypsum (USG).
- 2) Shower Rooms # 117 & # 120 - USG's 1/2" Durock (ANSI A 118.9) for all walls. Install as per USG's technical installation manual / instructions. Install as per USG's technical installation manual / instructions.
- 3) All Other Spaces - USG's 5/8" Humitek (ASTM C36/C1396) brand gypsum. Install as per USG's technical installation manual / instructions.

Section 09300 - Tile (submit shop drwgs. / catalog cuts)

- 1) Manufacturers - Dal Tile Corp., American Olean Tile Co.
- 2) Ceramic Mosaic (floor) Tile (CMT) - Unglazed, 2" x 2" x 1/4", plain-face, cushion-edge, price group 1.
- 3) Glazed Ceramic (wall) Tile (GCT) - Apply where wainscot is scheduled. 4-1/4" x 4-1/4" x 1/4", plain-face, cushioned edge. Provide / install "bull-nose" cap units.
- 4) Sanitary Coved Base - Manufacturer's matched accessory units to selected GCT.
- 5) Marble Thresholds - White, 4" wide x 1/2" thick x door width. ASTM C503, minimum hardness of 10 per ASTM C241.
- 6) Setting Material - Latex Portland Cement Mortar: Water emulsion (ANSI A118.4). Grouting Material: Latex Portland Cement Grout, water emulsion (ANSI A118.6) color to be selected from manufacturer's standards to match tile.

Section 09511 - Acoustical Ceiling Panels (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - United States Gypsum (USG).
- 2) Acoustical Ceiling Panel 1 (ACP-1) - USG Interiors "Radar ClimaPlus # 2410".
- 3) Acoustical Ceiling Panel 2 (ACP-2) - USG Interiors, vinyl-faced, "ClimaPlus # 3270".
- 4) Metal Suspension System - USG Interiors "Donn DX", pre-finished (white) 15/16" wide, G30 zinc-coated (ASTM A 653/A 653M). Angle hangers: 7/8" legs, G90 galvanized (ASTM A 653/A 653M). Wire hangers: Minimum 0.106" diameter, zinc-coated wire (ASTM A 641/A 641M) class 1. Suspension system splices as per manufacturer's recommendations.

Section 09660 - Resilient Tile Flooring (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - Armstrong Excelon Supreme, Class 2, 12" x 12" x 1/8" is the basis of design.
- 2) Tile - ASTM F 1066, composition 1 (non-asbestos). Color / pattern selected from manufacturer's standard.
- 3) Primer & Adhesive - Per manufacturer's recommendation.
- 4) Field Conditions - Confirm concrete floor slab's moisture content is within manufacturer's tolerances before beginning installation. Wash & wax.

Section 09678 - Resilient Wall Base and Accessories (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - Armstrong is the basis of design.
- 2) Base - 4" high, top-set, coved (FS SS-W-40), type II. Color selected from manufacturer's standard.
- 3) Adhesive - Per manufacturer's recommendation.

Section 09680 - Carpet (submit shop drwgs. / catalog cuts)

- 1) Manufacturers - Mohawk, Shaw, Lees or approved equal.
- 2) Carpet - Glue-down, "level-loop", type 6.6 nylon fiber (Dupont Lumena), class III extra-heavy commercial, static 3.5Kv at 20 percent RH, 1/8 or 1/10 pitch, pile weight = 28 oz./sy, woven polypropylene backing, total weight = 60oz./sy. Roll width = 12-feet, (DOC FF 1-70 as tested by ASTM D 2859) (NFPA 258, smoke density developed 450 or less. Color / pattern as selected by Architect from manufacturer's standard.
- 3) Accessories - Carpet termination strips / reducer strips as manufactured by Mercer or approved equal. Architect to select from manufacturer's standard.
- 4) Installation / Adhesive - Confirm concrete floor slab's moisture content is within manufacturer's tolerances before beginning installation.
- 5) Adhesive - Vinyl as per manufacturer's recommendations.

Section 09770 - Fiberglass Reinforced Plastic Panels (submit shop drwgs. / catalog cuts)

- 1) Manufacturers - Kemlite's: Glasbord-PCI smooth finish 0.075 inch (1.9 mm) is basis of design or approved equal. "Surfascal" Color: 85 White.
- 2) Adhesive - Per manufacturer's recommendation.
- 3) Field Conditions - Environmental requirements per manufacturers project conditions. Field verify measurments before fabrication, show recorded measurements on shop drawings
- 4) Accessories - Division Bars, Corner Trim standard length extruded vinyl pieces-color match Panels. Fasteners: non corrosive drive rivets.

Section 09900 - Painting (submit shop drwgs. / catalog cuts)

- 1) Manufacturers - Benjamin Moore is basis of design. Tex-Cote is basis of design for exterior. Colors selected by Architect from manufacturer's standards.
- 2) Wood Doors - Spar Varnish IMPERVO 440 (For field sealing raw wood of field modified wood doors)
- 3) Hollow Metal Doors & Frames - Alkyd primer & 2 top coats: MPI Ext. 5.1D (semi-gloss).
- 4) Interior Gypsum Board - Latex primer & 2 top coats: MPI Int 9.2A (satin).
- 5) Interior Gypsum Board (Toilet / Shower Rooms) - Latex primer / epoxy 2 top coats: MPI Int. 9.2E.
- 6) Exterior Concrete Panels & Hardi-Board Soffit - Tex-Cote XL-70 system.

Section 10155 - Toilet Compartments (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - Comtec Industries is the basis of design. Colors selected by Architect from manufacturer's standards.
- 2) Toilet Compartments / Urinal Screens - 1" solid-plastic polymer resin, S200 series, floor-mounted, overhead-braced, continuous chrome-plated, wall-support brackets, pilaster shoes & caps type 302/304 stainless steel 3" high 20-gauge, stainless-steel fasteners, chrome-plated hinges / slide-latches / door-pull, coat-hooks.
- 3) Installation - As per manufacturer's installation / technical manual.

Section 10800 - Toilet And Bath Accessories (submit shop drwgs. / catalog cuts)

- 1) Manufacturer - American Specialties, Inc. (ASI). Indicated on sheet A-201.
- 2) Toilet Accessories - Specific items scheduled on sheet A-201.



CITY OF PORT ST. LUCE, FLORIDA
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DRAWN BY:	CHECKED BY:
JDJ	MAS

AE JOB NUMBER
44001101

ARCHITECTURAL
SPECIFICATIONS

A-601
SHEET NUMBER

ABBREVIATIONS

ABV	=	ABOVE	KW	=	KILOWATT
AFF	=	ABOVE FINISHED FLOOR	LWT	=	LEAVING WATER TEMPERATURE
APPROX.	=	APPROXIMATE	MAX.	=	MAXIMUM
AW	=	ACID WASTE	MEZZ.	=	MEZZANINE
AWS	=	ACID WASTE STACK	MIN.	=	MINIMUM
BLW	=	BELOW	MTD.	=	MOUNTED
CD	=	CONDENSATE DRAIN	N.C.	=	NORMALLY CLOSED
CLG	=	CEILING	N.O.	=	NORMALLY OPEN
CO	=	CLEANOUT	NTS	=	NOT TO SCALE
CONN	=	CONNECT	PDI	=	PLUMBING DRAINAGE INSTITUTE
CONT	=	CONTINUED	PSI	=	POUNDS PER SQUARE INCH
CU FT	=	CUBIC FEET	P.O.C.	=	POINT OF CONNECTION
DN	=	DOWN	PRESS	=	PRESSURE
DWG.	=	DRAWING	PSIG	=	PSI GAGE
EXIST.	=	EXISTING	RL	=	RAIN LEADER
EWC	=	ELECTRIC WATER COOLER	SS	=	SOIL STACK
EWT	=	ENTERING WATER TEMPERATURE	SRD	=	SECONDARY ROOF DRAIN
F	=	FAHRENHEIT	SCH	=	SCHEDULE
FL	=	FLOOR	SOV	=	SHUT OFF VALVE
FCO	=	FLOOR CLEANOUT	ST	=	STORM DRAIN
FD	=	FLOOR DRAIN	T & P	=	TEMPERATURE & PRESSURE
FS	=	FLOOR SINK	TP	=	TRAP PRIMER
FT	=	FEET	TYP.	=	TYPICAL
FTG	=	FOOTING	UG	=	UNDERGROUND
GAL.	=	GALLON	VEL	=	VELOCITY
GPM	=	GALLONS PER MINUTE	V	=	VENT
GALV.	=	GALVANIZED	VTR	=	VENT THRU ROOF
GPU	=	GALLONS PER USE	W	=	WASTE
GW	=	GREASE WASTE	W/TP	=	WITH TRAP PRIMER
HB	=	HOSE BIBB	WCO	=	WALL CLEANOUT
HP	=	HORSEPOWER	WH	=	WALL HYDRANT
HR	=	HOSE	WHA	=	WATER HAMMER ARRESTER
I.E.	=	INVERT ELEVATION		=	"PDI TYPE"

PLUMBING LEGEND

	SANITARY & WASTE PIPING (S OR W)
	GREASE WASTE PIPING
	VENT PIPING (V)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
	HOT WATER RETURN (HWR)
	LP GAS
	INDICATES DIRECTION OF SLOPE
	GATE VALVE
	GATE VALVE
	BALL VALVE
	UNION (UN)
	CAP FOR FUTURE CONNECTION
	PIPE TURNING DOWN
	PIPE TURNING UP
	DROP OR RISE
	BRANCH CONNECTION FROM TOP W/SOV
	BRANCH CONNECTION FROM BOTTOM
	BRANCH CONNECTION FROM TOP
	CHECK VALVE
	TEMPERATURE AND PRESSURE RELIEF VALVE
	BALANCING COCK
	BACKFLOW PREVENTER (BFP)
	CLEANOUT PLUG (CO)
	WALL CLEANOUT WITH ACCESS COVER (WCO)
	CLEANOUT IN RISE
	WALL HYDRANT
	HOSE BIBB W/ VACUUM BREAKER
	DETAIL, RISER OR SECTION NUMBER
	SHEET NUMBER WHERE DETAIL, RISER, OR SECTION IS DRAWN

GENERAL NOTES

1. PIPING
 - A. PROVIDE 1" X 1" X 1/8" ANGLE WELDED TO BOTH SIDES OF BAR JOIST IF PIPE HANGAR IS MORE THAN 6" AWAY FROM PANEL POINTS.
 - B. PROVIDE SHUT-OFF VALVES FOR BOTH HOT & COLD DOMESTIC WATER PIPING FEEDING GROUPS OF FIXTURES.
 - C. PROVIDE ALL EXTERIOR HOSE BIBBS WITH SHUT-OFF BALL VALVES IMMEDIATELY INSIDE ABOVE THE CEILING OR OTHER ACCESSIBLE LOCATION.
 - D. PRIME AND PAINT ALL OUTSIDE PIPE AND PIPE SUPPORTS IF THEY ARE NOT GALVANIZED.
2. PLUMBING
 - A. ALL WORK & MATERIAL SHALL BE PERFORMED & INSTALLED IN COMPLIANCE WITH ALL CODES AS ADOPTED & AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
 - B. EXACT LOCATIONS & MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
 - C. FCO'S SHALL BE INSTALLED FLUSH TO FINISHED FLOOR. INSTALL FCO'S AS CLOSE TO HIGH POINT AS POSSIBLE. NO DISHING PERMITTED.
 - D. ALL VENT PIPING LOCATED IN THE RETURN AIR PLENUMS SHALL BE CAST IRON.
 - E. ALL VENT PIPING SHALL BE FULL LINE SIZE IF A WCO IS SHOWN, OR AS DIRECTED BY LOCAL STATE CODES. ALL VENT PIPING SHALL BE LOCATED WITHIN MASONRY WALLS AND OTHER WALL CONSTRUCTION THAT MAY BE USED TO ENCLOSE THE VENT PIPING. PIPING SHOWN ON DRAWINGS MAY NOT REFLECT THIS INSTALLATION METHOD BECAUSE OF THE DEGREE OF DETAIL INCONSISTENT WITH 1/8" PLANS AND SMALLER. IF PIPING CANNOT BE INSTALLED WITHIN THESE STRUCTURES APPROVAL OF THE ENGINEER OF ANOTHER INSTALLATION METHOD IS REQUIRED. WHEN VENT PIPING IS TO BE EXPOSED IT SHALL BE ATTACHED TO THE WALL NO FURTHER THAN 3" AWAY FROM THE WALL.
 - G. ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MIN. OF 12 INCHES FROM ANY VERTICAL SURFACE & 10 FEET FROM ANY OUTSIDE AIR INTAKES.
 - H. PLUMBING FIXTURE DESCRIPTION SHALL TAKE PRECEDENCE WHEN THEIR EXISTS A CONFLICT WITH THE DESCRIPTION & MODEL NUMBER.
 - I. ALL PLUMBING WORK SHALL BE INSTALLED TO AVOID INTERFERENCE WITH ELECTRICAL & MECHANICAL EQUIPMENT & STRUCTURAL FRAMING.
 - J. BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS & CHARACTERISTICS OF ALL UTILITIES & PIPING, AND SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
 - K. ALL WASTE & VENT PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS INDICATED OTHERWISE.
 - L. INSULATE ALL EXPOSED PVC LOCATED IN RETURN AIR PLENUM SPACES WITH APPROVED FIRE WRAP INSULATION.
 - M. GAS PIPING SHALL NOT BE RUN IN OR ABOVE COORIDORS CEILINGS PER FLORIDA BUILDING CODE 423.15.1.
 - N. FCO'S SHALL BE INSTALLED FLUSH TO FINISHED FLOOR. INSTALL FCO'S AS CLOSE TO HIGH POINT AS POSSIBLE. NO DISHING PERMITTED.
 - M. ALL FLOOR AND SHOWER DRAINS TO BE EQUIPPED WITH TRAP PRIMERS.

FIRE PROTECTION

- A. THE BUILDING ADDITION SHALL BE PROTECTED BY A WET PIPE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA-13, AND SHALL BE EXTENDED TO ALL AREAS OF THE NEW ADDITION INCLUDING THE INTERSTITIAL SPACE BETWEEN THE ROOF DECK AND CEILING BELOW.

PLUMBING SPECIFICATIONS

1. PIPING
 - A. SANITARY, WASTE, AND VENT: SCHEDULE 40 PVC DWV, ASTM D 2665 ABOVE AND BELOW GRADE.
 - B. DOMESTIC HOT AND COLD WATER: TYPE "L" COPPER, ASTM D 2846 ABOVE GRADE AND TYPE "K" BELOW GRADE.
2. HANGERS AND SUPPORTS
 - A. COPPER PIPE 1-1/4" AND SMALLER - EVERY 4 FEET
 - B. COPPER PIPE 1-1/2" AND LARGER - EVERY 10 FEET
 - C. PVC PIPE (ALL SIZES) - EVERY 4 FEET
3. FIXTURES AND EQUIPMENT
 - INSTALL CHROME SUPPLIES, 17 GAUGE P-TRAPS AND ANGLE STOPS.
 - FIXTURES AND EQUIPMENT TO BE COMPLETE AND READY FOR OPERATION.
 - SEE FIXTURE AND EQUIPMENT SCHEDULES ON SHEET P-001.
4. INSULATION
 - SEE SHEET M-001
5. FLOOR DRAINS
 - SEE DRAIN AND SPECIALTY SCHEDULE
6. CLEANOUTS:
 - SEE DRAIN AND SPECIALTY SCHEDULE
7. TESTING AND DISINFECTION
 - TEST ALL PIPING AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. STERILIZE DOMESTIC WATER PIPING AS REQUIRED BY THE STANDARD PLUMBING CODE AND THE AUTHORITY HAVING JURISDICTION.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	PIPE SIZES MIN.			
					CW	HW	SAN	VENT
F-1	WATER CLOSET SEAT	AMERICAN STANDARD	2234.015	FLOOR MOUNTED, VITREOUS CHINA, FLUSH VALVE WATER CLOSET	1/2"	-	4	-
F-1A	WATER CLOSET (ADA) SEAT	AMERICAN STANDARD	3043.102	ELONGATED, COMMERCIAL WEIGHT PLASTIC, OPEN FRONT SEAT LESS COVER, STAINLESS STEEL CHECK HINGE AND	1/2"	-	4	-
F-1B	WATER CLOSET (TOT TLT) SEAT	CHURCH	95552	RELOCATE EXISTING RELOCATED EXISTING	1/2"	-	4	-
F-2	URINAL FLUSH VALVE	AMERICAN STANDARD	8541.132	WALL MOUNTED, VITREOUS CHINA, SIPHON-JET, FLUSH VALVE 1 GPF	3/4"	-	2"	2"
F-2A	URINAL FLUSH VALVE	AMERICAN STANDARD	8541.132	EXPOSED CHROME PLATED FLUSH VALVE WITH SYNTHETIC RUBBER DIAPHRAM AND DUAL FILTERED BYPASS	3/4"	-	2"	2"
F-3	LAVATORY FAUCET	AMERICAN STANDARD	0476.028	SAFETY AS F-2, BUT MOUNTED AT ADA HEIGHT (17" AFF.)	1/2"	1/2"	1-1/2"	1-1/2"
F-3A	LAVATORY (ADA) FAUCET	AMERICAN STANDARD	2385.406	EXPOSED CHROME PLATED FLUSH VALVE WITH SYNTHETIC RUBBER DIAPHRAM AND DUAL FILTERED BYPASS	1/2"	1/2"	1-1/2"	1-1/2"
F-3B	LAVATORY FAUCET	RELOCATED EXISTING	0355.012	CHROME PLATED BRASS CENTERSET FAUCET WITH SINGLE LEVER HANDLE. PROVIDE 5 GPM AERATOR, 1-1/2" CHROME PLATED P-TRAP, GRID STRAINER, LOOSE KEY STOPS AND SUPPLIES.	1/2"	1/2"	1-1/2"	1-1/2"
F-4	SINK BY OTHERS	RELOCATED EXISTING	2385.011	CHROME PLATED BRASS CENTERSET FAUCET WITH SINGLE LEVER HANDLE. PROVIDE 5 GPM AERATOR, 1-1/2" CHROME PLATED P-TRAP, GRID STRAINER, LOOSE KEY STOPS AND SUPPLIES.	1/2"	1/2"	1-1/2"	1-1/2"
F-5	SHOWER MIXING VALVE	LASCO	1603-BFSC	RELOCATE EXISTING RELOCATED EXISTING	1/2"	1/2"	1-1/2"	1-1/2"
F-6	ELECTRIC WATER COOLER	ELKAY	E25TLCB	SINK IS PART OF FOOD SERVICE EQUIPMENT CONTRACTOR PACKAGE. PLUMBING CONTRACTOR TO MAKE ROUGH IN AND FINAL CONNECTIONS.	1/2"	1/2"	1-1/2"	1-1/2"
F-7	MOP SINK FAUCET	SPEAKMAN	SC-5811-RCP	AS NOTED ON DRAWINGS	1/2"	1/2"	3"	2"

DRAIN AND SPECIALTY SCHEDULE

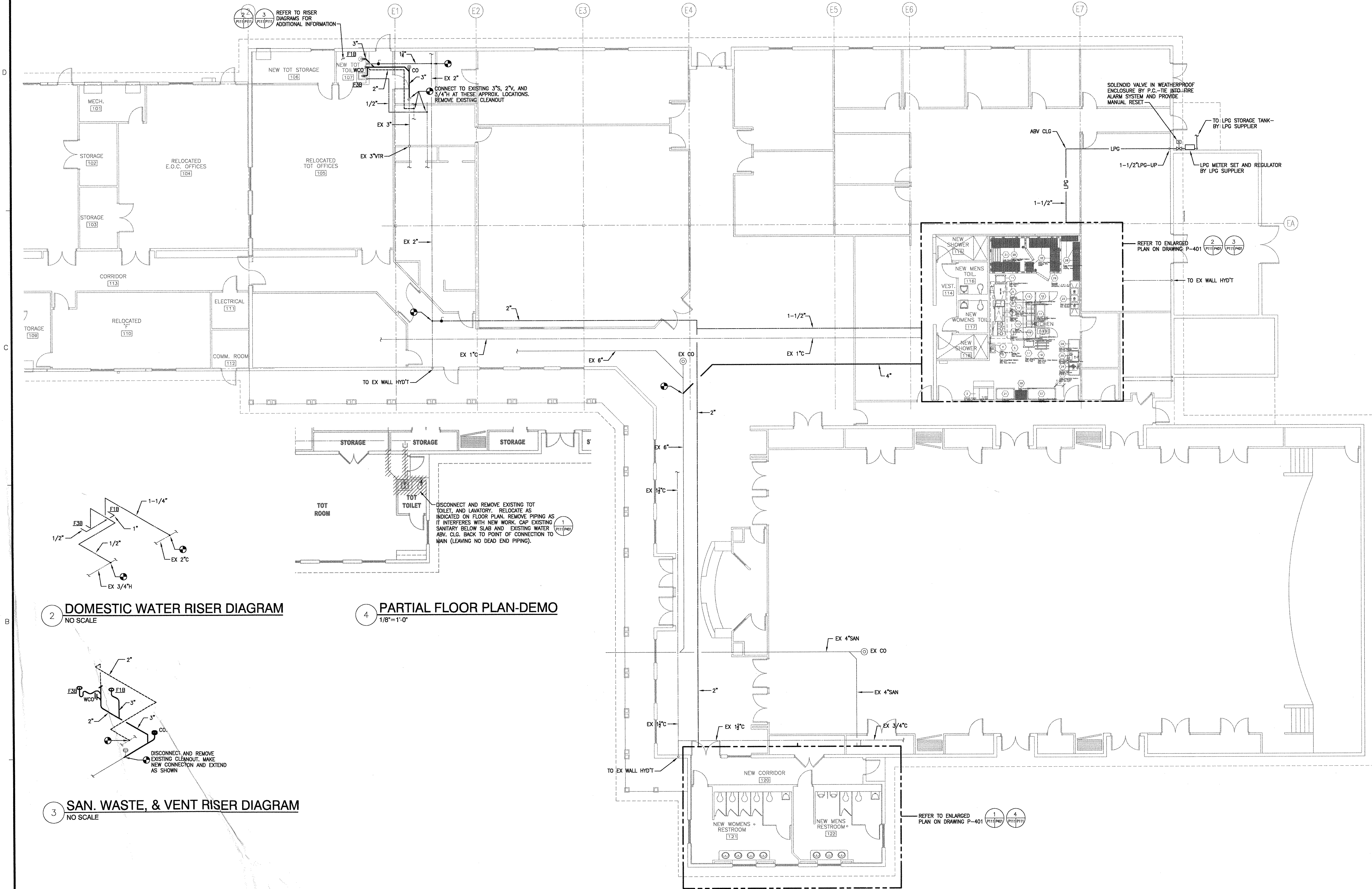
ID No.	ITEM	MANUFACTURER	MODEL	DESCRIPTION
FD1	FINISHED FLOOR DRAIN	JR SMTH	2010C-A08-P050	CAST IRON, 8" DIA. FLOOR AND SHOWER DRAIN
FD2	RAISED LIP FLOOR DRAIN	JR SMTH	2010C-F37-P050	CAST IRON FLOOR DRAIN WITH EXTENDED RIM STRAINER TOP
FS1	FLOOR SINK	JR SMTH	3100C	8-1/2 DIA. MEDIUM FLOOR SINK RECEPTOR
TMV-1	THERMOSTATIC MIXING VALVE (CENTRAL SYSTEM)	BRADLEY	S59-3045	SUPPORTS, 1/4" OUTLET BALL VALVE SHUT-OFF AND THERMOMETER
WHA-A	WATER HAMMER ARRESTER	JR SMTH	5005	HYDROTROL SIZE "A" 1-11 FIXTURE UNITS
WHA-B	WATER HAMMER ARRESTER	JR SMTH	5010	HYDROTROL SIZE "B" 12-32 FIXTURE UNITS
WHA-C	WATER HAMMER ARRESTER	JR SMTH	5020	HYDROTROL SIZE "C" 35-60 FIXTURE UNITS
FCO	FINISHED FLOOR CLEANOUT	JR SMTH	4020	WALL MOUNTED, HILLOW, STAINLESS STEEL CABINET & GPM CAPACITY
ECD	EXTERIOR CLEANOUT	JR SMTH	4220	ADJUSTABLE FLOOR CLEANOUT, CAST IRON
WCO	WALL CLEANOUT	JR SMTH	4402	ADJUSTABLE FLOOR CLEANOUT, WITH HEAVY DUTY CAST IRON COVER

ELECTRIC WATER HEATER SCHEDULE

ID No.	LOCATION	STORAGE (GALLONS)	REC. (GPH)	EWT (DEG. F)	LWT (DEG. F)	VOLTS	PHASE	ELEMENTS	TOTAL KW.	MANUFACTURER	MODEL NUMBER	NOTES
EW-1	JANITOR CLOSET	120	105	70	140	480	3	3	18	LOCHINVAR	HGX18120A	
NOTES:												
1												
2												

REF: 1000-3042-4400101-21 (V: 4400101) B: 1000-3042-4400101-21 (DWG)
REF: 4400101-20 (V: 4400101) A: 4400101-20 (DWG)
REF: 4400101-20 (V: 4400101) A: 4400101-20 (DWG)

V: 4400101\CD-AIRSOO_S_24_05\4400101P-111.dwg Layout Name: P-111 Jun 23, 2005 - 12:32pm PLOTTED BY: DMCOTTER



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AMERICA'S DESIGN-BUILD LEADER®

CITY OF PORT ST. LUCE, FLORIDA
ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER
PORT ST. LUCE, FLORIDA

DATE	ISSUE/REVISION
6/24/05	REVISED AHJC
6/14/05	REVISED AHJC
5/31/05	AHJ COMMENTS
5/9/05	RCI
4/27/05	PR
4/21/05	Fndn Permit
4/11/05	CI

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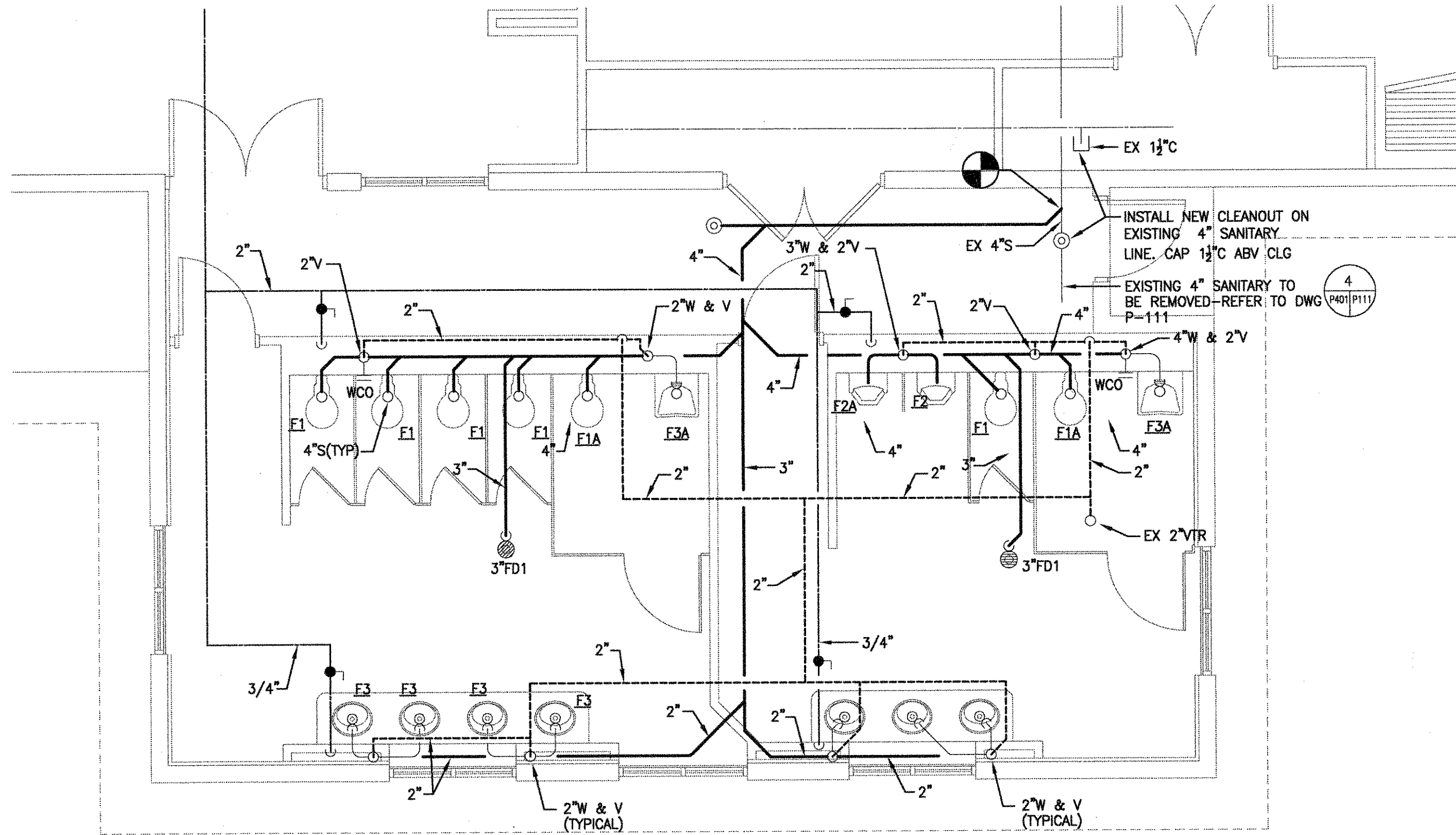
AE JOB NUMBER
44001101

FLOOR PLAN
PLUMBING

P-111
SHEET NUMBER

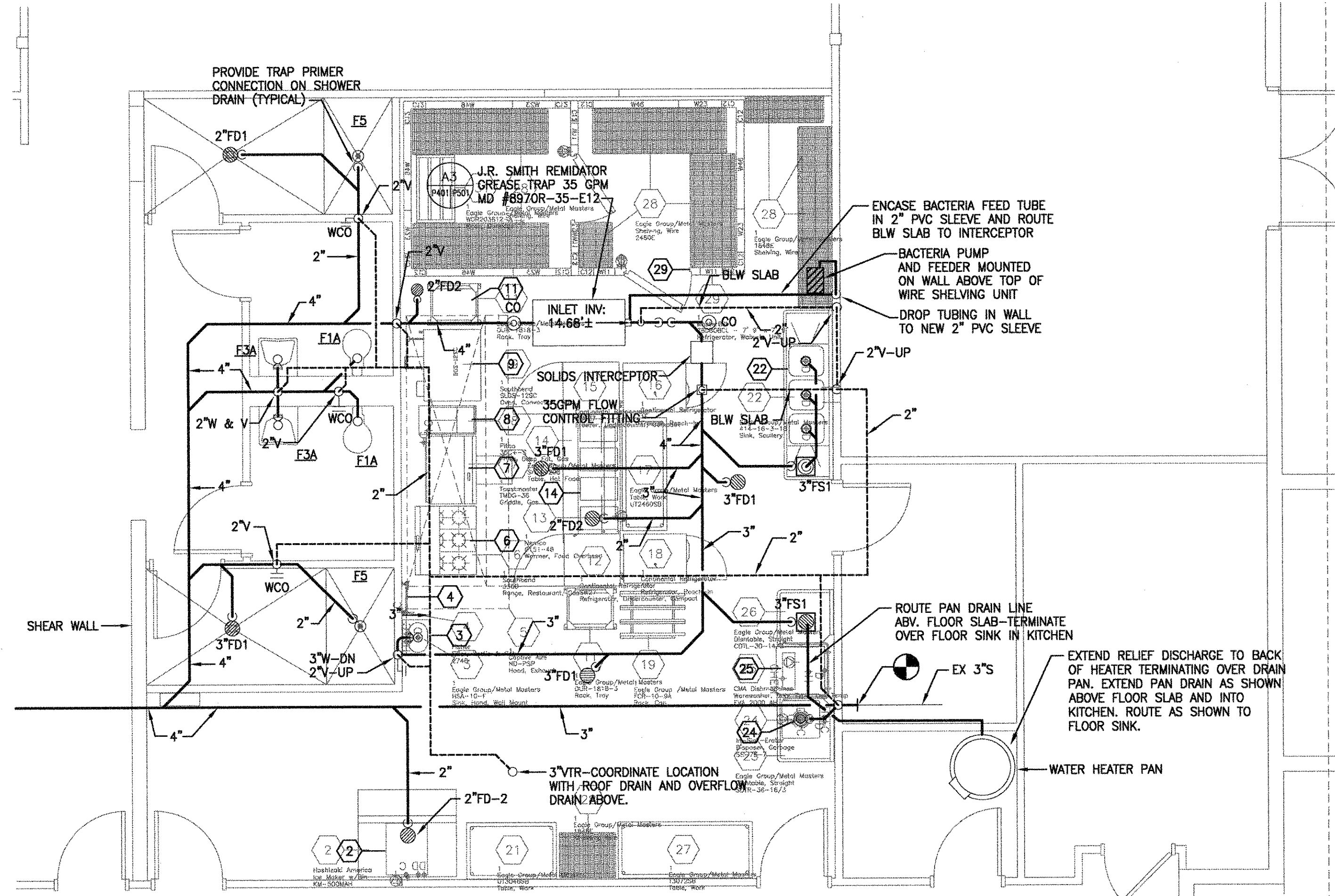
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V:\4400101\CD-AIROSO_B_24_05\4400101P-401.dwg Layout Name: P-401 Jun 23, 2005 - 12:33pm PLOTTED BY: DMCOTTER



1 ENLARGED TOILET ROOM PLAN
1/4" = 1'-0"
FF ELEV: 16.41'

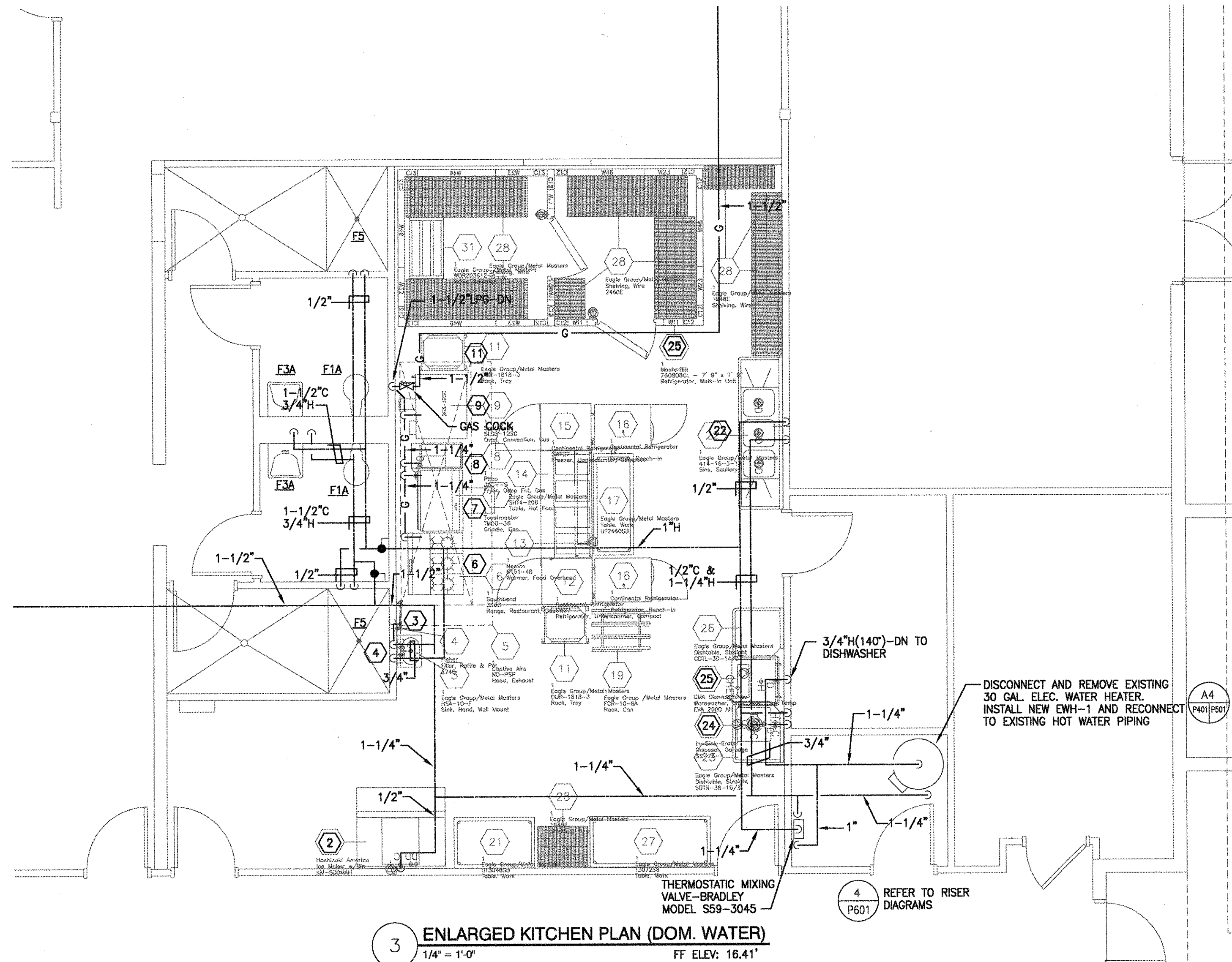
1 P601 2 P601 REFER TO RISER
DIAGRAMS



2 ENLARGED KITCHEN PLAN (SAN, W, & V)
1/4" = 1'-0"
FF ELEV: 16.41'

3 P601 REFER TO RISER
DIAGRAMS

EQUIPMENT SCHEDULE																
ITEM NO	QTY	EQUIPMENT CATEGORY	VOLTS	PHASE	AMPS	HP	DIRECT PLUG	NEMA	COLD WATER SIZE (IN)	HOT WATER SIZE (IN)	DIRECT DRAIN SIZE (IN)	INDIR DRAIN SIZE (IN)	GAS SIZE (IN)	MBTUH	EQUIPMENT REMARKS	ITEM NO
1	1	TABLE W/CHAIRS													BY OWNER, VERIFY (NIC)	1
2	1	ICE MAKER W/BIN	120	1	13.5		X		0.5			0.375			BY OWNER, VERIFY (NIC)	2
3	1	SINK, HAND, WALL MOUNT							0.5	0.5	1.5					3
4	1	FILLER, KETTLE & POT							0.5	0.5					BY OWNER, VERIFY (NIC)	4
5	1	HOOD, EXHAUST	120/208	1												5
6	1	RANGE, RESTAURANT, GAS											0.75	188		6
7	1	GRIDDLE, GAS											0.75	105		7
8	1	FRYER, DEEP FAT, GAS											0.75	90		8
9	1	OVEN, CONVECTION, GAS	120	1	7.9	0.5	X	5-15P					0.75	54		9
10	-	SPARE NUMBER														10
11	2	RACK, TRAY														11
12	1	REFRIGERATOR, UNDERCOUNTER, COMPACT	115	1	6.2	0.2	X	5-15P								12
13	1	WARMER, FOOD OVERHEAD	120	1	10.5		X									13
14	1	TABLE, HOT FOOD	208	1	14.4		X	6-20P								14
15	1	FREEZER, UNDERCOUNTER, COMPACT	115	1	5.5	0.25	X	5-15P								15
16	1	FREEZER, REACH-IN	115	1	7.6	0.33	X	5-15P								16
17	1	TABLE, WORK														17
18	1	REFRIGERATOR, REACH-IN	115	1	6.9	0.25	X	5-15P								18
19	1	RACK, CAN														19
20	-	SPARE NUMBER														20
21	1	TABLE, WORK													BY OWNER, VERIFY (NIC)	21
22	1	SINK, SCULLERY							0.5	0.5		1.5				22
23	1	DISHTABLE, STRAIGHT, SOILED							0.5	0.5		1.5				23
24	1	DISPOSER, GARBAGE	120	1	10.0	0.75	X				1.5					24
25	1	WAREWASHER, DOOR TYPE, LOW TEMP	115	1	16.0		X			0.75		2				25
26	1	DISHTABLE, STRAIGHT, CLEAN														26
27	1	TABLE, WORK														27
28	1	SHELVING, WIRE													BY OWNER, VERIFY (NIC)	28
29	1	REFRIGERATOR, WALK-IN UNIT	120/208	1								0.75			SEE SPECS FOR REQUIREMENTS	29
30	-	SPARE NUMBER														30
31	1	RACK, DUNNAGE														31



3 ENLARGED KITCHEN PLAN (DOM. WATER)
1/4" = 1'-0"
FF ELEV: 16.41'

4 P601 REFER TO RISER
DIAGRAMS

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AMERICA'S DESIGN - BUILD LEADER®

CITY OF PORT ST. LUCE, FLORIDA
ADDITION AND RENOVATIONS TO
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PORT ST. LUCIE, FLORIDA

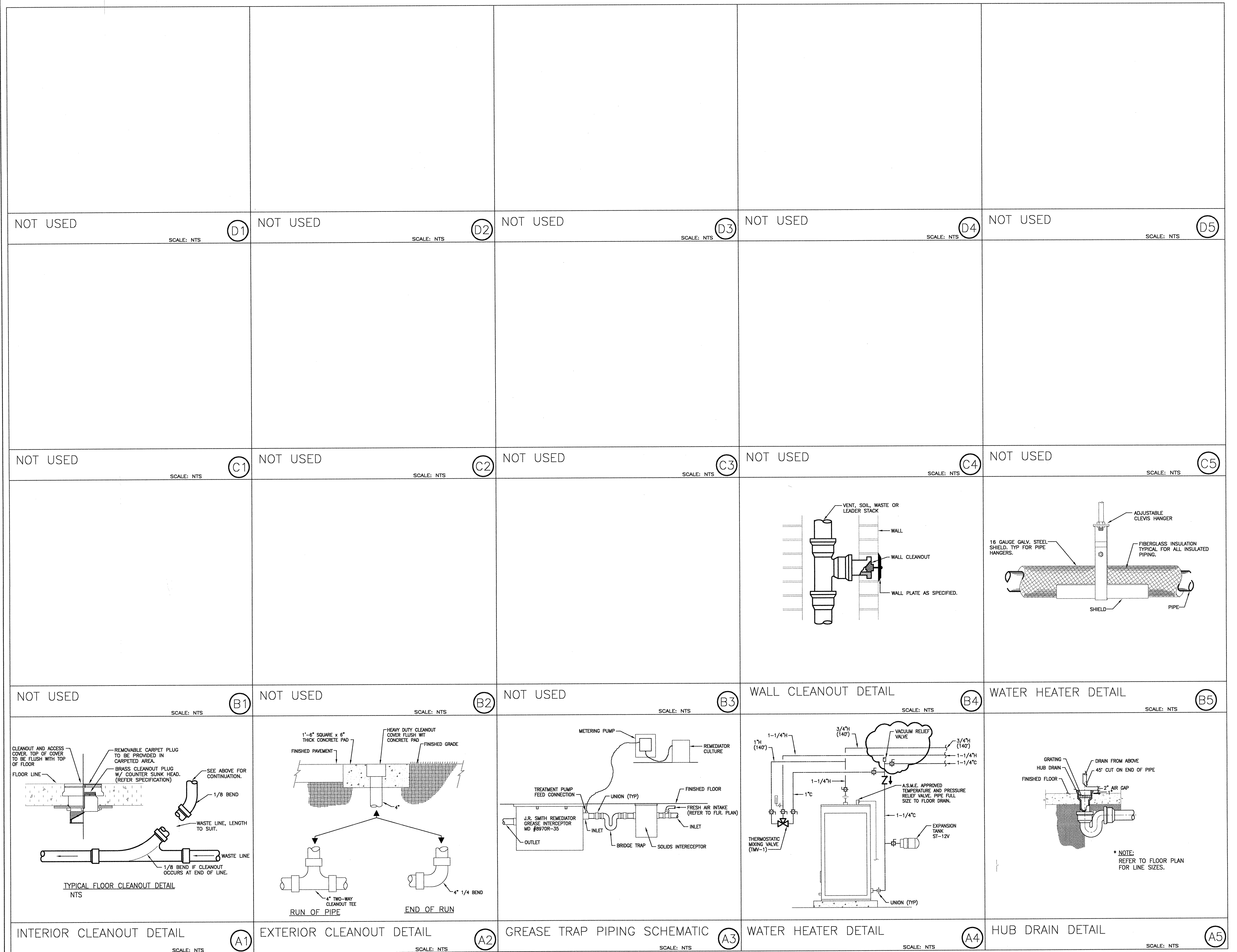
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6/24/05	REVISED AHJC
6/14/05	REVISED AHJC
5/31/05	AHJ COMMENTS
5/9/05	RCI
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4/11/05	CI

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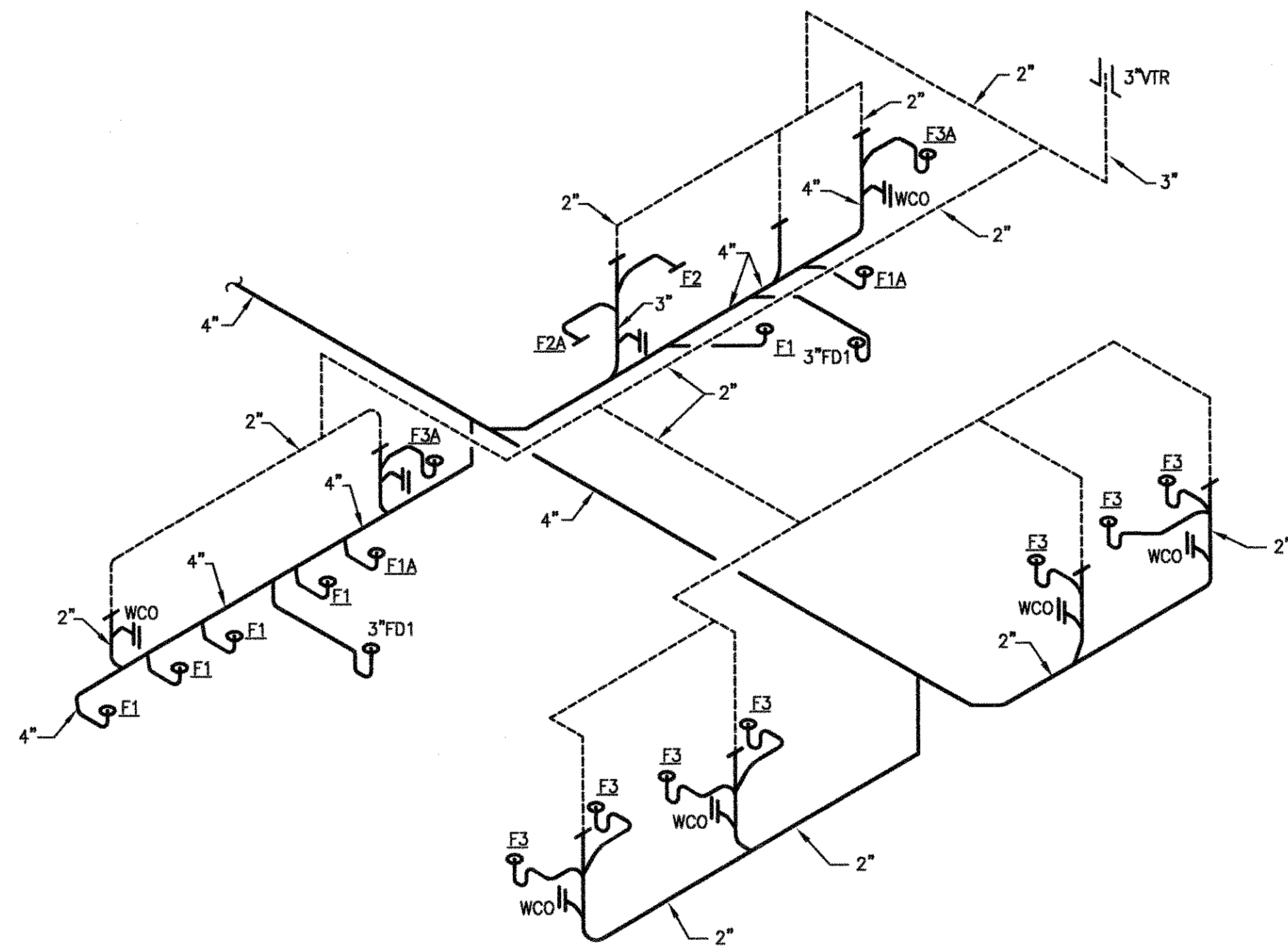
ENLARGED PLANS
PLUMBING

P-401
SHEET NUMBER

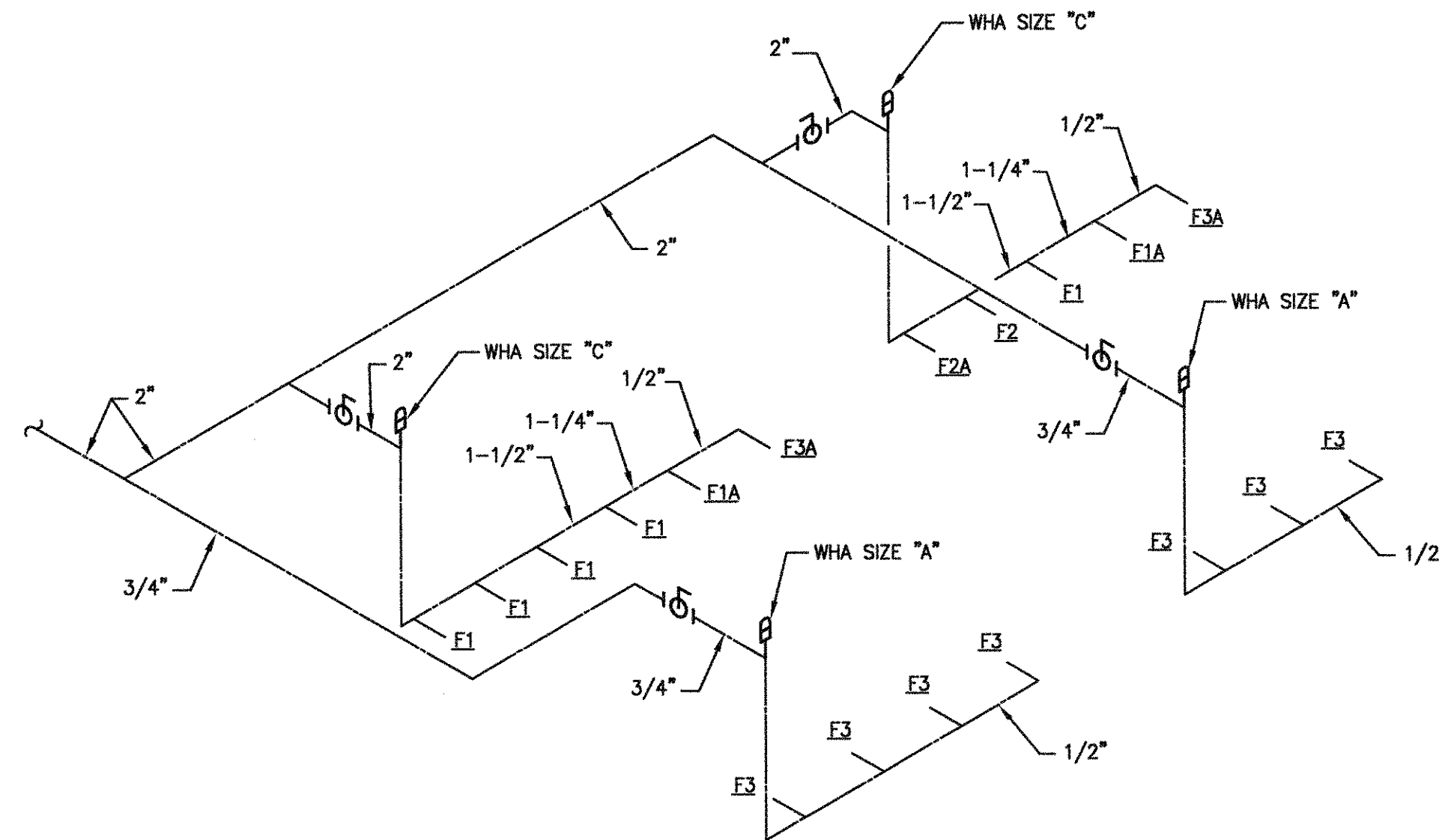


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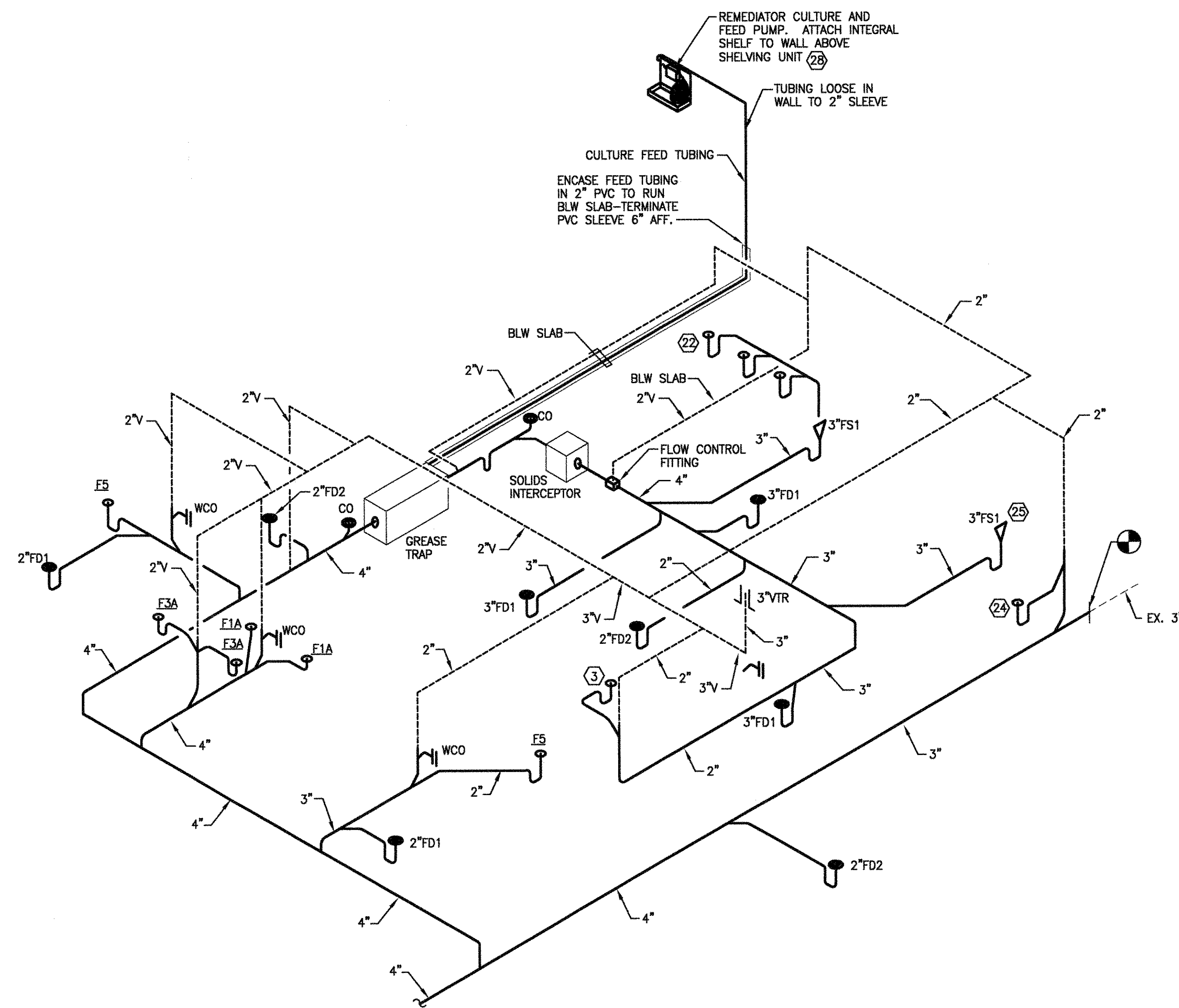
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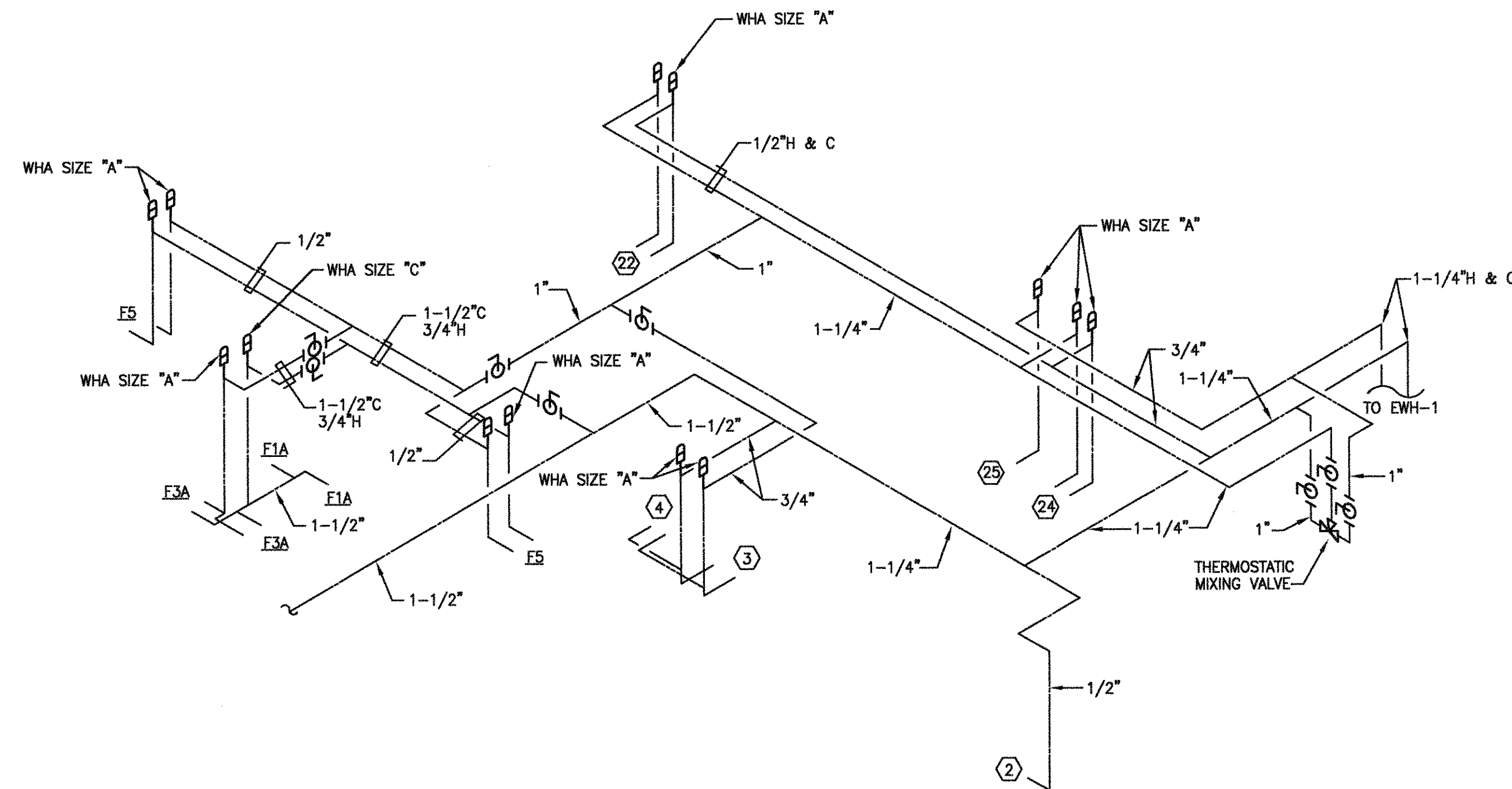
1 SANITARY WASTE & VENT RISER
NOT TO SCALE TOILET ROOM



2 DOMESTIC WATER RISER
NOT TO SCALE TOILET ROOM



3 SANITARY WASTE & VENT RISER
NOT TO SCALE KITCHEN



4 DOMESTIC WATER RISER
NOT TO SCALE KITCHEN

THE HASKELL COMPANY
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REC. NO. 54529

CITY OF PORT ST. LUCIE, FLORIDA
ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER
PORT ST. LUCIE, FLORIDA

6/24/05	REVISED AHJC
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PLUMBING
RISER
DIAGRAMS

P-601
SHEET NUMBER

REF: LOGO-3042-4400101-21 [v: 4400101\B\LOGO-3042-4400101-2.DWG]

COORDINATION NOTES

- A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK FOR SIZE, LOCATION, CLEARANCE, ACCESS AND ELECTRICAL CHARACTERISTICS WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW BEFORE INSTALLATION OF DUCTWORK OR EQUIPMENT.
- INCLUDE BEAM OR STRUCTURE ELEVATION AND REQUIRED EQUIPMENT ACCESS AREAS, WALL, ROOF, AND CEILING OPENINGS INDICATED ON CONTRACTOR DRAWINGS ARE NOMINAL DIMENSIONS ONLY, AND ALL DUCT, PIPE, OR EQUIPMENT PENETRATIONS SHALL BE SLEAVED OR FIRE RATED AS REQUIRED, ADJUST OPENINGS.
- COORDINATE LOCATION OF GELING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH LIGHTS, SPRINKLERS AND ARCHITECTURAL ELEMENTS.
- COORDINATE LOCATION OF A/C UNITS, THERMOSTATS, FANS AND DUCTWORK WITH BUILDING STRUCTURE AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR, AS REQUIRED.
- IN GENERAL, DUCT OFFSETS HAVE NOT BEEN SHOWN. COORDINATE THESE AS REQUIRED.
- MECHANICAL PLANS IN GENERAL, ARE DIAGNOSTIC IN NATURE, AND ARE TO READ IN CONJUNCTION WITH ARCHITECTURAL, PLUMBING, ELECTRICAL AND STRUCTURAL PLANS. DUCT AND PIPING OFFSETS, BENDS AND TRANSITIONS WILL BE PROVIDED TO PROVIDE AND INSTALL A COMPLETE AND FUNCTIONAL SYSTEM AND SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO ORDERING, FABRICATING OR INSTALLATION OF MATERIALS OR EQUIPMENT.

DUCTWORK & ACCESSORIES NOTES

- ALL DUCTWORK TO BE SHEET METAL.
- SUPPLY - SHEETMETAL WITH INSULATION. SEE SPECIFICATIONS.
- RETURN AND TREATED OUTSIDE AIR - INSULATED SHEETMETAL. SEE SPECIFICATIONS.
- OUTSIDE AIR UNTREATED GALVANIZED SHEETMETAL.
- EXHAUST - GALVANIZED SHEETMETAL.
- ALL DUCTWORK AND DIFFUSERS SHALL BE RATED FOR THE USE, PRESSURE AND TEMPERATURE SPECIFIED AND AS REQUIRED BY THE CEILING SYSTEM RATING.
- ALL DUCTWORK SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH "SMACNA" STANDARDS AND LOCAL BUILDING CODES.
- ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
- SEAL ALL DUCT JOINTS AND BEAMS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.

GENERAL NOTES

- ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE MECHANICAL STANDARDS, THE LOCAL BUILDING CODE, RULES OF FLORIDA STATE BOARD OF EDUCATION SREF, NOISE AND VIBRATION STANDARDS, AND ALL OTHER APPLICABLE STANDARDS.
- ALL MATERIALS SHALL BE NEW AND ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, PRODUCT APPROVAL, RULES AND ORDINANCES. ANY DAMAGED EQUIPMENT SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ACCESS PANELS, CONTROL SYSTEMS, DEVICES, PERMITS AND SERVICES NECESSARY FOR TURNING AND INSTALLING A COMPLETE MECHANICAL SYSTEM.
- ALL LOUVERS, GRILLES, PIPING, ETC. SHALL BE PAINTED TO MATCH SURROUNDING COLOR AND TEXTURES AS REQUIRED BY ARCHITECT. VERIFY COLOR AND TEXTURE WITH ARCHITECT. PAINT ALL EXPOSED MECHANICAL EQUIPMENT WITH BENJAMIN MORE EPOXY ENAMEL 100.
- ALL CUTTING, PATCHING, STRUCTURAL STEEL, WEATHER PROOFING, PAINTING, AND WALL COVERINGS SHALL BE BY THE GENERAL CONTRACTOR.
- ALL OPENINGS IN BUILDING STRUCTURE FOR DUCTWORK, PIPING, ETC. TO BE 1/2" LARGER (ON ALL SIDES) THAN THE OUTSIDE DIMENSIONS. FILL JOISTS WITH FIRE RETARDANT SILICONE FOAM (I.E., CHASE-FOAM CTC PR-855 BY CHASE TECHNOLOGY CORP.).
- BUILDING HVAC CALCULATIONS ARE BASED ON THE FOLLOWING:
A. INDOOR DESIGN - SUMMER 78° DB/50% RH, WINTER 70° DB.
B. OUTDOOR DESIGN - SUMMER 87° DB/75% RH, WINTER 45° DB.
- PROVIDE FLEXIBLE DUCT CONNECTORS, RATS AS REQUIRED, TO ALL FANS, A/C UNITS, OR MECHANICAL EQUIPMENT, EXCEPT HOOD EXHAUST FANS.

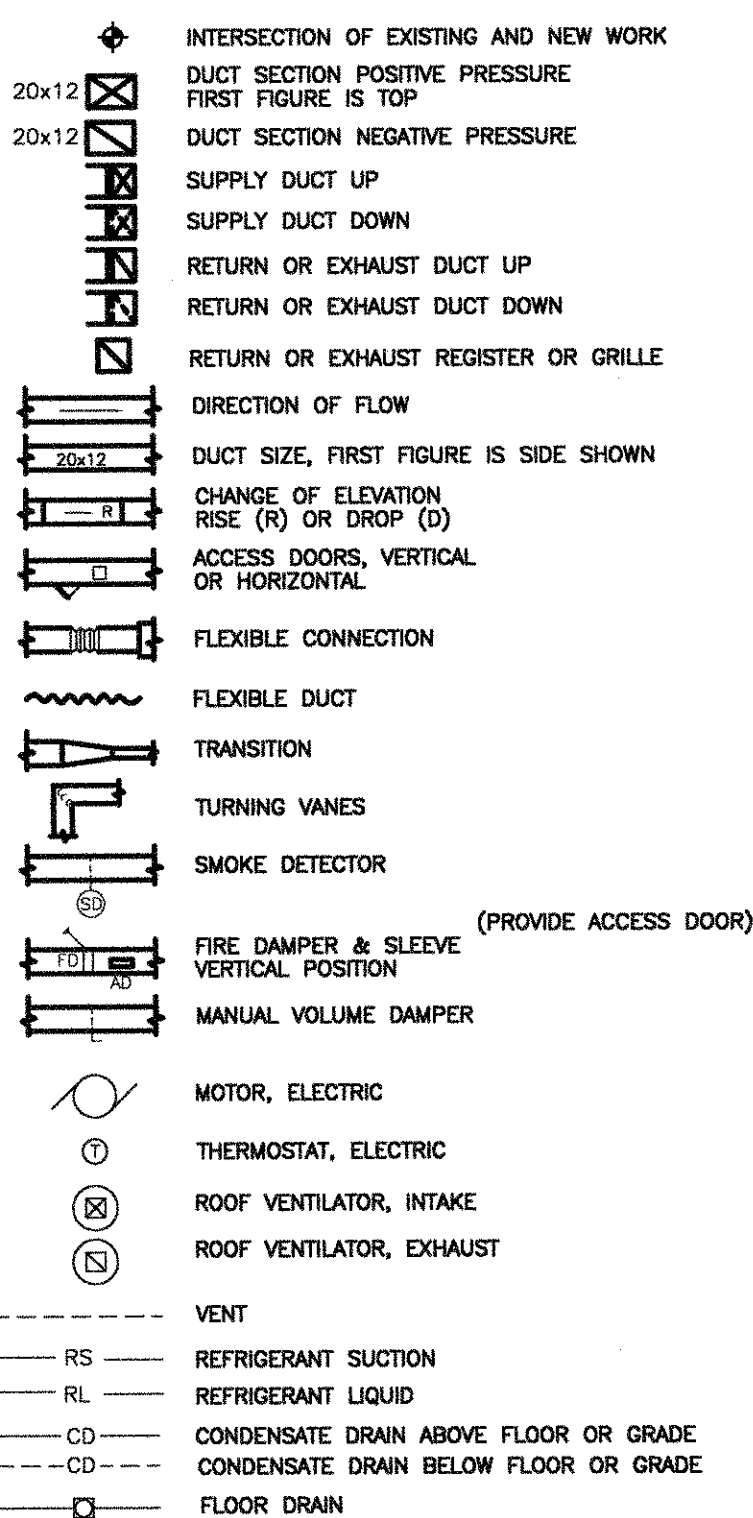
MECHANICAL EQUIPMENT NOTES

- ALL EQUIPMENT SHALL BE ARI & U.L. LISTED WHERE APPLICABLE AND RATED FOR THE REQUIRED SERVICE, PRESSURES AND TEMPERATURES, AND SHALL BE PROVIDED WITH ALL NECESSARY TRANSFORMERS, SEALS, VALVES, CONNECTIONS, ETC. TO FUNCTION PROPERLY.
- PROVIDE VIBRATION ISOLATORS ON ALL MECHANICAL EQUIPMENT AS CALLED FOR IN THE SPECIFICATIONS. IF NOT SPECIFIED, AS RECOMMENDED BY MANUFACTURER FOR QUIET AND VIBRATION FREE OPERATION.
- PROVIDE A MINIMUM OF 10'-0" CLEARANCE BETWEEN G/A INTAKES AND VTR OR EXHAUST OPENINGS.
- THERMOSTAT LOCATION SHALL BE APPROVED BY OWNER AND PROJECT CONSULTANT BEFORE INSTALLATION.
- ALL PIPING AND DUCTWORK SHALL BE SLEAVED THRU WALLS, BEAMS, SLABS, ETC. AS REQUIRED AND COORDINATED WITH THE STRUCTURAL ENGINEER. TOWER BAR JOISTS' CROSS BRACING AND PROVIDE NECESSARY TRANSITIONS AS REQUIRED FOR DUCTWORK INSTALLATION.
- ALL INSULATION WILL HAVE FIRE/SMOKE RATING LESS THAN 25/50, NO COMBUSTIBLE MATERIALS ARE ALLOWED IN THE RETURN AIR PLenum.
- PROVIDE A MINIMUM OF 3'-0" CLEARANCE IN FRONT OF ALL 120-240 VOLT PANELS AND 4'-0" CLEARANCE IN FRONT OF ANY 480 VOLT PANEL. PROVIDE ADEQUATE SIDE CLEARANCE AS PER NEC.

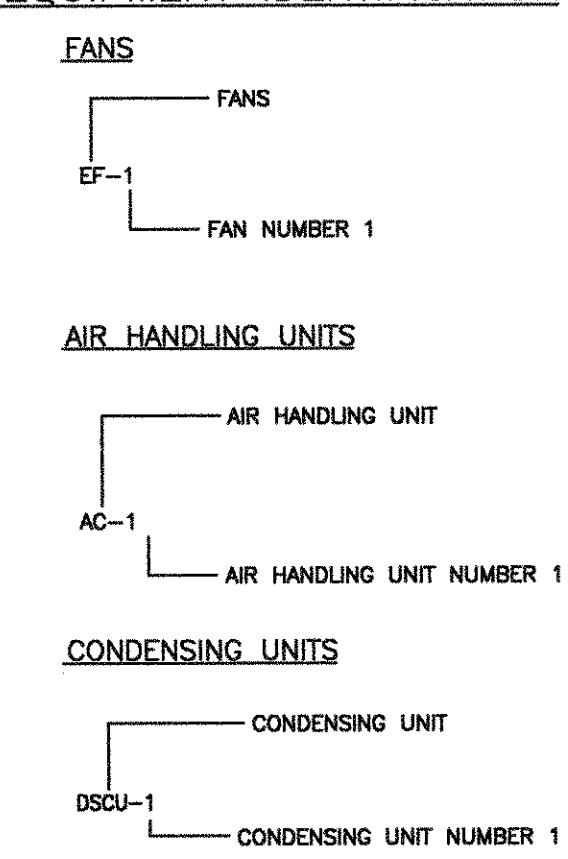
ABBREVIATIONS

AC	AIR CONDITIONER
AD	ACCESS DOOR
AHU	AIR HANDLING UNIT
AMP	AMPERE (AMPS)
APPROX	APPROXIMATE
AV	AUTOMATIC AIR VENT
BR	BRAKE HORSEPOWER
BTU	BRITISH THERMAL UNIT
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CRU	COMPUTER ROOM UNIT
CWP	CHILLED WATER PUMP
CV	CLEAN OUT
D	DIAMETER
DA	DIAMETER, INSIDE
EDH	ELECTRIC DUCT HEATER
EH	EXHAUST FAN
EXT	EXTENDING AIR TEMPERATURE
EXT	EXTENDING WATER TEMPERATURE
EXP	EXPANSION
FA	FACE AREA
FM	FEET PER MINUTE
FOOT	FOOT OR FEET
GV	GRAVITY VENT
HP	HORSEPOWER
HR	HOURS
KW	KILOWATT
LWT	LEAVING WATER TEMPERATURE
LAT	LEAVING AIR TEMPERATURE
LF	LINEAR FEET
MBH	MBTU PER HOUR (THOUSAND)
MAU	MAKE-UP AIR UNIT
MBTUH	1000 BTU PER HOUR
MIN	MINIMUM
NOM	NOMINAL
NC	NOT IN CONTRACT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OP	OPENING ABOVE CEILING
PH	PHASE (ELECTRICAL)
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAGE
PRESS	PRESSURE
PD	PRESSURE DROP OR DIFFERENCE
RH	RELATIVE HUMIDITY
R	THERMAL RESISTANCE
RA	RETURN AIR
REV	REVOLUTIONS PER MINUTE
RPM	REVOLUTIONS PER MINUTE
SP	SPECIFICATION
STAT	STATIC
TEMP	TEMPERATURE
TEMP	TEMPERATURE DIFFERENCE
TH	TEMPERATURE
TRANS	TRANSFER FAN
TR	HEAT TRANSFER COEFFICIENT
UC	UNDER DUT
UNIT	UNIT HEATER
VENT	VENTILATION, VENT
VERT	VERTICAL
V	VOLT
VOL	VOLUME
VSD	VARIABLE FREQUENCY DRIVE
WET BULB	WET BULB
WG	WATER GAGE
PERF	PERFORATED

LEGEND



EQUIPMENT IDENTIFICATION



DUCTLESS SPLIT AIR CONDITIONING SCHEDULE

INDOOR UNIT MARK	AC-6		
SYSTEM			
COOLING CAPACITY BTUH	24000		
FAN			
CFM	710		
VOLTS/PHASE/HERTZ	208/230-1-60		
MOTOR F.L.A.	0.5		
EER/SEER	10.2/10.2		
OUTDOOR UNIT MARK	DSCU-1		
COMPRESSOR R.L.A.	11.5		
FAN F.L.A.	0.65/0.65		
ELECTRICAL V-PH-HZ	208/230-1-60		
MANUFACTURER	DAIKIN		
SYSTEM MODEL NO.	PK24FK		
INDOOR UNIT MODEL NO.	PK24FK		
OUTDOOR UNIT MODEL NO.	PU24EK		

FAN SCHEDULE

GENERAL	EXISTING	EXISTING	EXISTING	NEW	NEW	NEW	NEW	NEW	NEW	NEW
DESIGNATION	EF-1	EF-2	EF-3	EF-4	EF-5	EF-6	EF-7	EF-8	EF-9	EF-10
LOCATION	TOILETS	TOILETS	TOILETS	HOOD	TOILETS	TOILETS	TOILETS	ELECTROCOM	ELECTROCOM	HOOD
AREA SERVED	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	ROOM TO ROOM	ROOM TO ROOM	CEILING
TYPE	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING	CEILING
ACCESSORIES	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
CONTROL INTERLOCK	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
MANUFACTURER	COOK	COOK	COOK	COOK	COOK	COOK	COOK	COOK	COOK	COOK
MODEL NUMBER	1200W5B	1200W5B	1200W5B	1200W5B	1200W5B	1200W5B	1200W5B	1200W5B	1200W5B	1200W5B
PERFORMANCE										
AIR QUANTITY CFM	3475	1075	5400	2700	450	50	200	380	380	2180
TOTAL STATIC PRESSURE IN WG	0.375	0.375	0.500	1.000	0.4	0.3	0.5	0.3	0.3	0.6
MAX. LOUDNESS SONES	NA	NA	NA	1.9	9.3	1.9	5.9	NA	NA	2.8
DRIVE	1/2	1/2	1/2	1	1/8	1/8	1/8	1/8	1/8	3/4
DRIVE MOTOR/HORSEPOWER (WATTS)	480-1-60	480-1-60	480-3-60	208-1-60	115-1-60	115-1-60	115-1-60	115-1-60	115-1-60	208-1-60
ACCESSORIES										
A. BACKDRAFT DAMPER	FAN TYPES	FAN TYPES	FAN TYPES	FAN TYPES	FAN TYPES	FAN TYPES	FAN TYPES	FAN TYPES	FAN TYPES	FAN TYPES
B. BIRD SCREEN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN	AC-AIR CURTAIN FAN
C. DISCHARGE SAFETY SCREEN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN	CAB-CABINET FAN
D. DISCONNECT SWITCH	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN
E. FAN MOUNTED SPEED CONTROL SWITCH	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN
F. FAN SUPPORT BRACKETS	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN	CEILING EXHAUST FAN
G. INLET SAFETY SCREEN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN
H. INSULATED HOUSING	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN
I. ROOF CURB	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN
K. SPECIAL FINISH	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN	CENTRIFUGAL INLINE FAN

DX SPLIT SYSTEM EQUIPMENT SCHEDULE

CONDENSING UNIT	CU-1	CU-2	CU-3	CU-4	CU-5a & CU-5b
UNIT NUMBER	10	8	10	6	10
MIN. BRCH. CIR. AMPACITY	15	15	15	15	15
BR. CIR. MAX. AMPS	15	15	15	15	15
ELECTRICAL V-PH-HZ	480-3-60	480-3-60	480-3-60	480-3-60	480-3-60
AIR HANDLING UNIT	AHU-1	AHU-2	AHU-3	AHU-4	AHU-5
UNIT NUMBER					
LOCATION					
CFM SA	1500	1000	1600	1050	1200
CFM GA	370	200	320	110	1200
EXT. SP. IN WG	0.75	0.5	0.75	0.5	0.5
MAX. FAN HP	1/2	1/3	1/2	1/2	1
ELECTRICAL V-PH-HZ	208-1-60	208-1-60	208-1-60	208-1-60	480-3-60
ENTERING AIR F.W.B.	68.9	65.1	67	65	78
LEAVING AIR F.W.B.	60	56.6	57.4	57.8	55.2
LEAVING AIR F.W.	58	53.9	56.1	55.6	56
TOTAL SENSIBLE MBH	31.9	24.9	38.4	24.8	52.6
GRAND TOTAL MBH	51.4	32.5	52.7	29.3	97.8
EER/SEER	10.75/12.0	10.55/12.0	11.15/13.0	10.75/12.0	NA
ELECTRIC HEATING COIL					
GRAND TOTAL MBH	12287	12287	12287	12287	NA
HEATER SIZE KW	3.6	3.6	3.6	3.6	NA
NUMBER OF STAGES	1	1	1	1	NA
HEATER VOLTAGE	208-1-60	208-1-60	208-1-60	208-1-60	NA
FILTERS					
TYPE	1" THROWAWAY	1" THROWAWAY	1" THROWAWAY	1" THROWAWAY	4" THROWAWAY
MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE
MODEL INSIDE UNIT	TWE048C14	TWE030C14	TWE048P13	TWE036C14	MCCB008
MODEL OUTDOOR UNIT	2TFA0248A400	2TFA0208A400	2TFA0208A400	2TFA0208A400	2TFA0208A400
NOTES	3	3	3	3	1.4

- PROVIDE AHU-5 WITH HOT GAS REHEAT. PROVIDE WITH INTERNAL FACE AND BYPASS.
- SUPPLY AIR LEAVING AIR TEMPERATURE IS 55°F.
- ALL OUTSIDE AIR IS PRECONDITIONED FROM AHU-1.
- PROVIDE TWO 4 TON CONDENSING UNITS AS SCHEDULE.

AIR DISTRIBUTION SCHEDULE

MARK	DESCRIPTION	ROUND	SQUARE	CFM
A	SQUARE CEILING DIFFUSERS TITUS TMS-AA			
24x24 MODULE	NECK	NECK	RANGE	
6	NA	NA	151-275	
8	NA	NA	276-435	
12	NA	NA	436-630	
14	NA	NA	531-660	
16	NA	NA	651-685	
B	SQUARE CEILING DIFFUSERS TITUS TMS-AA			
12x12 MODULE	NECK	NECK	RANGE	
4	NA	NA	0-60	
5	NA	NA	61-90	
6	NA	NA	81-100	
7	NA	NA	101-160	
C	CEILING RETURN-EGGCRATE GRILLE TITUS 50F			
24x24 MODULE	SQUARE	SQUARE	CFM	
NECK	FACE	RANGE		
6x6	24x24	25-100		
8x8	24x24	101-200		
10x10	24x24	201-300		
12x12	24x24	301-440		
14x14	24x24	441-610		
16x16	24x24	611-900		
18x18	24x24	901-1200		
20x20	24x24	1201-1500		
22x22	24x24	1501-1880		
D	RETURN AND/OR EXHAUST AIR REGISTER TITUS 350FL			
(SEE PLANS FOR CFM AND SIZES)				
E	ADJUSTABLE LOUVERED SUPPLY REGISTER TITUS 27FS			
(SEE PLANS FOR CFM AND SIZES)				
F	CURVED BLAD DIFFUSER TITUS 250-AA			
(SEE PLANS FOR CFM AND SIZES)				
NOTES:				
1. ALL DIFFUSERS AND REGISTERS INSTALLED IN LAY-IN CEILING SHALL HAVE 24x24 FACE.				
2. EGG CRATE SHALL BE FULL FACE (24x24) WHEN IN A LAY-IN CEILING.				

DIVISION 15 MECHANICAL SPECIFICATION

- GENERAL.
 - Provide all materials and labor required for a complete and operating HVAC system.
 - Meet the requirements of the 2001 Florida Mechanical Code (FMC), 2001 Florida Energy Code (FEC), NFPA and local inspectors. Air conditioning units shall be ARI-Rated and UL-Listed.
 - Contractor shall provide a one-year written guarantee for all materials and labor from the date of substantial completion. Guarantee shall cover all labor and materials to replace defective materials and to ensure proper operation of all systems.
- COORDINATION.
 - Coordinate construction sequence with the construction superintendent.
 - Coordinate equipment frame sizes, opening sizes, and locations.
 - Coordinate start and stop locations and access with the building conditions and other trades. Adjust duct sizes and locations to avoid conflicts. Obtain approval of changes from the construction superintendent. Changes shall be made without additional cost.
 - Mechanical equipment shall be provided with proper clearance for servicing of equipment. Installation of the equipment shall comply with the manufacturer's specifications and clearance requirements.
- SCOPE OF WORK.
 - Receive, unload, and rig in place all equipment. Coordinate delivery of equipment with construction sequence.
 - Provide condensate drain piping according to code.
 - Provide all ductwork, flexible ducts, diffusers, and registers, louvers and exhaust fans. Insulate ductwork as specified.
 - Provide all refrigeration equipment, piping, pipe supports, controls, insulation, compressor, motor starters and all appurtenances for a complete operating refrigeration system.
 - Provide controls and low voltage and LVDT control wiring. Power wiring by electrical contractor to control panel only.
 - Balance and test systems by an independent ASBO or NEBB certified firm. Submit report to architect/engineer.
 - Provide project close-out documents as specified.
 - Cutting and patching for all mechanical work shall be the responsibility of the mechanical contractor. Coordinate requirements and obtain approval from the construction superintendent before cutting any building materials.
 - Obtain and pay for all mechanical permits, fees, and inspections.
 - Provide one day of training for owner personnel to learn operation and maintenance of system.
- DUCTWORK.
 - SHEET METAL DUCTS:
 - Construct galvanized sheet metal ducts to meet the SMACNA Standard for health and flexible duct, 1995 Ed.
 - Construct supply and return ducts to meet 2" pressure class.
 - Construct exhaust, outside air intake, and gravity relief ducts to meet 1" pressure class.
 - Provide air structures behind air devices where shown on plans.
 - Provide supports from the building structural steel duct hangers shall conform to SMACNA Table 4-4 using straps at 8 foot maximum spacing.
 - Provide 1.5 radius turn elbows. Provide turning vanes for all square turns per SMACNA Fig. 2-4.
 - Sealant: Seal all joints and seams with UL 181 Class 1 rated sealant. Interior duct sealant shall be hardcoat iron-grit #601 or an approved substitute. Seal ducts to meet SMACNA Seal Class B.
 - DUCT INSULATION:
 - Aluminum foil faced 2" thick 7 lb. duct wrap on all supply ducts.
 - Seal all joints vapor tight.
 - 3/16" all return ducts with 1" thick duct liner with mineral treatment.
 - Flexible ducts shall be Class 1 for plenum use, factory-insulated with 1-1/2", RA-2 block fiberglass insulation faced with reinforced foil vapor barrier. Use metal straps with stainless steel Cam-Type fasteners.
 - Duct sizes shown are clear inside dimensions for airflow. Allow for duct liner as required.
 - Exhaust and relief ducts are galvanized sheetmetal.
 - Fire Dampers: Provide one hour rated UL 555 labeled dampers with sleeves, retaining angles, and access doors. Install per manufacturer and UL requirements.
 - KITCHEN HOOD EXHAUST DUCT:
 - Fabricate and install per NFPA 96.
 - Duct material shall be 16 ga. Black steel welded.
 - 3/16" fireproof insulation shall be ceramic fiber.
 - 4" duct elbows where shown, construct per code.
 - Wrap ducts with insulation as required to maintain fire rating of existing roof/ceiling assembly and to maintain clearance to combustibles.
 - 6" apply ceramic wrap to grease and makeup ducts. Fire seal cutting penetration before ceramic wrap and sleeve opening.
- DAMPERS.
 - FIRE DAMPERS:
 - Provide Ductless-Damper dampers where shown on drawings.
 - Dampers in ducts shall be provided with high-heat to keep folded blades out of air stream. Blades shall be held by fusible link.
 - Provide access door minimum 12" x 12" for each damper. Where door cannot be installed, provide 12" long removal section of duct.
 - Dampers behind air devices or in wall openings shall be static-rated with blades folded in stream.
 - DAMPERS AND REGISTERS:
 - By: Melville, Tullis, or Tullis & Bailey
 - Air devices shall match schedules.
- SPLIT SYSTEM UNITS.
 - Provide units as manufactured by Trane.
 - Capacity shall meet schedule.
 - Unit shall be constructed using double-weld galvanized sheet metal panels. Panels shall be insulated using fiberglass insulation. Provide complete unit with disconnect, controls, and accessories.
- DUCTLESS SPLIT SYSTEM.
 - Provide units as manufactured by Mitsubishi.
 - Capacity shall meet schedule.
 - Provide unit with disconnect, remote control, refrigerant tubing and inter-connecting wiring and condensate pump.
 - Provide well-mounting flange for outdoor conditioning unit and indoor air conditioning unit.
- HVAC CONDENSATE DRAIN PIPING.
 - Provide 3/4" ID condensing piping for condensate.
 - Pitch horizontal piping at 1/8" per foot in direction of flow.
 - Provide trap at each unit with depth to exceed unit suction pressure by at least 1/8". Provide cleanout at bottom of trap. Provide vent for each trap that has over 10' run.
 - Provide supports every 5 linear feet.
- FANS.
 - Provide equipment as shown and scheduled on the plans. Acceptable manufacturers are: ARI, Cook and Greenheck.
 - Centrifugal roof exhaust fans shall be complete with lockdown, speed control, backdraft damper, disconnect, and 18" high roof curb.
 - Ceiling centrifugal fans shall be complete with well cap, backdraft damper, disconnect and speed control.

SPRING INSULATION

PART 1 GENERAL

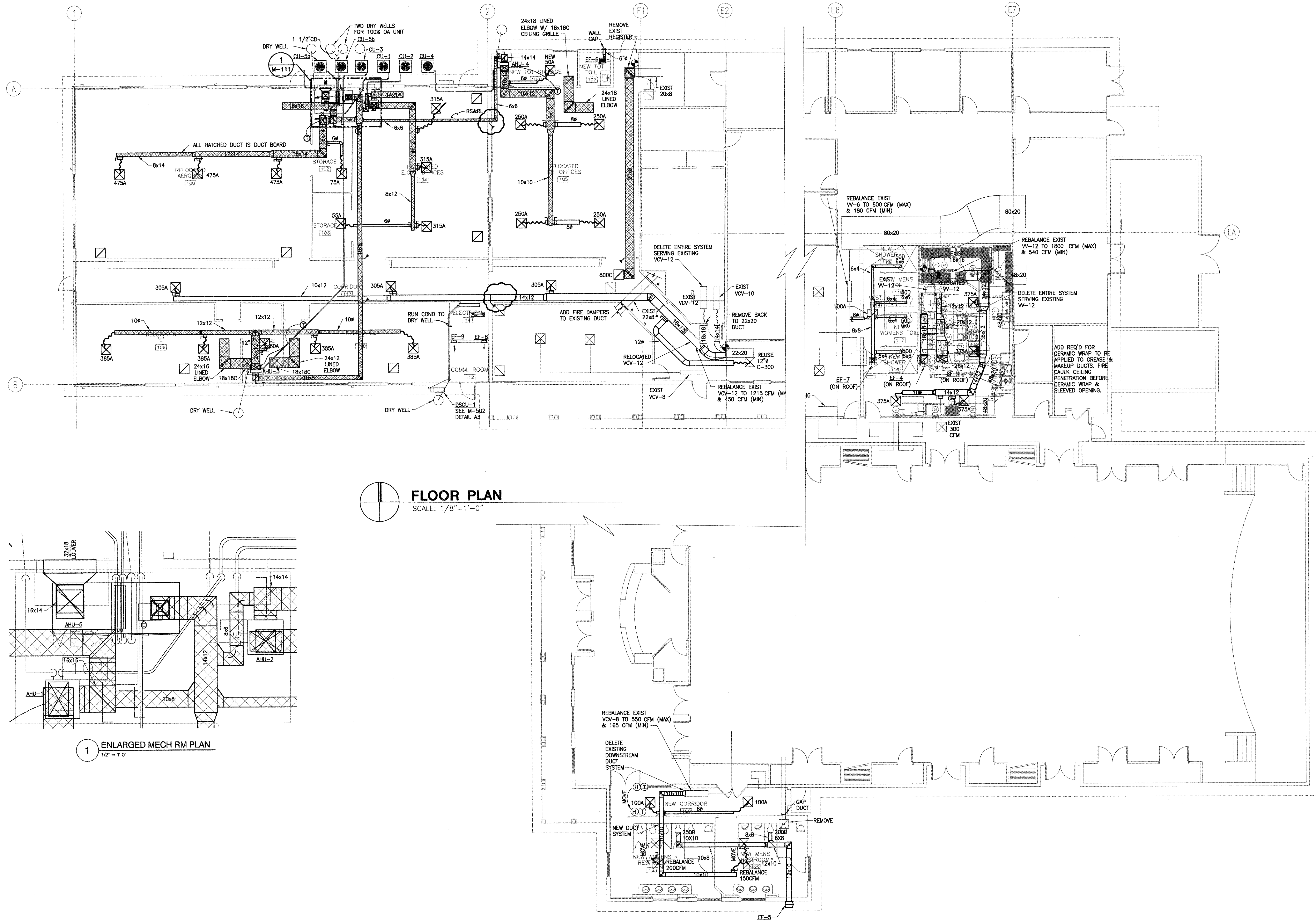
1.1 SECTION INCLUDES:

- Piping and insulation.
- Accessories and components.

1.2 SUBMITTALS

- See Section 1500 - Mechanical, General.
- Product Data: Provide product descriptions, thermal characteristics, list of materials, and thickness for each service and locations.
- Manufacturer's instructions: Indicate

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

1 ENLARGED MECH RM PLAN
1/2" = 1'-0"

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PORT ST. LUCE, FLORIDA

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6/14/05	REVISED AHJ
5/31/05	AHJ Comments
5/9/05	RCI
4/11/05	CI

DATE	ISSUE/REVISION
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**FLOOR
PLAN
HVAC**

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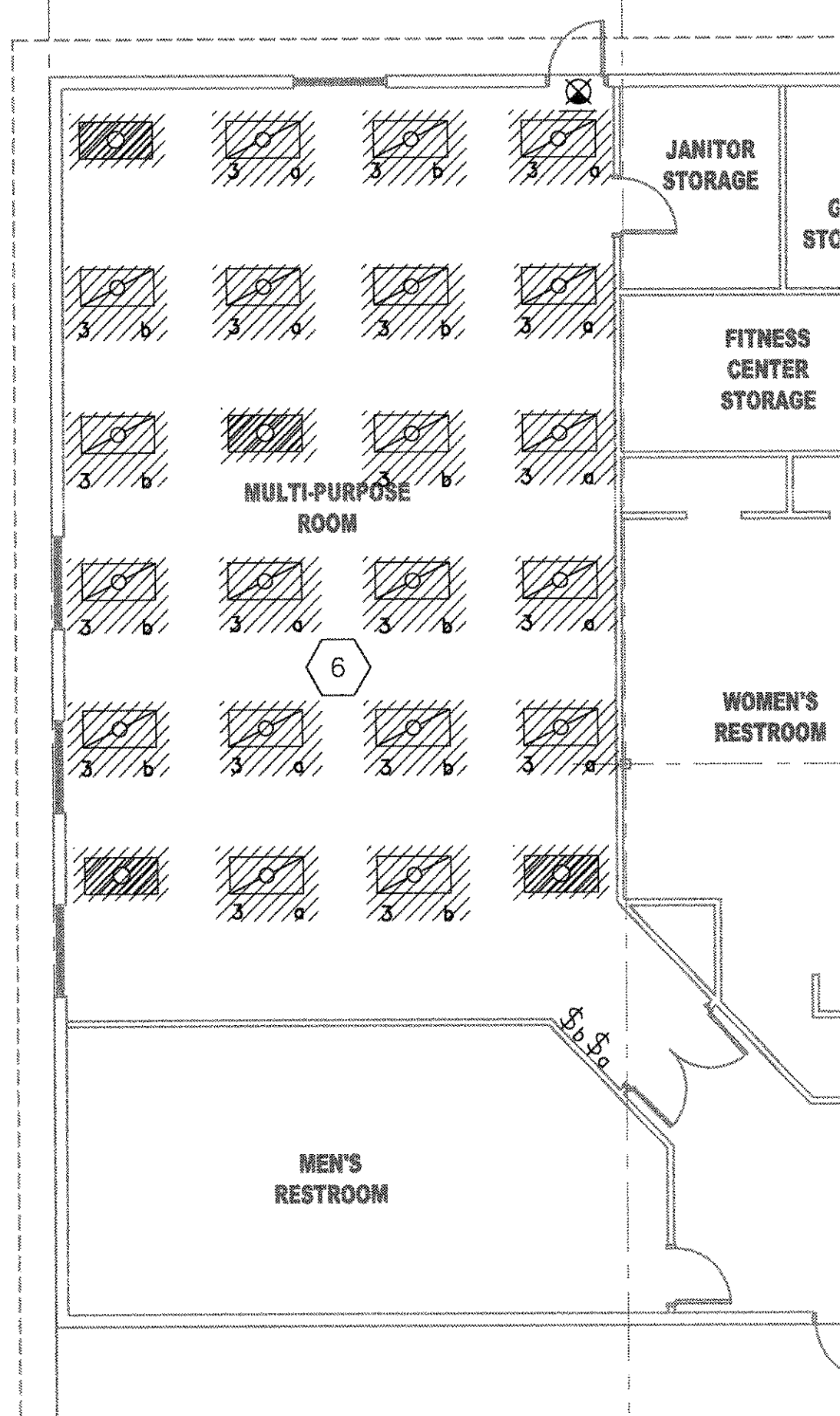
Robert B. Ellis, Jr. P.E.
MECHANICAL ENGINEER

111 Riverside Avenue • Jacksonville, Florida 32202-9079/791-4500
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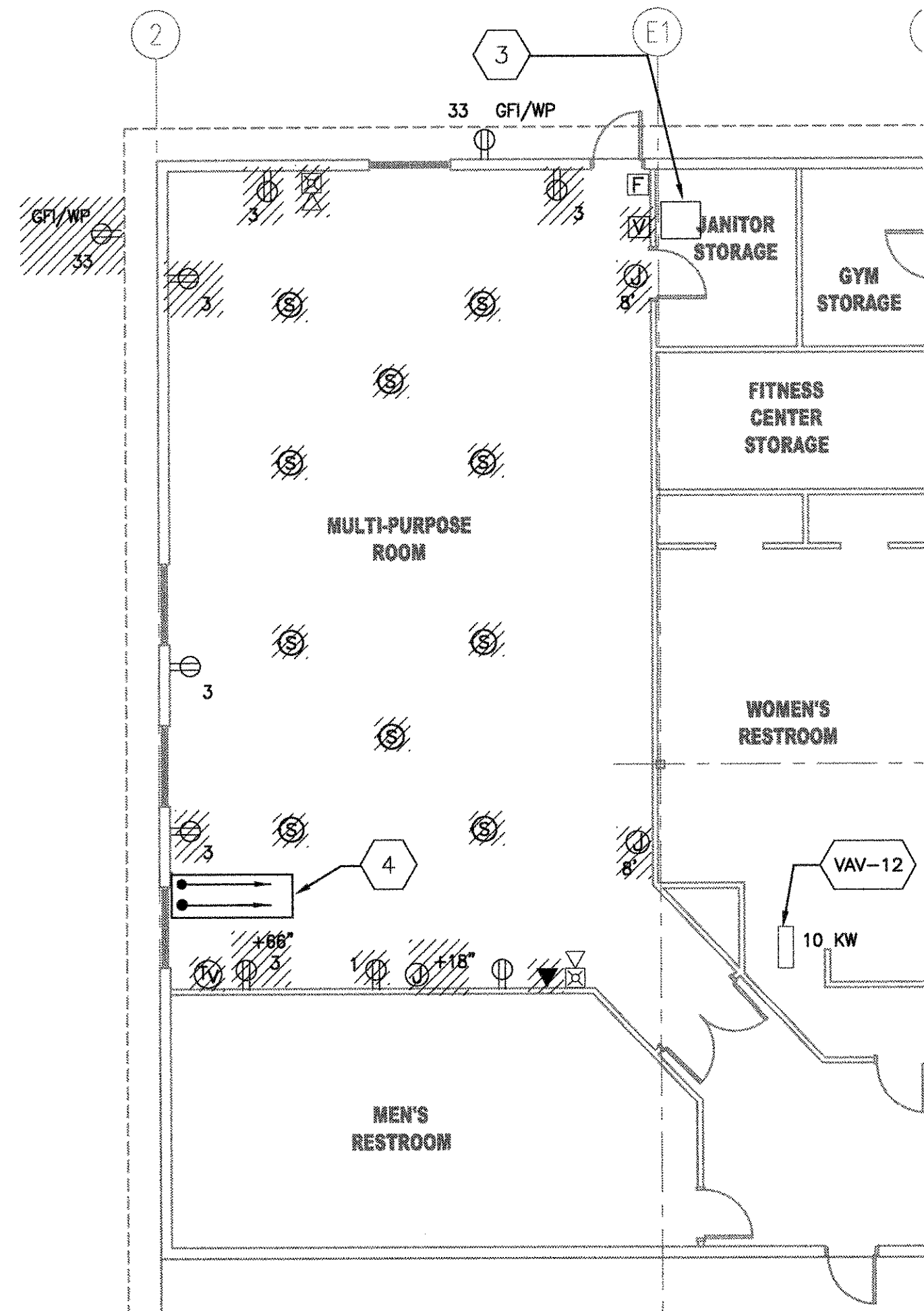
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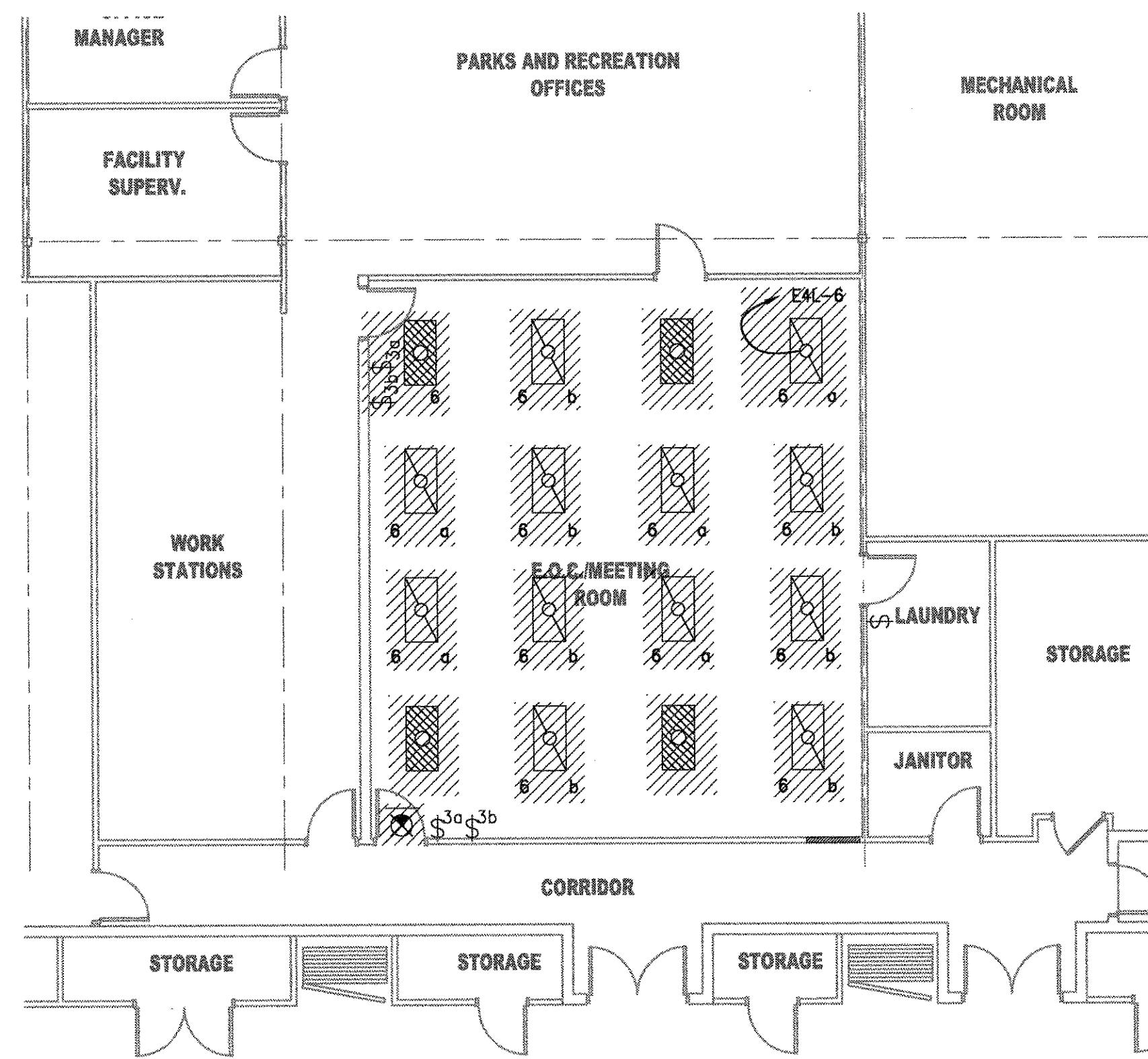
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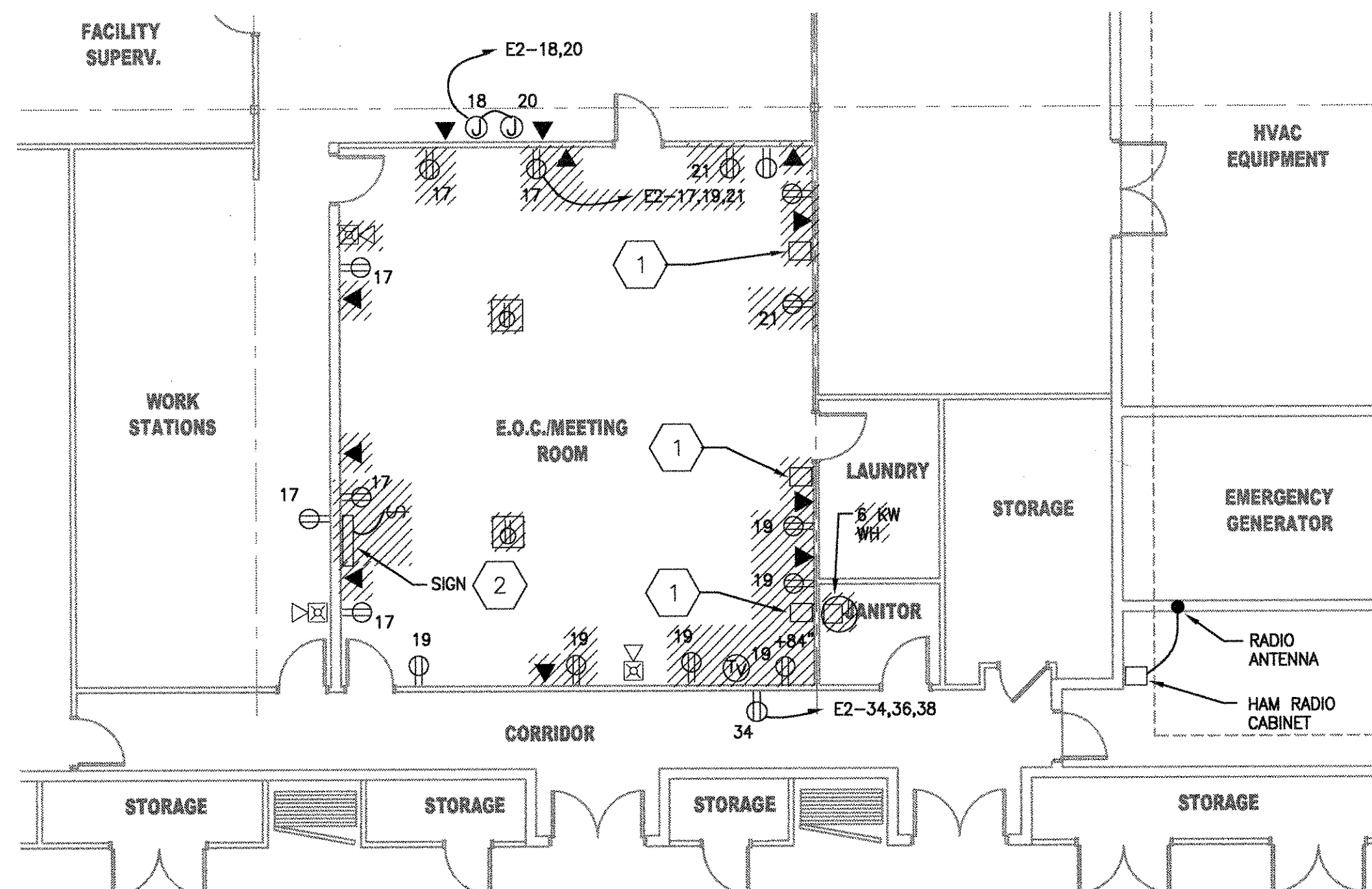
1 LIGHTING DEMOLITION PLAN
1/8" = 1'-0"



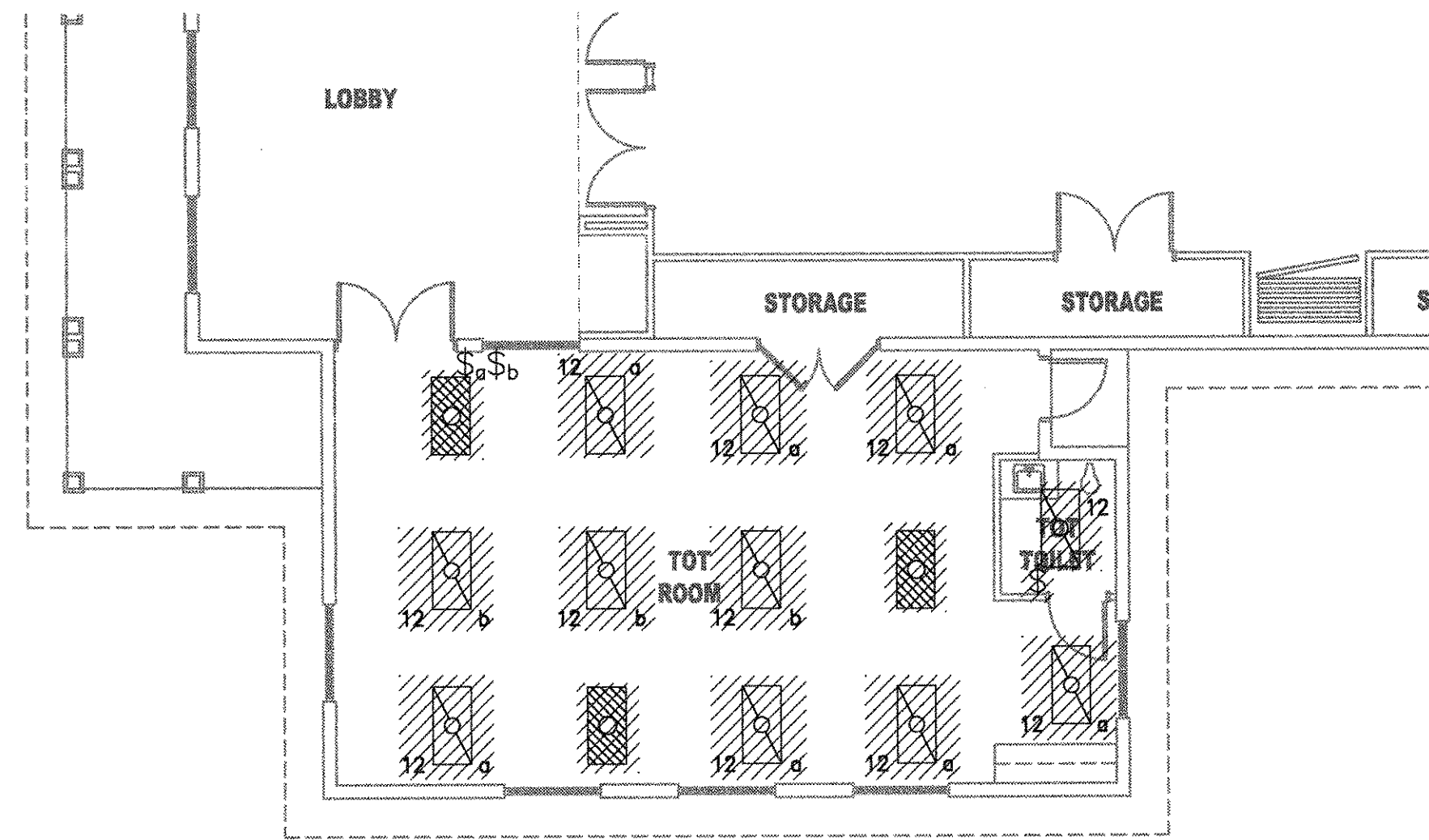
4 POWER & SYSTEMS DEMOLITION PLAN
1/8" = 1'-0"



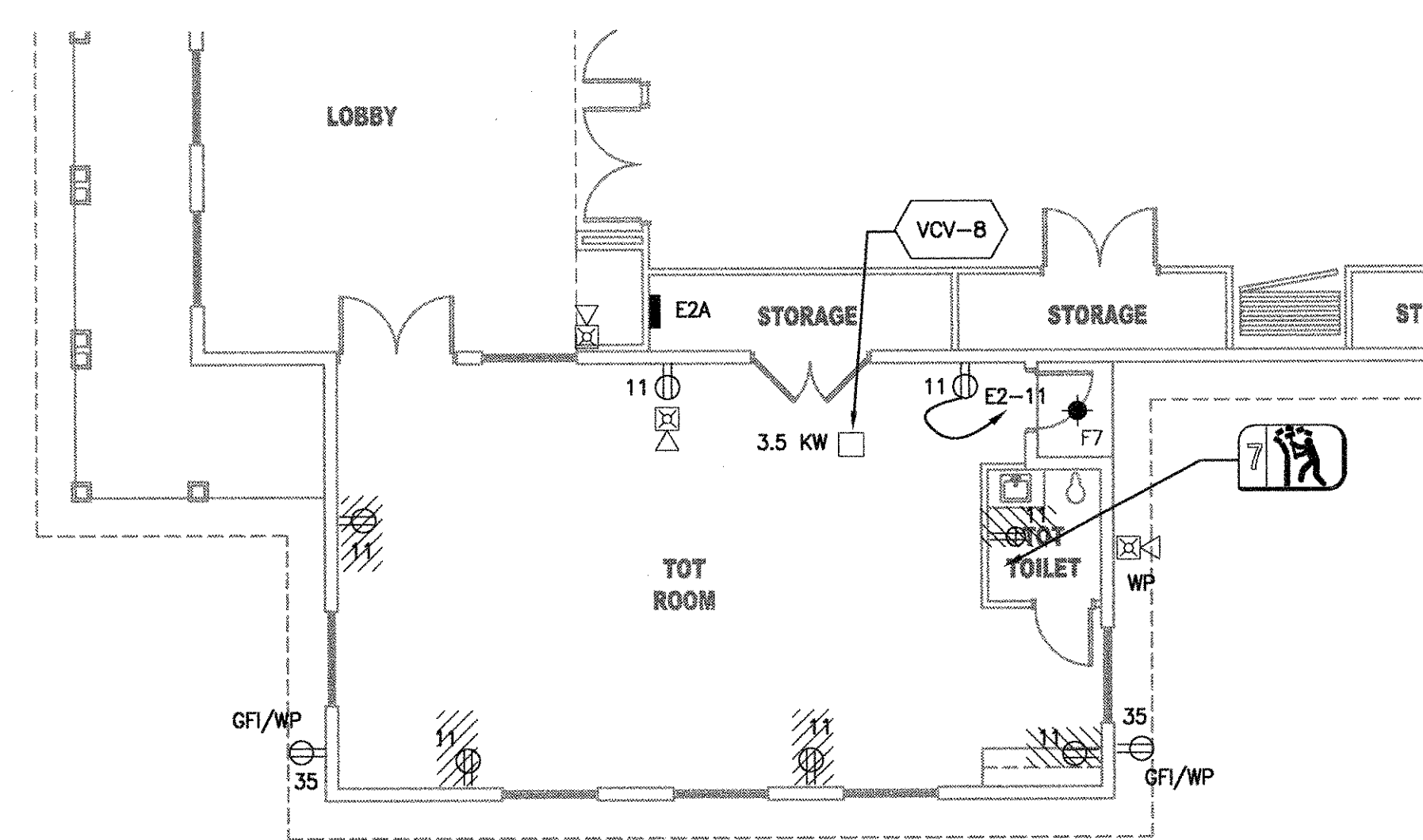
2 LIGHTING DEMOLITION PLAN
1/8" = 1'-0"



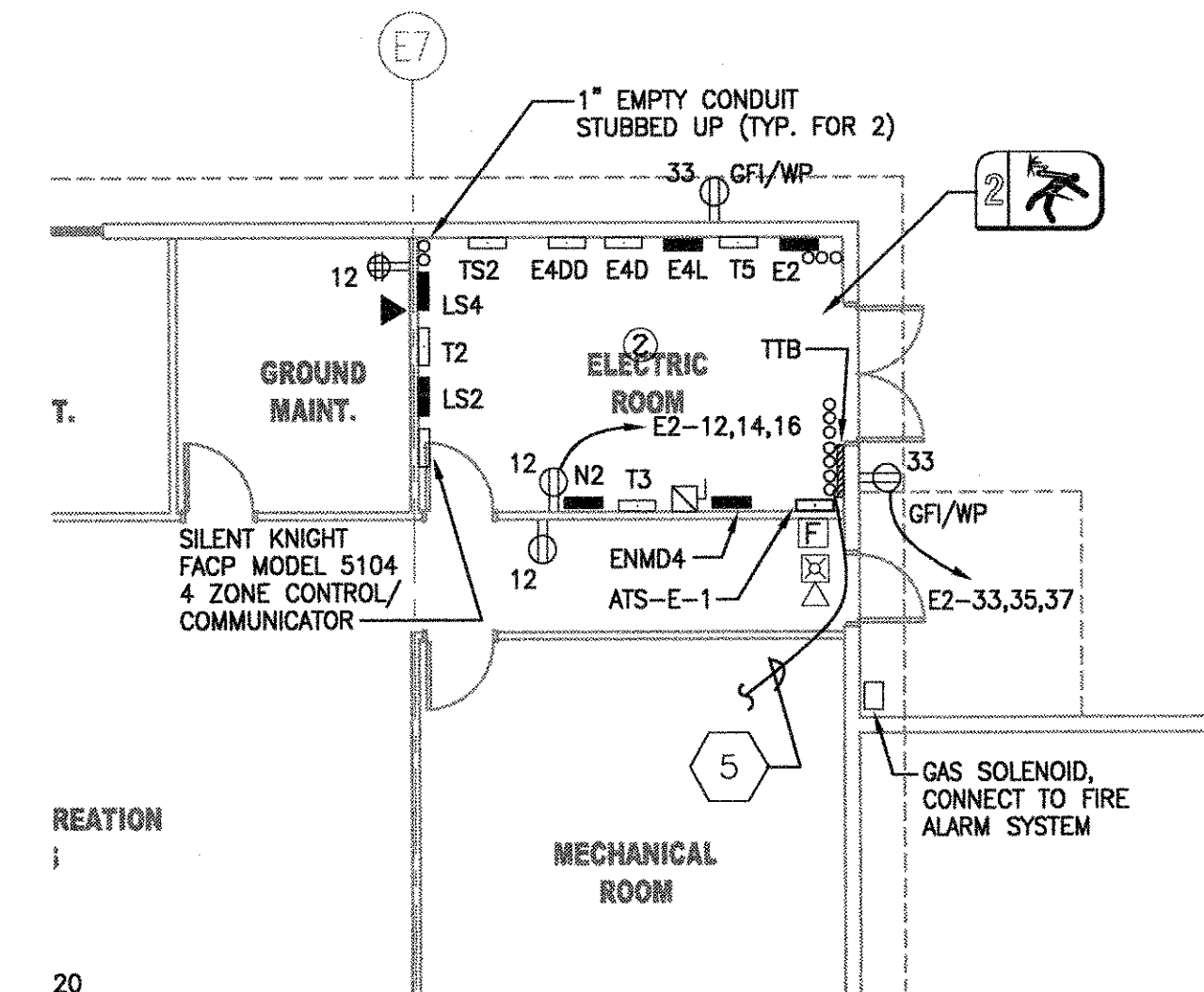
5 POWER & SYSTEMS DEMOLITION PLAN
1/8" = 1'-0"



3 LIGHTING DEMOLITION PLAN
1/8" = 1'-0"



6 POWER & SYSTEMS DEMOLITION PLAN
1/8" = 1'-0"



7 POWER & SYSTEMS EXISTING PLAN
1/8" = 1'-0"

GENERAL NOTES:

- HATCH ITEMS DENOTE ITEMS TO BE REMOVED AND RETURNED TO OWNER OR REMOVED AND RELOCATED. SEE NEW FLOOR PLANS FOR MORE INFORMATION.
- SIGN TO BE REMOVED AND RELOCATED TO NEW EOC ROOM. SEE NEW PLANS FOR MORE INFORMATION.
- SOUND SYSTEM CABINET, TO BE RELOCATED TO NEW AEROBIC ROOM.
- LOCATE SPARES AND EXTEND TO NEW COMMUNICATIONS CLOSET. SEE NEW FLOOR PLANS FOR MORE INFORMATION.
- PROVIDE 2- 1 1/2" EMT CONDUIT AND 2- 2" EMT CONDUIT TO NEW COMMUNICATIONS ROOM 114.
- REMOVE AND STORE LIGHT FIXTURES AND EXIT SIGN, TO BE REUSED, SEE SHEET EL111.

REFERENCE NOTES:

- HAM RADIO CONNECTION PLATE, REMOVE AND RELOCATE. PROVIDE NEW CABLE AS NECESSARY. SEE NEW PLANS FOR MORE INFORMATION.
- SIGN TO BE REMOVED AND RELOCATED TO NEW EOC ROOM. SEE NEW PLANS FOR MORE INFORMATION.
- SOUND SYSTEM CABINET, TO BE RELOCATED TO NEW AEROBIC ROOM.
- LOCATE SPARES AND EXTEND TO NEW COMMUNICATIONS CLOSET. SEE NEW FLOOR PLANS FOR MORE INFORMATION.
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5/9/05	RCI
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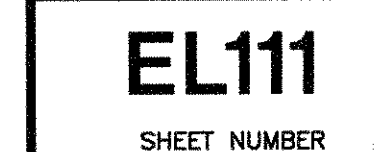
ELECTRICAL
DEMOLITION
FLOOR PLANS

ED111
SHEET NUMBER

WILE L. HARRIS, P.E.
ELECTRICAL ENGINEER

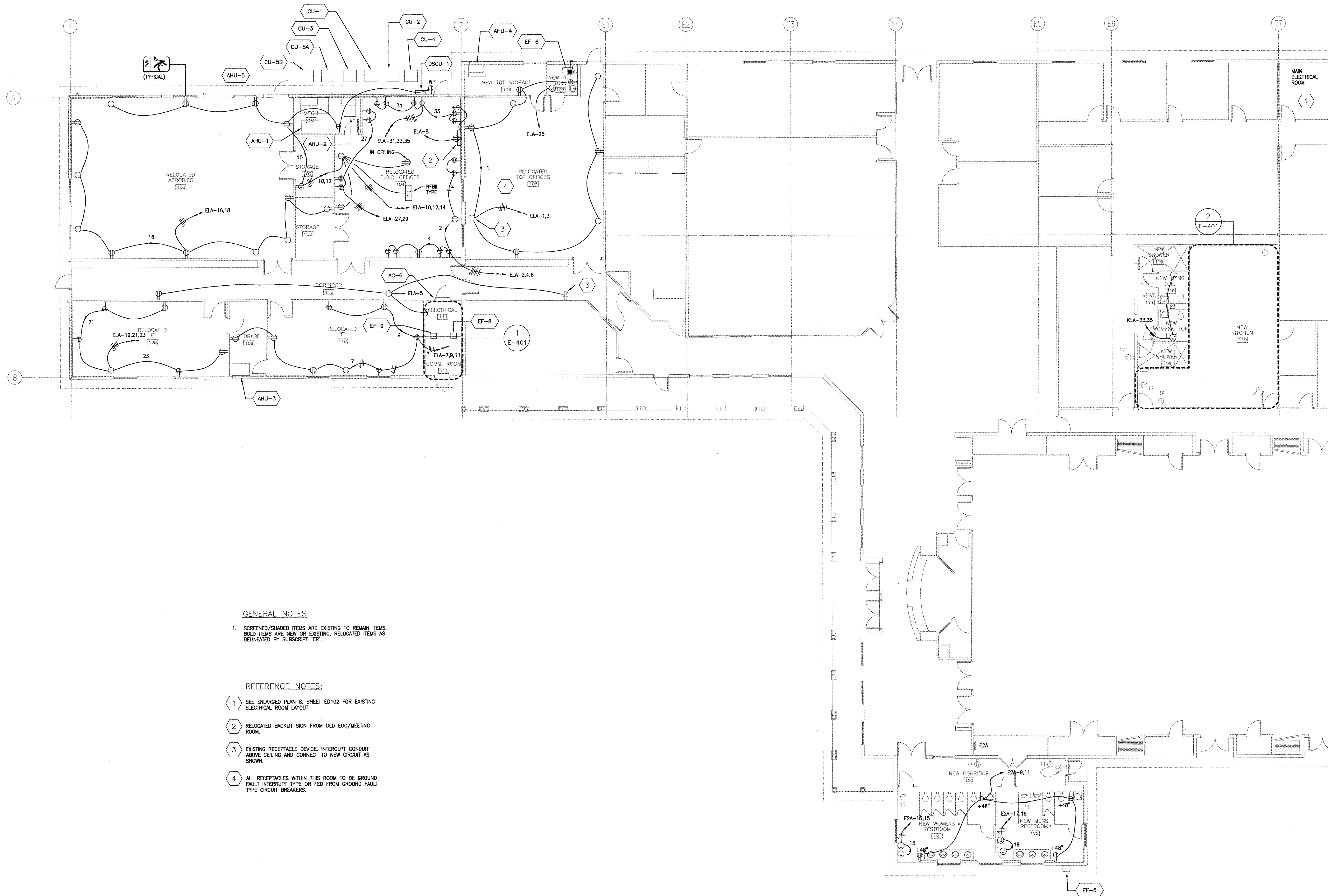
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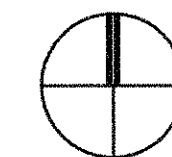
1. SCREENED/SHADED ITEMS ARE EXISTING TO REMAIN ITEMS. BOLD ITEMS ARE NEW OR EXISTING, RELOCATED ITEMS AS DELINEATED BY SUBSCRIPT "ER".

REFERENCE NOTES:

1. SEE ENLARGED PLAN 8, SHEET ED102 FOR EXISTING ELECTRICAL ROOM LAYOUT.
2. RELOCATED BACKLIT SIGN FROM OLD EOC/MEETING ROOM.
3. EXISTING RECEPTACLE DEVICE, INTERCEPT CONDUIT ABOVE CEILING AND CONNECT TO NEW CIRCUIT AS SHOWN.
4. ALL RECEPTACLES WITHIN THIS ROOM TO BE GROUND FAULT INTERRUPT TYPE OR FED FROM GROUND FAULT TYPE CIRCUIT BREAKERS.

ELECTRICAL POWER FLOOR PLAN

1/8" = 1'-0"



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6/14/05	REVISED AHJC
5/9/05	RCI
4/21/05	Fndn. Permit
4/11/05	CI

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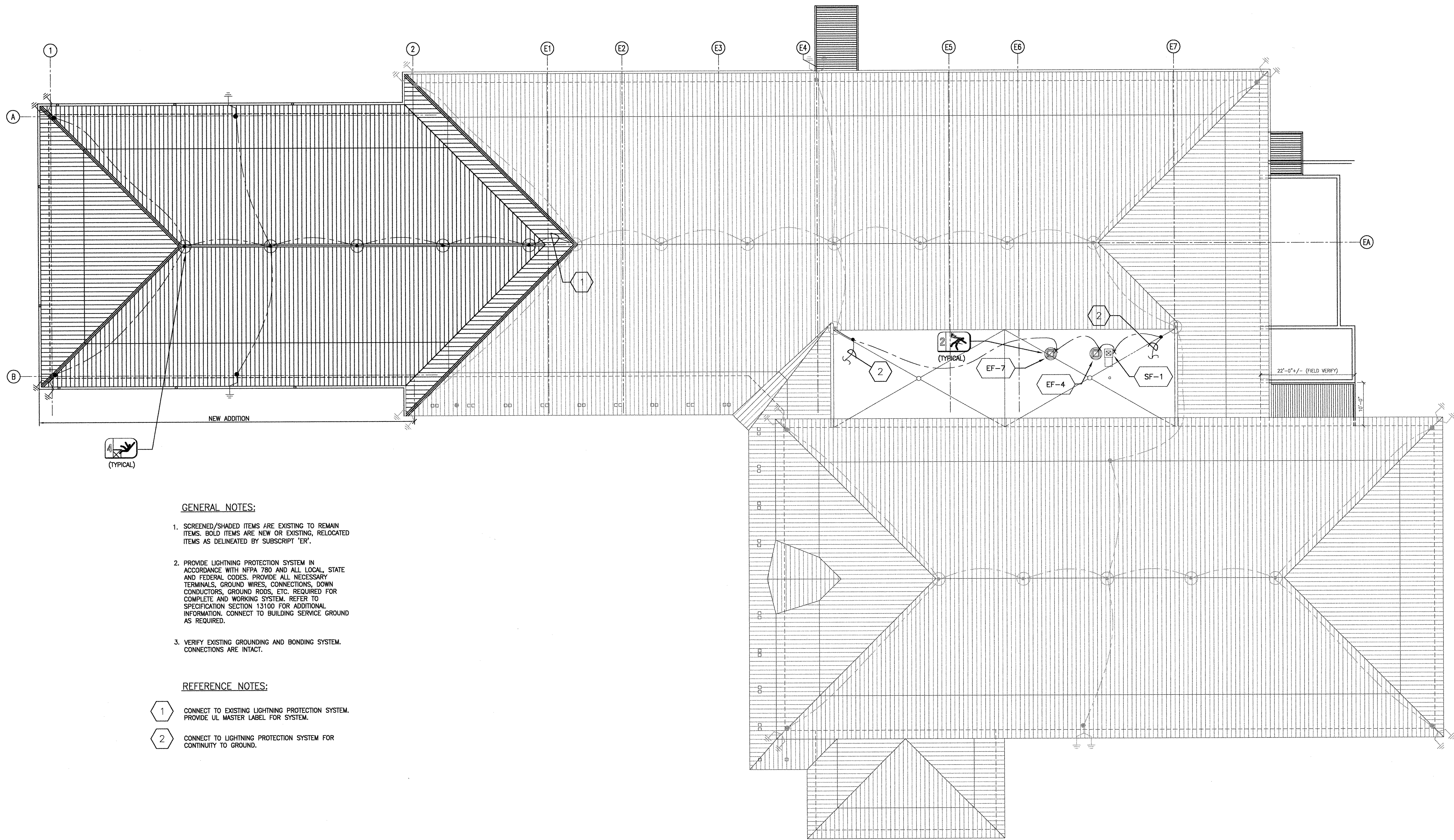
**ELECTRICAL
POWER
FLOOR PLAN**

EP111
SHEET NUMBER

MELE L. HASKELL, P.E.
ELECTRICAL ENGINEER
RES. NO. 56023

XREF: 4400101AW-50 [V:\4400101\A\4400101AW-50.dwg]
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GENERAL NOTES:

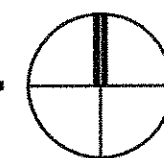
1. SCREENED/SHADED ITEMS ARE EXISTING TO REMAIN ITEMS. BOLD ITEMS ARE NEW OR EXISTING, RELOCATED ITEMS AS DELINEATED BY SUBSCRIPT 'EX'.
2. PROVIDE LIGHTNING PROTECTION SYSTEM IN ACCORDANCE WITH NFPA 780 AND ALL LOCAL, STATE AND FEDERAL CODES. PROVIDE ALL NECESSARY TERMINALS, GROUND WIRES, CONNECTIONS, DOWN CONDUCTORS, GROUND RODS, ETC. REQUIRED FOR COMPLETE AND WORKING SYSTEM. REFER TO SPECIFICATION SECTION 13100 FOR ADDITIONAL INFORMATION. CONNECT TO BUILDING SERVICE GROUND AS REQUIRED.
3. VERIFY EXISTING GROUNDING AND BONDING SYSTEM. CONNECTIONS ARE INTACT.

REFERENCE NOTES:

1. CONNECT TO EXISTING LIGHTNING PROTECTION SYSTEM. PROVIDE UL MASTER LABEL FOR SYSTEM.
2. CONNECT TO LIGHTNING PROTECTION SYSTEM FOR CONTINUITY TO GROUND.

ELECTRICAL ROOF PLAN

3/32" = 1'-0"



WILLIAM L. HANNA, P.E.
ELECTRICAL ENGINEER

THE HASKELL COMPANY
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4/11/05	CI

DATE ISSUE/REVISION

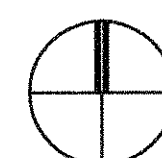
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DRAWN BY: DMC
CHECKED BY: TLS

AE JOB NUMBER
44001101

ELECTRICAL
ROOF
PLAN

EP112
SHEET NUMBER



p4: \44001101\E\44001101E-401.dwg Jun 22, 2005 - 4:16pm PLOTTED BY: marosma



- 3 ENLARGED EXISTING ELEC. RM. 131 FLOOR PLAN
1/4" = 1'-0"

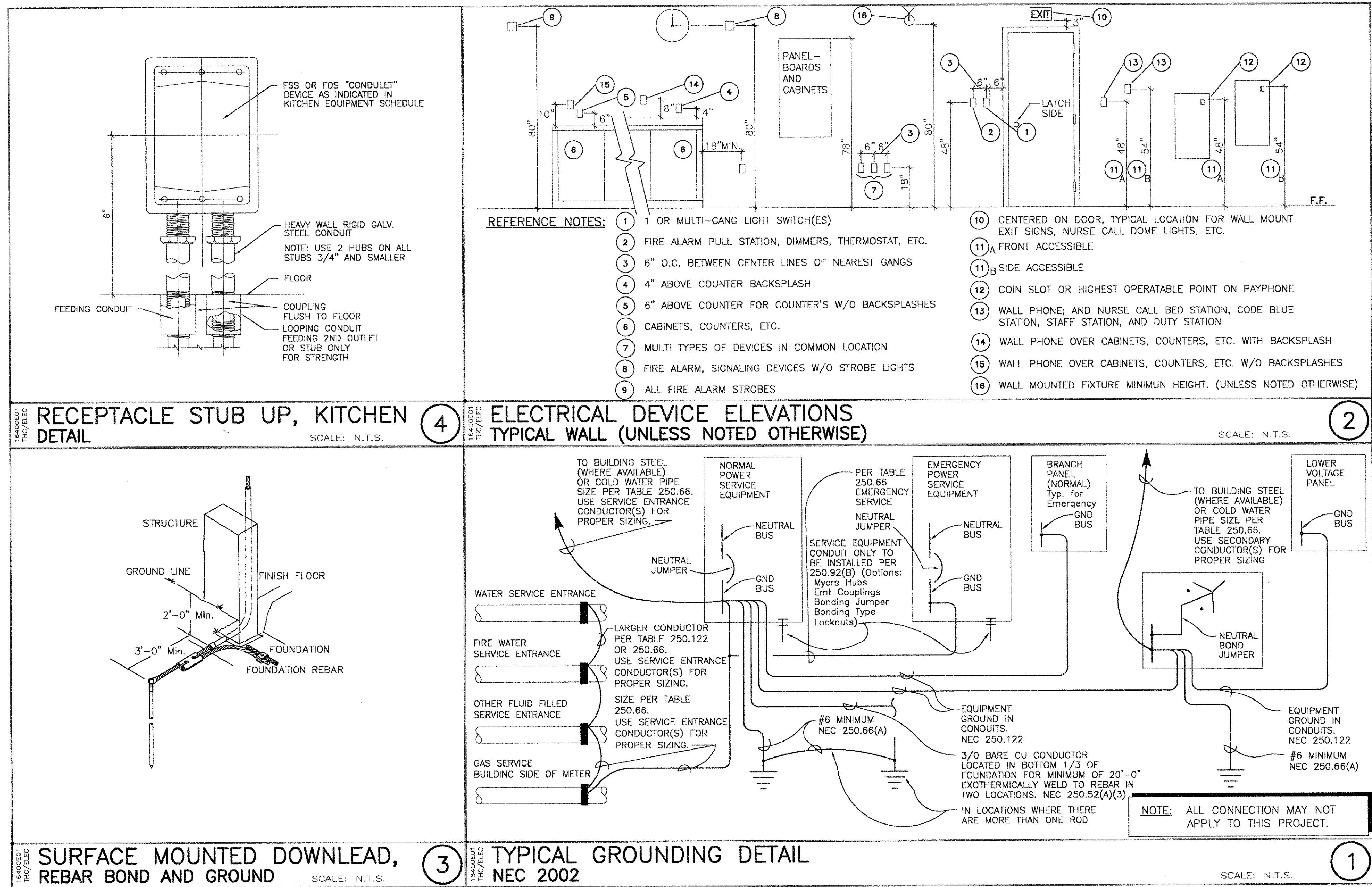
REMARKS:

- <1> PROVIDE CIRCUIT BREAKER WITH SHUNT TRIP
- <2> PROVIDE NEMA 4XSS TYPE ENCLOSURE.
- <3> CONNECT TO FACP, INITIATION OF FIRE SUPPRESSION SYSTEM TO ACTIVATE FIRE ALARM SYSTEM.
- <4> CONNECT TO FACP, TURNED OFF UPON ACTIVATION OF FIRE ALARM SYSTEM.
- <5> PROVIDE WEATHERPROOF ENCLOSURE

E-401
SHEET NUMBER

REF: LOGO-3042-4400101-21 [V:\4400101\B\LOGO-3042-4400101-21.DWG]

10:56:00 AM Jun 22, 2005 4:16pm PLOTTED BY: morasmo



WILE L. MORAS, P.E.
ELECTRICAL ENGINEER
REG. NO. 50473

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®
111 Riverside Avenue • Jacksonville, Florida 32202 • 904/771-4500
FAX: 904/771-4500

CITY OF PORT ST. LUCIE, FLORIDA
**ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER**
PORT ST. LUCIE, FLORIDA

6/24/05	REVISED AHJ
6/14/05	REVISED AHJC
5/9/05	RCI
4/21/05	Fdn. Permit
4/11/05	CI

DATE ISSUE/REVISION

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AE JOB NUMBER
44001101

**ELECTRICAL
DETAILS**

E-501
SHEET NUMBER

[illegible]

- FEEDER SCHEDULE:

- KEYED NOTES:

- REFERENCE NOTES:

- ELECTRICAL POWER RISER DIAGRAM**
N.T.S.

THE HASKELL COMPANY
AMERICA'S DESIGN-BUILD LEADER®

CITY OF PORT ST. LUCE, FLORIDA

[illegible]

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AE JOB NUMBER 44001101	

**ELECTRICAL
POWER RISE
DIAGRAM &
SCHEDULES**

E-601

XREF: 1000-3042-44001101-21 [V:\44001101\B\1000-3042-44001101-21.DWG]
1
2
3
4
5

ELECTRICAL

13100 LIGHTNING PROTECTION

- Building shall be provided with a NFPA 780, Class 1, compliant lightning protection system with a below grade bond loop tying all building ground rods.
- Materials shall be approved for the purpose, copper/bronze or aluminum on roof, and copper/bronze for below roof level.
- Shop drawings shall be prepared by the product manufacture and be submitted prior to work commencing. Shop drawings to include product data sheets, and 1/8 inch plans showing all components and connections.
- Prior to final inspection the installer is to obtain a U.L. Master Label on the building, and provide documentation.

13852 FIRE ALARM SYSTEM

- General: Provide a complete and functional system. NFPA 72 compliant. Interface with existing fire alarm system.
- Smoke detectors: Photo-electric type, addressable.
- Duct Smoke Detectors: Photo-electric type, with remote key operated test station with alarm indicator, addressable. Duct smoke detectors to be provided and connected under Division 16 and installed under Division 15.
- Fan Shutdown Relay: Installed in a red enclosure, located within 3 feet of controlled motor/equipment, and operated directly from the FACP.
- Manual Pull Stations: Single action, addressable, Red.
- Horn: White, 87 db, NFPA 72 compliant.
- Strobes: White with red "FIRE", UL 1971 listed, NFPA 72 compliant, synchronous, intensities as indicated on floor plans.
- Horn/Strobes: As specified for separate devices except in a combination enclosure.
- Flow Switch and Tamper Switch: Connect via separate addressable module. Flow and tamper switches are to be provided and installed under Division 15 and connected under Division 16.
- Conduit and wiring: Install all associated wiring in conduit. Minimum wire size, #14.
- Shop drawings shall be prepared by the product manufacture and be submitted prior to work commencing. Shop drawings to include product data sheets, and 1/8 inch plans showing all components and connections.

16000 GENERAL REQUIREMENTS

- Installation and material to comply with all applicable codes and standards, including but not limited to 2002 National Electric Code (NFPA 70), 1999 National Fire Alarm Code (NFPA 72), 2001 Florida Building Code (2002 amendments), and 2001 (2002 amendments) Florida Fire Prevention Code.
- Contractor to coordinate electrical work defined within the documents with all trades. Provide all required material and labor to provide a complete and functional electrical systems and components.
- Prepare and submit complete AutoCAD 2004 file format as-builts defining all modifications made during construction. As-builts to define exact location of all 2 inch and larger conduit locations that are installed concealed.
- Architectural and structural drawings take precedence over electrical drawings for building construction, dimensions, and specific locations. Electrical drawings are diagrammatic and schematic and show approximate locations and orientation refer to details, specifications and other drawings for exact placement.
- Provide connections to mechanical equipment.
- At completion of project and prior to submitting for final payment submit and receive approval of record documents, and operation and maintenance manuals.

16060 GROUNDING

- Provide a grounding system as detailed on the drawings and as defined in Article 250 of NEC. Where there are conflicts, provide per the greater requirement.
- Materials shall be copper or copper clad.
- Rods shall be minimum of 10 feet by ¾ inch.

16070 HANGERS AND SUPPORTS

- Pendant supports: ¾ inch all thread rod (minimum).
- In stud/furred walls and on walls: One hole straps and Caddy clips.
- Boxes in stud/furred walls: Bar supports attached to two studs.
- Panelboards: 6 – ¾ inch x 2 1/2 inch imbedment Red Head Anchors (minimum).
- Do not use wire, perforated strap material or tie wraps for temporary or permanent supports.
- Attachment devices to be designed for the material that they are being used in and for the loads being applied.

16075 ELECTRICAL IDENTIFICATION

- All electrical equipment including but not limited to panelboards, transformer, junction boxes (larger than 5 inches square), enclosures, disconnects, and starters shall be labeled with an engraved three layer laminated plastic, white letters on black back ground. Letter height to be ¾ inch. Junction boxes 5 inch square and smaller to be labeled with a permanent marker on the cover, and side or interior of box.

16123 BUILDING WIRE AND CABLE

- Copper conductors, solid up and thru 10 AWG, stranded for conductors larger than 10 AWG.
- Insulation to be THHN or THHN/THWN-2
- Minimum conductor size 120 volt and higher, 12 AWG
- Minimum conductor size less than 100 volts, as recommended by the system manufacturer, for circuit and conductor length.
- Color coding of 120 volt and higher conductors:
 - 208Y/120 volt – Phase A, Black; Phase B, Red; Phase C, Blue; Neutral, White; Ground, Green
 - 480Y/277 volt – Phase A, Orange; Phase B, Brown; Phase C, Yellow; Neutral, Natural gray; Ground, Green
 - Neutral and Ground conductors 6 AWG and smaller to have continuous color coded insulation.

16131 CONDUIT

- Minimum size: ¾ inch.
- Below grade and in floor slabs on grade: Schedule 40 PVC with asphaltium coated rigid steel conduit 90's and risers.
- Wet locations and exterior: Rigid steel conduit, threaded fittings.
- Interior dry locations: EMT with steel set screw or compression fittings.
- Vibration isolation and motors: Interior – flexible metal conduit, 3 feet maximum length, Exterior – liquid tight flexible metal conduit, 3 feet maximum length.
- Conduit to be installed concealed, except exposed conduit may be installed in mechanical, and electrical rooms; and above the bottom of exposed structures.

16138 BOXES

- Code gauge steel.
- Boxes: Minimum of 4 inch square or octagon with plaster or tile ring. Gangable or handy boxes not to be used.
- Surface mounted device boxes: FD or FSD malleable iron with threaded hubs.
- Floor boxes: Equal to Walker/Wiremold Resource RFB4 with proper trim and inserts.
- Cabinets: Minimum size of 24 inch wide, 36 inch high and 6 inch deep, with hinged cover, and locking vault type three point latch. Provide with ¾ inch plywood (painted white) backboard.

16140 WIRING DEVICES

- Receptacles: Duplex, 20 amp, 125 volt, NEMA 5-20R, specification grade.
- Specialty receptacles: Configuration as defined on plans.
- Switches: 20 amp, 120/277 volt, quite type, configuration as defined on plans, specification grade.
- Dimmers: Preset, slider type, smooth cover plate (no exposed fins), rated for load type and amount of load.
- Device plates:
 - Public and Tenant Areas- Smooth plastic type, color selected by architect, standard size.
 - Mechanical spaces- Metal plates
- Install device plates on all boxes.
- Surface mounted device boxes: Malleable iron plate designed for the installed device, covers shall not overhang box.
- Weather proof/exterior plates: Approved for the purpose.
- Shop drawings: Manufacturer's data on all products.

16210 ELECTRICAL UTILITY SERVICE

- Coordinate with the utility company.
- Provide and/or install conduit in compliance with utility company requirements, to the location defined by the utility companies.
- Provide and/or install manholes, pullboxes, pads, and enclosures as required by the utility companies.

16272 DRY TYPE TRANSFORMERS

- Two winding, K-4 rated, 480 delta to 208Y/120 volt, 2 taps above and 2 taps below normal voltage, NEMA 1 enclosure.
- Shop drawings: Manufacture data on all products.

16412 ENCLOSED SWITCHES

- Enclosures: Interior - NEMA 1, Exterior – NEMA 3R, Interior wet locations (i.e. pool equipment rooms, kitchens and laundries), NEMA 4XSS.
- Rating: Heavy duty.
- Fuses: Class R current limiting with rejection clips.
- Size and type: As indicated on plans.
- Shop drawings: Manufacturer's data on all products.

16413 ENCLOSED TRANSFER SWITCHES

- 4 pole, mechanically held/electrically operated automatic transfer switch, contactor type (no circuit breaker type).
- Status indicators, test switch, auxiliary contacts as required, source monitoring, in-phase monitor or neural position transfer, generator exerciser, NEMA 1 enclosure.
- Delays to be field programmable and as directed by engineer.
- Shop drawings: Manufacturer's data on all products.

16423 MOTOR CONTROLLER (INSTALLATION)

- See Division 15 for controllers provided under Division 15. Division 15 supplied controllers to be installed and connected by Division 16 contractor.
- Voltage rating: As required for connected loads
- Controllers supplied by Division 15 to be sized per the manufacturer's recommendations, NEMA compliant, with control transformers, red and green pilot lights, and H.O.A. switch, enclosures to be same as enclosed circuit breakers and disconnect switches.
- 120 and 208 volt manual motor starters to be provided with thermal over load element by Division 16.
- Shop drawings: Manufacturer's data on all products.

16426 ENCLOSED CONTACTORS

- Ampacity and number of poles: As required for connected loads
- Voltage rating: As required for connected loads.
- Components: NEMA compliant, with control transformers, red and green pilot lights, and H.O.A. switch, enclosures to be same as enclosed circuit breakers and disconnect switches.
- Provide control devices, photocells, time switches, etc., as indicated on the drawings.
- Shop drawings: Manufacturer's data on all products.

16443 PANELBOARDS

- NEMA PB 1, molded case circuit breakers, aluminum bus,
- Enclosures: Interior - NEMA 1, Exterior – NEMA 3R, Interior wet locations – NEMA 4XSS.
- Ratings: As indicated in schedules.
- Shop drawings: Manufacture data on all products.

16680 TRANSIENT VOLTAGE SURGE SUPPRESSORS (TVSS)

- Listing: UL 1449
- Three phase, 4 wire configurations: Provide suppression elements between each phase conductor and system neutral, and between neutral conductor and ground (7 modes of protection).
- Service entrance panelboard: ANSI/IEEE C62.41 - 1991, location category C3 high exposure waveform (20KV, 10KA, 8/20 microseconds), single impulse current rating to be 75,kamps.
- 208Y/120 volt panelboards: ANSI/IEEE C62.41 - 1991, location category B high exposure waveform, single impulse current rating to be 20,kamps.
- Install on service entrance panelboard and each 208Y/120 volt panelboard.
- Shop drawings: Manufacturer's data on all products.

16510 LIGHTING FIXTURES

- Fixtures: Equal in function and design to products indicated in fixture schedule unless noted as "no substitution".
- Ballast: Fluorescent – High power factor, electronic, rapid start, <10% THD, and voltage to match branch circuiting. HID – High power factor, match lamp type, and voltage to match branch circuiting.
- Battery Units: Factory installed, 90 minute rated, minimum 1400 lumen rated, test switch and indicator, 5 year warrantee.
- Lamps: Fluorescent – 3000 degree Kelvin color, minimum 80 CRI. HID – as specified in schedule.
- Support fixtures installed in ceilings independently from the ceiling grid.
- Shop drawings: Manufacturer's data on all products.

16721 TELEPHONE AND DATA RACEWAY SYSTEM

- Conduit: Material to be as specified with the minimum size being 1 inch. Conduit to installed from the outlet box to the backboard in non-accessible ceiling areas.
- Conduit to accessible ceilings where applicable.
- Outlet Boxes: 4 11/16 inch square with single gang plaster ring.

NIEL L. MONTANA, P.E.
ELECTRICAL ENGINEER

THE HASKELL COMPANY
AMERICA'S DESIGN- BUILD LEADER®

CITY OF PORT ST. LUCE, FLORIDA
ADDITION AND RENOVATIONS TO
AIROSO COMMUNITY CENTER
PORT ST. LUCE, FLORIDA

6/24/05 REVISED AHJ
6/14/05 REVISED AHJC
5/9/05 RCI
4/21/05 Fndn. Permit
4/11/05 CI

DATE ISSUE/REVISION

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AE JOB NUMBER
44001101

ELECTRICAL
SPECIFICATIONS

E-602
SHEET NUMBER

REF: 1000-3042-400101-21 [V: 4400101] B: 1000-3042-400101-21 (W)

C

B

A

DISTRIBUTION PANEL ENMD4				480 / 277		Voltage		800 Main			
LOCATION (EXISTING)				3 P		4 Wire		800 Bus Size			
CIRCUIT				DESCRIPTION			VOLT AMPS			FEEDER SIZE	
NO.	FRAME	TRIP	/ P				PH A	PH B	PH C		
1			/								
			/								
			/								
2	100	60	/ 3	PANELBOARD 'N2'						SEE EXISTING POWER RISER DIAGRAM	
			/	(VIA T3)							
			/								
3	100	60	/ 3	PANELBOARD 'LS4'						SEE EXISTING POWER RISER DIAGRAM	
			/	(VIA LS1)							
			/								
4	600	600	/ 3	PANELBOARD 'E4D'						SEE EXISTING POWER RISER DIAGRAM	
			/	(VIA E-1)							
			/								
5	225	225*	/ 3	PANELBOARD 'EHA'			45784			SEE NEW POWER RISER DIAGRAM	
			/					43099			
			/						37921		
6	100		/ 3	SPACE							
			/								
7			/								
			/								
8			/								
			/								
9			/								
			/								
			/								
10			/								
			/								
			/								
11			/								
			/								
			/								
12			/								
			/								
			/								
13			/								
			/								
			/								
14			/								
			/								
			/								
TOTALS				TOTAL CONN. THIS PNL			45784	43099	37921		
128 KVA				TOTAL FEEDTHRU LOAD						FEED	
154 AMPS				TOTAL CONN. LOAD			45784	43099	37921	LUG/MAIN LOCATION	
				TOTAL CODE LOAD			46613	43543	37921	A/C SYM	
										SHORT CIRCUIT RATING	
										SURFACE	
										MOUNTING	
REMARKS:											
* = NEW FEEDER											
-											
-											
-											
-											

MOUNTING		208 / 120		Voltage		PANEL BOARD		LS2		50 Main		100 Jus Size	
DESCRIPTION		VOLT AMPS			CIRCUIT		CIRCUIT		VOLT AMPS			DESCRIPTION	
		PH A	PH B	PH C	BKR / P	NO.	BKR / P	NO.	PH A	PH B	PH C		
FACP					20 / 1	1	2	20 / 1					TTB
VOICE EVAC					20 / 1	3	4	20 / 1					TTB
SECURITY					20 / 1	5	6	20 / 1					IRRIGATION TIMECLOCK
IRRIGATION					30 / 2	7	8	20 / 1					GENERATOR BLK HTR
					/	9	10	20 / 1					GENERATOR BATT CHGR
FACP DIALER					20 / 1	11	12	20 / 1					GENERATOR BATT CHGR
PHOTO CONTROL					20 / 1	13	14	20 / 1					AUTO LIFT
STAIR LIGHTS AUD.					20 / 1	15	16	/					SPACE
SPACE					20 / 1	17	18	/					SPACE
RED CROSS PANEL					50 / 2	19	20	/					SPACE
					/	21	22	/					SPACE
SPACE					/	23	24	/					SPACE
SPACE					/	25	26	/					SPACE
SPACE					/	27	28	/					SPACE
SPACE					/	29	30	/					SPACE
					/	31	32	/					
					/	33	34	/					
					/	35	36	/					
					/	37	38	/					
					/	39	40	/					
					/	41	42	/					
TOTAL CONN. THIS SIDE	0	0	0	0	TOTALS				0	0	0	0	TOTAL CONN. THIS SIDE
TOTAL FEEDTHRU LOAD					0 KVA				0	0	0	0	TOTAL CODE LOAD
TOTAL CONN. BOTH SIDES	0	0	0	0	0 AMPS								
LUG/MAN LOCATION				FEED					A/C SYM			SHORT CIRCUIT RATING	
REMARKS:													
-													
-													
-													
-													

MOUNTING SURFACE		208 / 120 3 P		Voltage 4 Wire		PANELBOARD		ELA		225 Main CIR BKR		225 Bus Size	
DESCRIPTION		VOLT AMPS			CIRCUIT		CIRCUIT		VOLT AMPS			DESCRIPTION	
	PH A	PH B	PH C	BKR / P	NO.	NO.	BKR / P	PH A	PH B	PH C			
RECEPTACLES	720			20 / 1	1	2	20 / 1	1380			COMP RECEPTS		
RECEPTACLES		900		20 / 1	3	4	20 / 1	1380			COMP RECEPTS		
RECEPTACLES			1080	20 / 1	5	6	20 / 1			1200	COMP RECEPTS		
COMP RECEPTS	960			20 / 1	7	8	20 / 1	100			BACKLIT SIGN		
COMP RECEPTS		900		20 / 1	9	10	20 / 1		1080		RECEPTACLES		
COMP RECEPTS			1200	20 / 1	11	12	20 / 1			680	RECEPT/SOUND SYSTEM		
COMM ROOM	1200			20 / 1	13	14	20 / 1	720			RECEPTACLES		
COMM ROOM		1200		20 / 1	15	16	20 / 1		720		RECEPTACLES		
COMM ROOM			600	20 / 1	17	18	20 / 1			900	RECEPTACLES		
COMP RECEPTS	900			20 / 1	19	20	20 / 1	230			EF-6		
COMP RECEPTS		900		20 / 1	21	22	20 / 2		1248		AC-6 & DSCU-1		
COMP RECEPTS			900	20 / 1	23	24	/			1248			
HAND DRYER	1500			20 / 1	25	26	20 / 1	408			EF-8 & EF-9		
COMM RECEPTS		1200		20 / 1	27	28	20 / 1				SPARE		
COMM RECEPTS			1200	20 / 1	29	30	20 / 1				SPARE		
COMM RECEPTS	1200			20 / 1	31	32	/				SPARE		
COMM RECEPTS		1200		20 / 1	33	34	/				SPARE		
COMM RECEPTS			1200	20 / 1	35	36	/				SPARE		
SPARE				20 / 1	37	38	/				SPARE		
SPARE				20 / 1	39	40	/				SPARE		
SPARE				20 / 1	41	42	/				SPARE		
TOTAL CONN THIS SIDE		6480	6300	6180	TOTALS				2838	4428	4028	TOTAL CONN THIS SIDE	
TOTAL FEEDTHRU LOAD		6396	6500	4139	47 KVA				15739	17228	14347	TOTAL CODE LOAD	
TOTAL CONN BOTH SIDES		15714	17228	14347	131 AMPS								
LUGS AND LOCATION		BOTTOM		FEED					10000	AIC SYM	SHORT CIRCUIT RATING		
REMARKS:													
PROVIDE FEED THRU LUGS													
-													
-													
-													

[illegible]

MOUNTING SURFACE		208 / 120 3 P		Voltage 4 Wire		PANEL BOARD LOCATION		ELA		225 Main LUGS ONLY 225 Bus Size		
DESCRIPTION		VOLT AMPS		CIRCUIT		CIRCUIT		VOLT AMPS			DESCRIPTION	
	PH A	PH B	PH C	BKR / P	NO.	NO.	BKR / P	PH A	PH B	PH C		
AHU-1	2236			30 / 2	43	44	/				SPACE	
		2236		/	45	46	/				SPACE	
AHU-2			2018	30 / 2	47	48	/				SPACE	
				/	49	50	/				SPACE	
AHU-3		2122		30 / 2	51	52	/				SPACE	
			2122	/	53	54	/				SPACE	
AHU-4	2142			30 / 2	55	56	/				SPACE	
		2142		/	57	58	/				SPACE	
SPARE				20 / 1	59	60	/				SPACE	
SPARE				20 / 1	61	62	/				SPACE	
SPARE				20 / 1	63	64	/				SPACE	
SPARE				20 / 1	65	66	/				SPACE	
SPARE				20 / 1	67	68	/				SPACE	
SPACE				/	69	70	/				SPACE	
SPACE				/	71	72	/				SPACE	
SPACE				/	73	74	/				SPACE	
SPACE				/	75	76	/				SPACE	
SPACE				/	77	78	/				SPACE	
SPACE				/	79	80	60 / 3				TVSS	
SPACE				/	81	82	/					
SPACE				/	83	84	/					
TOTAL CONN. THIS SIDE		6396	6500	4139	TOTALS				0	0	0	TOTAL CONN. THIS SIDE
TOTAL FEEDTHRU LOAD					17 KVA				6396	6500	4139	TOTAL CODE LOAD
TOTAL CONN. BOTH SIDES		6396	6500	4139	47 AMPS							
LUG/MAIN LOCATION		BOTTOM		FEED					10000	AIC SYM	SHORT CIRCUIT RATING	
REMARKS:												
PROVIDE FEED THRU LUGS												
-												
-												
-												

[illegible][illegible]

SEALED BID-20260069

Replacement Roof Community Center

January 30, 2026 @ 10:00 a.m.

	Name (Please <u>PRINT</u> legibly)	Agency	E-Mail Address	Telephone # & FAX #
1.	MAX PREVILON	PSL	MPREVILON@PSL.com	T
				F
2.	Dee Keihn	PDK Roofing	PDK Roofing, INC. @ Gmail. com	T 772-528-0113
				F
3.	Michael Barrios	CMM Roofing	mbarrios @ cmm roofing. com	T 941-334-1730
				F
4.	Hunter Moore	All Systems Roofing	H Moore. All Systems Roofing @ gmail. com	T 772-777-5550
				F
5.	Robert Moore	All Systems Roofing	R Moore. All Systems Roofing @ gmail. com	T 772-777-5550
				F
6.	Christopher Craig	Cotton	chris. craig @ cotton team. com	T 346-539-4120
				F
7.	Jarred Felton	Hi-Tech Roofing	jfelton@ hi-tech roofing. com	T 561-324-8570
				F

Kevin Eggleston

PSL

keggleston@cityofpsl.com 772-344-4068

Autumn Bryan

PSL

1 abryan@cityofpsl.com 772-344-4228

PRE-PROPOSAL MEETING ATTENDANCE

SEALED BID-20260069

Replacement Roof Community Center

January 30, 2026 @ 10:00 a.m.

8.	Daniel Neely	Apex Roofing USA, LLC	Estimating1@ApexRoofing.net	T (951) 565-1567 x408 F
9.	Sean Smith	~~PRC~~ PRC	ssmith@yourprc.com	T 321-421-6374 F
10.	Leigh Sutton	Rock'd Roofing	leigh@rockdro.com	T 772 782 2802 F
11.	Bronson Allen	Code Red Roofers	Bronson.A@coderedroofs.com	T 772-789-0327 F
12.	Robin Brandenburg Land	LAND ROOFING COMPANY	Landroofingcompany@gmail.com	T 803 968 7200 954-280 7663 RW F
	MARCUS PIMENTEL	ARI	DEBBIE@ADVANCEDROOFING.com	F

Kristian Willems

P.S.L. PIR.

Kwillems@cityofpsl.com 772-812-7563

Mar Cruz

The Roof Authority

Christopher.HerofAuthority.com 772-567-7474

SEALED BID-20260069
Replacement Roof Community Center
January 30, 2026 @ 10:00 a.m.

	Name (Please <u>PRINT</u> legibly)	Company Name	E-Mail Address	Telephone # & FAX #
13.	Tim Campbell	ATLANTIC Roofing II V.B	jerry@atlantic Roof-2.Com	T 772 492 8493 F 772 257 5740
14.	John Tor	Aziunth Roofing & Con	John@aziunthproperty.com	T 772-279-7111 E 954-569-6900
15.	JOHN JONES	WONDER ROOFING	JOHN@WONDERROOFING.ca	T 863-808-3948 F
16.	JEFF Markel	GULF Coast Supply/Manuf	jeffrey.markel@gulfcoastsupply.com	T 352 260 2692 F
17.	Matt Wikel	Wolverine Roofing	mat@wolverine roofers.com	T 561-301-1475 F
18.	Dylan Rudo	wolverine roofing	Dylan@wolverine roofers.com	T 772-239-8829 F
19.	Henry Flores	Roofing Solutions	HFlores@Roofing Solutions.	T 954-234-9554 F 772-233-2036
20	MARTY RIES	DeLo Roofing & Construction	MARTYRIESDELO1@Gmail.com	

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 Tim Kepke tkepke@BandedLightning.com 772-341-1540
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Procurement Management Division
Nathaniel Rubel, Assistant Director
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984
(772) 871-5223

ADDENDA REPORT
IFB No. 20260069
Replacement Roof Community Center
RESPONSE DEADLINE: February 26, 2026 at 3:00 pm

Monday, April 27, 2026

Addenda Issued:

Addendum #1

Jan 29, 2026 2:01 PM

Please use the [See What Changed](#) link to view all the changes made by this addendum. The following revisions have been made to **Section 2, Item 3, Work to Be Performed, Subsection D**. Two additional specification requirements have been added:

D. Mechanically Seamed Commercial Metal Roof and color selection:

- The metal roof shall match the existing color, and the gutters shall also match the existing color.
- Mechanically seamed (machine-locked) standing seam metal roof system with double-lock seams. Snap-lock systems shall not be accepted.

Addendum #2

Feb 4, 2026 3:25 PM

Please use the [See What Changed](#) link to view all the changes made by this addendum. The attachment titled "7.7.1 Community Center Addition Plans" has been added and is now part of the bid's supporting documents.

Attachments:

- [7.7.1 Community Center Addition Plans](#)

Addendum #3

Feb 25, 2026 4:08 PM

This addendum clarifies Section 2.2 – References Requirements.

Section

n 2.2 has been revised to state that the minimum required references must now be provided through Section 12, Item 1.1 (Contractor General Information Worksheet). *For contractors who have already submitted their references on a separate document, those submissions will still be accepted as long as all required information is included.*

Addenda Acknowledgements:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
All Systems Roofing LLC	X	Jan 29, 2026 3:32 PM	Hunter Moore
1st Class Roofing INC.	X	Feb 23, 2026 12:29 PM	Glenn Roberts
3MG Roofing	X	Feb 4, 2026 3:03 PM	Matthew Erdmann
Sieverding Construction, Inc	X	Feb 18, 2026 5:08 PM	Mark Sieverding
RIGHT NOW ROOFING, LLC.	X	Feb 2, 2026 12:04 PM	Michael Pirolo
APC&R LLC	X	Feb 25, 2026 12:53 PM	jonah snieder
P&A Roofing and Sheet Metal, Inc.	X	Feb 25, 2026 11:48 AM	Brian Begley
CMM Roofing, Inc.	X	Feb 25, 2026 5:20 PM	Connor Lees
Rack'D Roofing & Construction	X	Feb 26, 2026 9:52 AM	Melissa Crum
Nailed it roofing solutions	X	Feb 26, 2026 8:20 AM	Ryan Upchurch
Wolverine Roofing, LLC	X	Feb 26, 2026 11:18 AM	Dave Wikel
Vero Beach Roofing	X	Feb 26, 2026 11:25 AM	Steven Cottrell
Architectural Sheet Metal, Inc.	X	Feb 26, 2026 1:23 PM	Matthew Leonard
The Roof Authority, Inc.	X	Feb 26, 2026 8:27 AM	Chris Long
Azimuth Property Solutions PA	X	Feb 25, 2026 6:43 PM	John Tar
Martin County Roofing	X	Feb 26, 2026 11:47 AM	Derrick Alceus
Roofing Nation LLC	X	Feb 26, 2026 10:53 AM	Christian Bello

Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
All Systems Roofing LLC	X	Feb 4, 2026 5:05 PM	Hunter Moore
1st Class Roofing INC.	X	Feb 23, 2026 12:29 PM	Glenn Roberts
3MG Roofing	X	Feb 11, 2026 11:50 AM	Matthew Erdmann
Sieverding Construction, Inc	X	Feb 18, 2026 5:08 PM	Mark Sieverding
RIGHT NOW ROOFING, LLC.	X	Feb 6, 2026 11:02 AM	Michael Pirolo
APC&R LLC	X	Feb 25, 2026 12:53 PM	jonah snieder
P&A Roofing and Sheet Metal, Inc.	X	Feb 25, 2026 11:49 AM	Brian Begley
CMM Roofing, Inc.	X	Feb 25, 2026 5:20 PM	Connor Lees
Rack'D Roofing & Construction	X	Feb 26, 2026 9:52 AM	Melissa Crum

ADDENDA REPORT
 IFB No. 20260069
 Replacement Roof Community Center

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Addendum #3

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3MG Roofing	X	Feb 26, 2026 7:37 AM	Matthew Erdmann
Sieverding Construction, Inc	X	Feb 25, 2026 4:14 PM	Mark Sieverding
RIGHT NOW ROOFING, LLC.	X	Feb 25, 2026 5:05 PM	Michael Pirolo
APC&R LLC	X	Feb 25, 2026 5:18 PM	jonah snieder
P&A Roofing and Sheet Metal, Inc.	X	Feb 25, 2026 5:15 PM	Brian Begley
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Martin County Roofing	X	Feb 26, 2026 11:47 AM	Derrick Alceus
Roofing Nation LLC	X	Feb 26, 2026 10:53 AM	Christian Bello



QUESTION & ANSWER REPORT
IFB No. 20260069
Replacement Roof Community Center
RESPONSE DEADLINE: February 26, 2026 at 3:00 pm

Monday, April 27, 2026

Approved, Unanswered Questions

Approved, Answers Provided

1. Metal Roof Panel Style

Jan 20, 2026 8:57 AM

Question: 1. Please specify metal panel characteristics. (Rib height, panel width, colors, mechanical or non mechanical seam?) or are we to match existing 2. Shall this be a system that utilizes clips? Or snap lock. 3. For the flat roof mod-bit system, are we able to use GAF products? 4. For the metal roofing are we allowed to quote any manufacturer?

Jan 20, 2026 8:57 AM

Answered by Kristian Willems: 1. Please specify metal panel characteristics (rib height, panel width, colors, seam type), or are we to match existing. The intent is to match the existing metal roof system in appearance and performance. Exact panel dimensions and seam characteristics are not specified in the available documentation. Contractors may propose a comparable standing-seam metal roofing system suitable for the existing roof geometry, subject to review and approval.

_____ 2. Shall this be a system that utilizes clips, or snap-lock? The system type (clip-fastened or snap-lock) is left to the contractor's discretion, provided the proposed system is appropriate for the roof slope and conditions and meets applicable code and performance requirements. _____ 3. For the flat roof modified bitumen system, are we able to use GAF products? Yes. GAF products or equivalent are acceptable for the modified bitumen roof system, provided they meet project requirements and manufacturer installation guidelines. _____ 4. For the metal roofing, are we allowed to quote any manufacturer? Yes. Contractors may propose any manufacturer that provides a system meeting the project requirements. Final selection is subject to review and approval.

Jan 27, 2026 3:55 PM

2. No subject

Jan 27, 2026 3:05 PM

Question: What is the estimated start date for this project

Jan 27, 2026 3:05 PM

Answered by Kristian Willems: Following Council approval in March, the selected contractor will be able to begin in April

Jan 27, 2026 3:55 PM

3. System Requirements

Jan 27, 2026 4:46 PM

Question: I understand the city is allowing contractors to provide a system that meets the requirements. I would like to request the city make a decision on if they want clips, mechanical seam, snap lock etc. This way each bid is comparing apples to apples.

Jan 27, 2026 4:46 PM

Answered by Max Previlon: Please see Addendum #1

Jan 29, 2026 2:02 PM

4. Bonding Requirements

Jan 27, 2026 4:24 PM

Question: 1. Is the bid bond a flat \$500 or is it based upon a percentage of the bid. If it is a percentage of the bid—what is that percentage? 2. The 5 year workmanship warranty is this to be bonded? Or, does the bond expire one year after completion?

Jan 27, 2026 4:24 PM

Answered by Max Previlon: 1. The bid bond is a flat \$500, not a percentage of the bid amount. 2. The performance and payment bonds follow the standard requirement and expire one year after project completion, in accordance with Florida Statute. The five-year workmanship warranty itself is not bonded; the contractor remains responsible for honoring the warranty for the full five-year period, but the bond does not extend for that duration.

Jan 28, 2026 8:32 AM

5. Bidder Qualifications

Jan 28, 2026 6:13 PM

Question: Please clarify Section 2.2 – Minimum Qualifications and Responsiveness Requirements, specifically the second bullet point regarding project references. If a bidder has successfully completed projects of similar scope and complexity within the last three (3) years for private-sector commercial clients, but not for public agencies, will those references be considered acceptable for purposes of meeting the reference requirement under this solicitation?

Jan 28, 2026 6:13 PM

Answered by Max Previlon: Public-agency references are preferred but not mandatory. The core requirement is simply three references for similar services performed within the last three years, regardless of whether the customer was public or private.

Jan 29, 2026 2:09 PM

6. License Requirements

Jan 29, 2026 10:13 AM

Question: Is a roofing license required ?

Jan 29, 2026 10:13 AM

Answered by Max Previlon: The Bidder shall have, at a minimum, one (1) employee certified or registered as a Roofing Contractor licensed by the Florida Department of Business and Professional Regulation (DBPR). Certified licenses authorize statewide work; registered licenses are county-specific. A copy of the license must be included with the Bid submittal.

Jan 29, 2026 2:13 PM

7. Manufacturer's Warranties & Engineering

Jan 29, 2026 2:51 PM

Question: 1. Will engineering and shop drawings need to be submitted for this project? 2. What warranty type will the city want for the metal roofing? 20 year NDL? Weather Tightness Warranty? Or just a standard warranty.

Jan 29, 2026 2:51 PM

Answered by Kristian Willems: 1. Yes, and permitting by contractor. 2. 20-year NDL Warranty

Feb 4, 2026 12:44 PM

8. Gutter profile

Jan 30, 2026 10:14 AM

Question: Will gutter match the existing K-style? Or does the city want box gutters

Jan 30, 2026 10:14 AM

Answered by Kristian Willems: please match existing.

Feb 4, 2026 3:07 PM

9. Slip Sheet Cost Table

Jan 30, 2026 10:19 AM

Question: Please add the slip sheet to the cost table for alternate Please add gutters to cost table

Jan 30, 2026 10:19 AM

Answered by Kristian Willems: Please see bid sheet, it already has Gutters with Downspouts as a line item.

Feb 4, 2026 3:12 PM

10. Lightning protection

Jan 30, 2026 10:25 AM

Question: Are we keeping the current lightning protection.

Jan 30, 2026 10:25 AM

Answered by Max Previlon: Yes. Existing lightning rods to remain. Any damaged components will be replaced as required; final determination will be made after the metal roof is removed.

Feb 4, 2026 3:10 PM

11. Awnings

Jan 30, 2026 11:04 AM

Question: Current awning structures seem to be in good condition (will need pressure cleaning) does the city still want to replace these? If wanting them replaced will the city want them replaced with the same exact awnings?

Jan 30, 2026 11:04 AM

Answered by Kristian Willems: The awnings are in good shape; at this time, we are not looking to replace it.

Feb 4, 2026 3:12 PM

12. No subject

Jan 30, 2026 4:21 PM

Question: Does the city have a core sample (with pictures) of the flat roof area showing the make-up of current roof system?

Jan 30, 2026 4:21 PM

Answered by Max Previlon: Regarding the Flat Roof specifications, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans).

Feb 4, 2026 3:48 PM

13. Flat Roof Specs

Jan 30, 2026 4:24 PM

Question: 1. Can the city please provide a core cut of the flat roof or allow a contractor to take them and provide images to the city to post in an addendum? 2. Would the city accept an alternate for TPO for the flat roofing over the asphalt modified bitumen? TPO would save money.

Jan 30, 2026 4:24 PM

Answered by Max Previlon: Regarding the Flat Roof specifications, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans).

Feb 4, 2026 3:46 PM

14. No subject

Feb 2, 2026 7:03 AM

Question: 1. Flat Roof Assembly – No core cuts were provided. Please confirm deck type (LW concrete, wood, gypsum, etc.), existing insulation thickness, vapor barrier presence, and number of roofing layers. 2. Flat Roof Tie-In Details – Provide manufacturer-approved transition details between standing seam metal and modified bitumen torch system. 3. Deck Condition – Only 10 sheets of decking are included. Please clarify expectations if widespread decking replacement is discovered. 4. Access / Staging – Front elevation is sidewalk/public entrance. Please confirm approved staging areas and whether Equipter use is permitted. Crane and telehandler access appear limited. 5. Panel Delivery Locations – Identify approved drop zones for long standing seam panels. 6. Occupied Facility – Confirm required working hours, pedestrian protection requirements, and interior protection expectations. 7. Ridge Vent Detail – Provide ridge vent specification and integration detail with standing seam system. 8. Gutter Scope – Confirm gutter profile, size, and downspout routing. 9. Flat Roof Drainage – Confirm existing drain locations and whether any slope correction or insulation crickets are required. 10. Roof Access – Please provide roof access method during construction (contractor ladder vs city-provided access). 11. Wind Uplift Approvals – Confirm product approvals required for metal panels, underlayment, and torch system. 12. Parking Impact – Clarify how many parking spaces will be taken for construction operations. 13. Noise / Weekend Work – Confirm whether Saturday or extended-hour work will be allowed. 14. Existing Penetrations – Confirm responsibility for abandoned penetrations and vent relocations. 15.

Schedule Expectations – 30 calendar days is aggressive given access constraints; confirm acceptable phasing.

Feb 2, 2026 7:03 AM

Answered by Max Previlon: 1. Regarding the Flat Roof specifications, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans). 2. Regarding the Flat Roof specifications, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans). 3. Please quote for the 10 sheets, that will have to be determined once we take the metal off. 4. please reference back to attachments posted, it will show the areas of staging for material and equipment. 5. please reference back to attachments posted, it will show the areas of staging for material and equipment. 6. All work shall be coordinated with City staff to minimize disruption to facility operations, work hours shall comply with City noise ordinances and be approved prior to commencement. 7. please see original plan set we will be adding. 8. Please see plan set that will be added to all with specification on the gutter size, we want to mimic the same gutter system. 9. Please see plan set that will be added to all with Specification. 10. There is no hatch access, you will have to access from outside around the building. 11. yes. 12. Please see site plan marking out areas, but if we need a little more space we will work with the contractor. 13. you will have to get a Noise permit and coordinate with City before hand to confirm the weekends. 14. Please see scope on the requirements. 15. it will be 30 calendar days from the time material delivers.

Feb 4, 2026 3:46 PM

15. No subject

Feb 2, 2026 10:30 AM

Question: The material can be Galvalume or has to be alumunium?

Feb 2, 2026 10:30 AM

Answered by Kristian Willems: Per scope 24-gauge Galvalume metal

Feb 4, 2026 3:43 PM

16. Aluminum Sub Structure in bid scope

Feb 2, 2026 11:50 AM

Question: Three sections of the project are Aluminum Poly roof systems, two have matching metal installed over top of the existing aluminum structure. (referencing Page 11 of the Roof_Measurement_Report.pdf, these are sections Q, H, and R. H and R have metal installed, Q does not). 1) Is the city requiring these sections of the project to have roofing materials removed and reinstalled back into the existing aluminum structure? 2) Will the city consider removing these three sections from the bid scope and approaching them via a licensed aluminum structural company? 3) If not, would the city require these three sections to be fully removed and replaced by an appropriately licensed/certified vendor and would like that built into the bid proposal from the roofing contractor?

Feb 2, 2026 11:50 AM

Answered by Kristian Willems: 1. Please follow the scope of work, that is provide, 24-gauge Galvalume metal. 2. Please follow scope of work, this project requires a licensed roofer. 3. Please follow the scope of work, that is provide, 24-gauge Galvalume metal.

Feb 4, 2026 3:43 PM

17. Roofing

Feb 3, 2026 11:30 AM

Question: 1.) What is the R value of the insulation on the flat roof area? 2,) what type of metal do you want the gutters and downspouts to be made from? 3.) Are you releasing the bid sign in sheet? 4.) Do you know the original metal roof manufacturer? 5.) What type of warranty is required? Finish warranty only or a weathertightness warranty? 6.) There is an issue with the detail at the windows above the entrance. the window sill is very small. Will a detail be issued on how to approach that detail?

Feb 3, 2026 11:30 AM

Answered by Max Previlon: 1. Regarding the Flat Roof specifications, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans). 2. please see scope for reference. 3. yes, it will be released immediately following the bid opening meeting. 4. no 5. 20-year NDL Warranty 6. Please see scope for all details.

Feb 4, 2026 3:42 PM

18. No subject

Feb 3, 2026 12:55 PM

Question: Is the flat roof fully tapered or are we installing only crickets? What is the roof deck ie: metal , wood , other? Please advise

Feb 3, 2026 12:55 PM

Answered by Max Previlon: Regarding the Flat Roof specifications, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans).

Feb 4, 2026 3:40 PM

19. No subject

Feb 4, 2026 10:38 AM

Question: Line 8 states a new 24-auge Galvalume (which has no paint and is bare metal AKA mill finish) and the next line states Kynar with striations. Please clarify if the metal will be Kynar painted or Galvalume/bare metal.

Feb 4, 2026 10:38 AM

Answered by Kristian Willems: Please see scope that is 24-gauge galvalume, finish-Kynar painted.

Feb 4, 2026 3:38 PM

20. No subject

Feb 4, 2026 10:39 AM

Question: What is the composition of the substate at the flat roof area? Is it wood, concrete or metal deck? With tapered insulation or lightweight concrete deck?

Feb 4, 2026 10:39 AM

Answered by Max Previlon: Regarding the Flat Roof specifications, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans).

Feb 4, 2026 3:36 PM

21. No subject

Feb 4, 2026 10:40 AM

Question: Do you want a one ply or two ply modified bitumen system at the flat roof? Do you want an option for a 20-year Labor and Material weathertightness warranty for the entire metal roof system from the manufacturer?

Feb 4, 2026 10:40 AM

Answered by Max Previlon: Regarding the Flat Roof System, please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans). 20-year NDL Warranty is required for this project.

Feb 4, 2026 3:34 PM

22. No subject

Feb 4, 2026 10:40 AM

Question: Would you like a 6" or 7" seamless aluminum gutters? Do you want 3"x4" or 4"x5" downspouts? Do you want a concrete splash block for each downspout?

Feb 4, 2026 10:40 AM

Answered by Kristian Willems: Please match existing gutter size and down spouts.

Feb 4, 2026 3:29 PM

23. No subject

Feb 4, 2026 10:41 AM

Question: Flat roof - can we do a core sample?

Feb 4, 2026 10:41 AM

Answered by Max Previlon: Please see Addendum #2 (Attachment: 7.7.1 Community Center Addition Plans).

Feb 4, 2026 3:38 PM

24. No subject

Feb 4, 2026 10:42 AM

Question: sloped roof - is this wood frame construction with a plywood deck or is this block with a metal deck with insulated nail board as the substrate?

Feb 4, 2026 10:42 AM

Answered by Kristian Willems: Please see scope of work, . Inspect all roof decking and replace rotten or damaged wood. Include the cost of up to ten (10) sheets of decking in the base bid. Any additional wood replacement beyond the included amount will be billed at time and material rates with prior approval. Re-nail wood decking using 2½" 8d ring-shank fasteners, spaced 6" on center in the field and 4" on center at the perimeter

Feb 4, 2026 3:26 PM

25. No subject

Feb 4, 2026 10:54 AM

Question: What height rib for the 18" Wide Panel? Please see Englert Series 2000 Panel System attachment for reference.

Feb 4, 2026 10:54 AM

Answered by Max Previlon: Panel Width: Maximum 18 inches under Metal Roof Replacement: Rib Height: 2"

Feb 4, 2026 3:52 PM

26. Slip Sheet Alternate

Feb 4, 2026 4:23 PM

Question: 1. Please add an additional line on Cost Table for the slip sheet alternate that the city is requesting. 2. Please add an additional line on Costs Table for wind mitigation costs.

Feb 4, 2026 4:23 PM

Answered by Kristian Willems: 1&2 its part of line #1 on bid sheet.

Feb 5, 2026 3:22 PM

27. Reglet/Counter flashing

Feb 6, 2026 9:42 AM

Question: Are we to remove the existing reglet? Or reuse it or replace it and stucco above it?

Feb 6, 2026 9:42 AM

Answered by Kristian Willems: yes, that is part of the roof replacement.

Feb 10, 2026 2:09 PM

28. No subject

Feb 6, 2026 2:36 PM

Question: Question 11: ANSWER: The awnings are in good shape; at this time, we are not looking to replace it. Question 16: This is in reference to the aluminum awnings. After reviewing the scope of work, page 8 states "and aluminum roofing materials". page 9 states "4 Cleanup and disposal: removal all roof and awning related debris". Page 10: Submittals section states " gutter and awning material specifications and color samples for city approval". Please verify: Are the three aluminum awnings included in the current scope of work (as stated in bid docs) or are they excluded from the current scope of work (as stated in answer 11)?

Feb 6, 2026 2:36 PM

Answered by Kristian Willems: We are not replacing the awnings. I see that under submittals- we will remove that from the scope about the awning. under cleanup and disposal- keep the awnings clean and clear of debris.

Feb 10, 2026 2:10 PM

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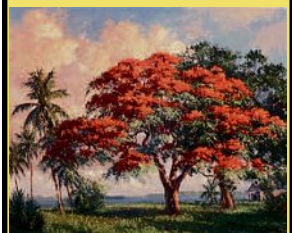
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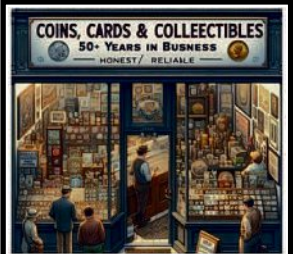
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REAL ESTATE

Real Estate Auctions



A.E. BACKUS & HIGHWAYMEN PAINTINGS
JAN. 25, 2026 @ 1 PM
Over 125 paintings by A.E. Backus and the Legendary Highwaymen artists will be included in this Auction!

(4) A.E. Backus, (13) H. Newton, (18) S. Newton, W. Daniels, R.A. McLendon, A. Hair, L. Roberts, J. Gibson, M.A. Carroll, and many more!

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15 Royal Palm Pointe Vero Beach

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CASH! We Come To You!
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PUBLIC NOTICES

Auto Auction

NOTICE OF PUBLIC SALE: 1-30-2026
NOTICE OF PUBLIC SALE: KW WRECKER SERVICE INC. gives notice that on 1/30/26 at 09:00 AM the following vehicle(s) may be sold by public sale at 1205 SE RAILROAD AVE, STUART, FL 34994 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1FTFW1CPXPKD77565 2023 Ford JN8AY2ND9K9085556 2019 Nissan 1D7HA18D84J123953 2004 Dodge HGFA16868L013177 2008 Honda JGUUC16253G259597 2003 Chevrolet
This notification is published in STUART NEWS on 01/20/26
January 20 2026
LSAR0440494

Fictitious Business

Fictitious Name Notice
Notice is hereby given that Heritage Ballet LLC, desiring to engage in business under the fictitious name Tutu School Stuart located at 2462 SE Federal Hwy, Stuart, FL 34994, intends to register said name in Martin County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
January 20 2026
LSAR0440129

Foreclosure / Sheriff Sales

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR INDIAN RIVER COUNTY, FLORIDA
CASE NO.: 2023 CA 000716
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,
COURTNEY HAMMOND JONES; RACHEL RENEE TOKOLY JONES A/K/A RACHE JONES; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, INDIAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN that sale

Foreclosure / Sheriff Sales

will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 29, 2025 in Civil Case No. 2023 CA 000716 of the Circuit Court of the NINETEENTH Judicial Circuit in and for Indian River County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and COURTNEY HAMMOND JONES; RACHEL RENEE TOKOLY JONES A/K/A RACHE JONES; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, INDIAN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.
The Clerk of the Court, **Jeffrey R. Smith, CPA, CGFO, CGMA** will sell to the highest bidder for cash at www.indian-river.realforeclose.com on February 23, 2026 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 4, BLOCK 8, FLORIDA RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 93, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. Dated this 5th day of January, 2026.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ Zachary Ullman
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com

IMPORTANT
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
SPANISH: Si usted es una persona discapacitada que necesita algún tipo de adecuación para poder participar de este procedimiento, usted tiene derecho a que se le ayude hasta cierto punto y sin costo alguno. Por favor comuníquese con Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370, al menos 7 días antes de su comparecencia o inmediatamente después de haber recibido esta notificación si faltan menos de 7 días para su cita en el tribunal. Si tiene discapacidad auditiva o de habla, llame al 711.

KREYOL: Si ou se yon moun ki andikape epi ou bezwen nenpòt akomodasyon pou ou ka patisipe nan pwosè sa-a, ou gen dwa, san ou pa gen pou-ou peye anyen, pou yo ba-ou yon seri de asistans. Fawri kontak sa Court Administration, 250 NW Country Club Drive, Suite 217, Port St. Lucie FL 34986, (772) 807-4370 omwen 7 jou alavans jou ou gen pou-ou parèt nan tribinal-la, ouswa imedyatman kote ou resevwa notifikasyon an, si ou gen mwens 7 jou; si ou sote ouswa bèbè, rele 711.
Pub: Jan. 20, 2026
TCN12003855

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 562025CA000041AXXXHC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,
vs. MICHAEL GREER; HECTOR TURNER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 31, 2025, and entered in Case No. 562025CA000041AXXXHC of the Circuit Court in and for St. Lucie County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and MICHAEL GREER; HECTOR TURNER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, MICHELLE R. MILLER, Clerk of the Circuit Court, will sell to the highest and best bidder for cash at <https://stlucieclerk.com/auctions>, 8:00 a.m., on February 17, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 9, BLOCK 3286, PORT ST. LUCIE SECTION FORTY NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGES(S) 13, 13A THROUGH 13D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Corrie Johnson, ADA Coordinator, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED January 15, 2026.
By: /s/ Ian C. Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 562025CA000041AXXXHC
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,
vs. MICHAEL GREER; HECTOR TURNER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 31, 2025, and entered in Case No. 562025CA000041AXXXHC of the Circuit Court in and for St. Lucie County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and MICHAEL GREER; HECTOR TURNER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, MICHELLE R. MILLER, Clerk of the Circuit Court, will sell to the highest and best bidder for cash at <https://stlucieclerk.com/auctions>, 8:00 a.m., on February 17, 2026, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 9, BLOCK 3286, PORT ST. LUCIE SECTION FORTY NINE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGES(S) 13, 13A THROUGH 13D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Corrie Johnson, ADA Coordinator, 250 NW Country Club Drive, Suite 217, Port St. Lucie, FL 34986, (772) 807-4370 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED January 15, 2026.
By: /s/ Ian C. Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
File No. 56-2025CP-001498-AXXX-HC
IN RE: Estate of Wiliam John Gray

NOTICE TO CREDITORS
The administration of the estate of Wiliam John Gray, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is 218 S. 2nd Street, Fort Pierce, FL 34989. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this

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Check the classified

Foreclosure / Sheriff Sales

Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave, Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
Pub: Jan. 20 & 27, 2026
TCN12006158

Govt Bids & Proposals

INVITATION FOR BID #20260069
Replacement Roof for the Community Center. Bids will be received by e-procurement on OpenGov Procurement Local Government Software (OpenGov) until 4:00 p.m. on February 25, 2026. Specifications may be obtained from OpenGov at <https://procurement.open.gov.com>, or from the Procurement Management Department. An E-BID package received from any other source is at the vendor's risk.
Pub: Jan. 20, 2026
TCN11992574

Govt Public Notices

REQUEST FOR QUALIFICATIONS (RFQ) 2026-3741
Martin County Board of County Commissioners
Attn: Purchasing Division
2401 SE Monterey Road
Stuart, FL 34996
pur.div@martin.fl.us
www.martin.fl.us

In accordance with Florida Statutes, Section 287.055 Consultant's Competitive Negotiations Act (CCNA), the Board of County Commissioners, Martin County, Florida, is seeking Statements of Qualifications (SOQ) for: **GEOTECHNICAL ENGINEERING & QUALITY CONTROL SERVICES**
Sealed bids will be received by the Information Desk on the 1st Floor at the address above or via Euna OpenBids (DemandStar) until **2:30 PM** local time, on **Wednesday, February 18, 2026**. The complete bid document may be downloaded from www.demandstar.com (online bidding site). Martin County is an equal opportunity/affirmative action employer. By order of the Board of County Commissioners of Martin County, Florida.
Publish: The Stuart News
(1/20/2026)
TCN12002223

NOTICE OF SPECIAL ELECTION TOWN OF ORCHID
Notice is hereby given that a Special Election will be held for the Town of Orchid, Florida, on Tuesday, February 24, 2026. All duly registered and qualified voters of the Town of Orchid are eligible to participate in this election. The following question will appear on the ballot as provided by law.
Comprehensive Update of the Charter of the Town of Orchid
The Town's Charter was last replaced in 1988 to address the changing nature of the community at that time. The community has evolved a great deal more since then. Updating of the Charter is proposed to better reflect the Town now, to clarify and reorganize existing provisions, streamline processes, incorporate new best practices, and align the Charter with current state law.

Shall the above Charter Amendment be adopted? _____
Yes for Adoption _____
No for Rejection _____
Polling Location and Hours:
Indian River Shores Community Center
6001 Jimmy Buffet Memorial Hwy (A1A)
Indian River Shores, FL 32963
Polls will be open from 7:00 a.m. to 7:00 p.m.

Vote by Mail:
You may also vote by mail in this election. Voters can request a vote-by-mail ballot from the Indian River County Supervisor of Elections by 5:00 p.m. on February 12, 2026. Completed vote-by-mail ballots must be received at the Supervisor of Elections Office (4375 43rd Avenue, Vero Beach, FL 32967) by 7:00 p.m. on Election Day to be counted.

All meetings of the Town of Orchid Canvassing Board are posted on the Town's website at www.townoforchid.com.
For additional details or assistance, please contact the Indian River County Supervisor of Elections (772) 226-4700 or the Town of Orchid Town Clerk's Office (772) 581-2770 or townclerk@townoforchid.com.
January 20, February 3 2026
LSAR0433645

Notice To Creditors
IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY COUNTY, FLORIDA
PROBATE DIVISION
File No. 56-2025CP-001498-AXXX-HC
IN RE: Estate of Wiliam John Gray

NOTICE TO CREDITORS
The administration of the estate of Wiliam John Gray, deceased, whose date of death was October 14, 2025, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is 218 S. 2nd Street, Fort Pierce, FL 34989. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this

Notice To Creditors

notice is January 13, 2026.

Attorney for Personal Representative:
Frank A. Barbieri, Jr.
Florida Bar Number: 561320
SACHS SAX CAPLAN PL
6111 Broken Sound Parkway, Suite 200
Boca Raton, FL 33487
Telephone: (561) 994-4499
Fax: (561) 994-4985
E-Mail: fbarbieri@ssclawfirm.com
Secondary E-Mail: martascos@ssclawfirm.com

Personal Representative:
Tina Apprich
200 Garden State Blvd., Apt. 232
Paramus, NJ 07652
January 13, 2026
LSAR0438316

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP001411
IN RE: Estate of JOHN D. BYERS

NOTICE TO CREDITORS
The administration of the estate of JOHN D. BYERS, deceased, whose date of death was October 9, 2025, is pending in the Circuit Court for ST. LUCIE, Florida, Probate Division, the address of which is 201 S. Indian River Drive, Fort Pierce, FL 34950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is January 13, 2026.

Attorney for Personal Representative:
Erin Kirkwood
Erin Kirkwood Law
607 SW St. Lucie Crescent, Suite 106
Stuart, FL 34994
772-210-2529
erin@erinkirkwoodlaw.com

Personal Representative:
Patricia O'Hara
798 SE Thanksgiving Avenue
Port St. Lucie, FL 34984
January 13, 2026
LSAR0438888

Public Notices
PUBLIC NOTICE FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT JUDICIAL COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA
Case No.: 2025DR929 Division: Family Law
SHAKEL REY, PETITIONER, AND SIBYLLE ANSON, RESPONDENT.
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
TO: SIBYLLE ANSON
3501 innervary blvd Ft. Lauderdale fl 33319
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Shakeem Rey, whose address is 12381 Sw forly way Port St Lucie FL 34987, on or before February 6, 2026, and file the original with

CITY OF PORT ST. LUCIE
RESPONSIBILITY REVIEW CHECKLIST
E-BID# 20260069-REPLACEMENT ROOF COMMUNITY CENTER

Internal Use Only

Contractor / Firm Name
Rack'd Roofing & Construction

Review Date
04 / 02 / 2026

Project / Bid Reference
E-BID# 20260069 — Replacement Roof

1. PERSONNEL

Key personnel assigned to this project:

Kendall 30+ years, 15 in commercial roofing exp. Multiple jobs with different roofing styles. Ken and Leigh two main commercials, lead guys. Have done much larger jobs.

Relevant experience with metal roof replacements of similar size/complexity:

Leigh Sutton will be PM on site. 45 years exp. In roofing. Ryan has 15 years exp. Can't think of any particular concerns. No red flags. Always finish within timeline. Yes. Only CO's had to do with unforeseen woodwork.

2. SUBCONTRACTORS

Do you intend to use subcontractors for any portion of the work?

YES

☐

NO

☒

If YES — Identify subcontractor(s), scope, and qualifications:

All are their own employees. Their metal installers do metal installations every day.

3. MANUFACTURER APPROVAL

Proposed metal roofing system manufacturer:

Use several local. Availability depends on start/finish date. Will have in house / inspector inspections. Extreme metal or elite metals (#1) or metal mafia (#2). Reserve all same coil at same time.

Are you certified / approved by this manufacturer to install the specified system?

YES

☐

NO

☒

Will the manufacturer require inspections during installation to validate the warranty?

YES

☐

NO

☒

Warranty inspection details (inspector name / schedule, if applicable):

N/A

4. SAFETY & COMPLIANCE

Is your firm currently in good standing with OSHA?

YES

☒

NO

☐

**CITY OF PORT ST. LUCIE
RESPONSIBILITY REVIEW CHECKLIST
E-BID# 20260069-REPLACEMENT ROOF COMMUNITY CENTER**

Internal Use Only

Fall protection and safety measures to be implemented on-site:

Yes, follow all OHSA regs. Have safety mtgs on site. Cleanliness. Ladders tied off. Trip hazards. Stagings areas roped off. Hold an on-site meeting with us prior to start of work.

5. FINANCIAL CAPACITY

Does your company have sufficient financial resources to complete this project?

YES



NO



Will your bonding capacity and insurance coverage meet project requirements?

YES



NO



Current bonding limit and insurer (attach certificates if available):

\$5 million bonding limit.

6. LEAD TIME & SCHEDULE

Anticipated timeline to mobilize and complete after Notice to Proceed:

45-60 days including permitting.

Do you foresee any material lead-time or supply-chain issues affecting the schedule?

YES



NO



If YES — describe potential supply chain risks or delays:

7. QUALITY CONTROL

Person responsible for daily quality control and documentation:

Name

Title / Role

Leigh

Superintendent on site

QC procedures for ensuring proper installation of metal roofing system:

Will take daily photos. Constant inspections. They have an install foreman. They will use a drone to take photos before, during, and after. We will need to notify PD of drone use

How will work be coordinated to minimize disruption to building operations?

They will work closely with staff on the community center's schedule to understand what's going on during the week, and work around any other jobs, city meetings, or evening events.

CITY OF PORT ST. LUCIE
RESPONSIBILITY REVIEW CHECKLIST
E-BID# 20260069-REPLACEMENT ROOF COMMUNITY CENTER

Internal Use Only

8. WARRANTY & CLOSEOUT

Warranty type and duration included in bid:

Manufacturer Warranty (yrs)

25 years for materials; 30 years for paint

Contractor / Labor Warranty (yrs)

10 years workmanship warranty

Is a manufacturer inspection required to activate / validate the warranty?

YES



NO



Closeout documentation to be provided at project completion:

As part of the closeout package, they will put together a binder that includes warranty information, all photos and videos taken, and all inspection documentation. They will also provide a sample package from a previous project to show what it will include.

9. RISK REVIEW

Are there any outstanding claims, disputes, or performance issues associated with your firm?

YES



NO



If YES — provide details (project name, nature of issue, current status):

N/A

REVIEWER NOTES / ADDITIONAL COMMENTS

Pending Request: Rack 'D Roofing & Construction has been asked to provide the following outstanding items:

- A payment schedule
- A sample closeout binder outlining the types of documentation to be included
- Names and titles of proposed key personnel
- Their preferred manufacturer

Responsibility Determination: Following a thorough review of all information gathered during the responsibility assessment for the roofing replacement project, Rack 'D Roofing has been determined to meet the required responsibility standards. The assessment confirms that the firm possesses the necessary capacity and relevant track record to complete the project in a timely and satisfactory manner. Accordingly, Rack 'D Roofing & Construction. is deemed a **responsible bidder** for this project.

Reviewed By (Print Name)

ZAKARIA Sherman

Signature

[Signature]

Date

4/14/26

Curtis Bixill

[Signature]

[Signature]

[Signature]

Kristian Willens



City of Port St. Lucie
Procurement Management Division
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984
(772) 871-5223

NOTICE OF INTENT TO AWARD
IFB No. 20260069
Replacement Roof Community Center

RESPONSE DEADLINE: February 26, 2026 at 3:00 pm

Wednesday, April 8, 2026

Thank you for submitting an offer in response to 20260069 Replacement Roof Community Center. The City has evaluated all submittals received in response to the solicitation and intends to award a contract to:

- **Rack'D Roofing & Construction for the Award Amount of \$368,767.00.**

Unsuccessful offeror(s):

- Martin County Roofing
- Azimuth Property Solutions PA
- RIGHT NOW ROOFING, LLC.
- All Systems Roofing LLC
- 3MG Roofing
- CMM Roofing, Inc.
- APCandR LLC
- 1st Class Roofing INC.
- Panda Roofing and Sheet Metal, Inc.
- Wolverine Roofing, LLC
- Nailed it roofing solutions
- The Roof Authority, Inc.
- Roofing Nation LLC
- Architectural Sheet Metal, Inc.
- Vero Beach Roofing
- Sieverding Construction, Inc

Please Note: The Notice of Intent to Award (NOIA) is not notice of an actual contract award; instead, the NOIA is notice of the City's expected. Contract award(s) pending resolution of the protest process period, pursuant to City Code of Ordinances, Section 35.15, and final approval by the City Council at a publicly noticed meeting. The NOIA (if any) will identify the apparent successful Contractor(s) and unsuccessful Contractor(s). NO CONTRACTOR SHOULD ASSUME PERSONAL NOTICE OF THE NOIA WILL BE PROVIDED BY THE CITY. INSTEAD, ALL CONTRACTORS SHOULD FREQUENTLY CHECK THE ELECTRONIC BIDDING SYSTEM FOR NOTICE OF THE NOIA.

Protest Process

Proposers should familiarize themselves with the procedures set forth in [City Code of Ordinances, Section 35.15.](#)

Once again thank you for participating in this solicitation and for your interest in doing business with the City.

Sincerely,

Max Previlon, Procurement contracting officer III