Central Florida Expressway Authority (CFX) requires the services of a Design-Build team in connection with the design and construction of Contract No. 001699, CFX Magnolia Avenue E-Pass Service Center Renovations. Shortlist consideration will be given to only those teams who are qualified pursuant to law, and as determined by the CFX based on information provided as described below, and who have been prequalified by FDOT and the State of Florida Construction Industry Licensing Board to perform the indicated types/groups of work identified below.

**DESCRIPTION OF SERVICES:** The services to be provided primarily consist of, but are not necessarily limited to, design and construction of the interior/exterior renovations of the previous CFX Headquarters building located at 525 S. Magnolia Avenue, Orlando, Florida in accordance with the descriptions below.

The project consists of the renovation of the building interior space and roof in order to support the relocation of the existing E-Pass Service Center operations currently located at 726 Goldenrod Road, Orlando. The new E-Pass Service Center will include new interior space design, all new material finishes, plumbing systems, plumbing fixtures, HVAC distribution, HVAC systems and controls, electrical systems, light fixtures, and fire protection measures (including modifications to the existing fire sprinkler system). Exterior improvements include a new roofing system and associated accessories, new HVAC Roof Top Unit (RTU), telecommunications, access control, intrusion detection, and CCTV system.

The Design-Build Team shall perform all investigations, coordination, and design to produce final approved construction plans for the building renovations as per the Design Criteria Package in accordance with CFX standards.

**Building Interior:**

The building interior shall be designed and constructed as per the Design Criteria Package – Magnolia Avenue E-Pass Service Center dated May 12, 2020.

**Building Roofing System:**

The building roof replacement shall be designed and constructed as per the Design Criteria Package – Magnolia Avenue E-Pass Service Center dated May 12, 2020.

In addition, the existing roof system is a membrane system that wraps under parapet walls that contain a brick exterior. As such, the design-build team shall have masonry capabilities to remove and replace the exterior bricks as part of the replaced roof membrane.
Site:

In addition to the items identified in the Design Criteria Package – Magnolia Avenue E-Pass Service Center, the design-build team is to provide a communications link between the building and the new E-Pass Transponder Equipment Testing Location. The testing equipment will be provided by others.

The selected team shall make available the necessary personnel, facilities, supplies, materials and resources to perform the required services.

**PREQUALIFICATION REQUIREMENTS:** Proposers are required to be prequalified in the work types required for the Project. The technical qualification requirements of Florida Administrative Code (FAC) Chapter 14-75 and all qualification requirements of FAC Chapter 14-22, based on the applicable category of the Project, must be satisfied.

The construction team member (Contractor) shall be qualified under Rule 14-22, FAC. A copy of the current registrations or certifications issued by the Florida Construction Industry Licensing Board in accordance with Chapter 489 of the Florida Statutes shall be submitted with the Letter of Interest.

General Contractor

The professional services team member (Design Firm) shall be qualified under Rule 14-75, FAC in the following major types of work. A copy of the Notice of Qualification shall be submitted with the Letter of Interest:

14.0 Architect

**LETTERS OF INTEREST SUBMITTAL REQUIREMENTS:** Teams wishing to be considered shall submit one electronic version in pdf format of a Letter of Interest package using Times New Roman font, 12 pitch, single spacing with a resolution of 300 dots per inch (dpi). The letter shall be a maximum of five (5) pages, 8½” x 11”, exclusive of prequalification documentation, attachments, resumes and an organizational chart as detailed below. The packages shall include the following:

1. **Cover Letter**

   Overview of the firm’s capabilities and interest in the project including the firm’s point of contact name, email address, phone number, and the firm’s mailing address. The cover letter does not count against the 5-page limit.

2. **Certification of No Conflict of Interest**

   The firm shall acknowledge and declare that neither the firm and its subconsultant(s), and any of their employees: (1) have a pending lawsuit against CFX; (2) are currently retained as an expert witness or consultant in any pending lawsuit, administrative proceeding, or other adversarial proceeding against CFX; (3) are currently retained as an expert witness
or consultant in anticipation of any foreseeable or imminent civil, criminal, or administrative proceeding against CFX; (4) have a relationship that would reasonably be deemed or construed as a conflict of interest with CFX. If selected, the firm and its subconsultant(s), and all of their employees, during the term of this contract: (1) shall not enter into any other contract with another person or entity which would create a conflict of interest; (2) shall not act as an expert witness or consultant in any lawsuit, civil, criminal, administrative proceeding, or other adversarial proceeding against CFX. The certification statement does not count against the 5-page limit.

3. Certification Regarding Prohibition Against Contracting with Companies Pursuant to Florida Statute Sections 287.135(2) Form

Consultant shall execute the attached certification form and include it within their LOI submittal. The certification form does not count against the 5-page limit.

4. Architectural Experience

The Design Firm shall have a minimum of five (5) years of architectural experience on similar projects. Project information shall include relevant experience, year completed and contract amounts. References shall include name of owner’s contact person, telephone number and physical address.

5. Project Approach

Ability, quality, experience, location, and cooperativeness of the proposed individuals of the firm and proposed subconsultants to perform the required services should be discussed. The firm’s Project Manager shall have at least five (5) years of experience on similar projects. Resumes do not count against the 5-page limit;

6. Commercial Building Renovation Experience

The Contractor shall have a minimum of five (5) years’ experience in commercial building construction. References for at least three (3) construction projects completed during the past seven (7) years shall be submitted to verify required experience. References shall include name of owner’s contact person, telephone number, and physical address. For the projects listed, the Contractor shall provide the original and final contract amount and include detailed explanations of any deviations.

7. Design / Build Experience

A. The Contractor shall have been a prime contractor on a minimum of three (3) design/build projects similar to the type described. References for these projects shall be submitted to verify required experience. References shall include brief project description, name of owner’s contact person, telephone number, and physical address. For the projects listed, the Contractor shall provide detailed information regarding the number of change orders issued for each of the projects.
and the percentage of the final contract amount represented by change orders.

B. The Design Firm shall have been the designer on a minimum of three (3) design/build projects similar to the type described. References for these projects shall be submitted to verify required experience. References shall include Design Firm role, brief project description, name of owner’s contact person, telephone number, and physical address.

8. **Resumes** shall be submitted separately but are limited to one 8½” x 11” page each. Resumes are not counted against the five (5) page limitation. Provide resumes for each of the following key staff positions, as applicable:

   - Contractor Project Manager
   - Contractor Design-Build Coordinator
   - Design Firm Project Manager
   - Design Firm Architect of Record
   - Other “key” personnel specifically designated and presently employed by the firm who will be assigned to the project, as well as resumes of subconsultants that may be involved in key roles

9. **Location of the Design Firm**

   To receive the maximum number of points, the Design Firm’s local office shall also serve as the firm’s corporate headquarters. Identify which situation describes the location of the firm’s corporate headquarters: 1) A local corporate headquarters serving as the local office; 2) A sub-local corporate headquarters with a local office; 3) An out of state corporate headquarters with a local office; 4) An out of state corporate headquarters with a sub-local office; 5) No offices within the state. Local is defined as within a 30-mile radius of the CFX Headquarters Building. Sub-local is defined as within the state of Florida, but outside a 30-mile radius of the CFX Headquarters Building.

10. **Location of the Contractor**

    To receive the maximum number of points, the Contractor’s local office shall also serve as its corporate headquarters. Identify which situation describes the location of the Contractor’s corporate headquarters: 1) A local corporate headquarters serving as the local office; 2) A sub-local corporate headquarters with a local office; 3) An out of state corporate headquarters with a sub-local office; 4) An out of state corporate headquarters with a sub-local office; 5) No offices within the state. Local is defined as within a 30-mile radius of the CFX Headquarters Building. Sub-local is defined as within the state of Florida, but outside a 30-mile radius of the CFX Headquarters Building.

11. **Backlog**

    a. Not counted against the five (5) page limitation, the contractor shall provide a list of current contracts (in excess of $10 million) now underway in the State of Florida as of
April 1, 2020 (+/- 2 months). Include the following information:

i. Name of project and owner.

ii. Contract value.

iii. Uncompleted backlog.

iv. Brief description of type of work.

v. Duration (start date, estimated completion date).

vi. Percent Earned vs Percent Time

vii. Explanation of any outliers or anomalies in performance metrics

viii. Provide an estimated total of uncompleted backlog for the total of all current contracts as of September 2020.

12. Organizational Chart

A one (1) page organizational chart (11” x 17”) shall be provided and will not count against the five (5) page limitation.

Failure to submit any of the above required information may be cause for rejection of the package as non-responsive.

SHORTLIST PROCESS: CFX’s Evaluation Committee will shortlist a minimum of three (3) teams based on its evaluation and scoring of the Letters of Interest and qualifications information received. If less than three (3) teams submit responses, CFX, at its sole discretion, may elect to continue the selection process or re-advertise the project. Scoring of the submittals will be as follows: Commercial Building Design Experience – 20 points; Project Approach – 20 points; Commercial Building Construction Experience – 20 points; Design Build Experience – 20 points; Location of Design Firm – 5 points; Location of Contractor – 5 points; Backlog – 10 points; The three (3) teams with the highest point totals will be shortlisted. More than 3 teams may be shortlisted at the Committee’s option.

Shortlisted teams will proceed to the next step in the process that includes preparation and submittal of a Price Proposal. CFX will provide the shortlisted teams with a Design-Build Criteria package for use in preparing the Price Proposal. The low responsive and responsible Price Proposal will be recommended to the CFX Board for award of the contract.

NON-SOLICITATION PROVISION: From the first date of publication of this notice, no person may contact any CFX Board Member, Officer, or Employee with respect to this notice or the services to be provided. Reference is made to the lobbying guidelines of CFX for further information regarding this Non-Solicitation Provision.
CONFLICT IN CONTRACTUAL OBLIGATIONS: If selected, the consultant, during the term of its agreement with CFX, will not be eligible to pursue any advertised construction engineering and inspection projects of CFX as either a prime or subconsultant where the consultant participated in the design of the projects. Subconsultants are also ineligible to pursue construction engineering and inspection projects where they participated in the design of the projects.

CODE OF ETHICS: All consultants/contractors selected to work with CFX are required to comply with CFX’s Code of Ethics, a copy of which may be viewed on CFX’s web site at www.cfxway.com.

EQUAL OPPORTUNITY STATEMENT: Central Florida Expressway Authority, in accordance with the Provisions of Title VII of the Civil Rights Act of 1964, as amended, 42 U.S.C. § 2000e et seq., the Florida Civil Rights Act of 1992, as amended, § 760.10 et seq., Fla. Stat. (1996), and other federal and state discrimination statutes, prohibits discrimination on the basis of race, color, sex, age, national origin, religion, and disability or handicap. CFX notifies all proposers and individuals that it encourages equal employment opportunity for minority and women as employees in the work force.

CFX PROTEST PROCEDURE: Any person who is adversely affected by: (i) the requirements or scope of services contained in this LOI, (ii) a notice of an intent to award or CFX action making the selection at a public meeting of the CFX Board, or (iii) an outcome of Pre-Award meeting and who wants to protest the requirements or scope of services, the intent to award decision, an outcome of a Pre-Award meeting, or selection decision must comply with the proper procedures in the Central Florida Expressway Authority’s Policy for Resolution of Protests, Policy: PROC 3.1, which is available for review upon request at the CFX Office, 4974 ORL Tower Road, Orlando, Florida. Failure to comply with Policy: PROC 3.1 shall constitute a waiver of any protest proceedings. A protest bond in the amount of $5,000.00 will be required to protest the LOI package and the requirements of the Scope of Services. A protest bond in the amount of $5,000.00, or 1% of the lowest proposal submitted, whichever is greater, will be required to protest a Notice of Intent to Award, or the CFX Board’s selection determination. No protest bond is required to protest an outcome of a Pre-Award meeting.

DISADVANTAGED/MINORITY/WOMEN BUSINESS ENTERPRISE PARTICIPATION: Central Florida Expressway Authority notifies all proposers and individuals that it encourages small, disadvantaged, minority, and women owned businesses to have full opportunity to submit proposals in response to this notice and proposers will not be discriminated against on the basis of sex, race, color, national origin, religion or disability, or other protected status. CFX has established a 15% participation objective for the project. This participation should be proportionally shared amongst the construction and design components.

INSPECTOR GENERAL: By submission of a Letter of Interest, the Consultant understands and shall comply with subsection 20.055(5) Florida Statutes.

LETTER OF RESPONSE: CFX will receive Letters of Interest until 1:30 p.m., Orlando local time, July 8, 2020.
LETTER OF INTEREST SUBMISSION:

Letters of Interest are to be submitted through the CFX website by clicking on the “Doing Business with Us” link and then clicking on “E-Procurement Solicitations” under the Procurement Section. See attached step by step submission instructions. The direct link is:

https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=7fa678ed-767c-46f1-b88f-2fe8e4853ecc

CFX CONTACT PERSON:

Aneth Williams
Director of Procurement
Telephone: (407) 690-5372

CENTRAL FLORIDA EXPRESSWAY AUTHORITY

Aneth Williams
Director of Procurement
PART I
# TABLE OF CONTENTS

## PART I

**A. DESIGN AND CONSTRUCTION CRITERIA**

1. General 4

2. Codes and Regulations 4

3. Design Criteria 5
   a. Existing Site Conditions 5
   b. Site Improvements 6
   c. Architectural Design 6
   d. Interior Design and Finishes 6
   e. Mechanical Design 11
   f. Plumbing Design 12
   g. Fire Protection Design 13
   h. Electrical Design 13
   i. Telecommunications and Security Design 13

## PART II

**A. TECHNICAL SPECIAL PROVISIONS**

1. Division 07 – Thermal and Moisture Protection 18
   a. Section 075216 - SBS-Modified Bituminous Membrane Roofing 18

**APPENDIX A** - Concept Plans

**APPENDIX B** - As-Built Plans (Provided as separate document upon request of the DB Team)
A. DESIGN AND CONSTRUCTION CRITERIA

1. General

This design criteria package and concept design is for the renovations of the old CFX Headquarters building located at 525 S Magnolia Avenue. The building is 15,000 square feet with the proposed renovations including approximately 4,200 square feet. The renovations of interior space are to support the relocation of the E-Pass Service Center operations currently located at 762 Goldenrod Road. The new E-Pass Service Center will include new interior space design, all new material finishes, plumbing systems, plumbing fixtures, HVAC distribution, HVAC systems and controls, electrical systems, lighting fixtures and fire protection measures, including modifications to the existing fire sprinkler system. The exterior improvements include a new roofing system and associated accessories, new HVAC Roof Top Unit (RTU), telecommunications, access control, intrusion detection, and CCTV system.

2. CODES AND REGULATIONS

The applicable Manuals, Guidelines and Codes shall apply to this project:

   https://codes.iccsafe.org/content/FBC2017
   Florida Building Code – Building
   Florida Building Code – Plumbing
   Florida Building Code – Mechanical
   Florida Building Code – Energy Conservation
   Florida Building Code – Existing Building
   Florida Building Code – Accessibility

b. Code of the City of Orlando
   https://library.municode.com/fl/orlando/codes/code_of_ordinances

c. ASHRAE 90.1-2013 Energy Standard for Buildings

d. ASHRAE 62.1-2013 Ventilation Standards

e. ASHRAE 55-2013 Thermal Environmental Conditions for Human Occupancy


i. National Fire Prevention Association (NFPA)

j. Florida Statutes

k. Florida Administrative Code (FAC)

l. American Society for Testing and Materials (ASTM)

m. American National Standards Institute (ANSI)

n. FDOT Standard Specifications (most current issue)
3. DESIGN CRITERIA

Existing Site Conditions

a. Overview
The existing building is located directly under an elevated portion of SR408 in downtown Orlando. It sits between Magnolia Avenue to the West and Rosalind Avenue to the East. Current construction of the I-4 Ultimate project has currently impacted the existing parking lot access road to the lot South of the building. The parking lot and access road are planned for reconstruction prior to any renovation work.

The parking lot is located on the east side of the building and has 59 spaces, including 3 ADA spaces. This currently meets the City of Orlando’s requirements. The accessible route to the building, specifically the proposed E-Pass Service Center entrance, from the parking lot is not direct and needs to be addressed.

The existing power service is located on the North side of the building. The existing generator and below-ground LP fuel tank are not in commission and must be removed. The existing building water and sanitary sewer services are provided by the City and will be maintained.
Site Improvements

a. Provide a continuous ADA-compliant concrete sidewalk on the South side of the building from the parking lot to the E-Pass Service Center main entrance. See concept plan sheet AA-002 of Appendix A. Contractor to coordinate with CFX and ongoing adjacent construction project (FDOT FPID 432193-1-52-01) to improve Magnolia Avenue.

b. Provide conduit, pullboxes, column, column foundation, gantry and associated infrastructure to support a new E-Pass transponder testing location on the North side of the building. The location is indicated in concept plan sheet AA-002 of Appendix A. The Design-Build (DB) Firm must coordinate with CFX and the Toll Equipment Contractor (TEC) for structural loads of equipment, equipment guidelines, interface requirements, and construction milestones for scheduling of installation and testing of equipment. The TEC will install the equipment and test it after all infrastructure is completed.

Architectural Design

a. Demolition
All interior walls, ceilings and floors are to be demolished and removed, including all finish materials and support framing. The DB Firm should verify existence of Asbestos Containing Material (ACM) prior to commencing construction activities. Should DB Firm encounter ACM, appropriate abatement procedures must be instituted. The existing fire-rated partition providing tenant separation must be properly sealed to reinstate 1 hour rating after demolition of existing elements penetrating through the wall. All new penetrations must meet the requirements of the FBC.

b. Exterior Wall
All new exterior windows and window frames must match the existing window systems in both material and color. Glazing, light and ventilation requirements must meet the current requirements of the FBC. All new exterior doors and door frames must match the existing doors in both material and color. Glazing, light and ventilation requirements must meet the requirements of the FBC.

c. Roof System
The entire roof system, including area above space not part of interior renovation, should be replaced with a new 2-ply SBS modified bituminous membrane system. Refer to concept plan sheet AA-101 of Appendix A and special provision section 075216 SBS Modified Bituminous Membrane Roofing of Part II. All roof drains, scuppers, mechanical equipment frames, coping and flashing components must be replaced.

Interior Design and Finishes

a. Reception
Provide a reception desk near the main entrance. The desk should consist of:
- 48” x 24” minimum worksurface dimensions
- ¾” plywood and plastic laminate (min. 0.030” thickness) finish on all edges
- Receptacles
- Telecommunication outlet
- One (1) rolling desk chair

b. **Lobby**
Area able to allow up to 20 customers in a standing queue line. Should maintain open concept to allow Customer Service Representatives (CSR) line of sight to all waiting customers.

c. **Waiting Area**
Provide seating for a minimum of 12 customers.
Seating:
- Stationary guest chair
- Each chair to provide electronic device charging option

Information Display Monitors:
- Provide one (1) LED LCD Monitor
- Minimum size of 50” diagonal
- Mounting support hardware and wall blocking

d. **Public Restroom**
Provide an ADA compliant bathroom that includes
- One (1) floor-mounted water closet
- Wall-hung lavatory
- Wall-mounted mirror
- Stainless Steel Grab bars
- (2) Dual-roll toilet paper dispensers
- Wall-mounted soap dispenser
- Wall-mounted paper towel dispenser
- Free-standing dome-top waste receptacle – minimum 18 gallon capacity

The door and door frame should be painted hollow metal. The door should have a minimum face thickness of 18 gauge and the welded frame should have a minimum thickness of 16 gauge.

e. **CSR Work Stations**
Provide a minimum of 12 and maximum of 15 workstations.
Each workstation should consist of:
- 60”x24” minimum worksurface dimensions
- Open knee space below with 3 drawers; 1 drawer should be keyed
- 3/4” plywood and plastic laminate (0.030” thickness) counters and cabinets
- Receptacles
- Telecommunication outlet
- One (1) rolling adjustable stool with back

Provide a location for a table-top printer with dedicated receptacle, for every 3 work stations. The work stations should have a clear, secure partition wall between the customers and the
f. **Open Office**  
Provide an open office plan for flexible use of the space. Provide a minimum of 4 workstations. Each workstation should consist of:

- 8’-0’ x 6’-0 space minimum
- Wall Panels  
  - 42” high fabric  
  - 6” high glass panels at top
- Worksurface:  
  - 24” depth  
  - 1 3/16” minimum thickness  
  - ABS edge band or vinyl T-mold  
  - Plastic laminate finish with 0.030” minimum thickness on worksurface  
  - Minimum 45# density particleboard  
  - End panels should be full-depth, 2 adjustable spring glides for leveling and plastic laminate finish  
  - 3” diameter grommet openings for wireway management  
  - Capable of supporting the functional load of 0.5 pounds of linear inch of perimeter and deflection not exceeding .005 inches per linear inch of width
- Communication pathways at the base of the panel  
- Panels shall be capable of being ported for both power and data above and below the worksurface  
- Cable storage trays for mounting below the worksurface  
- All panels shall be shipped with a raceway capable of distribution of three (3), 20 amp circuits  
- Upper storage shelves with a depth of 13” minimum, powder coat paint finish  
- One (1) rolling chair

Provide space for a copier with a dedicated receptacle, minimum floor space of 3’x6’. The area should have open office LED lighting to maintain flexibility.

g. **Storage Room**  
Provide an enclosed storage room, minimum interior floor space of 4’x6’. Provide shelves, 12” deep at 2’ intervals above the finish floor to a max height of 6’. Shelves and supports must be of a durable material (wood or steel).

h. **IT Closet**  
Provide a minimum interior floor space of 4’x4’. Coordinate with CFX IT for specific requirements of this space.
### i. Employee Restrooms
Provide a women’s and men’s restroom with isolated entry from open office area

**Women’s Restroom:**
- One (1) ADA-compliant stall
  - Floor-mounted water closet
  - Wall-mounted lavatory
  - Wall-mounted mirror
  - Stainless steel grab bars
  - Dual-roll toilet paper dispenser
  - Sanitary napkin waste receptacle
  - Wall-mounted soap dispenser
  - Wall-mounted paper towel dispenser
  - Wall-mounted waste receptacle
- One (1) additional stall
  - Floor-mounted water closet
  - Sanitary napkin waste receptacle
  - Dual-roll toilet paper dispenser
- Toilet partitions
  - Floor-mounted
  - Stainless steel hardware
- One (1) counter-mounted lavatory
  - Plastic laminate countertop over ¾” plywood construction
- Wall-mounted mirror above lavatory
- Free-standing dome-top waste receptacle – minimum 18 gallon capacity

**Men’s Restroom:**
- One (1) ADA-compliant stall
  - Floor-mounted water closet
  - Wall-mounted lavatory
  - Wall-mounted mirror
  - Stainless steel grab bars
  - Dual-roll toilet paper dispenser
  - Wall-mounted soap dispenser
  - Wall-mounted paper towel dispenser
  - Wall-mounted waste receptacle
- One (1) wall-mounted urinal
- Toilet partitions
  - Floor-mounted
  - Stainless steel hardware
- One (1) counter-mounted lavatory
- Free-standing dome-top waste receptacle – minimum 18 gallon capacity

**Janitor’s Closet**
- One (1) mop sink
- One (1) mop shelf and rack

### j. Offices
Provide 3 offices
Office 105
- Minimum 10’x8’ interior dimensions
- Desk
  - minimum 60”x24” worksurface dimensions
  - ¾” plywood and plastic laminate finish
  - Receptacles
  - Telecommunication outlet
- Shelving Unit – minimum 48”W x 60”H x 12”D
- One (1) rolling desk chair
- Two (2) stationary guest chairs

Office 115
- Minimum 10’x8’ interior dimensions
- Desk
  - minimum 60”x24” worksurface dimensions
  - ¾” plywood and plastic laminate finish
  - Receptacles
  - Telecommunication outlet
- Shelving Unit – minimum 48”W x 60”H x 12”D
- Credenza
- One (1) rolling desk chair
- One (1) stationary guest chairs

Office 116
- Minimum 10’x8’ interior dimensions
- Desk
  - minimum 60”x24” worksurface dimensions
  - ¾” plywood and plastic laminate (0.030” min. thickness) finish
  - Receptacles
  - Telecommunication outlet
- Shelving Unit – minimum 48”W x 60”H x 12”D
- Credenza
- One (1) rolling desk chair
- One (1) stationary guest chairs

k. Conference Room
Provide a space to accommodate an 8-10 person conference table. The room should be designed to accommodate audio-visual equipment on more than 1 wall. Provide audio-visual infrastructure, including power and data outlets at locations of mounted equipment. The conference table should have built-in wireways for both power and data. Provide a minimum of 12 rolling chairs.
  - Provide dry erase board, minimum size of 48”x60”, mounted to wall

l. Break Room
Provide a break room adjacent to the proposed outdoor patio area.
The break room should consist of:
  - Minimum 16 square feet of counter space
Counter tops to be ¾” plywood with plastic laminate finish (0.030 min. thickness)
- Provide minimum 4” backsplash
- Provide base cabinets, minimum 8 linear feet
  - ¾” plywood with plastic laminate finish (0.030 min. thickness)
- Provide one (1) stainless steel sink, double-bowl
- Provide garbage disposal, minimum ¾ HP.
- Provide one (1) refrigerator, minimum 18 CU FT
- Provide one (1) microwave, minimum 1,000 watt
- Provide one (1) set of table and chairs, minimum 4 seats
- Provide two (2) lounge chairs
- Provide one (1) LED LCD Monitor
  - Minimum size of 50” diagonal
  - Mounting support hardware and wall blocking
- Provide one (1) free-standing dome-top waste receptacle – minimum 18 gallon capacity

m. Outdoor Patio Area
Provide an enclosed patio area.
The outdoor patio area should consist of:
- New 4’ concrete slab, sloped to drain away from the building
- Weather resistant table and chairs
  - Minimum of 4 seats
- Provide new 6’ ornamental security fence
  - Minimum 36” gate with card reader access
  - Maintain existing access to adjacent tenant space

Mechanical Design
a. Overview
The existing mechanical system will be demolished, including all ductwork, air terminal units, dampers, and air distribution devices (diffusers, registers, and grilles) on the NW side of the firewall as well as the existing rooftop unit (RTU) heat pump. Ductwork which penetrates the firewall will be demolished and the penetrations shall be repaired. The new mechanical system will serve only the spaces on the NW side of the firewall.

b. Rooftop Unit
A new variable air volume rooftop unit (RTU) heat pump will be provided to serve the space. It will be used for cooling, heating, and dehumidifying the building. The approximately 10-ton RTU will include a 100% outside air economizer, high efficiency filters (prefilters, main filters, and air purification filters), cooling/heating coils, exhaust air heat recovery, and powered exhaust; outside air will be introduced to the RTU through the outdoor air hood. A factory mounted outdoor air monitoring station will be installed inside the RTU to continuously monitor for ventilation control. Demand-controlled ventilation will be utilized as required by code. RTU will meet or exceed minimum efficiency requirements stipulated by the 2017 Florida Energy Conservation Code. Provide Carrier or Trane manufacturer unit. No manufacturer substitutions are acceptable.
c. **Air Distribution System**
Supply air distribution will consist of medium pressure (3 inches pressure rating) sheet metal ductwork from the RTU to the single-duct variable air volume terminal units (VAVs), which shall include electric reheat coils as needed. In addition, supply air distribution will also consist of low pressure (2 inches pressure rating) sheet metal ductwork from the air terminal units to the ceiling diffusers. All ductwork shall be galvanized sheet metal duct that is externally insulated in accordance with ASHRAE/SMACNA, latest edition. Return air will flow to the unit via an above-ceiling return air plenum. All electrical conduit and plumbing piping must be plenum-rated.

d. **Ventilation**
Roof mounted toilet exhaust fan(s) will be provided, ducted to the exhaust air grilles, and interlocked with the RTU.

e. **IT Room Cooling System**
The IT Room will be cooled by the main RTU air distribution system, with a ductless, air-cooled split system to provide redundant cooling in the event of a failure of the main RTU.

f. **Building Automation System**
The Building Automation System (BAS) will be non-proprietary at the equipment controller level and will utilize BACNET protocol.

**Plumbing Design**

a. **Overview**
The existing plumbing system, except for the main sanitary line, will be demolished on the NW side of the firewall, including all fixtures. Plumbing lines which penetrate through or under the firewall will be cut, sealed, and capped. Domestic cold water will be supplied via a new line including a new meter and a backflow device from NW corner utility.

b. **Fixtures**
Unless otherwise specified, all fixtures will be “water saving”.

<table>
<thead>
<tr>
<th>Fixture</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Closets</td>
<td>Floor-mounted, 1.6/1.1 gallons per flush (dual flush). Exposed, top spud, self-sustaining, electronic sensor-operated water closet flush valves.</td>
</tr>
<tr>
<td>Urinals</td>
<td>Wall-mounted, 0.5 gallons per flush. Exposed, top spud, self-sustaining, electronic sensor-operated urinal flush valves.</td>
</tr>
<tr>
<td>Lavatories</td>
<td>Counter-mounted, vitreous china, wall-hung.</td>
</tr>
<tr>
<td>Lavatory Faucets</td>
<td>0.5 gallons per minute. Self-sustaining, electronic sensor-operated faucets.</td>
</tr>
<tr>
<td>Break Room Sink</td>
<td>Counter-mounted, stainless steel.</td>
</tr>
<tr>
<td>Sink Faucet</td>
<td>0.5 gallons per minute. Manual-operated.</td>
</tr>
</tbody>
</table>

Flush valves shall be specified with a manual flush override.
c. **Domestic Hot Water System**
Domestic hot water will be supplied from an electric water heater, which will serve all restrooms, sinks, and janitor closets on the NW side of the firewall. Hot water heater temperature will be set at 140 degrees F unless otherwise noted. Main thermostatic mixing valve will be provided at the water heater.

d. **Drain-Waste-Vent System**
Drain-waste-vent (DWV) system will attempt to reuse existing main sanitary line. Sanitary branches off this main will be cut and capped as required. A new 3” main vent pipe will run above the ceiling.

e. **Storm Drain System**
All storm drain piping above ceiling will be replaced in-kind. Roof drains will be replaced when roof is replaced and will connect to new storm drain piping. The new storm drain piping must connect to the existing stormwater piping below grade.

f. **Piping Materials**
Drain-waste-vent and storm drain piping will be service weight hubless cast iron with neoprene gasket and stainless steel bends. Pipe, fittings, and couplings will conform to the standards in the Cast Iron Soil Pipe Institute Standard 301. Domestic hot and cold water will be type “L” hard drawn copper tubing with wrought copper or cast bronze soldered fittings. Joints in all copper water lines will be soldered with solder containing no lead.

**Fire Protection Design**

a. **Overview**
The existing fire suppression system will be modified to accommodate for the new layout of the EPass Service Center. The existing system is a wet pipe system. The modifications shall be in accordance with the FBC 2017, Florida Fire Prevention Code (6th Edition), 2013 NFPA 13 and local requirements.

**Electrical Design**

a. **Electrical Demolition**
Electrical demolition shall include disconnection and removal of all wiring and associated conduit in the portion of the building to be renovated. Existing panelboards in the renovated section may remain in place and be reused. All existing lights, receptacles, etc. in the renovated portion of the building shall be removed and disposed of. The existing standby generator, Automatic Transfer Switch, and underground Fuel Tank shall be removed and disposed of.

b. **Electrical Power Service**
The existing power service to the building consists of a power company owned pad-mounted transformer located outside the building that provides power to the building at 208Y/120 Volts, 3 phase. The transformer has a single power company meter that monitors power to the whole building. The feeder into the building feeds a 1200 Amp 208Y/120 Volt switchboard. This switchboard is in the electrical room in the East portion of the building. See one-line diagrams
for additional information and anticipated work. The power company must be contacted and coordinated with for splitting the power service between the portions of the building.

Under this contract the West portion of the building shall be served by a separate feeder from the existing pad-mounted transformer. A second power company meter shall be provided for the West portion of the building that is being renovated under this contract. The existing loads and panelboards on the existing main switchboard that serve the West portion of the building shall be transferred to the new service. The existing switchboard in the electrical room in the East portion of the building shall be retained to provide continued service to the East section of the building. Provide a new switchboard to serve the West section being renovated. The existing loads and panelboards serving this renovated area shall be transferred to this new switchboard. The proposed switchboard shall include additional breakers as required to accommodate any additional loads, HVAC, and additional panelboards for a complete operating building. The power company must be contacted and coordinated with for splitting the power service between the portions of the building. The power company shall also be informed of all associated electrical load changes in the buildings including providing them a copy of the electrical load analysis.

As a minimum the following calculations shall be provided: electrical load analysis, voltage drop analysis, device coordination, short circuit current analysis, and arc flash hazard analysis.

c. Existing Standby Generator

There is an existing generator that provided standby power to the building that included an underground Fuel Tank and an Automatic Transfer Switch (ATS). This equipment shall be removed as part of this contract.

d. Panelboards:

The existing panelboards may be re-used to serve lighting, receptacles, etc. under this contract to the fullest extent possible. New 208Y/120 Volt panelboards shall be added as required to provide power to the remaining portions of this facility. Panelboards that will serve computer equipment shall have a 200% rated neutral and feeder (see one-line diagrams for UPS powered panelboards). All panelboards, both existing and new, shall be provided with a Surge Protective Device, SPD.

e. Branch Circuits:

Install branch circuits in accordance with NEC. Branch circuits shall be in Electrical Metallic Tubing (EMT) concealed in walls in all finished areas. In areas where conduits are exposed, utilize Galvanized Steel Conduit (GRS). Metal Clad (MC) cable may be used for lighting circuits, but only in concealed areas.

Provide power connections for equipment installed by other trades. Local disconnecting means shall be provided for equipment not containing integral disconnects.
f. **Interior Lighting:**

Interior lighting shall be LED type luminaires. These luminaires shall have a 4000-degree Kelvin temperature rating and a color rendering index (CR) of at least 85. Lighting will be mostly accomplished with recessed non-planar troffers. Lighting shall meet the latest Illuminating Engineering Society of North America (IESNA) Handbook and IESNA Recommended Practices. Lighting controls shall include occupancy sensors for corridors, restrooms, and common areas—installed to meet ASHRAE 90.1 requirements. Install vacancy sensors in all individual offices and storage areas. Mechanical, electrical, and telecommunication rooms shall have manual switching only. BAS System may be used for timeclock and occupancy control.

g. **Receptacles:**

Duplex, Quadraplex receptacles and special purpose receptacles shall be provided throughout the facility. ASHRAE 90.1 requirements for controlled receptacles are applicable for this project.

**Telecommunications and Security Design**

a. **Telecommunications Demolition**

Telecommunications demolition shall include disconnection and removal of all communications wiring and associated conduit in the portion of the building to be renovated. All existing telecommunication outlets shall be removed and disposed of. All security equipment associated with the renovated portion of the building shall be removed and disposed of. All associated security cabling and conduit shall be removed and disposed of.

b. **Telecommunications**

A Telecommunication Enclosure (TE) located in the IT room shall be provided to accommodate the telecommunications needs of the facility. The TE shall include patch panels, space for owner of service provider switches, and a dedicated receptacle. The TE shall be fed from one of the UPS powered panelboards. Each individual office shall be provided a duplex outlet with a combination voice/data jack. Provide combination voice/data outlets for furniture in the open office area and CSR workstations. The conference room shall include four combination voice/data outlets, one on each wall. Each combination voice/data jack shall include two CAT 6 cables that terminates at a patch panel in the TE.

c. **Access Control Systems (ACS)**

Empty conduit infrastructure and junction boxes shall be provided to all exterior doors, except the main entrance. These conduits shall terminate at a plywood backboard located in the electrical room where the security system hub equipment will be located. ACS infrastructure will be provided to all interior doors that lead to the building public access areas.

d. **Intrusion Detection Systems (IDS)**

Empty conduit infrastructure and junction boxes shall be provided to the main entrance. These conduits shall terminate at a plywood backboard located in the electrical room where the security system hub equipment will be located.
e. **Closed Circuit TV (CCTV)**

Empty conduit infrastructure and junction boxes shall be provided for CCTV cameras. These conduits shall terminate at a plywood backboard located in the electrical room where the CCTV monitoring equipment will be located. These CCTV cameral locations shall be at all exterior entrances and exits to the building, at the interior entrances and exits to the building, the common lobby, waiting room, and reception area.
PART II
SECTION 075216 - STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Styrene-butadiene-styrene (SBS)-modified bituminous membrane roofing.
2. Substrate board.
3. Roof insulation.
4. Cover board.
5. Walkways.

1.3 DEFINITIONS


1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Include plans, sections, details, and attachments to other work, including the following:

1. Layout and thickness of insulation.
2. Base flashings and membrane terminations.
3. Flashing details at penetrations.
4. Tapered insulation, including slopes.
5. Roof plan showing orientation of steel roof deck and orientation of roof membrane, fastening spacings, and patterns for mechanically fastened roofing system.
6. Crickets, saddles, and tapered edge strips, including slopes.
7. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.
8. Tie-in with adjoining air barrier.

C. Samples for Verification: For the following products:

1. Cap Sheet: Samples of manufacturer's standard colors for selection by Authority
2. Flashing Sheet: Samples of manufacturer's standard colors for selection by Authority

3. Walkway Pads or Rolls: Samples of manufacutrer's standard colors for selection by Authority.

D. Wind Uplift Resistance Submittal: For roofing system indicating compliance with wind uplift performance requirements.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer, manufacturer and testing agency.

B. Manufacturer Certificates:
      a. Submit evidence of complying with performance requirements.
   2. Special Warranty Certificate: Signed by roof membrane manufacturer, certifying that all materials supplied under this Section are acceptable for special warranty.

C. Product Test Reports: For roof membrane and insulation, tests performed by a qualified testing agency, indicating compliance with specified requirements.

D. Evaluation Reports: For components of membrane roofing system, from ICC-ES.

E. Field quality-control reports.

F. Sample Warranties: For manufacturer's special warranties.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For roofing system to include in maintenance manuals.

B. Certified statement from existing roof membrane manufacturer stating that existing roof warranty has not been affected by Work performed under this Section.

1.7 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is UL listed for roofing system identical to that used for this Project.

B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.
1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer.
   1. Protect stored liquid material from direct sunlight.
   2. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources.
   1. Store in a dry location.
   2. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.

D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.

1.9 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

1.10 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.
   1. Special warranty includes roof membrane, base flashings, roof insulation, fasteners, cover boards, vapor retarder, and substrate board and other components of roofing system.
   2. Warranty Period: 20 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. General Performance: Installed roofing system and flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roof system and flashings shall remain watertight.
1. Accelerated Weathering: Roof membrane shall withstand 2000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.

2. Impact Resistance: Roof membrane shall resist impact damage when tested according to ASTM D3746/D3746M, ASTM D4272/D4272M, or the "Resistance to Foot Traffic Test" in FM Approvals 4470.

B. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roof membrane manufacturer based on testing and field experience.

C. Wind Uplift Resistance: Design roofing system to resist the following wind uplift pressures when tested according to FM Approvals 4474, UL 580, or UL 1897:

D. Energy Performance: Roofing system shall have an initial solar reflectance of not less than 0.25 and an emissivity of not less than 0.75 when tested according to CRRC-1.

E. Exterior Fire-Test Exposure: ASTM E108 or UL 790, Class B; for application and roof slopes indicated; testing by a qualified testing agency.

1. Identify products with appropriate markings of applicable testing agency.

F. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated.

1. Identify products with appropriate markings of applicable testing agency.

2.2 MANUFACTURER

A. MANUFACTURER:

1. SOPREMA, located at: 310 Quadral Dr.; Wadsworth, OH 44281; Tel: 800-356-3521; Tel: 330-334-0066; Website: www.soprema.us.

2. No substitutions permitted.

2.3 SBS MODIFIED BITUMINOUS MEMBRANE

A. BASE PLY

1. SOPREMA SOPRALENE FLAM 180: SBS-modified bitumen membrane with plastic burn-off film on top and bottom surfaces. Non-woven polyester reinforcement. Meets or exceeds ASTM D6164, Type I, Grade S, per ASTM D5147 test methods:
   a. Thickness: 118 mils (3.0 mm)
   b. Width: 39.4 in (1 m)
   c. Length: 32.8 ft (10 m)
   d. Roll weight: 81 lb (36.7 kg)

B. CAP SHEET
2. **SOPREMA ELASTOPHENE FLAM LS FR GR**: SBS-modified bitumen membrane Cap Sheet with a burn-off film bottom surface and mineral granule top surface. Glass fiber reinforced. UL Class A for low-slope (LS) roof applications, ½:12 or less. Meets or exceeds ASTM D6163, Type I, Grade G, per ASTM D5147 test methods:
   a. Thickness: 138 mils (3.5 mm)
   b. Width: 39.4 in (1 m)
   c. Length: 32.8 ft (10 m)
   d. Roll weight: 106 lb (48.1 kg)
   e. Granule Surfacing:
      a) White mineral granules.

C. **BASE FLASHING**
   1. **SOPREMA SOPRALENE FLAM 180**: SBS-modified bitumen membrane with plastic burn-off film on top and bottom surfaces. Non-woven polyester reinforcement. Meets or exceeds ASTM D6164, Type I, Grade S, per ASTM D5147 test methods:
      a. Thickness: 118 mils (3.0 mm)
      b. Width: 39.4 in (1 m)
      c. Length: 32.8 ft (10 m)
      d. Roll weight: 81 lb (36.7 kg)

D. **BASE FLASHING**
   1. **SOPREMA SOPRALAST 50 TV ALU**: SBS-modified bitumen membrane Cap Sheet with a plastic burn-off film bottom surface and aluminum foil-clad top surface. Glass grid reinforced. UL Class A for specified roof slope requirements. All SBS modified bitumen foil-clad membrane and flashing sheets shall be manufactured by the supplier. Meets or exceeds ASTM D6298
      a. Thickness: 157 mils (4.0 mm)
      b. Width: 39.4 in (1 m)
      c. Length: 32.8 ft (10 m)
      d. Roll weight: 94 lb (42.7 kg)

E. **VAPOR RETARDER**
   1. **SOPREMA ELASTOPHENE SP 2.2**: SBS-modified bitumen membrane with plastic burn-off film on the bottom surface and a sanded top surface. Glass fiber reinforcement. Meets or exceeds ASTM D6163, Type I, Grade S, per ASTM D5147 test methods:
      a. Thickness: 87 mils (2.2 mm)
      b. Width: 39.4 in (1 m)
      c. Length: 49.2 ft (15 m)
      d. Roll weight: 101 lb (45.8 kg)

F. **INSULATION**
1. **POLYISOCYANurate INSULATION:** SOPREMA SOPRA-ISO: Closed cell polyisocyanurate foam core bonded on each side to a glass fiber-reinforced felt facer.
   a. **Thickness:** Total thickness to meet specified insulation system thermal resistance ‘R’ value
   b. **Dimensions:** 4 x 4 ft or 4 x 8 ft boards
   c. **Meets or exceeds ASTM C1289, Type II, Class 1, Grade 2 (20 psi)

G. **COVER BOARD**
1. **SOPRASMART BOARD 180:** Non-woven polyester reinforced SBS modified bitumen membrane base ply factory laminated to 1/8 in thick SOPRABOARD.
   a. **Dimensions:** 3’x8’ board
   b. **Top Surfacing:** SBS-modified bitumen membrane ply with plastic burn-off film on the top surface.
   c. **Side-laps:** 3 in DUO-Selvage side-lap consisting of 2 in self-adhesive, and 1 in SBS-modified bitumen for heat welding
   d. **End-laps:** Butted end-laps, with 1 in membrane overlap. Sealed watertight using SOPRALAP FLAM

**PART 3 - EXECUTION**

3.1 **EXAMINATION**

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.

1. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
2. Verify that wood cants, blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 **PREPARATION**

A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions.

1. Remove sharp projections.

B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction.

1. Remove roof-drain plugs when no work is taking place or when rain is forecast.

C. Perform fastener-pullout tests according to roof system manufacturer's recommendations.
1. Submit test result within 24 hours of performing tests.
   a. Include manufacturer's requirements for any revision to previously submitted fastener patterns required to achieve specified wind uplift requirements.

D. Install sound absorbing insulation strips in ribs of acoustical roof decks according to acoustical roof deck manufacturer's written instructions.

3.3 INSTALLATION OF ROOFING, GENERAL

A. Complete terminations and base flashings, and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast.
   1. Remove and discard temporary seals before beginning work on adjoining roofing.

B. Install roof membrane and auxiliary materials to tie in to existing roofing to maintain weathertightness of transition.

C. Asphalt Heating:
   1. Heat asphalt to its equiviscous temperature, measured at the mop cart or mechanical spreader immediately before application.
      a. For cap sheets, heat asphalt according to cap sheet manufacturer's recommendations.
   2. Circulate asphalt during heating.
   3. Do not raise asphalt temperature above equiviscous temperature range more than one hour before time of application.
      a. For cap sheets, comply with cap sheet manufacturer's recommendations.
   4. Do not exceed asphalt manufacturer's recommended temperature limits during asphalt heating.
   5. Do not heat asphalt within 25 deg F (14 deg C) of flash point.
   6. Discard asphalt maintained at a temperature exceeding finished blowing temperature for more than four hours.
   7. Apply hot roofing asphalt within plus or minus 25 deg F (14 deg C) of equiviscous temperature.
      a. For cap sheets, comply with cap sheet manufacturer's recommendations.

D. Asphalt Heating: Heat and apply SEBS-modified roofing asphalt according to roofing system manufacturer's written instructions.

E. Substrate-Joint Penetrations: Prevent roofing asphalt and adhesives from penetrating substrate joints, entering building, or damaging roofing system components or adjacent building construction.
3.4 INSTALLATION OF VAPOR RETARDER

A. Self-Adhering-Sheet Vapor Retarder: Prime substrate if required by manufacturer. Install self-adhering-sheet vapor retarder over area to receive vapor retarder, side and end lapping each sheet a minimum of 3-1/2 and 6 inches (90 and 150 mm), respectively.

1. Extend vertically up parapet walls and projections to a minimum height equal to height of the insulation and cover board.
2. Seal laps by rolling.

B. Completely seal vapor retarder at terminations, obstructions, and penetrations to prevent air movement into roofing system.

3.5 INSTALLATION OF INSULATION

A. Coordinate installing roofing system components, so insulation is not exposed to precipitation or left exposed at the end of the workday.

B. Comply with roofing system and insulation manufacturer's written instructions for installing roof insulation.

C. Nailer Strips: Mechanically fasten 4-inch nominal- (89-mm actual-) width, wood nailer strips of same thickness as insulation perpendicular to sloped roof deck at the following spacing:

1. 16 feet apart for roof slopes greater than 1 inch per 12 inches (1:12) but less than 3 inches per 12 inches (3:12).

D. Insulation Cant Strips: Install and secure preformed 45-degree insulation cant strips at junctures of roofing system with vertical surfaces or angle changes greater than 45 deg F (14 deg C).

E. Installation Over Concrete Decks:

1. Install base layer of insulation with joints staggered not less than 24 inches (600 mm) in adjacent rows.
   a. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer. Trim insulation neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
   b. Make joints between adjacent insulation boards not more than 1/4 inch (6 mm) in width.
   c. At internal roof drains, slope insulation to create a square drain sump, with each side equal to the diameter of the drain bowl plus 24 inches (600 mm).
      1) Trim insulation, so that water flow is unrestricted.
   d. Fill gaps exceeding 1/4 inch (6 mm) with insulation.
e. Cut and fit insulation within 1/4 inch (6 mm) of nailers, projections, and penetrations.

3.6 INSTALLATION OF COVER BOARDS

A. Install cover boards over insulation with long joints in continuous straight lines, with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches (150 mm) in each direction.

1. Trim cover board neatly to fit around penetrations and projections, and to fit tight to intersecting sloping roof decks.
2. At internal roof drains, conform to slope of drain sump.
   a. Trim cover board, so that water flow is unrestricted.
3. Cut and fit cover board tight to nailers, projections, and penetrations.

3.7 INSTALLATION OF ROOFING MEMBRANE, GENERAL

A. Install roofing system according to roofing system manufacturer's written instructions and applicable recommendations in ARMA/NRCA's "Quality Control Guidelines for the Application of Polymer Modified Bitumen Roofing."

B. Start installation of roofing in presence of roofing system manufacturer's technical personnel.

C. Coordinate installation of roofing system so insulation and other components of the roofing system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is forecast.

1. Provide tie-offs at end of each day's work to cover exposed roofing sheets and insulation with a course of coated felt set in roofing cement or hot roofing asphalt, with joints and edges sealed.
2. Complete terminations and base flashings, and provide temporary seals to prevent water from entering completed sections of roofing system.
3. Remove and discard temporary seals before beginning work on adjoining roofing.

3.8 INSTALLATION OF WALKWAYS

A. Walkway Pads: Install walkway pads using units of size indicated or, if not indicated, of manufacturer's standard size, according to walkway pad manufacturer's written instructions.

1. Install walkways at the following locations:
   a. Perimeter of each rooftop unit.
   b. Between each rooftop unit location, creating a continuous path connecting rooftop unit locations.
c. Between each roof hatch and each rooftop unit location or path connecting rooftop unit locations.
d. Top and bottom of each roof access ladder.
e. Between each roof access ladder and each rooftop unit location or path connecting rooftop unit locations.
f. Locations indicated on Drawings.
g. As required by roof membrane manufacturer's warranty requirements.

2. Provide 3-inch (76-mm) clearance between adjoining pads.
3. Heat weld to substrate or adhere walkway products to substrate with compatible adhesive according to roofing system manufacturer's written instructions.

B. Walkway Cap Sheet Strips: Install walkway cap sheet strips over roofing membrane, using same application method as used for roofing cap sheet

1. Install walkways strips at the following locations:
   a. Perimeter of each rooftop unit.
   b. Between each rooftop unit location, creating a continuous path connecting rooftop unit locations.
   c. Between each roof hatch and each rooftop unit location or path connecting rooftop unit locations.
   d. Top and bottom of each roof access ladder.
   e. Between each roof access ladder and each rooftop unit location or path connecting rooftop unit locations.
   f. Locations indicated on Drawings.
   g. As required by roof membrane manufacturer’s warranty requirements.

2. Provide 3-inch (76 mm) clearance between adjoining strips.

3.9 PROTECTING AND CLEANING

A. Protect roofing system from damage and wear during remainder of construction period.

1. When remaining construction does not affect or endanger roofing, inspect roofing system for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.
3.10 ROOFING INSTALLER'S WARRANTY

A. WHEREAS _______________________________ of __________________________, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:

1. Owner:
2. Address:
3. Building Name/Type:
4. Address:
5. Area of Work:
6. Acceptance Date:
7. Warranty Period:
8. Expiration Date:

B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,

C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period Roofing Installer will, at Roofing Installer's own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

D. This Warranty is made subject to the following terms and conditions:

1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:
   a. lightning;
   b. peak gust wind speed exceeding 180 mph
   c. fire;
   d. failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
   e. faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
   f. vapor condensation on bottom of roofing; and
   g. activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.

3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.

4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with
penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.

5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.

6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.

7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed this __________ day of ____________________________.

1. Authorized Signature: _______________________________.
2. Name: ________________________________________.
3. Title: _________________________________________.
1. Authorized Signature: ________________________________.
2. Name: ________________________________________.
3. Title: _________________________________________.

END OF SECTION 075216
CENTRAL FLORIDA EXPRESSWAY AUTHORITY

CFX MAGNOLIA AVENUE E-PASS SERVICE CENTER
INTERIOR ALTERATIONS
525 S. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

CFX PROJECT NO. 599-421
RS&H PROJECT NO. 107-0032-008
CONCEPT PLANS

INDEX OF DRAWINGS

GENERAL
G-000 COVER SHEET, INDEX OF DRAWINGS, LOCATION MAP
G-001 GENERAL NOTES AND LIFE SAFETY CODES
G-101 LIFE SAFETY PLAN

ARCHITECTURAL
AA-002 SITE PLAN
AA-100 FLOOR PLAN
AA-101 ROOF PLAN
AA-600 FINISH PLAN AND SCHEDULE
AA-601 FINISH FLOOR PLAN
AA-602 PARTIAL INTERIOR ELEVATIONS

ELECTRICAL
AE-600 ELECTRICAL ONE LINE DIAGRAM - EXISTING
AE-601 ELECTRICAL ONE LINE DIAGRAM - EAST SIDE
AE-602 ELECTRICAL ONE LINE DIAGRAM - WEST SIDE
PROJECT DATA

PROJECT TYPE: ALTERATION LEVEL 2, FBC - EBB CH.5 SECTION 504

USABLE AREA WITHIN SCOPE: 4,107 GSF (NO CHANGE TO FLOOR AREA)

OCCUPANCY CLASSIFICATION: BUSINESS - GROUP B (NO CHANGE)

CONSTRUCTION TYPE: TYPE IIB, SPRINKLERED (EXIST. BLDG. - NO CHANGE)

OCCUPANT LOAD: 41 PEOPLE - (NO CHANGE)

MEANS OF EGRESS

EXIT ACCESS TRAVEL DISTANCE: 300 FEET MAX. (FBC T1017.2) (NO CHANGE)

COMMON PATH OF EGRESS TRAVEL DISTANCE: 75 FEET MAX. (FBC T1009.1) (NO CHANGE)

DEAD END CORRIDOR: 50 FEET MAX. (FBC T1020.4) (NO CHANGE)

CLEAR WIDTH OF CORRIDOR: 44" MIN. (FBC T1020.2) (NO CHANGE)

CLEAR WIDTH OF AISLE ACCESSWAYS: 44" MIN. (FBC 1018.3)

NO. OF REQUIRED EXITS FROM FLOOR: 1 REQUIRED (FBC 1006.2.1) (NO CHANGE)

3 PROVIDED (NO CHANGE)

CLEAR WIDTH OF EXIT DOORS: 32" MIN. (1010.1.1) (NO CHANGE)

LEVEL EGRESS WIDTH - (0.2" PER PERSON): 8.2" TOTAL REQUIRED (FBC 1005.3.1) (NO CHANGE)

128" PROVIDED (NO CHANGE)

GENERAL NOTES

1. THE LIFE SAFETY PLANS AND BUILDING CODE DATA ARE PROVIDED FOR COMPLIANCE WITH THE CONCEPT DESIGN. DESIGN BUILD TEAM SHOULD REVIEW AND VERIFY ALL CODES AND LIFE SAFETY PLANS. ALL PLAN CHANGES SHOULD BE COMPLIANT WITH THE APPLICABLE BUILDING CODES AND LIFE SAFETY CODES.

2. THE DESIGN BUILD TEAM SHOULD COMPLETE ALL APPLICATIONS NEEDED TO OBTAIN PERMITS FOR WORK UNDER THIS CONTRACT AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. PROCURE AND DELIVER TO CFX ALL CERTIFICATES ISSUED BY THE AUTHORITIES HAVING JURISDICTION.

3. THE DESIGN BUILD TEAM SHOULD PAY FOR ALL PERMIT INSPECTIONS AND ASSOCIATED REVIEWS FOR WORK UNDER THIS CONTRACT.
EXISTING OUTDOOR PAD-MOUNTED TRANSFORMER
BY POWER COMPANY WITH
208Y/120 VOLT, 3-PHASE, 4-WIRE
SECONDARY

EXISTING IT'S IN TRANSFORMER

EXISTING POWER COMPANY METER

SWITCHBOARD "MDP"

30A

SPD
LP/C
100A
MLO
AC/2
225A
MLO
LP/B
25A
MLO
LP/A
225A
MLO
AC/1

RTU-1
RTU-2
CU-3
AC-3

KEY NOTES:
1. LOCATED IN EAST BUILDING SECTION
2. LOCATED IN WEST BUILDING SECTION

100A
200A
200A
G
60 KW
ATS-1
EMB
200A
MLO
EM
100A
MLO

SCALE: NOT TO SCALE

E-PASS SERVICE CENTER - EXISTING ONE LINE DIAGRAM

POWER SUPPLY TO REACH

MAGNOLIA AVENUE
E-PASS SERVICE CENTER
PROJECT NO.
ROAD NO.
DATE
DATE
DESCRIPTION
DESCRIPTION
RS&H, INC.
1715 N WESTSHORE BLVD, SUITE 600
TAMPA, FLORIDA 33607
CERTIFICATE OF AUTHORIZATION NO. 5620

Dwg No.
Sheet No.
00
03

ELECTRICAL ONE LINE DIAGRAM - EXISTING

X:\\V:\\(17)-2022-005 E-Pass Service Center\E-Pass Service Center - ONE LINE DIAGRAM (not used) 02\28\2020 15:31
EXISTING OUTDOOR PAD-MOUNTED TRANSFORMER BY POWER COMPANY WITH 208Y/120 VOLT, 3-PHASE, 4-WIRE SECONDARY

EXISTING POWER COMPANY METER

POWER COMPANY METER FOR SEPARATE METERING FOR BLDG. WEST SECTION.

KEY NOTES:
1. POWER COMPANY WILL LIKELY HAVE TO SHIFT CT'S SUCH THAT THEY ENCOMPASS ONLY THE POWER TO THE BUILDING EAST SIDE AS INDICATED.
2. POWER COMPANY WILL NEED TO PROVIDE ADDITIONAL CT'S TO METER THE BUILDING WEST SIDE.

EPASS SERVICE CENTER - REVISED ONE-LINE DIAGRAM (FOR EAST SIDE)
SCALE: NOT TO SCALE

RS&H, INC.
1715 N WESTSHORE BLVD. SUITE 600
TAMPA, FLORIDA 33607
CERTIFICATE OF AUTHORIZATION NO. 5620
EPASS SERVICE CENTER - ONE-LINE DIAGRAM (FOR WEST SIDE)

SWITCHBOARD "MDP"
800A, 208Y/120V, 3-PHASE, 4-WIRE

SEE AE-602A

EMB
100A
MLO

LP/B

225A
MLO
CU

30A
200A
100A
200A
225A
175A

PANEL B
60A
MCB

PANEL A
60A
MCB

PROVIDE ADDITIONAL BREAKERS AS REQUIRED FOR ADDITIONAL LOADS AND PANELBOARDS AS NEEDED FOR A COMPLETE PROJECT
INTERIOR FINISH BOARDS
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<tr>
<th>Finish</th>
<th>Color</th>
<th>Material</th>
<th>Designation</th>
<th>Description</th>
<th>Location</th>
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<tr>
<td>S ł</td>
<td>6375</td>
<td>WilsonArt Shadow Zephyr</td>
<td>Lobby &amp; Workstation Tops</td>
<td>-Lobby &amp; Workstation Cabinet Faces</td>
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<tr>
<td>Sł-1</td>
<td>6375</td>
<td>WilsonArt Shadow Zephyr</td>
<td>Lobby &amp; Workstation Cabinet Faces</td>
<td>-Lobby &amp; Workstation Cabinet Faces</td>
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<td>EP-1</td>
<td>Sherwin-Williams 6064 Sky High</td>
<td>Lobby &amp; Waiting Room</td>
<td>-Lobby &amp; Waiting Room</td>
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<td>PT2-Crossville Studios</td>
<td>Crossville Studios</td>
<td>6&quot;x32&quot;</td>
<td>-Rubber Base</td>
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<tr>
<td>OR-1</td>
<td>Custom</td>
<td>#188 New Taupe</td>
<td>Field Carpet</td>
<td>-Field Carpet</td>
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<td>CP-1</td>
<td>Mohawk Art Exposure</td>
<td>Academic View Tile</td>
<td>24&quot;x24&quot;</td>
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<td>RS-1</td>
<td>Fiesta</td>
<td>#033 Outer Banks</td>
<td>-Rubber Base</td>
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<td>PL-5</td>
<td>WilsonArt Magnolia</td>
<td>2610N-16</td>
<td>-Break &amp; Rest RM, Tops &amp; Splashes</td>
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<td>PL-6</td>
<td>WilsonArt Pinnacle Walnut</td>
<td>7982</td>
<td>-Break &amp; Rest RM, Cabinet Faces</td>
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<td>Carpet Install Photo</td>
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FINISH FLOOR NOTES

1. COORDINATE FINISHES W/ CONCRETE SLAB JOINTS IN FLOOR.

FINISH FLOOR LEGEND

- 6X36" PORCELAIN TILE, 1/3 OVERLAP STAGGERED (FT1)
- 12X24" PORCELAIN TILE, 1/3 OVERLAP STAGGERED (FT2)
- SEALED CONCRETE (SC)
- CARPET 1/4" (CP-1)