

Request for Proposals (RFP)

Flume Shaft Demolition, 1st Level Green Room and 2nd Level Dressing Room Build Out

Date: April 8, 2025

Solicitation number: FT-10466-SOL-10

RFP Submission Deadline: April 30th, 2025 by 2:00pm EST



Pre-Bid Conference Dates: April 17th 2025 at 2:00pm EST

Pre-Bid Conference Location:
Florida Theatre Performing Arts Center
128 East Forsyth Street
Jacksonville, FL 32202

Response Due Date: April 30th, 2025 at 2:00pm EST

Proposal Contact:

John Clark, Owner Representative
The Florida Theatre Performing Arts Center, Inc.
128 East Forsyth Street
Jacksonville, FL 32202
Email: admin@clarkadv.com

REQUEST FOR PROPOSAL

Flume Shaft Demolition, 1st Level Green Room and 2nd Level Dressing Room Build Out

Solicitation Number: FT-10466-SOL-10

For

The Florida Theatre Performing Arts Center, Inc.

SECTION 1

Information Regarding this RFP

1.1 Introduction

The Florida Theatre Performing Arts Center, Inc. a Florida not for profit corporation (“**Buyer**”) intends to hire an individual or firm (“**Company**”) to provide the professional services described in Section 1.2 and Section 1.3 of this Request for Proposal (“**RFP**”). Persons interested in submitting a response to this RFP (a “**Response**”) should carefully review this RFP for instructions on how to respond and for the applicable contractual terms. This RFP is divided into the following sections as shown on the Table of Contents:

Section 1	Information Regarding This RFP
Section 2	General Instructions
Section 3	General Terms and Conditions of Agreement
Section 4	Description of Services and Deliverables
Attachment A	Response Format
Attachment B	Evaluation Matrix
Attachment C	<i>Not Applicable</i>
Attachment D	Proposed Services Contract
Attachment E	Liability for Errors and Omissions
Attachment F	Conflict of Interest Certificate
Attachment G	Questions and Answers
Attachment H	Basis of Project Scope

In the event of conflicting provisions, the following sections of this RFP will have priority in the order listed: Section 1, Section 4, Section 2, Section 3 and the Attachments.

1.2 Project Information

The Florida Theatre Performing Arts Center is requesting proposals from qualified contractors to provide all services necessary to demolish and remove the existing flume shaft, remodel and build out interior stage left portions of The Florida Theatre Performing Arts Center, as more fully described herein (collectively, the “**Project**”).

The Florida Theatre Performing Arts Center is located at 128 East Forsyth Street and is owned by the City of Jacksonville. The building is a historic facility which opened in 1927 and was added to the U.S. National Register of Historic Places in 1982. By virtue of a recent mechanical system upgrade, the shaft located at the rear of the stage which used to contain a gas furnace flume is no longer required. The shaft consumes a significant volume of valuable space, restricts the theatre’s stage use and therefore needs to be removed. Additionally, the theatre is in need of stage left dressing room / preparatory space for the theatre’s performing artists.

1.2 (a) Pre-Bid Conference and Project Walk-Thru

All companies wishing to submit proposals are encouraged to attend a pre-bid meeting and project walk-through on **April 17th 2025 at 2:00pm EST** at The Florida Theatre Performing Arts Center located at 128 East Forsyth Street, Jacksonville, FL 32202. For the theatre’s planning purposes, proposers are encouraged to confirm their intent to participate in writing via email to: admin@clarkadv.com at least two days prior to the event. The purpose of the Project walk-thru is to allow each proposer an opportunity to perform whatever evaluation of the existing Project site needed to submit a response to this RFP.

1.2.(b) Project Goals

Buyer is seeking a qualified contractor to bring a comprehensive and collaborative approach to safely completing this project at the Buyer's highest value with minimal interruption to The Florida Theatre Performing Arts Center while meeting functional, aesthetic, efficiency and budget goals.

1.3 Scope of Services

1.3 (a) Overall scope of work

The scope required includes estimating, procuring, planning, installation, turn-over and warranting the demolition of an existing shaft and full build-out of two levels located at stage left of The Florida Theatre, together with all other incidental and pertinent work necessary for the proper completion of the Project (collectively, the "Work" herein).

1.3 (b) Preliminary Services

The selected contractor ("Company" sometimes herein) shall review and assess the design documents and existing conditions as required to provide cost estimations, schedule forecasts, logistics planning, etc as needed to adequately prepare for the Project.

1.3 (c) Performance of System Enhancement and Installation

The Company will execute and complete all Work for acceptance by the Buyer, on or before the Project Completion Date to be later provided by the Buyer without exception.

See Section 4 for a full description of the services and deliverables required under this RFP.

1.4 Term of Agreement

The initial term of agreement will commence upon execution of the Contract and will continue through completion of the scope. The Contract is subject to early termination as set forth elsewhere in this RFP. The term of agreement will commence upon execution of the Contract and will continue until completion of the work specified in this RFP, subject to the early termination provisions in the Contract.

1.5 Minimum Requirements for Companies

Companies must satisfy the following mandatory minimum requirements in order to have their Responses evaluated. By submitting a Response, the Company warrants and represents that it satisfies these requirements. Failure to meet these requirements may result in the Response not being evaluated and being rejected as non-responsive:

1. Provide current proof of insurance and all business licenses required by local, state, and federal law as applicable.
2. Provide a listing and description of similar project and similar client experience completed within the last five years.
3. Provide a listing and description of any partnering firms the Company intends to hire in performance of this work.
4. Provide a detailed outline of Company's approach to the work and associated schedule from Buyer's issuance of award to final completion of the Work.
5. Provide resumes for all staff members Company intends to utilize in performance of the Work.
6. Provide a breakdown of all supervision, overhead expenses and fee's Company will apply to the cost of the work.

1.6 Equal Business Opportunity Program.

Not applicable.

1.7 Documents Available for Inspection

All available documents are provided with the RFP.

1.8 Federal Funds.

Federal funds will not be used as part of this solicitation.

1.9 Recommended Pre-Bid Meeting.

A pre-bid meeting and project walk-through has been scheduled as indicated in section 1.2 of this RFP.

1.10 Response Due Date.

The deadline for submitting responses to this RFP is as noted on the initial page of this RFP.

1.11 Response Delivery Location.

Responses must be delivered to the following location:

The Florida Theatre Performing Arts Center Administrative Offices (3rd Floor)
Attn: Clark Advisory Services, LLC
128 E. Forsyth Street
Jacksonville, Florida 32202

1.12 Response Opening.

All responses received shall be publicly announced and recorded on the Response Due Date at the Response Delivery Location (see Sections 1.10 and 1.11 above). Announcements will be made on-line within forty-eight hours of the due date.

1.13 Contact Person.

If any questions arise during the bidding period of this Project, please contact John Clark via email at admin@clarkadv.com Subject line in any email communication shall begin with "Florida Theatre RFP FT-10466-SOL-06" please refer to Section 2.9 for further information on who may and may not be contacted regarding this RFP.

1.14 Questions and Requests for Amendments.

Any and all questions, requests for information or requests for amendments to this RFP must be submitted via email no later than **4:00pm EST on April 21, 2025** in accordance with this RFP.

1.15 Special Instructions:

There are no special instructions for this RFP.

1.16 Special Contract Terms:

The following special contract terms shall apply to this RFP and shall supersede any conflicting provisions in Section 3 (General Terms and Conditions of Agreement):

- | | |
|----------------------------------|----------------|
| A. Performance Standards: | Not applicable |
| B. Additional Insurance: | Not applicable |
| C. Proposal Bond: | Not applicable |
| D. Performance and Payment Bond: | Applicable |
| E. Other Provisions: | Not applicable |

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SECTION 2

General Instructions

- 2.1 Application of Chapter 126 and Other Laws
- 2.2 Questions and Requests for Amendment to RFP
- 2.3 Format/Content of Responses
- 2.4 Submission of Responses
- 2.5 Evaluation of Responses
- 2.6 Negotiation and Award of Contract
- 2.7 Terms of Agreement
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- 2.13 Multiple Responses from Same Company, No Collusion
- 2.14 Conflict of Interest
- 2.15 Convicted Vendor List
- 2.16 Discriminatory Vendor List
- 2.17 Company Representations
- 2.18 Protests

2.1 Application of Chapter 126 and Other Laws.

The selection of and contracting with a Company under the RFP will be in substantial compliance with Part 3 of Chapter 126, of the Jacksonville Ordinance Code. Other provisions of federal, state, county and local laws, and administrative procedures, policies or rules may apply to the RFP and any claims or disputes arising hereunder. Lack of knowledge of the law or administrative procedures, policies, or rules by any Company shall not constitute a cognizable defense against their effect.

2.2 Questions and Requests for Amendment to RFP.

If a Company (i) has questions about the RFP, (ii) finds discrepancies, omissions, or ambiguities in the RFP, or (iii) believes any term or condition of the RFP is unreasonable, the Company should request an amendment to the RFP. The request should reference the RFP section at issue and include any specific language that the Company recommends using.

All requests for amendment must be submitted to the Contact Person in writing (via e-mail preferred) and, unless otherwise specified in the RFP, be received by the Contact Person at least **nine (9) calendar days** before the Response Due Date. Questions and requests for amendments directed to the Contact Person or to any other Buyer personnel shall not constitute a formal protest of the RFP. Failure to request an interpretation or change will be considered evidence that the Company understands and agrees to the provisions of the RFP.

The posting of a written amendment is the only official method by which interpretations, clarifications, changes or additional information will be given by Buyer prior to the opening of Responses. Any other interpretation, clarification, change or information will have no legal effect.

Buyer reserves the right to amend, cancel or reissue the RFP at its discretion. This includes the right to change the Response Due Date and the Contract award date. Notice of all amendments and cancellations will be posted on Buyer's website <https://floridatheatre.com/connect/press-and-news/> (please contact admin@clarkadv.com if you are uncertain of the website address or if you experience problems accessing it). Company is responsible for monitoring this website for new or changing information.

2.3 Format/Content of Responses.

- A. If a Response Format is specified in the RFP, Companies should follow that format.
- B. Responses should be prepared simply and economically, providing a straightforward, concise description of Company's ability to provide services sought by the RFP. Unnecessary brochures, artwork, expensive paper, and presentation aids are discouraged. Bindings and covers will be at Company's discretion.
- C. When responding to specific questions, reprint each question in its entirety within the response.
- D. Responses shall be in ink or typewritten. All corrections must be initialed.
- E. Response shall be limited to a page size of 8½" x 11". Font size less than 11-points is discouraged. The Response shall be indexed and all pages sequentially numbered.

- F. Except as may be specifically requested in the Response Format, the Company may not impose any additional terms or conditions to any aspect of the RFP. Buyer objects to and shall not be required to consider any additional terms or conditions submitted by the Company, including any appearing in the Response. In submitting a Response, the Company agrees that any additional terms or conditions shall have no force or effect. Any failure to comply with the terms and conditions of the RFP, including those specifying information that must be submitted with a Response, may result in rejection of the Response. If the Company desires a change or clarification to the terms or conditions of the RFP, the Company must follow the process set forth in Section 2.2 ("Questions and Requests for Amendments").
- G. Unless otherwise requested by Buyer, Companies should make only one proposal for each RFP item. Multiple offerings, alternates (unless any are specifically requested by Buyer) and/or stipulations may be cause for rejection of a Response.
- H. Failure to sign any form requiring a signature may be grounds for rejecting a Response.

2.4 **Submission of Responses**

- A. The location and deadline for submitting Responses is set forth in Section 1 of the RFP. Companies are fully responsible for meeting these requirements. Reliance upon mail or public carrier is at Company's risk. **Late proposals will not be considered.**
- B. Company shall submit:
 - 1) One (1) original signed version of its Response clearly marked as "ORIGINAL." The Response must be signed by an officer or employee having authority to legally bind Company.
 - 2) One (1) hard copy of the entire Response.
 - 3) Two (2) scanned copies (.pdf format) of entire Response, each on a separate USB Flash Drive.
 - 4) One (1) REDACTED scanned copy of the Response (if necessary pursuant to Section 2.12). This copy should be marked "Confidential – Trade Secret" in bold and obvious print throughout the response to alert reader of Company's claim.

All copies are to be placed in a sealed package. The outside must be marked with (i) the RFP title and number, and (ii) Company's name, address, contact person, and telephone number.

It is the sole responsibility of each Company to assure all copies are EXACT duplicates of the original Response. Photocopies or USB Flash Drive will be used for the purpose of evaluating the Responses. Any information contained in the original Response which has not been transferred to the USB Flash Drive or photocopies will NOT be considered. The original document will be used for official record keeping and auditing purposes.

2.5 **Evaluation of Responses**

- A. Buyer will determine the qualifications, interest and availability of Companies by reviewing all Responses and, when deemed necessary in the sole discretion of Buyer, by conducting formal interviews of selected Companies that are determined to be the best qualified.
- B. The determination of which Companies are "best qualified" and provide "best value" to Buyer will be based upon the criteria set forth in the RFP.
- C. Before making an award, Buyer reserves the right to seek clarifications, revisions, and information it deems necessary for the proper evaluation of Responses. Failure to provide any requested clarifications, revisions or information may result in rejection of the Response.
- D. Buyer reserves the right to accept or reject any and all Responses, or separable portions thereof, and to waive any minor irregularity, technicality, or omission if Buyer determines that doing so will serve Buyer's best interests. Buyer may reject any Response not submitted in the manner specified by the RFP.

2.6 **Negotiation and Award of Contract**

- A. Buyer will negotiate first with the highest ranked Company. If an agreement cannot be reached with the highest ranked Company, Buyer reserves the right to negotiate and recommend award to the next highest ranked Company or subsequent Company(-ies) until an agreement is reached.
- B. Buyer may make an award within ninety (90) days after the date of the Responses are due, during which period the Responses shall remain firm and shall not be withdrawn. Any Response that expresses a shorter duration may, in Buyer's sole discretion, be accepted or rejected. If award is not made within ninety (90) days, the Response shall remain firm until either the Contract is awarded or Buyer receives from the Company written notice that the Response is withdrawn. Note: Withdrawal of a Response may be requested within 72 hours (excluding State holidays, Saturdays and Sundays) after the date and time Responses are due. Buyer will not accept an amended Response after the date and time Responses are due.

- C. Except as may otherwise be expressly set forth in the RFP, Buyer intends to award one contract, but reserves the right to enter into a contract with multiple Companies or to reject all Responses.
- D. Based on the evaluation and negotiation results, Buyer shall electronically post a notice of intended award on Buyer's website <https://floridatheatre.com/connect/press-and-news/>. Please contact the Contact Person if you are uncertain of Buyer's website address or if you experience problems accessing it. Any person who is adversely affected by the decision shall file with Buyer a notice of protest in accordance with the Protest provisions of the RFP.

2.7 Terms of Agreement.

After award to the successful Company, Buyer and Company will promptly enter into a written agreement (the "Contract") incorporating the terms of the RFP, the successful Response, and other terms and conditions as may be agreed to between the parties. To the extent the Response contains exceptions to or modifications of the RFP, such exceptions or modifications are stricken unless Buyer affirmatively accepts the exceptions or modifications in the Contract. The Contract will be substantially in the form set forth in an attachment to the RFP. Buyer will not be obligated to pay Company for any services until the Contract is signed by both parties. Buyer retains the right to reject all bids and/or amend its notice of award at any time prior to the full execution of the Contract.

If the successful Company fails to perform the Services as agreed, Buyer reserves the right to (i) issue a new solicitation for the Services; (ii) reopen the RFP for the purpose of negotiating and awarding a second contract to another Company in accordance with the criteria and processes set forth herein; and/or (iii) take such other actions permitted by law.

2.8 Public Meetings and Special Accommodations.

Any meetings of the RFP evaluation committee (i.e., the RFP Evaluation Committee), shall be noticed on Buyer's website <https://floridatheatre.com/connect/press-and-news/> and shall comply with Florida's Open Meetings Laws. Please contact the admin@clarkadv.com if you are uncertain of Buyer's website address or if you experience problems accessing it. Persons requiring a special accommodation because of a disability should contact the Contact Person identified in Section 1 at least twenty-four (24) hours prior to the meeting.

2.9 Ex-Parte Communications.

Communications regarding the RFP by a potential vendor, service provider, bidder, lobbyist or consultant to Buyer, city employees, staff, or hired consultants are prohibited. This prohibition includes communications with the Buyer's Office of General Counsel unless the Contact Person has authorized those communications in advance. Violations may result in the rejection/disqualification of a Response.

These prohibitions on ex-parte communications do not apply to the following:

- communications regarding the RFP to the identified Owner's Representative, provided the communication is limited strictly to matters of process or procedure already contained in the RFP.
- communications with the Office of Inspector General and his/her staff regarding any perceived inefficiency, misconduct, or abuse by city employees and/or Owner Representative employees.
- communications at any identified pre-bid conferences.
- presentations before publicly noticed committee meetings.
- contract negotiations during any duly noticed public meeting.
- communications that are necessary for, and solely related to, the ordinary course of business concerning Buyer's existing contract(s) for the materials or services addressed in the RFP.

The period for these prohibitions commences upon the advertisement of the RFP and terminates after the Buyer's Owner Representative issues a written intent to award.

2.10 Cost of Developing RFP Response. All costs related to the preparation of Responses and any related activities are the sole responsibility of Company. Buyer assumes no liability for any costs incurred by Companies throughout the entire selection process.

2.11 Response Ownership. All Responses, including attachments, supplementary materials, addenda, etc., shall become property of Buyer and shall not be returned to Company. Buyer will have the right to use any and all ideas or adaptation of ideas presented in any Response. Acceptance or rejection of a Response shall not affect this right.

- 2.12 Public Records Law; Process For Protecting Trade Secrets and Other Information.** Article 1, Section 24, Florida Constitution, guarantees every person access to all public records, and Section 119.011, Florida Statutes, provides a broad definition of public records. As such, all responses to the RFP are public records unless exempt by law. If Company considers any portion of its Response to be exempt from disclosure under Florida law, Company must provide Buyer with a separate redacted copy of the Response and briefly describe in writing the grounds for claiming exemption from the public records law, including the specific statutory citation. Company shall be responsible for defending its determination that the redacted portions of its Response are confidential, trade secret or otherwise not subject to disclosure. Further, Company shall protect, defend, and indemnify Buyer for any and all claims arising from or relating to Company's determination that the redacted portions of its Response are confidential, trade secret or otherwise not subject to disclosure. If Company fails to submit a Redacted Copy with its Response in accordance with Section 2.4 above, Buyer is authorized to produce the entire Response in answer to a public records request.

In accordance with Section 119.0701, Florida Statutes, the Company shall:

- (a) Keep and maintain public records required by City and Buyer to perform the services; and
- (b) Upon request from City's or Buyer's custodian of public records, provide City or Buyer with a copy of the requested records or allow records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for in Chapter 119, Florida Statutes, or as otherwise provided by law;
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of this Contract if Company does not transfer the records to City or Buyer; and
- (d) Upon completion of this Contract, transfer to City or Buyer at no cost all public records in possession of Company or keep and maintain public records required by City or Buyer to perform the service. If Company transfers all public records to City or Buyer upon completion of this Contract, Company shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Company keeps and maintains public records upon completion of this Contract, Company shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City or Buyer upon request from City or Buyer's custodian of public records in a format that is compatible with City or Buyer's technology systems.

The above requirements apply to a "Company" as defined in Section, 119.0701, Florida Statutes.

IF COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE BUYER'S OWNER REPRESENTATIVE AT ADMIN@CLARKADV.COM SUBJECT LINE: FLORIDA THEATRE PUBLIC RECORDS INQUIRY.

- 2.13 Multiple Responses from Same Company; No Collusion.**

More than one Response from an individual, firm, partnership, corporation, or association under the same or different names is not permitted. Reasonable grounds for believing that a Company is involved in more than one Response for the same work will be cause for rejection of all Responses in which such Company is believed to be involved. Any or all Responses will be rejected if there is reason to believe that collusion exists between Companies. Responses in which the prices obviously are unbalanced will be grounds for rejection.

- 2.14 Conflict of Interest.**

Section 126.110 of the Jacksonville Ordinance Code requires that a public official who has a financial interest in a bid or contract make a disclosure at the time that the bid or contract is submitted or at the time that the public official acquires a financial interest in the bid or contract, including but not limited to the public official's name, public office or position held, bid or proposal number, and the position or relationship of the public official with the bidder or Company. The parties will follow the provisions of Section 126.110, Jacksonville *Ordinance Code*, with respect to required disclosures by public officials who have or acquire a financial interest in a bid or contract with Buyer, to the extent the parties are aware of the same. All Companies must submit the Conflict of Interest Certificate attached to the RFP.

- 2.15 Convicted Vendor List.**

A person or affiliate placed on the State of Florida convicted vendor list pursuant to Section 287.133, Florida Statutes, following a conviction for a public entity crime may not do any of the following for a period of 36 months from the date of being placed on the convicted vendor list:

- submit a bid on a contract to provide any goods or services to a public entity;
- submit a bid on a contract with a public entity for the construction or repair of a public building or public work;
- submit bids on leases of real property to a public entity;
- be awarded or perform work as a consultant, supplier, sub-company, or company under a contract with any public entity; and
- transact business with any public entity in excess of the Category Two threshold amount provided in Section 287.017, Florida Statutes.

2.16 Discriminatory Vendor List.

An entity or affiliate placed on the State of Florida discriminatory vendor list pursuant to Section 287.134, Florida Statutes, may not:

- submit a bid on a contract to provide any goods or services to a public entity;
- submit a bid on a contract with a public entity for the construction or repair of a public building or public work;
- be awarded or perform work as a consultant, supplier, sub-Company, or company under a contract with any public entity; or
- transact business with any public entity.

2.17 Company Representations.

In submitting a Response, the Company understands, represents, and acknowledges the following (if Company cannot so certify to any of following, Company shall submit with its Response a written explanation of why it cannot do so).

- The Company currently has no delinquent obligations to the City of Jacksonville or any of its independent agencies.
- The Response is submitted in good faith and without any prior or future consultation or agreement with any other respondent or potential respondent;
- To the best of the knowledge of the person signing the Response, neither the Company, its affiliates, subsidiaries, owners, partners, principals or officers:
 - is currently under investigation by any governmental authority for conspiracy or collusion with respect to bidding on any public contract;
 - is currently under suspension or debarment by any governmental authority in the United States;
 - has within the preceding three years been convicted of or had a civil judgment rendered against it, or is presently indicted for or otherwise criminally or civilly charged, in connection with (i) obtaining, attempting to obtain, or performing a federal, state, or local government transaction or public contract; (ii) violation of federal or state antitrust statutes; or (iii) commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; or
 - has within the preceding three-year period had one or more federal, state, or local government contracts terminated for cause or default.
- Pursuant to Section 287.135, *Florida Statutes*, a Company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with an agency or local government entity for goods or services as written. Proposer is responsible for complying with these provisions.
- All representations made by Company to Buyer in connection with the RFP have been made after a diligent inquiry of its employees and agents responsible for preparing, approving, or submitting the Response.
- Company shall indemnify, defend, and hold harmless Buyer and its employees against any cost, damage, or expense which may be incurred or be caused by any error in the Response.
- All information provided by, and representations made by, Company are material and important and may be relied upon by Buyer in awarding the Contract.

2.18 Protests.

Any protest concerning the RFP shall be made in substantial compliance with the Procurement Protest Procedures established pursuant to Section 126.106(e) of the Jacksonville Ordinance Code. Questions and requests made to the Contact Person shall not constitute formal Notice of Protest.

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Section 3

General Terms and Conditions of Agreement

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3.47	Contract

3.1. Provision of Services. Company shall provide Buyer with all of the services and deliverables described in the RFP, the Response and the resulting Contract (collectively, the “Services”). If any services, functions or responsibilities are not specifically described in the RFP, the Response or the resulting Contract but are necessary for the proper performance and provision of the Services, they shall be deemed to be implied by and included within the scope of the Services to the same extent and in the same manner as if specifically described herein.

3.2. Relationship of the Parties. In performance of the Services, Company shall be acting in the capacity of an independent Company and not as an agent, employee, partner, joint venture, or associate of Buyer. Company shall be solely responsible for the labor, supplies, materials, means, methods, techniques, sequences, and procedures utilized to perform the Services in accordance with the Contract.

3.3. Buyer’s Right to Make Changes. Buyer may unilaterally require, by written order, changes altering, adding to, or deducting from the Services (“Changes”), provided that such Changes are within the general scope of the Contract. Buyer will make an equitable adjustment in the Contract price or delivery date if the Change materially affects the cost or time of performance. Such equitable adjustments require the written consent of Company, which shall not be unreasonably withheld. The Parties will cooperate with each other in good faith in discussing the scope and nature of the Change, the availability of Company personnel, the expertise and resources to provide such Change, and the time period in which such Change will be implemented.

3.4. Service Warranties. Company warrants that the Services shall be performed and delivered in a professional, first-class manner in accordance with the Contract and the standards prevailing in the industry. Company shall also undertake the following actions without additional consideration during the term of the Contract and for one year thereafter: (i) promptly making necessary revisions or corrections to resolve any errors and omissions on the part of Company; and (ii) conferring with Buyer for the purpose of interpreting any of the Services or information furnished. Acceptance of the Services by Buyer shall not relieve Company of these responsibilities. The warranties and covenants in this paragraph will extend to all sub-consultants as well.

The foregoing warranties and covenants shall not apply (i) with respect to any portions of the Service that have been produced by anyone other than Company or its sub-consultants; (ii) to any modifications made by anyone other than Company or its sub-consultants or without Company's specific prior written consent; or (iii) to any use of the Service in a manner or for any purpose other than those contemplated in the Contract. **EXCEPT AS EXPRESSLY STATED IN THE CONTRACT, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES REGARDING MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. COMPANY’S WARRANTIES EXTEND SOLELY TO BUYER.**

3.5. Buyer Will Assist Company. At Company’s request, Buyer will provide reasonable assistance and cooperation to Company, including the supply of any data and information necessary for Company to provide the Services. Buyer will also designate a Owners Representative who will, on behalf of Buyer, work with Company and administer the Contract in accordance with its terms.

3.6. Location Requirements for Services. Unless otherwise stated in the RFP or the Response, most of the Services shall be performed within Duval County, Florida and no Services will be performed outside of the United States. These restrictions may be modified in writing if Buyer determines, in its sole discretion, that the restrictions impose an undue burden on Company’s ability to perform the Services as contemplated in the Contract.

3.7. Use of Sub-Consultants; Flow-Down Provisions. Except to the extent the use of sub-consultants is disclosed in the Response or consented to in writing by Buyer, Company shall not be allowed to subcontract or assign any of its duties and obligations hereunder. In all cases, Company will be responsible for the acts or omissions of its sub-consultants. Company will ensure that all relevant contractual obligations will flow down to the sub-consultants and will be incorporated into the subcontracts (including the obligations relating to insurance, indemnification, delays, intellectual property rights, public records, non-discrimination, audits, security, location of services, termination, transition assistance, warranties, and the manner in which the Services are to be performed).

3.8. Meetings and Reports. Company must attend all meetings and public hearings relative to the Services where its presence is determined to be necessary and requested by Buyer and Company can reasonably schedule its appearance. Unless otherwise agreed, Company shall provide a monthly report summarizing Company’s performance. Company shall provide other periodic reports respecting the Services as Buyer reasonably requests.

3.9. Ownership of Works.

(a) As used in Sections 3.9 and 3.10, the term “Work” shall mean each deliverable, drawing, design, specification, rendering, notebook, tracing, photograph, reference book, equipment, expendable equipment and material, negative, report, finding, recommendation, data and memorandum of every description, shared with or delivered to Buyer pursuant to the Contract.

(b) With the exception of Company’s pre-existing intellectual capital and third-party intellectual capital as

described in Section 3.10 below, Buyer shall own all right, title and interest, including ownership of copyright (limited to the extent permitted by the terms of any governing licenses), in and to each Work including, but not limited to, software, source code, reports, deliverable, or work product developed by Company specifically for Buyer in connection with the Contract, and derivative works relating to the foregoing. The use of these Works in any manner by Buyer shall not support any claim by Company for additional compensation.

(c) Each Work, and any portion thereof, shall be a "work made for hire" for Buyer pursuant to federal copyright laws. Any software, report, deliverable, or work product as used in connection with the Work, but previously developed by Company specifically for other customers of Company or for the purpose of providing substantially similar services to other Company customers, generally shall not be considered "work made for hire", so long as the foregoing are not first conceived or reduced to practice as part of the Work. To the extent any of the Works are not deemed works made for hire by operation of law, Company hereby irrevocably assigns, transfers, and conveys to Buyer, or its designee, without further consideration all of its right, title and interest in such Work, including all rights of patent, copyright, trade secret, trademark or other proprietary rights in such materials. Except as provided in the foregoing sentences, Company acknowledges that Buyer shall have the right to obtain and hold in its own name any intellectual property right in and to the Work. Company agrees to execute any documents or take any other actions as may reasonably be necessary, or as Buyer may reasonably request, to perfect or evidence Buyer's ownership of the Work.

3.10. Intellectual Property.

(a) Company grants to Buyer an irrevocable, perpetual, royalty free and fully paid-up right to use (and such right includes, without limitation, a right to copy, modify and create derivative works from the subject matter of the grant and the right to sublicense all, or any portion of, the foregoing rights to an affiliate or a third party who provides service to Buyer) Company's intellectual property (including, without limitation, all trade secrets, patents, copyright and know-how) that is contained or embedded in, required for the use of, that was used in the production of or is required for the reproduction, modification, maintenance, servicing, improvement or continued operation of any applicable unit of Work.

(b) If the Work contains, has embedded in, or requires for the use of, any third party intellectual property, or if the third party intellectual property is required for the reproduction, modification, maintenance, servicing, improvement or continued operation of the Work, Company shall secure for Buyer an irrevocable, perpetual, royalty free and fully paid-up right to use all third party intellectual property. Company shall secure such right at its expense and prior to incorporating any third party intellectual property (including, without limitation, all trade secrets, patents, copyright and know-how) into any Work, including, without limitation, all drawings or data provided under the Contract, and such right must include, without limitation, a right to copy, modify and create derivative works from the subject matter of the grant of the right and a right to sublicense all or any portion of the foregoing rights to an affiliate or a third party service provider. This subparagraph does not apply to standard office software (e.g., Microsoft Office).

(c) Should Buyer, or any third party obtaining such Work through Buyer, use the Work or any part thereof for any purpose other than that which is specified in the Contract, it shall be at Buyer's and such third party's sole risk.

3.11. Software Development Processes and Standards. To the extent any software is developed, modified, or otherwise procured under the Contract, the Company will use commercially accepted software development and documentation processes and standards.

3.12. Limitation of Warranty for Buyer-Furnished Software. In lieu of any other warranty expressed or implied herein, Buyer warrants that any programming aids and software packages supplied for the Company use as Buyer-furnished property shall be suitable for their intended use on the system(s) for which designed. In the case of programming aids and software packages acquired by Buyer from a commercial source, such warranty is limited to that set forth in the contractual document covering the product(s). Should Buyer furnish Company with any programming aids or software packages that are found not to be suitable for their intended use on the system(s) for which designed, Company shall notify Buyer and supply documentation regarding any defects and their effect on progress on the Contract. Buyer will consider equitably adjusting the delivery performance dates or compensation, or both, and any other contractual provision affected by the Buyer-furnished property in accordance with the procedures provided for in Section 3.3 above ("Buyer's Right to Make Changes").

3.13. Loss of Data. If any Buyer data or record is lost or corrupted due to the negligence of Company or any of its sub-consultants or agents, Company shall be responsible for correcting and recreating all production, test, acceptance and training files or databases affected which are used in the provision of services, at no additional cost to the Buyer in the manner and on the schedule set by Buyer. This remedy shall be in addition to any other remedy Buyer may be entitled to by law or the Contract.

3.14. Purchase Orders. If the Contract requires a Service to be ordered by Buyer via purchase order, Company shall not deliver or furnish the Service until a Buyer transmits a purchase order. All purchase orders shall bear the Contract or solicitation number, shall be placed by Buyer directly with Company, and shall be deemed to incorporate by reference the Contract. Any discrepancy between the Contract terms and the terms stated on the Company's order form, confirmation, or acknowledgement shall be resolved in favor of terms most favorable to Buyer.

3.15. Best Pricing for Comparable Services to Other Government Entities. Compensation for the Services shall be as set forth in the Contract. During the Contract term, if Company offers better pricing to other government entities for substantially the same or a smaller quantity of Services upon the same or similar terms of the Contract (“Better Pricing”), then the price under the Contract shall be immediately reduced to the better price. Buyer may require Company to certify on an annual basis that Better Pricing (as defined above) does not exist.

3.16. Invoicing and Payment.

(a) Unless otherwise specified in the RFP, payment to Company for Services shall be made on a monthly basis for the Services provided by Company for the preceding month. Invoices shall contain the Contract number, purchase order number if applicable, and the appropriate vendor identification number. Buyer may require any other information from Company that Buyer deems necessary to verify its obligation to pay under the Contract. Payments will be made to Company approximately forty-five (45) days after receipt and acceptance of a proper invoice. Buyer does not pay service charges, interest or late fees unless required by law.

(b) To the extent Company’s fees include reimbursement for travel or travel- related expenses, such travel and travel-related expenses shall be subject to and governed by the provisions and limitations of the Jacksonville Ordinance Code.

(c) Buyer’s payment obligations are contingent upon availability of lawfully appropriated funds for the Services.

3.17. Taxes. Buyer is generally exempt from any taxes imposed by the State of Florida or the Federal Government. Exemption certificates will be provided upon request. Company shall identify any state, local and/or federal taxes in any prices quoted to Buyer.

3.18. Right of Setoff. Buyer may, in addition to other remedies available at law or equity and upon notice to Company, retain such monies from amounts due Company as may be necessary to satisfy any claim for damages, penalties, costs and the like asserted in good faith by Buyer (or any other local government entity or authority located in Duval County, Florida) against Company.

3.19. Retention of Records / Audits.

(a) Company must establish and maintain books, records, contracts, sub-contracts, papers, financial records, supporting documents, statistical records and all other documents pertaining to the Contract (collectively, the “Records”), in whatsoever form or format (including electronic storage media) is reasonable, safe and sufficient.

(b) Company must retain all Records for a minimum period of three (3) years after the final payment is made under the Contract. If an audit has been initiated and audit findings have not been resolved at the end of the three (3) year period, the Records shall be retained until resolution of the audit findings or any litigation which may be based on the terms of the Contract, at no additional cost to Buyer. Records shall be retained for longer periods when the retention period exceeds the time frames required by law or ordinance.

(c) At all reasonable times for as long as the Records are maintained, Company must allow persons duly authorized by Buyer (including Buyer’s auditor and inspector general offices), and to have full access to and the right to examine, copy or audit any of the Records, regardless of the form in which kept. Company will not charge Buyer for any setup, supervision, or space in connection with the examination and audit. Photocopying charges will not exceed the actual and reasonable cost of the copies to Company, and Buyer shall be permitted to bring its photocopying equipment if Buyer so desires.

(d) Company must comply with and cooperate in any audits or reports requested by Buyer and must ensure that all related party transactions are disclosed to the auditor.

(e) Company must permit Buyer to interview any of Company’s employees, sub-consultants, and sub-consultant employees to assure Buyer of the satisfactory performance of the terms and conditions of the Contract. Unless the parties agree otherwise or Buyer is willing to pay for the employee’s reasonable travel expenses, the interviews will be conducted at the employee’s primary place of work. Company will not charge Buyer for any employee time unless the interview time for that employee exceeds eight (8) hours in a calendar year.

(f) Following any audit or review, if performance of Company is, in the opinion of Buyer, deficient, Buyer will deliver to Company a written report of the deficiencies and request for development by Company of a corrective action plan. Company hereby agrees to prepare and submit, to Buyer, said corrective plan within ten (10) days of receiving Buyer’s written report. Thereafter, Company must correct all deficiencies in the corrective action plan within a reasonable time after Buyer’s receipt of the corrective action plan.

(g) All reports and other information provided by Company pursuant to this Section shall be submitted under penalties of perjury, under Section 837.06, Florida Statutes.

(h) Company must include the aforementioned audit, inspection, investigation and record-keeping requirements in all subcontracts and Contract assignments.

(i) Company agrees to reimburse Buyer for the reasonable costs of investigation incurred by Buyer for audits, inspections and investigations that uncover a material violation of the Contract. Such costs shall include the salaries of investigators, including overtime, travel and lodging expenses, and expert witness and documentary fees. Company shall not be responsible for any costs of investigations that do not uncover a material violation of the Contract.

3.20. Indemnification. Company and its sub-consultants (individually or collectively referred to as the “Indemnifying Parties”), shall hold harmless, indemnify, and defend Buyer and Buyer’s officers, directors, employees, representatives and agents (individually or collectively referred to as the “Indemnified Parties”) from and against:

(a) General Tort Liability, including without limitation any and all claims, actions, losses, damages, injuries, liabilities, costs and expenses of whatsoever kind or nature (including, but not by way of limitation, attorney’s fees and court costs) arising out of injury (whether mental or corporeal) to persons (including death) or damage to property, arising out of or incidental to the Indemnifying Parties’ performance of the Contract or work performed hereunder;

(b) Environmental Liability, including without limitation, any and all claims, suits, demands, judgments, losses, costs, fines, penalties, damages, liabilities and expenses (including all costs of cleanup, containment or other remediation, and all costs for investigation and defense thereof including, but not limited to, court costs, reasonable expert witness fees and attorney’s fees), arising from or in connection with (a) the Indemnifying Parties’ actions or activities under the Contract that result in a violation of any environmental law, ordinance, rule or regulation or that leads to an environmental claim or citation or to damages due to the Indemnifying Parties’ activities, (b) any environmental, health and safety liabilities arising out of or relating to the operation or other activities performed in connection with the Contract by the Indemnifying Parties at any time on or prior to the effective date of the Contract, or (c) any bodily injury (including illness, disability and death, regardless of when any such bodily injury occurred, was incurred or manifested itself), personal injury, property damage (including trespass, nuisance, wrongful eviction and deprivation of the use of real property) or other damage of or to any person in any way arising from or allegedly arising from any hazardous activity conducted by the Indemnifying Parties. Buyer will be entitled to control any remedial action and any legal proceeding relating to an environmental claim; and

(c) Intellectual Property Liability, including without limitation any and all claims, suits, demands, judgments, losses, costs, fines, penalties, damages, liabilities and expenses (including all costs for investigation and defense thereof including, but not limited to, court costs, reasonable expert witness fees and attorney’s fees), arising directly or indirectly out of any allegation that the Services, any product generated by the Services, or any part of the Services, constitutes an infringement of any copyright, patent, trade secret or any other intellectual property right and will pay all costs (including, but not limited to attorney’s fees and court costs), damages, charges and expenses charged to the Indemnified Parties by reason thereof. If in any suit or proceeding, the Services, or any product generated by the Services, is held to constitute an infringement and its use is permanently enjoined, the Indemnifying Parties shall, immediately, make every reasonable effort to secure for the Indemnified Parties a license, authorizing the continued use of the Service or product. If the Indemnifying Parties fail to secure such a license for the Indemnified Parties, then the Indemnifying Parties shall replace the Service or product with a non-infringing Service or product or modify such Service or product in a way satisfactory to Buyer, so that the Service or product is non-infringing; and

(d) Violation of Laws Liability, including without limitation, any and all claims, suits, demands, judgments, losses, costs, fines, penalties, damages, liabilities and expenses (including all costs for investigation and defense thereof including, but not limited to, court costs, reasonable expert witness fees and attorney’s fees) arising from or based upon the violation of any federal, state, or municipal laws, statutes, resolutions, rules or regulations, by the Indemnifying Parties or those under their control; and

(e) Liability from Breach of Representations, Warranties and Obligations, including without limitation, any and all claims, suits, demands, judgments, losses, costs, fines, penalties, damages, liabilities and expenses (including all costs for investigation and defense thereof including, but not limited to, court costs, reasonable expert witness fees and attorney’s fees) which may be incurred by, charged to or recovered from any of the foregoing, arising directly or indirectly out of (a) any breach of any representation or warranty made by the Indemnifying Parties in connection with the Contract or in any certificate, document, writing or other instrument delivered by the Indemnifying Party, or (b) any breach of any covenant or obligation of the Indemnifying Parties set forth in the Contract or any other certificate, document, writing or other instrument delivered by the Indemnifying Parties pursuant to the Contract.

The indemnifications in this Section 3.20 are separate and apart from, and are in no way limited by, any insurance provided pursuant to the Contract or otherwise. This Section 3.20 shall survive the expiration or termination of the Contract. To the extent an Indemnified Party exercises its rights under this Section 3.20, the Indemnified Party will (1) provide reasonable notice to Company of the applicable claim or liability, and (2) allow Company to participate in the litigation of such claim or liability (at Company’s expense) to protect its interests. Each Party will cooperate in the investigation, defense and settlement of claims and liabilities that are subject to indemnification hereunder, and each Party will obtain the prior written approval of the other Party before entering any settlement of such claim or liability, which consent shall not be unreasonably withheld, delayed or conditioned.

3.21. Insurance. Without limiting its liability under the Contract, Company and its sub-consultants shall procure and maintain at their sole expense, during the term of the Contract, insurance of the types and in the minimum amounts stated below

<u>SCHEDULE</u>	<u>LIMITS</u>
Workers Compensation	Florida Statutory Coverage
Employer's Liability (including appropriate Federal Acts)	\$ 100,000 Each Accident \$ 500,000 Disease Policy Limit \$ 100,000 Each Employee/Disease
Commercial General Liability (including premises operations, and blanket contractual liability)	\$ 3,000,000 General Aggregate \$ 2,000,000 Products/ Comp. Ops Agg. \$ 2,000,000 Personal/ Advertising Injury \$ 2,000,000 Each Occurrence
Umbrella Liability	\$ 3,000,000 Aggregate
Buyer and Owner Representative shall be named as additional insured for all General and Umbrella Liability coverages;	
Automobile Liability (all automobiles-owned, hired or non-owned)	\$ 2,000,000 Combined Single Limit
Professional Liability	\$ 1,000,000

Professional Liability coverage will be provided on an Occurrence Form or a Claims Made Form with a retroactive date equal to at least the first date of the Contract and with a three-year reporting option beyond the annual expiration date of the policy.

Each policy shall be written by an insurer holding a current certificate of authority pursuant to chapter 624, Florida Statutes. Such insurance shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of Buyer. Such Insurance shall be written by an insurer with an A.M. Best Rating of A-VII or better. Prior to commencing any Services, Certificates of Insurance approved by Buyer's Division of Insurance & Risk Management demonstrating the maintenance of said insurance shall be furnished to Buyer. The certificates shall provide that no material alteration or cancellation, including expiration and non-renewal shall be effective until thirty (30) days after receipt of written notice by Buyer.

Anything to the contrary notwithstanding, the liabilities of Company under the Contract shall survive and not be terminated, reduced, or otherwise limited by any expiration or termination of insurance coverage. Neither approval of nor failure to disapprove insurance furnished by Company shall relieve Company or its sub-consultants from responsibility to provide insurance as required by the Contract.

In case any class of employees engaged in hazardous work under the Contract is not protected under the Workers' Compensation statute, Company shall provide, and cause each sub-consultant to provide, adequate insurance, satisfactory to Buyer, for the protection of employees not otherwise protected.

The deductible amounts for any peril shall not exceed those determined by Company to be customary in the industry. Company shall be responsible for payment of its deductible.

For any insurance coverage required hereby, Company may use a self-insurance program, provided such program has received prior written approval of Buyer.

3.22. Buyer's Right to Suspend Work. Buyer may in its sole discretion suspend any or all activities under the Contract by providing a written notice to Company at least five (5) days in advance that outlines the particulars of suspension. Within ninety (90) days of providing such notice, or within any longer period agreed to by Company, Buyer shall either (1) authorize the resumption of work, at which time activity shall resume, or (2) terminate the Contract in accordance with the applicable termination provisions. Suspension of work shall not entitle Company to any additional compensation. The parties will reasonably amend any schedules relating to performance of the Services to reflect the suspension of work hereunder. Company shall not be entitled to receive compensation for any work it performs after being excused from providing it hereunder.

3.23. Buyer's Right to Terminate for Convenience. Buyer reserves the right to terminate the Contract at any time and for any reason by giving written notice to Company. If the Contract is terminated for convenience as provided herein, Buyer will be relieved of all further obligations other than payment for that amount of Services performed to the date of termination. Access to any and all work papers will be provided to the Buyer after the termination of the Contract within ten (10) calendar days of written notice. The parties understand and agree that Company shall not have a reciprocal right to terminate the Contract for convenience; it being understood that Buyer's payment for Services forms the consideration for Company not having this right. In the event of Buyer's termination of the Contract, Buyer (in its sole discretion) may also require Company to provide the Transition Services as set forth in Section 3.26 below.

3.24. Buyer's Remedies Upon Company Default. Any one or more of the following events, if not cured within ten (10) calendar days after Company's receipt of written notice thereof, shall constitute an "Event of Default" on the part of Company: (1) Company fails to perform the Services within the time specified in the Contract or any extension, (2) Company fails to maintain adequate progress, thus endangering performance of the Contract, (3) Company fails to honor any other material term of the Contract, or (4) Company fails to abide by any statutory, regulatory, or licensing requirement. Buyer may extend the 10-day cure period in its discretion.

In addition, the following shall constitute an immediate Event of Default with no right cure: (i) Company is found to have made a false representation or certification in its Response, or (ii) Company has been placed on the list maintained under Section 287.135, Florida Statutes, of companies with activities in Sudan or in Iran Petroleum Energy Sector.

Upon an "Event of Default" on the part of Company, Buyer will be entitled to terminate the Contract and pursue such other remedies available at law or equity, including the recovery of any re-procurement costs and delay damages. The rights and remedies available to Buyer under the Contract are distinct, separate, and cumulative remedies, and no one of them, whether or not exercised by a party, shall be deemed to be in exclusion of any other.

If, after termination, it is determined that Company was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience.

3.25. Company Remedies Upon Buyer Default. Buyer shall be in default if Buyer fails to honor any material term of the Contract, and such failure is not cured within forty-five (45) calendar days after receipt of written notice thereof from Company. In the event of Buyer's default, Company will be entitled to terminate the Contract and pursue such other remedies available at law or equity as it deems appropriate. **Except as expressly provided elsewhere in the Contract, Company will not be entitled to recover any lost profits or consequential damages.** The rights and remedies available to Company under the Contract are distinct, separate, and cumulative remedies, and no one of them shall be deemed to be in exclusion of any other.

3.26. Transition Services. At any time prior to the date the Contract expires or terminates for any reason (the "Termination Date"), Buyer may direct Company to provide reasonable transition assistance services ("Transition Assistance"). Company shall provide such Transition Assistance until such time as Buyer notifies Company that Buyer no longer requires such Transition Assistance, but in no event for more than 180 days following the Termination Date.

Transition Assistance shall mean any services, functions or responsibilities that are ordinarily or customarily provided to a purchaser to ensure that the services provided to that purchaser by a Company are fully transitioned in a smooth and efficient manner to a new service provider (either Buyer itself or a third-party Company). Transition Assistance includes the development and implementation of a detailed transition plan. To the extent that Transition Assistance will involve third parties hired by Buyer, those third parties shall cooperate with Company in its provision of Transition Assistance and sign any reasonable non-disclosure agreements required by Company.

Transition Assistance rendered before the Termination Date shall be provided at no additional cost to Buyer. Transition Assistance rendered after the Termination Date shall be provided at the rates negotiated by the parties prior to the rendering of such service, which rates shall not exceed the standard market rates that Company charges to government entities for comparable services; provided however, that if Buyer terminates the Contract because of a breach by Company, then (i) the Transition Assistance shall be provided at no cost to Buyer, and (ii) Buyer will be entitled to any other remedies available to it under law. Company may withhold Transition Assistance after the Termination Date if Buyer does not provide reasonable assurance that the charges for such Transition Assistance will be paid to Company in accordance with the invoicing and payment provisions of the Contract.

3.27. Force Majeure, Notice of Delay, and No Damages for Delay. Neither party shall be responsible for delays in performance if the delay was beyond that party's control (or the control of its employees, sub-consultants, or agents). Company shall notify Buyer in writing of any such delay or potential delay and describe the cause of the delay either (1) within ten (10) calendar days after the cause that creates or will create the delay first arose, if Company could reasonably foresee that a delay could occur as a result, or (2) if delay is not reasonably foreseeable, within five (5) calendar days after the date Company first had reason to believe that a delay could result. Based upon such notice, Buyer will give Company a reasonable extension of time to perform; provided, however, that Buyer may elect to terminate the Contract in whole or in part if Buyer determines, in its sole judgment, that such a delay will significantly impair the value of the Contract to Buyer. Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. **THE FOREGOING SHALL CONSTITUTE COMPANY'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY.** No claim for damages, other than for an extension of time, shall be asserted against Buyer. Company shall not be entitled to an increase in the Contract price or payment of any kind from Buyer for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency arising because of delay, disruption, interference, or hindrance from any cause whatsoever.

3.28. No Waiver. The delay or failure by a party to exercise or enforce any of its rights under the Contract shall not constitute or be deemed a waiver of that party's right thereafter to enforce those rights, nor shall any single or partial exercise of any such

right preclude any other or further exercise thereof or the exercise of any other right. Unless otherwise agreed in writing, Buyer's payment for the Services shall not release Company of its obligations under the Contract and shall not be deemed a waiver of Buyer's right to insist upon strict performance hereof.

3.29. Qualification of Company Employees, Sub-Consultants, and Agents. All Company employees, sub-consultants and agents performing work under the Contract shall be properly trained and qualified. Upon request, Company shall furnish a copy of technical certification or other proof of qualification. All employees, sub-consultants and agents performing work under the Contract must comply with all reasonable administrative requirements of Buyer and with all controlling laws and regulations relevant to the services they are providing under the Contract. Buyer may conduct, and Company shall cooperate in, a security background check or other assessment of any employee, sub-Company or agent furnished by Company. Buyer may refuse access to, or require replacement of, any personnel for reasonable cause.

Company shall take all actions necessary to ensure that Company's employees, sub-consultants and agents are not considered employees of Buyer. Such actions include, but are not limited to, ensuring that Company's employees, sub-consultants, and agents receive payment and any legally mandated insurance (e.g., workers' compensation and unemployment compensation) from an employer other than Buyer.

As a condition to providing services to Buyer, Company (and any sub-consultant) will enroll and participate in the federal E-Verify Program within thirty days of the effective date of the Contract. Proof of enrollment and participation will be made available to Buyer upon request.

3.30. Security Procedures. Company and its employees, sub-consultants and agents shall comply fully with all generally applicable security procedures of the United States, the State of Florida and Buyer in performance of the Contract. Buyer agrees that any security procedures imposed by Buyer specifically for the Contract will be reasonable and will not impose any unreasonable costs or hardships.

3.31. Restrictions on the Use or Disclosure of Buyer's Information. Company shall not use, copy or disclose to third parties, except in connection with performing the Services, any information obtained by Company or its agents, sub-consultants or employees in the course of performing the Services, including, but not limited to, security procedures, business operations information, or commercial proprietary information in the possession of Buyer. At Buyer's request, all information furnished by Buyer will be returned to Buyer upon completion of the Services. Company shall not be required to keep confidential any information that has already been made publicly available through no fault of Company or that Company developed independently without relying on Buyer's information. To ensure confidentiality, Company shall take appropriate steps as to its employees, agents, and sub-consultants, including the insertion of these restrictions in any subcontract agreement. The warranties of this paragraph shall survive the Contract.

3.32. Protection of Company's Trade Secrets and Other Confidential Information. All documents received by Buyer in connection with this Agreement are subject to Chapter 119, Florida Statutes (the "Florida Public Records Law"). Any specific information that Company claims to be a trade secret or otherwise exempt from the Florida Public Records Law must be clearly identified as such by Company on all copies furnished to Buyer. Buyer agrees to notify Company of any third-party request to view such information, but it is Company's obligation to obtain a court order enjoining disclosure. If Company fails to obtain a court order enjoining disclosure within five (5) business days of Company's receiving notice of the request, Buyer may release the requested information. Such release shall be deemed for purposes of the Contract to be made with Company's consent and will not be deemed to be a violation of law, including but not limited to laws concerning trade secrets, copy right or other intellectual property.

3.33. Assignment. Each party binds itself and its respective successors and assigns in all respects to all of the terms, conditions, covenants and provisions of the Contract. Company shall not sell, assign or transfer any of its rights (including rights to payment), duties or obligations under the Contract without the prior written consent of Buyer. In the event of any assignment, Company shall remain liable for performance of the Contract unless Buyer expressly waives such liability. Buyer may assign the Contract with prior written notice to Company of its intent to do so. Nothing herein shall be construed as creating any personal liability on the part of any officer, employee or agent of Buyer.

3.34. Notice and Approval of Changes in Ownership. Because the award of the Contract may have been predicated upon Company's ownership structure, Company agrees that any transfer of a substantial interest in Company by any of its owners shall require Buyer's prior written approval, which approval shall not be unreasonably withheld or unreasonably delayed. By execution of the Contract, Company represents that it has no knowledge of any intent to transfer a substantial interest in Company. A substantial interest shall mean at least 25% of the voting shares in Company. This section shall not apply to (i) transfers occurring upon the incapacitation or death of an owner; (ii) transfers associated with an initial public offering on the NYSE or NASDAQ markets; or (iii) transfers to a company whose stock is publicly traded on the NYSE or NASDAQ markets.

3.35. Assignment of Antitrust Claims. Company and Buyer recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by Buyer. Therefore, Company hereby assigns to Buyer any and all claims under

the antitrust laws of Florida or the United States for overcharges of goods, materials or services purchased in connection with the Contract.

3.36. Equal Employment Opportunity. The Equal Opportunity clause in Title 41, Part 60-1.4 of the Code of Federal Regulations (Paragraphs 1 through 7 of President's Executive Order 11246), the provisions of the Equal Opportunity for Individuals with Disabilities Act in 42 U.S.C. Section 12112, the Listing of Employment Openings for Veterans Clause in Title 41, Part 50-260.2 of the Code of Federal Regulations and the Disabled Veterans and Veterans of the Vietnam era Clause in Title 41, Part 60-250.5 of the Code of Federal Regulations, are incorporated herein by reference if and to the extent applicable. If Company is exempt from any of the above cited terms, written evidence of such exempt status must be provided to Buyer.

3.37. Other Non-Discrimination Provisions. As required by Section 126.404, Jacksonville Ordinance Code, Company represents that it has adopted and will maintain throughout the term of this contract a policy of nondiscrimination or harassment against any person with regard to race, color, sex (including pregnancy), sexual orientation, gender identity or expression, religion, political affiliation, national origin, disability, age, marital status, veteran status, or any other impermissible factor in recruitment, hiring, compensation, training, placement, promotion, discipline, demotion, transfers, layoff, recall, termination, working conditions and related terms and conditions of employment.. Company agrees that, on written request, it will permit reasonable access to its records of employment, employment advertisement, application forms and other pertinent data and records, by the Executive Director of the Community Relations Commission, or successor agency or commission, for the purpose of investigation to ascertain compliance with the non-discrimination provisions of the Contract; *provided however*, that Company shall not be required to produce, for inspection, records covering periods of time more than one (1) year prior to the effective date of the Contract. Company agrees that, if any of the products or Services to be provided pursuant to the Contract are to be provided by a sub-consultant, the provisions of this Section shall be incorporated into and become a part of the subcontract.

3.38. Prompt Payment to Sub-Consultants and Suppliers. The following is required by Chapter 126, Part 6, Jacksonville Ordinance Code; provided however, if Company does not use JSEB sub-consultants, as identified below, this Section 3.38 shall not apply:

(a) *Generally.* When Company receives payment from Buyer for labor, services or materials furnished by sub-consultants and suppliers hired by Company, Company shall remit payment due (less proper retainage) to those sub-consultants and suppliers within fifteen (15) calendar days after Company's receipt of payment from Buyer. Nothing herein shall prohibit Company from disputing, pursuant to the terms hereof, all or any portion of a payment alleged to be due to its sub-consultants and suppliers. In the event of such dispute, Company may dispute the disputed portion of any such payment only after Company has provided notice to the Buyer and to the sub-consultant or supplier whose payment is in dispute, which notice shall: (i) be in writing; (ii) state the amount in dispute; (iii) specifically describe the actions required to cure the dispute; and (iv) be delivered to Buyer and said sub-consultant or supplier within ten (10) calendar days after Company's receipt of payment from Buyer. Company shall pay all undisputed amounts due within the time limits imposed by this Section.

(b) *Jacksonville Small and Emerging Business Enterprise and Minority Business Enterprise Participation.* Notwithstanding Chapter 126, Part 6 of the Jacksonville Ordinance Code, Company shall pay all contracts awarded with certified Jacksonville Small and Emerging Business Enterprises ("JSEB"), as defined therein, their pro rata share of their earned portion of the progress payments made by Buyer under the Contract within seven (7) business days after Company's receipt of payment from Buyer (less proper retainage). The pro-rata share shall be based on all work completed, materials and equipment furnished, or services performed by the certified JSEB at the time of payment. As a condition precedent to progress and final payments to Company, Company shall provide to Buyer, with its requisition for payment, documentation that sufficiently demonstrates that Company has made proper payments to its certified JSEB's from all prior payments Company has received from Buyer. Company shall not unreasonably withhold payments to certified JSEB's if such payments have been made to Company. If Company withholds payment to its certified JSEB's, which payment has been made by Buyer to Company, Company shall return said payment to Buyer. Company shall provide notice to Buyer and to the certified JSEB's whose payment is in dispute, which notice shall: (i) be in writing; (ii) state the amount in dispute; (iii) specifically describe the actions required to cure the dispute; and (iv) be delivered to Buyer and said JSEB's within five (5) calendar days after Company's receipt of payment from Buyer. Company shall pay all undisputed amounts due within the time limits imposed in this Section. The failure to pay undisputed amounts to the JSEB's within seven (7) business days shall be a breach of the Contract, compensable by one per-cent (1%) of the outstanding invoice being withheld by Buyer, not as a penalty, but as liquidated damages to compensate for the additional contract administration by Buyer.

(c) *Third Party Liability.* The Prompt Payment requirements hereunder shall in no way create any contractual relationship or obligation between Buyer and any sub-consultant, supplier, JSEB or any third party or create any Buyer liability for Company's failure to make timely payments hereunder. However, Company's failure to comply with the Prompt Payment requirements shall constitute a material breach of Company's contractual obligations to Buyer. As a

result of said breach, Buyer, without waiving any other available remedy it may have against Company, may: (i) issue joint checks; and (ii) charge Company a 0.2% daily late payment charge or the charges specified in said Chapter 126 of the Jacksonville Ordinance Code for JSEB's and in Chapter 218, Florida Statutes, for non-JSEB's, whichever is greater.

3.39. Conflicts of Interest. Company acknowledges that Section 126.112 of the Jacksonville Ordinance Code requires that a public official who has a financial interest in a bid or contract make a disclosure at the time that the bid or contract is submitted or at the time that the public official acquires a financial interest in the bid or contract, including but not limited to the public official's name, public office or position held, bid or proposal number, and the position or relationship of the public official with the bidder or Company.

3.40. Contingent Fees Prohibited. In conformity with Section 126.306, Jacksonville Ordinance Code: Company warrants that it has not employed or retained any consultant or person, other than a bona fide employee working solely for Company, to solicit or secure the Contract and that it has not paid or agreed to pay any person, consultant, corporation, individual or firm, other than a bona fide employee working solely for Company, any fee, commission, percentage, gift or any other consideration, contingent upon or resulting from the award or making of the Contract. For the breach or violation of these provisions, Buyer shall have the right to terminate the Contract without liability and, at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift or consideration.

3.41. Truth in Negotiation Certificate. Pursuant to Section 126.305, Jacksonville Ordinance Code, the execution of the Contract by Company shall be deemed to be a simultaneous execution of a Truth-In-Negotiation Certificate, whereby Company states that the wage rates and other factual unit costs supporting the compensation hereunder are accurate, complete and current at the time of contracting. Further Company agrees that the compensation hereunder shall be adjusted to exclude any significant sums where Buyer determines the contract price was increased due to inaccurate, incomplete or non-current wage rates and other factual unit costs, provided that any and all such adjustments shall be made within one (1) year following the completion date of the Contract.

3.42. Compliance with Applicable Laws. Company (and any sub-consultants) must comply with all applicable federal, state and local laws, rules and regulations as the same exist and as may be amended from time to time, including:

- Chapter 119, Florida Statutes (the Florida Public Records Law);
- Section 286.011, Florida Statutes (the Florida Sunshine Law);
- Chapter 602, Jacksonville Ordinance Code (the Jacksonville Ethics Code);
- Chapter 126, Jacksonville Ordinance Code (the Jacksonville Purchasing Code); and
- All licensing and certification requirements applicable to performing the Services.

3.43. Cooperative Purchasing. Pursuant to their own governing laws, and subject to the agreement of Company, other entities may be permitted to make purchases at the terms and conditions contained herein. These purchases are independent of the agreement between Buyer and Company, and Buyer shall not be a party to such transactions.

3.44. Warranty of Ability to Perform. Company warrants that (i) it is ready, willing and able to perform its obligations under the Contract, and (ii) to the best of Company's knowledge, there are no pending or threatened actions, proceedings, investigations or any other legal or financial conditions that would in any way prohibit, restrain, or diminish Company's ability to satisfy its Contract obligations. Company shall immediately notify Buyer in writing if its ability to perform is compromised in any manner during the term of the Contract.

3.45. Warranty of Authority to Sign Contract. Each person signing the Contract warrants that he or she is duly authorized to do so and to bind the respective party to the Contract.

3.46. Governing State Law/Severability/Venue/Waiver of Jury Trial. The rights, obligations and remedies of the parties as specified under the Contract shall be interpreted and governed in all aspects by the laws of the State of Florida. Should any provision of the Contract be determined by the courts to be illegal, unenforceable or in conflict with any applicable law, the validity of the remaining provisions shall not be impaired. Venue for litigation of the Contract shall be exclusively in courts of competent jurisdiction located in Jacksonville, Duval County, Florida. The parties waive any and all rights to a jury trial with respect to disputes arising under the Contract.

3.47. Contract. Both parties acknowledge that they have had the opportunity to provide meaningful input into the terms and conditions contained in the Contract. Therefore, any doubtful or ambiguous provisions contained herein shall not be construed against the party who physically prepared the Contract. Article headings appearing herein are inserted for convenience or reference only and shall in no way be construed to be interpretations of text.

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Section 4

Description of Services and Deliverables

4.1 Description of Services

The Company selected will be expected to provide pre-construction and construction phase services as described in this RFP and as amended and supplemented by Buyer. In addition to acting as an advisor to Buyer, the Company will assume fiscal responsibility for the construction of the Project, provide a Guaranteed Maximum Price (GMP) proposal to Buyer and become contractually bound to provide the actual labor and materials for the Project. All savings on the project will be returned to Buyer at the conclusion of the Project. Performance and Payment Bonds for 100% of the total project budget will be required within ten days of execution of the GMP contract amendment.

- Demolition and removal of the existing flume shaft is expected to begin August 25th 2025 and be completed no later than September 10th 2025.
- Build out of the 1st level green room and 2nd level dressing room is expected to begin August 2025 and be completed by April 2026.

General outline of services to be provided by Company:

Budget and Estimating

- Provide comprehensive and detailed guaranteed maximum price (GMP) estimate of provided documents
- Establish logistics plan, schedule and other preparatory documents necessary for Work
- Provide all accounting functions
- Provide value engineering concepts and feedback
- Review drawings for constructability and provide feedback to design team
- Provide change order controls

Procurement

- Develop and execute a comprehensive procurement plan, including long-lead item planning
- Prepare sub-contractor bid or proposal packages
- Conduct pre-bid meetings
- Receive bids
- Summarize bids for Buyer's review and formulate recommendations for sub-contractor selection
- Conduct award of contracts/purchase orders

Construction

- Execute construction of all portions of the project in compliance with the construction documents and AHJ requirements
- Retain full responsibility for the project site and actions of all employees/ subcontractors throughout construction
- Provide coordination and management of sub-contractors
- Construction planning
- Construction implementation
- Safety management - Provide for job safety functions
- Schedule management - Provide management of construction schedule, including timely updates
- Material management
- Quality control - Establish and implement a quality management program
- Permitting/ inspections
- Provide post construction services

Miscellaneous

- Provide jobsite security functions ensuring the safety and security of all patrons, staff and material possessions of both
- Attend Owner meetings when requested

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ATTACHMENT A

RESPONSE FORMAT

To maintain comparability and facilitate the evaluation process, Responses shall be organized in the manner set forth below. Tab delineations for each section is recommended. Response format and ease with which Buyer's selection committee can review and navigate the response, as well as the response content will be used in the evaluation process. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the response as non-responsive

- 1) **Title Page:** Include RFP Title, RFP Number, Company's full name, address, email and phone number.
- 2) **Cover Letter:** Include the following:
 - Date of Letter.
 - RFP Title and Number
 - Company's full name, address and phone number.
 - Names of the persons who will be authorized to make representations for the Company, their titles, addresses (including email address) and telephone numbers.
 - Company's Federal Employer ID Number.
 - Acknowledgement that (i) the Response is based on the terms set forth in the RFP and all amendments thereto posted on Buyer's website <https://floridatheatre.com/connect/press-and-news/> as of the date of the Response.
 - Signature of Authorized Representative.
- 3) **Required Forms.** Attach all forms identified in Section 1 or in Attachments, each signed by an authorized representative. Examples of the forms that may be required include:
 - Conflict of Interest Certificate.
 - Business References.
 - Schedule of Proposed Costs and Rates (as identified in Attachment B.5)
- 4) **Proof of Minimum Requirements.** Responses will ONLY be accepted from companies meeting the minimum requirements (see also Section 1.5 of this RFP). Company must provide clear documentation that they meet the minimum requirements.
 - (e) The Company shall provide current proof of insurance and all business licenses required by local, state, and federal law as applicable.
 - (f) Provide a listing and description of similar project and client experiences completed within the last five years. Submit only the seven most relevant projects.
 - (g) Provide a listing and description of any partnering firms the Company intends to hire as a subconsultant in performance of this work.
 - (h) Provide an outline of Company's approach to and schedule associated with completion of the proposed scope.
 - (i) Provide a detailed breakdown (including percentage to cost of work for each) of soft costs, general conditions, general expenses, insurances, overhead, fees and other expenses Company anticipates applying to the direct cost of work for this Project.
 - (j) Provide resumes with project experience and other pertinent information for all of Company's personnel that will be directly associated with the Project.
 - (k) Provide a description of anything the Company believes makes it uniquely qualified to perform this work for The Florida Theatre.

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Attachment B

Evaluation Criteria

Selection by Buyer will be based on a “best value” approach. Buyer’s selection committee will evaluate and score based on the criteria identified criteria in this RFP and the firm with the highest score will move forward in the selection process.

The evaluations will be scored upon the following criteria, as a minimum. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the proposal as non-responsive. The response to each of the criterion will be evaluated relative to the other responses received and will be awarded a score of 1 through the total point value identified. Companies are encouraged to arrange their responses in a format that will offer ready review and evaluation of each criterion.

1. COMPETENCE, PAST AND PRESENT RECORD OF PROFESSIONAL ABILITIES ON SIMILAR PROJECTS / CLIENT TYPES AND OTHERS.
(10 points maximum score)
2. FINANCIAL RESPONSIBILITY; APPLICABLE LICENSES, RESOURCES AND CAPABILITIES; ABILITY TO SUCCESSFULLY COMPLETE THE PROJECT WITH MINIMAL/ NO IMPACT TO OPERATIONS.
(5 points maximum score)
3. ABILITY TO DEVELOP AND IMPLEMENT AN APPROACH AND TO WORK A PLAN WITH PROJECT STAKEHOLDERS TO MEET THE PROJECT REQUIREMENTS.
(10 points maximum score)
4. AN OVERALL WILLINGNESS TO MEET BOTH TIME AND BUDGET REQUIREMENTS FOR THE PROJECT.
(5 Points maximum score)
5. COMPANY COST COMPETITIVENESS AND APPROACH TO COST CONTROL.
(20 Points maximum score)

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Attachment C

Not Applicable

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ATTACHMENT D
SERVICES CONTRACT
BETWEEN
THE FLORIDA THEATRE PERFORMING ARTS CENTER, INC.,
a Florida not for profit corporation
AND
INSERT CORPORATE NAME OF COMPANY
FOR
INSERT SUMMARY OF SERVICES TO BE PERFORMED

THIS CONTRACT, made and entered into this ____ day of __, 2025 (the “Effective Date”), by and between the THE FLORIDA THEATRE PERFORMING ARTS CENTER, INC., a Florida not for profit corporation (the “Theatre”), a municipal corporation existing under the Constitution and the laws of the State of Florida, and ____ (the “COMPANY”), a ____ corporation authorized to transact business in Florida and with its principal offices at _____.

WHEREAS, the Theatre (as the “Buyer”) issued a Request for Proposal No. ____ (the “RFP”) for certain services described in the RFP (the “Services”); and

WHEREAS, based on COMPANY’S response to the RFP dated ____, consisting of __ pages (the “Response”), the Theatre has negotiated and awarded this Contract to COMPANY;

NOW THEREFORE, in consideration of the premises and the mutual covenants contained below, the parties agree as follows:

- 1. Performance of Services.** The Services will be performed by COMPANY as specified in the RFP and the Response.
- 2. Compensation.** COMPANY will be paid by the Theatre for the Services [as follows: _____ or [as specified on the Price Sheets attached as Exhibit ____.
- 3. Maximum Indebtedness.** As required by Section 106.431, *Ordinance Code*, the Theatre’s maximum indebtedness, for all products and services under this Contract shall be a fixed monetary amount not-to-exceed ____ (\$____).
- 4. Term.** The initial term of this Contract shall commence on the Effective Date and shall expire five years later, unless sooner terminated by either party in accordance with the terms of the RFP. This Contract may be renewed for up to ____ additional one (1) year periods by (i) the Theatre, in its sole discretion, upon written notice to COMPANY at least sixty (60) days prior to end of the then-current term, or (ii) upon the mutual agreement of the parties.
- 5. Contract Documents.** This Contract consists of the following documents which are hereby incorporated as if fully set forth herein and which, in case of conflict, shall have priority in the order listed:
 - This document, as modified by any subsequent signed amendments
 - Any amendments to the RFP
 - Specific Information Regarding The RFP (Section 1 of the RFP)
 - Description of Services and Deliverables (Section 4 of the RFP)
 - General Instructions to Respondents (Section 2 of the RFP)
 - General Contract Conditions (Section 3 of the RFP)
 - Any Purchase Order under the Contract
 - The Response, provided that any terms in the Response are prohibited shall not be included in this Contract.

6. Notices. All notices under this Agreement shall be in writing and shall be delivered by certified mail, return receipt requested, or by other delivery with receipt to the following:

As to the Theatre:

Numa Saisselin

As to the COMPANY:

7. Contract Managers. Each Party will designate a Contract Manager during the term of this Contract whose responsibility shall be to oversee the Party's performance of its duties and obligations pursuant to the terms of this Contract. As of the Effective Date, Theatre's Contract Manager is [Insert Name and Address], and the COMPANY'S Contract Manager is [Insert Name and Address]. Each Party shall provide prompt written notice to the other Party of any changes to the Party's Contract Manager or his or her contact information; provided, such changes shall not be deemed Contract amendments and may be provided via email.

8. Entire Agreement. This Contract constitutes the entire agreement between the parties hereto for the Services to be performed and furnished by the COMPANY. No statement, representation, writing, understanding, agreement, course of action or course of conduct, made by either party or any representative of either party, which is not expressed herein shall be binding. COMPANY may not unilaterally modify the terms of this Contract by affixing additional terms to materials delivered to the CITY (e.g., "shrink wrap" terms accompanying or affixed to a deliverable) or by including such terms on a purchase order or payment document. COMPANY acknowledges that it is entering into this Contract for its own purposes and not for the benefit of any third party.

9. Amendments. All changes to, additions to, modifications of, or amendment to this Contract, or any of the terms, provisions and conditions hereof, shall be binding only when in writing and signed by the authorized officer, agent or representative of each of the parties hereto.

10. Counterparts. This Contract, and all amendments thereto, may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

Remainder of page left blank intentionally.

Signature page follows immediately.

IN WITNESS WHEREOF, the parties have executed this Contract as of the day and year first above written.

ATTEST:

The Florida Theatre Performing Arts Center, Inc.

By _____

By _____

Numa Saisselin

President

In accordance with the *Ordinance Code*, of the City of Jacksonville, I do hereby certify that there is an unexpended, unencumbered, and un-impounded balance in the appropriation sufficient to cover the foregoing agreement; and that provision has been made for the payment of monies provided therein to be paid.

Signature: _____

Name and Title: _____

Contract #: _____

ATTEST:

INSERT NAME OF COMPANY.

By _____

By _____

Signature

Signature

Type/Print Name

Type/Print Name

Title

Title

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ATTACHMENT E

LIABILITY FOR ERRORS AND OMISSIONS

5.12 ACCURACY OF WORK

5.12.01. The COMPANY shall be responsible for the accuracy of its work, including work by any sub-consultants, and shall promptly make necessary revisions or corrections resulting from errors and omissions on the part of the COMPANY or sub-consultants without additional compensation. Acceptance of the work by the CITY and BUYER shall not relieve the COMPANY of the responsibility for subsequent corrections of any such errors and the clarification of any ambiguities.

5.12.02. At any time during the construction of the Project provided for by the Contract Documents or during any phase of work performed by others based on data furnished by the COMPANY under this Agreement, the COMPANY shall confer with the CITY and BUYER for the purpose of interpreting the information furnished and/or to correct any errors and/or omissions made by the COMPANY. The COMPANY shall prepare all drawings or data to correct its errors and/or omissions without added compensation, even though final payment may have already been received therefor.

5.12.03. The COMPANY shall be and shall remain liable, in accordance with applicable law, for all damages to the CITY and BUYER caused by the COMPANY's breach of contract or its negligent performance of any of the services furnished under this Agreement. The COMPANY shall not be responsible for (i) any time delays in the Project caused by circumstances beyond the COMPANY's control, or (ii) any additional construction costs, other than the "Recoverable Damages" defined below, that would have been incurred by the CITY and BUYER if the Contract Documents had been properly prepared in the first place. However, the COMPANY will be liable to the CITY and BUYER for the following damages associated with such breach of contract or negligent performance ("Recoverable Damages"):

- any retrofit expenses (such as the cost to remove installed work), intervening increases in the cost of the labor, supplies or building components, and any other avoidable costs resulting from the breach or negligent performance that are not otherwise recoverable under this Agreement; and
- liquidated damages equal to 20% of the cost of any Change Order issued to the COMPANY to perform the work necessary to correct the breach or negligent performance. This payment shall not constitute a penalty, but rather is the parties' reasonable estimate of the amount necessary to compensate the CITY and BUYER for (i) increased administrative/oversight costs of CITY and BUYER staff, (ii) recovery of the "builder's premium" for Change Orders that the CITY and BUYER cannot competitively bid out, and (iii) the damages resulting from the fact that CITY and BUYER will need to pull funding from other CITY-budgeted projects to cover the costs of the Change Order; and any other damages available to the CITY and BUYER at law or in equity.

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ATTACHMENT F
CONFLICT OF INTEREST CERTIFICATE

RFP No. FT-10466-SOL-06

Bidder must execute either Section I or Section II hereunder relative to Florida Statute 112.313(12). Failure to execute either Section may result in rejection of this bid proposal.

SECTION I

I hereby certify that no official or employee of the City or independent agency requiring the goods or services described in these specifications has a material financial interest in this company.

Signature

Company Name

Name of Official (Type or Print)

Business Address

City, State, Zip Code

SECTION II

I hereby certify that the following named City official(s) and employee(s) having material financial interest(s) (in excess of 5%) in this company have filed Conflict of Interest Statements with the Supervisor of Elections, 105 East Monroe Street, Jacksonville, Duval County Florida, prior to bid opening.

Name	Title or Position	Date of Filing
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature

Company Name

Name of Official (Type or Print)

Business Address

City, State, Zip Code

PUBLIC OFFICIAL DISCLOSURE

Section 126.112 of the Purchasing Code requires that a public official who has a financial interest in a bid or contract make a disclosure at the time that the bid or contract is submitted or at the time that the public official acquires a financial interest in the bid or contract. Please provide disclosure, if applicable, with bid.

Public Official _____

Position Held: _____

Position or Relationship with Bidder: _____

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ATTACHMENT G
QUESTIONS AND ANSWERS

RFP Questions due per section 1.14 of this RFP

Question 1:

Answer 1:

Question 2:

Answer 2:

Question 3:

Answer 3:

Question 4:

Answer 4:

Question 5:

Answer 5:

Question 6:

Answer 6:

Question 7:

Answer 7:

Question 8:

Answer 8:

Question 9:

Answer 9:

Question 10:

Answer 10:

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REQUEST FOR PROPOSAL

**Flume Shaft Demolition, 1st Level Green Room and 2nd Level
Dressing Room Build Out**

Solicitation Number: FT-10466-SOL-10
For
The Florida Theatre Performing Arts Center, Inc.

Attachment B.5

Schedule of Proposed Costs and Rates

Per the Request For Proposal (RFP) FT-10466-SOL-10 Attachment A-3 'Required Forms' proposing firms shall provide a schedule of proposed costs and fees. To satisfy this requirement please complete and include this form in your firms RFP submission.

A. Pre-Construction Fee:

- a. Indicate whether Company intends to charge a pre-construction fee: ☐ Yes ☐ No
i. If yes, indicate the lump sum value for pre-construction services: _____

B. Construction Management Fee:

- a. For all work during the construction phase, Company agrees to perform for the lump sum of: _____ or if figured as a percentage of the Cost of Work, indicate that value: _____ %

C. General Conditions Cost:

- a. For project supervision and support team costs, Company agrees to perform for the sum of: _____ or if figured as a percentage of the Cost of Work, indicate that value: _____ %

D. Cost of Bonds:

- a. The cost of payment and performance bonds for this project shall be: _____ or if figured as a percentage of the Cost of Work, indicate that value: _____ %

E. Cost of Insurance:

- a. The cost of general liability, umbrellas liability, automobile liability and workmen's compensation for this project shall be: _____ or if figured as a percentage of the Cost of Work, indicate that value: _____ %

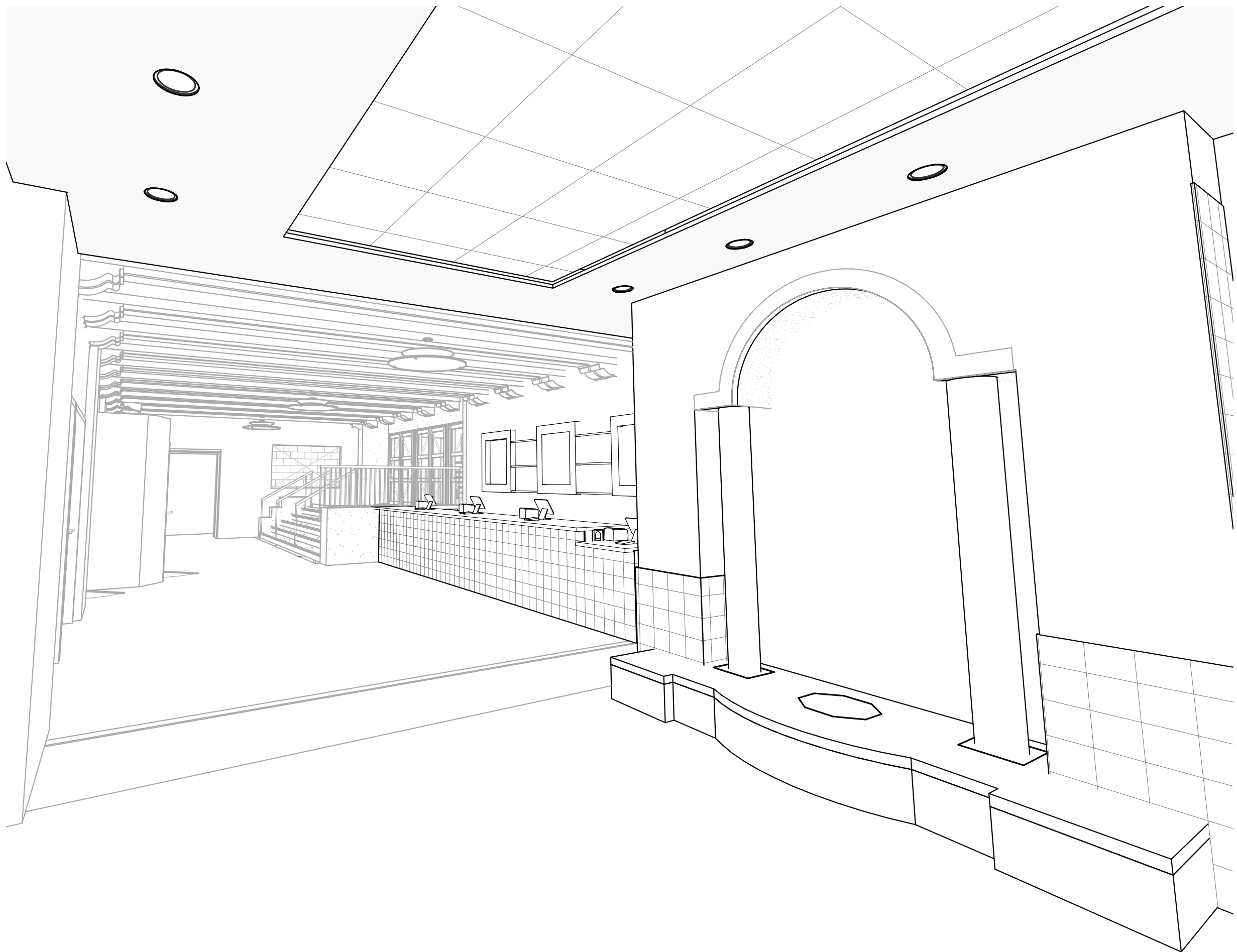
F. Schedule Duration:

- a. Provide the number of calendar days Company will require to provide a detailed guaranteed maximum price (GMP) proposal: _____ calendar days
b. Provide the number of calendar days Company will require to achieve substantial completion of the Project following Owner's written acceptance of a GMP: _____ calendar days

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FLORIDA THEATRE RENOVATION

LS3P: 0750-240011
128 E FORSYTH ST #300
JACKSONVILLE, FL 32202



FLORIDA THEATRE
NUMA SAISSSELIN - PRESIDENT

ISSUED: 08/09/2024 CONTRACT DOCUMENTS



ARCHITECT
LS3P ASSOCIATES LTD.

1301 RIVERPLACE BLVD
SUITE 1100
JACKSONVILLE, FL 32207
(904) 241-9997



STRUCTURAL ENGINEERS
KIESTER WEBB

6501 ARLINGTON EXPY
BUILDING B, SUITE 201
JACKSONVILLE, FL 32211
(904) 619-2333



MEP ENGINEERING
POWELL & HINKLE

1409 KINGSLEY AVE
UNIT 12A
ORANGE PARK, FL 32073
(904) 264-5570

THIS LINE SHOWS ABOVE E ELEVATION
ONE OF MANY SHEETS
FOR THIS PROJECT
8/8/2024 3:28:02 PM

PROJECT ABBREVIATIONS

A/C	AIR CONDITION(ING)	FOS	FACE OF SLAB	PT	PAINT, POST-TENSIONED,
ADMIN	ADMINISTRATION	FOW	FACE OF WALL	PVC	PRE-TREATED
AFF	ABOVE FINISHED FLOOR	FT	FOOT, FEET		
ALT	ALTERNATE	FTG	FOOTING		
ALUM	ALUMINUM	FURN	FURNISH, FURNITURE	QTR	QUARTER
APPROX	APPROXIMATE(LY)	GA	GAGE	QTY	QUANTITY
ARCH	ARCHITECT(URAL)	GALV	GALVANIZED	R	RADIUS, RISER
AUTO	AUTOMATIC	GC	GENERAL CONTRACTOR	RCP	REFLECTED CEILING PLAN
AUX	AUXILIARY	GYP DD	GYPSUM BOARD	RD	ROOF DRAIN
AV	AUDIOVISUAL	GYP PLAS	GYPSUM PLASTER	REF	REFRIGERATOR, REFERENCE
BITUM	BITUMINOUS	HC	HANDICAP	REQD	REQUIRED
BL	BUILDING LINE	HD	HEAVY DUTY	RL	ROOF LEADER
BLDG	BUILDING	HDWD	HARDWOOD	RM	ROOM
BN	BULL NOSE	HDWR	HARDWARE	RO	ROUGH OPENING
BOS	BOTTOM OF STEEL	HM	HOLLOW METAL	ROW	RIGHT OF WAY
BOT	BOTTOM	HORIZ	HORIZONTAL	S	SOUTH
CAB	CABINET	HT	HEIGHT	SC	SOLID CORE
CJ	CONTROL JOINT	HVAC	HEATING, VENTILATION & AIR	SD	STORM DRAIN
CL	CENTER LINE	ID	INSIDE DIAMETER	SECT	SECTION
CLG	CEILING	INCL	INCLUDE(D), (ING)	SF	SQUARE FEET
CLG HT	CEILING HEIGHT	INFO	INFORMATION	SIM	SIMILAR
CLO	CLOSET	INSUL	INSULATION	SPEC	SPECIFICATION
CLR	CLEAR(ANCE)	INT	INTERIOR	SPKR	SPEAKER
CMU	CONCRETE MASONRY UNIT	JAN CLO	JANITOR CLOSET	SQ	SQUARE
COL	COLUMN	KIT	KITCHEN	SS	STAINLESS STEEL
CONC	CONCRETE	KO	KNOCKOUT	STD	STANDARD
CONF	CONFERENCE	LAB	LABORATORY	STOR	STORAGE
CONT	CONTINUE, CONTINUOUS	LAM	LAMINATE	SUSP	SUSPENDED
CORR	CORRIDOR	LAU	LAUNDRY	SYS	SYSTEM
CU FT	CUBIC FOOT	LAV	LAVATORY	T	TREAD
CU YD	CUBIC YARD	LF	LINEAR FEET	TEL	TELEPHONE
DEPT	DEPARTMENT	LVR	LOUVER	TEMP	TEMPORARY
DET	DETAIL	MAINT	MAINTENANCE	TFF	TOP OF FINISH FLOOR
DF	DRINKING FOUNTAIN	MATL	MATERIAL	THK	THICKNESS
DIA	DIAMETER	MAX	MAXIMUM	THRU	THROUGH
DIAG	DIAGONAL	MECH	MECHANICAL	TO	TOP OF
DIM	DIMENSION	MEZZ	MEZZANINE	TOB	TOP OF BEAM
DIV	DIVISION	MFG	MANUFACTURING	TOC	TOP OF CONCRETE, CURB
DS	DOWNSPOUT	MFR	MANUFACTURER	TOF	TOP OF FOOTING
E	EAST	MIN	MINIMUM	TOJ	TOP OF JOIST
EAS	EACH	MISC	MISCELLANEOUS	TCM	TOP OF MASONRY
EIPS	EXTERIOR INSULATION & FINISH SYSTEM	MO	MASONRY OPENING	TOP	TOP OF PARAPET
EJ	EXPANSION JOINT	MR	MOISTURE RESISTANT	TOS	TOP OF SLAB
EL	ELEVATION	MTD	MOUNTED	TOW	TOP OF WALL
ELEC	ELECTRICAL	MTG	MOUNTING	TRTD	TREATED
ELEV	ELEVATOR	MTL	METAL	TV	TELEVISION
ENCL	ENCLOSE(D)	N	NORTH	TYP	TYPICAL
EOS	EDGE OF SLAB	NIC	NOT IN CONTRACT	UL	UNDERWRITERS
EQ	EQUAL	NOM	NOMINAL	LABORATORIES	
EQUIP	EQUIPMENT	NON	NON-COMBUSTIBLE	UNLESS NOTED OTHERWISE	
EWC	ELECTRIC WATER COOLER	COMB	COMB	VERT	VERTICAL
EXIST	EXISTING	NTS	NOT TO SCALE	VEST	VESTIBULE
EXP JT	EXPANSION JOINT	OC	ON CENTER	VIF	VERIFY IN FIELD
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	W	WEST, WIDE
FF	FACE TO FACE	OPP	OPPOSITE	W/	WITH
FD	FLOOR DRAIN	OPT	OPTION(AL)	W/O	WITHOUT
FE	FIRE EXTINGUISHER	PCF	POUNDS PER CUBIC FEET	WW	WALL TO WALL
FEC	FIRE EXTINGUISHER CABINET	PLAM	PLASTIC LAMINATE	WC	WATER CLOSET
FF EL	FINISH FLOOR ELEVATION	PLYWD	PLYWOOD	WD	WOOD
FHC	FIRE HOSE CABINET	PNL	PANEL	WP	WORKING POINT,
FIN FLR	FINISHED FLOOR	PR	PAIR	WATERPROOFING	
FLR	FLOOR, FILLER	PREFAB	PREFABRICATED	WR	WATER REPELLENT
FOC	FACE OF CURB	PREFIN	PREFINISH	WT	WEIGHT
FOF	FACE OF FINISH	PRKG	PARKING	WVF	WELDED WIRE FABRIC
FOM	FACE OF MASONRY	PSF	POUNDS PER SQUARE FOOT	YD	YARD
		PSI	POUNDS PER SQUARE INCH		

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ELEVATION LEGEND & GENERAL NOTES

BUILDING ELEMENTS

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


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	(FLORIDA BUILDING CODE 8TH EDITION 2023) ACCESSORY STORAGE		(FLORIDA BUILDING CODE 8TH EDITION 2023) FIXED SEATING
	(FLORIDA BUILDING CODE 8TH EDITION 2023) BUSINESS AREAS		(FLORIDA BUILDING CODE 8TH EDITION 2023) UNCONCENTRATED ASSEMBLY
	(FLORIDA BUILDING CODE 8TH EDITION 2023) CONCENTRATED ASSEMBLY		



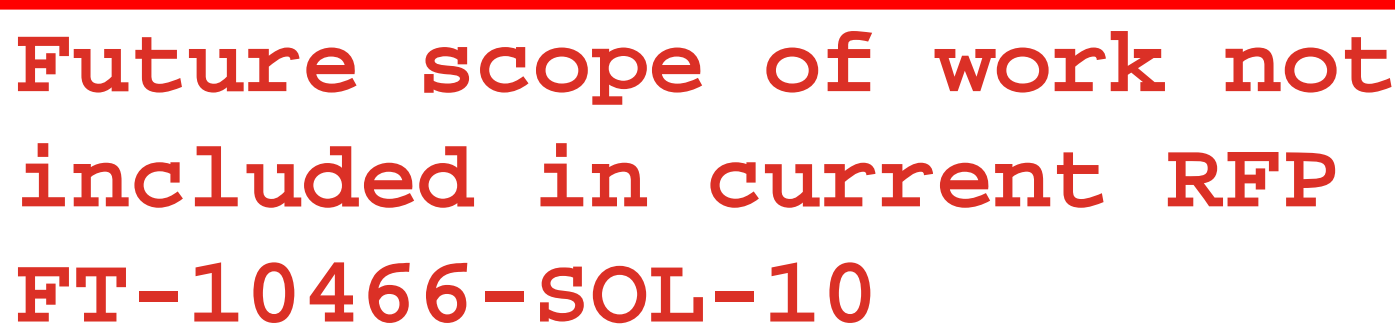
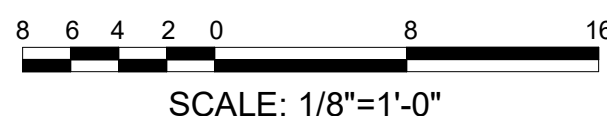
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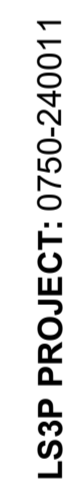
CONTRACT DOCUMENTS


$$1/8" = 1'-0"$$


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(FLORIDA BUILDING CODE 8TH EDITION 2023) LOCKER

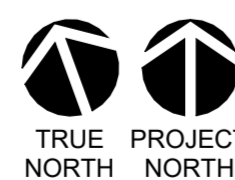
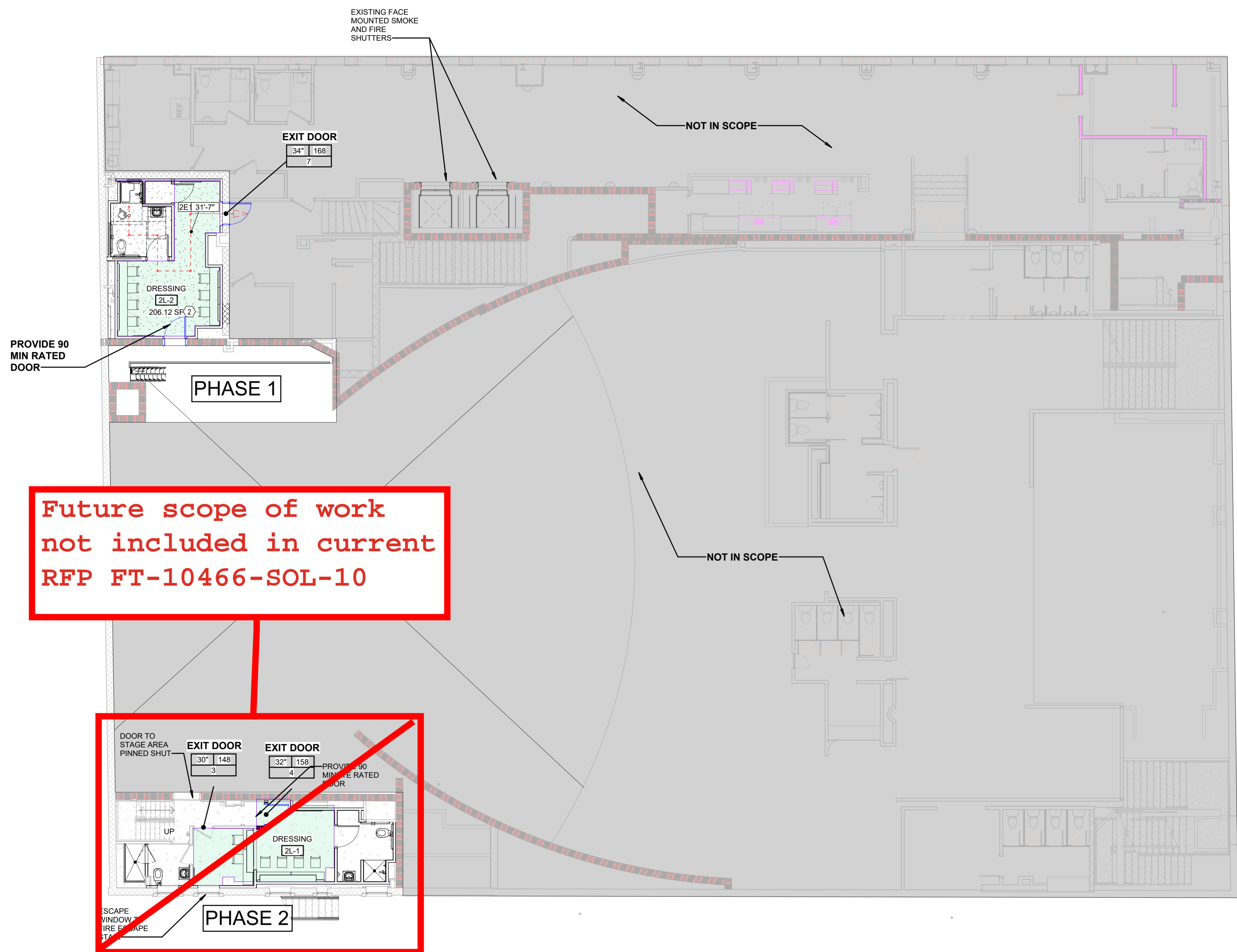
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SHEET NAME:
LIFE SAFETY PLAN-
LEVEL 2

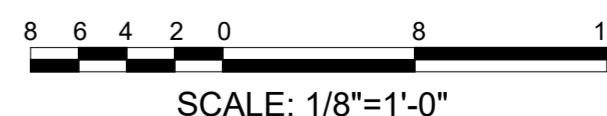
ORIG 08/09/2024
SUBMISSION:

SHEET: **G-102**

CONTRACT DOCUMENTS



A3 **CODE COMPLIANCE PLAN- LEVEL 2**
1/8" = 1'-0"



- | | |
|------|-----------------------------------------------------------------------------------|
| 3A | 3 5/8" METAL STUD, NON-RATED, GWB 6" ABOVE CLG |
| 3AD | 3 5/8" METAL STUD, NON-RATED, EXTEND TO DECK ABOVE |
| 3AS | 3 5/8" METAL STUD, NON-RATED W/ SOUND ATTENUATION |
| 3A1K | 3 5/8" METAL STUD, 1 HOUR RATED SMOKE BARRIER |
| 3A1S | 3 5/8" METAL STUD, 1 HOUR RATED FIRE BARRIER
W/ SOUND ATTENUATION |
| 3AZS | 3 5/8" METAL STUD, NON-RATED, (2) LAYERS OF GWB EACH
SIDE W/ SOUND ATTENUATION |
| 3A3 | 3 5/8" METAL STUD, 3 HOUR RATED FIRE WALL |
| 3A5 | 3 5/8" METAL STUD, NON RATED SMOKE PARTITION |
| 4S2 | 4" C/H CMU, 2 HOUR RATED FIRE BARRIER |
| 6M | 6" NOM. CMU W/ ACOUSTIC FIL |
| 8M | 8" NOM. CMU, NON-RATED, MIN. COURING ABOVE CLG |
| 8M3 | 8" NOM. CMU, 3 HOUR RATED FIRE WALL |
| 12MD | 12" NOM. CMU, NON-RATED, EXTEND TO DECK ABOVE |

A6 1 1/2" = 1'-0"

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THE INFORMATION IS EXACTLY AS SHOWN AND NOT TO BE USED FOR CONSTRUCTION

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THE LINE SHOWN ABOVE IS EXACTLY ONE FOOT FROM THE CENTER OF THE ROOM AS SHOWN.

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RESTROOM ACCESSORIES				
TAG	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
GB1	GRAB BAR- HORIZONTAL- 48"	BOBRICK	150CX48.MBLK	
GB3	GRAB BAR- HORIZONTAL- 42"	BOBRICK	150CX42.MBLK	
GB4	GRAB BAR- HORIZONTAL- 24"			
GB5	GRAB BAR- VERTICAL- 18"	BOBRICK	150CX18.MBLK	
GB7	GRAB BAR- HORIZONTAL- 18"	BOBRICK	150CX18.MBLK	
GB8	GRAB BAR- HORIZONTAL- 30"	BOBRICK	150CX30.MBLK	
MR1	FRAMELESS MIRROR	BRADLEY	747	INCLUDE FRAMELESS MIRROR CLIPS
SD1	SOAP DISPENSER	BOBRICK	B4112	
SS1	SHOWER SEAT	BOBRICK	B5181	
TT	TOILET PAPER DISPENSER	BOBRICK	B-9890	BLACK MATTE



FLORIDA
THEATRE

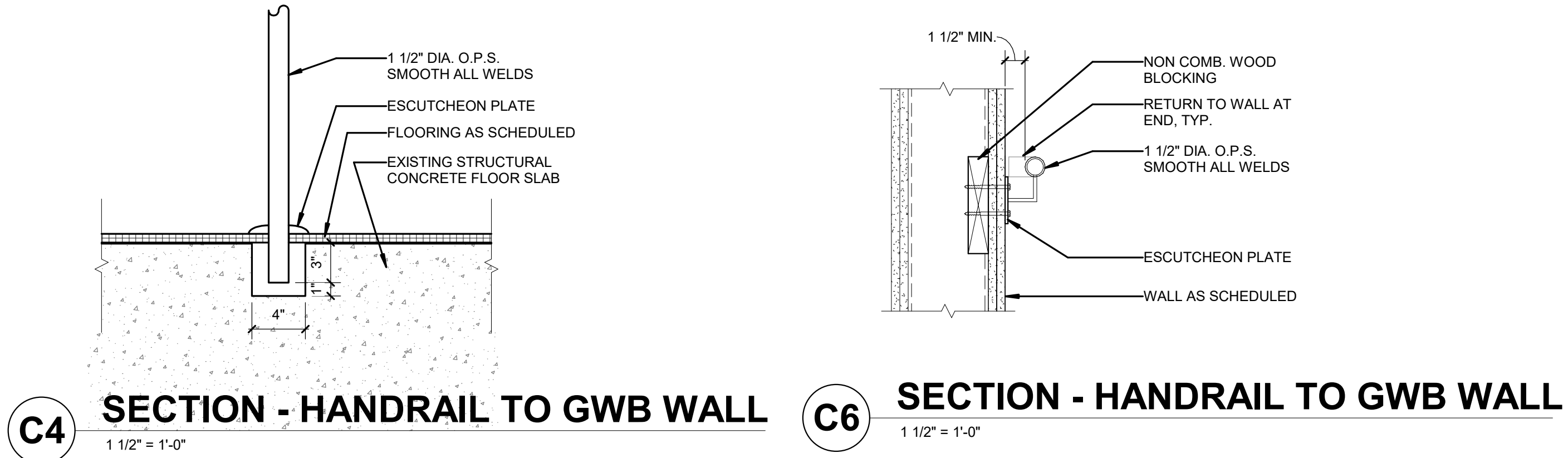


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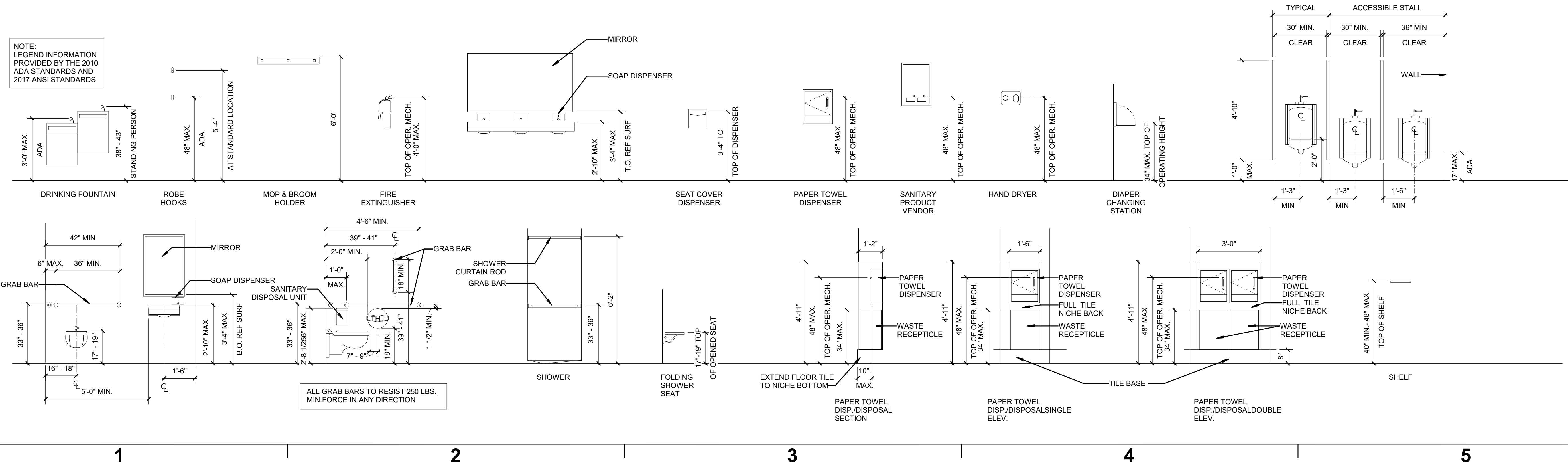
FLORIDA QUALIFYING ARCHITECTS:
Neil A. Dawson [FL AR0017014]
John T. Norman, II [FL AR0014604]

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TYPICAL MOUNTING HEIGHTS - RESTROOMS



SHEET NAME:
ACCESSORY ITEM
TYPES AND
MOUNTING
HEIGHTS

ORIG SUBMISSION: 08/09/2024

SHEET:
A-012

CONTRACT DOCUMENTS

THE LINE INDICATES THE EXACTLY
ONE DIMENSIONAL AREA SIZE
FOR THE AREA INDICATED

E

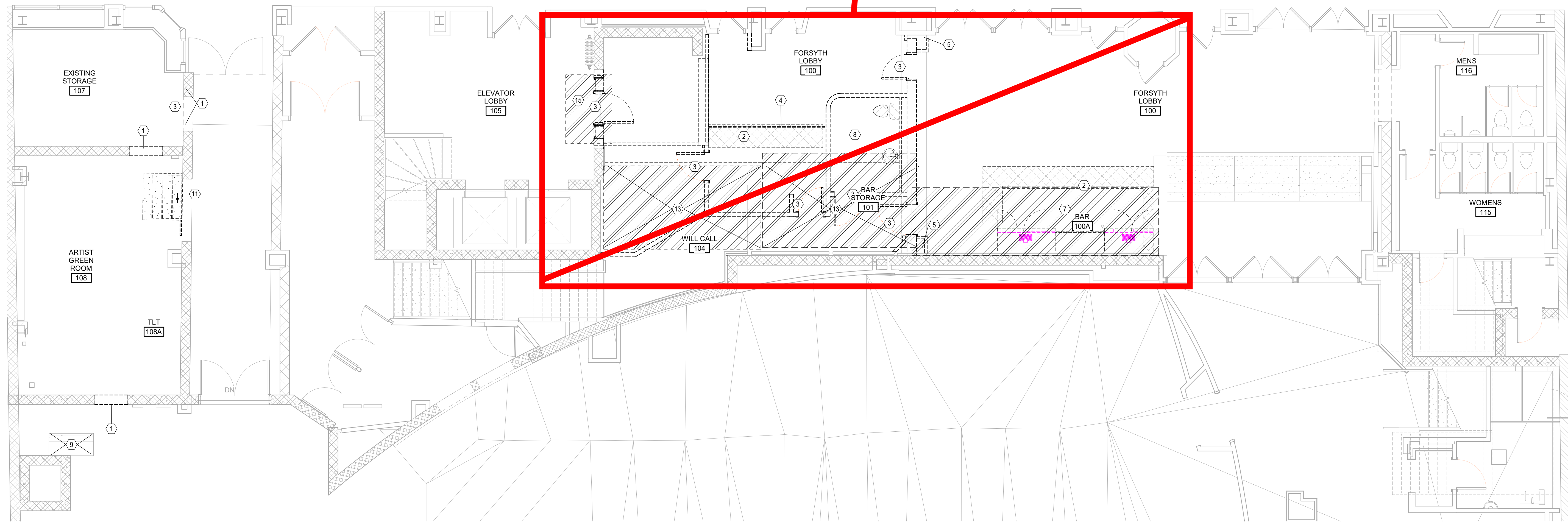
D

C

B

A

8/9/2024 2:01:07 PM



A1 DEMOLITION PLAN- LEVEL 1

3/16" = 1'-0"

HISTORIC DEMOLITION PLAN SHEET NOTES

- A. ALL FINISHES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE. ALL SURFACES ARE ASSUMED TO BE HISTORIC AND SHOULD BE PRESERVED AND PROTECTED AT ALL PHASES OF CONSTRUCTION.
- B. REMOVE ALL MECHANICAL EQUIPMENT, DUCTS, PIPING, CONDUIT, ETC. THAT WILL NOT BE UTILIZED IN RENOVATED BUILDING AND WITHIN PROJECT SCOPE.
- C. DOOR OPENINGS CUT INTO EXISTING STRUCTURAL WALLS MUST BE COORDINATED WITH STRUCTURAL ENGINEER TO MAINTAIN INTEGRITY.
- D. PATCH AND REPAIR WHERE ITEMS ARE REMOVED.
- E. WHERE UNCOVERED IN THE PROJECT SCOPE ALL FLOOR, WALL, OR CEILING SYSTEM PENETRATIONS SHALL BE BROUGHT TO REQUIRED FIRE RESISTANCE RATINGS.
- F. DEMO ALL LIGHT FIXTURES IN PROJECT SCOPE. PATCH AND REPAIR ALL SURFACES TO REMAIN.
- G. ASBESTOS REPORT WILL NEED TO BE CONDUCTED BY CONTRACTOR PRIOR TO DEMOLITION.

DEMOLITION PLAN SHEET NOTES

- A. SEE G-001 FOR SHEET-SPECIFIC GRAPHICS & SYMBOLS.
- B. NUMBERED KEY NOTES DO NOT IMPLY SEQUENCE. CONTRACTOR TO PERFORM DEMOLITION WORK AS REQUIRED PER WORK SEQUENCE.
- C. DEMOLITION DRAWINGS ARE INTENDED TO SHOW GENERAL AREAS OF DEMOLITION AS WELL AS GENERAL EXISTING CONDITIONS. THEY DO NOT SHOW ALL WORK WHICH MAY BE NECESSARY. COMPARE WITH DRAWINGS INDICATING NEW CONSTRUCTION.
- D. REFER TO OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON DEMOLITION. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.
- E. EXISTING WORK TO REMAIN SHALL BE TEMPORARILY SECURED, BRACED, STABILIZED AND PROTECTED UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
- F. THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT FOR INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.
- G. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION/CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- H. VERIFY THAT CONSTRUCTION INDICATED FOR REMOVAL IS NOT LOAD BEARING OR IS ADEQUATELY SHORED AS INDICATED ON STRUCTURAL DRAWINGS PRIOR TO STARTING ANY WORK.
- I. ERECT BARRICADES, FENCES OR OTHER SECURABLE MEANS TO PREVENT UNAUTHORIZED ACCESS INTO CONSTRUCTION ZONES.
- J. DO NOT ALLOW MATERIAL AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON-SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
- K. TERMINATE AND CAP UTILITIES IN WALLS, CEILINGS, AND FLOORS, NOTED TO BE REMOVED AND NOT INTENDED FOR REUSE.
- L. PREPARE AND PATCH SURFACES THAT ARE TO RECEIVE NEW FINISHES REQUIRED AFTER REMOVING OR RELOCATING DEVICES, WIRING OR OTHER APPURTENANCES. REFER TO FINISH SCHEDULE FOR NEW FINISHES.
- M. MAINTAIN EXISTING FINISHES, OPERATIONAL CHARACTERISTICS, AND APPEARANCE OF ITEMS SCHEDULED TO REMAIN OR BE REUSED.
- N. IN THE EVENT THAT ANY PARTY ENCOUNTERS SUSPECTED ASBESTOS, HAZARDOUS OR OTHER TOXIC MATERIAL AT THE JOB SITE, OR SHOULD IT BECOME KNOWN THAT SUCH MATERIAL MAY BE PRESENT AT THE JOB SITE, CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY IN WRITING.

SHEET NAME:
DEMOLITION
FLOOR PLAN-
LEVEL 1 &
DRESSING ROOMS

ORIG 08/09/2024
SUBMISSION:

SHEET:
AD-101

CONTRACT DOCUMENTS



FLORIDA
THEATRE



LS3P ASSOCIATES LTD.
1301 RIVERPLACE BLVD, SUITE 1100
JACKSONVILLE, FL 32207
TEL. 904.241.9987
WWW.LS3P.COM

FLORIDA QUALIFYING ARCHITECTS:
Neil A. Dawson [FL AR0017014]
John T. Norman, II [FL AR0014604]

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FLORIDA THEATRE
RENOVATION

128 E FORSYTH ST #300
JACKSONVILLE, FL 32202

LS3P PROJECT: 0750-240011

THESE DIMENSIONS ARE EXACTLY
ONE FOOT AND ONE INCH
FOR ALL DIMENSIONS

E

D

C

B

A

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1

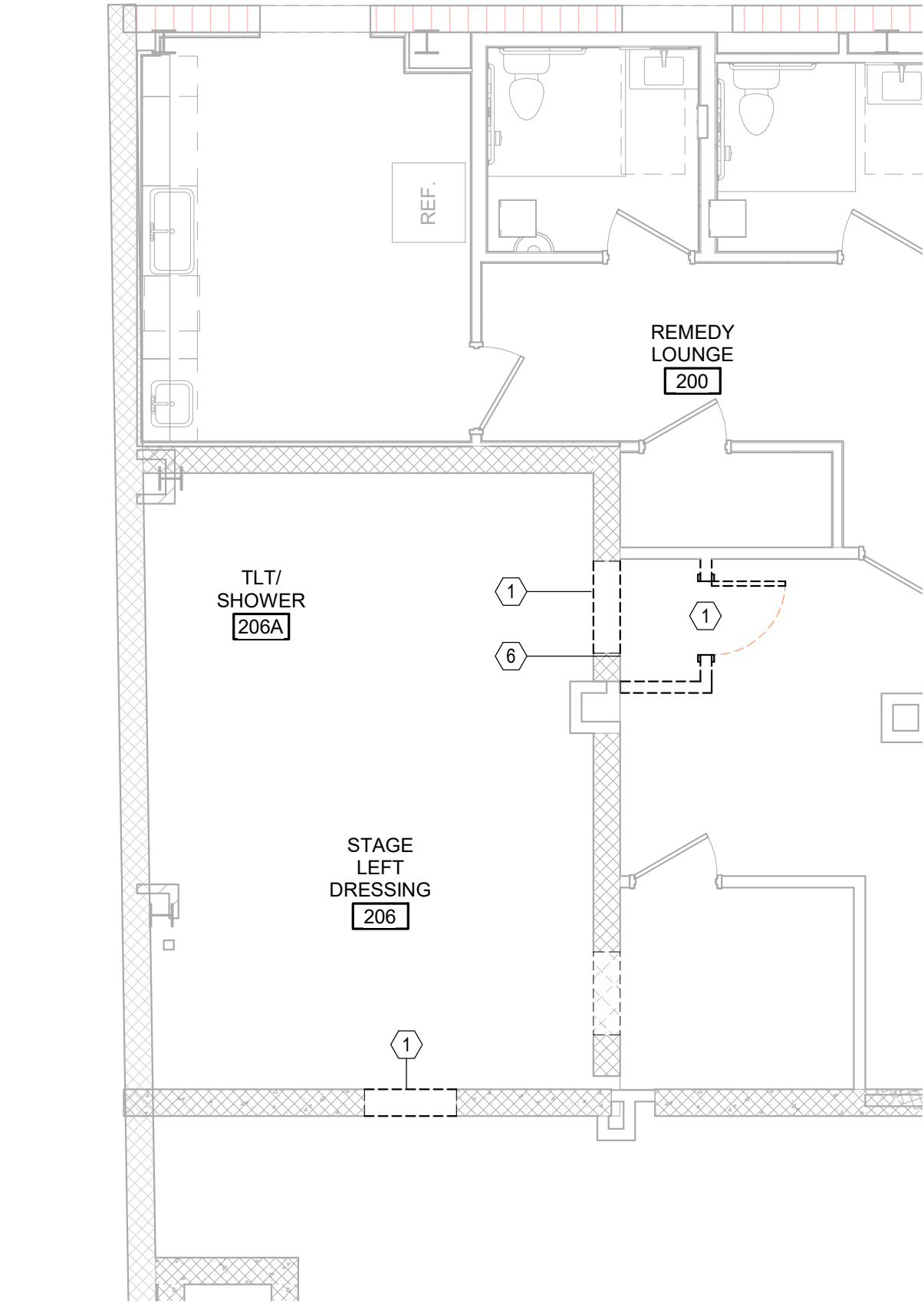
2

3

4

5

6



A4 DEMOLITION LEVEL 2 - Office
3/16" = 1'-0"

#	DEMOLITION NOTES BY NUMBER
NUMBER	NOTE
1	BRICK MASONRY TO BE REMOVED. COORDINATE WITH STRUCTURAL
2	CASEWORK TO BE REMOVED. ALL FINISHES & ASSOCIATED ITEMS TO BE REMOVED
3	DOOR, FRAME & THRESHOLD TO BE REMOVED.
4	WINDOW AND FRAME TO BE REMOVED.
5	WALL TO BE REMOVED. PATCH AND REPAIR AS NEEDED
6	REMOVE EXISTING ELECTRICAL PANEL AND SALVAGE FOR REINSTALLATION
7	EQUIPMENT TO BE REMOVED.
8	FIXTURES TO BE REMOVED.
9	WOOD FLOORING AND ASSOCIATED STRUCTURE TO BE REMOVED. COORDINATE WITH STRUCTURAL DRAWINGS
10	MECHANICAL CHASE REMOVED. PATCH AND REPAIR FLOOR - SEE STRUCTURAL
11	EXISTING SERVICE DOOR TO BE REMOVED. WALL TO BE BPATCHED TO MATCH EXISTING
13	SLAB WORK REQUIRED FOR FUTURE RESTROOMS AND PROPOSED PLUMBING. COORDINATE WITH PLUMBING PLANS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMO INLCUDING EXISTING STRUCTURE.
15	CUT AND PATCH EXISTING SLAB AT ELEVATOR LOBBY TO FORSYTH LOBBY.

DEMOLITION PLAN SHEET NOTES	
A.	SEE G-001 FOR SHEET-SPECIFIC GRAPHICS & SYMBOLS.
B.	NUMBERED KEY NOTES DO NOT IMPLY SEQUENCE. CONTRACTOR TO PERFORM DEMOLITION WORK AS REQUIRED PER WORK SEQUENCE
C.	DEMOLITION DRAWINGS ARE INTENDED TO SHOW GENERAL AREAS OF DEMOLITION AS WELL AS GENERAL EXISTING CONDITIONS. THEY DO NOT SHOW ALL WORK WHICH MAY BE NECESSARY. COMPARE WITH DRAWINGS INDICATING NEW CONSTRUCTION.
D.	REFER TO OTHER DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON DEMOLITION. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.
E.	EXISTING WORK TO REMAIN SHALL BE TEMPORARILY SECURED, BRACED, STABILIZED AND PROTECTED UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
F.	THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT FOR INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS WHICH ARE TO REMAIN.
G.	VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION/CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
H.	VERIFY THAT CONSTRUCTION INDICATED FOR REMOVAL IS NOT LOAD BEARING OR IS ADEQUATELY SHORED AS INDICATED ON STRUCTURAL DRAWINGS PRIOR TO STARTING ANY WORK.
I.	ERECT BARRICADES, FENCES OR OTHER SECURABLE MEANS TO PREVENT UNAUTHORIZED ACCESS INTO CONSTRUCTION ZONES.
J.	DO NOT ALLOW MATERIAL AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE ON THE JOB SITE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER. NO ON-SITE SALE OR BURNING OF REMOVED ITEMS IS PERMITTED.
K.	TERMINATE AND CAP UTILITIES IN WALLS, CEILINGS, AND FLOORS, NOTED TO BE REMOVED AND NOT INTENDED FOR REUSE.
L.	PREPARE AND PATCH SURFACES THAT ARE TO RECEIVE NEW FINISHES REQUIRED AFTER REMOVING OR RELOCATING DEVICES, WIRING OR OTHER APPURTENANCES. REFER TO FINISH SCHEDULE FOR NEW FINISHES.
M.	MAINTAIN EXISTING FINISHES, OPERATIONAL CHARACTERISTICS, AND APPEARANCE OF ITEMS SCHEDULED TO REMAIN OR BE REUSED.
N.	IN THE EVENT THAT ANY PARTY ENCOUNTERS SUSPECTED ASBESTOS, HAZARDOUS OR OTHER TOXIC MATERIAL AT THE JOB SITE, OR SHOULD IT BECOME KNOWN THAT SUCH MATERIAL MAY BE PRESENT AT THE JOB SITE, CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT IMMEDIATELY IN WRITING.



FLORIDA
THEATRE



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FLORIDA THEATRE
RENOVATION
128 E FORSYTH ST #300
JACKSONVILLE, FL 32202
LS3P PROJECT: 0750-240011

A	DATE	DESCRIPTION

SHEET NAME:
DEMOLITION
FLOOR PLAN-
LEVEL 1 &
DRESSING ROOMS

ORIG 08/09/2024
SUBMISSION:

SHEET:
AD-102

CONTRACT DOCUMENTS

THE LINE SHOWN ABOVE IS EXACTLY ONE FOOT IN LENGTH. ONE FOOT IS THE STANDARD UNIT OF MEASURE FOR THIS DRAWING.

E

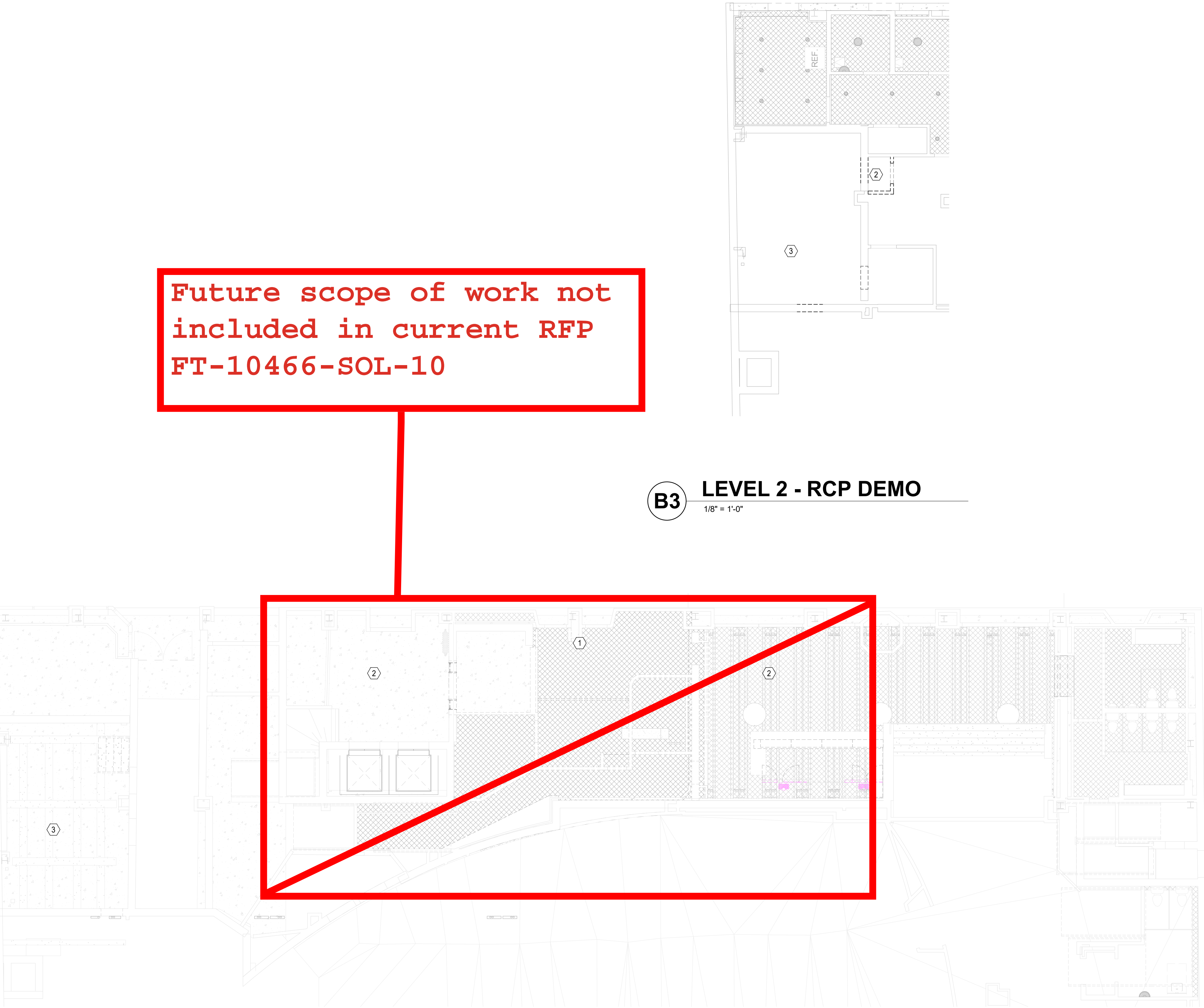
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Future scope of work not included in current RFP
FT-10466-SOL-10

B3 LEVEL 2 - RCP DEMO
1/8" = 1'-0"

A1 DEMOLITION-RCP-PARTIAL- LEVEL 1
1/8" = 1'-0"

#	DEMOLITION RCP NOTES BY...
NUMBER	NOTE
1	REMOVE EXISTING GYPSUM CEILING AND ASSOCIATED FIXTURES
2	<varies>
3	CLEAN EXISTING STRUCTURE PREPARE FOR NEW FINISHES
4	REMOVE EXISTING ACCOUSTIC CEILING AND ASSOCIATED FIXTURES



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FLORIDA THEATRE
RENOVATION

128 E FORSYTH ST #300
JACKSONVILLE, FL 32202

LS3P PROJECT: 0750-240011

DEMOLITION RCP SHEET NOTES









- SEE --- FOR SHEET-SPECIFIC GRAPHICS & SYMBOLS.
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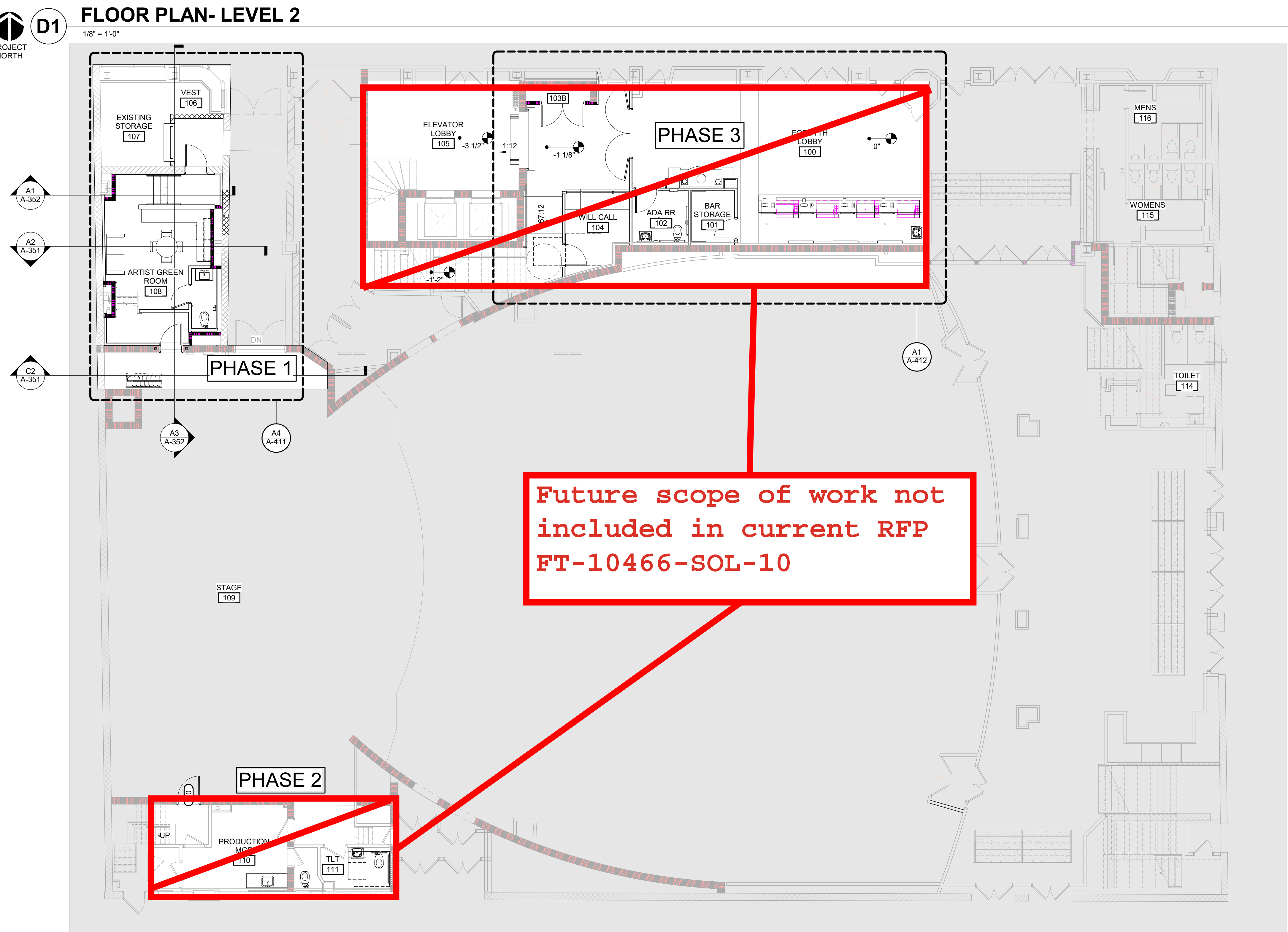
SHEET NAME:
DEMOLITION
CEILING PLANS

ORIG SUBMISSION: 08/09/2024

SHEET:
AD-121

CONTRACT DOCUMENTS

- | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------|
|  | NON-RATED PARTITION TO 6" ABOVE CEILING, U.N.O. |
|  | NON-RATED PARTITION TO DECK |
|  | NON-RATED SMOKE PARTITION TO DECK |
|  | RATED SMOKE BARRIER TO DECK |
|  | RATED FIRE PARTITION TO DECK |
|  | RATED FIRE/SMOKE BARRIER TO DECK |
|  | RATED FIRE BARRIER TO DECK |
|  | RATED FIRE WALL TO DECK |



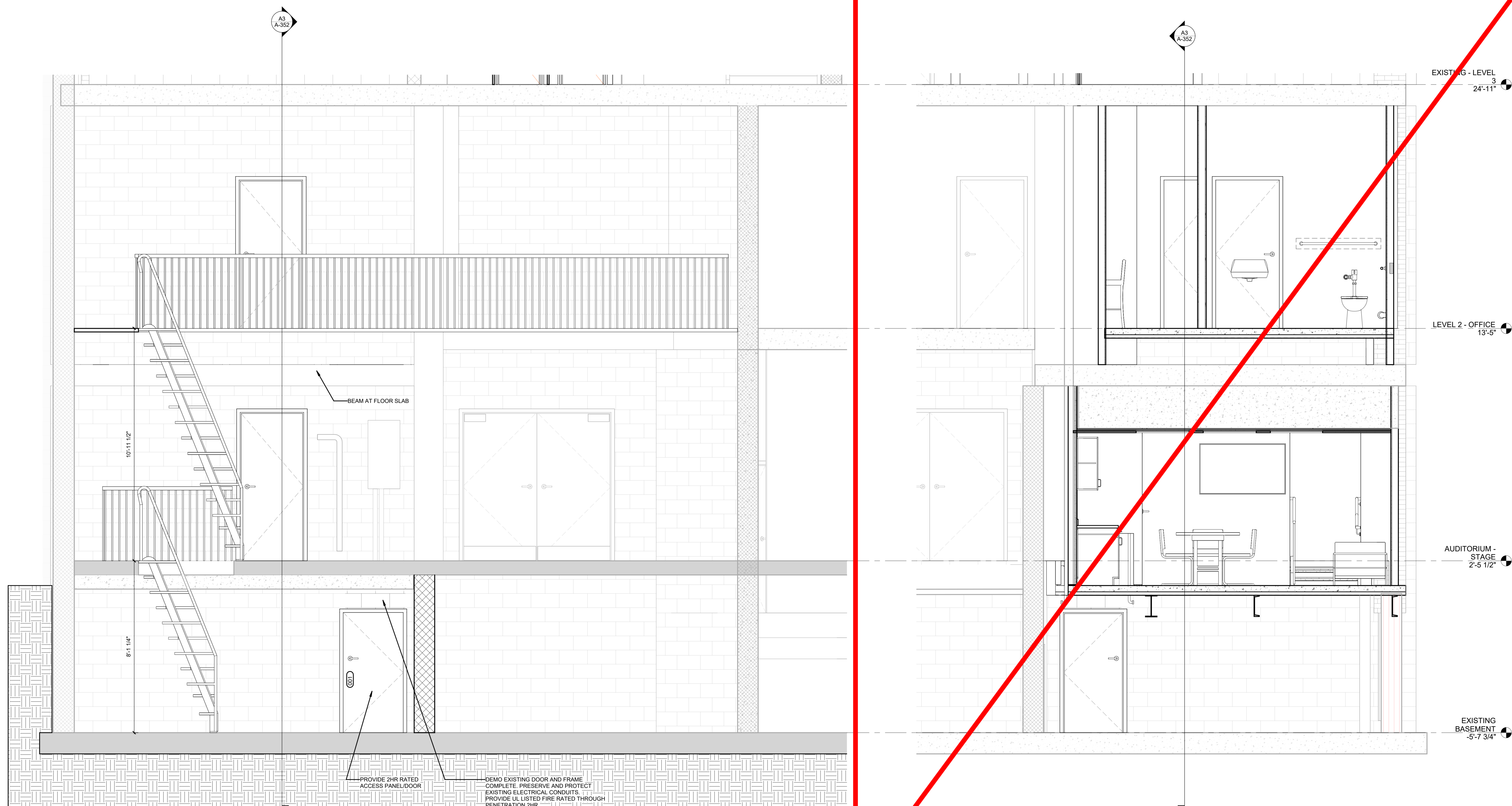
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SHEET NAME:
SECTIONS

ORIG 08/09/202
SUBMISSION:

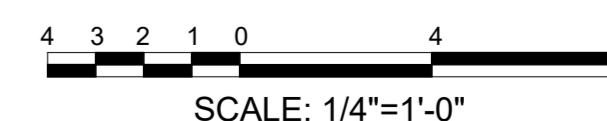
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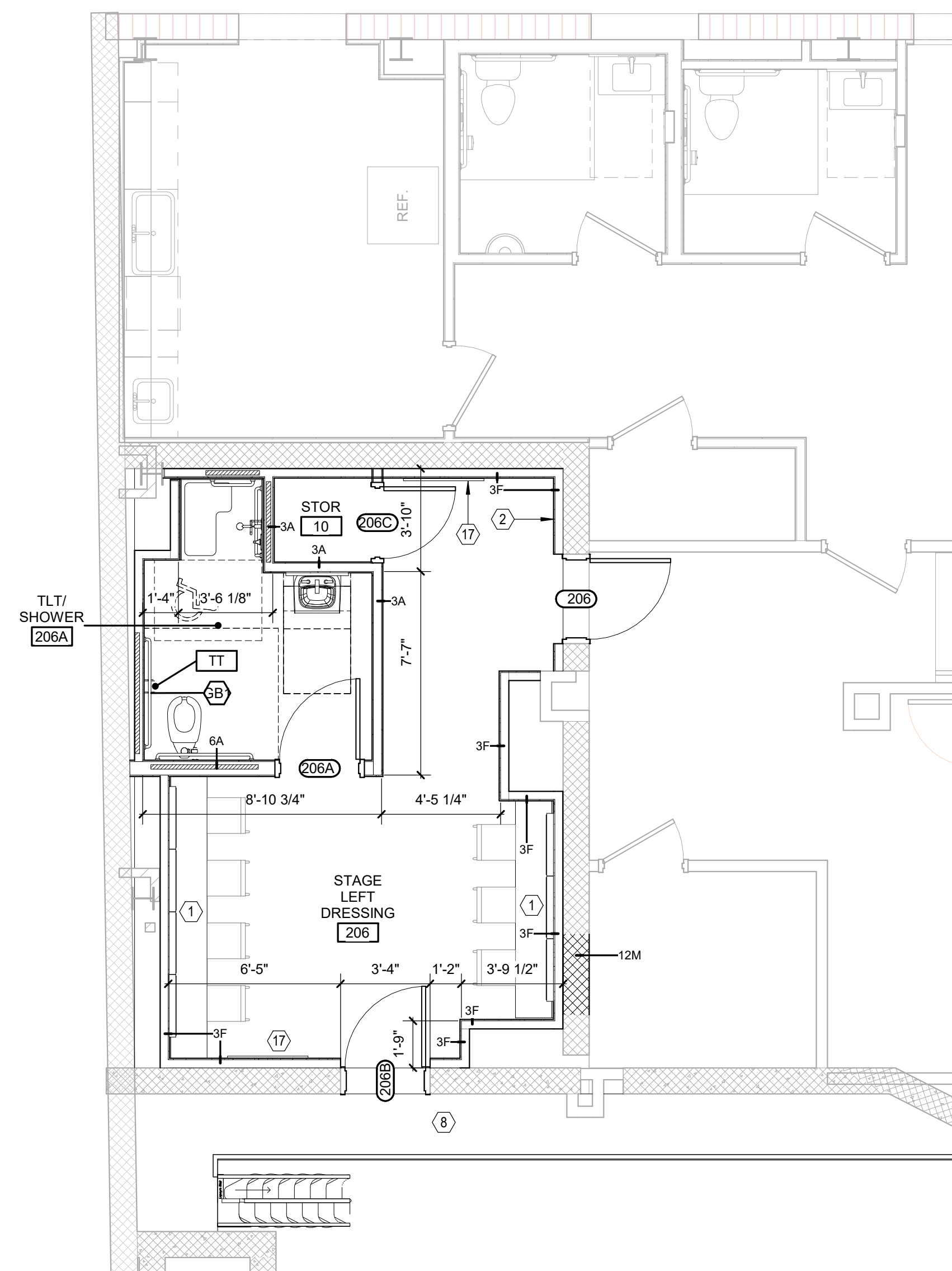
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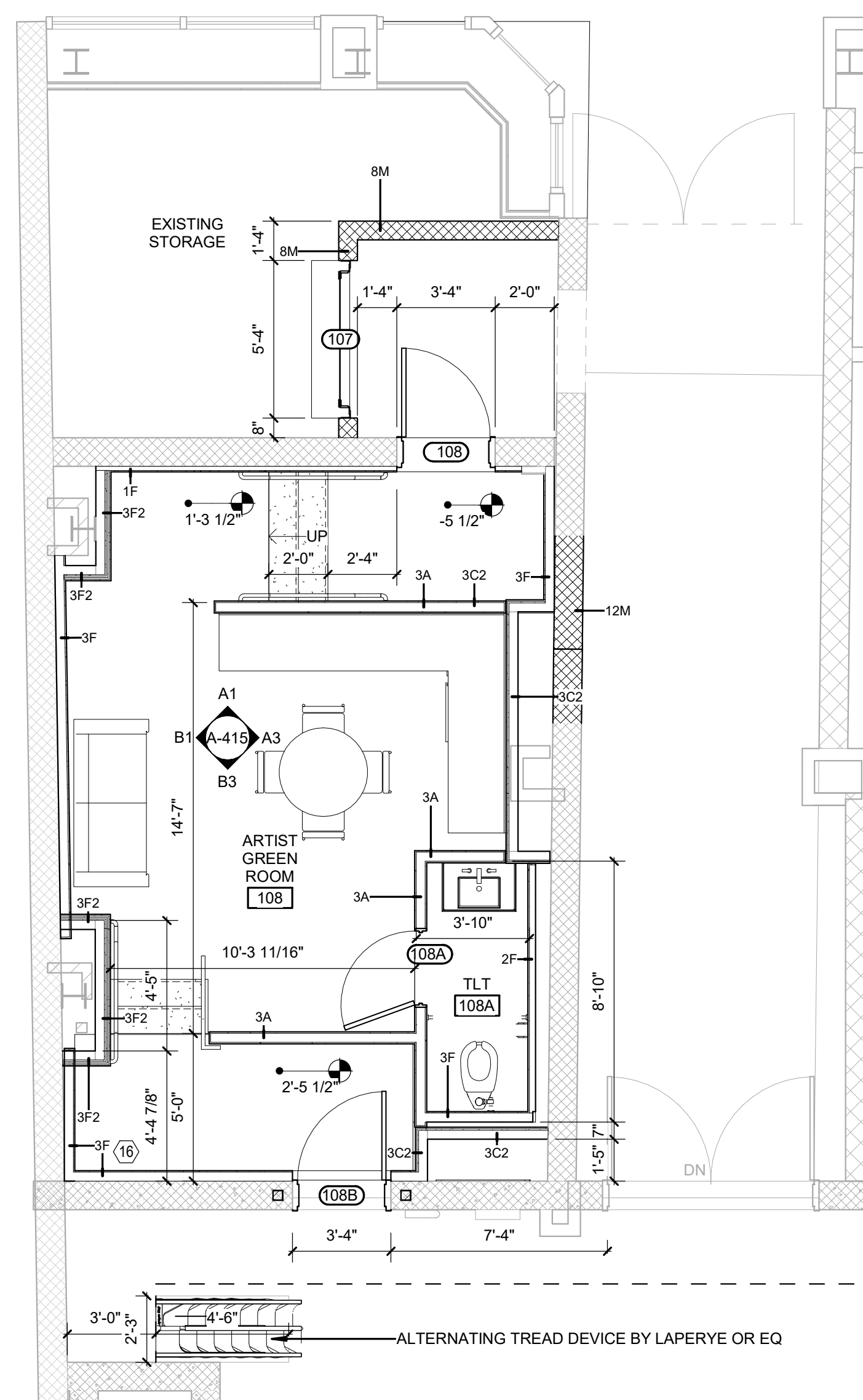
C2 SECTION AT FIRST FLOOR SLAB INFILL CHASE1
1/2" = 1'-0"

A2 SECTION AT FIRST FLOOR SLAB INFILL CHASE
1/2" = 1'-0"



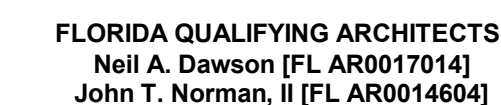


C4 STAGE LEFT DRESSING LEVEL 2
1/4" = 1'-0"



A4 ENLARGED PLAN GREEN ROOM FIRST FLOOR
1/4" = 1'-0"

- 1 PROVIDE DRESSING STATION WITH MIRROR AND LIGHTING AROUND FRAME
- 2 RELOCATE ELECTRICAL PANEL TO THIS LOCATION - SEE ELECTRICAL DRAWINGS
- 3 BILLIARDS TABLE N.I.C
- 4 SEATING FOR ~40 PERSONS
- 5 WARMING KITCHEN - NO COOKING SURFACES
- 6 PROVIDE MIN STC-45 AT PRIVATE OFFICES
- 7 PROVIDE ROLLER SHADES AT ALL OFFICE SPACES, WAITING AND CONFERENCE ROOM
- 8 NEW CATWALK AT SECOND FLOOR LEVEL
- 9 PRESERVE AND PROTECT EXISTING FINISHES. PATCH AND REPAIR AT TRANSITIONS
- 10 REINSTALL/RECREATE DECORATIVE ALCOVE FOR HISTORIC STATUE
- 11 CUT AND CREATE SLOPE TO TRANSITION FROM ELEVATOR LOBBY TO NEW FORTHYTHE LOBBY
- 12 PROVIDE RAMP TO TRANSITION FROM EXISTING SLAB TO EXISTING WILL CALL SLAB ELEVATION
- 13 EXISTING TOPPING TO BE REMOVED. PATCH AND REPAIR SLAB SURFACE TO RECEIVE NEW FINISHES.
- 14 NEW SLOPED TOPPING SLAB TO NEW FLOOR DRAIN
- 15 PROVIDE NEW EQUIPMENT FOR BAR STATIONS, PRESERVE AND PROTECT EXISTING BAR STRUCTURE.
- 16 PROVIDE WALL MOUNTED 85" TELEVISION
- 17 PROVIDE SLAT WALL FOR HANGING MISC. ITEMS



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S3B PBO IECT: 0750 240011

[illegible]

SHEET NAME:
**ENLARGED FLOOR
PLANS**

ORIG 08/09/202
SUBMISSION:

SHEET: **A-411**

CONTRACT DOCUMENTS



FLORIDA
THEATRE

LS3P

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FLORIDA THEATRE RENOVATION

128 E FORSYTH ST #300
JACKSONVILLE, FL 32202

US3P PROJECT: 0750-240011

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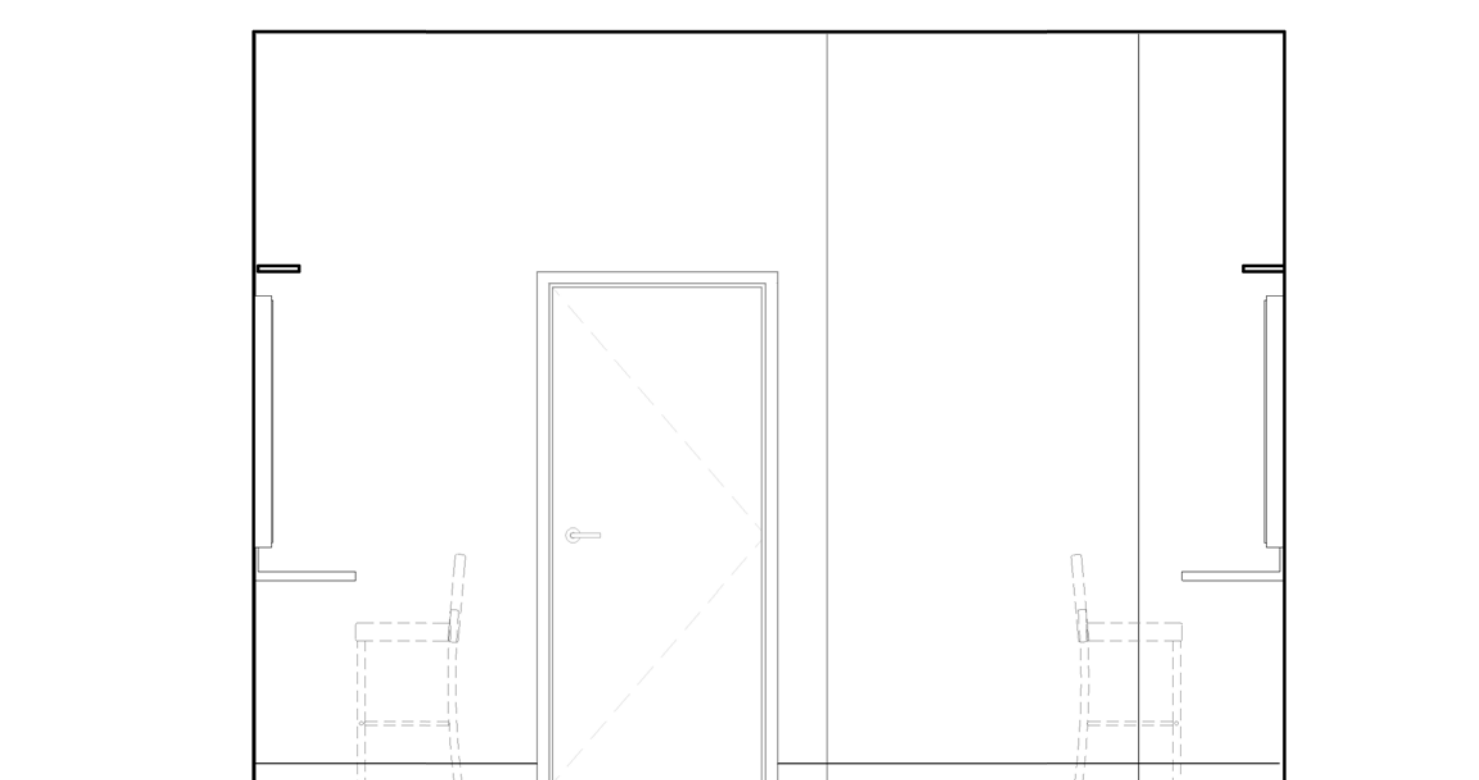
SHEET NAME:
INTERIOR
ELEVATIONS-
LEVEL 1- GREEN
ROOM, DRESSING
ROOMS

ORIG 08/09/2024
SUBMISSION:

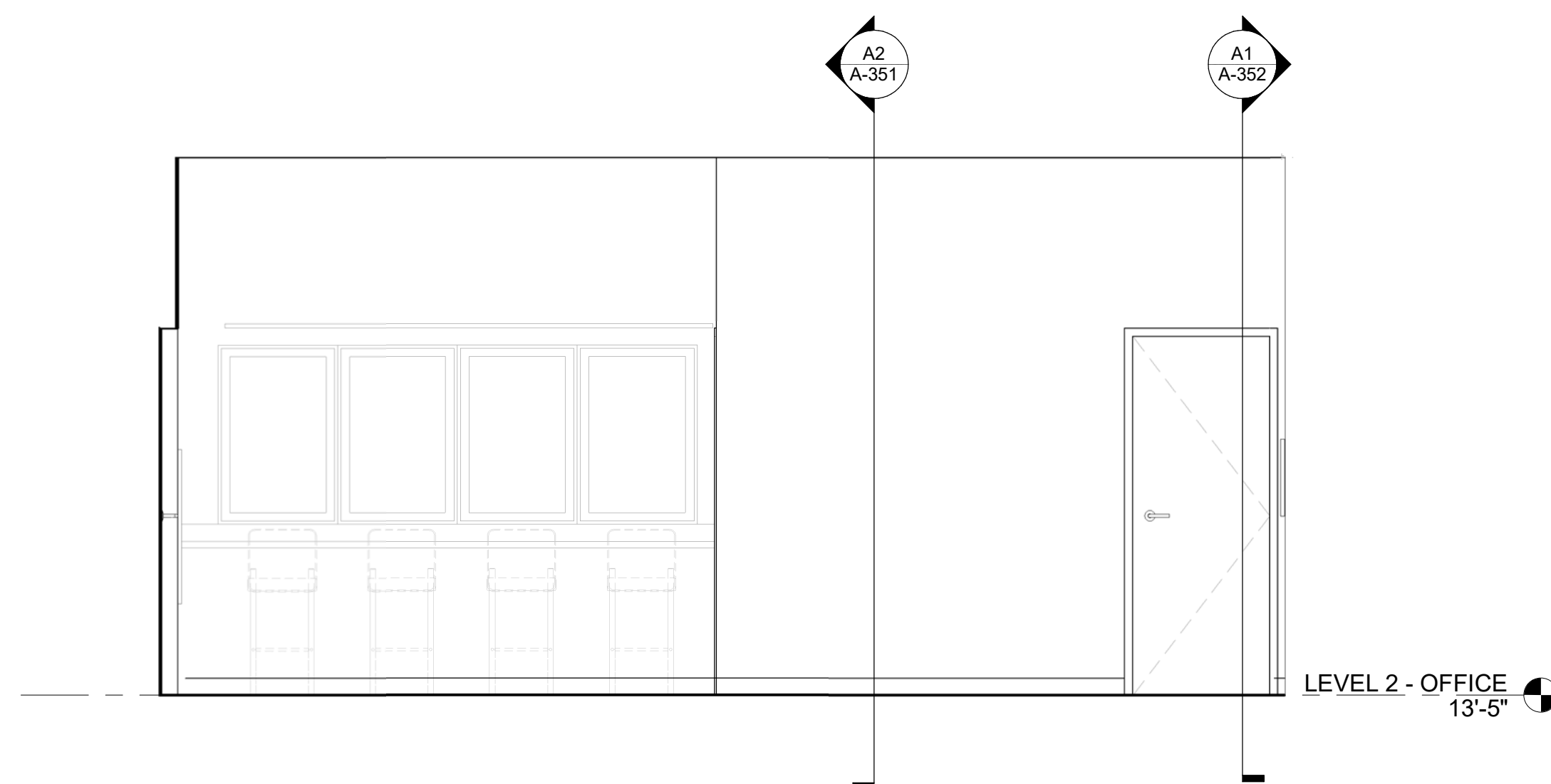
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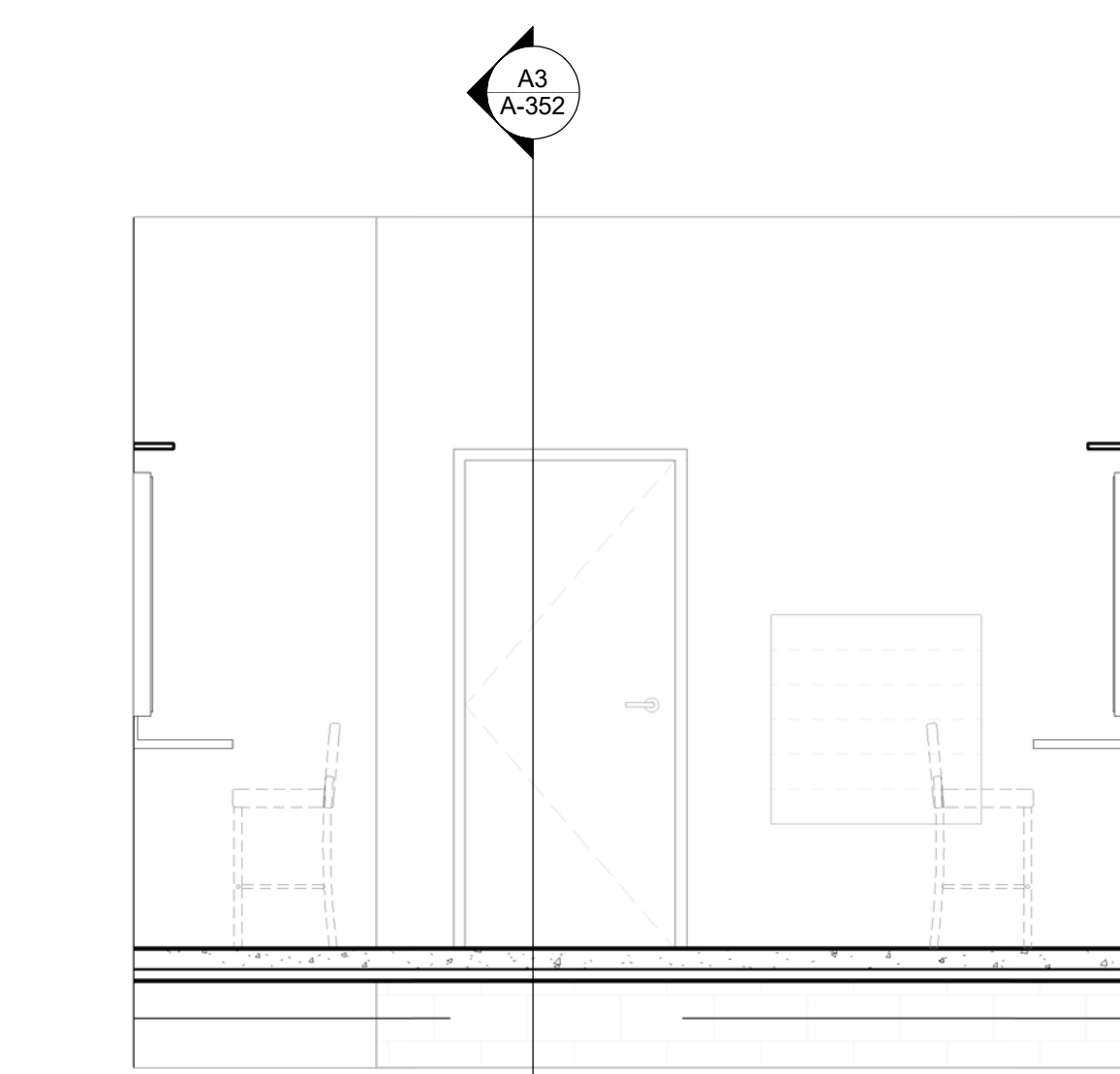
CONTRACT DOCUMENTS



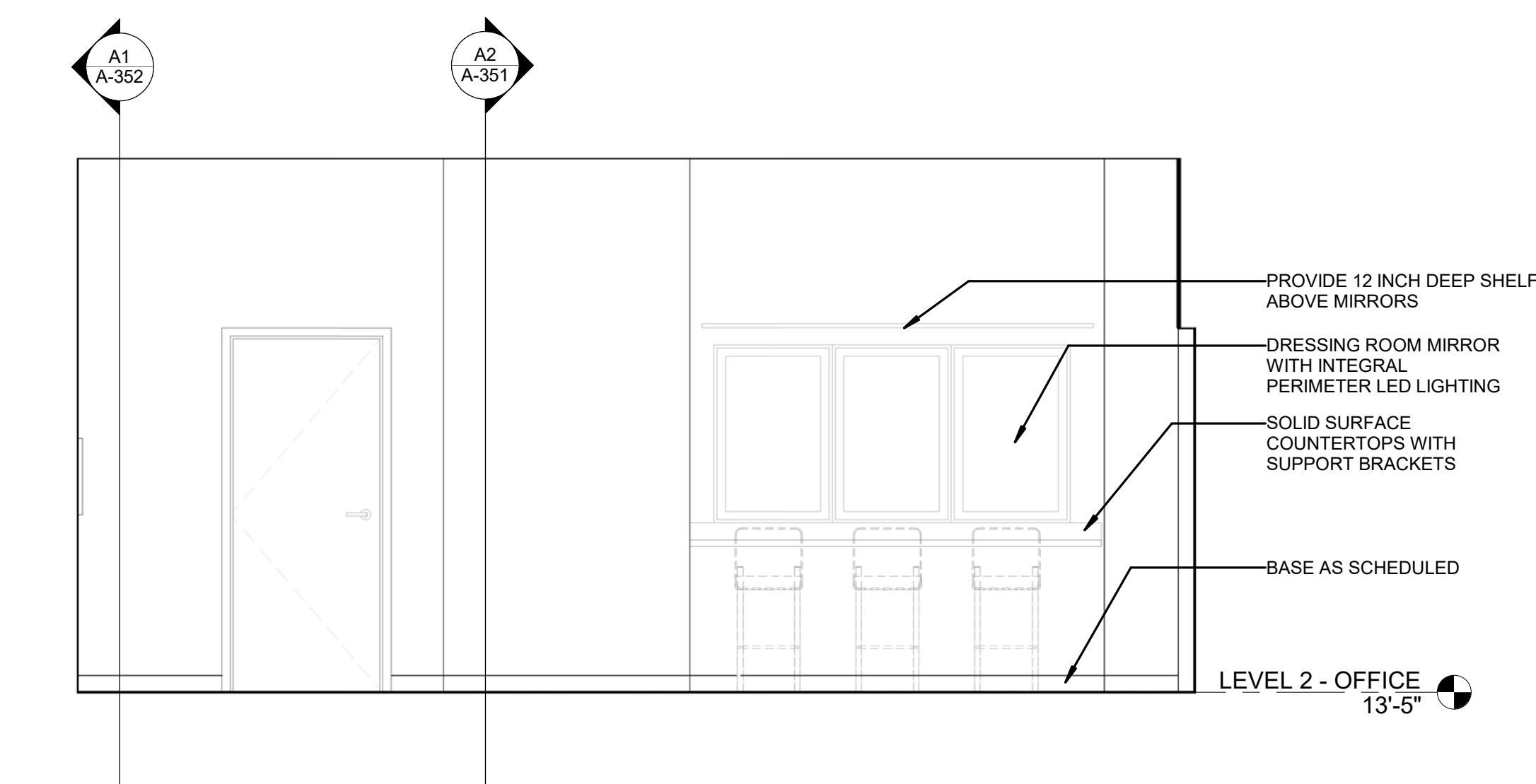
E3 STAGE LEFT DRESSING- RM 206- NORTH
3/8" = 1'-0"



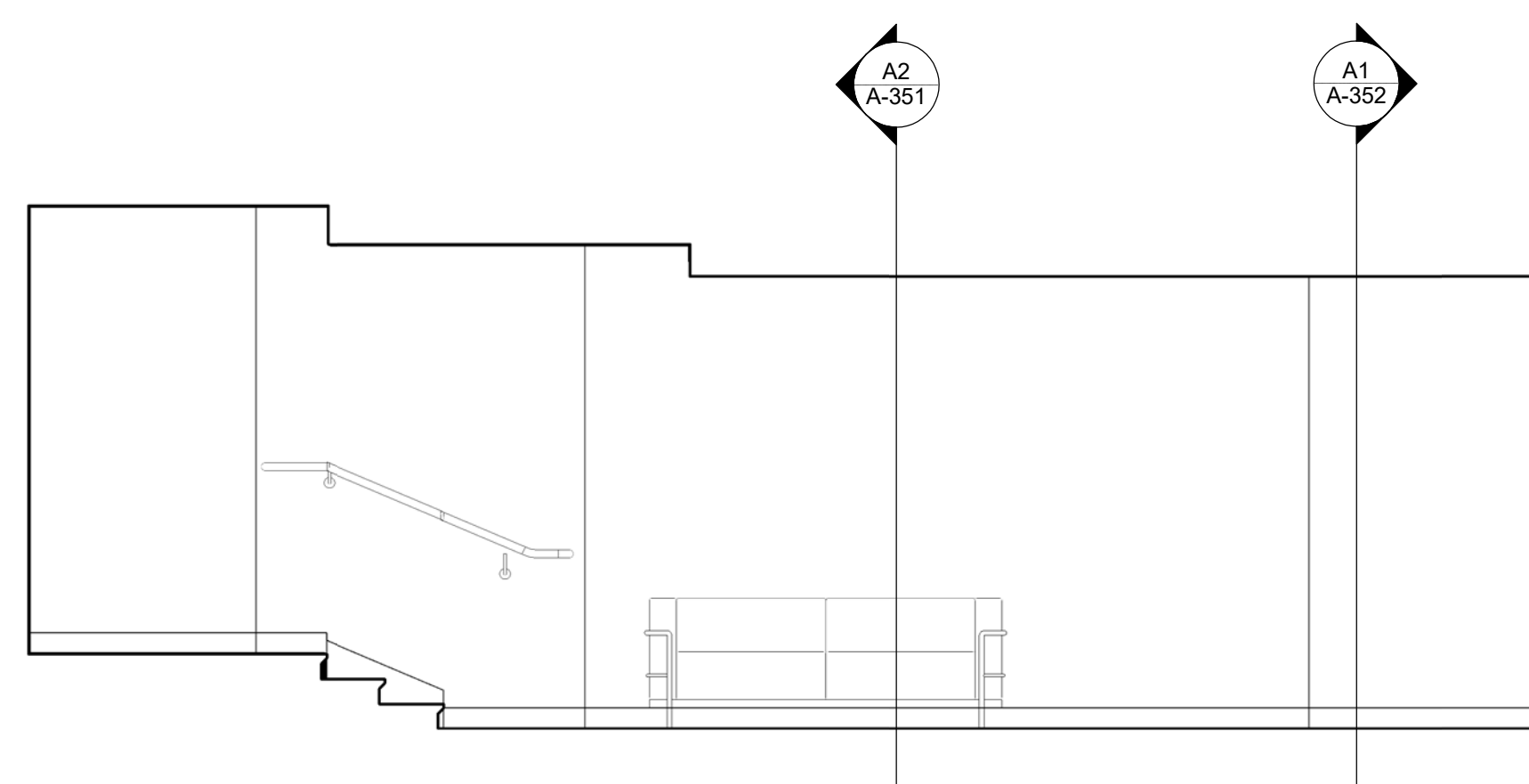
E5 **STAGE LEFT DRESSING- RM 206- WEST**
3/8" = 1'-0"



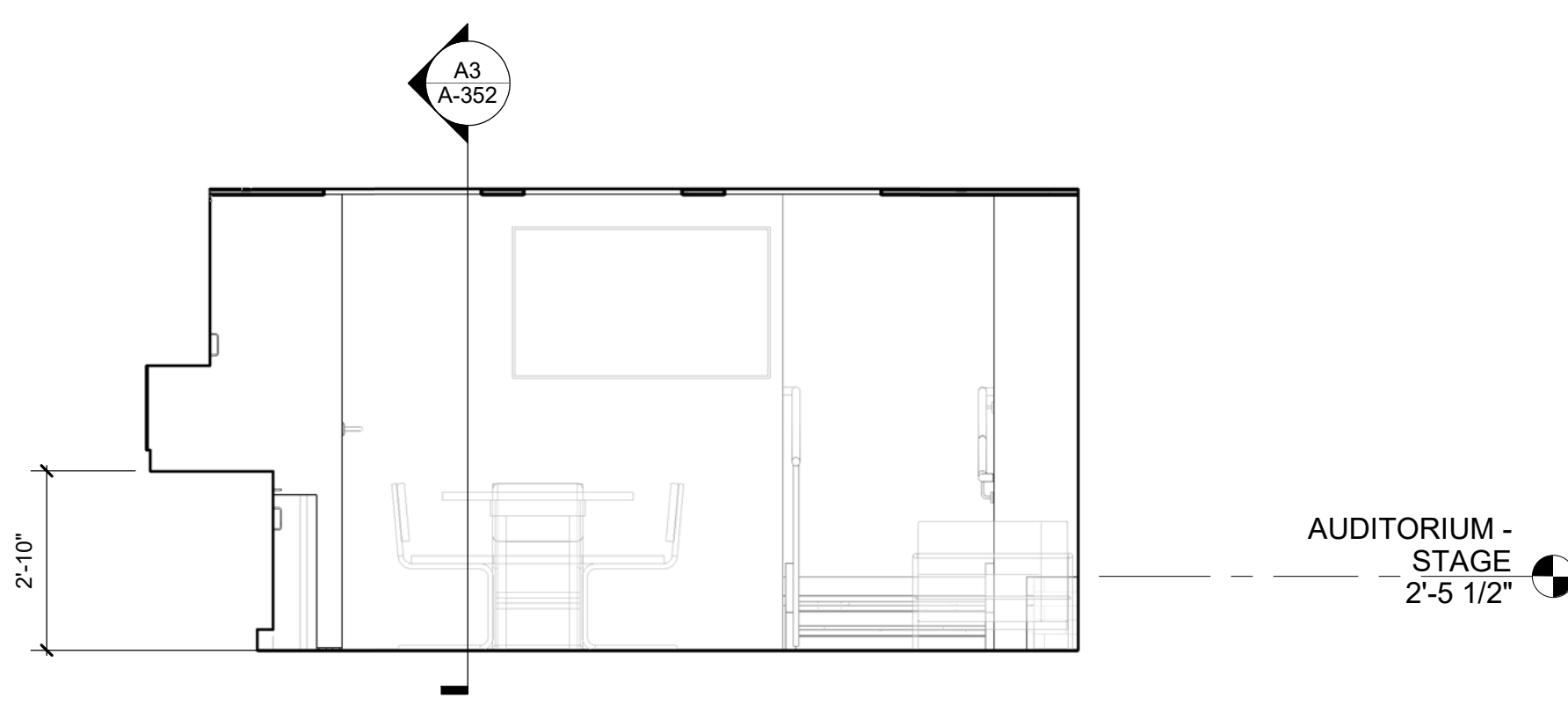
C3 STAGE LEFT DRESSING- RM 206- SOUTH
3/8" = 1'-0"



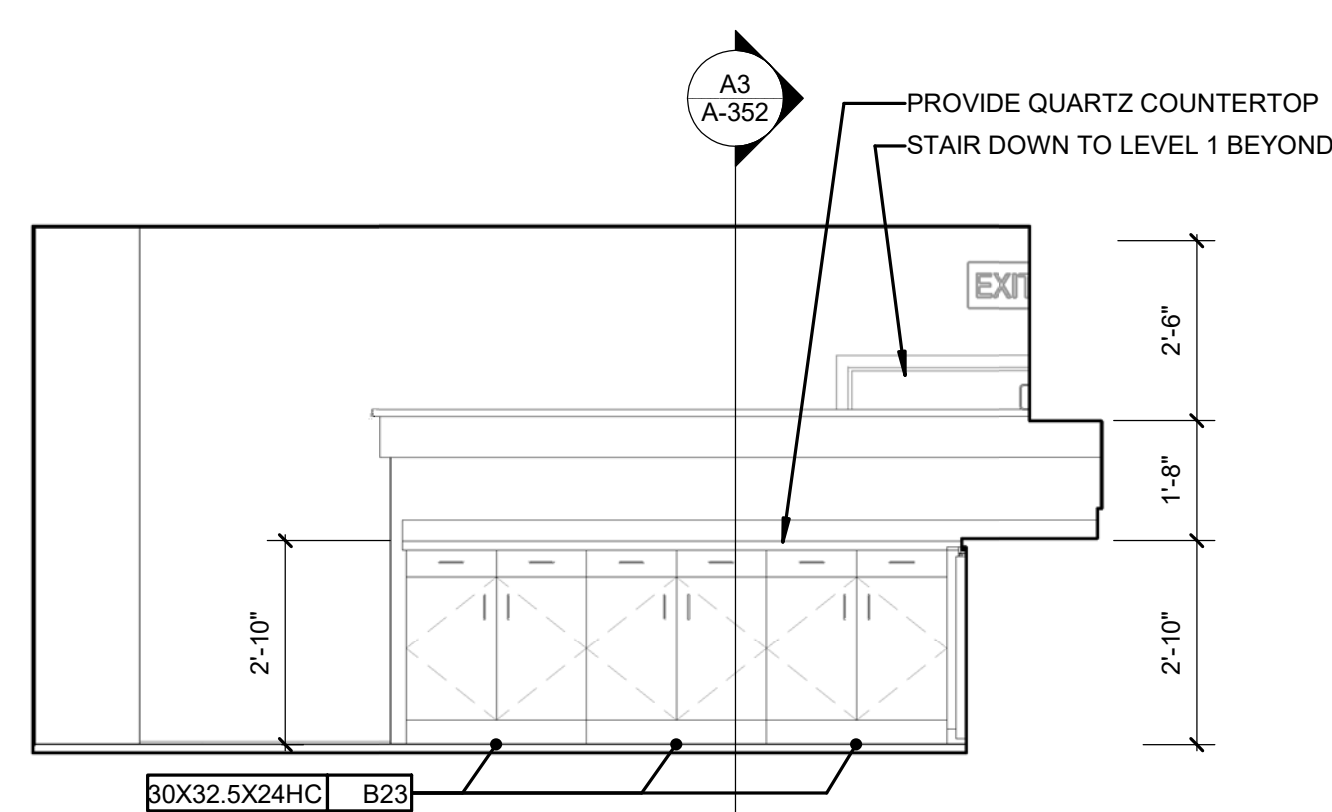
C5 STAGE LEFT- DRESSING ROOM- RM 206- EAST
3/8" = 1'-0"



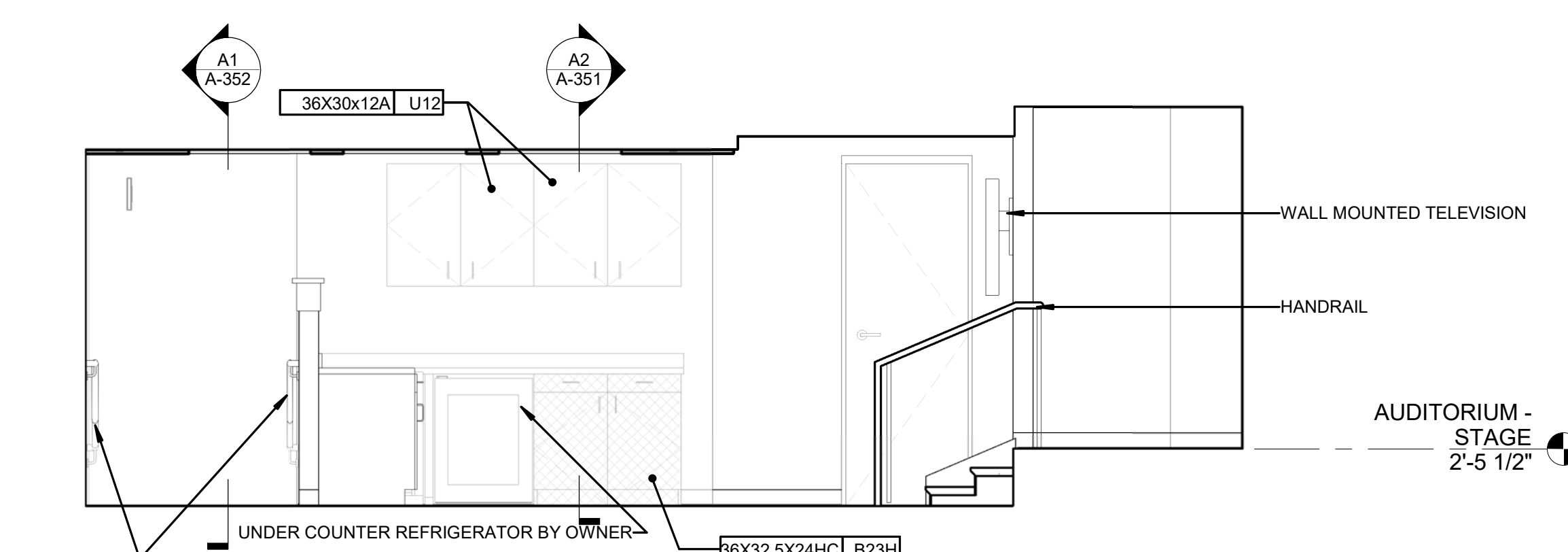
B1 GREEN ROOM- RM 108- WEST
3/8" = 1'-0"



B3 GREEN ROOM- RM 108- SOUTH
3/8" = 1'-0"



A1 GREEN ROOM- RM 108- NORTH
3/8" = 1'-0"



A3 GREEN ROOM- RM 108- EAST
3/8" = 1'-0"



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FLORIDA THEATRE RENOVATION

128 E FORSYTH ST #300
JACKSONVILLE, FL 32202

US3P PROJECT: 0750-240011

[illegible]

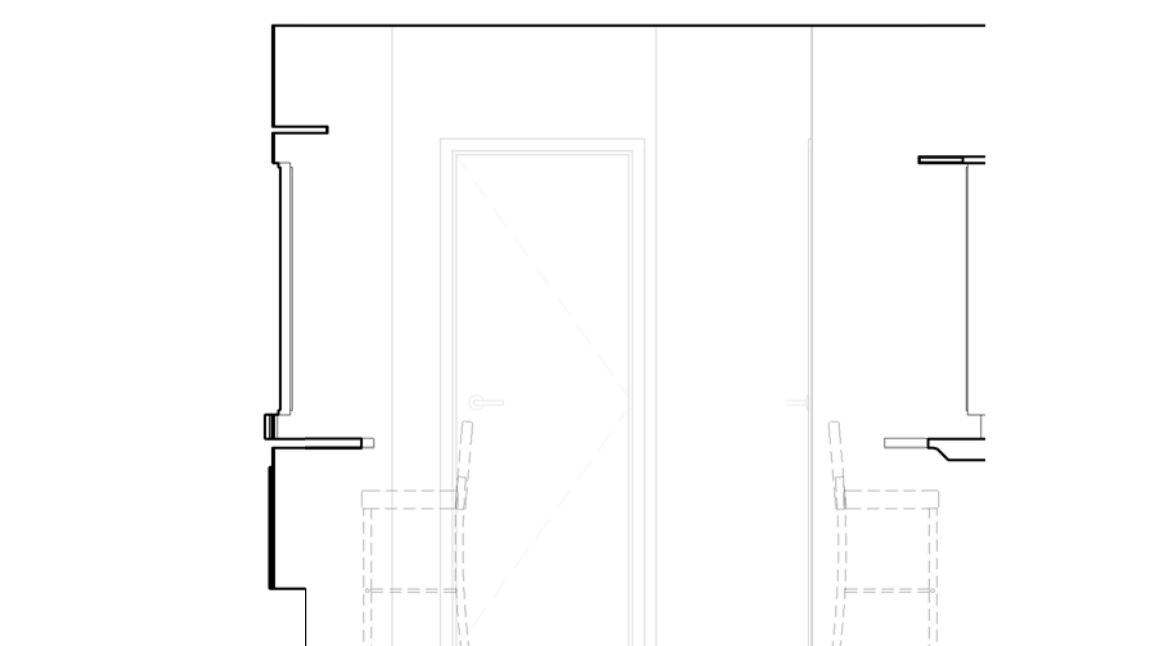
SHEET NAME:
INTERIOR
ELEVATIONS-
LEVELS 1, 2 & 3-
DRESSING ROOMS

ORIG 08/09/2024
SUBMISSION:

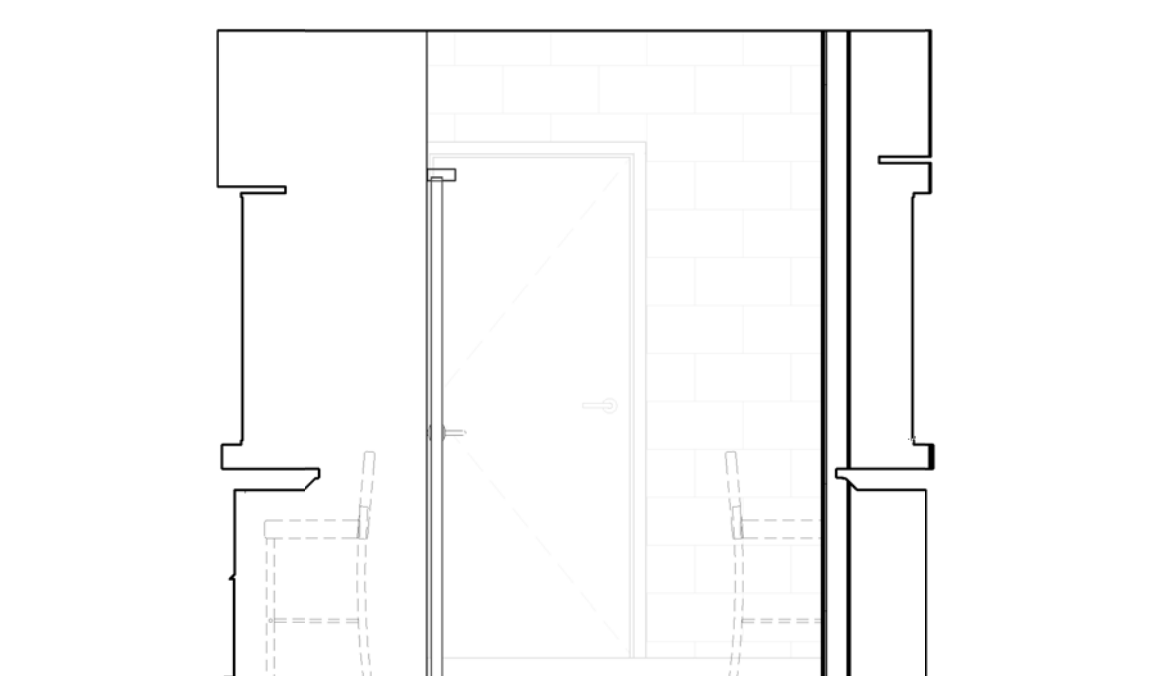
SHEET:

A-416

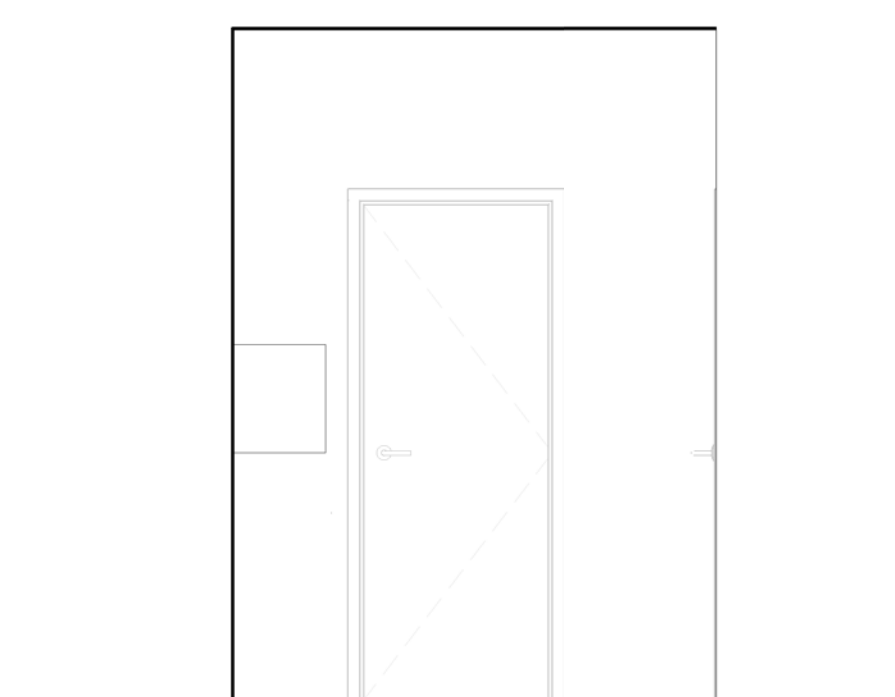
CONTRACT DOCUMENTS



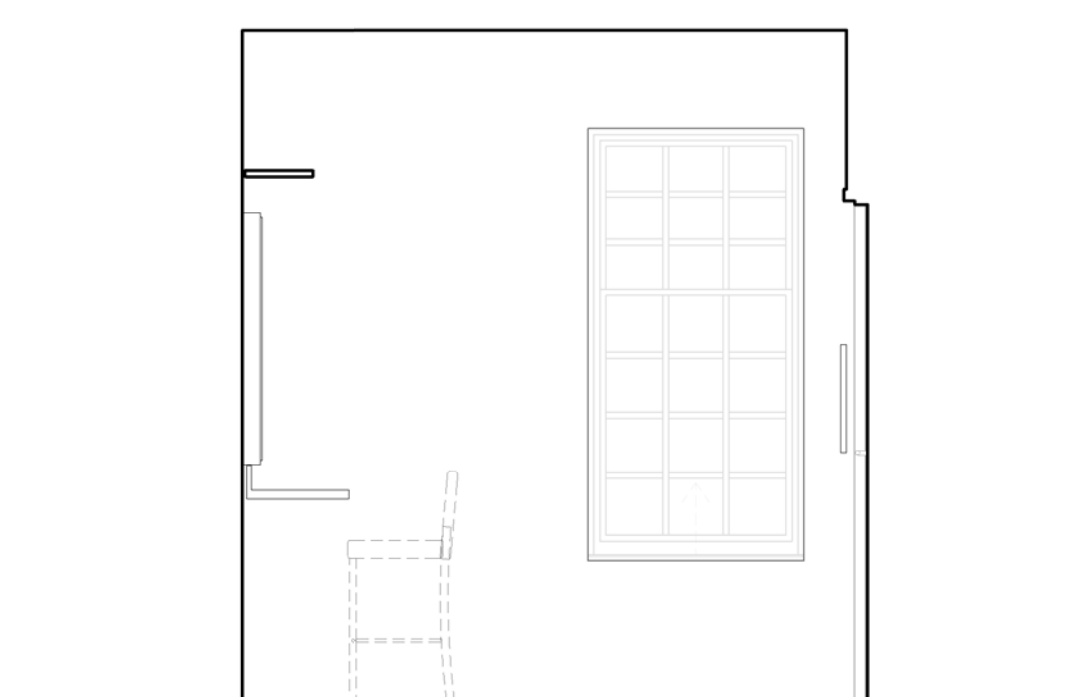
D2 **DRESSING 3- RM 308- WEST**
3/8" = 1'-0"



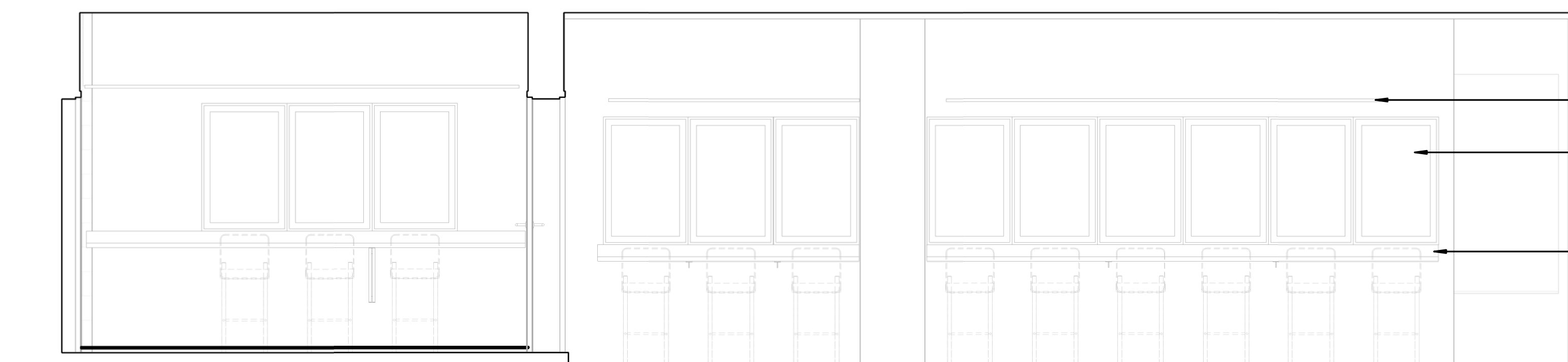
C2 DRESSING 3- RM 308- EAST
3/8" = 1'-0"



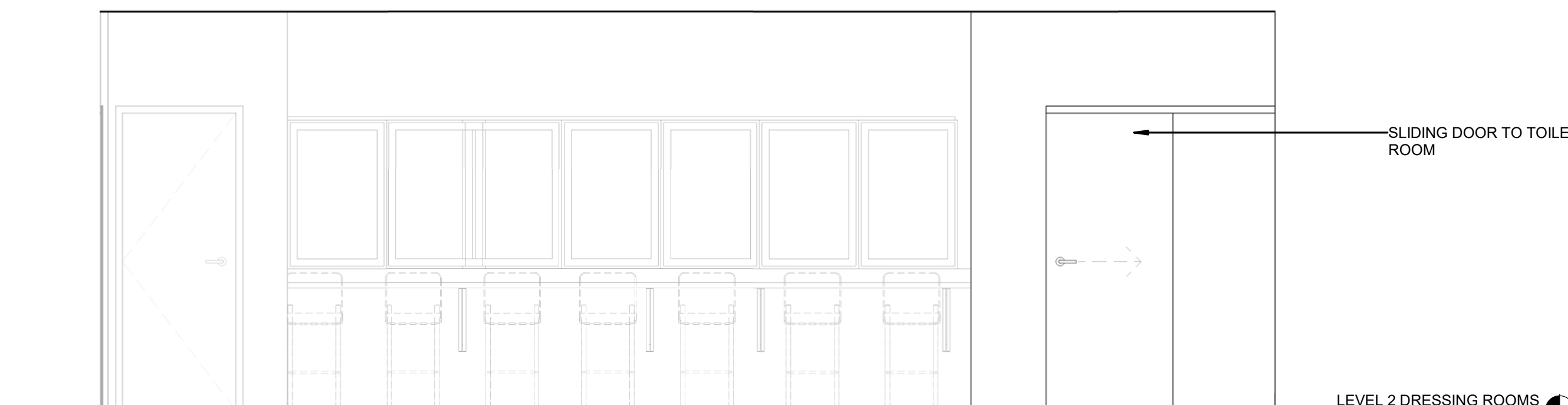
B1 **DRESSING 1- RM 207- WEST**
3/8" = 1'-0"



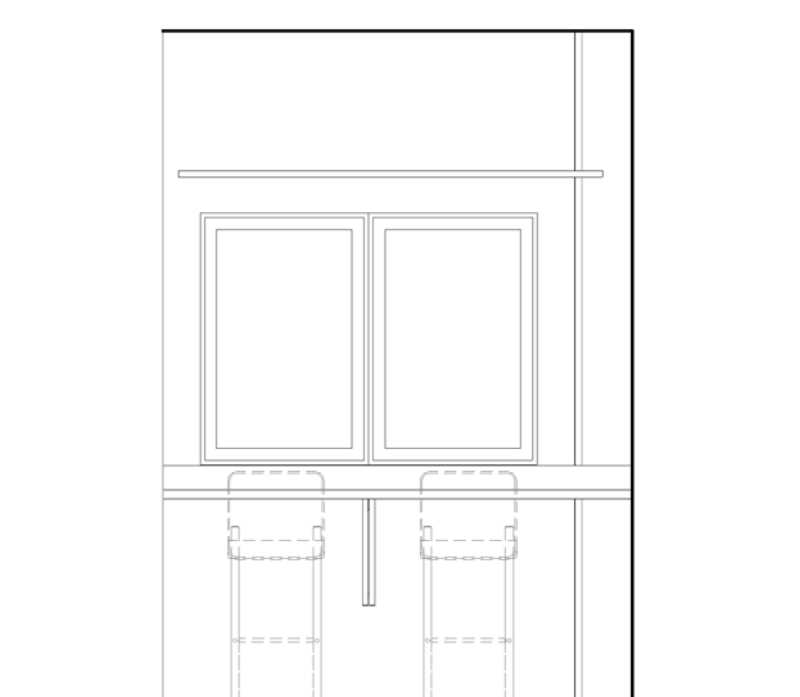
B2 DRESSING 1- RM 207- SOUTH
3/8" = 1'-0"



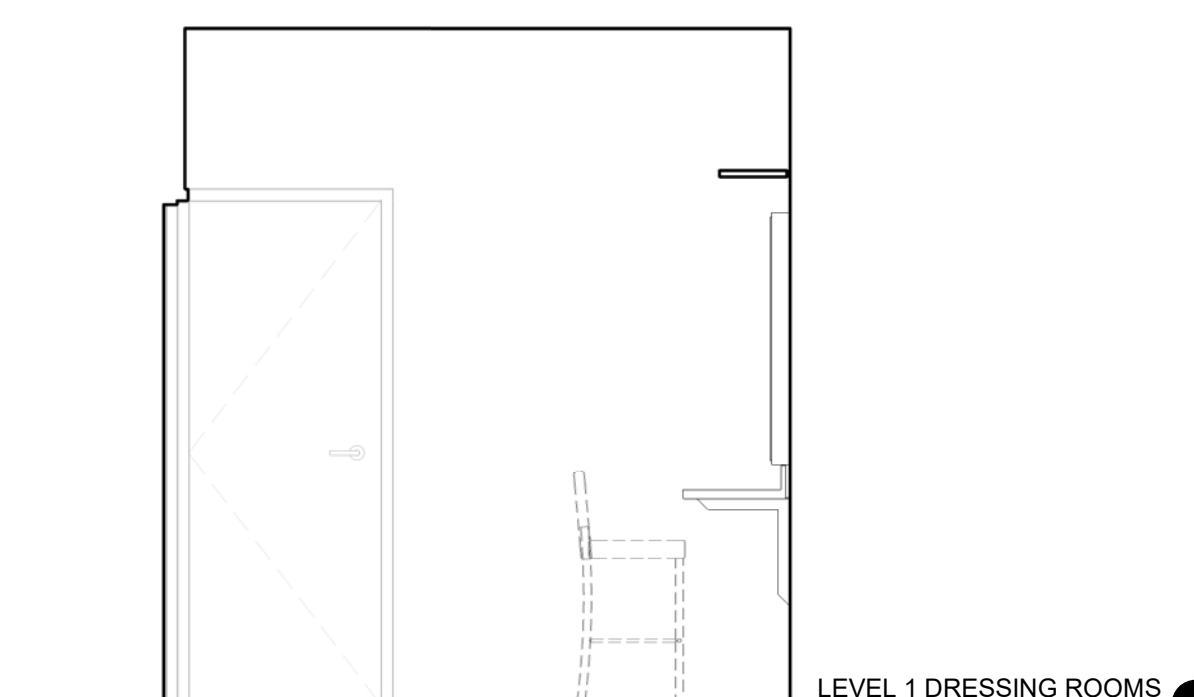
D3 **DRESSING 3- RM 308- SOUTH**
3/8" = 1'-0"



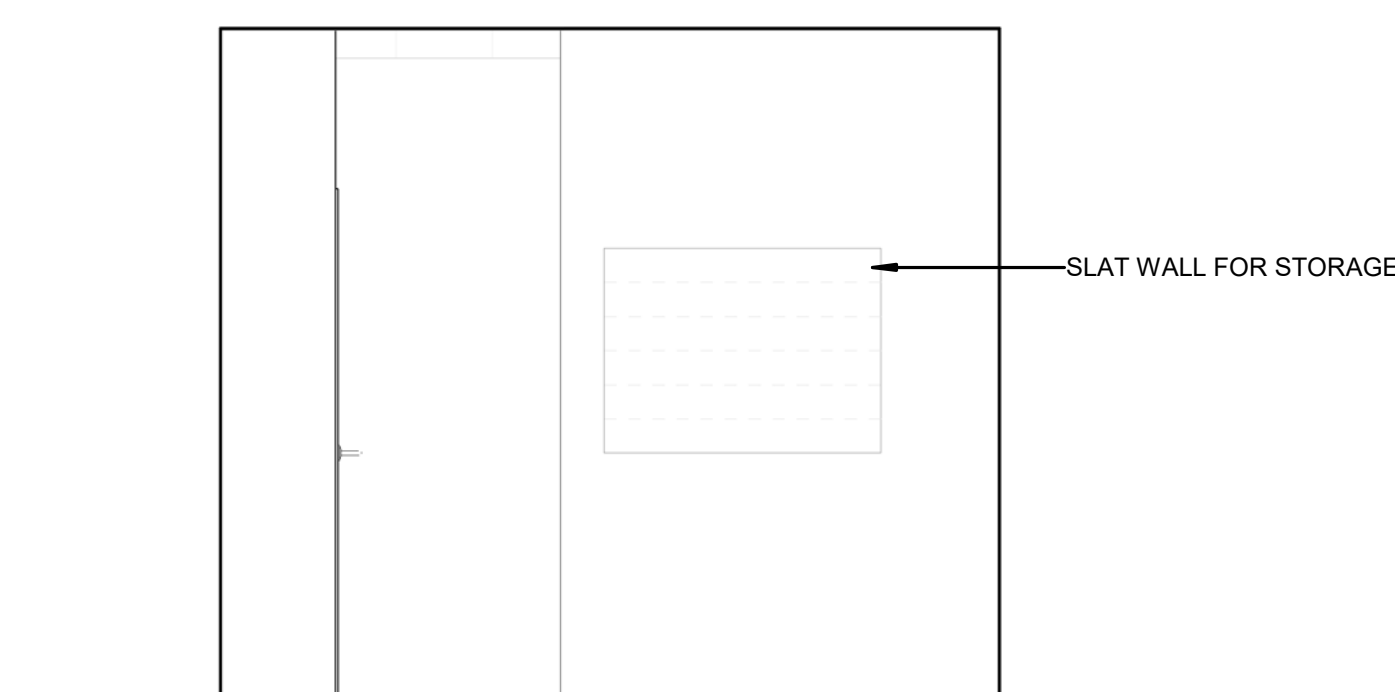
C3 DRESSING 3- RM 308- NORTH
3/8" = 1'-0"



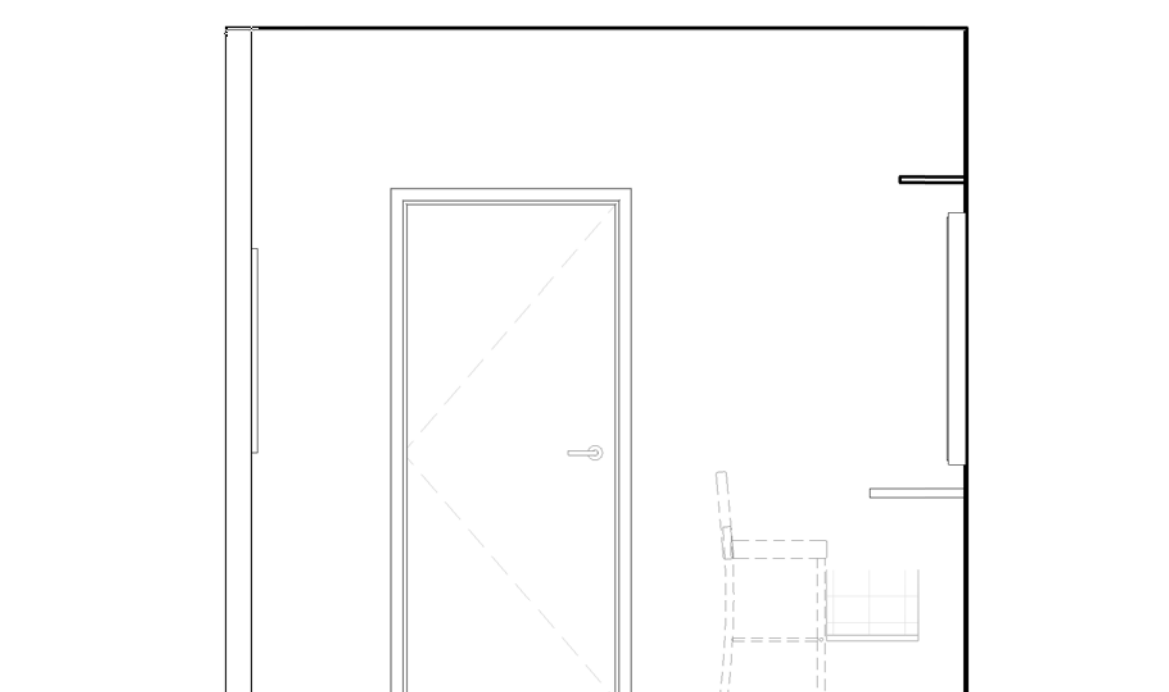
B3 **DRESSING 1- RM 207- EAST**
3/8" = 1'-0"



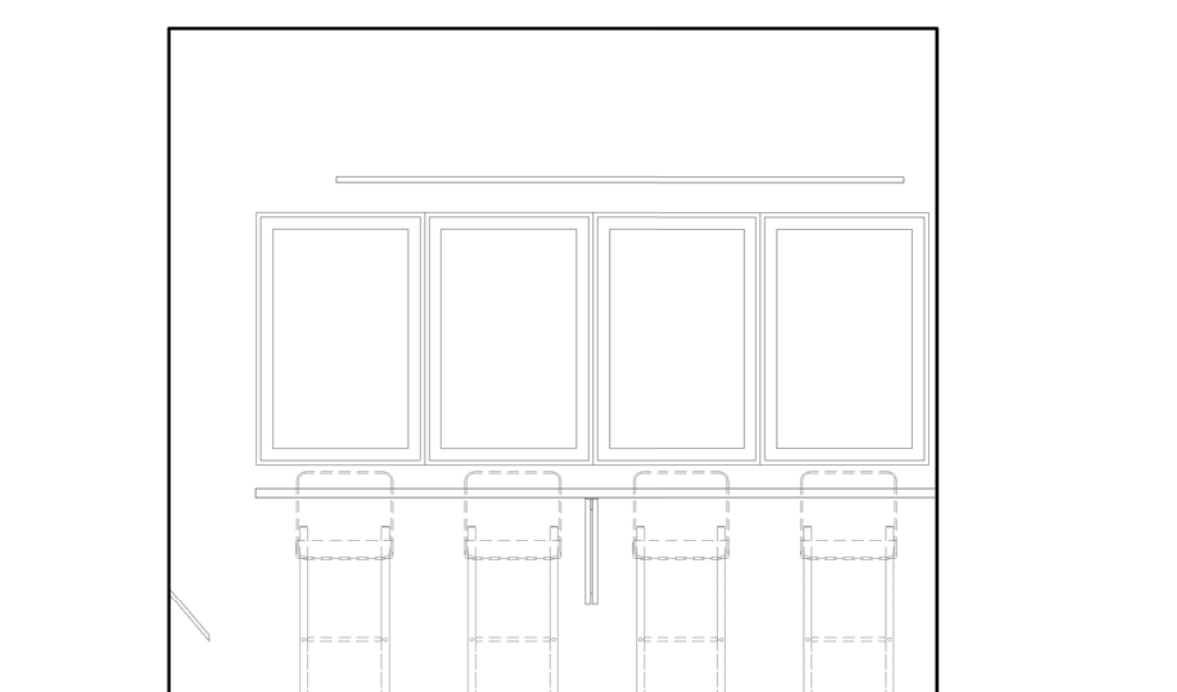
B5 **DRESSING 1- RM 207- NORTH**
3/8" = 1'-0"



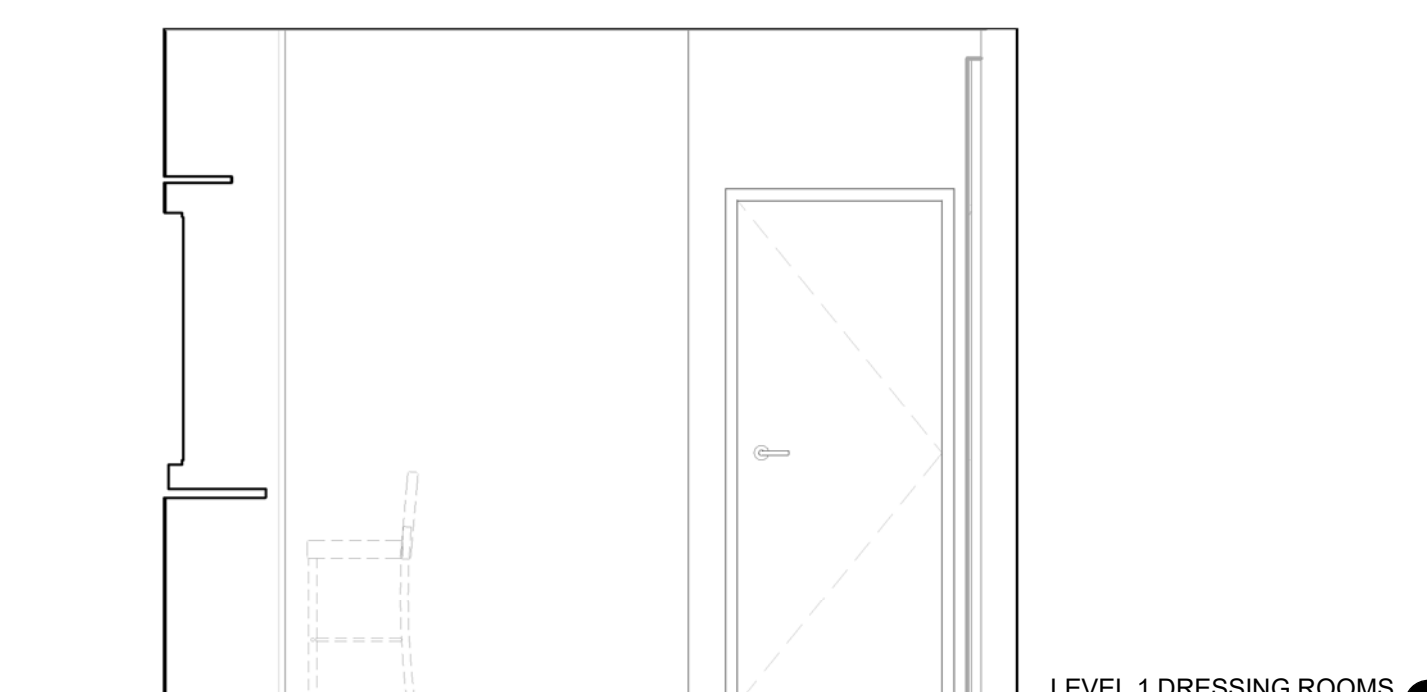
A1 DRESSING 2- RM 208- NORTH
3/8" = 1'-0"



A2 DRESSING 2- RM 208- EAST
3/8" = 1'-0"



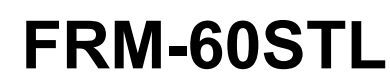
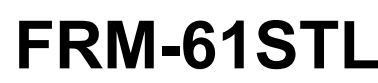
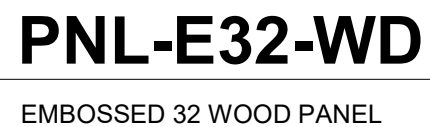
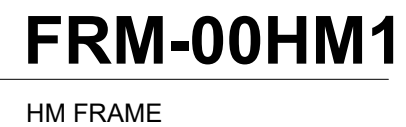
A3 DRESSING 2- RM 208- SOUTH
3/8" = 1'-0"



A5 DRESSING 2- RM 208- WEST
3/8" = 1'-0"

THE LINE SHOWN ABOVE IS EXACTLY
ONE INCH LONG AT THIS SHEETS
ORIGINAL PAGE SIZE

E



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E	ROOM FINISH LEGEND											
	MATERIAL CODE	DESCRIPTION	MANUFACTURER	PRODUCT NAME AND NUMBER	COLOR / FINISH	SIZE	LOCATION	INSTALLATION COMMENTS	REP CONTACT INFO	NOTES	REVISION	DIVISION
	62											
	66											
	DIVISION 6 WOOD AND PLASTICS											
	CAB-1	SKINNY SHAKER STYLE WOOD CABINETRY - PAINTED			OPAQUE LACQUER 100%, 40% SHEEN							DIVISION 6 WOOD AND PLASTICS
	CHW-1	CABINET HARDWARE								ALLOWANCE \$25 PER PULL		DIVISION 6 WOOD AND PLASTICS
	CHW-2	CABINET HARDWARE								ALLOWANCE \$25 PER PULL		DIVISION 6 WOOD AND PLASTICS
	PLM-1	PLASTIC LAMINATE	FORMICA	CARRARA BIANCO 6696	MATTE	REFER TO DIMENSIONS OF COUNTERTOP	DRESSING ROOM COUNTERTOPS	WRAP FACE OF COUNTER	SHERI REID - sheri.reid@formica.com			DIVISION 6 WOOD AND PLASTICS
	PLM-2	PLASTIC LAMINATE	ARBORITE	BURNISHED BLACK OAK V7004	STANDARD HPL FINISH (ANTI FINGERPRINT)	REFER TO PRODUCT	DRESSING ROOM CABINETS		TYLER HERBERT - tyler.herbert@arborite.com			DIVISION 6 WOOD AND PLASTICS
D	PLM-3	PLASTIC LAMINATE	FORMICA	NEW BURGUNDY 07966	MATTE	-	OFFICE KITCHEN AND BAR CABINETS		SHERI REID - sheri.reid@formica.com			DIVISION 6 WOOD AND PLASTICS
	WCB-1	WOOD CEILING BEAM	-									DIVISION 6 WOOD AND PLASTICS
	WCP-1	WOOD CEILING PLANK										DIVISION 6 WOOD AND PLASTICS
	WD-1	WOOD MILLWORK	TBD BY GC	STAIN TO MATCH	LAMINART AUBURN OAK 902	-	FORSYTH LOBBY BAR FACE, WILL CALL DESK FACE	SAMPLES TO BE APPROVED BY LS3P BEFORE INSTALLATION	-			DIVISION 6 WOOD AND PLASTICS
	WD-2	WOOD MILLWORK	TBD BY GC	STAIN TO MATCH	ARBORITE ENTRANCED BLACK OAK W498	-	GREEN ROOM CABINETS	SAMPLES TO BE APPROVED BY LS3P BEFORE INSTALLATION				DIVISION 6 WOOD AND PLASTICS
	WD-3	WOOD MILLWORK	TBD BY GC	STAIN TO MATCH	LVT-1	REFER TO COLUMN SIZES	HOSPITALITY LOUNGE COLUMNS / REF TO FINISH PLANS	SAMPLES TO BE APPROVED BY LS3P BEFORE INSTALLATION				DIVISION 6 WOOD AND PLASTICS
	WDB-1	WOOD WALL BASE	-	PAINT GRADE LUMBER; MPI GLOSS LEVEL 5	PNT-1	1 X 8 (NOMINAL)						DIVISION 6 WOOD AND PLASTICS
	DIVISION 9 FINISHES - CEILINGS											
	ACP-1	ACOUSTICAL CEILING PANELS	ARMSTRONG	TECTUM DIRECT-ATTACH	WHITE	23"X48"X1"	DRESSING ROOMS	DIRECT ATTACH TO EXPOSED CEILING; PAINT TO MATCH CEILING	BILL BURGWALD; wrburgwald@armstrong.com			DIVISION 9 FINISHES - CEILINGS
	ACT-1	ACOUSTICAL CEILING TILE	ARMSTRONG	CALLA SQUARE TEGULAR 9/16 GRID (WHITE)	WHITE	24" X 24"	THROUGHOUT		BILL BURGWALD; wrburgwald@armstrong.com			DIVISION 9 FINISHES - CEILINGS
	ACT-2	ACOUSTICAL CEILING TILE	ROCKFON	COLOR-ALL BLACK SQUARE LAY-IN	BLACK	24"X24"	WILL CALL ACT CEILING	FULLY CONCEALED GRID				DIVISION 9 FINISHES - CEILINGS
	EXP-1	EXPOSED CEILING	-			-		-				DIVISION 9 FINISHES - CEILINGS
	EXP-2	EXPOSED CEILING, PAINTED	SHERWIN WILLIAMS	DRYWALL PAINT	PNT-3		GREEN ROOM		STEVE GOODE steven.r.goode@sherwin.com			DIVISION 9 FINISHES - CEILINGS
	GYP-1	GYPSUM CEILNIG, PAINTED	SHERWIN WILLIAMS	MPI GLOSS LEVEL 1	SW 7007 CEILING BRIGHT WHITE	-			STEVE GOODE steven.r.goode@sherwin.com			DIVISION 9 FINISHES - CEILINGS
	GYP-2	GYPSUM CEILNIG, PAINTED	SHERWIN WILLIAMS	MPI GLOSS LEVEL 1	PNT-3	-	HOSPITALITY LOUNGE	1 PRIMER, 2 COATS	STEVE GOODE steven.r.goode@sherwin.com			DIVISION 9 FINISHES - CEILINGS
	GYP-3	GYPSUM CEILNIG, MOISTURE RESISTANT	SHERWIN WILLIAMS	MPI GLOSS LEVEL 1								DIVISION 9 FINISHES - CEILINGS
	DIVISION 9 FINISHES - COATINGS											
	PNT-1	PAINT	BENJAMIN MOORE	MPI GLOSS LEVEL 3	SW 9542 NATURAL WHITE	-	THROUGHOUT	MPI LEVEL 3 FOR TRIM	STEVE GOODE steven.r.goode@sherwin.com			DIVISION 9 FINISHES - COATINGS
	PNT-2	PAINT	SHERWIN WILLIAMS	MPI GLOSS LEVEL 5	SW 7584 RED THEATRE	-	WILL CALL, OFFICE ACCENTS	MPI LEVEL 3 FOR TRIM	STEVE GOODE steven.r.goode@sherwin.com			DIVISION 9 FINISHES - COATINGS
	PNT-3	PAINT	SHERWIN WILLIAMS	MPI GLOSS LEVEL 5	SW 0041 DARD HUNTER GREEN		GREEN ROOM, HOSPITALITY LOUNGE	MPI LEVEL 3 FOR TRIM	STEVE GOODE steven.r.goode@sherwin.com			DIVISION 9 FINISHES - COATINGS
C	PNT-5	PAINT	SHERWIN WILLIAMS	MPI GLOSS LEVEL 3					STEVE GOODE steven.r.goode@sherwin.com			DIVISION 9 FINISHES - COATINGS
	PNT-6	PAINT	BENJAMIN MOORE	MPI GLOSS LEVEL 3					ALEXANDRA SINCLAIR - alexandra.sinclair@benjaminmoore.com			DIVISION 9 FINISHES - COATINGS
	PNT-7	PAINT	BENJAMIN MOORE	EPOXY PAINT								DIVISION 9 FINISHES - COATINGS
	DIVISION 9 FINISHES - FLOORS											
	CPT-1	CARPET TILE	PATCRAFT	METALLIC ALCHEMY I0422	ONYX BRONZE 00580	12"X48"	GREEN ROOM	MONOLITHIC INSTALLATION	SEAN NGUYEN - sean.nguyen@patcraft.com			DIVISION 9 FINISHES - FLOORS
	CPT-2	CARPET TILE	INTERFACE	THIRD SPACE 304	CHARCOAL 107891	20"X20"	PRIVATE OFFICES	MONOLITHIC INSTALLATION	JANYE WILKINS - janye.wilkins@interface.com			DIVISION 9 FINISHES - FLOORS
	CSL-1	CONCRETE, SEALED	-	-	-	-						DIVISION 9 FINISHES - FLOORS
	LVT-1	LUXURY VINYL TILE	PATCRAFT	INSET I577V	PURE GOLD V2 00100	18"X36"	HOSPITALITY LOUNGE	BASKETWEAVE INSTALLATION	SEAN NGUYEN - sean.nguyen@patcraft.com			DIVISION 9 FINISHES - FLOORS
	LVT-2	LUXURY VINYL TILE	INTERFACE	LEVEL SET COLLECTION NATURAL WOOD GRAINS 4.5MM	A00211 WASHED MAPLE	9"X39"	OFFICE CORRIDORS / MAIN AREAS	ASHLAR INSTALLATION	JANYE WILKINS - janye.wilkins@interface.com			DIVISION 9 FINISHES - FLOORS
	DIVISION 9 FINISHES - TILE											
CTW-1	CERAMIC TILE, WALL	TILE BAR	BASIC WHITE POLISHED CERAMIC SUBWAY WALL TILE	POLISHED	3"X6"	DRESSING ROOM RESTROOM WET WALLS	SUBWAY INSTALLATION; GROUT - GREY	ERIN SALIN - esalin@tilebar.com			DIVISION 9 FINISHES - TILE	
CTW-2	CERAMIC TILE, WALL	TILE BAR	MONTAUK JET BLACK CERAMIC TILE	MATTE/SATIN FINISH	4"X4"	HOSPITALITY LOUNGE RESTROOM VANITY WALL	SUBWAY INSTALLATION; GROUT - WHITE	ERIN SALIN - esalin@tilebar.com			DIVISION 9 FINISHES - TILE	
CTW-3	CERAMIC TILE, WALL	TILE BAR	CURVED FLUTED WHITE 3D CERAMIC TILE	WHITE / GLOSSY	6"X12"	OFFICE KITCHEN AND BAR BACKSPLASH	VERTICAL STACKED INSTALLATION; GROUT - WHITE	ERIN SALIN - esalin@tilebar.com			DIVISION 9 FINISHES - TILE	
B	PTB-1	PORCELAIN TILE BASE										DIVISION 9 FINISHES - TILE
	PTM-1	PORCELAIN TILE MOSAIC, FLOORING	DALTILE	MARBLE ATTACHE	NEROSTRAIGHT JOINT / MATTE	2"X2"	WILL CALL		LAUREN TAYLOR - lauren.taylor@daltile.com			DIVISION 9 FINISHES - TILE
	PTM-2	PORCELAIN TILE MOSAIC, FLOORING	DALTILE	KEYSTONES	ARTIC WHITE D617 / PENNYROUND / MATTE	1"X1"	GREEN ROOM RESTROOM AND ENTRY, HOSPITALITY LOUNGE RESTROOM	CUSTOM INSTALLATION, MIXED WITH PTM-2 / PTM-3	LAUREN TAYLOR - lauren.taylor@daltile.com			DIVISION 9 FINISHES - TILE
	PTM-3	PORCELAIN TILE MOSAIC, FLOORING	DALTILE	KEYSTONES	BLACK D311 / PENNYROUND / MATTE	1"X1"	GREEN ROOM RESTROOM, HOSPITALITY LOUNGE RESTROOM	CUSTOM INSTALLATION, MIXED WITH PTM-2 / PTM-3	LAUREN TAYLOR - lauren.taylor@daltile.com			DIVISION 9 FINISHES - TILE
	PTM-4	PORCELAIN TILE MOSAIC, FLOORING	DALTILE	KEYSTONES SIX INCH BORDER DB2537	ARTIC WHITE D617 / BLACK D311 / PENNYROUND / MATTE	1"X1"	GREEN ROOM ENTRY		LAUREN TAYLOR - lauren.taylor@daltile.com			DIVISION 9 FINISHES - TILE
	PTW-1	PORCELAIN TILE, WALL							ERIN SALIN - esalin@tilebar.com			DIVISION 9 FINISHES - TILE
	SCB-1	SANITARY COVE BASE							Chae RICHARDSON <chae.richardson@daltile.com>			DIVISION 9 FINISHES - TILE
	TER-1	EXISTING	TBD BY GC	MATCH EXISTING TERRAZZO	-	-	FORSYTH LOBBY	SAMPLES TO BE APPROVED BY LS3P BEFORE INSTALLATION				DIVISION 9 FINISHES - TILE
	TER-2	EXISTING	TBD BY GC	MATCH EXISTING TERRAZZO	-	-	FORSYTH LOBBY	SAMPLES TO BE APPROVED BY LS3P BEFORE INSTALLATION				DIVISION 9 FINISHES - TILE
	TER-3	EXISTING	TBD BY GC	MATCH EXISTING TERRAZZO	-	-	FORSYTH LOBBY	SAMPLES TO BE APPROVED BY LS3P BEFORE INSTALLATION				DIVISION 9 FINISHES - TILE
A	DIVISION 9 FINISHES - WALL BASE											
	RBS-1	RUBBER BASE	TARKETT	4" COVE BASE					Gray, Kimberly <kimberly.trimble@tarkett.com>			DIVISION 9 FINISHES - WALL BASE
	RBS-2	RUBBER BASE	TARKETT	PROFILE SERIES, EQUINOX					Gray, Kimberly <kimberly.trimble@tarkett.com>			DIVISION 9 FINISHES - WALL BASE
	DIVISION 9 FINISHES - WALLS											
	AWP-1	ACOUSTIC WALL PANEL	MPS ACOUSTICS	TRAK FELT WALL PANELS	PROFILE 3 / CUSTOM PANTONE TO MATCH ADJACENT WALL COLOR	REFER TO ELEVATIONS OF WILL CALL WALLS	WILL CALL 104		KATIE CHAMBERS; kchambers@mdcowall.com			DIVISION 9 FINISHES - WALLS
	STU-1	EXISTING	TBD BY GC	MATCH EXISTING STUCCO WALL APPLICATION	-	-	FORSYTH LOBBY - REF TO FINISH PLAN	SAMPLES TO BE APPROVED BY LS3P BEFORE INSTALLATION				DIVISION 9 FINISHES - WALLS
	VWC-1	WALLCOVERING	BRENTANO	LONA V111	BLACK LAVA 09	48" V X 52" H	GREEN ROOM RESTROOM	RANDOM MATCH, STRAIGHT HANG	ANGIE DOLAN; adolan@philipjeffries.com			DIVISION 9 FINISHES - WALLS
	VWC-2	WALLCOVERING	MDC	ESQUIRE FERRO	PATINA MFR4011	52/54"	HOSPITALITY LOUNGE ACCENT WALL	RANDOM MATCH, STRAIGHT HANG				DIVISION 9 FINISHES - WALLS
	DIVISION 10 SPECIALTIES											
	DMM-1	DECORATIVE METAL MESH	BANKER WIRE	DS-1	ANTIQUE BRASS PLATED	INTEGRATED INTO SHAKER CABINET FACE	GREEN ROOM CABINETS					DIVISION 10 SPECIALTIES
TSP-1	TRANSITION STRIP PIECE	SCHLUTER	RENO- TK		COORDINATE WITH FLOORING THICKNESS			Gray, Kimberly <kimberly.trimble@tarkett.com>			DIVISION 10 SPECIALTIES	
TSP-2	TRANSITION STRIP PIECE	SCHLUTER	RENO-U		COORDINATE WITH FLOORING THICKNESS			Gray, Kimberly <kimberly.trimble@tarkett.com>			DIVISION 10 SPECIALTIES	
TSP-3	TRANSITION STRIP PIECE	SCHLUTER	JOLLY		COORDINATE WITH FLOORING THICKNESS			Gray, Kimberly <kimberly.trimble@tarkett.com>			DIVISION 10 SPECIALTIES	
TSP-4	TRANSITION STRIP PIECE	TARKETT	JOHNSONITE STAIR NOSING, RCN		COORDINATE WITH FLOORING THICKNESS		COORDINATE WITH FLOORING THICKNESS	Gray, Kimberly <kimberly.trimble@tarkett.com>			DIVISION 10 SPECIALTIES	
DIVISION 12 FURNISHINGS												
QSS-1	QUARTZ SOLID SURFACING	COSENTINO SILESTONE	URBAN CRUSH	CINDER CRAZE / MATTE	2CM	DRESSING ROOM RESTROOM COUNTERTOP, HOSPITALITY LOUNGE KITCHEN COUNTERTOP		CINDI ARMACOST - carmacost@cosentino.com			DIVISION 12 FURNISHINGS	
QSS-2	QUARTZ SOLID SURFACING	COSENTINO DEKTON	DEKTOK - ONIRIKA	MORPHEUS / GLOSSY	3CM	WILL CALL COUNTERTOP, FORSYTH LOBBY BAR	WATERFALL EDGE AT FORSYTH LOBBY BAR	CINDI ARMACOST - carmacost@cosentino.com			DIVISION 12 FURNISHINGS	
QSS-3	QUARTZ SOLID SURFACING	CAESARSTONE	5100 VANILLA NOIR	MINERAL	2CM	GREEN ROOM COUNTERTOP					DIVISION 12 FURNISHINGS	
RS-D-1	ROLLER SHADES, MOTORIZED	HUNTER DOUGLAS									DIVISION 12 FURNISHINGS	
RS-D-2	ROLLER SHADES, MANUAL	HUNTER DOUGLAS									DIVISION 12 FURNISHINGS	
SHM-1	SHEET MIRROR	TBD	TEMPERED GLASS SHEET MIRROR		4' X 8' SHEETS	GREEN ROOM		BESS EHMCKE - bess@thebestofbess.com>			DIVISION 12 FURNISHINGS	
SS-1	SOLID SURFACING	CORIAN	CARBON CONCRETE / CX	CARBON CONCRETE	-	OFFICE KITCHEN AND BAR COUNTERTOPS					DIVISION 12 FURNISHINGS	
UCS-1	ULTRA COMPACT STONE							CINDI ARMACOST - carmacost@cosentino.com			DIVISION 12 FURNISHINGS	
UCS-2	ULTRA COMPACT STONE							CINDI ARMACOST - carmacost@cosentino.com			DIVISION 12 FURNISHINGS	
8/9/2024 2:19:47 PM												
12												



FLORIDA
THEATRE



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1301 RIVERPLACE BLVD, SUITE 1100
JACKSONVILLE, FL 32207
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FLORIDA QUALIFYING ARCHITECTS:
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FLORIDA THEATRE RENOVATION

128 E FORSYTH ST #300
JACKSONVILLE, FL 32202

US3P PROJECT: 0750-240011

[illegible]

SHEET NAME:
INTERIOR ROOM
FINISH LEGEND

ORIG 08/09/2024
SUBMISSION:

SHEET:

A-800A

CONTRACT DOCUMENTS

ARCH- ROOM FINISHES						
LEVEL	NUMBER	NAME	FINISH			NOTES
			WALL	BASE	FLOOR	
LEVEL 1		Room				
LEVEL 1						
LEVEL 1	75	VEST				
LEVEL 1	100	FORSYTH LOBBY				
LEVEL 1	100A	BAR				
LEVEL 1	101	BAR STORAGE				
LEVEL 1	102	ADA RR	PNT1	T-1	T-3	
LEVEL 1	103	WILL CALL LOBBY				
LEVEL 1	103A	ADA ACCESS				
LEVEL 1	103B	ELEC				
LEVEL 1	104	WILL CALL				
LEVEL 1	105	ELEVATOR LOBBY				
LEVEL 1	107	EXISTING STORAGE				
LEVEL 1	108	ARTIST GREEN ROOM	PNT1	B-1	CPT-2	
LEVEL 1	108A	TLT	PNT1	T-1	T-3	
LEVEL 1	109	STAGE				
LEVEL 1	112	THEATRE				
LEVEL 1	114	TOILET				
LEVEL 1	115	WOMENS				
LEVEL 1	116	MENS				
AUDITORIUM - STAGE						
AUDITORIUM - STAGE	110	PRODUCTION MGR				
AUDITORIUM - STAGE	110A	STORAGE				
AUDITORIUM - STAGE	110B	TLT				
AUDITORIUM - STAGE	111	TLT				
LEVEL 1 DRESSING ROOMS						
LEVEL 1 DRESSING ROOMS	200	REMEDY LOUNGE	EXISTING	EXISTING	EXISTING	
LEVEL 1 DRESSING ROOMS	201	DATA				
LEVEL 1 DRESSING ROOMS	202	ROOM				
LEVEL 1 DRESSING ROOMS	203	TLT				
LEVEL 1 DRESSING ROOMS	204	TLT				
LEVEL 1 DRESSING ROOMS	205	ROOM				
LEVEL 1 DRESSING ROOMS	207	DRESSING 1				
LEVEL 1 DRESSING ROOMS	207A	TLT/ SHOWER			T-3	
LEVEL 1 DRESSING ROOMS	208	DRESSING 2				
LEVEL 1 DRESSING ROOMS	208A	TLT/SHOWER			T-3	
LEVEL 2 - OFFICE						
LEVEL 2 - OFFICE	10	STOR	PNT1	B-1	SEALED CONC	
LEVEL 2 - OFFICE	206	STAGE LEFT DRESSING	PNT1	B-1	LVT-1	
LEVEL 2 - OFFICE	206A	TLT/ SHOWER	PNT1	T-1	T-3	
LEVEL 2 DRESSING ROOMS						
LEVEL 2 DRESSING ROOMS	308	DRESSING 3			VCIT	
LEVEL 2 DRESSING ROOMS	308A	TLT/ SHOWER				
LEVEL 2 DRESSING ROOMS	308B	TLT				
LEVEL 2 DRESSING ROOMS	309	DRESSING 3C				
EXISTING - LEVEL 3						
EXISTING - LEVEL 3	3	STAIR 2				
EXISTING - LEVEL 3	3	STAIR 1				
EXISTING - LEVEL 3	3	STAIR 3				
EXISTING - LEVEL 3	300	EXISTING CORRIDOR	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 3	301	HOSPITALITY LOUNGE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 3	301A	TLT	PNT1	T-1	T-3	
EXISTING - LEVEL 3	301B	TLT	PNT1	T-1	T-3	
EXISTING - LEVEL 3	301C	STORAGE				
EXISTING - LEVEL 3	302	EXISTING ELECTRICAL	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 3	303	CATERING KITCHEN	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 3	304	EXISTING BREAK ROOM	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 3	305	EXISTING MECHANICAL	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 3	306	EXISTIG TLT	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 3	307	EXISTIG TLT	EXISTING	EXISTING	EXISTING	
LEVEL 3 DRESSING ROOMS						
LEVEL 3 DRESSING ROOMS	414	DRESSING 4			VCIT	
LEVEL 3 DRESSING ROOMS	414A	TLT/ SHOWER				
LEVEL 3 DRESSING ROOMS	414B	TLT				
EXISTING - LEVEL 4						
EXISTING - LEVEL 4	4	STAIR 1	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 4	4	STAIR 2				
EXISTING - LEVEL 4	4	STAIR 3				
EXISTING - LEVEL 4	27	STORAGE	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 4	400	CORRIDOR	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	401	CORRIDOR	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	401A	COFFEE NOOK	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	402	DIRECTOR OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	403	OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	404	OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	405	OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	406	OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	407	OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	408	OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	409	OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	409A	STOR	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	410	WAITING	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	411	OPEN OFFICE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	411A	FILES	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	411B	COPY AND STORAGE	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	411C	BREAK	PNT1	B-1	CPT-2	
EXISTING - LEVEL 4	412	TLT	EXISTING	EXISTING	EXISTING	
EXISTING - LEVEL 4	413	TLT	EXISTING	EXISTING	EXISTING	

GENERAL NOTES

100.0	DESIGN CRITERIA		
100.1	DESIGN BUILDING CODE:		
	A. FLORIDA BUILDING CODE, SEVENTH EDITION (2020)		
100.2	DESIGN LOADS:		
	A. LIVE LOAD		
	DRESSING ROOMS		40 PSF
110.0	GENERAL		
110.1	THESE DRAWINGS HAVE BEEN PRODUCED ENTIRELY ON KEISTER WEBB STRUCTURAL ENGINEERS LLC CADD SYSTEM, ANY OTHER LETTERING, LINE OR SYMBOLS, OTHER THAN PROFESSIONAL STAMPS AND SIGNATURES, HAVE BEEN MADE WITHOUT THE AUTHORIZATION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC AND ARE INVALID.		
110.2	THE STRUCTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL STRUCTURAL FEATURES, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE WORK FOR ALL DIMENSIONS.		
110.3	DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. ONLY DIMENSIONS INDICATED ON DRAWINGS MAY BE USED TO ESTABLISH THE LOCATION AND EXTENT OF STRUCTURAL WORK. IF A REQUIRED DIMENSION IS NOT FURNISHED ON DRAWINGS, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR INFORMATION TO OBTAIN THE DIMENSION.		
110.4	UNLESS OTHERWISE INDICATED, PROVIDE EQUAL SPACING OF STRUCTURAL COMPONENTS BETWEEN OVERALL DIMENSIONS INDICATED ON DRAWINGS.		
110.5	THE METHOD AND FREQUENCY OF ATTACHING MECHANICAL EQUIPMENT UNITS, ETC., TO THE STRUCTURAL ELEMENTS SHALL BE SUBJECT TO THE ENGINEER'S REVIEW AND APPROVAL.		
110.6	UNLESS OTHERWISE INDICATED, STRUCTURAL COMPONENTS SUPPORTING MECHANICAL EQUIPMENT HAVE NOT BEEN DESIGNED FOR THE VIBRATION EFFECTS OF THE EQUIPMENT. THE CONTRACTOR SHALL PROVIDE VIBRATION ISOLATORS FOR ANY MECHANICAL EQUIPMENT MOUNTED TO THE STRUCTURE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.		
110.7	THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, ETC., AND SHALL NOTE ANY DISCREPANCIES, OMISSIONS, AND DISCREPANCIES, ADDITIONAL INFORMATION, ETC., BEFORE BEGINNING THE WORK.		
110.8	THE CONTRACTOR SHALL USE EXTREME CAUTION IN THE DEMOLITION OF EXISTING STRUCTURES. SUCH DEMOLITION SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO REMAIN. PROVIDE SHORING AS REQUIRED.		
120.0	SHOP DRAWINGS AND DELEGATED DESIGN SUBMITTALS		
120.1	THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY KEISTER WEBB STRUCTURAL ENGINEERS LLC AND THE PROJECT ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:		
	A. FABRICATED STRUCTURAL STEEL		
	B. REINFORCING STEEL FOR CONCRETE AND MASONRY		
	C. STEEL DECK		
	D. CONCRETE MIX DESIGN		
	E. CONCRETE AND/OR MASONRY POST-INSTALLED ANCHORS		
120.2	SHOP DRAWINGS TO BE SUBMITTED SHALL PROVIDE COMPLETE INFORMATION FOR THE PRODUCTS OR COMPONENTS TO BE SUPPLIED. SUBMITTAL INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: MEMBER SIZES AND DIMENSIONS; GRADES OF MATERIAL FURNISHED; MATERIAL PREPARATION REQUIRED; MATERIAL FINISH AND MATERIAL COATINGS TO BE FURNISHED; INFORMATION REGARDING CUTS, COPIES, AND HOLES REQUIRED FOR OTHER TRADES; JOINTS AND CONNECTIONS; CAMBER AND OTHER DEVIATION FROM LINE; SPECIAL ERECTION AND/OR INSTALLATION PROCEDURES, INCLUDING REQUIREMENTS FOR TEMPORARY STABILIZATION.		
120.3	ALL SHOP DRAWING RESUBMITTALS AND RECORD COPY SUBMITTALS SHALL HAVE ALL REVISIONS SUBSEQUENT TO THE PREVIOUS SUBMISSION DRAWDING OR REVISION. IDENTIFIED ON THE DRAWING SHEETS. RESUBMITTALS AND RECORD COPY SUBMITTALS WITHOUT IDENTIFICATION OF REVISIONS WILL BE REJECTED WITHOUT REVIEW.		
120.4	THE CONTRACTOR SHALL DESIGN AND SUBMIT CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA, FOR ALL DELEGATED DESIGN COMPONENTS. DESIGN OF THESE COMPONENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE DESIGN BUILDING CODES. REFERENCE ARCHITECTURAL DOCUMENTS FOR ALL NON-STRUCTURAL DESIGN REQUIREMENTS FOR THESE COMPONENTS. DELEGATED DESIGN COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:		
	A. PREFABRICATED STAIRS, PLATFORMS, HANDRAILS AND GUARDS		
	B. LADDERS		
	C. COLED FORMED STEEL FRAMING		
	D. CURTAINWALL SYSTEMS		
120.5	ALL STEEL-TO-STEEL SHEAR CONNECTIONS SHALL BE SELECTED BY THE STEEL FABRICATOR IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE, SECTION 9.1.1 (2), BASED ON THE RATIO REQUIRED BY SECTION 510.5 OF THE GENERAL NOTES AND OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.		
120.6	THE CONTRACTOR SHALL NOT DIRECTLY INCORPORATE THE STRUCTURAL DRAWINGS, OR PORTIONS THEREOF, INTO SHOP DRAWINGS OR ERECTION DRAWINGS TO BE SUBMITTED FOR THIS PROJECT WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC. SUBMITTED SHOP DRAWINGS WHICH CONTACT COPIES OR REPRODUCTIONS OF ANY PORTION OF THE STRUCTURAL DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF KEISTER WEBB STRUCTURAL ENGINEERS LLC WILL BE RETURNED REJECTED. PERMISSION FOR A SPECIFIC CONTRACTOR OR SUB-CONTRACTOR TO HAVE PORTIONS OF THE STRUCTURAL DRAWINGS IN THEIR PREPARATION OF SHOP DRAWINGS REQUIRES THAT CONTRACTOR OR SUB-CONTRACTOR TO ENTER INTO A WRITTEN AGREEMENT WITH KEISTER WEBB STRUCTURAL ENGINEERS LLC AND TO PAY A SERVICE FEE. SUCH AGREEMENT IS NON-TRANSFERABLE AND IS EXTENDED ONLY TO THAT CONTRACTOR FOR THE DURATION OF THIS PROJECT.		
120.7	THE CONTRACTOR SHALL SUBMIT ELECTRONIC OR PRINTED COPIES OF SHOP DRAWINGS (ELECTRONIC COPIES ARE PREFERRED). COPIES SHALL BE SUBMITTED TO KEISTER WEBB STRUCTURAL ENGINEERS LLC IN PDF FILE FORMAT (ISO 32000-1), WITH ONE (1) ELECTRONIC FILE PER SUBMISSION. KEISTER WEBB STRUCTURAL ENGINEERS LLC WILL REVIEW, ANNOTATE, AND RETURN ONE (1) FILE TO THE PROJECT ARCHITECT FOR THEIR REVIEW AND DISTRIBUTION TO THE CONTRACTOR.		
120.8	THE REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS FOR THIS PROJECT IS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND FOR GENERAL COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. COMMENTS REGARDING THESE SUBMITTALS DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.		
300.0	REINFORCED CONCRETE		
300.1	ALL REINFORCED CONCRETE WORK SHALL BE IN CONFORMANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318, EDITION AND COMMENTARY) AND THE AMERICAN CONCRETE INSTITUTE (ACI 301, LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.		
300.2	MINIMUM DESIGN COMPRESSION STRENGTH (F _{CD}) REQUIRED AT 28 DAYS:		
	A. ALL CONCRETE		4000 PSI
	A. ALL CONCRETE		0.45
300.4	ALL CONCRETE FOR ELEVATED SLABS SHALL BE LIGHTWEIGHT CONCRETE (110 PCF MAXIMUM) WITH ALL PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I, II OR III, AND MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 3/4" AND CONFORM TO ASTM C330. SUBMIT VOLUMETRIC FRACTIONS OF AGGREGATE FOR THE REVIEW OF KEISTER WEBB STRUCTURAL ENGINEERS LLC.		
300.5	ALL OTHER CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (144 PCF MINIMUM) WITH ALL PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE I, II OR III, AND MAXIMUM NOMINAL COARSE AGGREGATE SIZE SHALL BE 1 1/2" FOR FOUNDATIONS AND 3/4" FOR WALLS AND SLABS, CONFORMING TO ASTM C33.		
300.6	MIXING WATER SHALL CONFORM TO ASTM C1602.		
300.7	ADMIXTURES SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26.4.1.4 OF ACI 318.		
300.8	ADMIXTURES SHALL NOT CONTAIN CALCIUM CHLORIDE OR CHLORIDE-CONTAINING COMPOUNDS AS A FUNCTIONAL INGREDIENT.		

	REINFORCEMENT	
A.	DEFORMED BARS	ASTM A615,
B.	WELDED WIRE REINFORCING	GRADE 60 ASTM A1064
300.10	COVER FOR CAST-IN-PLACE CONCRETE REEF. UNLESS OTHERWISE SHOWN ON DRAWINGS, SHALL BE AS FOLLOWS (REFER TO ACI 117 FOR ALLOWABLE CONSTRUCTION TOLERANCES):	
A.	SLABS ON METAL DECK (FROM TOP OF SLAB)	1"
300.11	SPLICES IN REINFORCEMENT, WHERE PERMITTED, SHALL BE AS FOLLOWS:	
A.	WELDED WIRE REINFORCING	8"
B.	ALL OTHERS	CLASS "B" MINIMUM, CASE #1 TENSION, UNO
300.12	CLASS "B," CASE #1 TENSION SPLICES IN INCHES, SHALL BE AS FOLLOWS:	
	SIZE	3000 PSI 4000 PSI
#3 (#10)	TOP BARS ALL OTHERS	TOP BARS ALL OTHERS
#3 (#10)	28 22	24 19
#5 (#16)	47 29	32 25
#6 (#18)	56 36	40 31
#8 (#21)	65 43	48 37
#7 (#22)	81 63	70 54
#8 (#23)	93 72	80 62
#9 (#25)	105 81	91 70
#10 (#32)	118 91	102 79
#9 (#29)	105 81	91 70
#11 (#36)	131 101	113 87
300.13	ALL REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACEMENT OF CONCRETE. REINFORCING SUPPORTS FOR ALL EXPOSED CONCRETE SHALL BE GALVANIZED WITH PLASTIC COATED FEET. ALL WELDED WIRE REINFORCING SHALL BE GRADED.	
300.14	PROVIDE 1/2" PREMULCHED EXPANSION MATERIAL WHERE SLAB ON CHAIR IS POURED AGAINST COLUMNS AND AGAINST WALLS UNLESS OTHERWISE SHOWN ON DRAWINGS.	
300.15	CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL SLOTS, PIPE SLEEVES, ETC., AS REQUIRED FOR MECHANICAL TRADES BEFORE CONCRETE IS PLACED.	
350.	CONCRETE/MASONRY ANCHORS	
350.1	ALL ADHESIVE FOR ANCHORING TO CONCRETE SHALL BE "HLTI HIT-HY 200 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).	
350.2	"THE HAS-B THREADED ROD" SHALL CONFORM TO ISO 888 CLASS 5.8 WITH A MINIMUM TENSILE STRENGTH OF 72.5 KSI. THE NUT SHALL CONFORM TO SAE J995 GRADE 8.	
350.3	"THE HAS-E-B (SUPER) THROUGH ROD" SHALL CONFORM TO ASTM A193 STEEL, GRADE 7 WITH A MINIMUM TENSILE STRENGTH OF 125 KSI. THE NUT SHALL CONFORM TO ASTM A194, GRADE 2H, HEAVY.	
350.4	"THE HIT-Z ANCHOR ROD" SHALL CONFORM TO AISI 1038 WITH A MINIMUM TENSILE STRENGTH OF 94.2 KSI. THE NUT SHALL CONFORM TO ASTM A563 AND ANSI B18.2 Z. HIT-Z THREADED RODS MAY BE USED IN UN-CLEANED HOLES IN ACCORDANCE WITH HLTI SPECIFICATIONS.	
350.5	ALL EXPANSION ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HLTI KWIK-BOLT 3 EXPANSION ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).	
350.6	ALL SCREW ANCHORS FOR ANCHORING TO CONCRETE OR GROUT-FILLED MASONRY SHALL BE "HLTI KWIK-HUS-E" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).	
350.7	ALL ADHESIVE ANCHORS (FOR ANCHORING TO GROUT-FILLED MASONRY SHALL BE "HLTI HIT-HY 270 ADHESIVE ANCHORS") AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).	
350.8	ALL ADHESIVE ANCHORS FOR ANCHORING TO HOLLOW MASONRY SHALL BE "HLTI HIT 270 ADHESIVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR APPROVED EQUIVALENT).	
350.9	ALL EXPANSION ANCHORS FOR ANCHORING TO HOLLOW MASONRY SHALL BE "HLTI HLC SLEEVE ANCHORS" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).	
400.	ALL POWER ACTUATED FASTENERS FOR ANCHORING TO CONCRETE AND STEEL SHALL BE "HLTI XU UNIVERSAL KNURLED SHANK FASTENERS" WITH A MINIMUM SHANK DIAMETER (Ø .157)" AS MANUFACTURED BY HILTI FASTENING SYSTEMS, INC. (OR EQUAL).	
420.	MASONRY	
420.1	ALL MASONRY WORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS 402/AICI 530/ASCE 5) AND THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (TMS 602/AICI 530.1/ASCE 6) OF THE MASONRY SOCIETY.	
420.2	MORTAR SHALL CONFORM TO PORTLAND CEMENT [PROPERTY] SPECIFICATION OF ASTM C270, TYPE I OR S. PROVIDE TYPE M MORTAR AT ALL INTERSECTIONS AND CORNERS OF THE ENGINEER WITH 2-G GAUGE. PROVIDE TYPE S MORTAR AT ALL STRUCTURAL MEMBER AND REINFORCED MASONRY UNLESS NOTED OTHERWISE.	
420.3	GROUT SHALL CONFORM TO ASTM C476 AND AS FOLLOWS:	
A.	COMPRESSIVE STRENGTH (F'c) OF GROUT = Fm AS INDICATED BELOW BUT NOT LESS THAN 2,000 PSI.	
B.	SLUMP OF GROUT SHALL BE 8 TO 11 INCHES AS MEASURED ACCORDING TO ASTM C143.	
C.	MAX AGGREGATE SIZE SHALL BE 3/8" (AGGREGATE GRADING TO PRODUCE FINE GROUT IN CONFORMANCE WITH ASTM C476 AND C404).	
420.4	PROVIDE SOLID AND HOLLOW LOAD BEARING CONCRETE BLOCK UNITS CONFORMING TO ASTM OR FMURNARY CODE AT BOTTOM OF HIGH LIGHT COMPRESSIVE STRENGTH	
420.5	MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF:	F'm 1900 PSI
420.6	HORIZONTAL JOINT REINFORCING FOR ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE GALVANIZED CROSS OR LADDER TYPE DUR-O-WAL, OR IF CENTER LINE AS APPROVED BY THE ENGINEER WITH 2-G GAUGE LONGITUDINAL WIRE AND 8 GAUGE TRANSVERSE WIRE, SPACED AT 16 INCHES UNLESS NOTED OTHERWISE. PROVIDE ADDITIONAL LAYERS OF CENTER REINFORCING IN THE FIRST TWO COURSES ABOVE AND BELOW A WINDOW PENETRATING PROVIDED LAP SPACES AS RECOMMENDED BY MANUFACTURER WITH A MINIMUM OF 6". DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS. PROVIDE "L" SHAPE AND "T" SHAPE DUR-O-WAL AT ALL INTERSECTION CORNERS WITH 8" MINIMUM LAP. SEE TYPICAL DETAILS.	
420.7	FULL BED AND HEAD JOINTS SHALL BE USED.	
420.8	GROUT SOLID ALL CELLS CONTAINING REINFORCING, AND WHERE INDICATED ON PLANS AND SECTIONS.	
420.9	PROVIDE FINE GROUT FOR ASTME C476 WHEN WIDTH OF GROUT SPACE IS LESS THAN 2". PROVIDE COARSE GROUT FOR GROUT SPACE WIDTHS 2" OR GREATER. PROVIDE FINE GROUT WHEN REINFORCING HAS LESS THAN 1/2" CLEARANCE.	
420.10	PROVIDE CLEAN OUT AND INSPECTION HOLES AT BOTTOM OF MASONRY WALL IN ACCORDANCE WITH MURNARY CODE AT REINFORCING IF HIGH LIFT GROUTING (OVER 4 FEET HIGH) IS USED.	
420.11	DEFORMED BAR REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE LAP SPLICES OF 12 BAR DIAMETERS MINIMUM UNLESS 40 BAR DIAMETERS IS PERMITTED PER TYPICAL DETAILS OR SECTIONS. PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING.	
510.	STRUCTURAL STEEL	
510.1	GRADE OF STEEL	
A.	STRUCTURAL W SHAPES	ASTM A992
B.	STRUCTURAL M, S, C, MC, AND L SHAPES	ASTM A36
C.	STRUCTURAL HP SHAPES	ASTM A572, GRADE 50
D.	(HOLLOW STRUCTURAL SECTIONS (HSS)) ROUND OR RECTANGULAR	ASTM A500, GRADE B OR ASTM A1085, GRADE 50
E.	STEEL PIPE	ASTM A53 GRADE B
F.	FLATES AND BARS	ASTM A36

202 GALVANIZED STRUCTURAL STEEL

500 A. STRUCTURAL SHAPES AND RODS ASTM A123
B. BOLTS, FASTENERS AND HARDWARE ASTM F2329

510.3 ALL BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC) "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" (LATEST EDITION).

510.4 ALL BOLTS SHALL BE ASTM A325, TYPE 1, 3/4" DIAMETER MINIMUM, UNLESS NOTED OTHERWISE. WHERE NECESSARY DUE TO CONNECTION REQUIREMENTS THE CONTRACTOR MAY UTILIZE ASTM A490, TYPE 1 BOLTS. THE USE OF BOLTS WITH DIFFERENT ASTM DESIGNATIONS AND THE SAME DIAMETER IS PROHIBITED.

510.5 PROVIDE THE FOLLOWING BOLTED JOINT TYPES UNLESS OTHERWISE INDICATED OR NOTED ON DRAWINGS:

510.6 A. SNUG-TIGHTENED JOINTS: ALL SIMPLE SHEAR CONNECTIONS.

510.6 A. WELDING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL WELDING CODE, AWS D1.1, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY. ELECTRODES SHALL BE E70XX FOR MANUAL ARC WELDING AND F7X-EXXX FOR SUBMERGED ARC WELDING.

510.7 ALL BEAM-TO-COLUMN CONNECTIONS SHALL BE SELECTED FOR THE SUMMATION OF THE FOLLOWING LOADS:

510.7 A. THE BEAM END CONNECTION DESIGN REACTION REQUIRED BY THE GENERAL NOTES BELOW.

510.8 B. MINIMUM 100 K LATERAL FORCE (IN TENSION AND COMPRESSION).

510.9 ALL NON-COMPOSITE BEAM END CONNECTIONS SHALL BE SELECTED UNLESS NOTED OTHERWISE. FOR AN END REACTION "R" EQUAL TO NOT LESS THAN ONE HALF THE UNIFORM LOAD CAPACITY OF THE MEMBER IN ACCORDANCE WITH AISC SPECIFICATIONS, BUT NOT LESS THAN 8 KIPS. THE EFFECT OF CONCENTRATION FOR LOADS OCCURRING CLOSE TO THE ENDS OF THE BEAMS SHALL BE CONSIDERED IN THE CONNECTION DESIGN.

510.9 ALTERNATE CONNECTION DETAILS MAY BE USED IF SUCH DETAILS ARE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF ACCEPTANCE AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIED DETAILS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SUCH ALTERNATE DETAILS WHICH HE PROPOSES.

510.10 ALL STRUCTURAL STEEL FRAMES SHALL BE SECURELY BRACED UNTIL ALL FLOOR SLABS, ROOF DECKS, AND SHEAR WALLS HAVE BEEN INSTALLED AND BECOME CAPABLE OF STABILIZING THE FRAMES.

510.11 ALL STRUCTURAL STEEL WORK, EXCEPT PORTIONS OF MEMBERS TO BE WELDED, FIELD BOLTS OR END CONNECTIONS, SHALL BE SPOT WELDED WITH THE FACETATORS STANDARD PRIMER APPLIED TO A THICKNESS OF 1 MIL. ON BOTH SIDES OF THE JOINT.

510.12 CLEAN ALL EXISTING AND NEW STEEL, FREE OF LOOSE SCALE, RUST, OIL, GREASE, AND OTHER NON-PRIMING SUBSTANCES IN ACCORDANCE WITH THE STRUCTURES STEELWORK PREPARATION SPECIFICATIONS. PREPARE SHOP OR FIELD APPLY AN INITIAL COAT OF TENNECO BRAND TENNE-ZINC 90-2 ZINC (OR APPROVED EQUIVALENT) AND TWO FINISH COATS OF TENNECO BRAND TENNE-ZINC 90-2 ZINC (OR APPROVED EQUIVALENT). MIX AND APPLY COATINGS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE FINISH COATING COLOR AS SELECTED BY OWNER.

510.13 BEAMS AND GIRDERS SHALL BE CAMBERED AS SHOWN ON THE STRUCTURAL DRAWINGS. CAMBER INDICATED IS THE FINAL FIELD CAMBER. INCLUDING ALL MILL TOLERANCES, AND SHOULD NOT BE EXCEEDED.

510.14 FOR STEEL BEAMS WHERE NO INDUCED CAMBER IS INDICATED, FABRICATE BEAMS SO THAT ANY NATURAL CAMBER IS ORIENTED UPWARD AFTER ERECTION.

510.15 BOLT AND WELD TESTING:

510.15 A. ALL SHOP AND FIELD BOLTS SHALL BE TESTED PER AISC REQUIREMENTS.

510.15 B. ALL WELDS SHOULD BE VISUALLY INSPECTED.

510.15 C. TEN PERCENT OF ALL WELDS AT BEAM AND GIRDER SHEAR CONNECTIONS SHALL BE RANDOMLY INSPECTED BY MAGNETIC PARTICLE METHOD, COMPLYING WITH ASTM E109, PERFORMED ON ROOF PASSES AND ON FINISHED WELD.

510.15 D. ONE HUNDRED PERCENT OF FULL PENETRATION WELDS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING WITH ASTM E164.

510.15 E. ONE HUNDRED PERCENT OF GROOVE OR BUTT WELDS IN BEAM AND COLUMN MOMENT CONNECTIONS SHALL HAVE ULTRASONIC INSPECTION, COMPLYING WITH ASTM E164.

510.16 ALL EXPOSED STRUCTURAL STEEL SHALL BE ARCHITECTUALLY EXPOSED STRUCTURAL STEEL (AESS) AND SHALL COMPLY WITH FABRICATION REQUIREMENTS, INCLUDING TOLERANCE LIMITS, OR AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" FOR STRUCTURAL STEEL IDENTIFIED AS ARCHITECTUALLY EXPOSED STRUCTURAL STEEL.

510.17 FABRICATE AESS WITH EXPOSED SURFACES SMOOTH, SQUARE, AND FREE OF SURFACE BLEMISHES INCLUDING PITTING, RUST, SCALE, SEAM MARKS, ROLLER MARKS, ROLLED TRADE MARKS, AND ROUGHNESS.

510.18 REMOVE BLEMISHES IN AESS BY FILLING OR GRINDING OR BY WELDING AND GRINDING BEFORE CLEANING, TREATING, AND SHOP PRIMING.

510.19 ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH THE GENERAL NOTES. CLEAN AREAS WHERE GALVANIZING IS DAMAGED OR MISSING AND REPAIR GALVANIZING COMPLY WITH ASTM A780.

510.20 LEVELING GROUT SHALL BE NON-SHRINK, NON-METALLIC TYPE, FACTORY PRE-MIXED GROUT TESTED IN ACCORDANCE WITH CE-GR-6201 OR ASTM C109, WITH FC OF NOT LESS THAN 5000 PSI.

510.21 ALL ANCHOR BOLTS SHALL BE ASTM A36 OR ASTM F1554, GRADE 36 AND A MINIMUM 3/4" DIAMETER WITH A MINIMUM CONCRETE EMBEDMENT OF 9" UNLESS NOTED OTHERWISE.

510.22 PROVIDE TAPERED SHIMS, ANGLES, BENT PLATES, OR OTHER STEEL ACCESSORIES TO FACILITATE CORRECT INSTALLATION AND ANCHOR SUPPORT FOR SLOPING OR CURVED STRUCTURAL STEEL AS REQUIRED.

530. STEEL DECKING

530.1 ALL NON-COMPOSITE STEEL FLOOR DECK SHALL BE IN CONFORMANCE WITH SDI NC-2010, STANDARD FOR NONCOMPOSITE STEEL FLOOR DECKING

530.2 ALL NON-COMPOSITE STEEL FLOOR DECK SHALL BE WELDED TO ALL SUPPORTING STEEL ELEMENTS. 16 GAUGE WELDING WASHERS SHALL BE USED ON DECK WITH METAL THICKNESS LESS THAN 0.028 INCHES (22 GAUGE).

530.3 ALL DECKING SHALL BE A MINIMUM OF THREE SPANS CONTINUOUS.

530.4 DECKING CONTRACTOR SHALL PROVIDE SCREEN ANGLERS AND CLOSURE PLATES AS REQUIRED AT THE EDGES OF ALL FLOOR OPENINGS AND AT ALL SLAB DEPRESSIONS OR CHANGES OF DECK DIRECTION, WHICH HAVE NOT BEEN DETAILED.

530.5 PRIOR TO CONCRETE PLACEMENT, THE STEEL DECK SHALL BE FREE OF SOIL, DEBRIS, STANDING WATER, LOOSE MILL SCALE, OR OTHER FOREIGN MATERIAL.

530.6 DURING CONCRETE PLACEMENT, CONTRACTOR SHALL ENSURE THAT THE WELDED WIRE REINFORCEMENT (W.W.R.) SHALL BE MAINTAINED AT THE PROPER HEIGHT IN THE SLAB ON DECK AND NOT DISLODGED WHERE CHARGED.

540. COLD-FORMED STEEL

540.1 THE COLD-FORMED STEEL FRAMING SYSTEM SHALL BE DESIGNED, ENGINEERED, AND CONSTRUCTED TO WITHSTAND, AS A MINIMUM, LOADS FROM WIND, SNOW, AND SEISMIC. THE DESIGN SHALL TAKE INTO ACCOUNT BUILDING, AND THERMAL MOVEMENT. THE ATTACHMENT OF THE COLD-FORMED STEEL FRAMING SYSTEM TO THE STRUCTURE IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER.

540.2 THE CONTRACTOR SHALL SUBMIT CALCULATIONS AND SHOP DRAWINGS SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF FLORIDA AND EXPERIENCED IN THE DESIGN OF COLD-FORMED STEEL FRAMING.

540.3 THE DESIGN, INSTALLATION, AND CONSTRUCTION OF COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE MOST CURRENT EDITION OF THE CODE OF STANDARD PRACTICE FOR COLD-FORMED STEEL STRUCTURAL FRAMING AMERICAN IRON AND STEEL INSTITUTE (AISI) AISI 202-15.

540.4 THE DESIGN AND INSTALLATION OF COLD-FORMED STEEL BEAM HEADERS, BACK-TO-BACK HEADERS, AND SINGLE AND DOUBLE HEADERS USED IN SINGLE SPAN CONDITIONS FOR LOAD-CARRYING PURPOSES SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF AISI S212.

540.5 THE DESIGN AND INSTALLATION OF COLD-FORMED STEEL STUDS FOR STRUCTURAL AND NON-STRUCTURAL WALLS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF AISI S212.

54.01 ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE-SHEET METAL, AWS D 1.3," MOST CURRENT EDITION, OF THE AMERICAN WELDING SOCIETY.

54.02 STEEL USED IN THE MANUFACTURE OF WIDE-FOUR FORMED STEEL FRAMING SHALL BE HOT-DIPPED GALVANIZED STEEL, C-60 MINIMUM COATING WEIGHT, AND SHALL CONFORM TO ASTM A563 GRADE D, MINIMUM YIELD POINT OF 50,000 PSFI FOR 12-, 14- AND 16- GAUGE MEMBERS AND ASTM A563 GRADE A, MINIMUM YIELD POINT OF 33,000 PSFI FOR 18- AND 20-GAUGE MEMBERS.

54.03 PROVIDE STUD BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR LATERALLY LOADED WALLS, BUT AT SPACING NOT TO EXCEED 4'-0" VERTICALLY.

54.04 ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR AS REQUIRED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL PROPERLY FASTENED.

54.05 ALL FIELD-CUTTING OF STUDS MUST BE DONE BY SAWING OR SHEARING. TOP CUTTING OF COLD-FORMED STEEL FRAMING MEMBERS IS UNACCEPTABLE.

54.06 PROVIDE DOUBLE STUDS OR DOUBLE PAIRS OF STUDS WHERE APPLICABLE, SUCH AS ALL OF DOOR AND WINDOW OPENINGS WHICH EXCEED 2'-4" MINIMUM OF A STUD AND A TRACK SHALL BE PROVIDED AT ALL SILLS AND HEADS OF OPENINGS.

54.07 REQUESTS FOR ALLOWABLE SUBSTITUTIONS FOR THE ABOVE NOTED STUD SYSTEMS SHALL BE SUBJECT TO THE REVIEW OF THE ENGINEER.

54.08 PROVIDE JOIST BRIDGING PER JOIST MANUFACTURER RECOMMENDATIONS. ONE ROW OF BRIDGING SHALL BE PROVIDED AT CENTER LINE OF JOIST AND A BRIDGING ROW SHALL BE PROVIDED AT EACH END OF STUDS FASTENED TO BOTTOM FLANGE OF EACH JOIST AND TO ADJACENT END JOIST.

54.09 NO LOAD SHALL BE APPLIED TO THE JOISTS UNTIL ALL BRIDGING HAS BEEN INSTALLED AND JOIST ENDS HAVE BEEN SECURED.

[illegible]

SHEET NAME:
BASEMENT PLAN
AND GENERAL
NOTES

ORIG 10/07/24
SUBMISSION:

SHEET: **C 101**

THE LINE INDICATES THE EXISTING
ONE-SIDE OF THE BUILDING
FOR THE PROJECT

E

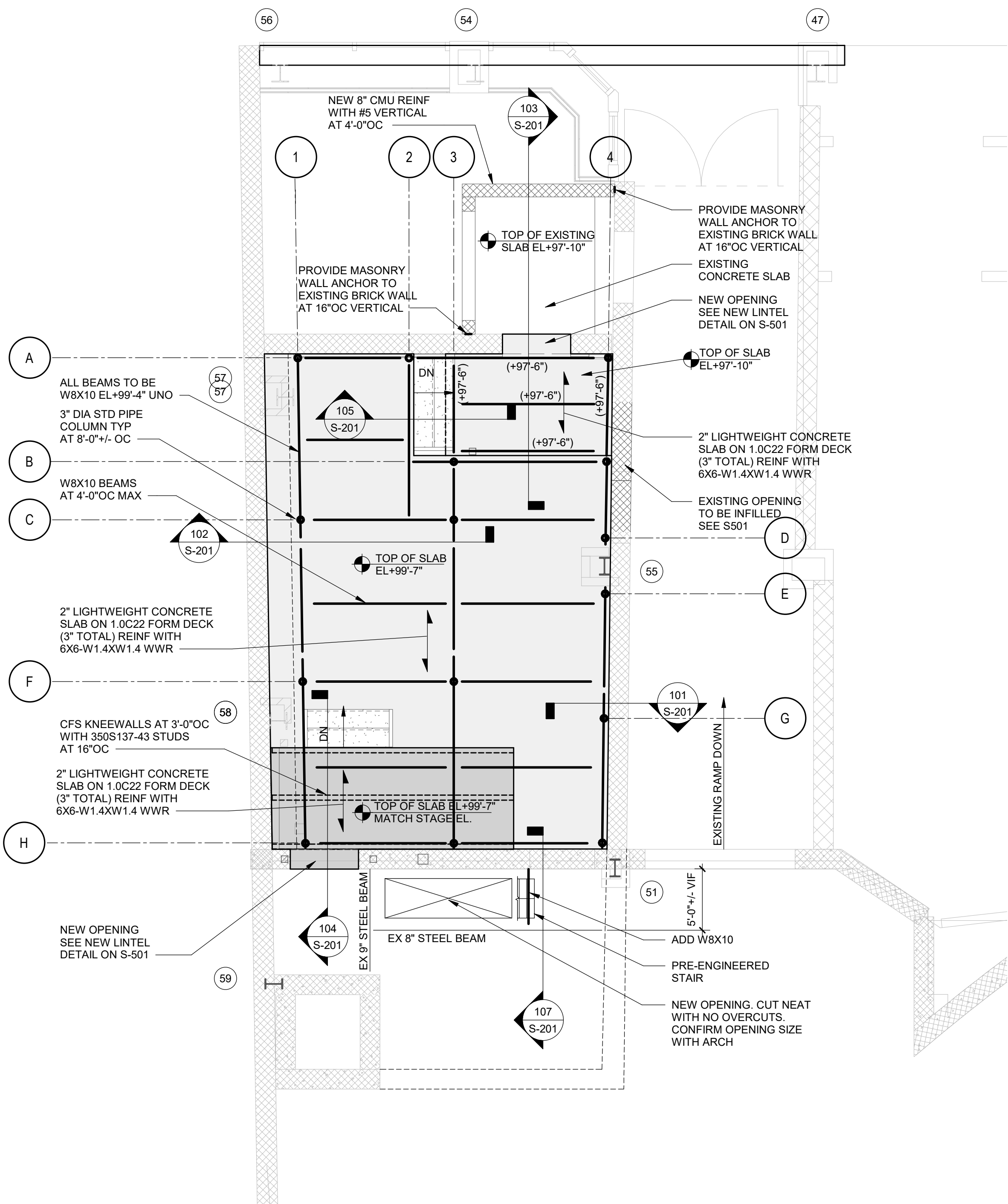
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PARTIAL LEVEL 1 FRAMING
PLAN
1 SCALE: 1/4" = 1'-0"

