

### Design Narrative and Specification Package continued

#### C. DESIGN NARRATIVE BY AREAS

##### Visitor Access to the Building:

##### Level 1: Public Lobby

This level will consist of elevator lobby and access to interior stair to access Level 2 and Level 3 for the public. Entry stairs and a handicap ramp provide access to this level.

##### Level 2: Offices:

This Level will consist of the building department, government offices and the police department.

The building department shall have an area of approximately 1,000 S.F. and shall include: Department Director office, (1) ADA restroom, a minimum of (3) reviewer desks and ample counter space for floor plan review & storage. Most of the traffic is entering through the building department. It is preferred that this is the first department accessible to the public. Entry to both the Building Department and the Police Department shall be secured by a vestibule.

The Police Department entry will be clearance only access controlled. The opportunity to create a space where police interviews can occur without entry into the department is encouraged. This department shall be the second department accessible to the public. The police department shall have an area of approximately 2,600 S.F. and shall include: Chief's office, Assistant to the Chief office with file mobility system closet, (2) Lieutenant office (2) staff offices, Police (male & female) personal storage locker rooms with showers (shall be located near or connected to the main restrooms), Roll-Call area (shall also be utilized as the training area) with (3) workstations, interview room, small kitchenette, I.T. closet & storage area. The evidence room shall be designed with the security requirements as needed. In addition, camera surveillance shall be in all corridors, evidence rooms, and storage areas. No cameras in offices or resting/locker room areas.

The Government offices shall have an area of approximately 4,600 S.F. and shall include: A secured entrance lobby and reception desk. Visitors will be given access to the executive offices through the security door by a receptionist. The Mayor's Office, Manager's Office with private full bath, Clerk's Office with file storage room, Finance Directors office, Residence Services office, minimum (2) support staff offices & (2) shared workstations, Conference room, IT room, male & female restrooms, mop closet, mail & copy station. The men's and women's restrooms shall be designed as per ADA & occupancy requirements.

The Manager's & Mayor's offices shall be connected by a private conference room and full restroom. The floor plan of the offices should be positioned to best suit the daily functions of the town staff i.e. the Manager and the Town Clerks office shall be in proximity.

##### Level 3 Chamber, Bunker and Event Space:

This level shall be the location of the Chambers, Bunker and Event Space. The level shall also serve as the Multi-use space for the residents. The Chambers dais area shall be elevated; an L-shaped Dais with 10 seats (provide separate entry to Dais for council members from level below), A/V room (location of security monitors), Bunker (reinforced concrete enclosure), Male & female restrooms, Kitchen/Lounge

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with Pantry. Provide access to roof terrace designed for occupancy & outdoor events. The outdoor event space shall be partially covered with a shading system that is designed to provide adequate sun protection (shade based on solar studies) and wind flow. As an additional indoor function space for the town, it is preferred that the venue area is orientated towards the best ocean views.

The concrete bunker shall have a super-structure that is independent from the main buildings structural grid. Each cell within exterior walls of the bunker shall be filled with steel reinforced concrete. The entrance door to the bunker shall be placed at the best location to allow safety during an emergency event. All mechanical & electrical systems servicing the bunker must be located beside the space and function independent of the main building. Bunker equipment such as the backup generator and emergency systems shall be designed independently from the main structure. Emergency power distribution minimum design includes: main security systems & door access control devices, emergency lighting throughout, emergency power & HVAC supply in specific zones as determined by the building design.

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PROGRAM REQUIREMENTS FACILITIES LIST

<u>Description</u>	<u>Net Square Feet</u>
<b><u>Ground Floor</u></b>	
<b>Entry Lobby</b>	
1. Lobby	400
Subtotal Main Lobby	400
<b><u>Second Floor</u></b>	
<b>Lobby/ Shared</b>	
1. Reception/ Lobby/ Elevator Lobby	675
2. Public Men's Toilets	171
3. Public Women's Toilets	171
4. I.T.	75
5. Janitorial	20
Subtotal Lobby	1,112
<b>Government Offices</b>	
1. Managers Office	320
2. Mayor's Office	260
3. Shared Meeting Room (manager/Mayor)	190
4. Town Clerk	260
5. Finance Director	240
6. Resident Services	240
7. Office 1	220
8. Office 2	210
9. Conference Room	240
Subtotal Government Offices	2,180
<b>Police Department</b>	
1. Chief Office	240
2. Lieutenant Office 1	200
3. Lieutenant Office 2	170
4. Executive Assistant to the Chief	260
5. Office 4	170
6. Office 5	120
7. Interview Room	50
8. Roll Call/Training	375
9. Evidence Vestibule	40
10. Evidence Storage	101
11. Police Men's Locker Room	144
<b><u>Description</u></b>	<b><u>Net Square Feet</u></b>
12. Police Women's Locker Room	144
Subtotal Police Department	2,444

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#### Building Department

1. Department Director	180
2. Building Department Work Area	546
3. Reception (Shared)	
4. Department Storage	103
Subtotal Building Department	829

#### Third Floor

##### Lobby/ Shared

1. Reception	765
2. Public Men's Toilets	125
3. Public Women's Toilets	125
4. Janitorial	20
Subtotal Lobby	1,035

##### Chamber (Multi-purpose)

1. Event Space	1,170
2. Raised Dais and ramp	523
3. AV and Storage	170
Subtotal Chamber	1,863

##### Support Spaces

1. Safe Room (bunker)	486
2. Kitchenette/ Lounge	348
3. Pantry	44
4. MDF	27
5. Commission Access/ Breakroom	174
Subtotal	1,079

#### Total Net Square Feet 10,942

Circulation, Walls MEP Area	7,180
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#### Gross Subtotal 18,122

Covered Parking	9,575
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Covered Outdoor Roof Deck (3 <sup>rd</sup> level)	1,329
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Open Roof Deck, Balcony	4,753
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Police Evidence Storage	170
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#### Gross Total Offices, Covered Parking, Roof Decks 33,949

### Design Narrative and Specification Package continued

#### **Part II. DESIGN REQUIREMENTS**

The design of the building shall be compatible with the Town of Golden Beach's mission. The layout and aesthetics shall be welcoming and friendly to the community. The appearance of the facility shall also be sensitive to the adjacent neighborhood. The visitor entrance shall be clearly identifiable.

##### **A. ARCHITECTURAL DESIGN REQUIREMENTS**

The scope of the work includes the design, construction and/or renovation of a new Town Civic Center of approximately 14,500 square feet of area and related site and parking areas. The design of the facility shall be based on the town's program requirements and general requirements described herein.

- 1) Sustainability:
  - a. The project shall be designed with sustainable materials.
  - b. The project goal is to document that the project is green Certifiable without completing the process of certification using a checklist similar to Green Globes.
- 2) Efficient Layout:
  - a. The layout of the site shall be efficient, clear and promote easy vehicular and pedestrian access to the facility. The layout of the building shall allow all departments to function optimally.
  - b. Adjacencies between each space shall be logical, functional and sensitive to the site and parking layout.
  - c. The main lobby, offices and lounges will have windows for daylighting with exterior views.
  - d. Layouts and plans feature natural daylight views for open work areas, workstations and other offices.
- 3) Securities and Controlled Access:
  - a. A CCTV camera and/or visual surveillance system will be installed to monitor interior and exterior areas. Final camera locations will be determined at the design phase. Locations are limited to all exterior doors, main lobby, reception areas, police department, and multi-purpose room (chamber). A high definition Closed-Circuit Television (CCTV) equipment shall be installed.
  - b. CCTV camera systems shall provide monitoring of all visitors by staff using internet based viewer software.
  - c. Provide camera with intercom at proximity card readers located at all exterior entrances and department entrances.
  - d. Provide Pan-Tilt Zoom (PTZ's) at garage.

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- e. Provide a complete security station in reception for personnel to control and monitor the CCTV system.
  - f. Include all necessary software, to view up to 64 cameras on a minimum of two, twenty-two-inch flat screen monitors.
  - g. Provide a playback controller and NVR's with a minimum of 30 days of storage capacity for each camera.
  - h. Provide a Cardkey security system for all interior and exterior doors of the facility compatible and fully ready for network integration to the City's existing system.
- 4) Community Use of Facility:

Community room public access located at the second floor shall be accessible by the community for use after office hours, while the remaining facility shall remain secured.
- 5) Durable and Serviceable Building Materials/Systems:
  - a. Building materials, systems and finishes used shall be, at a minimum, industrial quality standard for commercial applications of a similar facility, durability, ease of maintenance and suitability for South Florida applications.
  - b. Sustainable and recycled materials, regionally available, shall be incorporated throughout the building where possible.
  - c. Service access to the site for trash collection and delivery shall be functional and easily accessible by the service vehicles and yet screened from public and neighborhood line of sight.
- 6) Building Envelope:
  - a. The design of the building envelope is based on tilt-wall construction with a steel infill structure with metal deck and concrete composite slab.
  - b. Furring with rigid insulation board at the exterior face of the walls. All components of the building's envelope shall comply with applicable Florida Building Code and have current Notices of Acceptance.
- 7) Parking Areas:
  - a. 56 parking spaces to meet all site requirements will be provided at Parcel 'A'. Public and staff parking shall be clearly defined, separated and include two code compliant ADA parking spaces. Public parking shall be a minimum of 27 spaces with easy access to the main public entry.

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#### B. EXTERIOR

- 1) Roofing:
  - a. Roofing for the proposed building shall be a 20-year, no dollar limit; standard modified bituminous roofing sloped at a minimum 3/8" per to west perimeter.
  - b. Provide traffic surface membranes fastened to the roof membrane for access to any equipment on roof.
  - c. Parapets are required around the building perimeter and must be an extension of the exterior tilt wall material. Parapets are a minimum of 30" above the roof.
  - f. Emergency overflow scuppers (EOS) shall exceed that of the minimum code requirements. Emergency overflow scuppers shall be strategically (placed so they are readily accessible for maintenance purposes but are not offensive to the appearance of the building) located at high visibility low access areas for identification of problems should they exist, but should not affect the functionality of the facility when water flows out of the EOS.
  - g. All roof flashing shall be aluminum. Provide appropriate flashings for all roof penetrations per SMACNA recommendations. Flashing details shall be in compliance with the equipment and roof manufacturer's specifications.
  - h. Roof installation shall be light weight insulating concrete, except at event deck and balconies.
- 2) Exterior Walls:
  - a. All exterior walls should be low maintenance tilt-up concrete panels with an elastomeric paint finish.
  - b. Control joints shall be installed per industry standards and comply with the Florida Building Code.
  - c. Provide an insulated, moisture-controlled building envelope (walls and floor slabs) by including vapor barriers, air infiltration barriers, etc.
  - d. Commercial quality coatings shall be applied in accordance with manufacturer's printed instructions and shall provide maximum protection to the building and structure.
- 3) Fenestration:
  - a. Energy efficient/non operable ("Low E") glazing shall be used for this project. Glazing systems shall have appropriate product approvals for use in South Florida. Proposed design shall use Impact resistant glass,

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- which meets or exceeds Risk Category IV structural design wind pressure requirements and required impact testing.
- b. All glazing has been strategically placed to maximize the natural sunlight while minimizing direct sun radiation heat gains for the working environment and limit the need for energy to illuminate interior spaces.
  - d. The glazing frame finish shall be anodized aluminum.
  - e. All glazing shall be tinted for glare reduction, color to be determined in design phase. Explore potential for day lighting and natural views in accordance with Green guidelines. Multi-use chamber area shall include “night vision” film with low reflectivity allowing clear nighttime views.
- 4) Exterior Doors:
- a. All exterior doors shall be 14-gauge galvanized steel doors and frames of flush design with composite cores. Doors shall be painted insulated hollow metal doors and metal frames.
  - b. All hollow metal frames shall be fully welded. Knock down frames are not acceptable.
  - c. Main Entrance double doors shall be designed for accessibility and to ADA guidelines. Doors shall be electrically operated with motion sensors.
  - d. Exterior doors to comply with the latest edition of the Florida Building Code. Doors with exit requirements shall have appropriate panic hardware.
  - e. All exterior doors and windows shall conform to the latest set of FM Global Property Loss Prevention guidelines for wind and impact resistance.
  - f. Exterior doors at lobbies and visitor access locations will be aluminum and glass storefront systems of the same design and manufacturer as the windows storefront systems with anodized finish and impact resistant glazing.
  - g. Door hardware will be provided and determined as deemed necessary by function in design phase. All exterior door hardware shall be brushed stainless steel.
  - h. Sidelights and transoms will match doors and frames in material and design. Aluminum doors may be used as part of the exterior storefront systems.



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- i. Hardware shall be compliant with accessibility requirements and security designations. Provide electric strikes, hinges etc. as needed at all doors that are to receive a card key control system.
- j. Door frames shall have floor or wall stops terminating six inches above the floor.
- k. All glazing in exterior doors shall be impact resistance.
- l. Provide ball bearing hinges at all exterior doors with closers.

#### C. INTERIOR

##### 1) General:

- a. All interior spaces shall receive finishes low in volatile organic compound (VOC's) all in accordance with Green criteria.
- b. No wall coverings shall be used in this project.
- c. Interior spaces will be designed to respond to each respective function. Spatial arrangements, relationships and area allocations are based upon the accepted programmatic requirements. Each space shall respond to use and function in terms of colors and materials for finishes, considering wear and maintainability, inadvertent abuse and ambient conditions.
- d. In administrative areas provide carpet tile flooring, resilient base, gypsum wallboard surfaces with applied coating at walls and suspended acoustical ceilings. Carpet tile with inset accents will be considered at Conference Rooms.
- e. Security foyer and main lobby shall have polished concrete or porcelain tile flooring.
- f. All interior painted finishes shall receive satin cashmere interior low VOC paint with low VOC content.
- g. The design shall investigate the use of pre and post-consumer recycled products as well as local materials and certified wood.

##### 2) Flooring Requirements:

- a. Carpet Tile (CPT): Commercial grade LEED approved glue down carpet tile, PVC Free. Provide in Administrative Office areas and multi-purpose room.
- b. Linoleum (LVT): Commercial grade, LEED approved linoleum with rounded built-in cove base. Provide in employees lounge, storage

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- rooms, data closets, server rooms, janitor's closets, computer and mail room.
- c. Porcelain Tile (PT): Commercial grade, slip-resistant rectified (minimizing grout joints). Provide in restrooms, toilets and showers.
  - d. Painted floor finish system (PF): Provide in Mechanical, electrical rooms, data Room.
  - e. Rubber Base (VB): Commercial grade continuous rubber base (4"). Provide in all areas.
  - f. Porcelain Base (PB): Commercial grade, slip-resistant, rectified cove base to match the porcelain flooring finish, layout and dimensions.
- 3) Ceilings:
- a. Provide fiberglass ceiling tiles throughout, unless design calls for cove lighting, dropped ceilings or soffits. Provide 24" x 24" humidity resistant suspended acoustical ceilings. Acoustical ceilings shall have a Noise Reduction Coefficient of .70 or greater.
  - b. Provide lockable access panels at all valve locations, dampers, etc. for servicing and code compliance.
  - c. Minimum ceiling height shall be as follows:
    - 12'-0" at multi-purpose room (chamber)
    - 10'-0" at all conference rooms
    - 9'-0" at all offices
- 4) Interior Walls:
- a. Walls shall be industrial standard painted 5/8" gypsum wallboard on 3-5/8" metal studs or 1-1/2" metal furring construction on concrete walls. Metal studs and furring strips shall be spaced no greater than 16" on center. All drywall to be painted to receive Level 5 Drywall finish, except for storage rooms, Level 3 finish.
  - b. Provide 5/8" moisture resistant cement board on walls to receive tile, including, including toilet rooms and custodial closets.
  - c. All interior walls studs and drywall shall extend to the underside of structure above. Provide sound attenuation blankets in all drywall partitions and on all sides of each room. This is including but not limited to Mechanical rooms, Employee's lounge, Restrooms, Meeting/Conference rooms, perimeter of training rooms, etc., shall receive the sound attenuation blankets. Sound transmission coefficient between spaces shall be STC 55 min.

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- 5) Interior Doors:
- a. Interior doors shall comply with the latest edition of the Florida Building Code for exit and accessibility requirements and shall have appropriate panic hardware, where applicable.
  - b. Door hardware shall be brushed stainless steel.
  - c. Interior doors shall be solid core wood with birch veneer.
  - f. All hollow metal frames shall be fully welded. Knock down frames are acceptable.
- 6) Restroom Partitions:
- a. Toilet partitions shall be solid phenolic partitions configured as toilet enclosures and urinal screens. Partitions shall be ceiling mounted.
  - b. Toilet partitions shall have continuous stainless steel (piano) hinges.
  - c. Provide all stainless-steel accessories: hanging hooks, paper towel, etc.
- 7) Showers:
- a. The shower floor shall be a prefabricated, commercial, seamless, grout less, and anti-microbial pan.
  - b. The shower walls shall be either rectified porcelain wall tile or commercial prefabricated, grout less, anti-microbial enclosures. All shower floors must slope to floor drains.

## Finish Schedule

Space	Floor	Base	Walls	Ceiling
<b>1<sup>st</sup> Floor</b>				
Ground Floor Lobby	PC	VB	PTD	ATC
Large Evidence	PF	N/A	PTD	Exposed
Bike Storage	Conc	N/A	PTD	Exposed
<b>2<sup>nd</sup> Floor</b>				
2 <sup>nd</sup> Floor Lobby	PC	VB	PTD	ATC
Reception	PC	VB	PTD	ATC
Corridor	PC	VB	PTD	ATC
Men's Restroom	PT	PT	PTD	ATC
Women's Restroom	PT	PT	PTD	ATC
Waiting	PC	VB	PTD	ATC
Manager's Office	CPT	VB	PTD	ATC
Manager's Storage	CPT	VB	PTD	ATC
Shared Restroom	PT	PT	PTD	ATC

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Shared Private Conference	CPT	VB	PTD	ATC
Mayor's Office	CPT	VB	PTD	ATC
Clerk's Office	CPT	VB	PTD	ATC
Clerk's Files	CPT	VB	PTD	ATC
Conference Room	CPT	VB	PTD	ATC
Office 3	CPT	VB	PTD	ATC
Mechanical	PF	VB	PTD	Exposed
Electrical	PF	VB	PTD	Exposed
Storage	LVT	VB	PTD	GYP-PTD
Break Room	LVT	VB	PTD	ATC
Open Work Area	CPT	VB	PTD	ATC
Office 1	CPT	VB	PTD	ATC
I.T. Room	PF	VB	PTD	ATC
Finance Office	CPT	VB	PTD	ATC
Office 2	CPT	VB	PTD	ATC
Res Services	CPT	VB	PTD	ATC
Exec Assistant to Chief	CPT	VB	PTD	ATC
File Room	LVT	VB	PTD	ATC
Lt Office 1	CPT	VB	PTD	ATC
Police Chief's Office	CPT	VB	PTD	ATC
Lt. Office 2	CPT	VB	PTD	ATC
Sally	CPT	VB	PTD	ATC
Evidence	LVT	VB	PTD	GYP-PTD
Janitor Closet	PT	VB	PTD	GYP-PTD
Police Men's Locker	PT	PT	PT/PTD	ATC
Police Woman's Locker	PT	PT	PT/PTD	ATC
Training Room/ Roll Call	CPT	VB	PTD	ATC
Interview Room	CPT	VB	PTD	ATC
Building Department	CPT	VB	PTD	ATC
Building Dept Storage	LVT	VB	PTD	GYP-PTD
Building Director's Office	CPT	VB	PTD	ATC
Reception Desk	CPT	VB	PTD	ATC
Mail/ Copy	LVT	VB	PTD	ATC
<b>3<sup>rd</sup> Floor</b>				
3 <sup>rd</sup> Floor Lobby	PC	VB	PTD	ATC
Men's Restroom	PT	PT	PT/PTD	ATC
Women's Restroom	PT	PT	PT/PTD	ATC
Break Room	LVT	VB	PTD	ATC
EOC (Safe Room)	LVT	VB	PTD	Exposed
Pre-Event Overflow	CPT	VB	PTD	ATC
Chambers	CPT	VB	PTD	ATC
Elevated Dais	CPT	VB	PTD	ATC
Storage/ AV	LVT	VB	PTD	GYP-PTD
Prep Area	LVT	VB	PTD	ATC
I.T. Room	PF	VB	PTD	ATC

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- 8) Built-in Millwork:
  - a. Built-in millwork shall be built of plastic laminate finish on plywood (3/4" minimum), with no exposed plywood surfaces. All wood sources shall be from sustainable forests and shall contain no urea formaldehyde added.
  - b. Dais and low screen walls shall be built of oak veneer on plywood (3/4" minimum), with no exposed plywood surfaces. . All wood sources shall be from sustainable forests and shall contain no urea formaldehyde added, in accordance with Green criteria.
  - c. Built in cabinets in kitchenette/lounge will consist of residential grade plastic laminate base and upper cabinets with solid surface top.
- 9) Window Treatments:
  - a. To be provided by Owner
- 10) Sound Control:
  - a. Any number of methods shall be utilized to control and minimize noise transmission, such as sound rated walls that extend to the roof deck; high quality acoustical ceiling tiles; the use of insulation batts above the ceiling, around room perimeter; spray-on acoustic plaster; acoustic wall boards; acoustic doors and door frames, etc.
  - b. The mechanical system duct work is to be considered a means of noise transmission, so proper precaution should be taken in mitigating noise transmission through the duct work.
  - c. Apply acoustic controls to keep noise from spilling over from the training rooms, mechanical rooms, etc., into the administrative offices and lobby/reception areas.
- 12) Interior Signage:
  - a. Provide interior and exterior signage package integral with the overall design and as required by code.
  - b. All rooms and areas shall have labeled and numbered signs.
- 13) Outdoor Covered Area (Event Space):
  - a. Outdoor area shall be a tensile fabric element designed to meet Florida Building Code, proposed as fabric. Design shall be by Cable Shade Nationwide Canopies. [www.cableshade.com](http://www.cableshade.com) All supports shall be stainless steel components. Fabric shall be 60" wide solution dyed Sunbrella fabric.

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14) Wall Sign:

Provide lit marquis or back lit sign(s) with Town of Golden Beach's colored logo. The face of the signs must be wide enough for the facility name and County logo. The size of the sign shall comply with the largest size allowed by applicable Ordinances.

15) Flag Poles:

- a. Provide two aluminum clear anodized flagpoles with internal wind system halyard. Provide in-ground up lighting encased in concrete for each pole. Construct flagpoles in one-piece exposed height of 30 feet minimum.
- b. Flagpole assemblies, including anchorages and supports, shall withstand the effects of gravity loads, and the following loads and stresses within limits and under conditions indicated according to the following design criteria:
  - Wind Loads shall be in accordance with building code.
  - Flagpole design to be based on nylon or cotton flags of maximum standard size suitable for use with flagpole height and building size.

16) Bicycle Racks:

Provide an aluminum frame bicycle rack, anchored in-ground to accommodate no fewer than 8 (eight) bicycles within 100 feet of main entrance.

17) Exterior perforated wall panels (rain screen):

Provide corrugated aluminum perforated wall panels with 3/8" round diameter holes staggered at 9/16" made from .032 aluminum as manufactured by Pac-Clad perforated Snap Clad or equal. Color to be Champagne.

### **PART III. TECHNICAL REQUIREMENTS**

#### **A. CIVIL CRITERIA**

1) General Requirements

The site area shall comply with all local ordinances and provide the minimum requirements for open space, retention and landscape buffers to meet local codes and ordinances. Comply with site information found on the conceptual plans.

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- 2) Water and Fire Service  
An existing Fire Hydrant is located along AIA. Domestic should be at least 2" maybe 3" and fire will be at least 4" possibly 6" – 8". We are not fire protection engineers but based on the building a 4" or 6" should suffice.
- 3) Sewer Service  
Tie into adjacent existing sewer manhole with new 6" sewer lateral. Connect new PVC sewer laterals and sewer system components to the existing sewer line.
- 4) Site Drainage  
Refer to Conceptual Plans for locations. Drainage system will be exfiltration trench and vary from 15" to 24", Material could be High Density Poly Propylene and most basins would be 4' round or square. Retention area should be 2' to 3' deep. Control structure (8' x 4' min.) would have a weir to hold back the exfiltration trench prior to overflowing into the well. Drainage wells could be 90' to 110' depending on the results of a test well.
- 5) Site Paving  
Refer to Conceptual Plans.
- 6) Site Pavement Markings  
Refer to Conceptual Plans.
- 7) Site Fencing  
The site existing vinyl coated chain link fencing will be modified to allow for two (2) pedestrian gates from civic center site to park areas. is required to be fenced at different security levels. The parking intended for the town hall shall have weekday hours of operation (weekend parking only for scheduled resident events) and shall be controlled by security gates. Fencing shall be screened as required by local landscape ordinance
- 8) Off Site Improvements  
None anticipated
- 9) Site Work  
All site work shall comply with the latest version of the Florida Building Code and local jurisdictional requirements.

#### B. LANDSCAPE CRITERIA

Landscape design shall be based on local jurisdictional requirements and meet all current applicable landscape code and ordinances.

- 1) Landscape Design

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- a. Shall be in accordance with proposed landscape plan

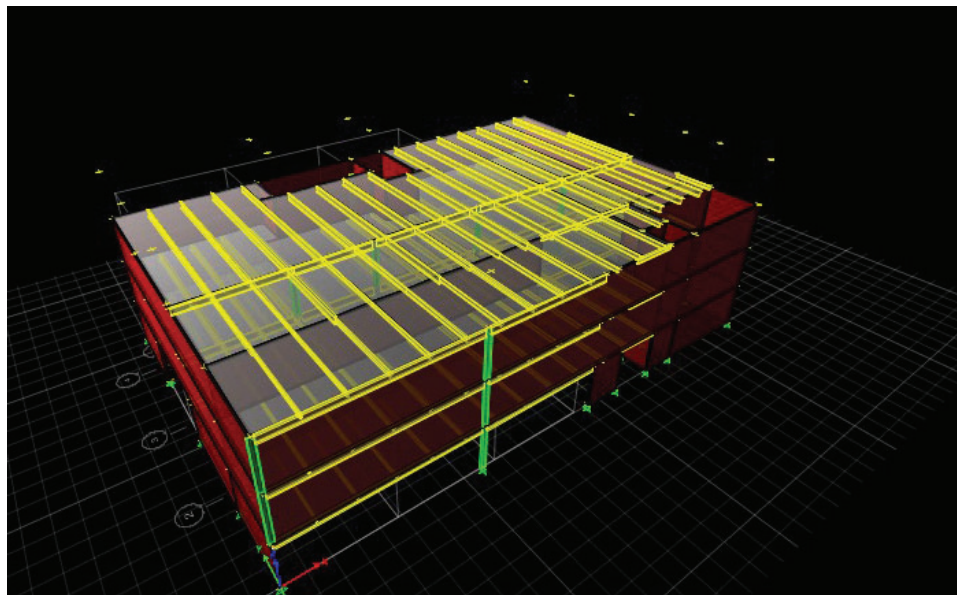
#### C. STRUCTURAL CRITERIA

##### 1) Design Loads

The structure shall be designed for minimum dead, live and wind loads in compliance with the latest edition of the Florida Building Code. Wind loads shall additionally be in accordance with ASCE 7-10 or latest edition of ASCE Minimum Design Loads for Buildings and Other Structures. The building is located in flood zone AE with a base flood elevation (BFE) of 7ft. This building is a Flood Design Class 4 which requires the bottom of lowest horizontal structure at BFE + 2'-0" or the 500-year flood elevation, whichever is higher.

##### 2) Roof Decking and Framing

- a. Roof decking shall be 2", type B, galvanized (G90), 22 gage or thicker steel roof deck welded to steel support framing. Welding and side lap fasteners shall be adequate to resist wind uplift and develop required diaphragm shear strength. Pre-cast and cast-in-place concrete roof structures are allowed.
- b. Roof framing shall consist of composite steel beams spaced at 8'-0" max with ¾" diameter x 3 ½" long studs at 6" O.C. at girders and 12" O.C. at beams.



- c. Deck support angles shall be provided at the perimeter and openings.
- d. Roofing systems to be applied at this facility shall adhere to the guidelines for the substrate application and applicable wind uplift pressures.



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- 3) Ground Floor Slab at Parking
  - a. The floor slab shall be minimum 6" slab-on-grade reinforced with welded wire fabric on vapor barrier on termite treated, compacted fill material. Additionally, the slab-on-grade is typically sawcut in 60"x60" sections to allow it to break-up and wash away in a catastrophic flood event. The purpose of the tight sawcut pattern is so that it does not become an obstruction if it gets washed away, pinned between other buildings which then cause them to sustain additional flood/wave loads than they were originally designed for. The ground floor slab shall achieve 28-day strength of 4,000 PSI.
- 4) Elevated Slabs
  - a. The floor slab shall be a minimum 6" in thickness. It shall be properly designed and engineered to withstand dead and live load components as well as uplift forces in compliance with the Florida Building Code. Roof decking shall be 2", type B, galvanized (G90), 22 gage or thicker steel roof deck welded to steel support framing. It shall be reinforced with galvanized welded wire mesh.
  - c. Provide saw cut control joints in slab to prevent random cracking.
- 4) Exterior Walls
  - a. Exterior walls shall be minimum 8" tilt wall or pre-cast concrete panels, properly designed for wind load requirements of an Essential structure as defined in the Florida Building Code. All openings shall be adequately reinforced to resist wind pressures from the doors and windows.
  - b. Steel wall framing components shall not be allowed due to the fire protection requirements and the durability necessitated by the facility use.
- 5) Foundation
  - a. Based on the existing Geotechnical Engineering Report, foundations shall be designed based on geotechnical engineering report prepared for the site by Owner. Structural requirements for hazardous coastal flood zones (V or VE) with predicted storm surge of greater than 3 feet above BFE (base flood elevation). Pile: Pile foundations are recommended for V Zones and Coastal A Zones. These open foundations are constructed with square or round, concrete, or steel piles, driven or jetted into the ground, or set into auger holes, 35 ton, 14" piles.
  - b. Reinforced concrete pile caps and pads should be anticipated unless specific site issues require special foundation systems. Mechanical rooms and loading areas shall be reinforced concrete designed for a live load of 150 psf. All corridors, lobbies and means of egress shall be designed for a Live Load of 100 psf. Storage areas shall be designed for a live load of 125 psf.

### Design Narrative and Specification Package continued

- 6) Steel Pan Stairs
  - a. Stairs shall be steel pan painted with concrete fill. Railings shall be horizontal 1 ½" pipe painted.

#### D. MECHANICAL CRITERIA

- 1) General Requirements
  - a. Provide a sustainable chilled water air conditioning system for the new building. Provide two (2) air-cooled chillers of approximately 30-ton units. The air-cooled chillers shall be based on 250 square feet per ton with 30% redundancy for each unit. The chillers shall be installed on the roof of the building. Install chillers with accommodations for sound attenuation. Location of the chillers shall be determined during final design. Condenser coils shall be coated for coastal location protection. Chillers shall be variable frequency drive (VFD) driven with a bypass on all variable frequency drives.
  - b. Design Conditions shall be as follows:
    - 1. Summer outdoor design conditions - except for air cooled equipment selections: 91 degrees Fahrenheit Dry Bulb /79 degrees Fahrenheit Wet Bulb.
    - 2. Air cooled equipment (chillers) selection: 95 Fahrenheit Dry Bulb/79 Fahrenheit Wet Bulb.
    - 3. Winter outdoor design: 47 degrees Fahrenheit Dry Bulb.
    - 4. Temperature in building shall be maintained between 74- and 76-degrees F during Summer outdoor design conditions and 68 to 70 degrees F during Winter outdoor design conditions.
  - c. Provide two (2) chilled water pumps. One pump shall operate normally, and one shall be stand-by.
  - d. Provide a pump controller to operate the pumps in a lead-lag arrangement to extend pump life. Provide all required appurtenances including, but not limited to, an expansion tank and air separator.
  - e. Provide a minimum of two (2) air handlers (installed at 2<sup>nd</sup> Floor), tonnage to reflect air-cooled chiller size and floor design. Variable air volume (VAV) systems may be provided for office and training room areas, constant volume air handling unit(s) will be provided for operations and storage section.
  - f. Air handlers shall be modular, installed in easily accessible locations. The air handlers shall include chilled water coils (minimum 4 row, maximum 10 fins per inch), a mixing box section and a supply fan. If applicable, air handler shall include space for heat pipe installation for humidity control and ultraviolet

### Design Narrative and Specification Package continued

(UVC) emitters to kill surface and air-borne microbes/bacteria and filters to remove airborne particulates.

- g. Installation of Preconditioned outside air units are recommended. Life Cycle Cost Evaluation of systems with dedicated preconditioned OA units versus a system with no dedicated preconditioned OA units shall be provided by engineer of record and submitted to Owner for final decision.
- h. The air handling system shall be a demand control, Carbon Dioxide monitoring system complete with modulating dampers to control the outside air and return airflows.
- i. The supply air distribution ductwork shall be unlined, galvanized metal with external insulation and vapor barrier. Take off by flex duct with scrim foil exterior and interior lined. Duct insulation shall be fiberglass with foil back sheath scrim reinforced. All joints shall be sealed with mastic and taped. Thickness and density of insulation shall be 2 inches, 1-1/2-pound density. Fiberglass insulation is not acceptable.
- j. The chilled water piping shall be black steel, insulated with cellular glass with a vapor barrier jacket. Exposed interior piping will be provided with a protective PVC jacket, exterior piping will be provided with an aluminum jacket.
- k. Provide variable air volume (VAV) terminals throughout the floor zoned appropriately. Provide electric heat at the VAV boxes for perimeter spaces. Limit one VAV box for 3 offices. Provide separate VAV boxes for assembly spaces, conference rooms and corner offices. Provide variable frequency drives with bypass for control of the air handler fans.
- l. Provide an electronic building automation system (BAS) to control and monitor the building HVAC system. The BAS shall monitor outside air, chilled water and electricity as well as temperature, humidity, carbon dioxide and indirectly building pressure i.e. through control of positive air balance between outside air and exhaust air volumes. Provide temperature sensors with temperature override in each space for each VAV box in lieu of thermostats. The entire HVAC system shall be connected to the BAS. The control components shall fail-safe. Building HVAC system shall be able to operate upon loss of control system. The lighting shall not be controlled by the BAS. Controls system shall have capability to connect to county Ethernet system. Design team shall coordinate the controls system with the Town.
- m. Provide separate back-up DX split systems to operate 24 hours per day for each I.T. Room.
- n. Additional building commissioning shall be completed by the Owner.
- o. Design of the system shall include the following:
  - 1. Motor starters shall be included with the chillers and air handlers.

### Design Narrative and Specification Package continued

2. Independent Test and Balance report shall be provided to Owner, based testing and balancing performed by a certified NEBB or AABC contractor. Test and Balance report shall be submitted to Owner for review and approval prior to substantial completion.
3. Testing, balancing and commissioning shall be in compliance with Green or LEED for New Construction.
4. Compressors to be screw type utilizing the least polluting refrigerant for the compressor. HCFC refrigerants are not acceptable; HFC refrigerants or blends of refrigerants are required.
5. Air Handling Units, VAV units and ductwork will be arranged to condition area by the zone method.
6. Registers and diffusers shall be by Titus, Metal Aire or approved equal. Diffusers shall be aluminum with branch duct connection and volume damper control. Noise levels at diffusers to be NC 25 or less in conference areas, NC 30 or less in all other spaces.
7. All pump/fan/motor assemblies shall be mounted on spring isolators and/or inertia bases.
8. Temperature monitors shall be in spaces, humidity and carbon dioxide monitors shall be located at 3 or 4 locations/building zones in the return air ducts. Humidity and carbon dioxide monitors shall be located by return air grilles (within 3 to 4 feet from nearest return air grille).
9. Mechanical Equipment Rooms shall not be located near multipurpose/conference rooms.
10. Chilled water piping insulation shall be Foamglas with aluminum wrap where exposed and Rubatex or Armaflex for interior lines.
11. Duct smoke detectors shall be provided and installed per code requirements.
12. Filters shall not contain fiberglass.
13. Maximum velocity in rectangular ductwork shall be 2400 FPM.
14. Maximum length of flexible duct shall be 10 feet.
15. Cooling coils shall be selected with minimum 4 rows, maximum 10 fins per inch.
16. All intake and outside air louvers shall be rainproof.
17. Mechanical equipment shall be installed on the roof of the building. All exhaust and ventilation fans shall be in-line type ducted to wall louvers, specified with back draft dampers. All units are screened by parapet.

### Design Narrative and Specification Package continued

18. No fan coil units shall be installed in the ceiling space.
19. Drain pans shall be non-corrosive, stainless steel, sloped at 1/4" per foot minimum.
20. Above ground chilled water piping shall have sealed aluminum jacket, 0.016" thick.
21. Mechanical rooms shall be air-conditioned.
22. Building shall remain pressurized. Positive pressure to be maintained.
23. Interlock supply air fans, exhaust fans and motorized dampers to stand by-occupied-unoccupied building schedules. Exhaust fans and outside air dampers will be disabled during stand by and unoccupied operations.
24. Mechanical rooms shall have locked hose bibs and floor drains.
25. Provide a minimum of 40 inches access on two sides of the air handling units. At the coil removal access point, provide access for coil pull out or coordinate with the unit manufacturer for coil maintenance access distance requirements.
26. Provide 5 years extended warranties on air conditioning and chiller units. Provide manufacturer certified start-up and training. Warranty period shall not begin until manufacturer certified start-up.
27. Provide exhaust fans in all restrooms, and locker rooms. On / Off shall be controlled by light switches and delay timer.
28. Design HVAC system to current / applicable ASHRAE Standards, with emphasis on ASHRAE Standard 62-2010 (Ventilation for
29. Acceptable Indoor Air Quality), ASHRAE Standard 90.1-2010 (Energy Standard) and ASHRAE Standard 55-2010 (Thermal Environmental Conditions for Human Occupancy).
30. Design Team shall perform and submit mechanical cooling and heating load calculations and Florida energy calculations.
31. Provide air conditioning to electrical and phone / communication rooms.
32. Provide ventilation / exhaust to janitor closets with service sinks.
33. Supply return and outside air shall be ducted.
34. Outside air intakes: Shall be all wall mounted with Miami-Dade approved wall louvers, located min. 10 feet from all plumbing and exhaust air vents.

### Design Narrative and Specification Package continued

#### E. ELECTRICAL CRITERIA

- 1) Normal Power Distribution System
  - a. The proposer shall be responsible to coordinate utility easement requirements with FPL for new electrical services to the new location of the Town building.
  - b. The electrical service shall be a 277-volt 3 phase 4-wire system with a minimum 400-amp capacity. The site amenities service should be a 277-volt 3 phase 4-wire system with a minimum capacity as required. A KVA transformer, K-rated, on a 6'x5' concrete pad should be provided. FPL shall determine the final size of the service transformer sized to power all power all the installed electrical equipment and providing for a minimum of 10% spare capacity. FPL pad transformer located outside of the building to a ground floor main electrical room. All air conditioning equipment and all pumps will be fed 277/3/208 service. All fluorescent and HID lighting will be fed 277/1/60 service. All outlets, incandescent lighting and miscellaneous systems will be fed 120/1/60 service thru step down transformers located in the electrical rooms. All service feeders shall be minimum 36" below grade with warning tape 18" above conduit bank.
  - c. Coordinate with FPL to provide power to the site.
  - d. Main Distribution:
    1. Provide freestanding switchboards with fuses or breakers.
    2. Gear shall withstand the symmetrical RMS fault current amps. Provide fault current analysis, and breaker coordination study and arc fault labels.
    3. Provide Automatic Transfer Switch for transfer between emergency generator and normal power.
    4. Provide surge protection at service entry equal to a modular suppression system using separate field replaceable Metal Oxide Varistor (MOV) modules for each phase leg. The Suppression system shall be UL 1449 current edition and meet NEC Article 285.6, where the device shall be marked with a short circuit current rating and shall not be installed at a point on the system where the available fault current rating and is in excess of that rating. Written certification of testing is required as follows: The system shall be tested to ANSI/IEEE C 62.4-202 (8/20 microseconds). Test generator shall be calibrated as specified in sub sections 34.5 (UL 1449 2nd edition) with < 1-Ohm source impedance.

### Design Narrative and Specification Package continued

5. Any distribution panel feeding life safety equipment or computer equipment shall also be provided with a TVSS unit except it shall be MOV SAD hybrid design. Fault current analysis will be provided.
  6. The service entrance distribution switchboards, distribution panel boards, lighting and receptacle panel boards, circuit breakers, disconnect switches, and similar equipment will be sized and selected to handle its assigned load at the calculated short circuit levels, based on a short circuit study. Busses of switchboards and panel boards shall be copper.
- e. Grounding system will be provided as per NEC and will:
1. Connect to building steel.
  2. Connect to water system(s).
  3. Provide two 3/4"x10' copper clad ground rods.
  4. Telephone equipment shall be grounded to service ground system. Telephone system will include service from utility provider exterior service point to ground floor electrical room via two 4" telephone conduits with pull strings. From telephone backboard at electrical room, telephone service will be extended to telephone/data outlets throughout building.
  5. All electrical rooms, communication boards/rooms, and server rooms shall have a subsystem ground bar that is connected to the Master Ground Bar (MGB) in the main electric room.
  6. The subsystem ground bars shall be connected to the MGB with an AWG #2 copper conductor if less than 75 conductor feet apart. All distances greater than 75 conductor feet shall be 2/0 copper.
- f. Wiring Methods: Wiring shall be in conduit. All conduit embedded in concrete or under the first-floor slab and all exposed to the weather or in wet location areas shall be rigid galvanized steel, and all conduit in concealed spaces may be EMT. Minimum conduit size shall be ½ inch. Conductors shall be copper, THWN/THHN insulation rated at 75 degrees Centigrade. Feeder and branch circuit conductors' sizes shall account for voltage drops in accordance with the NEC.
- g. Surge Suppressor-Surge suppressors shall be of the parallel design and are staged, hybrid transient voltage surge suppressors, incorporating on board diagnostic indicator. Surge suppressors shall be provided at the main switchboard, each distribution panel board and each lighting and receptacle panel board.



### Design Narrative and Specification Package continued

- h. Grounding-ground system shall conform to most recent ANSI and IEEE-requirements. The electrical system and equipment shall be grounded in accordance with the requirements of the National Electrical Code. The grounding conductor shall be an insulated copper wire of size indicated. Inaccessible connections shall be made with the exothermic welding process. Accessible connections shall be made with multiple bolt silicon bronze connectors specifically designed and approved for the connection to be made. The ground source at the building main service shall consist of a connection to the cold water main and the building foundation structural steel. Maximum resistance to ground shall not exceed 25 ohms.
- i. There shall be a dedicated electrical room for the main switchboard. This room shall open to the exterior and be located at a central location. The service entrance distribution equipment will be in the Main Electrical room and comprises all the required switchboards, panel boards, surge protectors, and distribution equipment to properly distribute electrical power to the facility. The main service entrance electrical distribution equipment in the Main Electrical Room will be of the switchboard construction type.
- j. Ventilation equipment, motors and chillers will be fed at 480 volts, three phases while fluorescent and high intensity discharge lamps
- k. Will be fed at 277 volts. Receptacles, and fractional horsepower motors will be served at 120 volts.
- l. Provide voltage drop calculations for all large feeders per NEC.
- m. All conductors shall be 98% conductivity copper.
- n. Provide complete electrical conduit system as required to enclose all conductors. This is to include but not be limited to security, CCTV, data, telephone, BAS and fire alarm systems.
- o. All bus bars shall be copper.
- p. All circuit breakers shall be bolt-on type
- q. All Panels shall be labeled with phenolic type labels and shall have 20% spare breakers in each panel.
- r. All panelboards will be labeled, and schedules shall be type written.
- s. The contractor shall be responsible to coordinate utility easement requirements with AT&T for new telephone service for the new facility.
- t. Provide plywood backboard at all telephone distribution locations.
- u. Provide 4"x4" j-box and conduit stub-ups with pull strings for telecom cabling. CCTV (security) card reader and other security devices. Provide blocking



### Design Narrative and Specification Package continued

reinforcement in walls and ceilings to mount equipment such as cameras, televisions. etc.

- v. Wall plates will be Lexan vinyl. Mechanical and electrical work area wall plates shall be stainless steel. Wall plates to be labeled with circuit number.
- w. Provide power for exterior signs.
- x. Provide convenience receptacle outlets in all corridors, lobbies and public areas.
- y. Provide (1) recessed metal floor box with (1) duplex receptacle and (1) tele/data outlet in all conference rooms, training rooms, meeting rooms. The floor box finish shall match room's floor finish.
- z. Provide 20-amp dedicated receptacles for all the following equipment: copiers, refrigerators, microwave ovens, network printers etc.
- aa. Provide receptacles for all electric water cooler drinking fountains. Emergency Power Distribution System.

#### 2) Emergency Generator

Design and install a permanent Emergency Generator using diesel gas tank with all required accessories and equipment as required to meet the local jurisdictional requirements and the latest Florida Building Code. The generator tank shall be sized to provide power for 100% coverage of the facility to last a minimum of 72 hours without refueling.

#### 3) Site Lighting

- a. Provide concrete light poles with LED fixtures, vandal resistant lamp source from a "shoebox" type fixture, Maximum pole height shall be 25' above grade or as directed by local codes whichever is lower.
- c. Exterior lighting shall be LED controlled via BAS and photocell to comply with FBC chapter 13; Aesthetic lighting shall be turned on BAS system. Provide maintenance override. Exterior lighting for security shall be used whenever it is dark. Aesthetic lighting is to be switched off by the time clock.
- d. Provide power to monument signs and power for two lighted flag poles.

#### 4) Interior Lighting

- a. Provide interior illumination to meet the lighting levels recommended by IESNA. Lighting power consumption and control shall also meet the energy efficiency code in the FBC Chapter 13; Installation shall comply with NFPA 70.
- b. Provide dual technology (IR and Sound) occupancy sensors shall control area lighting.

### Design Narrative and Specification Package continued

- c. Provide Illumination of Means of Egress to comply with NFPA 101 and FBC requirements. This shall be accomplished with the use of
  - d. Coordinate fixture types and styles with architectural requirements. Generally, direct/indirect LED type fixtures are preferred for offices. Provide lighting in a 2x2 drop ceiling in the "office" areas. LED fixtures will be the main source of illumination for the interior finished spaces of the facility, including offices, toilets, electrical and mechanical rooms, corridors and lobbies. All canopy lights will have die-cast aluminum housings with a polyester powder finish. Lens shall be polycarbonate and the entire assembly shall be sealed and gasketed. Illumination levels will be in accordance with recommended values set by the Illuminating Engineering Society of North America, Lighting Handbook, Ninth Edition. All storage and high structure areas shall also be LED lighting.
  - e. All exit, and emergency lighting shall be connected to emergency generator and shall have battery backup.
  - f. All exit lights shall be LED type with red letters.
  - g. Lighting shall not be controlled by BAS system (Lutron or approved energy saving system).
- 5) Electrical Devices
- a. All devices shall be specification grade.
  - b. All wall plates shall be Lexan vinyl; mechanical, electrical work areas shall be stainless steel.
  - c. All wall plates shall be labeled with circuit number.
  - d. All rooms shall receive at a minimum (1) receptacle outlet and (1) Tele/data outlet regardless of use or occupancy, unless otherwise noted on design criteria package.
  - e. Provide convenience receptacle outlets in all corridors, lobbies and public areas.
  - f. Provide (1) recessed metal floor box with (1) duplex receptacle and (1) tele/data outlet in all conference rooms, training rooms, meeting rooms. The floor box finish shall match room's floor finish.
  - g. Provide 20-amp dedicated receptacles for all the following equipment: copiers, refrigerators, exam tables, microwave ovens, network printers, medical equipment, ice machines and the like.
  - h. Provide receptacles for all electric water cooler drinking fountains.
- 6) Fire Alarm System
- a. The fire alarm systems and security system shall be annunciated and monitored by a central monitoring location with remote annunciation.

### Design Narrative and Specification Package continued

- b. Fire alarm system shall be powered thru the Life Safety Emergency Generator and shall have battery back-up. Fire alarm system shall be provided with TVSS surge protection.
- c. All fire alarm signaling devices shall be annunciated at a new remote annunciator panel located in the front lobby.
- d. Fire alarm system shall be monitor emergency generator.
- e. Main fire line will be extended from double detector check valve outside of building to the pump room and/or sprinkler risers.
- f. The general alarm horns and strobes shall be surface mounted in unfinished areas and recessed in finished areas. The fire alarm control panel shall be installed in the Lobby. Pull stations will be in every means of exit and not more than 200 feet from each other. Smoke or heat detectors will be installed in storage rooms and similar spaces. Tamper switches will connect to the fire alarm system and will initiate a trouble signal on a device-per-device basis. All fire alarm wiring shall be copper, installed in conduit, and in compliance with the National Electrical Code, NFPA, and Florida Building Code.

#### 7) Lightning Protection System

The building shall have a lightning protection system consisting of serviceable air terminals and in full compliance with UL 96A and NFPA 780. Contractor to provide a UL Master Label for system. Lightning protection or a preventive lightning protection system will be provided. The lightning protection system will be comprised of nickel-tipped, solid copper air terminals, 12" long by 3/8" diameter, spaced 20 feet on centers along the perimeter of the building. Copper roof conductor shall interconnect all air terminals and the steel structure at each down conductor connection. Cross run conductor shall interconnect all metal surfaces on the roof, including steel barriers and railings. Copper down conductors shall be spaced within 100 feet of each other and terminate into 2 copper clad ground rods each. Down conductors shall also connect to the foundation steel. Down conductors shall be installed in a one-inch PVC conduit routed in the structural concrete column. Lightning protection system shall comply with the requirements of NFPA-780 and bear a Master Label "C" certificate.

#### 8) Security

The security building system will be designed to provide complete monitoring and alarm functions of all building access by the intrusion alarm system, card access control at selected locations defined by the user, and close circuit television monitoring. Provide a minimum of 5-year warranty (non-prorated) of the installed system against defects in material and construction, and 2-year warranty on labor. Warranty period shall begin on date of Substantial Completion.

### Design Narrative and Specification Package continued

Security camera system shall be hardwired and connected to main surveillance recording system (CCTV). All public areas to be video monitored and doors controlled by fab or keyless entry system.

9) Intercom and Clock System

- a. Provide a complete microprocessor-controlled intercom and clock system. Intercom system shall be listed by an OSHA approved Nationally Recognized Testing Laboratory (NRTL). The intercommunications system shall be a standard product produced by a manufacturer of known reputation and experience in the industry. Protect all incoming intercom lines with individual circuits surge protectors installed as per manufacturer recommendations. System must comply with 1. Florida Building Code (FBC). 2. National Electric Code (NEC). 3. Federal Communications Commission (FCC) - Part 68. 4. Underwriters Laboratory (UL) or other OSHA approved Nationally Recognized Testing Laboratory (NRTL).
- b. Provide audio/video master controller in multi-purpose room (chamber) including ceiling speakers.

10) Telecommunications

- a. **Provide public Wi-Fi access for entire site.**

#### F. PLUMBING CRITERIA

- 1) The plumbing system will utilize water conservative fixtures with electronic proximity activation to comply with sustainability requirements. The facility will be provided with fixtures, devices and hot and cold-water distribution as required by the programmatic requirements or by governing codes.
- 2) Governing codes and Standards:
  - Florida Building Code (Latest Edition)
  - \* American with Disabilities Act (ADA)
  - \* Florida Accessibility Code for Building Construction (FACBC)
  - \* National Institutes of Health (NIH) Guidelines
- 3) Domestic Cold Water:

The domestic water service will be protected against cross contamination by a backpressure principle backflow preventer. Protection at the points of use, such as wall hydrants and hose bibs, will use vacuum breakers.
- 4) Domestic Hot Water:
  - a. No hot water shall be provided at public restrooms.
  - b. All custodial rooms shall be provided a minimum 20-gallon water heater.

### Design Narrative and Specification Package continued

- c. Properly sized tankless electric water heaters shall be provided in all staff lounges, restrooms and shower rooms.
  - d. All hot water piping, including recirculation will be insulated with fiberglass insulation with an all-purpose jacket. Where exposed, the insulation will be protected with a PVC or metal jacketing.
- 5) All equipment shall comply with the latest edition of the Florida Building Code. The building shall be fully sprinkle/protected with appropriate fire suppression systems. The sanitary shall be connected to an existing sanitary lateral. The water and fire line to be fed from backflow devices. Fixture unit calculations shall be performed, and the size and flow of the existing service shall be verified sufficient for the new building. Extra care shall be taken during construction to protect underground sanitary lines from shifting and/or debris. Notes shall be added to Specifications requiring camera verification for slope after concrete slab pour but before installation of finishes.
- 6) Plumbing systems shall consist of building roof storm drainage systems (all roof drainage shall be handled through interior drains and will be sized in accordance with the latest edition of the Florida Building Code-Plumbing), sanitary drainage systems, domestic water system, air conditioning condensate drainage systems and miscellaneous piping systems as required.
- 7) Sanitary drainage system shall include piping of bathrooms fixtures, floor drains and lounge sinks. Plumbing fixtures shall be water saving type to comply with the latest edition of the Florida Building Plumbing Code standards and will have battery operated flush valves. Fixtures shall be manufactured by Kohler, American Standard or equal.
- 8) Domestic water system shall include distribution to all bathrooms and plumbing fixtures, supply piping to chilled water expansion tank.
- 9) Other requirements:
  - a. Valves shall be brass either globe or ball with neoprene seals.
  - b. If city water pressure at the roof level is under 30 PSI, then a Domestic water booster pump system shall be provided.
  - c. Piping insulation shall be foamglass with aluminum wrap where exposed. Provide Rubatex or Armaflex for interior condensate lines. All Joints shall be glued and taped.
  - d. Domestic water supply to be copper with lead-free solders. Backflow preventers shall be used at task location.
  - e. Provide CI Schedule 40 piping, bell and spigots.
  - f. Sanitary and Storm pipe and fittings shall be CISPI Standard 301 (ASTM A- 74). Gaskets shall be CISPI 310 (ASTM C564).
  - g. Fixtures shall be Kohler, American Standard or equal.

### Design Narrative and Specification Package continued

- h. Water closets shall be floor mounted with manual flush valves.
- i. Urinals shall be of low flush type. Provide PVC piping at all fixtures.
- j. Faucets shall be battery operated sensor type.
- k. Hot water is not required in public access restrooms. Provide hot water to all other fixtures such as Janitor's sinks and staff lounge sinks, staff restrooms and showers.
- l. No garbage disposer or dishwasher is required for the staff lounges.
- m. Drinking fountains shall be electric water cooler type.
- n. All exterior hose bibs shall be in lockable vandal-proof boxes.
- o. Hose bibs (located in the ADA stall) and floor drains are required in all restrooms, mechanical rooms, janitor closets, warehouse loading area, and other areas deemed appropriate. Lockable hose bibs and GFI outlets shall be provided on each elevation of building.

#### G. FIRE SPRINKLER CRITERIA

- a. The Building shall be fully sprinkled to comply with the latest edition of NFPA accepted by the authority having jurisdiction.
- b. Coordination with fire department is required to obtain current flow test for hydraulic calculations.
- c. Provide concealed sprinkler heads in all finished ceiling areas.
- d. Provide upright sprinkler heads in exposed ceiling areas.
- e. All piping shall be as follows:
  - (1") thru 1-1/2" piping shall be schedule 40 black steel piping.
  - 2" piping and larger shall be schedule 10 black steel piping.
  - All piping exposed to the exterior shall be galvanized steel piping.

**Exhibit 2****PRICE PROPOSAL FORM****RFP #2019-01 DESIGN-BUILD FOR NEW TOWN CIVIC CENTER****DESIGN**

Design Development	\$	333,500
Permitting (For Miami Dade & FDOT)	\$	10,000
Construction Administration	\$	113,612
Total Design Cost	\$	457,112

**CONSTRUCTION**

General Conditions	\$	683,824
Shell of New Building	\$	2,072,056
Framing Windows, Doors, Etc.	\$	577,395
Finishes and Equipment	\$	2,465,486
Rehabilitation of Existing Buildings	\$ NOT INCL -SEE ADD ALT. ALLOW. PRICING	
Site Work and Landscaping	\$	1,151,128
Total Construction Cost	\$	6,949,888

**TOTAL BID - Design & Construction Costs (proposed "Contract Price")**

SEVEN MILLION FOUR HUNDRED SEVEN THOUSAND DOLLARS

**(IN WORDS)**

\$ 7,407,000

**(FIGURES)**

1. The price listed in the Price Proposal Form shall include the total cost to complete the Work including but not limited to materials, labor, equipment, bonds, insurances, etc., as necessary to ensure proper delivery of the design-build services and product requested by the Town.

2. I hereby certify that I am authorized to act on behalf of the firm, individual, partnership, corporation or association making this proposal and that all statements made in this document are true and correct to the best of my knowledge. I agree to hold this offer open for a period of one hundred and eighty (180) days from the deadline for receipt of the Proposals to allow for the

## 12. PRICE PROPOSAL



execution of the Contract.

3. I understand and agree to be bound by the conditions contained in this Request for Proposal and shall conform with all requirements of this Request for Proposal.

Name: John Scherer

(Please Print)

Offeror Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "John Scherer", written over a horizontal line.

Title: President

Date: January 17, 2020





### Qualifications



WEBSITE:  
GULFBUILDING.COM  
OFFICE:  
954 492 9191  
FAX:  
954 492 9192

### **TOWN OF GOLDEN BEACH DESIGN-BUILD FOR NEW TOWN CIVIC CENTER RFP #2019-01**

**TOWN HALL - 1 GOLDEN BEACH DRIVE,  
GOLDEN BEACH, FL 33160**

**GULF BUILDING LLC & PGAL ARCHITECTURE**

#### **Gulf Building LLC's Qualifications and Clarifications to Bid Proposal**

**Note: These Qualifications and Clarifications take precedence over all other Contract Documents**

**JANUARY 17, 2020**

#### **DIVISION 1**

1. This Bid Proposal is based on Gulf and the Owner executing a mutually acceptable Contract. These Qualifications and Clarifications and all other Qualifications and Qualifications specifically listed on the Gulf GMP Proposal (even though not repeated herein) form the basis upon which the GMP was arrived at and therefore shall take precedence over all other contract documents.
2. Liquidated Damages have not been established by the Owner at Bid Time. This Proposal is based on a mutually agreeable Liquidated Damages contract clause. Gulf Building, LLC shall not be held responsible in the event of a delay for any actual and/or consequential damages incurred by the Town. The Town of Golden Beach and Gulf Building LLC shall mutually waive all actual and consequential damages in the Contract.
3. This Proposal shall remain in effect for 90 calendar days after which it may be extended by Gulf Building depending on the status of the award by the Town.
4. The schedule for the Work is 19 months starting from the execution of the Contract, receipt of the Building Permit and receipt of the executed NTP for the Design Build Work whichever is later.
5. Contractor Contingencies are not included in the GMP amount. The Owner should carry a contingency in order to cover costs not anticipated by the parties and to cover the costs of Change Orders which may arise during the project.
6. All Quality Control Testing of materials on site for earthwork, limerock, asphalt, concrete, masonry grout, steel and fireproofing are not included and shall be provided and paid for by the Owner. Any other testing if required is also not included and shall be paid for by the Owner.

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TOWN OF GOLDEN BEACH - DESIGN-BUILD FOR NEW TOWN CIVIC CENTER – 1 GOLDEN BEACH DRIVE,  
GOLDEN BEACH, FL 33160 - RFP #2019-01 FL - GULF PGAL BUILDING BID PROPOSAL - JANUARY 17, 2020

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## 12. PRICE PROPOSAL



### Qualifications continued



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7. Equipment start-up, adjustments and final testing are included, and Gulf and Subcontractors will cooperate, coordinate and assist the Owner's Commissioning Agency if required by the Owner. Costs for all such Commissioning Plans, Services, Agents, Test Equipment, Document Identification Systems, Start-up Plans and Reports, Pre-functional and Functional Checklists and Tests, and Calibrations are not included and shall be paid for by the Owner.
8. The removal and/or relocation of existing power poles and supports, relocation of existing above ground FP&L utilities to underground in conduit, adding new FP&L power poles for the existing above ground utilities, the removal of the existing FP&L wood power poles, the removal of the existing FP&L guy wires for overhead power line are not included. If required Gulf will coordinate this work with FP&L.
9. Impact and/or utility connection services and/or fees of any kind are not included.
10. Deposits for any and all utilities are not included and shall be paid for by the Owner.
11. Town water meters are not included and shall be paid for by the Owner.
12. All permit fees are not included and shall be paid for by the Owner.
13. Builder's Risk Insurance and related deductibles are not included and shall be provided and paid for by the Owner as a Standard All Risk All Peril Builders Risk Policy.
14. Any modifications to existing and new easements required shall be provided by the Owner in their entirety.
15. All required threshold and special inspectors and inspections are not included and shall be provided and paid for by the Owner.
16. Temporary offices and services at the site for the Owner and their Designers are not included. Gulf's office trailer will have a conference room for meetings.
17. Weather delays included in the schedule are 1 day per month. Hurricane weather delays are not included in this 1 day per month. One day of weather delay per week in the schedule is not included.
18. Work shall be performed between the hours of 7:30 AM to 6:30 PM five days per week and on Saturdays when required by Gulf.
19. Cost, resource and personnel loading of the CPM construction schedules are not included. Primavera CPM Schedules and monthly updates are included.
20. Local, state and federal wages requirements are not included.
21. The Civic Center project work described as the **"complete rehabilitation and conversion of the town's existing administrative, and police facilities located at 1 Golden Beach Drive which, when completed, shall be used for recreational purposes for the town's residents"** is not included due to the Owner's budget constraints. **Gulf has established a separate Add Alternate Owner Allowance #1 for this work in the amount of \$541,228.00 based upon an area to be renovated of 5,800 SF.**

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TOWN OF GOLDEN BEACH - DESIGN-BUILD FOR NEW TOWN CIVIC CENTER – 1 GOLDEN BEACH DRIVE,  
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22. The Civic Center project work described as the **"reconfiguration and site modifications to all the immediately surrounding open areas owned by the Town, including enhanced outdoor recreational facilities, parking areas as well as vehicular and pedestrian pathways"** is not included due to the Owner's budget constraints.
23. The Work included in this proposal addresses the new Civic Center Building and the related Sites "A" and "B" in our proposal as shown on our Site Plan. In addition, Site "B" is being used for our new drainage system retention only with no new play courts included. No other new work at Sites "C" and "D" is included.
24. New perimeter fencing to secure Sites A & B only is included as vinyl coated chain link fence 6' high. New access control gates to the two site entrances and at the two building roll-up gates are included. Two each pedestrian gates in this fencing are included.
25. The reconfiguration and site modifications to all the immediately surrounding open areas outside of Sites "A" and "B" owned by the Town, including enhanced outdoor recreational facilities, parking areas as well as vehicular and pedestrian pathways are not included.
26. The new intersection at Golden Beach Drive & Terracina Avenue is not included and shall be performed by the Owner.

## DIVISION 2

1. The Geotech Report as prepared by Wingerter Laboratories for the Town of Golden Beach dated November 2019 and as provided to Gulf by the Town of Golden Beach is included and forms the basis of our Design Build Bid Proposal for this Project.
2. All existing soils are assumed to be suitable for re-use or standard disposal and are presumed to be non-hazardous soils.
3. Clearing and grubbing of the entire Sites "A" and "B" to an average depth measured from the existing surface of 10" is included.
4. Any work required as a result of the discovery of any existing unknown conditions, obstructions and/or underground utilities at the site is not included and shall be paid for by the Owner.
5. Any work required as a result of the discovery of any existing hazardous materials and/or contaminated materials and/or ground water at the site is not included. Remediation, removal, and/or replacement of such materials and/or ground water shall be paid for by the Owner.
6. Other than what is shown and included in the drawings for this work, all other required off-site work including any work on adjacent streets or properties is not included.
7. Any work required by or for new or existing traffic signals, emergency signals, lights and/or crosswalks is not included.

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8. Gravity flow site sanitary system connection to existing sewer systems is included. Sanitary sewer lift station and force mains, if required, are not included.
9. Water meters for domestic and irrigation water service are not included and shall be provided by the Owner.
10. Grease traps are not included.
11. Oil & Water Separators are not included.
12. Auger cast piling for the building/garage are included as 144 each Compression and Tension 14" diameter with 50 feet developed length piles as an Allowance of \$214,000.00. Increases to these quantities, sizes and/or lengths are not included and will affect the price of this work.
13. The auger cast piling grout factor requirements for the auger cast piling is included at 150% of their theoretical volume. If this is exceeded the Gulf shall be compensated at the rate of \$400.00 per cubic yard for all additional grout required.
14. Auger cast piling that cannot be installed due to unknown underground obstructions or soil conditions of any kind shall be relocated and new piles provided. All resulting additional piling work, redesign, layout and all required changes to the pile caps shall be paid for by the Owner.
15. All Trash compactors, dumpsters, bins and carts and recycle dumpsters, bins and carts are not included.
16. Site furniture, fixed seating, benches and trash receptacles are not included.
17. Eight (8) each Bike Racks are included.
18. Concrete pavers are not included. All sidewalks are included as standard color gray concrete.
19. Pruning of existing trees to remain or transplanted is not included.
20. Transplanting of three existing Date Palm trees is included.
21. Maintenance of new Landscaping Sod and Irrigation after final completion is not included.

#### DIVISION 3 & 4

1. Acceptable concrete tolerances and concrete finishes shall be based on ACI 117 tolerances and an ACI 117 Class C finish. Rubbing and sacking of finished concrete is not included.
2. All reinforcing steel and welded wire fabric are Grade 60 standard bars and wires with no epoxy, galvanized or special finishes included.
3. Sawcut control joints as opposed to formed control joints are included.
4. UL rated CMU is not available and are not included. CMU are included as fire rated materials as per manufacturer's certification.
5. Masonry grout is included as 3000 psi.
6. Masonry block compressive strength 'fm' of 1500 psi and 2000 psi net area are included.

#### DIVISION 5

#### DIVISION 6

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#### DIVISION 7

#### DIVISION 8

#### DIVISION 9

1. Vinyl Wall Coverings are not included.

#### DIVISION 10

1. Room and building directional Signage is included as an Allowance of \$5,000.00. The Exterior Building Signage is included as an Allowance of \$5,000.00 and the exterior Town Logo Illuminated Sign is included as an Allowance of \$10,000.00
2. Announcement boards, bulletin boards and notice centers are not included.
3. TV and Visual Screens are not included.
4. Twelve each double tier Traditional Metal Lockers are included.
5. The Event Deck Fabric Canopy as manufactured by Cable Shade for an area of 1,325 SF is included.

#### DIVISION 11

1. Loading area dock lifts, angles or bumpers are not shown and are not included.
2. Trash compactors, dumpsters, bins and related equipment are not included.
3. All Breakroom and Lounge equipment and appliances are not included.

#### DIVISION 12

1. All FF&E is not included and shall be furnished and installed by the Owner.
2. All office furniture and equipment are not included.
3. All Emergency Operations furniture, exercise and training equipment, fixtures and equipment are not included.
4. All required TV's, TV racks and/or supports are part of the Owner's FF&E and are not included.
5. Window Treatments are not included.

#### DIVISION 14

1. One Passenger Elevators is included as a 3,500 LB at 200 fpm.

#### DIVISION 21 FIRE SUPPRESSION

1. Piping for fire protection system is black steel pipe at all areas. Galvanized pipe is not included.

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2. Microbiology Influenced Corrosion (MIC) provisions, testing or treatment systems are not included.
3. Painting of exposed Fire Protection piping is included.
4. Fire and Jockey pumps are not included.

#### DIVISION 22 PLUMBING

1. Gas services to the site and the new building are not included.

#### DIVISION 23 HVAC

#### DIVISION 26 ELECTRICAL

1. FP&L transformers, conduits and cabling from FP&L service points to transformers are not included. Electrical service from FP&L transformers direct into the building is included. Special exterior FP&L site ductbanks property loops not required for the new building service are not included.
2. Low voltage systems including but not limited to TV, Cable TV, Telephone and POS systems are not included. Empty raceways with pull strings are included for building systems only.
3. Intercom and Clock system is included.
4. A Lightning Protection System is included.
5. A Fire Alarm System that complies with code is included.
6. One 250 KW emergency Generator is included.

#### DIVISION 27 COMMUNICATIONS

1. An Intercom and Clock System is included in Electrical.

#### DIVISION 28 ELECTRIC SAFETY AND SECURITY

1. A Fire Alarm System that complies with code is included in Electrical.
2. A Building CCTV system is included with 25 each cameras.
3. An Access Control System is included for 15 each doors.

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Alternates

DESIGN-BUILD FOR NEW TOWN CIVIC CENTER TOWN OF GOLDEN BEACH, OFFICE OF THE TOWN CLERK, TOWN HALL, 1 GOLDEN BEACH DRIVE, GOLDEN BEACH, FL 33160 JANUARY 17, 2020				
<u>VALUE ENGINEERING or ALTERNATES - DETAILS</u>				
#1	DESCRIPTION OF WORK ITEMS BID ITEM 2 - ADDITIONALLY, THE CIVIC CENTER PROJECT WILL INCLUDE THE COMPLETE REHABILITATION AND CONVERSION OF THE TOWN'S EXISTING ADMINISTRATIVE, AND POLICE FACILITIES LOCATED AT 1 GOLDEN BEACH DRIVE. WHEN COMPLETED, THE REHABILITATED FACILITIES SHALL BE USED FOR RECREATIONAL PURPOSES FOR THE TOWN'S RESIDENTS.	TOTAL	\$493,000	SUBCONTRACTOR OWNER ADD ALTERNATE ALLOWANCE
	SUBTOTAL	0	\$493,000	
%	Contingency	N/A		
	Builders Risk Insurance	N/A		
	Builders Risk Insurance Deductible	N/A		
	LEED Administration	N/A		
	LEED Credit Review Fees	N/A		
	Testing	N/A		
	Architectural & Engineering Design Fees	N/A		
	Permits	N/A		
	<u>General Liability</u>		\$4,930	
	SUBTOTAL		\$497,930	
7.00%	Overhead			
1.00%	Profit		\$37,886	
	Bond 100% - Performance & Payment Bonds		\$5,412	
	<b>TOTAL #1 ADD</b>		<b>\$541,228</b>	
1/16/2020	GULF BUILDING, LLC			