



# ADDENDUM NO. 3

DATE: June 19, 2026

RFP# 2026-02

## Water/Wastewater Plant Wind Hardening (PHASE II) (HMGP)

THIS ADDENDUM SHALL MODIFY AND BECOME A PART OF THE ORIGINAL ITB DOCUMENT. THE FOLLOWING CLARIFICATIONS, CHANGES, ADDITIONS, AND/OR DELETIONS ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS FOR RFP 2026-02 WATER/WASTEWATER PLANT WIND HARDENING (PHASE II) (HMGP)

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### TO ALL PROSPECTIVE PROPOSERS

Words ~~stricken~~ are deletions; Words underlined are additions to this RFP

#### DELETION – QUALIFICATION STATEMENT PG. 7 of 9

- ~~F. Professional Liability coverage:~~
- ~~1. Each Occurrence Limit – \$1,000,000~~
  - ~~2. General Aggregate Limit – \$1,000,000~~

See section 7.8 Insurance section of the sample contract attached to this addendum.

#### CORRECTION – 5.3 CONTRACT WORK HOURS AND SAFETY STAND ACT

No Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek, Monday – Friday 7:00AM until 3:00PM, unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

## **CORRECTION – SCHEDULE F SHEET A-200**

CSID desires to have operable windows with screens (capable of opening) in the following locations:

- Stormwater operations building all windows designed as “A”, “B”, and “C” on sheet A-200 (19 windows in total).
- South Blower Building – all windows serving office and lab spaces designated as “A”, “B”, and “C” on sheet A-200 (5 windows).
- High Service Pump Building – all windows serving the office spaces designated as “A”, “E”, and “F” on sheet A-200 (4 windows).

Operable windows are to meet the performance specifications established in the project documents. In the event operable windows meeting the performance specifications are not available then fixed glass will be utilized. Utilization of fixed glass by CSID project manager must be approved prior to purchase.

Additionally, for the North Deep Well Pump Building, CSID desires to have a single louver of 24” x 48” in lieu of the pair of 24”x24” louvers. The single louver is to provide the same air flow as the specified pair of 24”x24” louvers. A man door (swing door) is to be installed in the northern opening where one of the 24x24 louvers was shown to be installed. This door is to meet the performance specifications for doors established elsewhere in this project.

Please review revised sheet A-200 attached to this addendum.

## **QUESTIONS FROM HARRY J. LUBITZ – ISE LOGIK, INC.**

### **1. Question:**

Is the owner concerned about the health of the building occupants and the sustainable contributions of the products used? Will the submission of product EPD's and HPD's be required?

#### **Answer:**

There are no sustainability objectives with this project and no submission of product EPD/HPD will be required. The District does not require product-specific EPDs or HPDs for this project, and no formal sustainability certification or sustainability scoring criteria are included in the RFP. All products and materials shall comply with the Contract Documents, applicable codes, manufacturer requirements, and any health, safety, and environmental requirements applicable to the Work.

### **2. Question:**

Are you aware that Barrier One, Inc. no longer exists as specified?

#### **Answer:**

Barrier One is still in business. Dewayne Thomas can be reached via email at [dthomas@barrierone.com](mailto:dthomas@barrierone.com)

## QUESTIONS FROM WILLIAM PEREZ-BORROTO – TRUEBUILD GROUP

### 1. Question:

Unforeseen Conditions / Added Cost

Please clarify how the District will handle unforeseen conditions, concealed damage, deteriorated existing materials, utility conflicts, unsuitable substrates, or code-required work not shown in the bid documents that result in additional cost or time. Will the District issue a compensable change order for such conditions, and what funding source will be used if the grant amount is fixed?

#### Answer:

Compensation will be provided for approved change order(s), up to a maximum of the amount read aloud and into the minutes at the mandatory pre bid meeting, that have followed the procedures set forth in the contractor service agreement included in section 8 of RFP# 2026-02, Section 6 titled CHANGE IN CONTRACT TIME OR THE CONTRACT PRICE, as amended (see attached to this addendum). Pursuant to Section 6.4 (as amended), change orders will not be issued for claims for adjustments of Contract Time or Contract price for conditions that were reasonably discoverable through a site visit, review of the Contract Documents, or industry-standard investigation prior to bid submission.

### 2. Question:

Grant Funding Cap

The RFP states no additional funds are available and that requests for additional compensation may be denied. Please confirm whether the contractor is expected to absorb costs for legitimate owner/design-caused changes, concealed conditions, or permit/code requirements not shown in the documents.

#### Answer:

No, the contractor is not expected to absorb such cost. Contractor is expected to seek the appropriate change order approval with the project manager (Joe Stephens) prior to performing said changes on the change order request. Change orders shall not exceed the maximum project budget that was shared with all in attendance at the mandatory pre bid meeting.

### 3. Question:

Change Order Authority

Please confirm who has authority to approve change orders and whether FEMA/FDEM approval is required before the contractor may proceed.

#### Answer:

The District has designated Joe Stephens, the District Utility Director, as the District representative with the authority to approve change orders. In the event of a request to adjust the Contract Price above the stated grant amount, Joe Stephens will communicate with FEMA/FDEM to determine if the contractor may proceed. Please review the sample contractor services agreement Section 8 "Sample Contract" attached to this addendum, section 6 titled CHANGE IN CONTRACT TIME OR THE CONTRACT PRICE.

### 4. Question:

## Proceeding with Urgent Extra Work

If unforeseen work is required to maintain weather-tightness, safety, plant operations, or inspection compliance, may the contractor proceed on time-and-materials direction prior to formal change order approval?

**Answer:**

In the event of an immediate threat to life safety or public health requiring immediate action, CONTRACTOR may undertake only such work reasonably necessary to address the condition. Within twenty-four (24) hours after the immediate threat has been stabilized, CONTRACTOR shall provide written notice describing the condition, the work performed, and the basis for any requested adjustment to the Contract Time or Contract Price. All other requests to adjust the contract time or contract price must be submitted in writing in accordance with change order procedure described in Section 6.1 of the Sample Contract, as amended in this addendum.

### 5. Question:

Structural Verification

Were exploratory openings, scanning, or destructive testing performed to verify existing reinforcing, tie beams, foundations, CMU cells, roof framing, and embedded steel?

**Answer:**

No

### 6. Question:

CMU Reinforcement Unknowns

If existing CMU cells, grout, reinforcing, foundations, or tie beams differ from the assumptions shown, will corrections be treated as compensable extra work?

**Answer:**

Compensation will be provided for approved change order(s) that have followed the procedures set forth in Section 6 of the Sample Contract, as amended per this addendum. Change orders shall not exceed the maximum project budget that was shared with all in attendance at the mandatory pre bid meeting.

### 7. Question:

Existing Wall Damage

The narratives mention visibly damaged masonry and wall repairs. Please provide locations, limits, details, and repair quantities for all known damaged CMU, stucco, concrete, and structural elements.

**Answer:**

The only reference in the Architectural Narratives not pertaining to the restoration of existing systems impacted or **damaged** by construction is in the Architectural Narrative for the North Blower Building where it is used to identify the location where a new tie beam is to be installed (reference section 2.4 of the architectural narrative for the North Blower Building). It is highly recommended that bidders perform their own evaluation via site visits. Site visits must be coordinated with Danielle Cancel, CSID's procurement manager. The Contractor must provide photographic documentation clearly identifying any preexisting damage.

**8. Question:**

Permit Fees

Please provide a permit fee allowance or fixed permit amount. Permit fees for alteration work are based on a percentage of the total construction value and may be subject to review and adjusted by the Building Department. Because permit fees are ultimately determined and assessed by the City of Coral Springs during the permitting process, bidders may arrive at different permit fee calculations based on varying interpretations of the fee schedule and project valuation. Bidders cannot accurately determine final permit cost at bid time. This will skew the bid equalness for this fair and competitive bid.

**Answer:**

Please review Addendum # 1 of RFP# 2026-02 Water/Wastewater Plant Wind Hardening (PHASE II) (HMGP) – Addition – 3.4 Permits, Fees, and Notices – for how to calculate your permit fee bid price.

**9. Question:**

Permit Review Delays

Will delays caused by City, County, FEMA, FDEM, or permit review be excusable and compensable?

**Answer:**

Any delays in obtaining permits must be immediately brought to the attention of the District’s designated project manager (Joe Stephens) and reflected on an updated project schedule. The District shall be billed for reimbursement of any permit fees with progress billing. Please review section 3.4 permits, fees, and notices of the RFP # 2026-02.

**10. Question:**

Liquidated Damages

Will liquidated damages be waived for delays caused by owner review, permitting, inspections, lead times, grant approvals, RFI responses, unforeseen conditions, or owner-directed changes?

**Answer:**

CSID is authorized to deduct liquidated damages from monies due to CONTRACTOR for the work under this Contract or as much thereof, in its sole discretion, deem just and reasonable. Please review the sample contractor services agreement, attached to this addendum, section 2 titled CONTRACT TIME, 2.4, 2.5

**11. Question:**

Long-Lead Impact Products

Please confirm approved manufacturers and NOA/Miami-Dade product requirements impact glass windows. Is YKK the only approved manufacturer or can other impact glass that meets the ratings be considered such as ES Windows or Mr. Glass?

**Answer:**

NOA/Miami-Dade product approval for impact windows may be supplied by the following manufactures provided they meet the performance specifications; YKK, ES Windows, and PGT.

**12. Question:**

Window Dimensions

Window Schedule A-600 does not provide dimensions for all windows. Please provide rough opening and frame dimensions for every window type, or confirm if the intent is for bidders to field measure prior to bid opening? If so we would need to be granted a site visit just for this.

**Answer:**

The Contractor shall verify all field dimensions, quantities, clearances, utility locations visible or reasonably ascertainable in the field, and existing conditions relevant to its Work prior to fabrication, procurement, or installation. The Contractor shall immediately notify the District and Architect of any discrepancies, conflicts, omissions, or conditions that may affect the Work. The Contractor shall not rely on scaled dimensions shown on the drawings and shall be responsible for coordinating the Work with existing conditions encountered in the field. Site Visit may be scheduled by emailing [daniellec@csidfl.org](mailto:daniellec@csidfl.org). Change orders shall not be issued for claims for adjustments of Contract Time or Contract price for conditions that were reasonably discoverable through a site visit, review of the Contract Documents, or industry-standard investigation prior to bid submission.

**13. Question:**

Roof Access

Please confirm whether bidders will be provided roof access during pre-bid site visits to inspect existing fans, curbs, tie-downs, roof penetrations, parapets, ladders, and roof conditions.

**Answer:**

Roof access will be allowed with your own means during the requested and scheduled site visit. Bidders will be required to execute and submit a signed Release and Waiver of Liability form (as attached) for roof access. The District reserves the right to deny access to any individual who has not submitted the required Release.

**14. Question:**

Roof Warranty

Will any existing roof warranties be affected by removal/replacement of curbs, fans, penetrations, tie-downs, scuppers, downspouts, or roof repairs?

**Answer:**

Currently, roofs of buildings that are affected by this project are not under warranty. However, the District shall be replacing some roofs under a separate project, starting in October 2026. When those roofs are completed, a copy of the warranty will be provided to the contractor that is awarded this project.

**15. Question:**

Roofing Scope

Please clarify whether full reroofing is required at any building or only localized roof repairs around new work.

**Answer:**

The Contractor shall be responsible for identifying, coordinating, and executing all roofing modifications required to accommodate the Work, including roof penetrations, equipment supports, curb installations, and related construction impacts. The Contractor shall provide all tie-ins, flashing, sealants, insulation, and ancillary materials necessary to maintain a fully weather-tight condition throughout construction and upon project completion. Any damage to the existing roofing system resulting from construction activities shall be repaired at no additional cost to the District. The Contractor must provide photographic documentation clearly identifying any preexisting damage.

**16. Question:**

Temporary Trailers

The narrative requires three temporary trailers with offices, restroom, breakroom/conference room, TV, water, sewer, electrical, and data. Please clarify required trailer size, type, duration, furniture, HVAC, internet/data, security, cleaning, permitting, and responsibility for utility usage.

**Answer:**

Temporary facilities shall remain in place for the duration required to maintain uninterrupted District operations during construction. The Contractor shall include all costs associated with furnishing, transporting, installing, permitting, connecting, operating, maintaining, servicing, and removing the temporary facilities, including all associated fees. Bidders shall base their proposals on providing complete, functional, code-compliant temporary accommodations that satisfy the operational requirements described in the Contract Documents. Three temporary office trailers (min. dimensions 12' x 45') are to be provided to accommodate CSID staff displaced during construction. All trailers are to have HVAC systems. HVAC systems are to be capable of maintaining interior temperatures below 75 degrees Fahrenheit when cooling and at least 70 degrees Fahrenheit when heating. Two trailers are to be configured with 4 offices each. The third trailer is to be configured with one bathroom and a break/conference room. CSID is responsible for bringing internet and data to the three trailers for CSID's use. Interior offices are to have individual keys and locks. Interior partitions to have sound attenuating insulation. Temporary offices are each to be furnished with a desk (30"x60") and two chairs. The conference/break room to be furnished with table and chairs for 8-10 people. One contractor's construction office trailer (12' x 35' max) will be accommodated in the vicinity of the three CSID trailers. Utility services (if any) to the contractor's trailer are the responsibility of the contractor. Bathroom facilities for construction personnel is to the contractor's responsibility. Permitting the trailers is the responsibility of the selected contractor. Utility usage (water, sewer, and electric) will be paid for by CSID.

**17. Question:**

Trailer Utility Connections

Please provide utility connection points, routing, trenching limits, backfill/restoration requirements, and whether existing underground utilities have been located. The only routing on plans show for cable/internet but what about power and water and sewer?

**Answer:**

Telephone and Data are CSID's responsibility for CSID's office trailers. Contractor is responsible for telephone and data of on-site construction trailer. The utility routing shown in the Contract Documents is intended to illustrate the general location of the temporary data/internet connection. The Contractor shall determine the specific routing and connection requirements for all temporary utilities, including power, water, sanitary sewer, and communications necessary to support the temporary facilities. The Contractor shall field verify available utility connection points, capacities, utility locations, and routing constraints prior to installation. Existing utility information shown in the Contract Documents and/or available record documents is provided for reference only and may not reflect actual field conditions. The Contractor shall be responsible for coordinating utility connections with the District and applicable utility providers, obtaining utility locates as required, and confirming the location and suitability of existing infrastructure, including any lift station connections required for temporary sanitary service. All trenching, utility installation, restoration, backfill, permitting, maintenance of service, and site restoration necessary to provide complete and functional temporary utility service shall be included in the Bid. Disturbed areas shall be restored to their pre-construction condition or better. Electric Power is to be routed underground from the North Blower Building. Potable water is to be obtained by tapping the existing 4" watermain that exists within 50 ft. of the proposed temporary trailers Connect sewer to the existing gravity sewer system discharging into the lift station immediately east of the proposed location for the temporary trailers. Backfill, compaction and pavement restoration is to be consistent with CSID's standard details for pavement restoration.

**18. Question:**

Plant Operations

Please provide operating constraints, shutdown windows, restricted areas, escort requirements, noise limits, odor/control concerns, and work-hour limitations.

**Answer:**

Please refer to City of Coral Springs Code of Ordinances for City noise regulations that apply to this project. All existing telemetry, radio communication, pumps, blowers, and plant processes must remain in service for the duration of the project. Access to areas of the plant other than the 6 project buildings covered by this contract is restricted. Escorts are not required. Work hours are Monday – Friday 7am until 5pm in accordance with section 5.3 titled Contract Work Hours and Safety Standards Act of RFP# 2026-02 Water/Wastewater Plant Wind Hardening.

**19. Question:**

Hazardous Materials

Has asbestos, lead paint, mold, or other hazardous material testing been performed for the areas to be demolished? If hazardous materials are discovered, will abatement be handled by the District or by change order?

**Answer:**

Asbestos Report has been attached to this addendum

**20. Question:**

Piping Interferences

Please provide details where new tie beams, tie columns, CMU reinforcement, or wall infill occurs near existing piping, pipe supports, conduits, and equipment. Areas such as the west elevation of the Blower South building is impossible to cut the wall to installed filled cells and pour them without removing the mechanical large piping attached to the wall. The plans do not include a detail on how to perform this work and is omitting the necessary requirements of the piping removal and resetting to be able to perform the work as intended.

**Answer:**

The Contract Documents identify the required structural improvements and the intended final configuration of the Work. The means, methods, sequencing, temporary support, protection, relocation, and reinstallation of existing piping, pipe supports, conduits, equipment, and appurtenances necessary to perform the Work are the responsibility of the Contractor. The Contractor shall field verify existing conditions and develop a construction approach that accommodates the installation of the specified structural improvements while maintaining facility operations as required by the Contract Documents. Where existing piping, supports, conduits, or equipment interfere with access to the Work, the Contractor shall provide all necessary temporary shoring, bracing, support systems, temporary relocations, removals, reconnections, and restoration required to complete the Work without interruption of operations. The drawings are not intended to depict every existing condition or construction activity required to execute the Work. Bidders shall include all labor, materials, equipment, temporary work, and coordination necessary to complete the structural improvements shown, including work required to access, support, protect, temporarily relocate, and restore existing utilities and process piping affected by construction operations.

**21. Question:**

Allowances

Please provide bid allowances or contingency % of the base bid for unknown structural steel column repairs, concealed CMU/foundation repairs, permit fees, utility conflicts, hazardous materials, and unforeseen repairs.

**Answer:**

See revised Bid Price form, as amended to include line item # 10 to additional 10% to total of base bid amount. Allowance plus base bid shall not exceed the maximum project budget that was shared with all in attendance at the mandatory pre bid meeting.



# ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assessments • Lead Inspections  
• Site Investigations/Assesments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Prepared For:  
Joseph J. Barry, AIA  
CPZ Architects, Inc.  
4316 West Broward Boulevard  
Plantation, Florida 33317

Job Site:  
Project 2376  
Coral Springs Improvement Center  
Water Treatment Facility  
10300 NW 11 Manor  
Coral Springs, FL 33071

## Project Number: 2024-0763 Table of Contents - Asbestos Report

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Prepared For:

Joseph J. Barry, AIA

CPZ Architects, Inc.

4316 West Broward Boulevard

Plantation, Florida 33317

On 4/18/2024, ARS Environmental, Inc. conducted an asbestos survey at the following address:

**Project 2376**

**Coral Springs Improvement Center**

**Water Treatment Facility**

**10300 NW 11 Manor**

**Coral Springs, FL 33071**

The **Interior, Exterior, and Roof** of the above mentioned job site address was visually inspected in order to identify any building materials that may contain asbestos. The samples collected were sent to a laboratory for analysis.

The following nonsuspect materials were observed during this survey. No samples were taken: carpet, a/c duct, fiberglass, glass, metal, wood, window mounted a/c, rubberized roof, wood flooring. A/C duct fiberglass insulation observed. Fiberglass insulation observed behind walls. Rubberized caulking around the windows.

The job site was occupied at the time of the inspection.

**Based on the results of the bulk samples sent in for laboratory analysis, no asbestos was detected in amounts greater than 1%.**

It has been a pleasure working with you.  
Please call on us again.

Alex Front, MSc  
ARS Environmental, Inc.



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Ron DeSantis, Governor Melanie S. Griffin, Secretary

**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**ASBESTOS LICENSING UNIT**

THE ASBESTOS BUSINESS ORGANIZATION HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 469, FLORIDA STATUTES

**ARS ENVIRONMENTAL, INC.**  
TIMOTHY CAUGHEY  
151 N NOB HILL ROAD #462  
PLANTATION FL 33324


**LICENSE NUMBER: ZA0000164**

**EXPIRATION DATE: NOVEMBER 30, 2025**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



I hereby certify that this asbestos survey was conducted at the above referenced Job Site on 4/18/2024, and performed by Ariel Hamilton, accredited by the EPA as AHERA Inspector(s), utilizing the code of the Federal Regulation Standards, 40 CFR, Part 763, Subpart E, Section 763.80-763.99 and the State Asbestos Regulations, Florida Statutes 469.003.

Tim Caughey, M.P.H. (IA0000016)  
Florida Licensed Consultant  
Asbestos Business Organization



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**VRET**

**Vern Roberts Environmental Training, Inc.**  
13987 94<sup>th</sup> Avenue Seminole, FL 33776  
727-239-1445

Certifies that

**ARIEL HAMILTON**

Has satisfactorily completed the requisite training for asbestos accreditation under TSCA TITLE II, EPA Model Accreditation Plan (40CFR763 E) for the 4-hour Inspector (Survey & Mechanical) Refresher Course on 5/4/2023, and in testimony whereof, we do confer this certificate on 5/4/2023.

Date of Course: 5/4/2023 Expiration Date 5/4/2024  
Certificate # 05042302AM  
Course # FL49-0006322 Provider # FL49-0003810

INSTRUCTOR

Ariel Hamilton

Certified Asbestos Surveyor  
ARS Environmental, Inc.



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Sample	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 1	Wallboard/joint compound North blower Throughout building partition and walls.	467 sq. ft.	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
Sample 2	Wallboard/joint compound North blower Throughout building partition and walls.	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
Sample 3	Wallboard/joint compound North blower Throughout building partition and walls.	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
Sample 4	Interior/exterior concrete structure North blower Throughout building roof deck, floor slab and perimeter walls.	7,393 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 5	Interior/exterior concrete structure North blower Throughout building roof deck, floor slab and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 6	Interior/exterior concrete structure North blower Throughout building roof deck, floor slab and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 7	Interior/exterior concrete structure North deep well Throughout building roof deck, floor slab and perimeter walls.	4,516 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected



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Sample	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 8	Interior/exterior concrete structure	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
	North deep well Throughout building roof deck, floor slab and perimeter walls.								
Sample 9	Interior/exterior concrete structure	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
	North deep well Throughout building roof deck, floor slab and perimeter walls.								
Sample 10	Interior/exterior concrete structure	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
	North deep well Throughout building roof deck, floor slab and perimeter walls.								
Sample 11	Interior/exterior concrete structure	5,069 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
	South deep well Throughout building roof deck, partition walls, perimeter walls and floor slab.								
Sample 12	Interior/exterior concrete structure	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
	South deep well Throughout building roof deck, partition walls, perimeter walls and floor slab.								
Sample 13	Interior/exterior concrete structure	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
	South deep well Throughout building roof deck, partition walls, perimeter walls and floor slab.								
Sample 14	Wallboard/joint compound	1,486 sq. ft.	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
	South blower Throughout building partition walls.								



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Sample	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 15	Wallboard/joint compound South blower Throughout building partition walls.	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
Sample 16	Wallboard/joint compound South blower Throughout building partition walls.	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
Sample 17	Interior/exterior concrete structure South blower Throughout building, floor slab, roof deck, partitions and perimeter walls.	7,093 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 18	Interior/exterior concrete structure South blower Throughout building, floor slab, roof deck, partitions and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 19	Interior/exterior concrete structure South blower Throughout building, floor slab, roof deck, partitions and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 20	Interior/exterior concrete structure South blower Throughout building, floor slab, roof deck, partitions and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 21	2' x 2' Ceiling Tile Pinhole Design South blower Throughout office area acoustic drop ceiling.	609 sq. ft.	Miscellaneous	Good	None	None	Low	Friable	Asbestos Not Detected



# ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assessments • Lead Inspections  
 • Site Investigations/Assessments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Report Printed: 4/21/2024

Project: 20240763

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Prepared For:  
 Joseph J. Barry, AIA  
 CPZ Architects, Inc.  
 4316 West Broward Boulevard  
 Plantation, Florida 33317

Job Site:  
 Project 2376  
 Coral Springs Improvement Center  
 Water Treatment Facility  
 10300 NW 11 Manor  
 Coral Springs, FL 33071

	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 22	2' x 2' Ceiling Tile Pinhole Design  South blower Throughout office area acoustic drop ceiling.	Included Above	Miscellaneous	Good	None	None	Low	Friable	
									Asbestos Not Detected
Sample 23	2' x 2' Ceiling Tile Pinhole Design  South blower Throughout office area acoustic drop ceiling.	Included Above	Miscellaneous	Good	None	None	Low	Friable	
									Asbestos Not Detected
Sample 24	Ceramic tile & grout  South blower Throughout office area floor between and under tiles.	607 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
									Asbestos Not Detected
Sample 25	Ceramic tile & grout  South blower Throughout office area floor between and under tiles.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	
									Asbestos Not Detected
Sample 26	Ceramic tile & grout  South blower Throughout office area floor between and under tiles.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	
									Asbestos Not Detected
Sample 27	Vinyl Baseboard and Glue  South blower Throughout office area along wall base perimeter.	57 In. ft.	Miscellaneous	Good	None	None	High	Non-friable	
									Asbestos Not Detected
Sample 28	Carpet floor glue  South blower Throughout lower office area floor under carpet.	322 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	
									Asbestos Not Detected



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	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 29	Carpet floor glue South blower Throughout lower office area floor under carpet.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 30	Carpet floor glue South blower Throughout lower office area floor under carpet.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 31	2' x 2' Ceiling Tile Pinhole Design High service pump Throughout office area acoustic drop ceiling.	1,080 sq. ft.	Miscellaneous	Good	None	None	Low	Friable	Asbestos Not Detected
Sample 32	2' x 2' Ceiling Tile Pinhole Design High service pump Throughout office area acoustic drop ceiling.	Included Above	Miscellaneous	Good	None	None	Low	Friable	Asbestos Not Detected
Sample 33	2' x 2' Ceiling Tile Pinhole Design High service pump Throughout office area acoustic drop ceiling.	Included Above	Miscellaneous	Good	None	None	Low	Friable	Asbestos Not Detected
Sample 34	Wallboard/joint compound High service pump Throughout building partitions and perimeter walls.	986 sq. ft.	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
Sample 35	Wallboard/joint compound High service pump Throughout building partitions and perimeter walls.	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected



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Job Site:  
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 Water Treatment Facility  
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 Coral Springs, FL 33071

Sample	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 36	Wallboard/joint compound High service pump Throughout building partitions and perimeter walls.	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
Sample 37	Ceramic tile & grout High service pump Throughout office are floor between and under tiles.	1,010 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 38	Ceramic tile & grout High service pump Throughout office are floor between and under tiles.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 39	Ceramic tile & grout High service pump Throughout office are floor between and under tiles.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 40	Interior/exterior concrete structure High service pump Throughout building floor slab, roof deck, partitions and perimeter walls.	9,069 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 41	Interior/exterior concrete structure High service pump Throughout building floor slab, roof deck, partitions and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 42	Interior/exterior concrete structure High service pump Throughout building floor slab, roof deck, partitions and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected



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	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 43	2' x 2' Ceiling Tile Pinhole Design	2,730 sq. ft.	Miscellaneous	Good	None	None	Low	Friable	Asbestos Not Detected
	Storm Water Throughout building office area acoustic drop ceiling.								
Sample 44	2' x 2' Ceiling Tile Pinhole Design	Included Above	Miscellaneous	Good	None	None	Low	Friable	Asbestos Not Detected
	Storm Water Throughout building office area acoustic drop ceiling.								
Sample 45	2' x 2' Ceiling Tile Pinhole Design	Included Above	Miscellaneous	Good	None	None	Low	Friable	Asbestos Not Detected
	Storm Water Throughout building office area acoustic drop ceiling.								
Sample 46	Wallboard/joint compound	3,173 sq. ft.	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
	Storm Water Throughout building partitions and perimeter walls.								
Sample 47	Wallboard/joint compound	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
	Storm Water Throughout building partitions and perimeter walls.								
Sample 48	Wallboard/joint compound	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
	Storm Water Throughout building partitions and perimeter walls.								
Sample 49	Wallboard/joint compound	Included Above	Surfacing Material	Good	None	None	High	Friable	Asbestos Not Detected
	Storm Water Throughout building partitions and perimeter walls.								



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 Coral Springs, FL 33071

Sample	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability	Cat
Sample 50	Vinyl Baseboard and Glue <hr/> Storm Water Throughout break room along wall base perimeter.	47 ln. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 51	Ceramic tile & grout <hr/> Storm Water Throughout break room kitchen area and restroom.	393 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 52	Ceramic tile & grout <hr/> Storm Water Throughout break room kitchen area and restroom.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 53	Ceramic tile & grout <hr/> Storm Water Throughout break room kitchen area and restroom.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 54	Interior/exterior concrete structure <hr/> Storm Water Throughout building floor slab rood deck and perimeter walls.	12,413 sq. ft.	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 55	Interior/exterior concrete structure <hr/> Storm Water Throughout building floor slab rood deck and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected
Sample 56	Interior/exterior concrete structure <hr/> Storm Water Throughout building floor slab rood deck and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable	Asbestos Not Detected



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Job Site:  
Project 2376  
Coral Springs Improvement Center  
Water Treatment Facility  
10300 NW 11 Manor  
Coral Springs, FL 33071

Sample	Description and Location	Approximate Size	Material Class	Condition	Physical Damage	Water Damage	Material Contact	Material Friability Cat
57	Interior/exterior concrete structure Storm Water Throughout building floor slab rood deck and perimeter walls.	Included Above	Miscellaneous	Good	None	None	High	Non-friable

Asbestos Not Detected

The following nonsuspect materials were observed during this survey. No samples were taken: carpet, a/c duct, fiberglass, glass, metal, wood, window mounted a/c, rubberized roof, wood flooring. A/C duct fiberglass insulation observed. Fiberglass insulation observed behind walls. Rubberized caulking around the windows.

The job site was occupied at the time of the inspection.

**Lab Results**



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Water Treatment Facility  
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Coral Springs, FL 33071

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
1	Drywall/Joint Compound		30% cellulose 10% glass	60%
2	Drywall/Joint Compound		30% cellulose 10% glass	60%
3	Drywall/Joint Compound		30% cellulose 10% glass	60%
4	Concrete			100%
5	Concrete			100%
6	Concrete			100%
7	Concrete			100%
8	Concrete			100%
9	Concrete			100%
10	Concrete			100%

**EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials**  
 APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

Alex Front, Analyst

**Lab Results**



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 Water Treatment Facility  
 10300 NW 11 Manor  
 Coral Springs, FL 33071

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
11	Concrete			100%
12	Concrete			100%
13	Concrete			100%
14	Drywall/Joint Compound		30% cellulose 10% glass	60%
15	Drywall/Joint Compound		30% cellulose 10% glass	60%
16	Drywall/Joint Compound		30% cellulose 10% glass	60%
17	Concrete			100%
18	Concrete			100%
19	Concrete			100%
20	Concrete			100%

**EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials**  
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Alex Front, Analyst

**Lab Results**



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 Coral Springs, FL 33071

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
21	Ceiling Tile		40% cellulose 30% glass	30%
22	Ceiling Tile		40% cellulose 30% glass	30%
23	Ceiling Tile		40% cellulose 30% glass	30%
24	Concrete			100%
25	Concrete			100%
26	Concrete			100%
27	Baseboard			100%
	Mastic		10% cellulose	90%
28	Mastic		25% synthetic 10% cellulose	65%
29	Mastic		25% synthetic 10% cellulose	65%

**EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials**  
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**Lab Results**



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 Water Treatment Facility  
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 Coral Springs, FL 33071

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
30	Mastic		25% synthetic 10% cellulose	65%
31	Ceiling Tile		40% cellulose 30% glass	30%
32	Ceiling Tile		40% cellulose 30% glass	30%
33	Ceiling Tile		40% cellulose 30% glass	30%
34	Drywall/Joint Compound		30% cellulose 10% glass	60%
35	Drywall/Joint Compound		30% cellulose 10% glass	60%
36	Drywall/Joint Compound		30% cellulose 10% glass	60%
37	Concrete			100%
38	Concrete			100%
39	Concrete			100%

**EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials**  
 APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

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**Lab Results**



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 Coral Springs Improvement Center  
 Water Treatment Facility  
 10300 NW 11 Manor  
 Coral Springs, FL 33071

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
40	Concrete			100%
41	Concrete			100%
42	Concrete			100%
43	Ceiling Tile		40% cellulose 30% glass	30%
44	Ceiling Tile		40% cellulose 30% glass	30%
45	Ceiling Tile		40% cellulose 30% glass	30%
46	Drywall/Joint Compound		30% cellulose 10% glass	60%
47	Drywall/Joint Compound		30% cellulose 10% glass	60%
48	Drywall/Joint Compound		30% cellulose 10% glass	60%
49	Drywall/Joint Compound		30% cellulose 10% glass	60%

**EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials**  
 APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

Alex Front, Analyst

**Lab Results**



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Coral Springs Improvement Center  
Water Treatment Facility  
10300 NW 11 Manor  
Coral Springs, FL 33071

Sample/Layer	Description and Location	Estimated Asbestos Percentage	Percentage of Nonasbestos Fibers	Percentage of Nonfibrous Materials
50	Baseboard			100%
	Mastic		10% cellulose	90%
51	Concrete			100%
52	Concrete			100%
53	Concrete			100%
54	Concrete			100%
55	Concrete			100%
56	Concrete			100%
57	Concrete			100%

**EPA 600/R-93 116 Method for the Determination of Asbestos in Bulk Building Materials**  
 APPLICABILITY: this method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content of bulk samples. The method measures percent asbestos as perceived by the analyst.

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 Coral Springs Improvement Center  
 Water Treatment Facility  
 10300 NW 11 Manor  
 Coral Springs, FL 33071

## Chain of Custody Forms

### ASBESTOS WORKSHEET (CHAIN OF CUSTODY)

ARS Environmental, Inc., 151 N Nob Hill Rd, #462, Plantation, FL 33324, Phone 954-227-2402

Sampling Date: 4-18-24

Samples Taken By: Ariel Hamilton

Project Number: 2024-0763

Turnaround  
 Same Day  
 24 Hour  
 48 Hour  
 72 Hour

Areas Surveyed  
 Interior  
 Exterior  
 Roof

Occupied

### Non Suspect Materials Observed

Carpet  
 A/C Duct  
 Fiberglass  
 Glass  
 Metal  
 Rubber  
 Rubberized Caulking Around Windows

Terrazzo  
 Wood  
 Window Mounted A/C  
 Rubberized Roofing  
 Wood Flooring  
 Marble Flooring

Job Site: Occupied Water Plant Buildings  
10300 N.W. 11th Manor  
Coral Springs, FL

Page 1 of 6

Mirrors Not Broken Due to Occupancy  
 Fire Doors for Demolition Sampled

Y N  
 AC duct fiberglass insulation observed  
 Fiberglass insulation observed behind walls

Transferred By: Ariel M. Hamilton

Date: 4-18-24

Received By:

Date:

Sample No.	Layer	Material Class ↓	Sample Description	Bldg/Floor/Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Good-G	Yes-Y	Yes-Y	None-N	F or NF
							Fair-F	None-N	None-N	Low-L	
							Cond	Phys Dmg	Water Dmg	Material Contact	Friable or Nonfriable
1	S		WALLBOARD/JOINT COMPOUND	North Blower	Throughout Building Partitions and Walls.	467'	G	N	N	H	F
2	S		" "	North Blower	" "	1A	G	N	N	H	F
3	S		" "	North Blower	" "	1A	G	N	N	H	F
4	M		Interior/Exterior Concrete Structure	North Blower	Throughout Building Roof Deck, Floor Slab and Perimeter Walls.	7,393'	G	N	N	H	NF
5	M		" "	North Blower	" "	1A	G	N	N	H	NF
6	M		" "	North Blower	" "	1A	G	N	N	H	NF
7	M		Interior/Exterior Concrete Structure	North Deep Well	Throughout Building Roof Deck, Floor Slab and Perimeter Walls.	4,516'	G	N	N	H	NF
8	M		" "	North Deep Well	" "	1A	G	N	N	H	NF
9	M		" "	North Deep Well	" "	1A	G	N	N	H	NF
10	M		" "	North Deep Well	" "	1A	G	N	N	H	NF



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Sampling Date: 4-18-24

Samples Taken By: Ariel Hamilton

Project Number: 2024-0763

Turnaround  
 Same Day  
 24 Hour  
 48 Hour  
 72 Hour

Areas Surveyed  
 Interior  
 Exterior  
 Roof

Occupied

### Non Suspect Materials Observed

Carpet  
 A/C Duct  
 Fiberglass  
 Glass  
 Metal  
 Rubber  
 Rubberized Caulking Around Windows

Terrazzo  
 Wood  
 Window Mounted A/C  
 Rubberized Roofing  
 Wood Flooring  
 Marble Flooring

Job Site: Occupied Water Plant Buildings  
10300 N.W. 11th Manor  
Coral Springs, FL

Page 2 Of 6

Mirrors Not Broken Due to Occupancy  
 Fire Doors for Demolition Sampled

Y N  
 AC duct fiberglass insulation observed  
 Fiberglass insulation observed behind walls

Transferred By: Ariel M. Hamilton

Date: 4-18-24

Received By:

Date:

Sample No.	Layer	Material Class ↓ Sample Description	Miscellaneous - M Surfacing Material - S Thermal System Insulation - T	Blow/Floor/ Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Good-G	Yes-Y	Yes-Y	None-N	F or NF
							Fair-F	None-N	None-N	Low-L	High-H
							Cond	Phys Dmg	Water Dmg	Material Contact	Friable or Nonfriable
11	M	INTERIOR/EXTERIOR CONCRETE STRUCTURE.		SOUTH DEEP WELL	THROUGHOUT BUILDING ROOF DECK, PARTITIONS, PERIMETER WALLS AND FLOOR SLAB.	5,069'	G	N	N	H	NF
12	M	" "		SOUTH DEEP WELL	" "	1A	G	N	N	H	NF
13	M	" "		SOUTH DEEP WELL	" "	1A	G	N	N	H	NF
14	S	WALLBOARD/JOINT COMPOUND.		SOUTH BLOWER	THROUGHOUT BUILDING PARTITIONS WALLS.	1,486'	G	N	N	H	F
15	S	" "		SOUTH BLOWER	" "	1A	G	N	N	H	F
16	S	" "		SOUTH BLOWER	" "	1A	G	N	N	H	F
17	M	INTERIOR/EXTERIOR CONCRETE STRUCTURE.		SOUTH BLOWER	THROUGHOUT BUILDING FLOOR SLAB, ROOF DECK, PARTITIONS AND PERIMETER WALLS.	7,093'	G	N	N	H	NF
18	M	" "		SOUTH BLOWER	" "	1A	G	N	N	H	NF
19	M	" "		SOUTH BLOWER	" "	1A	G	N	N	H	NF
20	M	" "		SOUTH BLOWER	" "	1A	G	N	N	H	NF



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Sampling Date: 4-18-24

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Project Number: 2024-0763

Turnaround  
 Same Day  
 24 Hour  
 48 Hour  
 72 Hour

Areas Surveyed  
 Interior  
 Exterior  
 Roof

Occupied

### Non Suspect Materials Observed

Carpet  
 A/C Duct  
 Fiberglass  
 Glass  
 Metal  
 Rubber  
 Rubberized Caulking Around Windows

Terrazzo  
 Wood  
 Window Mounted A/C  
 Rubberized Roofing  
 Wood Flooring  
 Marble Flooring

Page 3 of 6  
 Job Site: Occupied WATER PLANT BUILDINGS.  
10300 N.W. 11th MANOR.  
CORAL SPRINGS, FL

Mirrors Not Broken Due to Occupancy  
 Fire Doors for Demolition Sampled

AC duct fiberglass insulation observed  
 Fiberglass insulation observed behind walls

Transferred By: Ariel M. Hamilton Date: 4-18-24 Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Sample No.	Layer	Material Class	Sample Description	Floor/Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Good-G	Yes-Y	Yes-Y	None-N	F or NF
							Fair-F	None-N	None-N	Low-L	High-H
							Cond	Phys Dmg	Water Dmg	Material Contact	
21		M	dry ceiling tiles PIW HOLE DESIGN	South Blower	Throughout OFFICE AREA ACROUSTIC DROD CEILING.	609'	G	N	N	L	F
22		M	" "	South Blower	" "	1A	G	N	N	L	F
23		M	" "	South Blower	" "	1A	G	N	N	L	F
24		M	CERAMIC tiles grout.	South Blower	Throughout OFFICE AREA FLOOR between and under tiles.	607'	G	N	N	H	NF
25		M	" "	South Blower	" "	1A	G	N	N	H	NF
26		M	" "	South Blower	" "	1A	G	N	N	H	NF
27		M	VINYL BASE BOARD AND GLOE.	South Blower	Throughout OFFICE AREA along wallbase perimeter.	574'	G	N	N	H	NF
28		M	CARPET GLOE	South Blower	Throughout LOWER OFFICE AREA FLOOR under carpet.	322'	G	N	N	H	NF
29		M	" "	South Blower	" "	1A	G	N	N	H	NF
30		M	" "	South Blower	" "	1A	G	N	N	H	NF



# ARS Environmental

• Environmental Testing Services • Asbestos Surveys • Hazardous Building Material Surveys • Mold Assessments • Lead Inspections  
 • Site Investigations/Assessments • Indoor Air Quality Testing • Monitoring • Radon Gas Measurements • Chemical Exposure Monitoring

Report Printed: 4/21/2024

Project: 20240763

Page 22 of 26

Prepared For:  
 Joseph J. Barry, AIA  
 CPZ Architects, Inc.  
 4316 West Broward Boulevard  
 Plantation, Florida 33317

Job Site:  
 Project 2376  
 Coral Springs Improvement Center  
 Water Treatment Facility  
 10300 NW 11 Manor  
 Coral Springs, FL 33071

## Chain of Custody Forms

### ASBESTOS WORKSHEET (CHAIN OF CUSTODY)

ARS Environmental, Inc., 151 N Nob Hill Rd, #462, Plantation, FL 33324, Phone 954-227-2402

Sampling Date: 4-18-24

Samples Taken By: Ariel Hamilton

Project Number: 2024-0763

Turnaround  
 Same Day  
 24 Hour  
 48 Hour  
 72 Hour

Areas Surveyed  
 Interior  
 Exterior  
 Roof

Occupied

### Non Suspect Materials Observed

Carpet  
 A/C Duct  
 Fiberglass  
 Glass  
 Metal  
 Rubber  
 Rubberized Caulking Around Windows

Terrazzo  
 Wood  
 Window Mounted A/C  
 Rubberized Roofing  
 Wood Flooring  
 Marble Flooring

Job Site: Occupied WATER PLANT Buildings.  
10300 N.W. 11th MANOR.  
CORAL SPRINGS, FL

Page 4 of 6

Mirrors Not Broken Due to Occupancy  
 Fire Doors for Demolition Sampled

Y N  
 AC duct fiberglass insulation observed  
 Fiberglass insulation observed behind walls

Transferred By: Ariel M. Hamilton

Date: 4-18-24

Received By:

Date:

Sample No.	Layer	Material Class ↓ Sample Description	Miscellaneous - M Surfacing Material - S Thermal System Insulation - T	High Service Pump	Floor/Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Good-G	Yes-Y	Yes-Y	None-N	F or NF
								Fair-F	None-N	None-N	Low-L	
								Cond	Phys Dmg	Water Dmg	Material Contact	Frangible or Nonfrangible
31	M	DXD Ceiling tiles P/W HOLE DESIGN.		High Service Pump	High Service Pump	Throughout office area Acoustic Drop ceiling.	1,080'	G	N	N	L	F
32	M	" "		High Service Pump	High Service Pump	" "	1A	G	N	N	L	F
33	M	" "		High Service Pump	High Service Pump	" "	1A	G	N	N	L	F
34	S	WALLBOARD/JOINT COMPOUND.		High Service Pump	High Service Pump	Throughout Building Partitions and perimeter walls.	986'	G	N	N	H	F
35	S	" "		High Service Pump	High Service Pump	" "	1A	G	N	N	H	F
36	S	" "		High Service Pump	High Service Pump	" "	1A	G	N	N	H	F
37	M	CERAMIC tiles grout.		High Service Pump	High Service Pump	Throughout office area floor between and under tiles.	1,010'	G	N	N	H	NF
38	M	" "		High Service Pump	High Service Pump	" "	1A	G	N	N	H	NF
39	M	" "		High Service Pump	High Service Pump	" "	1A	G	N	N	H	NF
40	M	INTERIOR/EXTERIOR CONCRETE STRUCTURE.		High Service Pump	High Service Pump	Throughout Building floor Slab, roof deck, partitions + perimeter.	9,069'	G	N	N	H	NF



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Job Site:  
 Project 2376  
 Coral Springs Improvement Center  
 Water Treatment Facility  
 10300 NW 11 Manor  
 Coral Springs, FL 33071

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### ASBESTOS WORKSHEET (CHAIN OF CUSTODY)

ARS Environmental, Inc., 151 N Nob Hill Rd., #462, Plantation, FL 33324, Phone 954-227-2402

Sampling Date: 4-18-24

Samples Taken By: Ariel Hamilton

Project Number: 2024-0763

Turnaround  
 Same Day  
 24 Hour  
 48 Hour  
 72 Hour

Areas Surveyed  
 Interior  
 Exterior  
 Roof

Occupied

Transferred By: Ariel Hamilton

### Non Suspect Materials Observed

Carpet  
 A/C Duct  
 Fiberglass  
 Glass  
 Metal  
 Rubber  
 Rubberized Caulking Around Windows

Terrazzo  
 Wood  
 Window Mounted A/C  
 Rubberized Roofing  
 Wood Flooring  
 Marble Flooring

Mirrors Not Broken Due to Occupancy  
 Fire Doors for Demolition Sampled

Page 5 of 6  
 Job Site: OCCUPIED WATER PLANT BUILDINGS  
10300 N.W. 11th MANOR  
CORAL SPRINGS, FL

Y N  
 AC duct fiberglass insulation observed  
 Fiberglass insulation observed behind walls

Date: 4-18-24 Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Sample No.	Layer	Material Class ↓ Sample Description	Miscellaneous - M Surfacing Material - S Thermal System Insulation - T	Blind/Floor/Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Good-G	Yes-Y	Yes-Y	None-N	F or NF
							Fair-F	None-N	None-N	Low-L	Med-M
							Cond	Phys Dmg	Water Dmg	Material Contact	
41	M	INTERIOR/EXTERIOR CONCRETE STRUCTURE.		High Service Building	Throughout Building floor slabs, roof deck, partitions and perimeter walls.	1A	G	N	N	H	WF
42	M	" "		High Service Building	" "	1A	G	N	N	H	NF
43	M	2x2 Ceilings tiles Pin Hole Design.		Storm water	Throughout Building office area acoustic drop ceiling.	2,730'	G	N	N	L	F
44	M	" "		Storm water	" "	1A	G	N	N	L	F
45	M	" "		Storm water	" "	1A	G	N	N	L	F
46	S	Wallboard/joint compound.		Storm water	Throughout Building Partitions and perimeter walls.	3,173'	G	N	N	H	F
47	S	" "		Storm water	" "	1A	G	N	N	H	F
48	S	" "		Storm water	" "	1A	G	N	N	H	F
49	S	" "		Storm water	" "	1A	G	N	N	H	F
50	M	Vinyl Base Board and Glet.		Storm water	Throughout Break room along wall base perimeter.	474'	G	N	N	H	NF



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 4316 West Broward Boulevard  
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Job Site:  
 Project 2376  
 Coral Springs Improvement Center  
 Water Treatment Facility  
 10300 NW 11 Manor  
 Coral Springs, FL 33071

## Chain of Custody Forms

### ASBESTOS WORKSHEET (CHAIN OF CUSTODY)

ARS Environmental, Inc., 151 N Nob Hill Rd, #462, Plantation, FL 33324, Phone 954-227-2402

Sampling Date: 4-18-24

Samples Taken By: Ariel Hamilton

Project Number: 2024-0763

Turnaround  
 Same Day  
 24 Hour  
 48 Hour  
 72 Hour

Areas Surveyed  
 Interior  
 Exterior  
 Roof

Occupied

### Non Suspect Materials Observed

Carpet  
 A/C Duct  
 Fiberglass  
 Glass  
 Metal  
 Rubber  
 Rubberized Caulking Around Windows

Terrazzo  
 Wood  
 Window Mounted A/C  
 Rubberized Roofing  
 Wood Flooring  
 Marble Flooring

Page 6 of 6  
 Job Site: Occupied Water Plant Buildings:  
10300 N.W. 11th Manor.  
Coral Springs, FL

Mirrors Not Broken Due to Occupancy  
 Fire Doors for Demolition Sampled

Y N  
 AC duct fiberglass insulation observed  
 Fiberglass insulation observed behind walls

Transferred By: Ariel M. Hamilton

Date: 4-18-24

Received By:

Date:

Sample No.	Layer	Material Class	Sample Description	Room/Floor/Unit	Location	Approx Size In Sq. Ft. or Ln. Ft.	Good-G	Yes-Y	Yes-Y	None-N	F or NF
							Fair-F	None-N	None-N	Low-L	
							Cond	Phys Dmg	Water Dmg	Material Contact	Frangible or Nonfrangible
51	M		ceramic tiles grout.	Storm water	Throughout Break room, Kitchen area and Restroom.	393'	G	N	N	H	NF
52	M		" "	Storm water	" "	IA	G	N	N	H	NF
53	M		" "	Storm water	" "	IA	G	N	N	H	NF
54	M		Interior/Exterior concrete structure.	Storm water	Throughout Building floor slab, Roof Deck and perimeter walls.	12413'	G	N	N	H	NF
55	M		" "	Storm water	" "	IA	G	N	N	H	NF
56	M		" "	Storm water	" "	IA	G	N	N	H	NF
57	M		" "	Storm water	" "	IA	G	N	N	H	NF



Report Printed: 4/21/2024

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Page 25 of 26

**Prepared For:**

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**Job Site:**

Project 2376  
Coral Springs Improvement Center  
Water Treatment Facility  
10300 NW 11 Manor  
Coral Springs, FL 33071

## TERMS AND CONDITIONS

### Scope of Work

ARS Environmental, Inc. inspections are limited and non-destructive in nature. Any conditions or materials which were not able to be visually observed on the surface, or in easily accessible areas, were not inspected and may differ from those observed. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials which lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same area are homogeneous. This inspection report is the result of a diligent search of the facility for Asbestos Containing Building Materials (ACBM). The purpose of this inspection was to identify those materials which may pose a health hazard to occupants of a building and impart future liability to the owners and insurers of the property. However, we do not claim to have identified all of the asbestos containing building materials present in the facility. Materials such as underground pipes, any material inside walls, ceilings, floors, or other enclosed and inaccessible areas were not sampled and are not covered in this report. This report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating asbestos containing building materials. Under no circumstances is this report to be utilized as a proposal or a project specification document. This report is based upon conditions and practices observed at the property and information made available to the surveyor. This report does not intend to identify all hazards or unsafe practices, nor to indicate that other hazards or unsafe practices do not exist at the premises. In the event that demolition or renovation is deemed necessary, parties shall comply with all applicable laws, ordinances, rules, and regulations of federal, state, and local governmental agencies, including any National Emissions Standard Hazardous Air Pollutants (NESHAP) notification requirements.

### Right of Entry

The client will provide for right of entry to ARS Environmental, Inc. personnel in order to complete the above referenced work.

### Invoices

ARS Environmental, Inc. will submit invoices to client upon completion of services.

### Ownership of Documents

All reports, field data, field notes, laboratory tests data, calculations, estimates, and any other



Report Printed: 4/21/2024

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documents prepared by ARS Environmental, Inc. as instruments of service shall remain the property of ARS Environmental, Inc..

### **Assumptions and Limitations**

The results, findings, conclusions, and recommendations expressed in this report are based only on conditions which were observed during inspections by this report. ARS Environmental, Inc. makes no representation or assumptions as to past conditions or future occurrences.

### **Assigns**

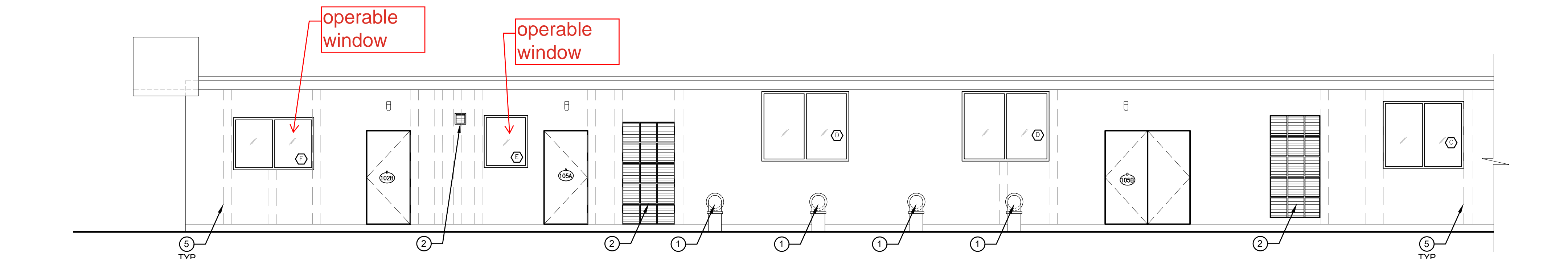
Neither the client nor ARS Environmental, Inc. may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

### **Roof Cuts**

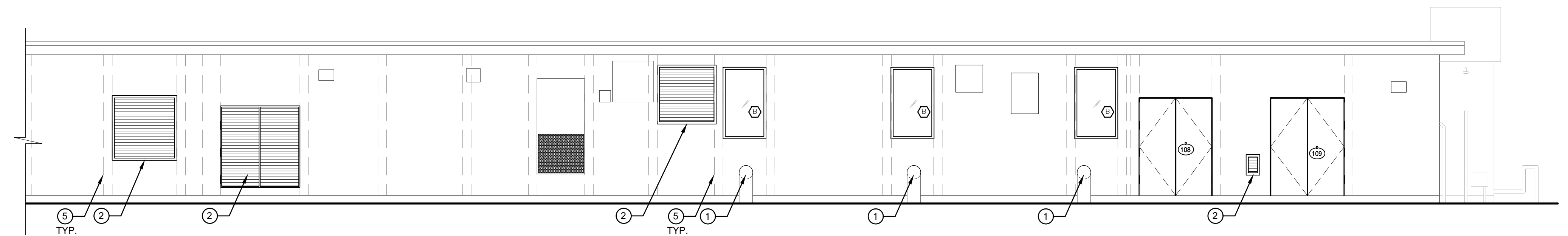
To obtain accurate information in a roof investigation, roof cuts approximately four inch (4") squares, may be deemed necessary. It is the responsibility of our client to make appropriate repairs to these roof cuts, using materials consistent with the roofing system and in accordance with any existing material manufacturer's warranties. A roofing contractor or maintenance personnel selected by our client should be on the roof to make any necessary repairs at the time the samples are being obtained. Although, every attempt will be made to make these repaired areas water tight, ARS Environmental, Inc. will in no way be responsible for any water damage to the roofing system, building, or it's contents resulting from ARS Environmental, Inc. temporary repairs.

### **Disclaimer**

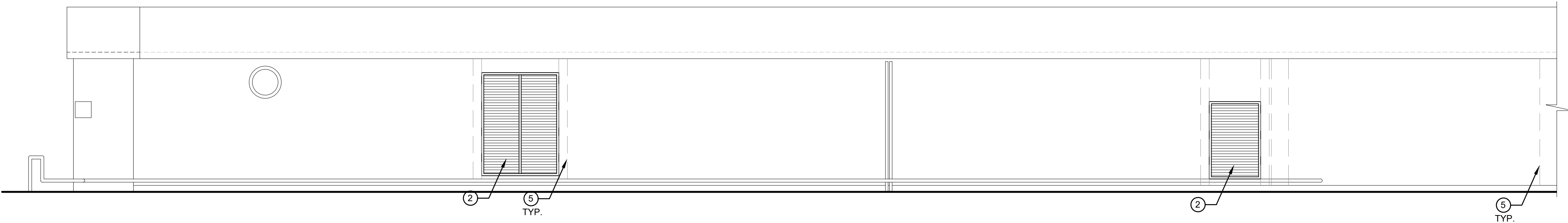
If in the course of a renovation or demolition activity, suspect materials become exposed, All further activity should immediately cease and the status of the material should be determined before proceeding.



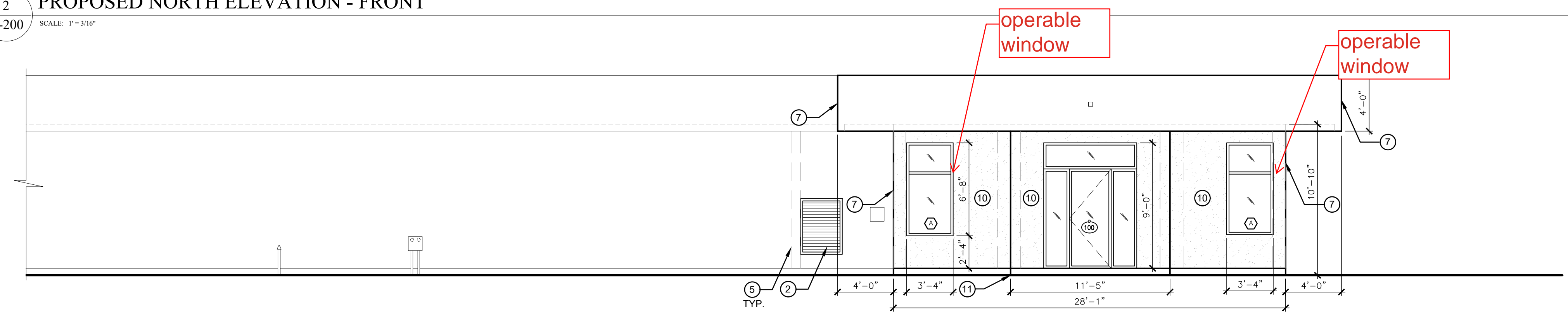
1 PROPOSED SOUTH ELEVATION - REAR  
SCALE: 1" = 3/16"



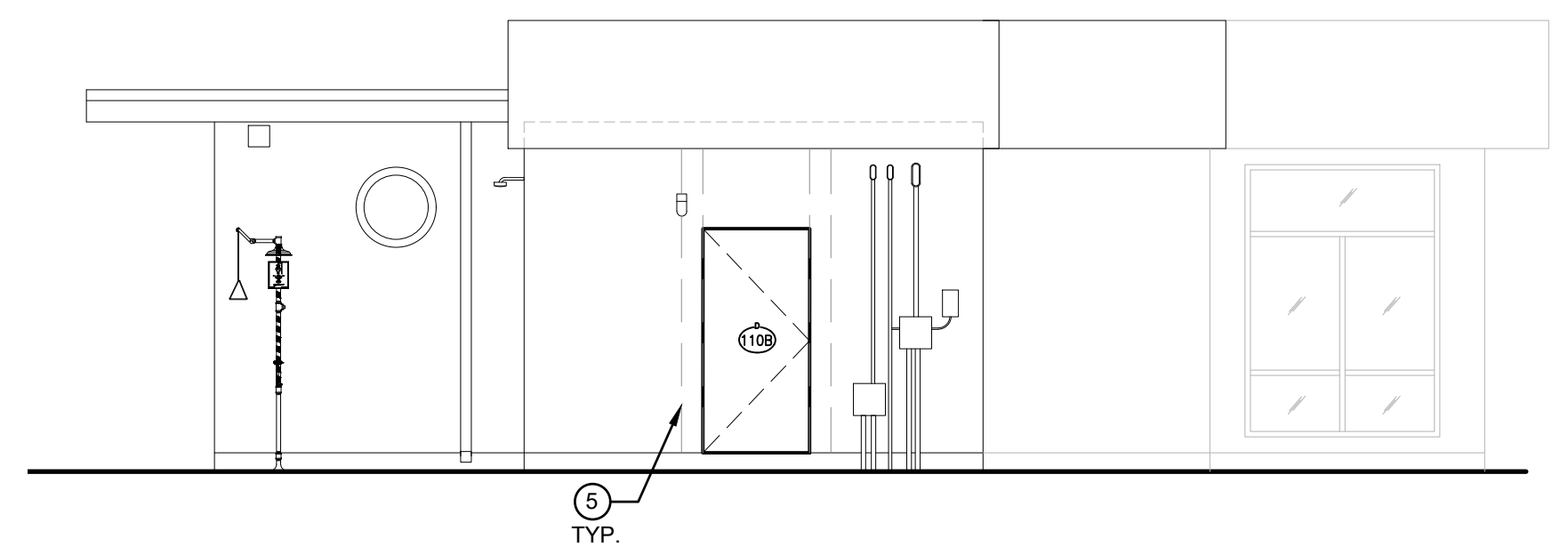
1A PROPOSED SOUTH ELEVATION - REAR CONT'D  
SCALE: 1" = 3/16"



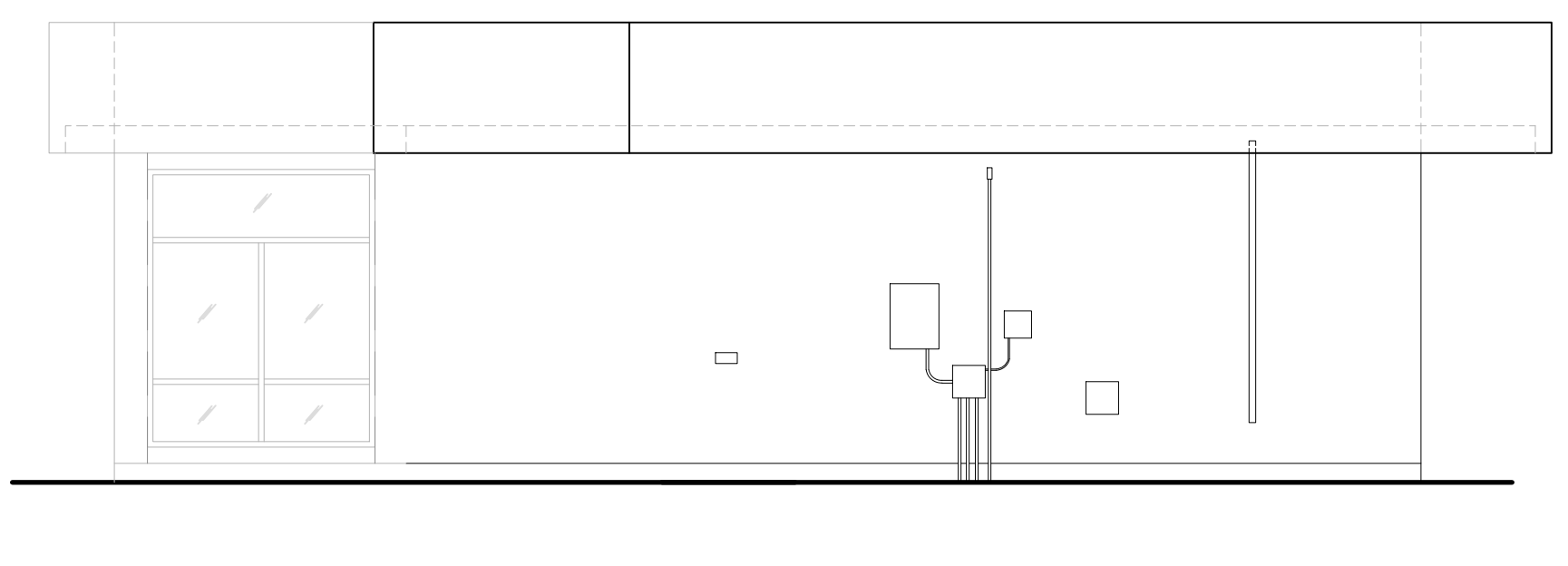
2 PROPOSED NORTH ELEVATION - FRONT  
SCALE: 1" = 3/16"



2A PROPOSED NORTH ELEVATION - FRONT CONT'D  
SCALE: 1" = 3/16"



3 PROPOSED EAST ELEVATION - SIDE  
SCALE: 1" = 3/16"



4 PROPOSED WEST ELEVATION - SIDE  
SCALE: 1" = 3/16"

**GENERAL ELEVATION NOTES:**

- PATCH & MATCH WALLS AS REQUIRED.

**ELEVATION LEGEND:**

- DENOTES EXISTING OUT OF SCOPE
- - - DENOTES EXISTING TO REMAIN
- DENOTES NEW

**ELEVATION KEY NOTES:**

- EXISTING WALL PIPE PENETRATION. PIPE TO REMAIN IN PLACE & OPERATIONAL. REFER TO STRUCTURAL DRAWINGS FOR REINFORCING AROUND EXISTING WALL OPENING.
- NEW LOUVERS - REFER TO MECHANICAL PLANS FOR SIZE & SPECIFICATION. THE INTENT IS FOR NEW LOUVER TO BE INSTALLED IN SAME OPENING SIZE. SEE ALSO STRUCTURAL DRAWINGS FOR REINFORCING AROUND EXISTING OPENING.
- NEW EXHAUST FANS TO BE INSTALLED - REFER TO MECHANICAL PLANS FOR SIZE & SPECIFICATIONS. THE INTENT IS FOR NEW FAN & LOUVER TO BE INSTALLED IN SAME OPENING SIZE. SEE ALSO STRUCTURAL DRAWINGS FOR REINFORCING AROUND EXISTING OPENING.
- NEW ROLL UP DOOR.
- REINFORCED GROUTED CELL - REFER TO STRUCTURAL DRAWINGS.
- CONTRACTOR RESPONSIBLE FOR PATCH / REPAIR OF ROOF WITH SAME MATERIALS TO CREATE FULL WEATHER PROOF CONDITION.
- PATCH/REPAIR EXISTING FINISHES TO MEET NEW CONSTRUCTION TO PROVIDE A SEAMLESS TRANSITION @ ALL AREAS IMPACTED BY NEW CONSTRUCTION.
- NEW REINFORCED MASONRY WALL W/ STUCCO FINISH. SEE STRUCTURAL DWGS.
- NEW CONCRETE FLOOR SLAB FINISHED FLUSH WITH EXISTING ADJACENT SLAB. SEE STRUCTURAL DWGS.
- NEW CMU WALLS, TIE-BEAMS AND FOOTINGS. SEE STRUCTURAL DWGS.
- NEW CAST-IN-PLACE CONCRETE FLOOR. SEE STRUCTURAL DWGS.

**STUCCO SPECIFICATION NOTE:**

CONTRACTOR SHALL PROVIDE SMOOTH STUCCO FINISH PER SPECIFICATION.

**EXTERIOR PAINT SPECIFICATION:**

Plaster / Stucco / EIFS:  
NOTE: ALL STUCCO SURFACES SHALL BE PRIMED AND PAINTED WITH THIS PAINT SPECIFICATION UNLESS OTHERWISE NOTED ON ELEVATION SHEETS. CONTRACTOR TO REVIEW AND COORDINATE WITH PAINT CONTRACTOR PRIOR TO INSTALLATION.  
PRIME COAT: 1 COAT- SHERWIN-WILLIAMS LOXON CONCRETE & MASONRY PRIMER, (A24W8300)  
TOP COATS: 2 COATS- SHERWIN-WILLIAMS DURATION EXTERIOR LATEX COATING SATIN (K32T00254)

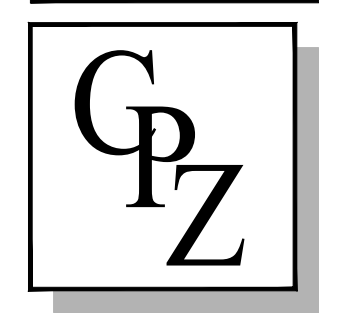
Wood (Fascia):  
Gloss Finish  
Primer: Exterior Latex Wood Primer, B42W8041  
1st coat: Duration Exterior Latex Gloss, A8 Series  
2nd coat: Duration Exterior Latex Gloss, A8 Series  
Ferrous Metals:  
Gloss Finish  
Primer: Pro Industrial® Pro-Cryl® Universal Primer, B66-310 Series  
1st coat: Hydrogloss water base urethane (B65W181/B65T184 Series)  
2nd coat: Hydrogloss water base urethane (B65W181/B65T184 Series)

Non-Ferrous Metals:  
Gloss Finish  
Primer: Pro Industrial Pro-Cryl Universal Primer, B66-310 Series  
1st coat: Hydrogloss water base urethane (B65W181/B65T184 Series)  
2nd coat: Hydrogloss water base urethane (B65W181/B65T184 Series)

NO. REVISION DATE  
FOR PERMIT 6/5/24

CORAL SPRINGS IMPROVEMENT DISTRICT WATER TREATMENT PLAN HARDENING  
HIGH SERVICE PUMP BUILDING  
10300 NW 11TH MANOR, CORAL SPRINGS, FL 33071

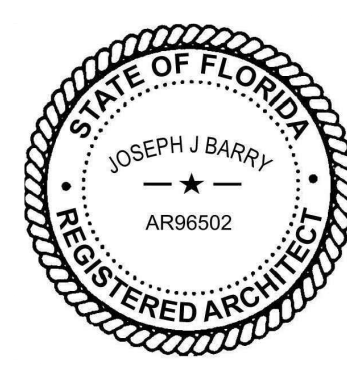
CPZ ARCHITECTS, INC.  
4316 WEST BROWARD BOULEVARD  
PLANTATION, FLORIDA 33317  
PHONE: 954.378.0850  
FAX: 954.378.0850  
WWW.CPZARCHITECTS.COM



DRAWING TITLE:

PROPOSED BUILDING ELEVATIONS

DRAWN	JEC
CHECKED	JJB
DATE	5/8/2024
SCALE	AS NOTED
PROJECT NO.	2376
SHEET:	



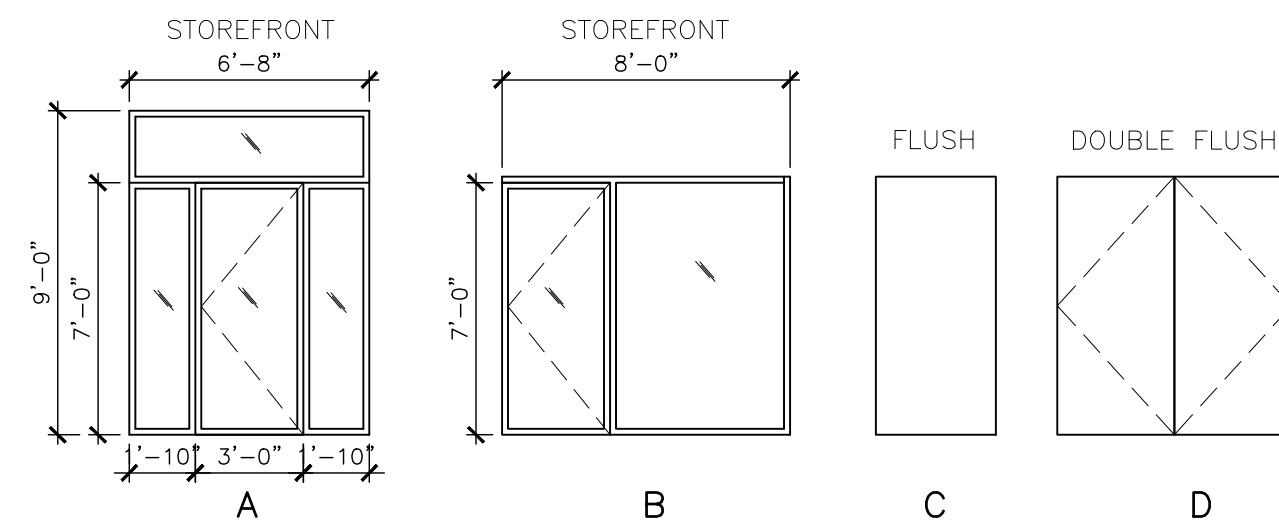
Joseph J. Barry, A.I.A.  
REGISTERED ARCHITECT NO. 96,502  
STATE OF FLORIDA

DATE: 6/5/2024

A-200

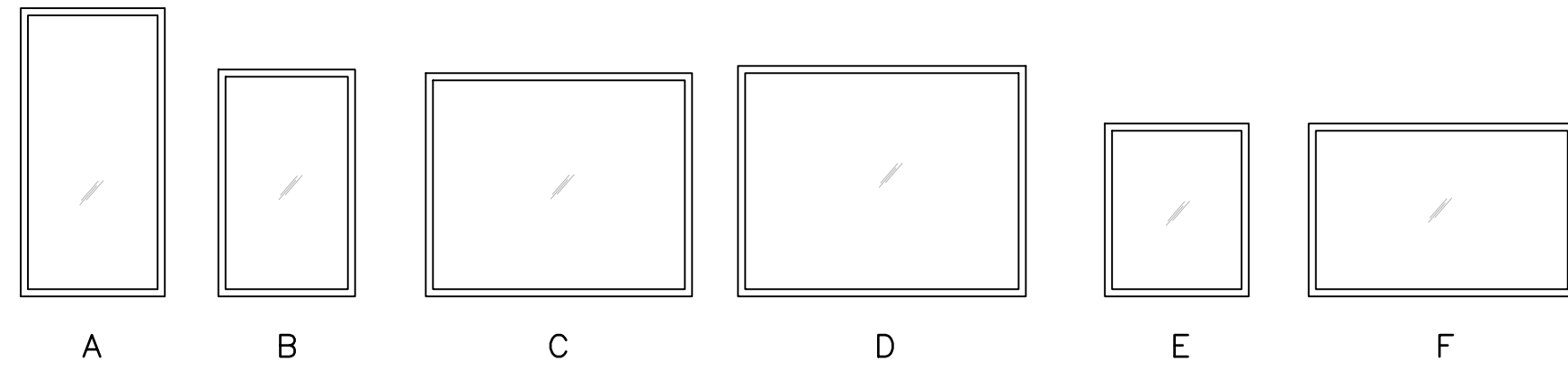
**ESSENTIAL FACILITIES NOTE:**

**ALL STOREFRONTS, WINDOWS AND DOORS MUST MEET LEVEL "E", RISK CATEGORY IV, ESSENTIAL FACILITY BUILDING, PER FBC 2023, SECTION 1626.2.4.**



**DOOR TYPES**

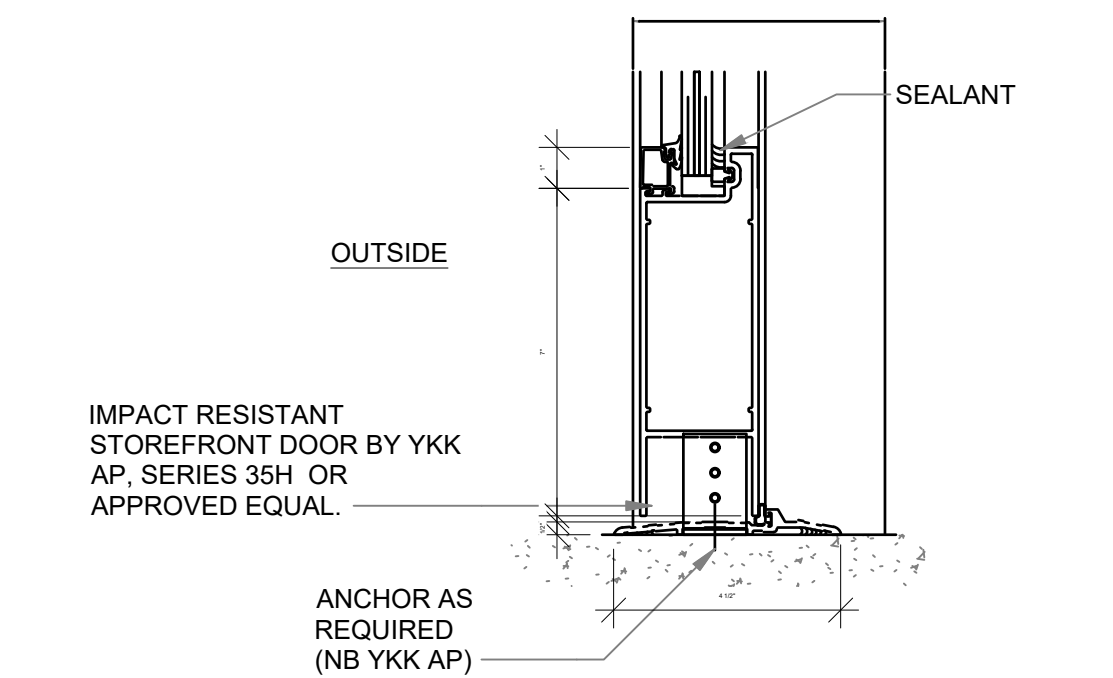
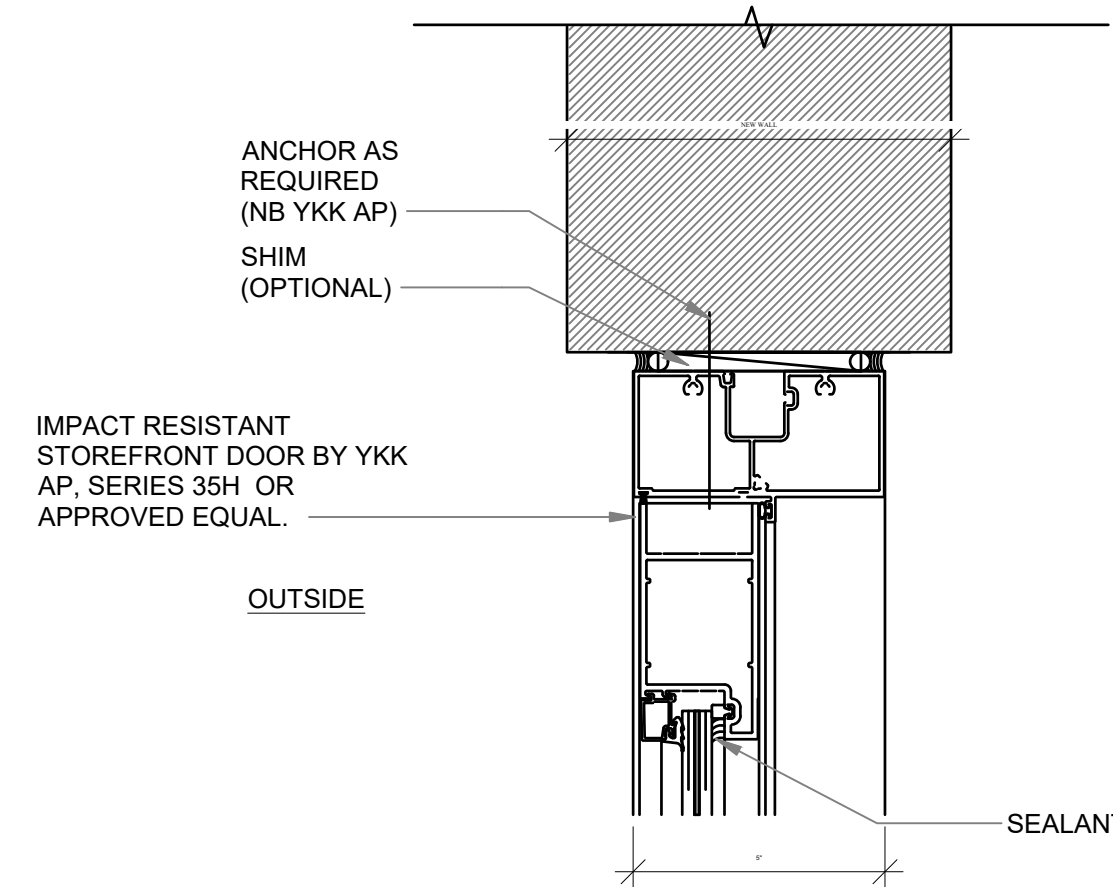
SCALE: 1" = 3/16"



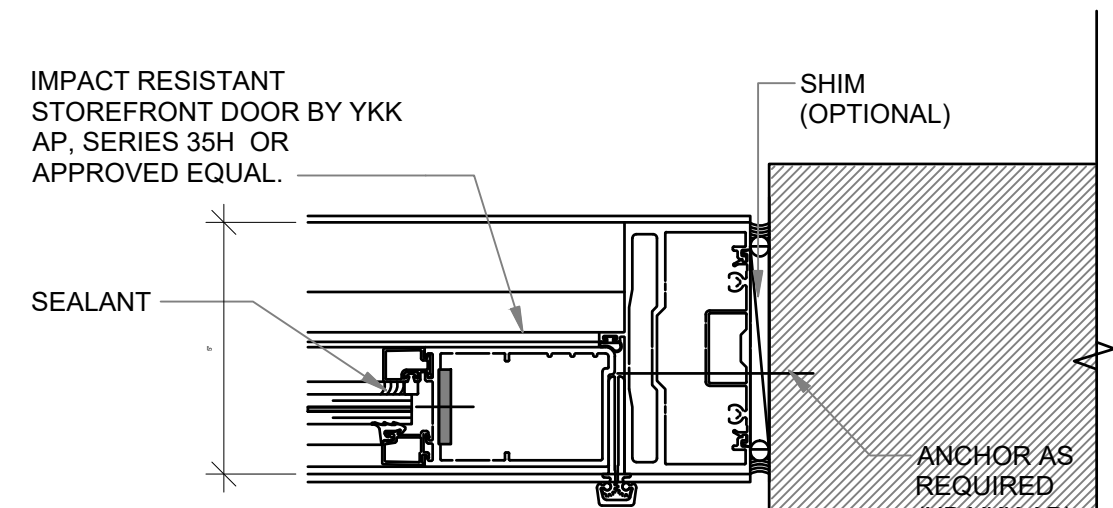
**WINDOW TYPES**

SCALE: 1" = 3/16"

**HEAD**

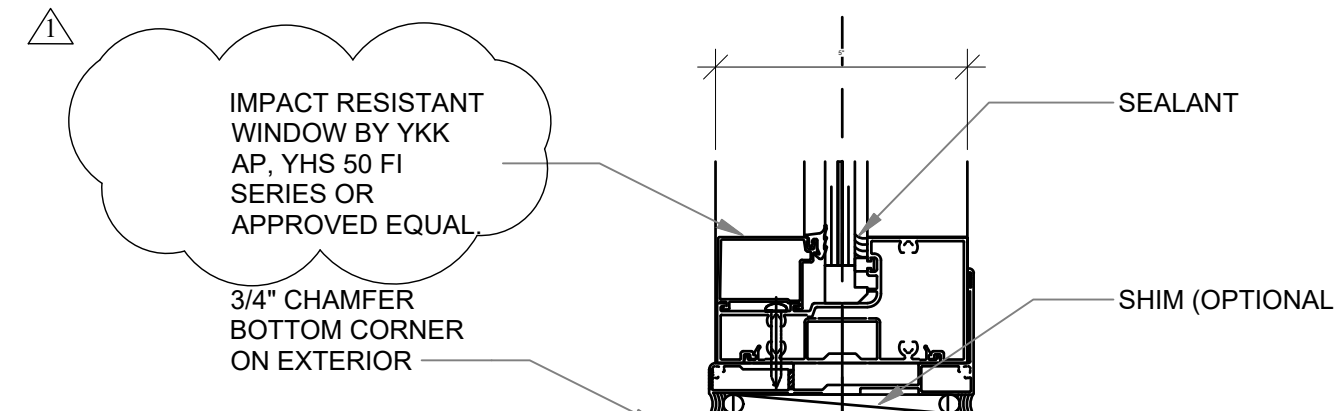
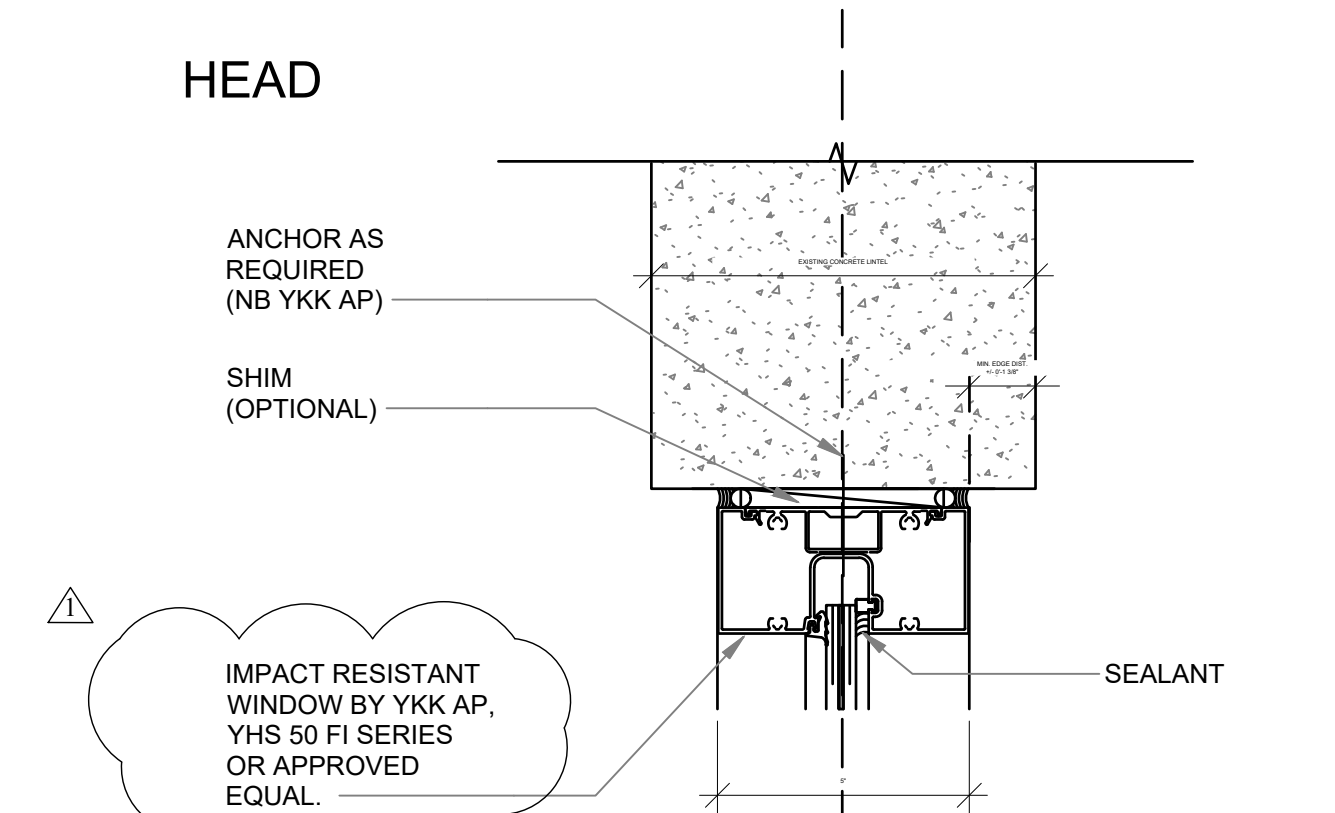


**SILL**

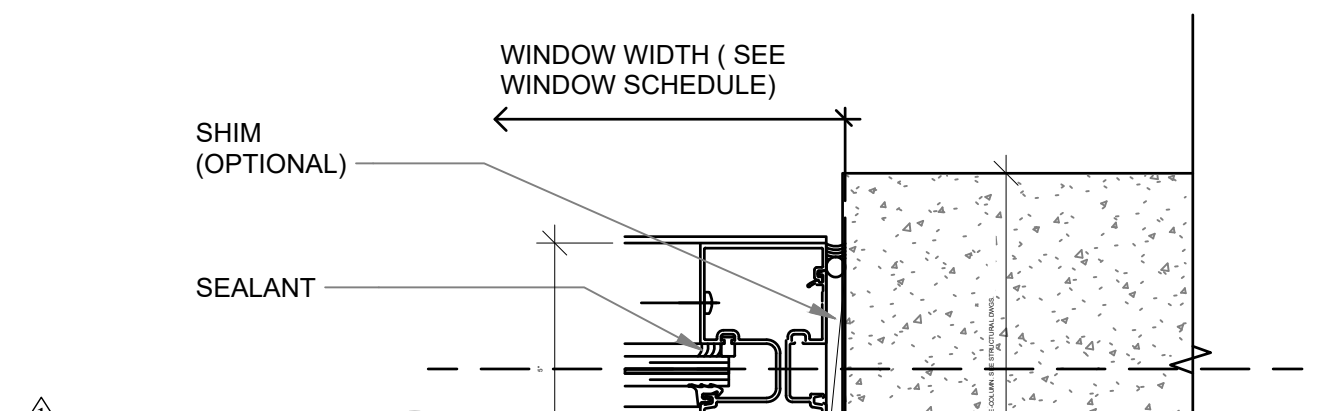


**JAMB**

**HEAD**



**SILL**



**JAMB**

**DOOR SCHEDULE**

NO.	LOCATION	TYPE	MATL.	SIZE	DOOR THICK.	DOOR FINISH	RATING	HARDWARE	FRAME MATERIAL	FRAME FINISH	JAMB	HEAD	SILL	REMARKS
100	BREAKROOM	A	GLASS/ALUM.	3'-0" X 7'-0"	-	ANODIZED	IM	BY OWNER	ALUM	PT	1/A-600	1/A-600	1/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 16554 R13
101A	OFFICE	B	GLASS/ALUM.	3'-0" X 7'-0"	-	ANODIZED	IM	BY OWNER	ALUM	PT	1/A-600	1/A-600	1/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 16554 R13
102B	OPEN OFFICE	C	HM	3'-4" X 7'-2"	-	PT	IM	BY OWNER	HM	PT	3/A-600	3/A-600	3/A-600	FLORIDA PRODUCT APPROVAL #32087.2
105A	PUMP ROOM #1	C	HM	3'-4" X 7'-2"	-	PT	IM	BY OWNER	HM	PT	3/A-600	3/A-600	3/A-600	FLORIDA PRODUCT APPROVAL #32087.2
105B	PUMP ROOM #1	D	HM	6'-6" X 7'-2"	-	PT	IM	BY OWNER	HM	PT	3/A-600	3/A-600	3/A-600	FLORIDA PRODUCT APPROVAL #32087.2
108	PUMP ROOM #2	D	HM	5'-4" X 7'-2"	-	PT	IM	BY OWNER	HM	PT	3/A-600	3/A-600	3/A-600	FLORIDA PRODUCT APPROVAL #32087.2
109	LIQUID STORAGE #2	G	HM	5'-4" X 7'-2"	-	PT	IM	BY OWNER	HM	PT	3/A-600	3/A-600	3/A-600	FLORIDA PRODUCT APPROVAL #32087.2
110B	LIQUID STORAGE #1	C	HM	3'-4" X 7'-0"	-	PT	IM	BY OWNER	HM	PT	3/A-600	3/A-600	3/A-600	FLORIDA PRODUCT APPROVAL #32087.2

**STOREFRONT SCHEDULE**

LABEL	WIDTH	HEIGHT	MANUFACTURER	MODEL	CONSTRUCTION	FRAME THICKNESS	FRAME FINISH	RATING	JAMB	HEAD	SILL	REMARKS
A	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES, 35 SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218
B	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES, 35 SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218
C	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218
D	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218
E	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218
F	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218

**IMPACT RESISTANCE DOOR NOTES:**

- WEATHER-STRIP ALL EXTERIOR DOORS.
- DETAILS INDICATE BASIC WALL CONSTRUCTION AND DIMENSIONS. ALSO SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR SPECIAL FINISHES.
- ALL EXTERIOR DOORS ARE TO BE IMPACT RESISTANT. CONTRACTOR SHALL SUBMIT METRO-DADE COUNTRY PRODUCT APPROVALS.
- CONTRACTOR TO PROVIDE PRODUCT APPROVALS FOR ALL EXTERIOR DOORS FOR ARCHITECTS' REVIEW AND SUBMIT TO BUILDING DEPARTMENT. CONTRACTOR TO MARK SUBMITTALS CLEARLY TO IDENTIFY THE UNIT SIZE, ANCHOR TYPE AND SPACE FOR THE SPECIFIC UNIT APPLICABLE TO THIS PROJECT. SUBMIT PRODUCT APPROVALS AT TIME OF PERMITTING.

**WINDOW NOTES:**

- GLAZING SHALL BE CLEAR GLASS WITH A GRAY TINT.
- ALL EXTERIOR GLAZING PENETRATION SHALL MEET APPLICABLE REQUIREMENTS FOR U-FACTOR AND SHGC IN 2020 FBC ENERGY CONSERVATION (7TH EDITION) BUILDING ENVELOPE REQUIREMENTS: PENETRATION TABLE C402.3
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTING. PENETRATIONS ARE IN COMPLIANCE WITH THE 2023 F.B.C. ENERGY CONSERVATION (8TH EDITION). CONTRACTOR TO FIELD VERIFY ALL EXISTING AND NEW WINDOW AND STOREFRONT SIZES PRIOR TO ORDERING.
- CONTRACTOR TO FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO ORDERING.

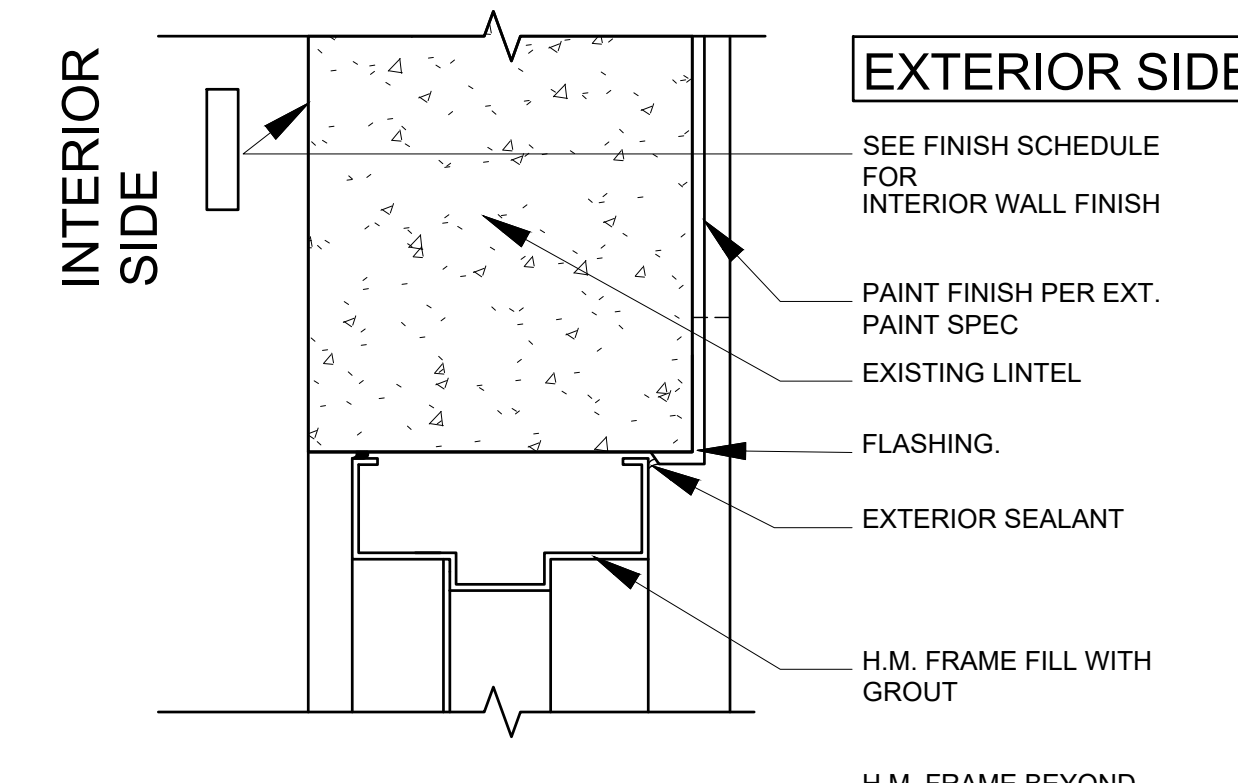
**DOOR ABBREVIATIONS:**

ALUM	ALUMINUM	VP	VIEW PANEL
STL	STEEL	w/	WITH
UC	UNDERCUT	TYP	TYPICAL
LV	LOUVER	FF	FULL FLUSH
HG	HALF GLASS	WD-PH	WOOD PRESHLING
MTL	METAL	WD	WOOD, PAINTED
PT	PAINTED	SF	STORE FRONT
SCW-PT	SOLID CORE WOOD, PAINTED	SF/LT	STORE-FRONT/SIDE-LITE
C.W.	CLEAR WIRE	HM	HOLLOW METAL
T.C.	TEMPERED, CLEAR	LT	SIDE-LITE
NG	NARROW GLASS	WD	WOOD-FACTORY FINISH
FG	FULL GLASS	SG	SLIDING GLASS DOOR
FL	FULLY LOUVERED	OHD	OVERHEAD DOOR
HSCD	HIGH SPEED COILING DOOR	SRD	STEEL ROLLING DOOR
IM	IMPACT RATED	WDS	WOOD STAINED FINISH

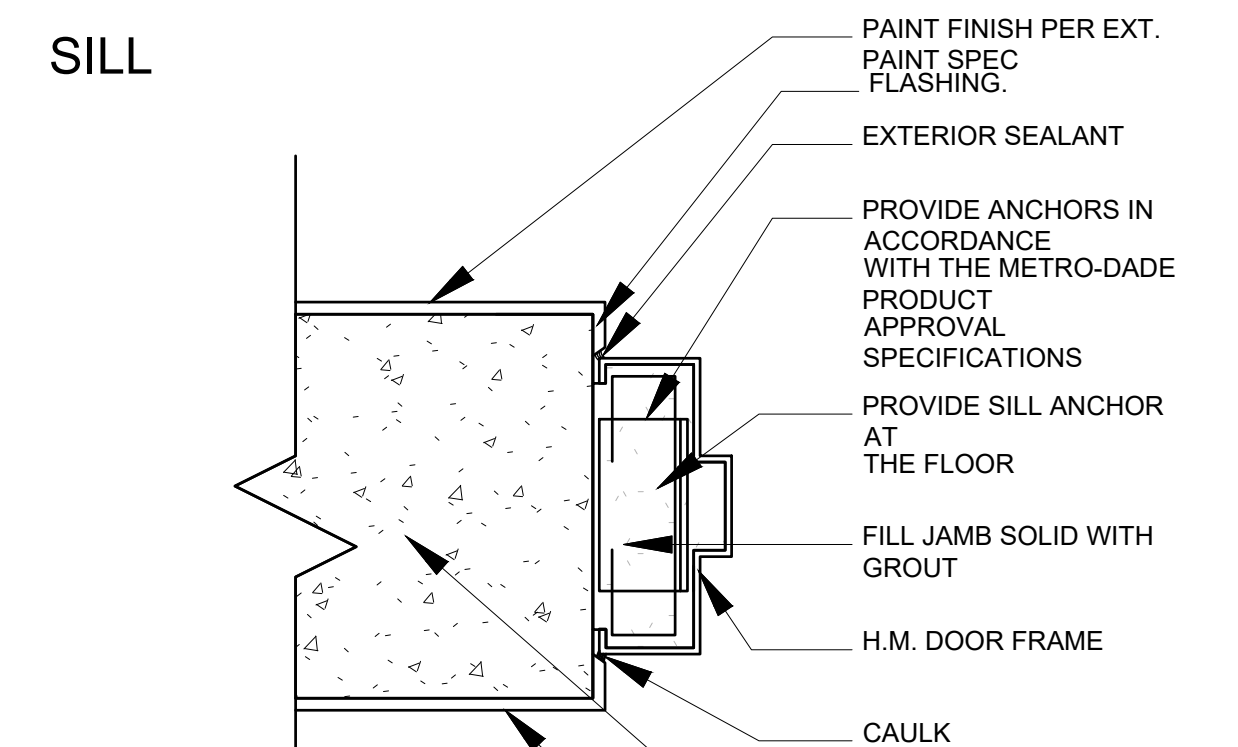
**HARDWARE NOTES:**

- CONTRACTOR SHALL COORDINATE ALL HARDWARE REQUIREMENTS WITH THE OWNER PRIOR TO ORDERING.
- ALL HINGES SHALL BE STAINLESS STEEL, BALL BEARING HINGES.
- ALL DOOR CLOSURES TO BE BY "LON" COMMERCIAL GRADE, ADA CODE COMPLIANT AND EQUIPPED WITH HOLDER OPEN FEATURE.
- ALL DOORS AND FRAMES SHALL HAVE DOOR SILENCERS.
- ALL HARDWARE SHALL BE 7 PIN SCHALGE "D" SERIES WITH LEVER ADA COMPLIANT LEVER.
- ALL HARDWARE SHALL HAVE ADA COMPLIANT LEVERS AND MATCH BUILDING STANDARD.
- CONTRACTOR SHALL COORDINATE ALL HARDWARE WITH METRO-DADE COUNTY PRODUCT APPROVALS OF THE EXTERIOR DOOR AND FRAMES. PRODUCT APPROVALS SHALL INCLUDE HARDWARE MANUFACTURER SPECIFIED ABOVE.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER/ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS.
- CONTRACTOR TO PROVIDE WOOD AND STAIN SAMPLES OF DOORS TO OWNER/ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- ALL OFFICE LOCKSETS ARE TO BE KEYPED SEPARATELY.

**HEAD**



**SILL**



**JAMB**



**1 STOREFRONT DOOR HEADER / JAMB / SILL DETAILS**  
SCALE: N.T.S.

**2 STOREFRONT/WINDOW HEADER / JAMB / SILL DETAILS**  
SCALE: N.T.S.

**3 HOLLOW MEAL DOOR HEADER / JAMB / SILL DETAILS**  
SCALE: N.T.S.

NO. REVISION DATE

FOR PERMIT 6/5/24

REV 1 7/15/2024

CONSULTANT:

CORAL SPRINGS IMPROVEMENT DISTRICT WATER TREATMENT PLAN HARDENING HIGH SERVICE PUMP BUILDING 10300 NW 11TH MANOR, CORAL SPRINGS, FL 33071

CPZ ARCHITECTS, INC.



DRAWING TITLE:

**DOOR & WINDOW SCHEDULES, TYPES, & DETAILS**

DRAWN JEC

CHECKED JJB

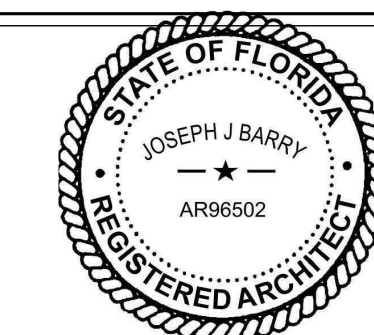
DATE 5/8/2024

SCALE AS NOTED

PROJECT NO. 2376

SHEET:

**A-600**



Joseph J. Barry, A.I.A.  
REGISTERED ARCHITECT NO. 96,502  
STATE OF FLORIDA

DATE: 6/5/2024





DOOR SCHEDULE														
NO.	LOCATION	TYPE	MATL.	SIZE	DOOR THICK.	DOOR FINISH	RATING	HARDWARE	FRAME MATERIAL	FRAME FINISH	JAMB	HEAD	SILL	REMARKS
100B	EQUIPMENT ROOM	A	HM	6'-0" X 7'-2"	-	PT	IM	-	HM	PT	1/A-600	1/A-600	1/A-600	FLORIDA PRODUCT APPROVAL #32087.1
100C	EQUIPMENT ROOM	B	HM	3'-0" X 7'-2"	-	PT	IM	-	HM	PT	1/A-600	1/A-600	1/A-600	FLORIDA PRODUCT APPROVAL #32087.2
101B	STORAGE/LOCKERS	B	HM	3'-0" X 7'-2"	-	PT	IM	-	HM	PT	1/A-600	1/A-600	1/A-600	FLORIDA PRODUCT APPROVAL #32087.2
104	OPEN OFFICE	B	HM	3'-0" X 7'-2"	-	PT	IM	-	HM	PT	1/A-600	1/A-600	1/A-600	FLORIDA PRODUCT APPROVAL #32087.2
105	LAB	B	HM	3'-0" X 7'-2"	-	PT	IM	-	HM	PT	1/A-600	1/A-600	1/A-600	FLORIDA PRODUCT APPROVAL #32087.2

WINDOW SCHEDULE													
LABEL	WIDTH	HEIGHT	MANUFACTURER	MODEL	CONSTRUCTION	FRAME THICKNESS	FRAME FINISH	RATING	JAMB	HEAD	SILL	REMARKS	
A	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	
B	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	
C	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	
D	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	

**IMPACT RESISTANCE DOOR NOTES:**

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**DOOR ABBREVIATIONS:**

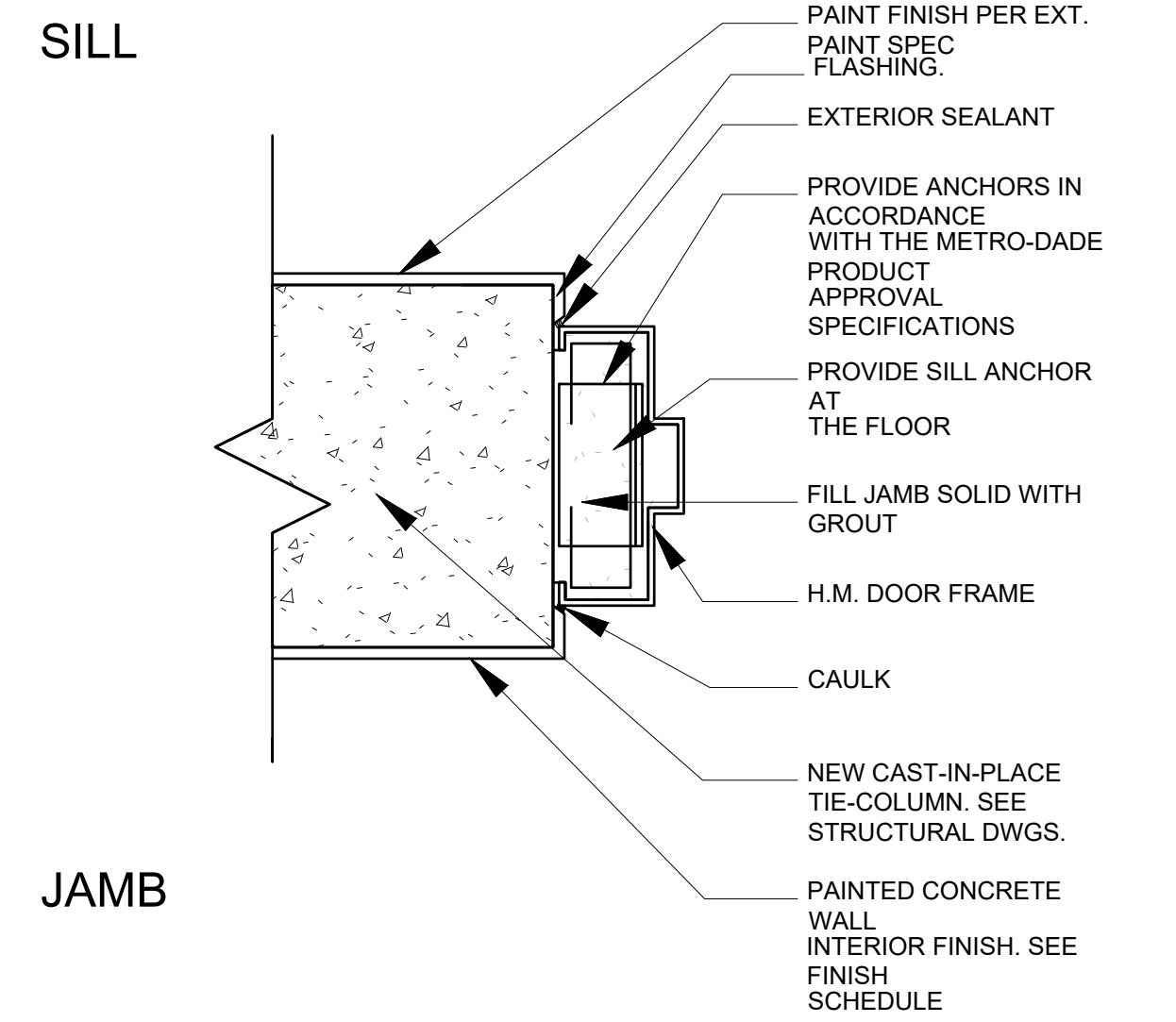
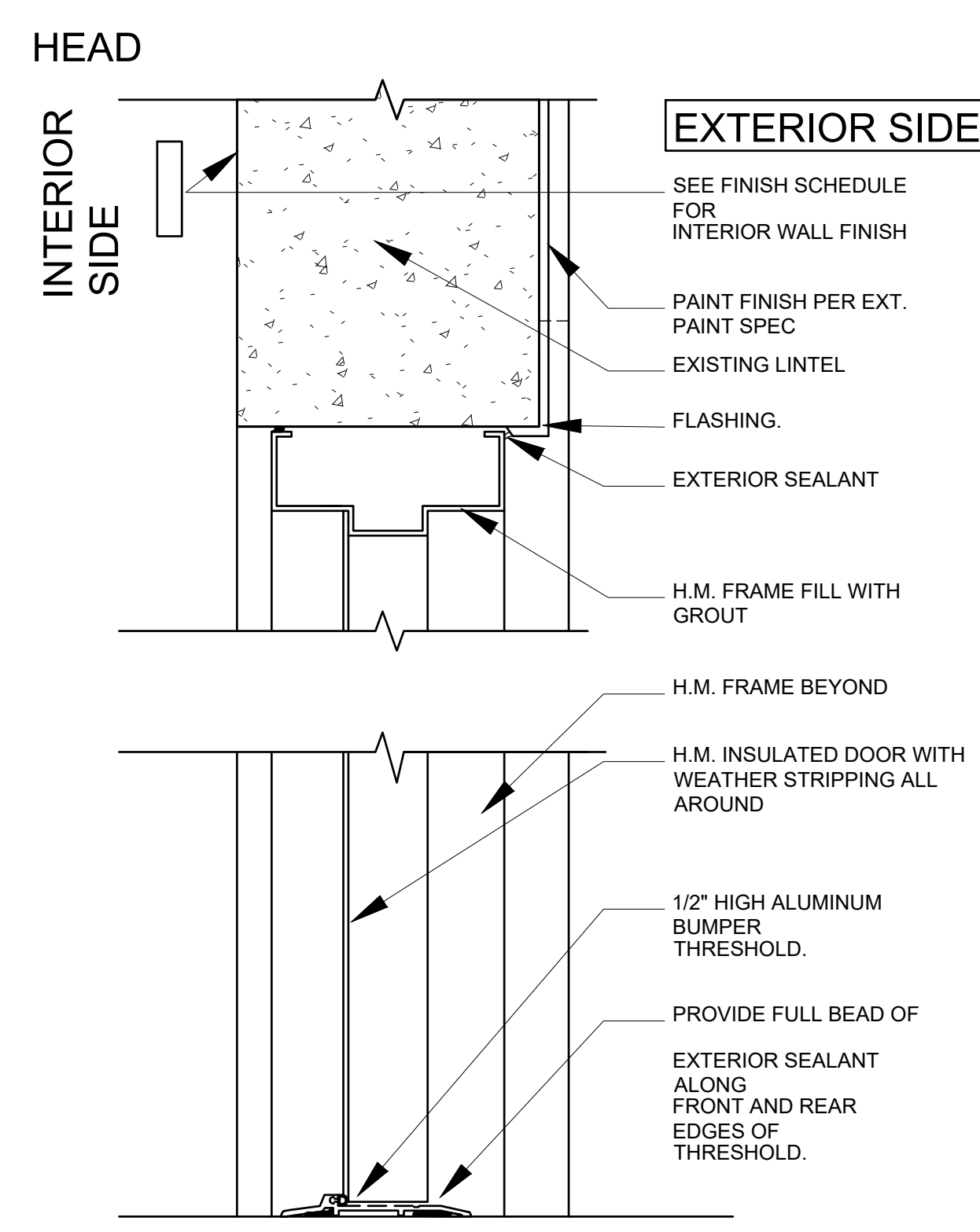
ALUM	ALUMINUM	VP	VIEW PANEL
STL	STEEL	w/	WITH
UC	UNDERCUT	TYP	TYPICAL
LV	LOUVER	FF	FULL FLUSH
HG	HALF GLASS	WD-PH	WOOD PREHUNG
MTL	METAL	WDP	WOOD, PAINTED
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SCW-PT	SOLID CORE WOOD, PAINTED	SF/LT	STORE-FRONT/SIDE-LITE
C.W.	CLEAR WIRE	HM	HOLLOW METAL
T.C.	TEMPERED, CLEAR	LT	SIDE-LITE
NG	NARROW GLASS	WD	WOOD-FACTORY FINISH
FG	FULL GLASS	SG	SLIDING GLASS DOOR
FL	FULLY LOUVERED	OHD	OVERHEAD DOOR
HSCD	HIGH SPEED COILING DOOR	SRD	STEEL ROLLING DOOR
IM	IMPACT RATED	WDS	WOOD STAINED FINISH

**HARDWARE NOTES:**

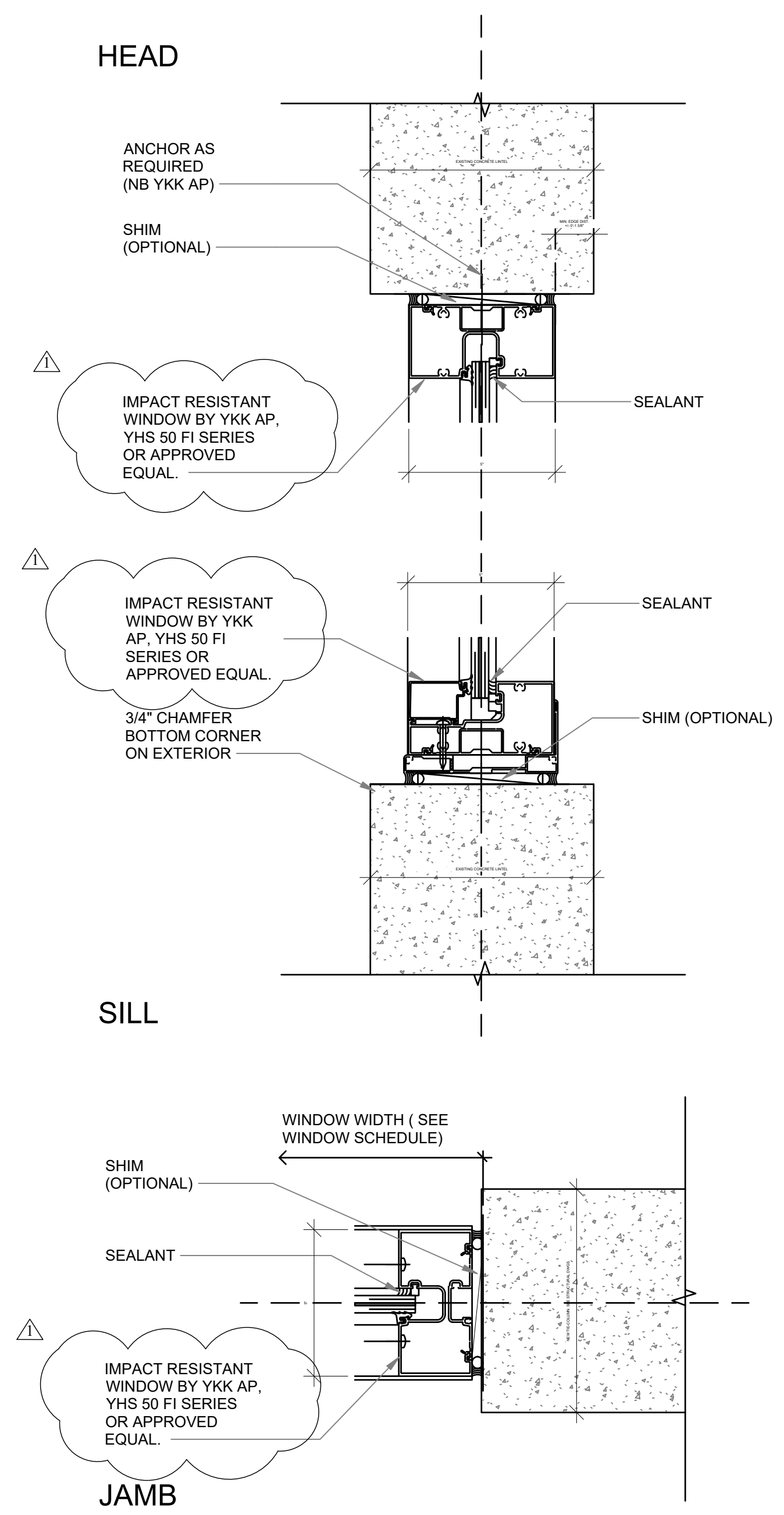
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**ESSENTIAL FACILITIES NOTE:**

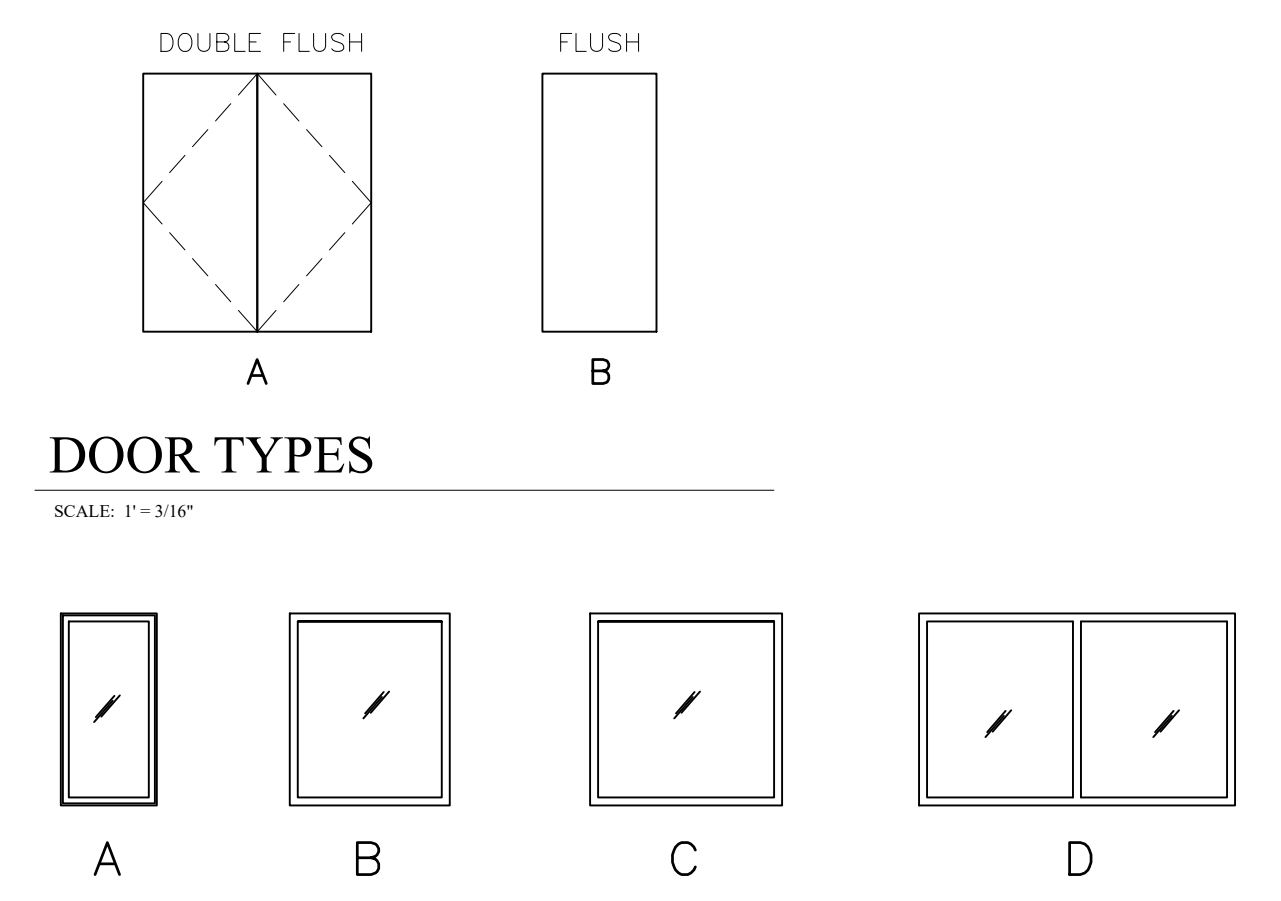
ALL STOREFRONTS, WINDOWS AND DOORS MUST MEET LEVEL "E", RISK CATEGORY IV, ESSENTIAL FACILITY BUILDING, PER FBC 2023, SECTION 1626.2.4.



1 DOOR HEADER / JAMB / SILL DETAILS  
A-600 SCALE: 3" = 1'-0"



2 WINDOW HEADER / JAMB / SILL DETAILS  
A-600 SCALE: 3" = 1'-0"



**WINDOW TYPES**

SCALE: 1" = 1/4"

A B C D

**DOOR & WINDOW SCHEDULES, TYPES, & DETAILS**

DRAWN JEC

CHECKED JJB

DATE 5/8/2024

SCALE AS NOTED

PROJECT NO. 2376

SHEET:

**Joseph J. Barry, A.I.A.**  
REGISTERED ARCHITECT NO. 96,502  
STATE OF FLORIDA

DATE: 6/5/2024

NO. REVISION DATE

FOR PERMIT 6/5/2024

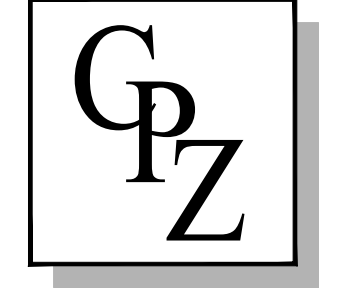
REV 1 7/15/2024

CONSULTANT:

CORAL SPRINGS IMPROVEMENT DISTRICT WATER TREATMENT PLAN HARDENING SOUTH BLOWER BUILDING 10300 NW 11TH MANOR, CORAL SPRINGS, FL 33071

CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD  
PLANTATION, FLORIDA 33317  
TEL: 954.375.0559  
FAX: 954.375.0666 WWW.CPZARCHITECTS.COM



DRAWING TITLE:

**DOOR & WINDOW SCHEDULES, TYPES, & DETAILS**

DRAWN JEC

CHECKED JJB

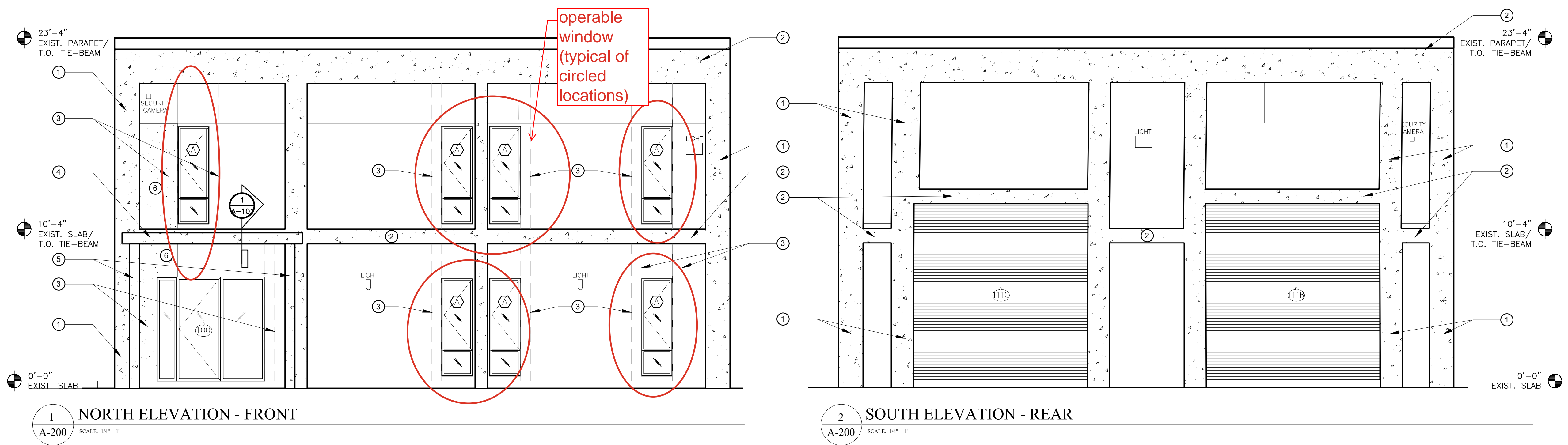
DATE 5/8/2024

SCALE AS NOTED

PROJECT NO. 2376

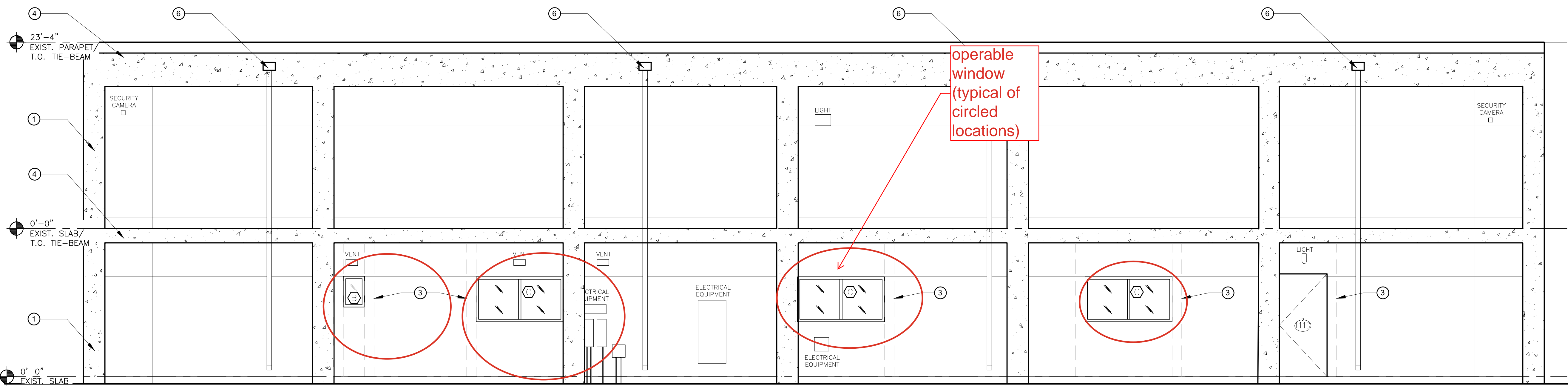
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A-600

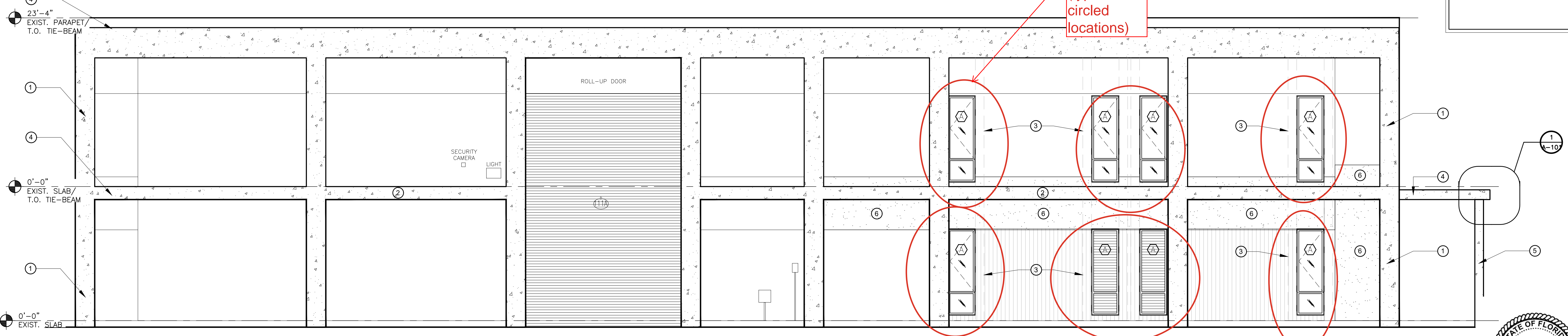


1 NORTH ELEVATION - FRONT  
A-200 SCALE: 1/4" = 1'

2 SOUTH ELEVATION - REAR  
A-200 SCALE: 1/4" = 1'



3 WEST ELEVATION - REAR  
A-200 SCALE: 1/4" = 1'



4 SOUTH ELEVATION - SIDE  
A-200 SCALE: 1/4" = 1'

**GENERAL ELEVATION NOTES:**

1. PATCH & MATCH WALLS AS REQUIRED.

**ELEVATION LEGEND:**

- DENOTES EXISTING OUT OF SCOPE
- DENOTES EXISTING TO REMAIN
- DENOTES NEW

**ELEVATION KEY NOTES:**

- 1 NEW CAST-IN-PLACE TIE-COLUMN BUILD-OUT. SEE STRUCTURAL DWGS.
- 2 NEW CAST-IN-PLACE TIE-BEAM BUILD-OUT. SEE STRUCTURAL DWGS.
- 3 DENOTES IN-FILLED CMU CELLS, TYP. SEE STRUCTURAL DWGS.
- 4 NEW CAST-IN-PLACE CONCRETE ROOF SLAB. SEE STRUCTURAL DWGS.
- 5 NEW CAST-IN-PLACE COLUMNS. SEE STRUCTURAL DWGS.
- 6 STUCCO BAND AND CONTROL JOINTS TO BE REPAIRED AND MATCHED EXISTING ALL PLACES WHERE CANOPY WAS DEMOLISHED.
- 6 NEW SCUPPER AND DOWNSPOUT. DOWNSPOUT TO HAVE 90 DEGREE ELBOWS TO CONTOUR TO TIE-BEAM BUILD-OUTS. SEE DETAIL ON A-101 FOR DETAIL.

**STUCCO SPECIFICATION NOTE:**

CONTRACTOR SHALL PROVIDE SMOOTH STUCCO FINISH PER SPECIFICATION.

**EXTERIOR PAINT SPECIFICATION:**

Plaster / Stucco / EIFS:

NOTE: ALL STUCCO SURFACES SHALL BE PRIMED AND PAINTED WITH THIS PAINT SPECIFICATION UNLESS OTHER WISE NOTED ON ELEVATION SHEETS. CONTRACTOR TO REVIEW AND COORDINATE WITH PAINT CONTRACTOR PRIOR TO INSTALLATION.

PRIME COAT: 1 COAT- SHERWIN-WILLIAMS LOXON CONCRETE & MASONRY PRIMER, (A24W8300)  
TOP COATS: 2 COATS- SHERWIN-WILLIAMS DURATION EXTERIOR LATEX COATING SATIN (K32T00254)

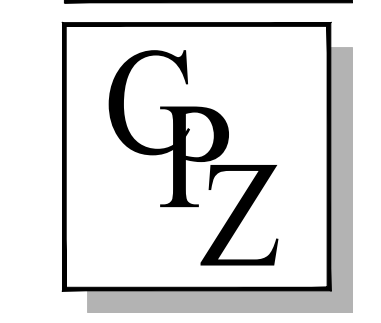
Wood (Fascia):  
Gloss Finish  
Primer: Exterior Latex Wood Primer, B42W8041  
1st coat: Duration Exterior Latex Gloss, A8 Series  
2nd coat: Duration Exterior Latex Gloss, A8 Series

Ferrous Metals:  
Gloss Finish  
Primer: Pro Industrial® Pro-Cryl® Universal Primer, B66-310 Series  
1st coat: Hydrogloss water base urethane (B65W181/B65T184 Series)  
2nd coat: Hydrogloss water base urethane (B65W181/B65T184 Series)

Non-Ferrous Metals:  
Gloss Finish  
Primer: Pro Industrial Pro-Cryl Universal Primer, B66-310 Series  
1st coat: Hydrogloss water base urethane (B65W181/B65T184 Series)  
2nd coat: Hydrogloss water base urethane (B65W181/B65T184 Series)

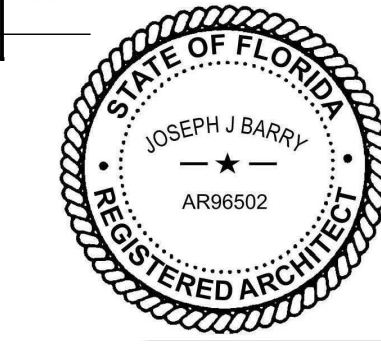
CORAL SPRINGS IMPROVEMENT DISTRICT WATER TREATMENT PLAN HARDENING  
STORMWATER OPERATIONS BUILDING  
10300 NW 11TH MANOR, CORAL SPRINGS, FL 33071

CPZ ARCHITECTS, INC.  
4316 WEST BROWARD BOULEVARD  
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TEL: 954.375.0559  
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DRAWING TITLE:  
PROPOSED BUILDING ELEVATIONS

DRAWN JEC  
CHECKED JJB  
DATE 5/8/2024  
SCALE AS NOTED  
PROJECT NO. 2376  
SHEET:



Joseph J. Barry, A.I.A.  
REGISTERED ARCHITECT NO. 96,502  
STATE OF FLORIDA

DATE: 6/5/2024

**ESSENTIAL FACILITIES NOTE:**

ALL STOREFRONTS, WINDOWS AND DOORS MUST MEET LEVEL "E", RISK CATEGORY IV, ESSENTIAL FACILITY BUILDING, PER FBC 2023, SECTION 1626.2.4.

DOOR SCHEDULE														
NO.	LOCATION	TYPE	MATL.	SIZE	DOOR THICK.	DOOR FINISH	RATING	HARDWARE	FRAME MATERIAL	FRAME FINISH	JAMB	HEAD	SILL	REMARKS
100	RECEPTION	A	ALUMINUM	6'-0" X 7'-0"	-	ANODIZED	IM	BY OWNER	ALUMINUM	PT	2/A-600	2/A-600	2/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 16554 R13
111	WORK BAY	B	HM	3'-0" X 7'-0"	-	PT	IM	BY OWNER	HM	PT	1/A-600	1/A-600	1/A-600	FLORIDA PRODUCT APPROVAL #32087.2

STOREFRONT SCHEDULE													
LABEL	WIDTH	HEIGHT	MANUFACTURER	MODEL	CONSTRUCTION	FRAME THICKNESS	FRAME FINISH	RATING	JAMB	HEAD	SILL	REMARKS	
A	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	3/A-600	3/A-600	3/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	
B	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	3/A-600	3/A-600	3/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	
C	V.I.F	V.I.F	YKK AP	YHS 50FI SERIES	ALUMINUM	5"	PT	IM	3/A-600	3/A-600	3/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	
D	V.I.F.	V.I.F.	YKK AP	YHS 50FI SERIES, 35 SERIES	ALUMINUM	5"	PT	IM	3/A-600	3/A-600	3/A-600	V.I.F. SIZE OF EXISTING OPENING PRIOR TO STOREFRONT ORDERING. FL # 14218	

**IMPACT RESISTANCE DOOR NOTES:**

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**WINDOW NOTES:**

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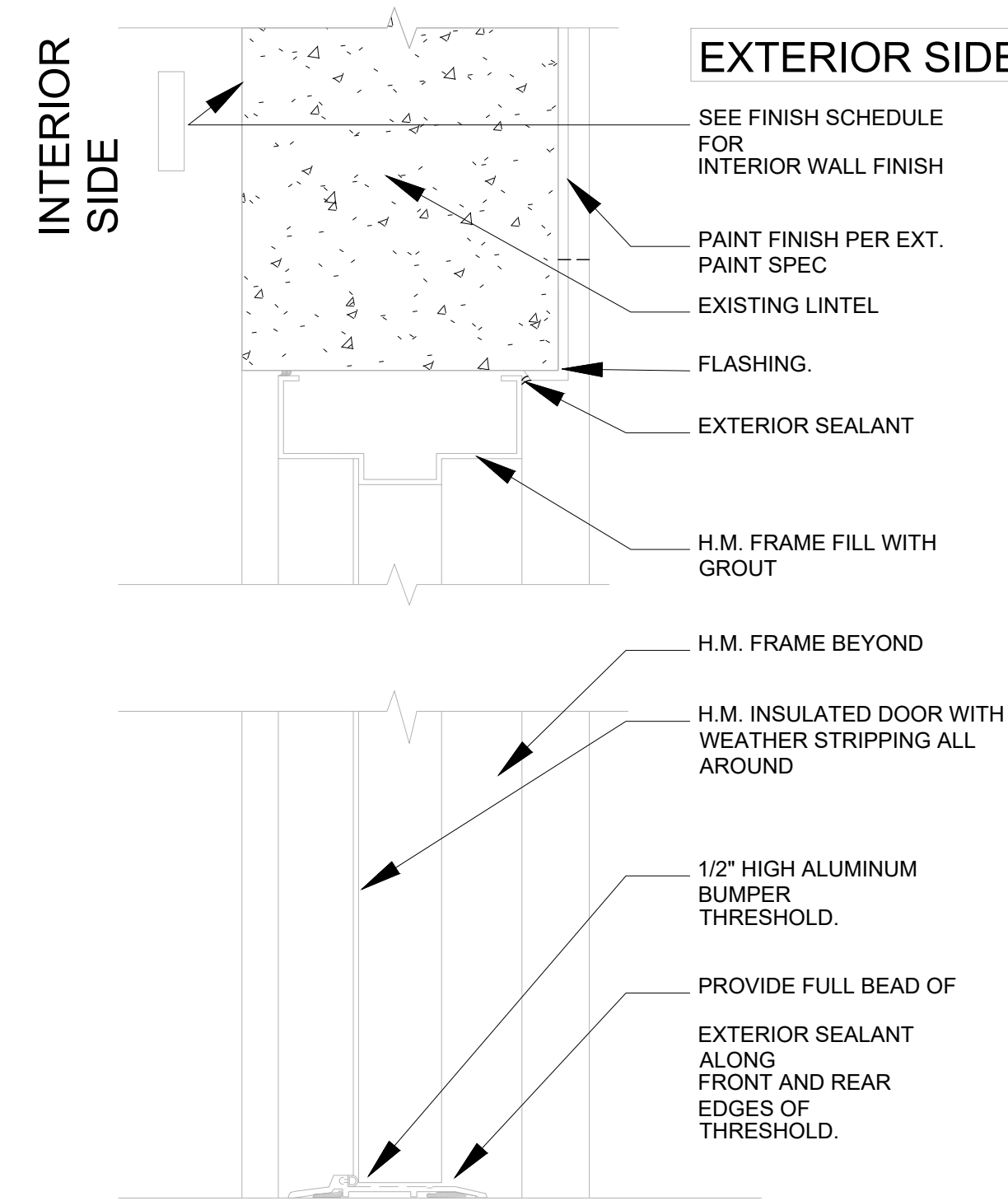
**DOOR ABBREVIATIONS:**

ALUM	ALUMINUM	VP	VIEW PANEL
STL	STEEL	w/	WITH
UC	UNDERCUT	TYP	TYPICAL
LV	LOUVER	FF	FULL FLUSH
HG	HALF GLASS	WD-PH	WOOD PREHUNG
MTL	METAL	WDP	WOOD, PAINTED
PT	PAINTED	SF	STORE FRONT
SCW-PT	SOLID CORE WOOD, PAINTED	SF/LT	STORE-FRONT/SIDE-LITE
C.W.	CLEAR WIRE	HM	HOLLOW METAL
T.C.	TEMPERED, CLEAR	LT	SIDE-LITE
NG	NARROW GLASS	WD	WOOD-FACTORY FINISH
FG	FULL GLASS	SG	SLIDING GLASS DOOR
FL	FULLY LOUVERED	OHD	OVERHEAD DOOR
HSCD	HIGH SPEED COILING DOOR	SRD	STEEL ROLLING DOOR
IM	IMPACT RATED	WDS	WOOD STAINED FINISH

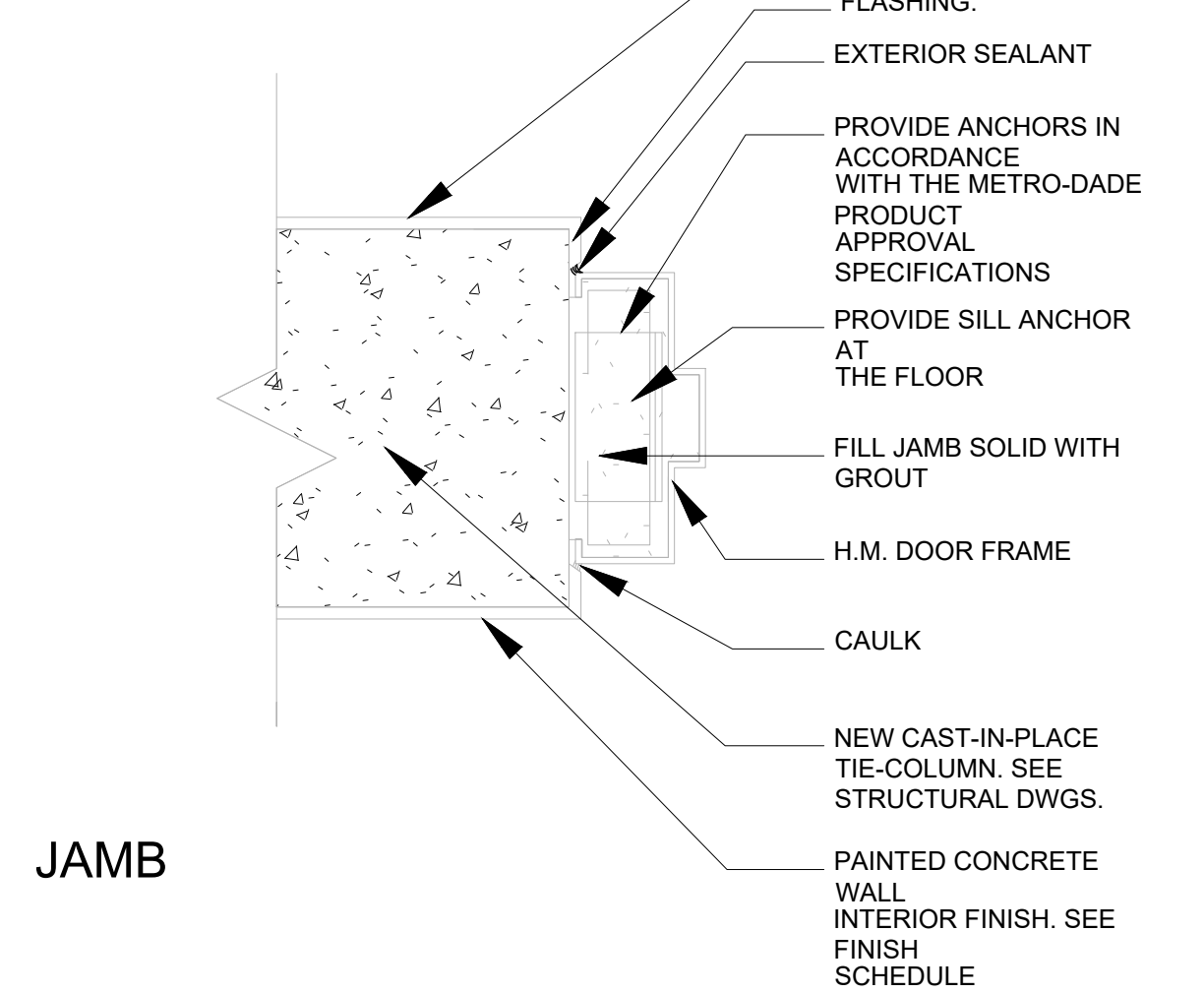
**HARDWARE NOTES:**

- CONTRACTOR SHALL COORDINATE ALL HARDWARE REQUIREMENTS WITH THE OWNER PRIOR TO ORDERING.
- ALL HINGES SHALL BE STAINLESS STEEL, BALL BEARING HINGES.
- ALL DOOR CLOSURES TO BE BY "LCN" COMMERCIAL GRADE, ADA CODE COMPLIANT AND EQUIPPED WITH HOLDER OPEN FEATURE.
- ALL DOORS AND FRAMES SHALL HAVE DOOR SILENCERS.
- ALL HARDWARE SHALL BE 7 PIN SCHALGE "D" SERIES WITH LEVER ADA COMPLIANT LEVER.
- ALL HARDWARE SHALL HAVE ADA COMPLIANT LEVERS AND MATCH BUILDING STANDARD.
- CONTRACTOR SHALL COORDINATE ALL HARDWARE WITH METRO-DADE COUNTY PRODUCT APPROVALS OF THE EXTERIOR DOOR AND FRAMES. PRODUCT APPROVALS SHALL INCLUDE HARDWARE MANUFACTURER SPECIFIED ABOVE.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER/ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS.
- CONTRACTOR TO PROVIDE WOOD AND STAIN SAMPLES OF DOORS TO OWNER/ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- ALL OFFICE LOCKSETS ARE TO BE KEYED SEPARATELY.

**HEAD**

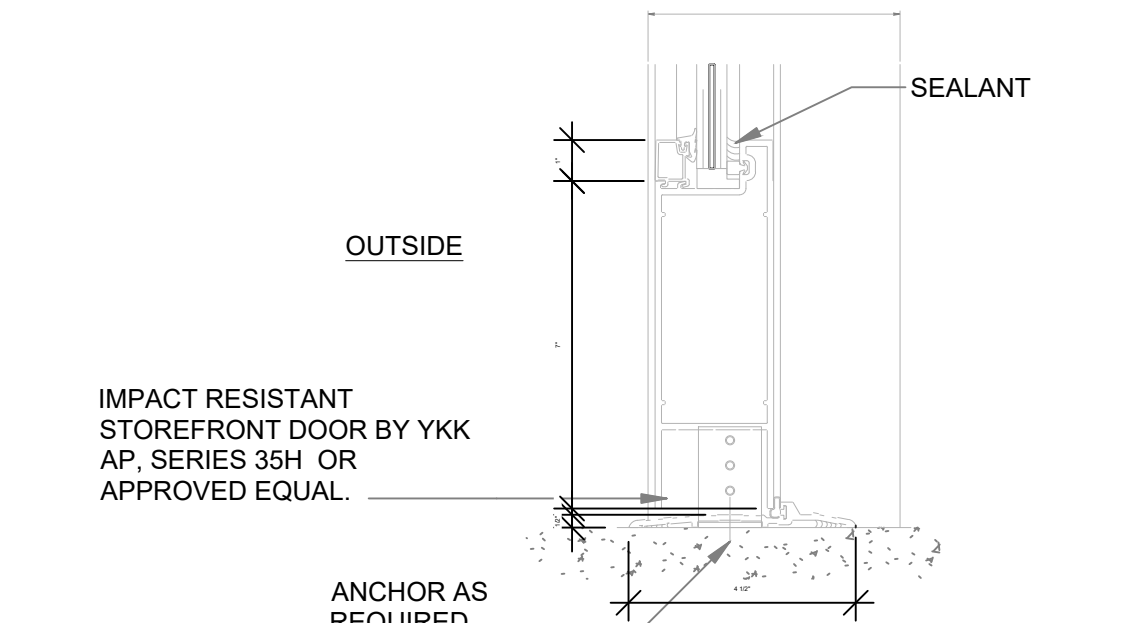
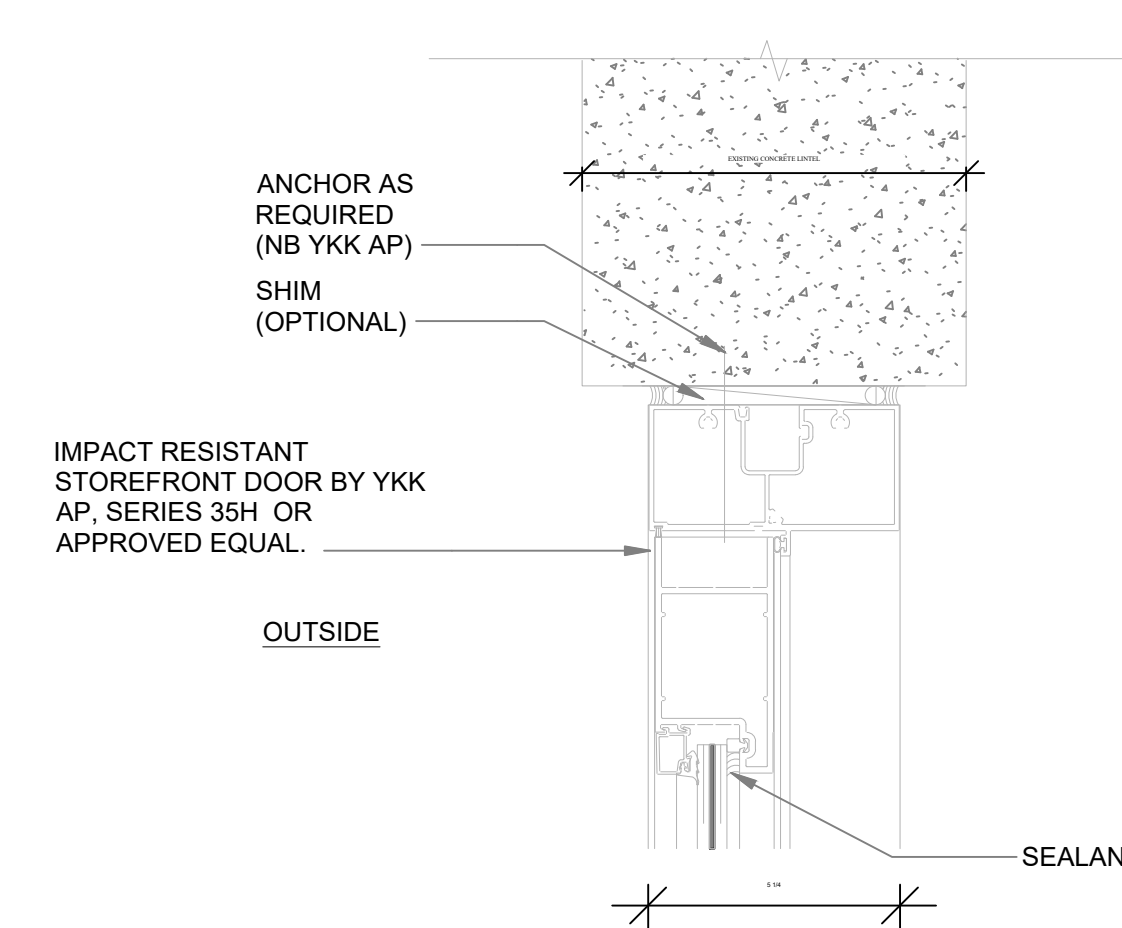


**SILL**

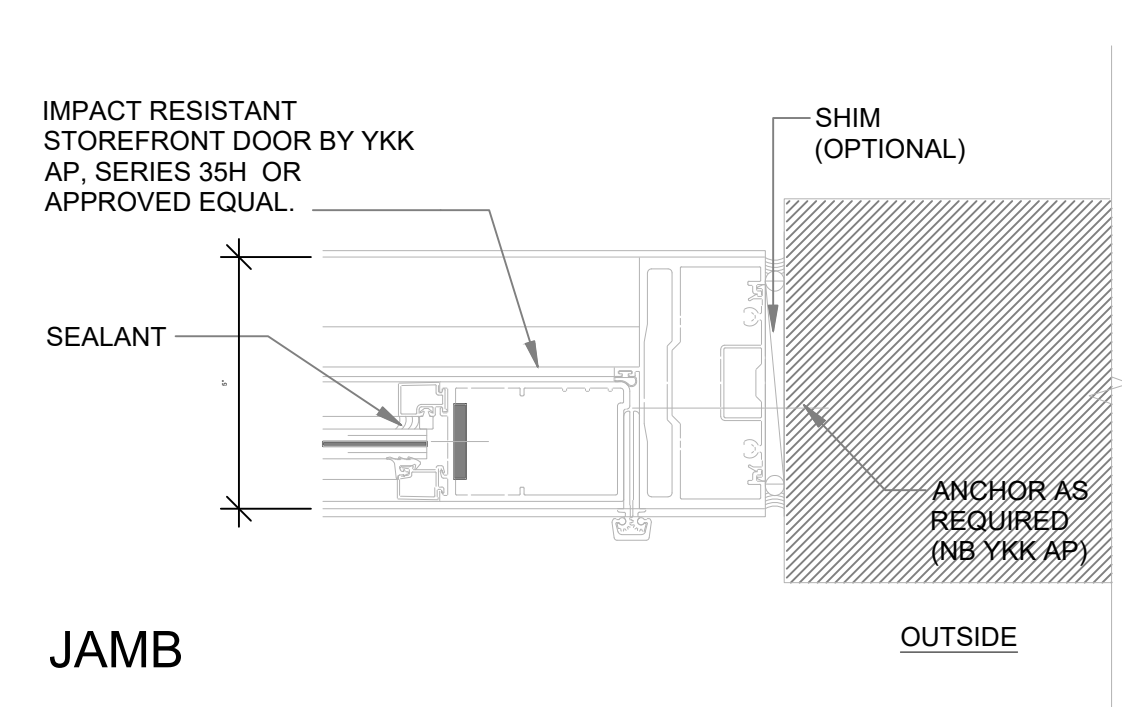


**JAMB**

**HEAD**

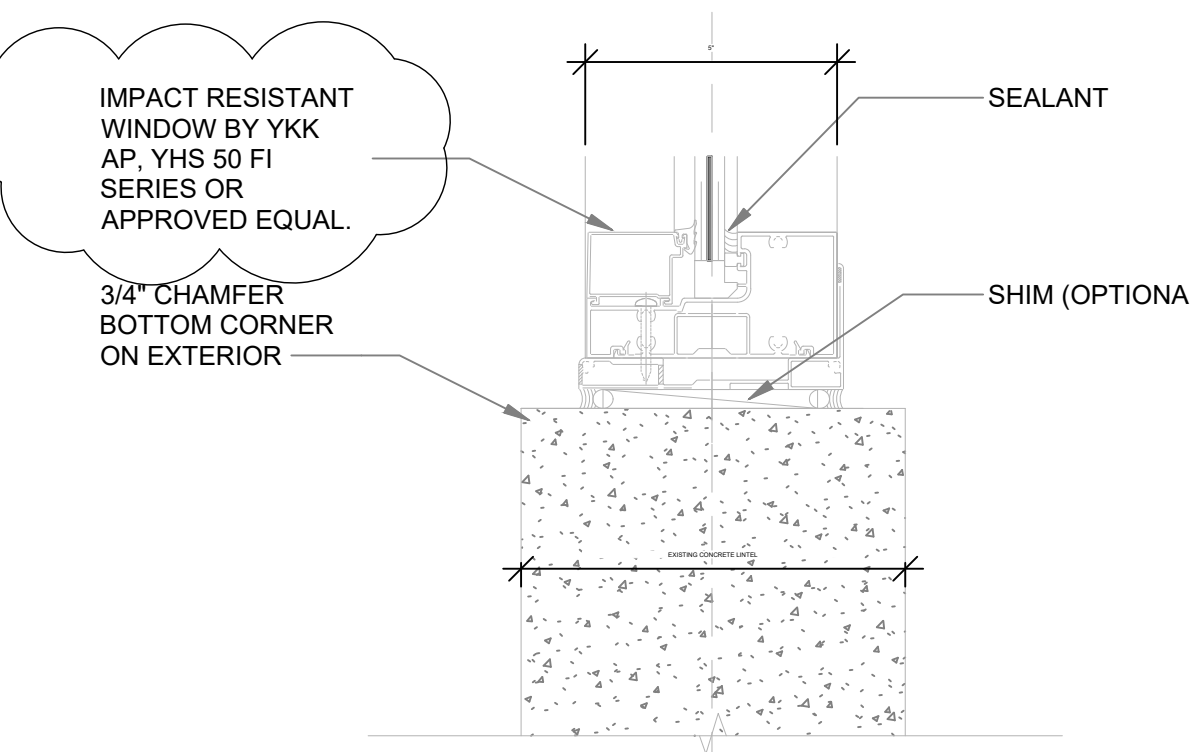
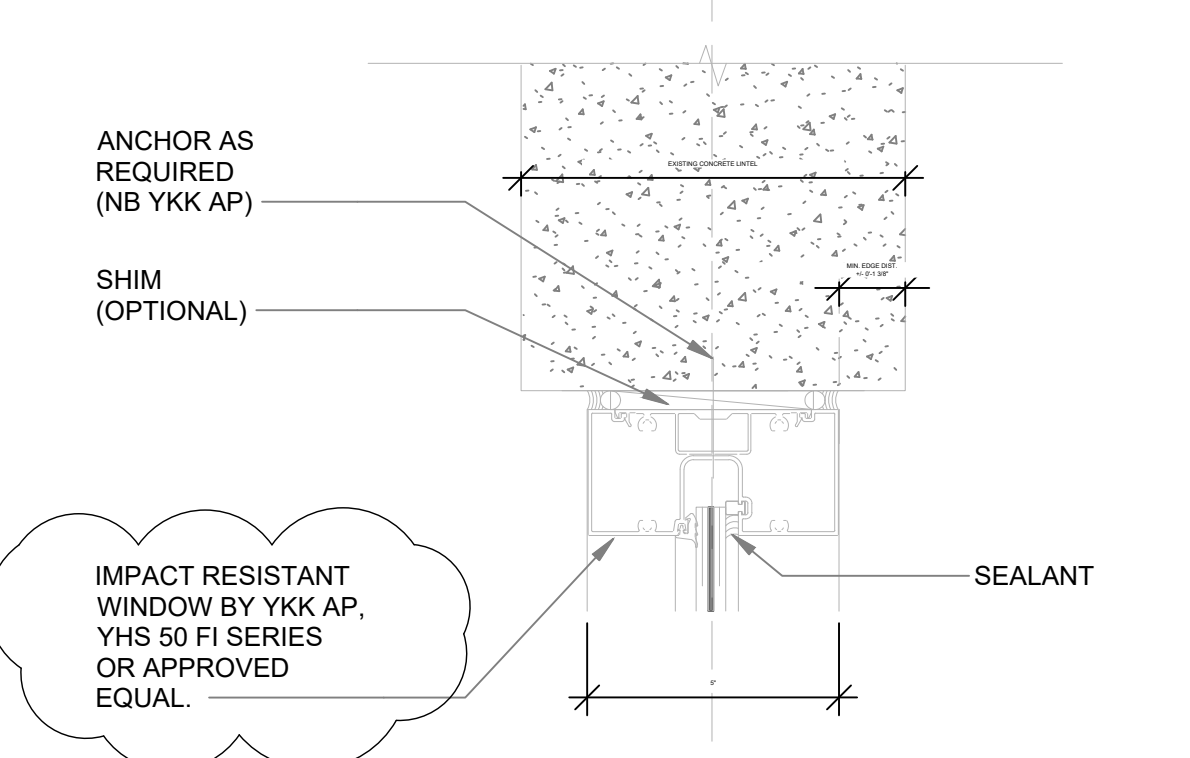


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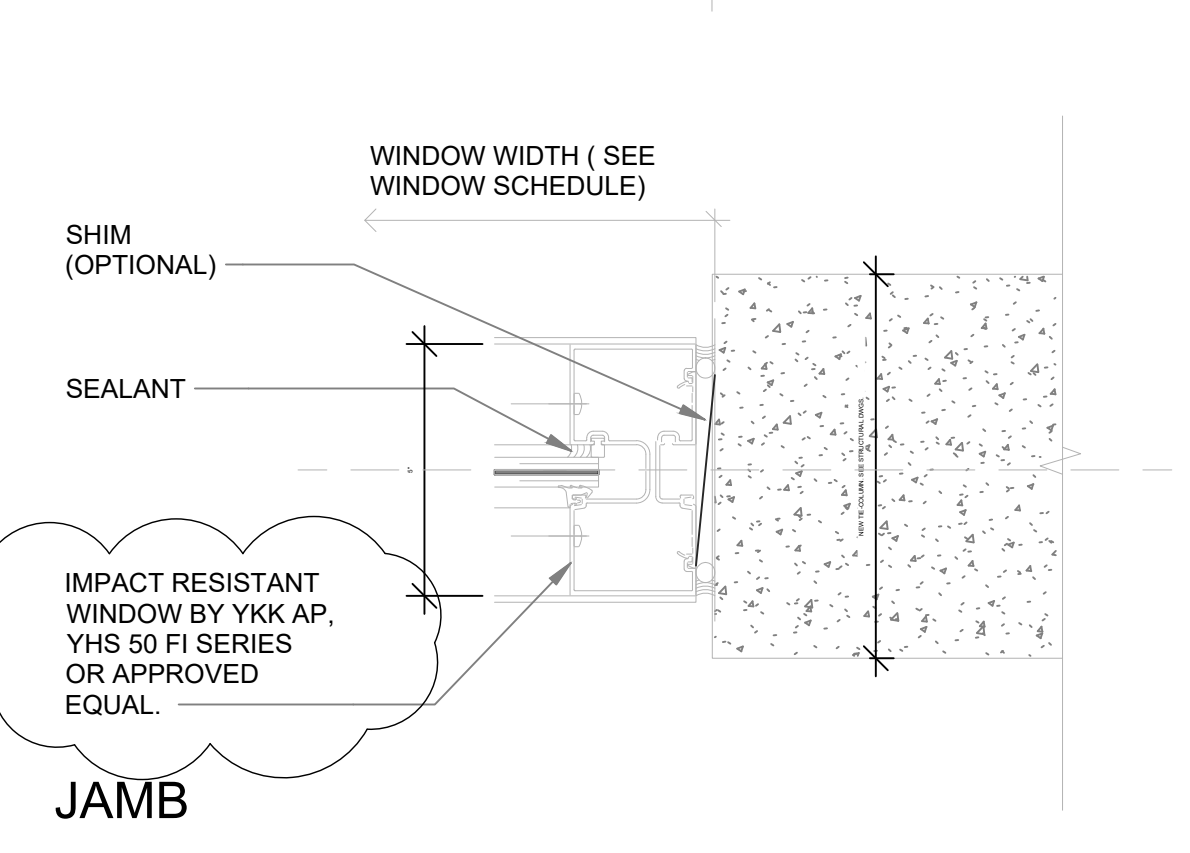


**JAMB**

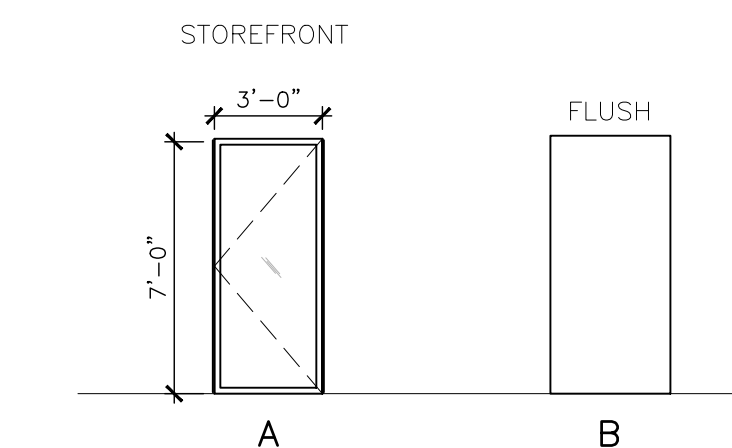
**HEAD**



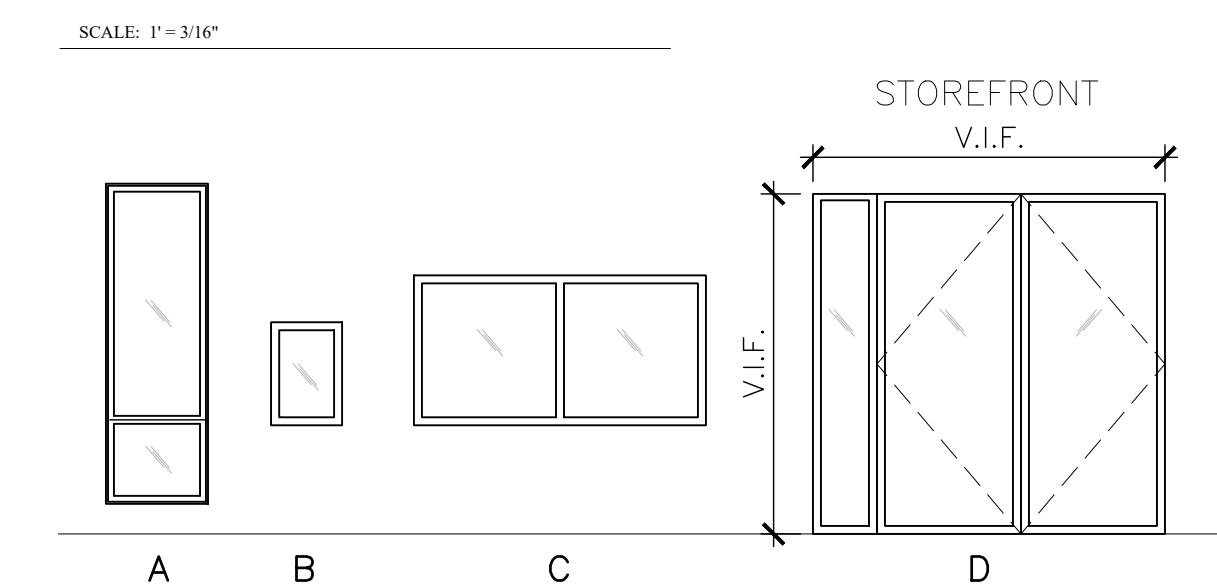
**SILL**



**JAMB**



**DOOR ELEVATIONS**



**WINDOW/STOREFRONT ELEVATIONS**

1 HOLLOW METAL DOOR HEADER / JAMB / SILL DETAILS SCALE: 1/2" = 1'-0"

2 STOREFRONT DOOR HEADER / JAMB / SILL DETAILS SCALE: 3/8" = 1'-0"

3 STOREFRONT HEADER / JAMB / SILL DETAILS SCALE: 3/8" = 1'-0"

NO. REVISION DATE

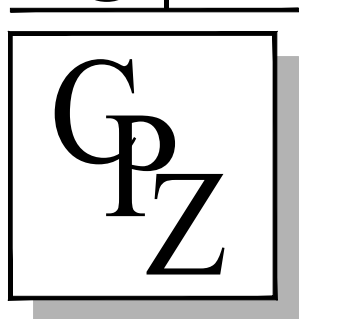
FOR PERMIT 6/5/2024

REV 1 7/15/2024

CONSULTANT:

CORAL SPRINGS IMPROVEMENT DISTRICT WATER TREATMENT PLAN HARDENING STORMWATER OPERATIONS BUILDING 10300 NW 11TH MANOR, CORAL SPRINGS, FL 33071

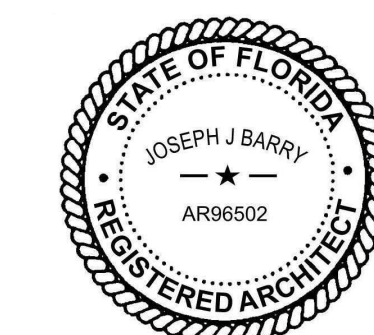
CPZ ARCHITECTS, INC.



DRAWING TITLE:

DOOR & WINDOW SCHEDULES, TYPES, & DETAILS

DRAWN JEC  
CHECKED JJB  
DATE 5/8/2024  
SCALE AS NOTED  
PROJECT NO. 2376  
SHEET:



Joseph J. Barry, A.I.A.  
REGISTERED ARCHITECT NO. 96,502  
STATE OF FLORIDA

DATE: 6/5/2024

A-600



# BID UNIT PRICING FORM

**RFP# 2026-02**

## **Water/Wastewater Plant Wind Hardening – (PHASE II) (HMGP)**

**THIS BID PRICE FORM MUST BE PRINTED AND MANUALLY/WET SIGNED AS A PART OF YOUR OFFICIAL RESPONSE TO THE RFP. THIS BID PRICE FORM SUBMITTED IN ANY OTHER FORMAT SHALL NOT BE ACCEPTED. BID SUBMITTALS MAY NOT BE WITHDRAWN AFTER THE BID OPENNING.**

Item #	Description	QTY	UOM	Unit Price (\$US)	Extended Cost (\$US)
1	Blower North Building	1	EA		
2	Blower South Building	1	EA		
3	Deep Well Pump North Building	1	EA		
4	Deep Well Pump South Building	1	EA		
5	Storm Water Operations Building	1	EA		
6	High Service Pump Building	1	EA		
7	PERMITS	6	EA		
8	AS-BUILT PLANS	6	EA		
9	Required Bonding	1	EA		
10	Contingency (add 10% cost to base bid amount)				
11	<b>TOTAL COST</b>				

**BIDDER'S CERTIFICATION**

In witness whereof, the Proposer has executed this Bid Submittal Form for RFP# 2026-02

this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Individual/Title

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name of Individual

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, by \_\_\_\_\_.

Physical presence \_\_\_\_\_ OR Online notarization \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

[STAMP HERE]

State of \_\_\_\_\_

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

## Contractor Services Agreement

This Contractor Services Agreement (Agreement) is entered into this \_\_\_\_\_[DAY] day of \_\_\_\_\_[MONTH], 20\_\_ [YEAR] between CORAL SPRINGS IMPROVEMENT DISTRICT (OWNER), having its principal office at 10300 NW 11<sup>th</sup> Manor Coral Springs, FL 33071 and (CONTRACTOR), a company licensed to conduct business in the State of [STATE], having its principal place of business at [CONTRACTOR ADDRESS].

WHEREAS, the OWNER intends to engage the CONTRACTOR to construct the improvements depicted on the attached plans for the six (6) buildings, increasing resistance to wind damage by replacing windows, doors, exhaust fans and louvers with impact rated components designed protection, strengthening roofing systems, roof-wall connections, installing additional reinforcement, and replacing portions of the structures that are wood framed with reinforced CMU construction. Additionally, the roofing system shall be redesigned to meet current Florida Building Code requirements, roof to wall connections improved and additional wall reinforcement designed to cause the structures to comply with ASCE 7 and the Florida Building Code. Specific requirements are established in the Architectural, Mechanical, Electrical and Structural plan sets attached as Schedule F.

In consideration of the mutual promises herein, CONTRACTOR and the OWNER agree that the terms and conditions of this Agreement are as follows:

### **BASIC SERVICES**

- 1.1. **Scope.** CONTRACTOR shall construct the improvements identified in Schedule F inclusive of the Architectural, Structural, Mechanical, and Electrical Plan Sets. CONTRACTOR's obligations under this Agreement are solely for the benefit of the OWNER and no other party is intended to benefit or have rights hereunder.
- 1.2. **Standard of Care.** CONTRACTOR shall perform the services under this Agreement in a manner consistent with the highest standard of care, diligence, and skill exercised by nationally recognized firms for similar services. These services will be provided by CONTRACTOR's professionals and individuals skilled in other technical disciplines, as appropriate.

- 1.3. **Instruments of Service.** CONTRACTOR is responsible for the professional quality, technical accuracy, timely completion, and the coordination of all instruments of its services including designs, drawings, specifications, reports [collectively called **Service Instruments**] and other services provided under this Agreement.
- 1.4. **End-Users Software License.** RESERVED
- 1.5. **Applicable Codes.** The Service Instruments will conform to the generally accepted codes and regulations applicable to the Project at the time of performance.
- 1.6. **Subcontractors.** Any subcontractors and outside associates of CONTRACTOR to be engaged by CONTRACTOR under this Agreement are limited to those identified in executed Purchase Orders or as the OWNER specifically approves during the performance of a Purchase Order.

#### **THE OWNER's RESPONSIBILITIES**

Unless stated otherwise in Section 7 or in individual Purchase Orders, the OWNER shall do the following in a timely manner:

- 1.7. **The OWNER's Representative.** The OWNER will designate a representative having authority to give instructions, receive information, define the OWNER's policies, and make decisions with respect to individual Purchase Orders.
- 1.8. **Project Criteria.** Provide criteria and information as to the OWNER's requirements for a Purchase Order, including design objectives and constraints, space, capacity, scope of service, task assignments, and performance requirements, and any budgetary limitations to the extent known to the OWNER.
- 1.9. **Data.** Provide all available information, including previous reports and any other data in the possession of the OWNER relevant to a Purchase Order.
- 1.10. **Access.** Arrange for CONTRACTOR to enter upon public property as mandated by the OWNER.
- 1.11. **Review.** Respond to CONTRACTOR's request for decisions or determinations.
- 1.12. **Meetings.** Hold or arrange meetings required to assist in the service required by a Purchase Order.
- 1.13. **Project Developments.** Give prompt written notice to CONTRACTOR whenever the OWNER observes or otherwise becomes aware of any development that affects the scope or timing of CONTRACTOR's services.

## 2. CONTRACT TIME

- 2.1. Time is of the essence throughout this Contract. CONTRACTOR must obtain Substantial Completion by **AUGUST 1<sup>ST</sup> 2027**. Contractor must obtain Final Completion within 30 calendar days from the date of Substantial Completion.
- 2.2. Upon failure of CONTRACTOR to obtain Substantial Completion within the deadline specified in Section 2.1, plus approved time extensions, CONTRACTOR shall pay to OWNER the sum of Five Hundred Dollars (\$500) for each calendar day after the deadline for Substantial Completion. After Substantial Completion, should CONTRACTOR fail to complete the remaining Work and achieve Final Completion within 30 calendar days from the deadline for Substantial Completion described in Section 2.1, plus approved time extensions thereof, CONTRACTOR shall pay to OWNER the sum of Two Hundred Fifty Dollars (\$250.00) for each calendar day after the deadline for Final Completion specified in Section 2.1 above, plus any approved extensions.
- 2.3. These amounts are not penalties but are liquidated damages to OWNER for its inability to obtain full beneficial use of the buildings within the time required, including compliance with applicable funding deadlines. Liquidated damages are hereby fixed and agreed upon between the parties, recognizing the difficulty of precisely determining the actual damages that would result from delay, and the parties' desire to avoid disputes regarding such damages.
- 2.4. OWNER is authorized to deduct liquidated damages from monies due to CONTRACTOR for the Work under this Contract or as much thereof as OWNER may, in its sole discretion, deem just and reasonable.
- 2.5. CONTRACTOR shall be responsible for reimbursing OWNER, in addition to liquidated damages, for all costs incurred by CONSULTANT in administering the construction of the Project beyond the Final Completion date specified above, plus approved time extensions.
- 2.6. Substantial Completion is the date on which the OWNER determines, in its sole discretion, that the Work, or a portion thereof, is at a level of completion in substantial compliance with the Contract Documents such that all conditions of permits and regulatory agencies have been satisfied and the OWNER can enjoy use or occupancy of and can use or operate it in all respects for its intended purpose. A Certificate of Occupancy (or a Temporary Certificate of Occupancy (TCO) or other alternate authorization for limited or conditional occupancy acceptable to the OWNER) must be issued for Substantial Completion to be achieved, however, the issuance of a Certificate of Occupancy or the date thereof are not to be determinative of the achievement or date of Substantial Completion.

2.7. Final Completion is the date on which all conditions and requirements of any permits and regulatory agencies have been satisfied; any documents required by the Contract Documents have been received by OWNER; any other documents required to be provided by CONTRACTOR have been received by OWNER; and to the best of OWNER'S knowledge, information and belief the Work defined herein has been fully completed in accordance with the terms and conditions of the Contract Documents.

### 3. **COMPENSATION**

3.1. The Owner shall pay the Contractor for the performance of the Work for a total **lump sum price of \$\_\_ (“Contract Price”)**, as further described in attached as Schedule C RFP#2026-02, subject only to additions and deductions by written Change Order in accordance with this Agreement.

3.2. Changes to the Scope of Services that increase the Contract Price shall be authorized only by Change Order approved in advance by the District. Contractor shall not start work on any changes requiring a Change Order until the Change Order describing the adjustments and the cost increase have been approved by the Executive Director. In no event shall the Contract Price, including change orders exceed \$ XXX,XXX.XX, which is the amount of grant funding received by the District.

3.3. The Contract Price shall constitute full compensation for all labor, materials, equipment, supervision, overhead, profit, and all other costs and expenses necessary to complete the Work in accordance with the Contract Documents.

3.4. Payments to CONTRACTOR shall be made in accordance with Section 4 below, based upon documented costs incurred in performance of the Work.

### 4. **METHOD OF BILLING AND PAYMENT TERMS**

4.1. Except for the Application for Final Payment, the CONTRACTOR shall submit Applications for Payment no more than once per month for Work performed. Each Application for Payment shall be organized by building and shall clearly identify the portion of Work completed for each building, including a detailed breakdown of quantities and amounts due by building. Each Application shall also include an updated Project Schedule showing progress for each building, including completed and upcoming milestones, together with all required supporting documentation.

- 4.2. Each Application for Payment shall include an updated Project Schedule reflecting the status of each building and any delays, whether excusable or non-excusable, for OWNER's review. OWNER shall accept, accept with comments, or reject the schedule. If rejected or conditionally accepted, CONTRACTOR shall revise and resubmit the schedule with the next Application for Payment. Submission or review of an Application for Payment shall not constitute acceptance of the Project Schedule or any revisions thereto.
- 4.3. Payment Applications shall be submitted to the OWNER via email to glenh@csidfl.org, joes@csidfl.org, daniellec@csidfl.org, and abonjour@rmpkfunding.com. If the Application for Payment is rejected for deficiency, the CONTRACTOR shall correct and resubmit, and the review period shall restart.
- 4.4. Payments shall be made in accordance with F.S. § 218.735 Local Government Prompt Payment Act Payment.
- 4.5. OWNER shall retain five percent (5%) of each progress payment. Retainage shall be tracked separately for each building. Upon Substantial Completion of an individual building, as evidenced by issuance of a Certificate of Substantial Completion for that building, OWNER shall release the retainage attributable to that building, less an amount equal to one hundred fifty percent (150%) of the estimated cost to complete any remaining punch list items for that building and any amounts subject to a good faith dispute, including liquidated damages associated with that building. Upon Final Completion of all Work and submission of the final Application for Payment, OWNER shall release all remaining retainage, less any amounts properly withheld for unresolved punch list items, good faith disputes, or liquidated damages.
- 4.6. Nothing in this section shall prohibit OWNER from withholding payment, in whole or in part, for any building or portion of the Work, to protect against loss due to defective work, claims, nonpayment of subcontractors, damages, liquidated damages, failure to meet milestone requirements, or failure to provide required documentation. Any such withholding shall constitute a good faith dispute.

## 5. FINAL PAYMENT

- 5.1. Upon written notice from CONTRACTOR that all Work for all buildings has been fully completed and is ready for final inspection, OWNER or designee shall inspect the Work within ten (10) calendar days. Final inspection and Final Completion shall apply to the Project as a whole and shall not be issued on a building-by-building basis. If the Work for all buildings is acceptable, all Contract requirements have been satisfied, required documents have been submitted for all buildings, and all permit and regulatory conditions have been met, OWNER or designee shall issue a Final Certificate for Payment certifying that the Project is complete and ready for acceptance.

- 5.2. As a condition precedent to issuance of the Final Certificate for Payment, CONTRACTOR shall deliver to OWNER, for the entire Project and for each building as applicable: (i) a final release of claims or receipts in full; (ii) an affidavit confirming payment of all subcontractors, suppliers, and related indebtedness, or consent of surety to final payment; and (iii) all required closeout documents, including final as-built drawings, bill of materials (if required), warranties, and final invoice. All closeout documentation shall be complete for all buildings.
- 5.3. Final payment shall not be due or payable until Final Completion of all buildings has been achieved and a Final Certificate for Payment has been issued. No partial final payment shall be made for individual buildings.
- 5.4. Acceptance of final payment constitutes a waiver of all claims by CONTRACTOR, except those properly submitted and identified as unresolved at the time of the final Application for Payment.
- 5.5. Based upon the Scope of Services provided for in each Pay application issued pursuant to the Agreement and Fee Schedule(s), the OWNER shall pay CONTRACTOR an amount not to exceed the amount stated in Schedule C and as stated in invoices issued for and in accordance with each Pay application for actual service performed during the period covered by the invoice, subject to the funding limits established by grant awarded amount. **All invoices must be submitted to OWNER by SEPTEMBER 15, 2027.** Invoices are payable by the OWNER within 30 days after receipt of the approved invoice.

## 6. CHANGE IN CONTRACT TIME OR THE CONTRACT PRICE

- 6.1. Any claim for an adjustment to the Contract Time or Contract Price shall be submitted by CONTRACTOR to OWNER in writing within five (5) calendar days after CONTRACTOR becomes aware, or should have become aware, of the event giving rise to the claim. The written claim shall describe the nature and cause of the claim and include all supporting information reasonably necessary for OWNER to evaluate the claim. OWNER shall review the claim and may, in its sole discretion, determine whether a Change Order is warranted. Notwithstanding anything to the contrary, CONTRACTOR acknowledges that the Project is funded through a grant with fixed funding and mandatory deadlines, and OWNER may deny any request for an increase in Contract Price or extension of Contract Time if such adjustment would conflict with grant requirements, funding limitations, or required completion deadlines. No adjustment to Contract Time or Contract Price shall be effective unless authorized by a written Change Order executed by OWNER. Failure of CONTRACTOR to provide timely written notice in accordance with this Section shall constitute a waiver of any claim for an adjustment to the Contract Time or Contract Price arising from

the event giving rise to such claim. Notwithstanding the foregoing, in the event of an immediate threat to life safety or public health requiring immediate action, CONTRACTOR may undertake only such work as is reasonably necessary to address the condition. Within twenty-four (24) hours after the immediate threat has been stabilized, CONTRACTOR shall provide written notice describing the condition, the work performed, and the basis for any requested adjustment to the Contract Time or Contract Price. OWNER shall have the sole and absolute discretion to determine whether an emergency condition existed, whether the work performed was reasonably necessary to address such condition, and whether any adjustment to the Contract Time or Contract Price is warranted. Any request for an adjustment arising from emergency work may be approved, denied, or modified by OWNER in its sole discretion and shall not be effective unless memorialized in a written Change Order executed by OWNER.

- 6.2. Delays beyond the control of, and without fault or negligence of, CONTRACTOR may be considered by OWNER as excusable delays; however, such delays shall not entitle CONTRACTOR to an extension of Contract Time unless OWNER determines, in its sole discretion, that an extension is permissible under applicable grant requirements and will not jeopardize funding or required completion deadlines. Such delays may include acts or neglect of separate contractors employed by OWNER; unforeseen conditions beyond CONTRACTOR's control; fire; flood; explosion; labor disputes; abnormally severe weather; natural disasters; public emergency; war; riot; civil commotion; malicious damage; acts or omissions of governmental authorities; or delays in transportation, equipment, or utility services.
- 6.3. Any extension of Contract Time granted pursuant to this Section shall be limited to the minimum period necessary as determined by OWNER and shall constitute an excusable delay only. CONTRACTOR shall not be entitled to any increase in the Contract Price for any delay, including excusable delay, unless expressly authorized by a written Change Order executed by OWNER. CONTRACTOR acknowledges that, due to grant funding limitations, increases in Contract Price may not be available under any circumstances.
- 6.4. Change orders shall not be issued for claims for adjustments of Contract Time or Contract price for conditions that were reasonably discoverable through a site visit, review of the Contract Documents, or industry-standard investigation prior to bid submission.

## 7. GENERAL CONSIDERATIONS

- 7.1. **Access to Records.** The following access to records requirements apply to CONTRACTOR, which includes its successors, transferees, assignees, and subcontractors: (a) CONTRACTOR agrees to provide the OWNER, the State of Florida, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions; (b) CONTRACTOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed for service being completed under this Agreement.
- 7.2. **Confidentiality and Proprietary Information.** CONTRACTOR will hold secret and confidential all information designated by the OWNER as confidential under Florida Public Records law (Confidential Information). CONTRACTOR will not reveal Confidential Information to a third party unless: (a) such disclosure of information deemed Confidential is permitted by law (b) the OWNER consents in writing;(c) applicable law, regulation, court order or an agency of competent jurisdiction requires its disclosure;. All drawings, specifications, technical information, and other information furnished to the OWNER by CONTRACTOR or developed by CONTRACTOR in connection with the service are, and will remain, the property of the OWNER.
- 7.3. **Disputes.** If a dispute or complaint (collectively referred to as a "Dispute") arises concerning this Agreement, including disputes relating to Applications for Payment, Change Orders, or determinations made by OWNER, the parties shall attempt in good faith to resolve the Dispute through informal discussions.
- 7.4. Notwithstanding the foregoing, CONTRACTOR acknowledges that determinations by OWNER regarding Contract Time, Contract Price, and Change Orders are subject to OWNER's sole discretion and to the limitations imposed by applicable grant requirements. Mediation shall not require OWNER to approve any adjustment that would exceed available funding or extend completion deadlines required for grant compliance.
- 7.5. **Mediation.** If the Parties are unable to resolve the dispute through informal discussions, a mutually acceptable third party facilitator having expertise in the subject of the Dispute shall be engaged to mediate the Dispute. The fee and expenses of the Facilitator shall be shared equally by the parties to the Dispute. The parties may present evidence and arguments to the Facilitator. Unless the Facilitator and the parties agree otherwise, a minimum of one face-to-face meeting shall be held within the sixty-day period beginning on the date of the Facilitator's engagement. Following the meeting or earlier if appropriate, the Facilitator shall report to the parties whether he believes the Dispute is resolvable through mediation. At that point the parties shall elect (a) to continue mediation, (b) replace the Facilitator and continue mediation, or (c) end mediation. If the mediation is ended, the parties may litigate

the Dispute.

- 7.6. The existence of a Dispute, or the pursuit of negotiation or mediation, shall not toll or extend the Contract Time, nor shall it entitle CONTRACTOR to any adjustment of the Contract Time or Contract Price unless expressly approved by OWNER in a written Change Order.
- 7.7. **Remedies.** Nothing in this Agreement otherwise prevents the OWNER from utilizing any available remedies, administrative, contractual, or legal, where CONTRACTOR has been found to have violated or breached the terms of this Agreement, subject to the Limitation of Liability provision below.
- 7.8. **Insurance.** CONTRACTOR will maintain insurance against the following risks during the term of the Agreement: (a) workers compensation in statutory amounts and employer's liability for CONTRACTOR's employees' project-related injuries or disease; (b) general liability and automobile liability each in the amount of \$2,000,000 for personal injury or property damage to third parties which arises from CONTRACTOR's performance under this Agreement; and ~~(c) professional liability in the amount of \$1,000,000 for legal obligations arising out of CONTRACTOR's failure to meet the Standard of Care.~~
  - 7.8.1. Comprehensive Auto Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the performance of service under this Agreement, with a combined single limit of liability for bodily injury and property damage no less than:
    - 7.8.1.1. Any Auto (Symbol 1) Combined Single Limit (Each Accident) - \$1,000,000
    - 7.8.1.2. Hired Autos (Symbol 8) Combined Single Limit (Each Accident) - \$1,000,000
    - 7.8.1.3. Non-Owned Autos (Symbol 9) Combined Single Limit (Each Accident) - \$1,000,000
  - 7.8.2. Comprehensive General Liability Insurance written on an occurrence basis including, but not limited to coverage for bodily injury and property damage, personal & advertising injury, products & completed operations, and contractual liability. Coverage must be written on an occurrence basis, with limits of liability no less than:
    - 7.8.2.1. Each Occurrence Limit - \$2,000,000
    - 7.8.2.2. Personal & Advertising Injury Limit - \$2,000,000
    - 7.8.2.3. General Aggregate Limit - \$2,000,000
    - 7.8.2.4. Products & Completed Operations Aggregate Limit - \$2,000,000
  - 7.8.3. Workers' Compensation and Employers' Liability Insurance covering all employees, and/or volunteers of the CONTRACTOR engaged in the performance of the Scope of Service associated with this Agreement. In the event any service is sublet, the CONTRACTOR shall require the subcontractors similarly to provide Workers' Compensation Insurance for all the latter's employees unless such employees are covered by the protection afforded by the

CONTRACTOR. Coverage for the CONTRACTOR and its subcontractors shall be in accordance with applicable state and/or federal laws that may apply to Workers' Compensation Insurance with limits of liability no less than:

- 7.8.3.1. Workers' Compensation: Coverage A – Statutory
- 7.8.3.2. Employers Liability: Coverage B \$1,000,000 – Each Accident
  - 7.8.3.2.1. \$500,000 Disease – Policy Limit
  - 7.8.3.2.2. \$100,000 Disease – Each Employee
    - 7.8.3.2.2.1. If CONTRACTOR claims to be exempt from this requirement, CONTRACTOR shall provide DISTRICT proof of such exemption along with a written request for DISTRICT to exempt CONTRACTOR, written on CONTRACTOR letterhead.
- 7.8.4. CONTRACTOR shall name the DISTRICT, as an additional insured on each of the General Liability policies required herein and shall hold the DISTRICT, its elected and appointed officers, agents, employees, and instrumentalities harmless on account of claims for damages to persons, property or premises arising out of the services provided hereunder.
- 7.8.5. Any insurance required of the CONTRACTOR pursuant to this Agreement must also be required of any subcontractor in the same limits and with all requirements as provided herein, including naming the DISTRICT as an additional insured, in any service that is subcontracted unless such subcontractor is covered by the protection afforded by the CONTRACTOR and provided proof of such coverage is provided to DISTRICT. The CONTRACTOR and any subcontractors shall maintain such policies during the term of this Agreement
- 7.8.6. The DISTRICT reserves the right to require any other additional types of insurance coverage and/or higher limits of liability it deems necessary based on the nature of service being performed under this Agreement.
- 7.8.7. The insurance requirements specified in this Agreement are minimum requirements and in no way reduce any liability the CONTRACTOR has assumed in the indemnification/hold harmless section(s) of this Agreement.

7.9. **Indemnification** To the fullest extent permitted by laws and regulations, Contractor shall indemnify and hold harmless the agency, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the contractor and other persons employed or utilized by the contractor in the performance of the contract.

- 7.10. **Assignment Rights.** OWNER may offer adoption of this agreement in whole to other local governing agencies with the express written approval of the CONTRACTOR. The OWNER makes no guarantee of assignment, and the CONTRACTOR maintains the right to refuse services to other local governing agencies.
- 7.11. **Interpretation.** This Agreement shall be interpreted in accordance with the laws of the State of Florida.
- 7.12. **Successors.** This Agreement is binding on the successors and assignees of the OWNER and CONTRACTOR. The Agreement may not be assigned in whole or in part to any third parties without the written consent of the OWNER.
- 7.13. **Independent Contractor.** CONTRACTOR represents that it is an independent contractor and is not an employee of the OWNER.
- 7.14. **Notices.** Written notices may be delivered in person or by certified mail, or by facsimile, or by courier or by email. All notices shall be effective upon the date of receipt by the party.
- 7.15. **Entire Agreement.** This Agreement encompasses all procurement and contract documents to include the RFP and addenda, CONTRACTOR Proposal, Contract, Schedules, Attachments, and Purchase Orders executed pursuant to this Agreement. Any prior or contemporaneous agreements, promises, negotiations or representations not expressly stated herein are of no force and effect. Any modifications to this Agreement shall be in writing and signed by the OWNER and CONTRACTOR. In the event of inconsistency between the contract documents, unless otherwise provided herein, the terms of the following documents will govern in the following order of precedence:
- 7.15.1. Terms and conditions as contained in this Agreement.
  - 7.15.2. Terms and conditions contained in RFP# 2026-02 WATER/ WASTEWATER PLANT WIND HARDENING (HMGP) PHASE II RFP # 2026-02, and any addenda thereto.
  - 7.15.3. Contractor's response to RFP # 2026-02 and any subsequent information submitted by Contractor during the procurement process
  - 7.15.4. Purchase orders issued under this agreement.
- 7.16. **Waivers and Severability.** A waiver or breach of any term, condition, or covenant by a party shall not constitute a waiver or breach of any other term, condition or covenant. If any court of competent jurisdiction declares a provision of this Agreement invalid, illegal, or otherwise unenforceable, the remaining provisions of the Agreement shall remain in full force and effect.

- 7.17. **Termination for Convenience.** Upon seven (7) calendar day's written notice delivered by certified mail, return receipt requested, to the Successful Proposer, the DISTRICT may without cause and without prejudice to any other right or remedy; terminate the agreement for the DISTRICT'S convenience whenever the DISTRICT determines that such termination is in the best interest of the DISTRICT. Where the agreement is terminated for the convenience of the DISTRICT the notice of termination to the Successful Proposer must state that the contract is being terminated for the convenience of the DISTRICT under the termination clause and the extent of termination. Upon receipt of the notice of termination for convenience, the Successful Proposer shall promptly discontinue all service at the time and extent indicated on the notice of termination, terminate all outstanding sub-contractors and purchase orders to the extent that they relate to the terminated portion of the Contract and refrain from placing further orders and subcontracts except as they may be necessary, and complete any continued portions of the service.
- 7.18. **Default.** In the event the Successful Bidder shall default in any of the terms, obligations, restrictions or conditions in the Contract Documents, the DISTRICT shall give the Successful Bidder written notice by registered, certified mail of the default and that such default shall be corrected or actions taken to correct such default shall be commenced within four (4) hours thereof. In the event the Successful Bidder has failed to correct the condition(s) of the default or the default is not remedied to the satisfaction and approval of the DISTRICT, the DISTRICT shall have all legal remedies available to it, including, but not limited to termination of the Contract in which case the Apparent Successful Offeror (ASO) shall be liable for all procurement costs and any and all damages permitted by law arising from the default and breach of the Contract.
- 7.19. **Effective Date.** This Agreement is effective on the date it has been executed by both Parties.

**8. SPECIAL PROVISIONS and SCHEDULES.**

- 8.1. **Duties and Responsibilities of CONTRACTOR.** CONTRACTOR OWNER's Consultant or its representatives may be on site during various stages of the service to observe the progress and quality of the service and to determine, in general, if the service is proceeding in accordance with the intent of the Agreement. Visits and observations made by CONTRACTOR OWNER's Consultant will not relieve other contractors of their obligation to conduct comprehensive inspections of the service, to furnish materials, to perform acceptable service, and to provide adequate safety precautions.

8.2. **Other work**

8.2.1. In addition to and apart from the Work under the Contract Documents, the Owner may perform other work at or adjacent to the Site. Such other work may be performed by Owner's employees, or through contracts between the Owner and third parties. Owner may also arrange to have third-party utility owners perform work on their utilities and facilities at or adjacent to the Site.

8.2.2. Contractor shall afford proper and safe access to the Site to each contractor that performs such other work, each utility owner performing other work, and Owner, if Owner is performing other work with Owner's employees, and provide a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work.

8.3. **Limitations of CONTRACTOR's Responsibilities.**

CONTRACTOR will not be responsible for other contractors' means, methods, techniques, sequences or procedures of the service, or the safety precautions, including compliance with the program's incident thereto. CONTRACTOR will not be responsible for other contractors' or their subcontractor's failure to perform the service in accordance with their contract with the OWNER or any other agreement. CONTRACTOR will not be responsible for the acts or omissions of contractors, their subcontractors or any other contractors, or any of its or their agents or employees or any other persons at the site or otherwise performing any of the service.

8.3. **Schedules.** The following **Schedules** are attached to and made a part of this Agreement:

8.3.1. **Schedule A:** *Fully Executed Agreement*

8.3.2. **Schedule B:** *Request for Proposals*

8.3.3. **Schedule C:** *Contractor's Proposal*

8.3.4. **Schedule D:** *Design Criteria Narrative*

8.3.5. **Schedule E:** *Project Schedule*

8.3.6. **Schedule F:** *Construction Plan Sets*

9.

9.1. **E-Verify:** CONTRACTOR certifies that it is aware of and complies with the requirements of Section 448.095, Florida Statutes, as may be amended from time to time and briefly described herein below

9.1.1. **Definitions for this Section:**

9.1.1.1. **"Contractor"** means a person or entity that has entered or is attempting to enter into a contract with a

public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. "Contractor" includes, but is not limited to, a vendor or consultant.

9.1.1.2. "**Subcontractor**" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

9.1.1.3. "**E-Verify system**" means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

9.1.2. **Registration Requirement; Termination:** Pursuant to Section 448.095, Florida Statutes, effective January 1, 2021, Contractors shall register with and use the E-Verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

9.1.2.1. All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and

9.1.2.2. All persons (including sub vendors/subconsultants/subcontractors) assigned by Contractor to perform work pursuant to the Contract with the Coral Springs Improvement District. The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the contract with the Coral Springs Improvement District; and

9.1.3. The Contractor shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. The contractor shall also require all subcontractors to provide an

affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the Contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than twenty (20) calendar days after the date of termination. Termination of this Contract under this Section is not a breach of Contract and may not be considered as such. If this Contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of one (1) year after the date of termination.

9.2. **Scrutinized Companies:** By execution of this Agreement, CONTRACTOR, its principals or owners, certify that they are not listed on the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations with Syria. In accordance with Section 287.135, Florida Statutes, as amended, a company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with any agency or local governmental entity for goods or services of:

9.2.1. Any amount of, at the time bidding on, submitting a proposal for, or entering into or renewing such Contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel; or

9.2.2. One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such Contract, the company:

9.2.2.1. Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes; or

9.2.2.2. Is engaged in business operations in Syria.

9.3. **Execution Authority.** This Agreement is a valid and authorized undertaking of the OWNER and CONTRACTOR. The representatives of the OWNER and CONTRACTOR who have signed below have been authorized to do so.

9.4. **Public Records.** The Parties are public agencies subject to Chapter 119, Fla. Stat. The Parties shall comply with all public records laws in accordance with Chapter 119, Fla. Stat. In accordance with state law, the Parties agrees to:

9.4.1. Keep and maintain all records that ordinarily and necessarily would be required by the Parties.

9.4.2. Provide the public with access to public records on the same terms and conditions that the Parties would provide for the records and at a cost that does not exceed the costs provided in Chapter 119, Fla. Stat. or as otherwise provided by law.

9.4.3. that public records that are exempt or confidential and exempt from public records disclosure are not disclosed except as authorized by law.

9.4.4. all requirements for retaining public records and transfer, at no cost, to the Parties all records in possession of the Parties at the termination of this Agreement and destroy any public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Parties in a format that is compatible with the information technology systems of the Parties. All records shall be transferred to the Parties prior to final payment being made to the Parties.

9.4.5. If either Party does not comply with this section, the non-breaching Party shall enforce the Agreement provisions in accordance with this Agreement and may unilaterally cancel this Agreement in accordance with state law.

**IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTORS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONTRACTOR SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT**

**Sandra Demarco, Recording Manager  
Coral Springs Improvement District  
10300 NW 11<sup>th</sup> Manor,  
Coral Springs, FL 33071  
(O) 954-753-0380, Ext. 658  
Email: sandrad@csidfl.org**

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year shown on the cover page.

**CORAL SPRINGS IMPROVEMENT DISTRICT**

**[CONTRACTOR]**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_