

APPENDIX C

Sarasota County Interlocal Agreement and Specifications

**INTERLOCAL AGREEMENT BETWEEN
CITY OF VENICE and SARASOTA COUNTY
REGARDING PARKS AND RECREATION SERVICE**

2498.B

THIS AGREEMENT, by and between the City of Venice, Florida, a municipal corporation of the State of Florida, hereinafter referred to as "City" and the County of Sarasota, Florida, a political subdivision of the State of Florida, hereinafter referred to as "County":

W I T N E S S E T H

WHEREAS, the City and County are mutually interested in providing and in making available recreation programs, activities, and facilities for community use and the benefit of their citizens; and

WHEREAS, the City and County acknowledge the advantages and the importance of providing affordable recreational programs that serve a public purpose in promoting community interest and welfare; and

WHEREAS, on November 17, 1992, the City and County entered into an Interlocal Agreement (the "1992 Interlocal") providing for the consolidation of specified City and County recreational programs, activities and facilities under the direction of the County with the common objective of providing, maintaining and conducting a comprehensive program of recreational services and park facilities in the most economical manner; and

WHEREAS, in recognition of the changing and growing recreational needs of the citizens of the City and County, the governing bodies desire to replace the 1992 Interlocal with a new Interlocal Agreement that will better address the citizens' needs, clearly state the responsibilities and obligations of the parties, as well as provide the foundation of principles for a productive relationship, and

WHEREAS, the City and County have the authority pursuant to the provisions of general law, including Section 163.01, Florida Statutes, to enter into this Agreement; and

NOW THEREFORE, in consideration of mutual covenants and obligations contained herein, it is agreed as follows:

Section 1 – Intent

This Agreement is intended to set forth the duties and responsibilities of the City and the County with respect to all Designated City Parks. All other parks located within the City shall be the responsibility of the City. This Agreement is not intended to assign responsibility with respect to Parks and Recreation Facilities located within a special district created by the legislature.

Section 2 – Definitions

- 2.1 Athletic Field Complex:** a City-owned site that consists of at least two athletic fields, including, but not limited to, baseball, soccer, football or softball and related appurtenances, such as restrooms, lighting, and irrigation, if any.
- 2.2 Athletic Turf:** turf lying within the boundaries of an athletic field (typically a Bermuda or Paspallum grass).
- 2.3 Capital Improvement:** improvements with a life expectancy of 5 years and over, and a cost of \$5,000 or more.
- 2.4 Capital Repair:** repairs that extend the life expectancy of an improvement for 5 years or more and cost \$5,000 or more.
- 2.5 City:** the City of Venice.
- 2.6 City Liaison:** City Manager or designee.
- 2.7 County:** the County of Sarasota.
- 2.8 County Liaison:** County Administrator or designee.
- 2.9 Designated City Parks:** those City-owned parks or areas of parks set forth on Exhibit "A", attached hereto and incorporated herein, as may be amended from time to time.
- 2.10 Impact Fees:** charges assessed by local governments against new development projects that attempt to recover costs incurred by government in providing Park Facilities and Recreation Amenities required to serve the new development.
- 2.11 Integrated Pest Management (IPM):** those least toxic pest control and chemical application strategies as defined in Sarasota County Resolution No.2005-110 or as may be amended.
- 2.12 Level of Service:** standards related to quantitative guidelines or resources of space, amenities or operations.

- 2.13 Natural Area Park:** sites where the natural environment is of primary importance supporting nature-based recreation opportunities.
- 2.14 Operating Costs:** those costs associated with operating, programming and routine maintenance of a Designated City Park.
- 2.15 Park Facilities:** structures located within a Designated City Park designed or built to serve a function, i.e., restroom, concession building.
- 2.16 Quality Tour:** an inspection and assessment of current conditions by City and County staff to measure compliance with the standards set forth in Section 4 herein.
- 2.17 Recreation Amenities:** features or fixtures at a Designated City Park that are considered desirable, i.e., a playground, tennis court, picnic shelter.
- 2.18 Repair and Replacement:** the restoration of minor building materials, elements, components and fixtures having a cost of less than \$5000.
- 2.19 Routine Maintenance:** work that is either planned and performed on a routine basis to maintain and preserve the condition of the Designated City Parks and the Recreation Amenities and Park Facilities located within the Designated City Parks or done to restore an adequate level of service following an event or condition.
- 2.20 Safety Hazard:** any condition that by itself or by interacting with other variables could cause death, injuries, property damage or other loss.
- 2.21 Special Event:** occasions drawing individuals together to enjoy a recreational experience that is educational, significant, entertaining or fun.
- 2.22 Vandalism:** willful or malicious damage to Park Facilities or Recreation Amenities. Normal wear and tear is not included.

Section 3 – Term of Agreement

The term of this Agreement shall be for ten (10) years, commencing on October 1, 2011 and shall be automatically renewed for an additional five (5) years, unless terminated for cause in writing by either party no later than December 1st of any given year for termination on the following October 1st. Such written notification

shall provide cause for termination, and provide the non-terminating party ninety (90) days to correct the stated cause. If a mutually satisfactory solution is not agreed upon by staff, an advertised public hearing shall be held to discuss the termination of this Agreement, and a majority vote shall be required of the Commission seeking termination before this Agreement can be canceled. Cancellation of this Agreement shall become effective at the start of the next fiscal year, October 1st.

Section 4 – County’s Responsibilities

4.1 Levels of Service. Subject to sub-section 5.4 herein, the County shall be responsible for the operation, Repair and Replacement and Routine Maintenance of the Designated City Parks at the Levels of Service set forth below. The County has the express right to enter into an Agreement with third party contractors to provide the most economical or effective service including maintenance, work on structure(s), Recreation Amenities and systems for the community.

4.1.1 Turf Maintenance: Maintenance of turf and surrounding areas, will include mowing, renovation and miscellaneous care as outlined below:

4.1.1.1 Athletic Turf Areas:

Mowing: Bermuda and *Paspalum* (Infields and outfields) will be maintained at 1 ¾" to 2 ¾" inches.

Turf Renovation: topdressing, over seeding, and replacement of damaged or worn turf.

Miscellaneous Care: edge concrete walkways and concrete picnic pads; fertilize refined and improved turf areas.

Frequency: Topdressing – 1x/yr., Aerating – 3x/yr., spot turf replacement prior to playing season and as required to maintain safe play.

4.1.1.2 Non Athletic Turf Areas:

Mowing: Grasses and other ground cover vegetation should be maintained at a mowing height of 4" inches, with a +/- (2) inch tolerance.

Miscellaneous Care: edging concrete walkways and concrete picnic pads.

4.1.2 Landscape Bed Maintenance: Provide for shrub and grass replacement in existing irrigated areas, prune and fertilize trees and shrubs, rake shrub beds and apply mulch to shrub beds.

Frequency: Mulching - 2x/yr, General landscape maintenance – a minimum of 12x per site/yr.

- 4.1.3 Chemical Application:** All pests such as weeds and insects will be controlled in facilities, athletic fields, shrub beds, fence lines, paths, and parking lots in highly visible areas utilizing the least toxic means as outlined under the guidelines of IPM. **Frequency:** Scouted and documented - monthly, treatment – as indicated by inspection.
- 4.1.4 Irrigation:** Maintenance and repair of both manual and automatic irrigation systems. **Frequency:** Inspected and documented—monthly; repairs – as indicated by inspection.
- 4.1.5 Playground Equipment:** Routine Maintenance of playgrounds, surface area and equipment to industry standards. **Frequency:** Documented playground inspections by a certified playground inspector - 2x/month.
- 4.1.6 Recreation Amenities:** Clean and repair cook grills, maintain picnic tables, park benches, athletic courts, horseshoe pits, and other Recreation Amenities. **Frequency:** Routinely check, repair, replace as indicated by inspection. Athletic courts shall be resurfaced every 5-8 years.
- 4.1.7 Park Facilities and Equipment Cleaning:** Provide janitorial services to restrooms and shelters. Clean interior and exterior of park buildings including trash removal. **Frequency:** 1x/per day.
- 4.1.8 Pedestrian Control:** Maintain existing fencing, railing, bollards and gates for control of vehicular and pedestrian traffic. **Frequency:** Repair and replacement - as indicated by inspection.
- 4.1.9 Signage:** The County will provide and maintain standard County regulatory signage. The City is responsible for providing park entry signs and City regulatory signs. The County shall maintain all park signs. In the event the City desires to rename a park / facility, the City bears the financial responsibility for sign replacement that is of a mutually agreeable design.
- 4.1.10 Program Delivery.** Athletic leagues and tournaments will be planned and implemented based upon cost effectiveness, trends, space availability and the needs of the community as determined by both City and County staff.
- 4.1.11 Utilities.** The responsibility for payment of utility fees at Designated City Parks shall be that of the County. The County reserves the right to charge utility fees, including lighting fees, to a third party utilizing Park Facilities or Recreation Amenities.

- 4.2 Maintenance on any future Athletic Field Complex will be subject to all provisions set forth herein.
- 4.3 The County will perform quarterly Quality Tours with the City Liaison and provide a report of findings and results to the City and the County. Upon request, the County and City will conduct additional tours.
- 4.4 If the parties agree that the County's failure to provide the Levels of Service set forth herein for Recreation Amenities directly results in the need to replace such Recreation Amenities, the County shall pay the full cost of such replacement.
- 4.5 Separate and apart from Routine Maintenance, the County shall be responsible for Repair and Replacement of Park Facilities in an amount not to exceed \$5000 per park per year, adjusted annually, commencing October 1, 2012, in an amount equal to the U.S. Recreation, 1982-84=100, U.S. City Average, Not Seasonally Adjusted CPI index (CUUR000SAR), for the prior 12-month period. Examples of the distinction between Repair and Replacement responsibilities versus Routine Maintenance are included as Exhibit C.

Section 5 – City's Responsibilities

- 5.1 **Disaster Recovery:** Following an event in which the City Council or the County Commission declares a state of emergency, the City shall be responsible for the inspection, repairs, and debris removal at the Designated City Parks and any claims associated therewith. To the extent available, County staff shall assist the City staff in performing the inspections. When the Recreation Amenities and Park Facilities are sufficiently restored so as to resume normal operations, the City shall notify the County Liaison or designee that operations may resume. The City shall be responsible for completing and filing all claims made to the Federal Emergency Management Agency (FEMA) seeking reimbursement with respect to said Recreation Areas and Facilities.
- 5.2 **ADA Access and Compliance:** The City bears the responsibility of implementing all requirements of the American with Disabilities Act (ADA) as it pertains to Designated City Parks and Park Facilities. Any complaint received by the County in regard to ADA accessibility will be referred to the City liaison for action. The County accepts no liability in regard to ADA compliance.

- 5.3 Impact Fees:** The City will bear sole responsibility for the collection, management, and expenditures related to City Parks and Recreation Impact Fees.
- 5.4 Capital Improvement:** The City shall be solely responsible for the costs of all Capital Improvements and Capital Repairs.
- 5.5 Newly Constructed Parks:** Unless otherwise agreed by the parties, the City shall be solely responsible for any and all costs associated with newly-constructed parks.
- 5.6 Vandalism:** Each entity shall be solely responsible for costs associated with Vandalism to its own property. Upon request from the City, the County shall make the necessary repairs not to exceed \$5,000. The City will then reimburse the County for all costs within sixty (60) days of receipt of an invoice. If costs exceed \$5,000, then it will be the City's sole responsibility to make the repair. If the Vandalism poses an imminent safety hazard, it shall be evaluated by the County and/or City no later than the close of the next business day following notification to the affected parties. Vandalism does not include normal wear and tear.

Section 6 – Ownership of Park and Public Facilities

All current and future Park Facilities and Recreation Amenities and other improvements located at the Designated City Parks shall be the property of the City.

Section 7 - Dispute Resolution

In the event of a dispute between the City and County regarding the delivery of services under this Agreement, the City Manager and the County Administrator or their designated representatives shall review such dispute and options for resolution. Any dispute not resolved by the representatives shall be referred to the City Manager and the County Administrator. The decision of the City Manager and County Administrator regarding the dispute shall be final. In the event the City Manager and County Administrator are unable to agree, the matter shall be referred to the respective Board and Council to be resolved in a joint meeting. Further resolution shall be pursuant to Chapter 164 of the Florida Statutes.

Section 8 – Insurance and Indemnification

The City agrees to maintain liability insurance for the duration of this agreement. County and City agree to indemnify and save harmless the other party, its agents, officials and employees against all injuries, deaths, losses, damage claim suits, liabilities, judgments, costs, attorney fees and expenses which may accrue

against the other party as a consequence of the intentional or negligent acts of the indemnifying party's employees, agents, licensees or invitees at the Designated City Parks. The City recognizes that the County is self insured. Provided, however, nothing contained in this Section shall constitute a waiver of sovereign immunity or of the limitations on liability provided to either party under the Florida Constitution or general law. In the event of any threatened or impending action that may give rise to a claim under the terms of this Section or suit or other proceedings, the party seeking indemnification for such claim must promptly give notice to the other party in writing by Certified Mail. The indemnity provided herein shall not apply to any settlement Agreement entered into by one party without the consent of the indemnifying party. The County and City will carry property insurance on Park Facilities in such types and amounts as it determines to be necessary or desirable. The terms of this Section shall survive the termination of this Agreement.

Section 9 – Response Procedure

- 9.1** Safety/emergency matters related to Designated City Parks shall be evaluated by the County no later than the close of the next business day following notification to the County Liaison. The County will follow up and advise the notifying party as to how the issue was or will be resolved.
- 9.2** The City will provide to the County in writing any complaints that require investigation or action. Following receipt of a complaint pertaining to a routine matter or specific project, the County shall report the status related to Designated City Parks to the complainant within two (2) business days of receiving notification.
- 9.3** Examples of safety-related issues, routine matters and specific projects include, but are not limited to:

Safety Related

Turned up Home Plate
Equipment Malfunction
Electric outlet Malfunction
Backstop fencing disrepair

Routine Matter

Mowing – Grass Too High
Bathroom Maintenance
Reservation Error

Specific Project

Dugout Repair
Ball Field Lip Refurbishing
Parking Lot Pothole

Section 10 – Scheduling Usage of Parks / Athletic Facilities /Special Events

- 10.1** The County is responsible for scheduling the usage of all athletic fields named in this agreement. Subject to availability, the City may from time to time schedule events on athletic fields identified in Exhibit A. The County's fee schedule for non-profit usage will apply to the City's programmed events. The County shall make all reasonable efforts to accommodate requests from the City for said use.

- 10.2** The County will negotiate the terms of any third party use Agreement, and will provide to the City Clerk and City Manager copies of these agreements upon execution. The City agrees to respect the relationship between the County and any third party with which the County has entered into an athletic facilities use agreement. With the exception of emergency situations, the City and County agree to make Park Facilities and Recreation Amenities available to one another for governmental meetings or government employee events at no cost based upon availability. The City will give the County at least fourteen (14) days prior notice of intent to use the Park Facilities and Recreation Amenities.
- 10.3** The County shall obtain advance approval through a temporary use permit from the City Liaison for Parks and Recreation for Special Events scheduled by the County at the Designated City Parks that might attract large crowds requiring special services and control by the City. It shall be the responsibility of the County to coordinate with the City for the provision of public services such as: traffic control, street closings, security, and refuse collection, which will be provided on a reimbursable basis by the organization conducting the event.
- 10.4** The City or County may desire to support or schedule the use of athletic facilities for non-athletic community type of events. County and City staff will develop a usage fee system for this purpose. The proceeds of such activities would accrue to the sponsoring entity who would also be responsible for contributing toward the costs of personnel, trash collection, clean up, lights, etc.
- 10.5** Any additions, deletions or changes in use of Park Facilities or Recreation Amenities shall require mutual agreement of the parties and shall not be made until approved during the respective City and County annual budget process. The City will plan all Athletic Field Complexes and any subsequent additions to existing or future Recreation Facilities, in conjunction with the County and will incorporate green principles, energy conservation and automated technology where financially and operationally feasible.
- 10.6** All Special Events scheduled through the County's reservation system must comply with the County's insurance requirements.

Section 11 - Citizens Advisory Board / Public Involvement

- 11.1** The City and County, along with their respective citizen advisory boards, shall work cooperatively in the planning and design stages of any future and/or planned Recreation Amenities and Park Facilities located at the Designated City Parks.
- 11.2** There shall be at least one City resident appointed to the Sarasota County Parks and Recreation Advisory Council, nominated and selected by the City Commission and approved by the Board of County Commissioners.
- 11.3** The parties hereto agree that public involvement is desirable in parks and recreation projects. To that end, citizen advisory commissions, project task forces, design committees, and neighborhood and community meetings will be utilized for park projects. In addition, various surveys, local and county-wide, and public meetings will be conducted both in preparation of the periodic updating of comprehensive parks and recreation, open space, trails, conservation and greenway plans.

Section 12 – New Parks and Recreation Capital Improvements

Unless otherwise mutually agreed upon by the parties, the City shall be solely responsible for costs related to any land acquisition or Capital Improvements, including design, permitting, construction, and equipment. The City shall collaborate with the County on each proposed project by December 1 of the year preceding the year of anticipated project commencement, in order to prepare the upcoming budget. Said improvements shall be mutually agreed upon in writing as to the desirability, design, responsibilities, staffing plan, and future maintenance considerations prior to commencement of any projects. The Project Review Process (Exhibit B) shall be utilized to reach consensus prior to amendment of this Interlocal by the City and County. The County will operate and maintain any completed athletic facility added by amendment to this Interlocal. The County will provide information to the City pertaining to the Neighborhood Parkland Acquisition Program and/or the Environmentally Sensitive Land Protection Program upon request.

Section 13 - Accountability / Operational Reporting

- 13.1** The operation and maintenance of all Designated City Parks (Listed in "Exhibit A") shall be the responsibility and under the direct control and supervision of the County. Quarterly documented inspections shall be scheduled between City and County Liaisons.

- 13.2** The County shall provide an annual report by February 1st of each year, based upon the prior fiscal year (October 1 – September 30), which shall include an informational overview of operations, maintenance, athletic events, and special projects related to the Designated City Parks. Staff liaisons shall communicate monthly to share information.

Section 14 – Revenues

The County shall establish and be the recipient of any and all revenues generated by the Designated City Parks, including, but not limited to, athletic events, Recreation Amenities and Park Facilities. Such revenues may include, but are not limited to: user fees, rentals, concessions, maintenance fees, instruction fees, sports fees, and admissions. In establishing these fees, the County shall consider the costs associated with providing the recreational opportunity as well as strategies that maintain affordability.

Section 15 – Force Majeure

- 15.1** Except for any payment obligation by either party, if either the County or City is unable to perform, or is delayed in its performance of any of its obligations under this Agreement by reason of any event of Force Majeure, such inability or delay shall be excused at any time during which compliance therewith is prevented by such event and during such period thereafter as may be reasonably necessary for the County or City to correct the adverse effect of such event of Force Majeure.
- 15.2** An event of "Force Majeure" shall mean the following events or circumstances to the extent that they delay the County or City from performing any of its obligations (other than payment obligations) under this Agreement:
- 15.2.1** Strikes and work stoppages unless caused by a negligent act or omission of either party;
 - 15.2.2** Acts of God, tornadoes, hurricanes, floods, sinkholes, fires, explosions, landslides, earthquakes, epidemics, quarantine, pestilence, and extremely abnormal and excessively inclement weather;
 - 15.2.3** Acts of public enemy, acts of war, terrorism, effects of nuclear radiation, blockages, insurrection, riots, civil disturbances, or national or international calamities; and

15.2.4 Suspension, termination or interruption of utilities necessary to the performance of the obligation.

15.3 In order to be entitled to the benefit of this section, a party claiming an event of Force Majeure shall be required to give prompt written notice to the other party specifying in detail the event of Force Majeure and shall further be required to diligently proceed to correct the adverse effect of any Force Majeure. The terms of this Section shall survive the termination of this Agreement.

Section 16 - Amendment

This Agreement embodies the entire understanding of the respective parties hereto regarding the subject matter hereof, and there are no further or other Agreements or understandings, written or oral, in effect between parties relating to the subject matter hereof. This Agreement may be amended or modified only by an instrument of equal formality executed by the respective parties.

Section 17 - Effective Date

This Agreement shall become effective upon filing with the Clerk of the Circuit Court of Sarasota County.

IN WITNESS WHEREOF, the parties hereto have executed this Interlocal Agreement on the dates indicated below:

ATTEST

Lori Stalder
City Clerk

CITY OF VENICE COUNCIL

By: John W. Holc
John Holc, Mayor

Dated: 5/10/2011

Approved as to form and correctness:

[Signature]
City Attorney

Approved By City Council

Date: 5/10/2011

ATTEST:

KAREN E. RUSHING, Clerk of
The Circuit Court and Ex-Officio
Clerk of the Board of County
Commissioners. Sarasota
County, Florida

By:

Nora Patterson
Nora Patterson, Chair

Dated:

May 10, 2011

Approved as to form and correctness:

[Signature]
County Attorney

EXHIBIT "A"
TO
CITY OF VENICE RECREATIONAL FACILITIES
INTERLOCAL AGREEMENT

BROHARD PARK including Service Club Park, Pier Parking Area(excluding the Fishing Pier and restaurant concession), Robert E. Clark Pavilion and associated parking lot, Maxine Barritt Park, Paw Park, S. Brohard Park, and the remaining portions of Brohard Park.

CHAUNCY HOWARD PARK

CHUCK REITER PARK (Athletic Field Complex)

HECKSHER PARK

HIGEL PARK AND BOAT RAMP

LEGACY PARK *

MARINA PARK and BOAT RAMP (HATCHETT CREEK)

VENICE COMMUNITY CENTER

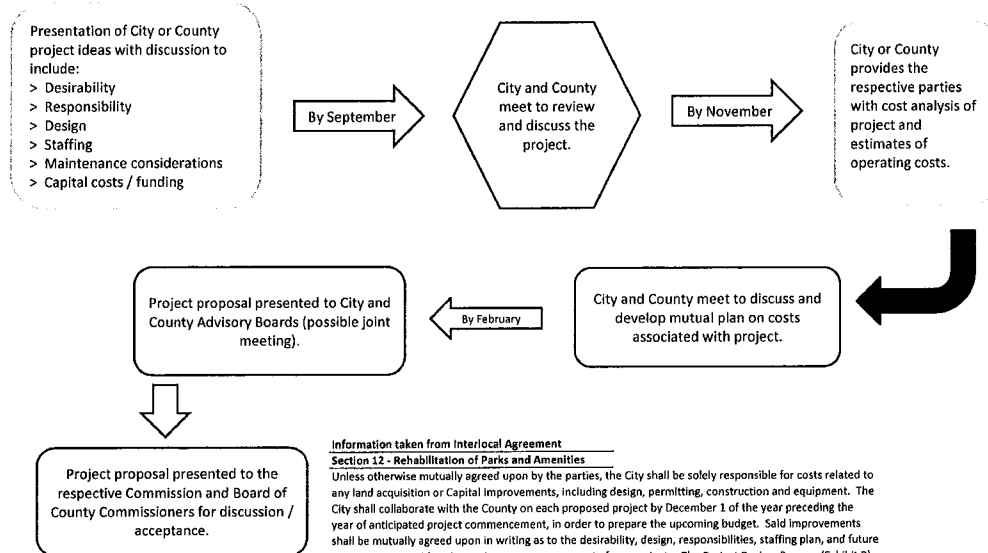
VENICE MUNICIPAL BEACH

VENICE MYAKKA RIVER PARK

VENICE WELLFIELD PARK (Athletic Field Complex)

*Future Park – County's responsibilities begin upon completion of development.

Exhibit B
Capital Project / Rehabilitation of Parks and Amenities
Project Review Process as it relates to the Interlocal Agreement



Information taken from Interlocal Agreement

Section 12 - Rehabilitation of Parks and Amenities

Unless otherwise mutually agreed upon by the parties, the City shall be solely responsible for costs related to any land acquisition or Capital Improvements, including design, permitting, construction and equipment. The City shall collaborate with the County on each proposed project by December 1 of the year preceding the year of anticipated project commencement, in order to prepare the upcoming budget. Said Improvements shall be mutually agreed upon in writing as to the desirability, design, responsibilities, staffing plan, and future maintenance considerations prior to commencement of any projects. The Project Review Process (Exhibit B) shall be utilized to reach consensus prior to amendment by the City and County. The County will operate and maintain any completed athletic facility added by contract amendment. The County will provide information to the City pertaining to the Neighborhood Parkland Acquisition Program and/or the Environmentally Sensitive Land Projection Program upon request.

EXHIBIT C
Division of Responsibilities

City Examples of Repair and Replacement Responsibilities*	County Examples of Routine Maintenance
Bleachers – install / erect	Bases / plates / benches/ Waste Receptacles/ Bleacher Repair
Football Goal Posts purchase / erect	Football Goal Posts / maintain
Soccer Goals purchase / erect	Soccer Goals /maintain
Fencing and Backstops (New)	Fencing and Backstop Repairs
Dugout Roof Replacement	Dugout repairs
Replacement Lights	Replace Bulbs
Weatherproofing	Painting
Roof Replacement	Roof Repairs
Concession Structures	Maintenance/non-Capital Repairs
Shade Structures install	Shade Structures repairs
Scoreboards install	Scoreboards repairs
Playground Components or Replacements	Playground Repairs / Inspections
Replace Major Restroom Fixtures	Plumbing Repairs
Replace Drain Fields	Clean per inspection / Pump Septic
Replacement Irrigation	Irrigation Repairs
	All Turf
	All Clay
	IPM (Integrated Pest Management)
Sidewalk/Trails – constructs	Sidewalk/Trails - maintain

* Pursuant to Section 5.4, Capital Repairs are the sole responsibility of the City.

Sarasota County General Services, Facilities Maintenance

Preferred Building Equipment & Design Catalog

Revised May 12, 2014

All Sarasota County Facilities



All energy consuming products and devices shall meet or exceed the Energy Star specifications and be a qualified Energy Star product.

Questions pertaining to the Equipment and standards below should be directed, from the Design Project Manager not Architect or Engineer, to the following responsible parties:

- Space Programming Standards – Donna Kirk
- Electrical, Plumbing, Surveillance, Access Control Systems – Bill Martin
- HVAC, Conveyance, Life Safety Systems – Edward Newton
- Door Hardware, Floor & Wall Finishes, Miscellaneous – Edward Stoppani
- Information Technology – Gary Davis
- Horticulture & Integrated Pest Management – Pat Roslin

EMERGENCY SERVICES (FIRE / EMS / 911 CENTER)

Section of this document is dedicated to Emergency Services where unique wants and needs are required for that work group and is to be used in conjunction with all of the following information.

FACILITIES SPACE PROGRAMMING STANDARDS

- Square footage space standards as follows: General Staff 8 ft X 8ft., Managers 8.5 ft X 12 ft, Executives 10 ft X 15 ft.
- The procurement of office furniture should be coordinated through Facilities Planning due to the potential benefit from significant economies of scale in purchase volume or the potential of existing surplus supplies that may be re-assigned to the project at little to no additional cost.
- Conference rooms seating 10 people or more shall be outfitted with: 1 white board, 1 telephone, 1 overhead projector, 1 computer.

ELECTRICAL

- No Incandescent lamps shall be used.
- No 3 or 6 inch U-Tube fluorescent lamps shall be used
- No Metal Halide, Mercury, or HPS lighting shall be installed indoors
- Lighting shall be designed using current industry standards and proper foot-candle requirements for the application.
- Do not mount any lighting hard wired to any shelving or other floor mounted furniture
- MC cable installed with lighting is permitted only for control wiring and fixture whips.
- Remote ballast shall be identified on grid system
- B.A.S. lighting systems shall be Delta Systems computerized controls, motion sensors, daylight harvesting, shall be incorporated and used.
- Where dimming ballast are interfaced with a controlled (variable voltage) lighting system, be it new or existing, all components shall be approved in writing by each individual manufacture as being an approved device cable of interfacing and functioning properly with one another.
- Timer switch any stand alone timer shall be Tork EWZ120, 7-day, SPDT, 40 amp. 120-277v.
- 277 volt lighting fixtures (exception – canister fixtures) shall be first choice where applicable to design.

Office / Corridor Lighting (General)

- Can be fluorescent, LED.
- 2x2 & 2x4 fixtures in LED are preferred, and of a U.S. Made product, CREE, DayBrite, Lithonia.
- Shall use electronic ballast, Programmed Start, Sylvania # QHE2X32T8 or the Advance # VCN2S32SC35M, all are high efficiency 120 volt - 277 volt, use with T8 lamps.
- No internal emergency battery backed ballast shall be used.
- Ballast voltage shall be 277 volt where applicable or 120 volt as an alternate.
- Each fixture shall have a sized internal line fuse and holder accessible at the ballast.
- Fluorescent lamps 4 (four) foot shall be T8's 25 watt for most applications, i.e. offices, hallways, restrooms, locker rooms, areas with fixture mounting / installation heights not exceeding 15 feet.
- All lamps shall have a minimum K-Value of 4100k.
- All fixtures using T8 lamps shall be either 2 or 4 lamp, 2 lamps only configuration is preferred.
- Preferred lamp manufacture, Sylvania, GE, and Phillips and in that order.

Hi-Bay Warehouse & Storage / Gym Recreational Lighting

- Shall be Induction or LED lighting, Induction shall be used where constant high temperature.
- Ballast, generator voltage shall be 277 volt where applicable or 120 volt as an alternate.
- Each fixture shall have a sized internal line fuse and holder accessible at the ballast.
- All light fixtures installed in a gym atmosphere shall have a wire guard protecting the fixture and or lamps.
- All lamps shall have a minimum K-Value of 4100 k.
- Preferred Induction manufactures, MHT Lightingor Stonco Phillips.

Indoor Canister - Recessed and Exterior Canopy Lighting

- All canister light fixtures shall be LED.
- All installed exterior lighting shall be so designed and labeled for outdoor use.
- All fixtures shall be of the vandal resistant series.

Exit & Emergency Wall-Pak Lights

- Shall use LED lamp(s) only.
- Legend (Word - Exit) shall be the color – Red
- Combination Exit and Emergency Lights may be used where applicable.
- All emergency lighting raceway(s) junction box(s) lids and covers shall appear in the color red.

Flag Pole Lighting

- Single fixture(s) shall be either Energy Focus part number LEDLS 835 NFL 26 or RAB Lighting EZ LED Series.
- Flag pole with built-in integral LED down lighting shall be accepted as combination.

Parking Lot / Security / Façade Lighting

- Shall be LED light source with driver range between 350 ma. – 700 ma.
- Exterior light pole shall be spun concrete and not to exceed 35 ft. to mounting height of fixture(s).
- Pole shall have an internal wire chase w/ hand hole at ground level and pole top where available.

Beach & Specialty Lighting

- All lighting shall meet or exceed Sarasota County Ordinance # 97-082, (Sea Turtle).
- Where applicable low pressure sodium lighting shall be considered.

Electric (Fix Mounting) Hand / Hair Dryer

- Where applicable an Xlerator manufactured by Excel Dryer shall be used. The preferred model is an XL-W with preferred operating voltage of either 208/220/240.

Electric Service Distribution

- New / modified electrical distribution service(s) 400 amp and larger shall be balanced to an acceptable level per industry standards with lighting and support systems on and functioning.
- Real time current and voltage readings per phase primary and secondary at the main transformer and distribution point shall be noted, and a written report given to Facilities Maintenance showing all readings with time of day, day of week reading were obtained.
- All new panels and disconnects are to match existing equipment manufacture in remodels.
- New structures - Square D is the preferred manufacture, Siemens as an alternate.
- Surge suppression with visual indicator(s) on all main and branch panels.
- All switches and receptacles are to be spec grade, 20 amp minimum.
- All circuits shall be identified on the face plate of all devices.
- All panel board circuit breaker panels, disconnects shall be clearly labeled and have a legend.
- Phase Loss / Phase Monitoring required on all 3 Phase motors, equipment and systems.
- Energy Monitoring, Leviton (Smart Metering) systems with network integration for real time usage and reporting will be required on a case by case (Project) basis, requires one each - Energy Monitoring Hub, Meter.

Generator – Electric

- Preferred manufactures are Caterpillar, Generac, Kohler, Kato-Light.
- Preferred engine type – diesel and shall be Tier 4 (EPA) Compliant.
- Preferred fuel source - #1 Grade fuel oil.
- Fuel Storage requirement, runtime shall be 72 hours with onsite fuel(s) cell loaded to 90% capacity and a electrical load based on a 75%.
- Option at facility / site with no installed generator, install one (sized to branch electrical panel) transfer switch isolated to that branch panel for powering limited lighting, communications, alarms, and electrical outlets for the purpose of powering this location with a portable generator so sized and rated for the application and load.
- Out of doors and accessible with a trailer mounted or vehicle mounted generator install one generator power female plug, Dead-Front, 100 amp. 3 - wire, 4 - pole switched with one 100 amp circuit breaker serving as a disconnect switch and or all sized and rated for that locations panel voltage and load.

Exterior Signage with Lighting / Messaging Boards

- All signage requiring electricity and more than 200 feet from a structure or device with the required electric shall be solar powered with an independent and stand alone system.
- No metered service shall be installed solely dedicated to any signage / messaging board applications.

PLUMBING

Lift Station (Waste)

- Shall have 2 (two) submersible grinder pumps with 2-inch NPT discharge, preferred Hydromatic Pump, Series HPGH
- Pump – motors shall be sized for the correct horsepower according to its application and load.
- 4 (four) float system can be used, all floats shall be suspended from an approved tee bar securely fastened in the wet well with approved fasteners for the environment. In addition all corded floats shall be attached to a tee bar using stainless steel cord supports.
- All electrical connections / terminations shall be made outside of the wet well in an approve junction box or hand hole with seal offs per NEC Code.
- Pump(s) Controller, shall have: Convenience receptacle, Lightning Protection incoming AC line, motor overload protection, pump motor alternator w/ lead – lag control, runtime hour meter(s), status (LED) indicators = Utility, run / standby (each motor), Hi-Water alarm, Hand / Off / Auto switch each motor, audible & visual (LED) alarms indicator for Hi-Water. Preferred controller Power-Flo, PF200 Series, PF200 through PF223.
- All installed in an approved outdoor fiberglass enclosure with a locking mechanism able to accept a 9/32 inch diameter lock.
- One hose bib with backflow preventer.

Chase(s)

- A plumbing chase, suitable-sized to allow for one person to perform maintenance work, is required.
- The chase and partition size shall allow proper installation and maintenance of plumbing fixtures.
- On new construction coordinate with the Plumbing / Mechanical Engineer to verify that the space provided is sufficient.

Pipe(s)

- Can / may use CPVC Schedule 40 or 80 (if and or when required due to its application).
- Can / may use PVC Schedule 40 or 80 (if and or when required due to its application.)
- Can / may use Form Core PVC in place of PVC schedule 40 or 80 for DWV (Drain-Waste-Vent)
- No copper is permitted but with exception.
- Exception – where another material is required to be used Hard Copper Type K is permitted.
- No galvanized steel is permitted.
- No cast iron is permitted.

Clean Out(s)

- Shall be one at the base of each and every stack.

Trap Primers

- No automatic trap primers shall be installed on County properties.
- Preferred – Trap primer tail piece (waste line fed).

Backflow Prevention – Potable Water Service

- Shall be the type RPZ (reduced flow) backflow preventer.
- Preferred manufacture – Wilkins
- On services 4 inches and larger a bypass service line with a backflow preventer and isolation valves on both backflows shall be installed on the same water (main) service. This feature will permit servicing and testing of the main backflow preventer without total interruption of water service to the site.
- Sizing the bypass line - shall be equal to ½ of that of the main water service line.

Faucets

- Metering (manual) faucets are preferred used on all wash sinks intended for hand washing. Sensor faucets can be used and will be entertained, case by case applications, Symmons is preferred.
- Faucets should have no exposed set screws and replacement parts that are readily available. Preferred manufactures are Symmons S-71 through S-74 Series.
- All faucets in public and private wash areas shall have an aerator installed on it that does not exceed 0.05 gpm flow, and shall be vandal-resistant. When available a recessed aerator shall be used. Ganged employee wash areas may have an aerator with flow not to exceed 1.0 gpm.
- All exposed components / parts shall be constructed / made of metal.
- All faucets shall meet or exceed current ADA Standards.

Sinks – Bathroom / Janitorial / Restroom

- Office buildings, Community Centers, Libraries, Fire Stations can be China and shall be Kohler or Gerber.
- Parks, Public Outdoor restrooms shall be of composite material wall hung singles or multiple basin with counter top in same form from manufactures Bradley Products or Willoughby Industries.
- Janitorial, Decontamination shall be a mop service basin, 24" x 24" x 10" minimum, made of composite or Durastone material, 3" center drain, where against walls – wall guards shall be installed, preferred manufacture – Zurn model Z-1996-24 or Mustee model 63M.
- Faucet – sink spacing shall be on 4-inch centers.

Valves – Devices, Systems, Branch Lines

- Shall be ball valve shut offs only.
- Shall have one shut off on each plumbing device – fixture.

Valves – Beach Showers & Foot Wash

- Preferred gang shower assembly with body, foot and hose bib combination in one unit. Preferred manufacture ‘Shower Tower’ assembly, County has on-file a preferred valve, head and hose bib layout upon request.

Eye / Face Wash, Combination

- Preferred, Speakman model SE-690-ADA.

Automatic Water Bowl

- Preferred, “Little Giant” 88SW/88ESW Series automatic waterer, wall/post mount.

Water Fountain – Out of Doors – Non Cooled

- Pedestal mounted, powder coated, ADA Compliant, drinking fountain, Haws Corp. #3202, and/or from the manufacture Elkay composite material, wall mount.
- Where applicable a combination “Pet Friendly” drinking fountain is encouraged.

Water Fountain – In Doors – Cooled

- Wall mount, manufacturer Elkay, models VRCGRN8, EHFSA8 or EZ4.
- Fountains with water bottle dispensing feature shall be entertained where applicable.

Sump Pump

- Effluent – shall be Zoeller, M-53-D, 115 vac.

Flush Valves

- Manual flush valves. Sloan is preferred in place of sensor type., 1.6 gpf toilet, and 0.125 gpm urinal.
- Where sensor flush detection is used there shall also be a manual mechanical override flush Button, transformer power (no batteries), adjustable flow for 0.5 to 3.5 gpf.
- All flush valves shall be of the manufacture Moen (piston) or Sloan and be of solid brass construction.

Shower Head(s)

- Shower heads installed for public areas, correctional facilities, gyms, recreation and employee fitness centers shall be 2.5 gpm.

Urinal

- All urinals on all County properties shall use water rated at 1 pint per flush.
- Preferred manufacture Sloan 0.125 gpf HEUS System
- Public outdoor restroom(s) remote flush valves in chase are preferred.

Water Closet – Non-Correctional

- Preferred water closet with oversized discharge, American Standard, Kohler, Sloan.
- Tank water closets are not preferred.

Hot Water Heaters – Electric / Gas

- Thermal solar hot water heating is encouraged to be a part of all hot water heating applications as a primary source with gas or electric heating as backup and or supplemental.
- Natural gas when available is the fuel source of choice.
- Instant flow tankless hot water heater(s) shall be used if applicable to the usage and demand.
- Preferred manufactures of electric units are Eemax and or Chronomite Lab, Rheem-Rudd.
- All 10 to 30 gallon electric hot water heaters dedicated to restrooms / break rooms at facilities with staff work hours limited to one shift shall have a timer switch controlling the off/on periods.

Hot Water Systems with Circulating Pumps

- Where applicable a timer switch or Building Automation Control system shall cycle off/on all circulating pumps dedicated to wash sink, shower hot water delivery.

Pre-Wash Spray Head

- Pre-wash spray head commonly used at food waste sinks, food prep areas. Also found be used to clean Fire turn-out gear, sporting equipment. Common gallon per minute flow was 3 to 7 gpm.
- Pre-Wash spray heads shall use no more than 1.6 gpm, Preferred manufacture Fisher.

HVAC SYSTEM(S)

- Major components shall have a 10 Year Warranty.
- Building Automation System shall be from either manufacture Trane Tracer Summit BCU or Johnson Metasys System.
- HVAC equipment controls shall be addressable with full control(s).
- Occupied - Temperature & Humidity set points – occupied space(s) - $76^{\circ} \pm 2^{\circ}$ & 30% to 50%.
- Unoccupied - Temperature & Humidity set points – occupied space(s) - $82^{\circ} \pm 2^{\circ}$ & 30% to 50%.
- Chiller systems are preferred over a DX system.
- Utilized Ice Plants when feasible.
- DX – preferred Trane high efficiency 18 – 19 SEER rated with preconditioned air system sized to the air handler, with 10 Year Warranty.
- Shall record / control / monitor and manage proper humidity and CO² levels within the facility.
Note: Humidity and CO² sensors shall be placed in return air duct(s) of each air handler/unit servicing that facility.
- Shall be no plenum returns, all ducted, Indoor Air Quality issue.
- Shall be no duct-board.
- Shall be no motorized fans in any Variable Air Volume box(s).
- Shall be no more than two rooms on a Variable Air Volume box.
- HVAC system must maintain positive building pressure of at least one air change/hour as required by ASHRAE or any applicable Code.
- Outside air (makeup) to utilize a Variable Air Volume box for air monitoring to control building pressure and CO² Demand Ventilation.
- Variable Frequency Drives of the manufacture(s) ABB or Yaskawa and shall be Building Automated System compatible.
- Reduce noise transfer, all conference, meeting and study rooms/areas shall be ducted return.
- Variable speed drives shall be on all Air Handling Units.
- Rooms, areas so designated or planned for data processing, shall be sized accordingly for HVAC.
- Shall have an isolation valve(s) for each Air Handling Unit / Fan Coil Unit.

- Each supply air diffuser shall have an air balance damper.
- On DX or non-Building Automation System units, thermostats shall be a Maple/Chase, Saver Stat model # 09700, 7-Day Programmable.

DOOR HARDWARE

Access Control / Locks (Mechanical)

- All integrated entry access systems shall be Delta Controls.
- Door closers shall be of LCN manufacturer
- Vonduprin panic hardware is preferred; avoid the use of rods in exit doors.
- Cylindrical locks are preferred over mortis locks
- “Mag” locks shall be Securitron with a holding force of 1200 lbs. and be battery backed and rated for a hold (energized) time of 24 hours minimum.
- One lighted push button with the legend EXIT shall be installed per manufactures requirements at all egresses.
- Any or all door strikes installed shall be Folger Adams and shall be fail-safe in the LOCKED state.
- Outdoor Public Restroom(s) i.e. Parks, Beaches shall use an Alarm-Lock (NAPCO) Programmable lock DL-4100
- All mechanical locking devices shall be from the manufacture Best Locking System.
 - All shall accept/use 7 Pin IC Core
 - 9K Series Cylindrical
 - 40H Series Mortise
 - Von Duprin Series 98/99 Exit device.
 - LCN Closers Series 4000 ED.
 - Schlage Pro Series Manual Programmable – Cylindrical Pro 5100
Mortise Pro 5500

Standalone Access Control – Public Park Restroom(s)

- Where controlled access is required shall use an electric strike (12vdc), preferred Folger-Adam # 712-12D-630 a power supply with battery backup, preferred Altronix # AL175UL, controlled with a electromechanical timer switch, 24 hour SPST, preferred Tork # 1101B. Note: County Lock & Key work group shall be main contact for final product selection.
- Door(s) shall also have a classroom function deadbolt on the door, lock can be locked or unlocked by key from outside or thumb turn unlock door from inside.
Single-Use Best Lock # 83T-7-K-STK-626 / Multi-Use Best Lock # 83T-7-S-STK-626

Card (Proxy) Access Control – Addressable & Networked

- Shall be manufacture Delta Systems.
- Access Cards – HID (1386LGGMN).
- Card Reader – HID (5365 or 5395).
- County currently has Sole Source Agreement with Advanced Automation Systems, Tampa, Fl.

Closed Circuit Surveillance System & Recorder

- County currently prefers Vicon Industries or Pelco product line.
- Camera, lens, housing, mount selection varies with need, camera models V6661-312 & V661-312 are customarily used or are basic models.

- **D**igital **V**ideo **R**ecorder selected w/inputs and hard drive sizing is based on case by case, networked is required.

LIFE SAFETY

Fire Alarm

- All fire systems and peripheral devices shall be non-proprietary.
- Firelite or Silent Nite is preferred systems.
- All systems shall be full addressable with voice-evacuation.
- All applicable and current codes and regulations for the jurisdiction shall be met or exceeded.
- All terminations shall be on terminal strips.

Fire Sprinkler

- Shall be a Dry, Non-Pre-Action system.
- Shall have a Reduced Pressure Backflow Preventer, preferred manufacture Wilkins.
- All sprinkler pipes, lines, shall be painted accordingly.

Lightning Protection

- When required, shall be protected by the Preventor™, or an approved equal, employing a single air terminal.

INFORMATION TECHNOLOGY

- All low-voltage work to follow ANSI/TIA/EIA 568A standards.
- Jacks are to be Ortonic Series II Modular Jacks, part numbers as follows:
 - Voice ORS215E series II Two port modular jacks
 - Data OR40300164 Series II one port Clarity SE Modular jacks
 - Blanks OR40.00164 Series II Blank 1U module
 - Faceplate OR40300011 Series faceplate single gang
- Cable shall be Bertek, Blue, Cat5e, 4 pr.STP, C<P – Mohawk cable of the same specification is also acceptable
- Any sleeves in walls will require fire stopping.

MISCELLANEOUS

Window(s) & Window Covering – Hurricane Rated

- In addition to hurricane rated windows provide in-place window shutter(s) protection so rated for hurricane protection.

Signs, Indoor – Outdoor / Pavement Markings

- All indoor signs / signage shall comply with all current Federal, State and Local jurisdictions codes and regulations.
- All outdoor signs and pavement markings shall be in compliance with all current Federal, State and Local jurisdictions codes and regulations.
- One set of preliminary drawings shall be submitted for review by and approval from Facilities Maintenance, Sarasota County.

Toilet Tissue dispenser

- Shall be Bobrick B-2890, Surface-Mounted, 9” Single Jumbo-Roll dispenser.

Soap Dispenser

- Shall be Owner provide, Owner installed.

HORTICULTURE**Irrigation**

- All installations will be in compliance with BOCC Resolution 90-252 regarding water conservation. Resolution addresses, at a minimum the following items.
 - Functioning rain sensor
 - Separate zones for turf and plant bed areas
 - Timer capable of dual programming
 - Use of low volume emitters or drip tube in plant bed areas
 - Use of reclaimed water whenever possible. Potable urban water is the last choice for a water source.
- System will be designed and installed in compliance with “Standards and Specifications for Turf and Landscape Irrigations Systems” (version 2005 or as updated) available through the Florida Irrigation Society (800-441-5341)
- Netafim drip irrigation is the County standard and should be used on all new projects and will be installed to manufacturer’s specifications.
- System will be designed for 100% coverage of all bed areas and newly planted trees
- Each tree will have its own emitters/bubbler.
- Determination on whether to irrigate turf will be made on a per project basis by County horticulture staff.
- If a cistern is to be the main water source, a backup source needs to be provided for times of drought.

Controller (Irrigation)

- Maxicom shall always be considered for all new or upgrades.
- Controller (minimum requirement) shall be Rainbird ESP-MC 16 with capabilities to upgrade to Maxicom Central Control.
- Controller Option #2 – install Rainbird SITE_SAT and connect to Maxicom now.
 - Site rain counter substituted for each rain sensor for entire site for Option #2.
- Controller Option #3 – install SITE-SAT, work as a stand-alone, attach to Maxicom at a later date.
- Maxicom compatible flow sensor for each area.
- Master Valve (electrical) in mainline water source for each area.
- Heads – Replace all heads with the same head and nozzle (or equivalent PR and coverage area, if same head is not available).
- Valves – The standard for Installation or replacement of valves is the Rainbird PGA valve on sites with “clean water” and Rainbird Pesb “scrubber” valves where reclaimed water is in use.

Landscape

- Landscape plan should be compatible in appearance, in style and extent, with other neighboring properties.
- Landscape plan should not be of a density that impairs public safety or building maintenance.
- Native trees, plants and groundcovers are given preferential treatment and should make up a majority if not all the plant palette. Plants considered “Florida Friendly” are the second choice. No plants considered invasive or potentially invasive are to be used. UF/IFAS Extension information will be used to settle debates on selections.
- Canopy should be of several species of trees and not just one.

- Canopy trees should be placed so roof maintenance isn't complicated and utilities aren't jeopardized.
- Canopy trees will be properly staked so no damage to cambium layer or branches result.
- Each tree will have its own water source (bubbler/emitter).
- Canopy trees will be Florida grade #1 or better and have a well-defined central leader and no damage to the main trunk cambium layer.
- All other plant material will be Florida grade #1 or better and will be planted following standard horticultural practices regarding planting height, soil amendments and water in process.
- The County reserves the right to refuse any plant material not to standards, damaged in transit or planted improperly.
- Mulch will be from a renewable resource such as recycled hardwood, pine straw or pine bark. Cypress mulch will not be used and gravel should be avoided.
- All water retention/detention areas shall be graded to allow for as such surface as possible to be mowed with normal mowing equipment. Steep slopes and swale depth should not hinder mowing operations.

Site Management

- All existing trees on the site need to be barricaded with 2" X 2" posts and rope, colored tape, or wood to prevent any vehicular traffic or power equipment (mixers etc.) in that area during the whole construction process. This barricade should be at the drip line at a minimum and extend out farther where ever possible.
- All dumpsters and trash piles will be away from trees and areas designated to be landscape beds.
- In order to minimize compaction problems in future landscape areas, contractors should not be allowed to park on the site. Essential vehicles and equipment should use designated areas on the site. These designated areas would ideally be locations that will be under driveways, aprons or other hardscape areas.
- All rinsing, washing or dumping of construction products or equipment should be in a designated area only. This area should be away from existing trees and future planting locations.
- Before final grade, the contractor needs to totally clean the site of debris, spillage and do a thorough cleanup of rinse areas and dumpster locations
- Preferred final grade material is grey surface sand with a neutral pH (6.0 – 7.5).
- Final grade should ensure proper drainage away from building and into onsite retention/detention mechanisms.

INTEGRATED PEST MANAGEMENT (IPM)

- BOCC Resolution 2005-110 established Integrated Pest management as the method of pest management in all County activities including those carried out by contractors and vendors.
- Preferred termite treatments, in order of preference, include pre-treat with borate based products during construction, approved exterior bating systems, or the use of Disodim Octaborate Tetrahydrate (DOT) lumber or a pre-approved baiting system.
- When borate pre-treat process is used, blue die should be included in the spray mix to verify coverage.
- To better prevent future pest infestations, all cracks, seals and penetrations need to be 100% sealed. Special attention needs to be paid to abandoned roof drains, and other plumbing pipes to ensure that they are sealed and will not allow rodents to enter the building.
- Where a structure has bay doors or a section of the building with outside exposure, the air conditioned portion need to be 100% sealed to prevent pest invasions.

- Cistern design will take into account the prevention of mold growth, breeding mosquitoes and other pest and structural problems. Cisterns and other water storage devices shall not share a common wall with interior spaces.

EMERGENCY SERVICES (FIRE / EMS / 911)

Additional Requirements

ELECTRICAL

- Occupancy sensors, shall detect motion, sound and heat (IR) where wall mounted sensors used shall have a user manual over-ride switch, preferred manufacture Hubbell # AD1277W1 or equal.
- Light fixtures – Special “Audible Tone” related, shall have light source color – Red.
- Doorbell button at all doors, chime in the dayroom, bunkroom hallway, kitchen and workout room.
- Flag pole to be LED down light a part of the poles design.
- Exterior lighting to be activated by a photo-eye.
- Install under-cabinet lighting at radio room.
- Apparatus bay fans to be operated by CO and NO2 sensors – no manual switch, no tone activation.

PLUMBING

- Sink(s) Kitchen – 2 (two) compartment, minimum depth 10 (ten) inches, finish – stainless steel.
- Kitchen sink one pre-wash spray head, shall have standoff wall support bracket, refer to first plumbing section.
- Kitchen sink one pedestal type glass filler with push back handle preferred manufacture T&S model B-1210.
- Kitchen sinks one garbage disposal, ¾ HP.
- Faucets – wash basins, sink, preferred manufacture Moen, model “Chateau” with 1.5 gpm aerator.
- Drain grates are to be powder coated finish
- Shower valve to be Moen model 2570 CC, shower head to have 2.5 gpm, with removable shower wand.
- Solar hot water heater to be backed up by electric, and connected to the standby generator
- Hose bibs should be placed at the exterior of the building, both front and rear to allow for apparatus bay cleaning.
- Floors at shower to be sloped to drain.

HVAC (SYSTEMS)

- Restrooms (individual) exhaust fan controlled with a manual spring wound timer switch 0 – 15 minutes.
- Install removable guard rails across all mezzanine areas, to ensure future access.
- Should equipment be installed in the attic area, access platforms near the equipment should be included in the design.
- Bunker gear room to be either conditioned, or at a minimum dehumidified, with positive pressure and high air flow.

APPARATUS ROOM DOORS

- Four-fold industrial metal doors manufactured by Door Engineering and Manufacturing Company, 400 Cherry Street, Kasota, MN 56050, (800) 959-1352 or equal products by other manufacturers approved in according with Substitution Requirements.
- Doors to receive a vehicle-type of paint finish.
- Glass Style 1, and operator by overhead mounted electro-mechanical drive unit design for high cycle operations. Include a keypad at the entry door.
- No interior bollards.

FINISHES (WALLS & CEILINGS)

- Drywall – wall finish shall be orange-peel finish, no smooth finishes.
- Drywall to hang ½ inch off finished floor.
- Ceiling – Apparatus Bays, light orange peel is acceptable – no heavy textures.
- Preferred Scott or Sherwin Williams as paint manufacturer – eggshell is preferred luster.
- Apparatus Bays pavement markings are to be included in design and bid documents.
- Walk-off carpet will be utilized in place of mats.

SPECIALTIES

- Bunker Gear Room – rooms shall be sized to accommodate the respective number of “GearGrid” or “Pride Enterprises” racks, lockers required per Station staffing planned and future.
- Full size rack requires a 22 inches width, wall mountable.
- Ceiling height shall be no less than 8 ft. with no obstructions or protrusions.
- Mattress – Manufacture (I don’t believe there is a preferred manufacturer on the mattress), model Renaissance 12 inch high, Extra Long (38” x 79.5”).
- Window Treatment – Blinds, horizontal pleated, 2 inch, manufacture Vista Products, preferred Panama Polymer.
- Window Treatment – Blackout Shades, pleated, manufacture Vista product.
- Cabinets above refrigerators must be high enough to clear the highest point of the refrigerator by 3”.
- Utilize full-extension drawer glides.
- All cabinet shells to be minimum 7-ply plywood.
- All cabinets to be full-depth. Pantries to be 24” deep, with adjustable shelves and unique keys for each of the 3 separate units.
- Counters in kitchen to be synthetic granite.
- Stove opening to have ½” clearance on each side of the appliance.
- Where an island is utilized, a removable access panel will be placed in the cabinet at the rear of the stove, for cleaning behind the appliance.
- 6” deep shelves to be installed above headboards, to include receptacles, light and switch above the shelf.
- Wood mounting bracket, receptacle and TV cable outlet to be place in the wall at the foot of bunks – upper corner.

END

EMERGENCY SERVICES (FIRE / EMS / 911)
Additional Requirements

WARRANTIES

- All warranty information with whom is the first call, who is the service provider for specific products, devices and systems shall be included in closing documents.
- Calls for required warranty work shall be responded to within 2 (two) hours of service provider being notified. Response from service provider can/ may be a telephone call or email to County representative informing of plan for responding too and all service provider(s) contact information.
- Warranty response, critical equipment i.e.; electrical, plumbing, HVAC, vehicular doors and operators and roofing systems which shall include all Emergency Services, 911 Center(s) staffed 24/7 shall have immediate warranty service response and corrective work completed or item returned to a working condition with return visit scheduled to complete required work.
- Warranty services shall be completed within an agreed to time frame between service provider and County representative and / or as agreed to in any contract or agreement.
- Landscape and irrigation warranty items are to be repaired within 7 days of alerting the Contractor to the issue.

CLOSING REQUIREMENTS

Project / Job / Task

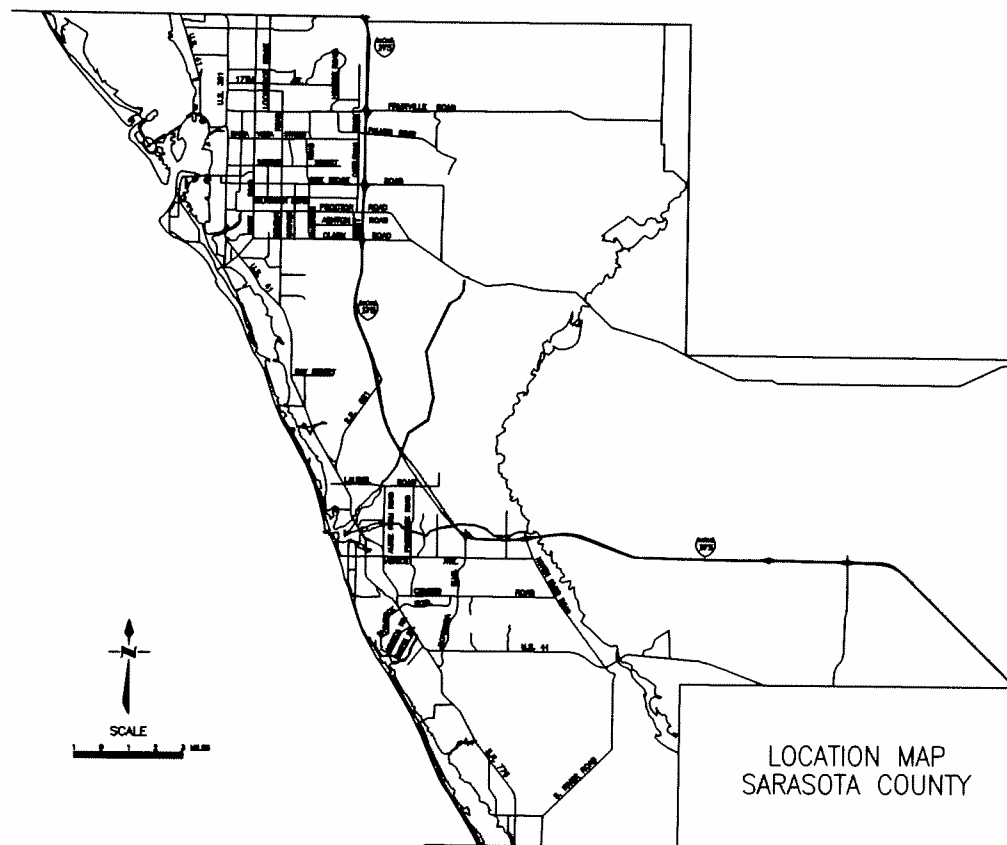
- Construction drawings shall be updated electronically and identified as “As-Built” within the electronic file drawings.
- One hard copy and two media format CD copies in AutoCAD Ver.2009 (prior to saving to, contact Sarasota County, Facilities Maintenance to verify most current version) shall be submitted upon projects completion.
- Close Out / Acceptance items such as training, spare parts shall have occurred, or have been met.
- 5% of the project cost shall be withheld until ALL close out documents including “As-Built” drawings and media format copies and submitted and in addition accepted by Sarasota County.

END



Sarasota County

SARASOTA COUNTY GOVERNMENT PUBLIC WORKS TYPICAL DRAWINGS FOR CONSTRUCTION OF COASTAL FACILITIES



LOCATION MAP
SARASOTA COUNTY

INDEX OF SHEETS

1	LOCATION MAP AND INDEX
2	GENERAL NOTES
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5	DECKING DETAILS - 2
6	DECKING & BENCH DETAILS
7	RAILING CONSTRUCTION - 1
8	RAILING CONSTRUCTION - 2
9	RAILING CONSTRUCTION - 3
10	SHELTER-2 POLE
11	KIOSK & SHOWER GRATING DETAILS
12	EROSION CONTROL MEASURES

Board of County Commissioners

Carolyn J. Mason	- District 1
Joseph A. Barbetta	- District 2
Christine Robinson	- District 3
Nora Patterson	- District 4
Jon Thaxton	- District 5

County Administrator
Randall H. Reid

UTILITY CONTACTS

			CONSTRUCTION	EMERGENCY
COMCAST CABLEVISION	GONZALO ROJAS STEVE HOFFMAN	steve_hoffman@cable.comcast.com	941-342-3578 941-342-2135	941-377-4101
FP&L COMPANY	GREG COKER	greg_coker@fpl.com	941-723-4430	1-800-468-8243
SARASOTA COUNTY	STEVE BOTHAST JASON BROWN	sbothast@scgov.net jkbrown@scgov.net	941-650-8803 941-650-3728	941-861-0573 941-861-0573
TECO/PEOPLES GAS	DAN SHANAHAN	djshanahan@tecoenergy.com	941-342-4006	1-877-832-6911
VERIZON FLORIDA, LLC	DENISE HUTTON	denise.hutton@verizon.com	941-906-6722	1-800-483-1000

NOTES:

DRAWN BY: GC
DESIGNED BY: RL
CHECKED BY: KH
DESIGN ENGINEER: .
SCALE: AS NOTED
DATE: JULY 2012
ACCT.#

SARASOTA COUNTY GOVERNMENT
PUBLIC WORKS
1001 SARASOTA CENTER BLVD.
SARASOTA, FLORIDA 34240

TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

LOCATION MAP
AND
INDEX

COVER SHEET.DWG 10/10/12

1 of 12

SHEET

REVISIONS

GENERAL NOTES

The information provided in these drawings is solely to specify typical design criteria, materials, layout, guidance and workmanship required for work under the "Construction of Coastal Facilities" unit price contract.

1. The County shall appoint a Project Manager for each specific work assignment. The County's Project Manager shall be the Contractor's point of contact for all matters regarding each specific work assignment.
2. Prior to the issuance of a specific work assignment, the Contractor shall assess the nature and extent of the work required for each particular assignment. The County's Project Manager and Contractor will then negotiate the specific scope and fee required, based on the Contract unit prices, for each work assignment.
3. Contractor shall not order materials or begin work until the County has issued a Purchase Order for each specific work assignment.
4. It shall be the Contractor's responsibility to locate, protect and replace (if damaged) any and all existing utilities in each project area. The Contractor shall provide at least 48 hours notice to the various utility companies when any interruption is service is required to complete the work. Disruptions to existing residential water and sewer services shall be kept to a minimum.
5. Unless otherwise specified, the Contractor shall replace all existing paving, stabilized earth, curbs, driveways, sidewalks, landscaping, fences, mailboxes, irrigation systems, signs, and other facilities disturbed by Contractor activities to a condition equal to or better than existing prior to construction.
6. Contractor shall maintain a clear path for proper conveyance of all surface water, drainage structures and ditches during all phases of construction. Guidance for this work can be found on Sheet 6 of 6.
7. Contractor shall provide all warning signals, signs, lights, and flagmen as required by FDOT in the "Manual on Traffic Control & Safe Practices", to ensure safe passage of pedestrian and vehicular traffic during construction activities. Access to private properties must be maintained at all times.
8. No material shall be stockpiled in roadways. The Contractor shall remove all dirt and debris from the project area daily. Contractor shall sweep affected roads as part of daily clean-up.
9. Contractor shall remove and dispose of all construction debris from the project area. This includes all grade stakes, forms, shoring or other cellulose materials. No wood, vegetation, stumps, cardboard, trash, etc... shall be buried with the project area.
10. All construction activities shall be limited to within the County/City/State rights-of-way or easements.
11. Standard "Limits of Construction" shall be seven and one-half (7 1/2) feet from the centerline of the boardwalk alignment or as specified by the Project Manager. No movement of workers or equipment shall be made outside of the established "Limits of Construction" without written authorization from the Project Manager.
12. At his own expense, the Contractor shall repair or replace any unspecified impacts to native plants and/or trees within the project area caused by Contractor's construction activities or personnel.
13. Tree protection shall be utilized as directed by the plans or Project Manager. Contractor shall consult the County's Division of Forestry for proper Best Management Practices and identification of any "Trees of Special Interest".
14. To avoid tree conflicts with constructed facilities, Contractor may shift existing alignments as needed (2 foot minimum) and maintain a smooth transition as approved by the Project Manager.
15. The Contractor shall remove only those trees which, if left in place, would prohibit construction. No trees outside the public rights-of-way or easements shall be removed without written consent from the legal property owner. The Contractor shall adhere to Sarasota County Tree Protection regulations.
16. Contractor shall preserve and protect all existing survey monuments and monumented property corners.
17. Contractor shall coordinate types of sod used to replace owner maintained areas in public rights-of-way with the adjacent property owners.
18. All work shall be completed in accordance with the latest applicable Federal, State and Local agency's regulations and standards.

STRUCTURAL DESIGN CRITERIA:

- D01 Design Codes:
a. Florida building code 2012
b. American Institute of steel construction, 9th Edition.
c. American Society of Civil Engineers, ASCE 7-2002
d. National design specification for wood construction, N.D.S. 2001
(Must use latest versions as available.)
- D02 Design Loads:
A. Wind Loads: Wind Speed: 130 mph (assumed coastal location), Category I, Exposure: B, Importance Factor: 1.0
B. Live Load: Deck = 60 psf
C. Dead Load: Deck = 20 psf
D. Handrail: 200# Concentrated load at any point in any direction, or 50 plf Load in any direction.
- D03 Timber pile design: (All load values (lbs.) per pile)
a. AXIAL - 4000 lbs.
b. LATERAL - 1500 lbs. (750 lbs GROUND LEVEL BOARDWALK)
c. UPLIFT - 500 lbs.
d. MINIMUM EMBEDMENT: SEE TABLE
e. Top of piles at other locations shall be flush with top of beams, unless otherwise noted.
- D04 No structural member shall be cut, notched or otherwise reduced in size or strength without prior written approval from the Project Manager. Field preservative chemicals shall be applied to all field cuts and drilled holes to maintain timber pressure treatment integrity.
- D05 The approved composite board materials is commercial grade, Moisture Shields by Weyerhaeuser in Cape Cod Gray. Sight Transition strips using Evolve, solid composite Post Yellow installed grain side up.

WOOD PRESSURE
TREATMENT TABLE

Piles	2.5 CCA retention (PCF)
Stringer	
Stringer Support Beams	0.6 ACQ retention (PCF)
Braces	2.5 w/water repellent
Deck Boards	
Rails	0.6 ACQ retention (PCF)
Rail Posts	0.25 w/water repellent

** Unless otherwise noted, all Lumber to be Pressure Treated.

All Fastners to be 304 Stainless Steel unless otherwise specified by Sarasota County.

STRUCTURAL NOTES:

- S01: All details and section drawings are intended to be typical and shall be constructed to apply to work assignments except where a separate detail is shown.
- S02 Contractor to coordinate structural and other drawings that are part of the contract documents for anchored, embedded or supported items which may affect the structural drawings.
- S03 Decking and railing shall be approved composite material. All other members shall be No. 2 grade pressure treated southern pine.
- S04 All decking shall be continuous unless otherwise noted in the plans, and shall be face screwed with two (2) No. 10 - 3" deck screws at each stringer. Deck spacing - 0.1" or as per manufacturers specifications.
- S05 Yokes, stringers, diagonal cross bracing and rails supports shall be continuous over single spans unless otherwise noted in the plans.
- S06 All bolt holes through timbers to be an extra 1/16" in diameter relative to the bolt diameter.
- S07 Decking and railing with wane of 3/8" or more may be grounds for rejection, removal and replacement.
- S08 Posts/piles shall run full height unless existing structure varies. No splicing of posts shall be permitted. Existing piles are to be used whenever possible. All piles/post shall conform to ASTM D 25-99.
- S09 When it is necessary to replace a pile, the pile will be southern pine with a minimum allowable compressive stress of 1200 PSI parallel to grain and shall be pressure treated in accordance with requirements of AWWA C3 with a minimum of 2.5 PCF CCA retention.
- S10 All field cuts in posts/piles shall be field treated in accordance with AWWA Standard M4 prior to stringer support beam installation.
- S11 Piles shall be a minimum 8" diameter at the tip end and have a standard linear taper of roughly 0.2 in/ft. from the tip to the butt.
- S12 Timber piles to be installed per FDOT section 455-6 of the Standard Specifications to a 2.0 ton capacity. Piles shall be installed to the minimum embedment as determined for each work assignment. It may be necessary to preform pile holes to obtain the required embedment without damaging the pile during driving. S13 Timber piles shall be set by driving, jetting, excavation. If set by driving, the post tip shall be driven to the embedment "D" depth. If set by excavation, the post shall be set centered in the hole and to the embedment "D" depth. The hole shall be backfilled an compacted with FDOT select material as approved by the Project Manager.
- S14 Use of these drawings reproduced in whole or any part in shop drawings shall not relieve the contractor nor subcontractors from their responsibility to accurately layout, coordinate, detail, fabricate and install a complete structure.
- S15 Project Manager/Engineer shall review all shop drawings for conformance with the contract documents and for completeness. All sheets shall be signed and sealed prior to submitting to the engineer for review. Noncompliance with this request will result in rejection of submittal.
- S16 Approved ADA railing is Yard Crafters Railing System, supplied by Amerimax Home Products, Lancaster, PA. 1-800-347-2586 Ext. 8462; www.amerimax.com; www.yardcrafters.com or Fairway Building Products, L.P.; www.fairwayvinyl.com.
- S17 Railing components and mounting blocks shall be connected using No. 10 - 1-1/2" S.S. screws with T20 Tork Head.
- S18 No screw fastener shall be closer than 1/2" to the edge of a board to prevent board splitting.
- S19 Multiple screw holes placed into surface boards due to fastening failures will not be accepted. The Contractor shall bear the burden of the replacement costs to correct.

NOTES:

- Erosion, sediment controls or silt fence shall be installed on the down slope of all pile installation locations and other areas within the project are as directed by the Project Manager. Turbidity controls shall be used for all pile installations in water. Payment shall be for actual linear feet of erosion, sediment, turbidity controls or silt fence used on the project.
1. Erosion and sediment control applications must be maintained for entire duration of work or until sodding and/or grass is established as directed by project manager.
 2. During construction all measures for erosion and sediment control will be taken, including but not limited to, use of turbidity screens, mulching, hay bales, and sod placement at the earliest possible time after excavation/grading. All siltation/erosion control measures will be taken which meet FDOT Index No. 102 & 103.
 3. Erosion and sediment control measures for flowing streams and tidal creeks may be either floating (not shown), fence or staked types or any combinations of types that will suit site conditions and meet erosion & sediment control and water quality requirements for the work. The control measures will be at the Contractors option. Measures shown on these plans are for information purposes only.
 4. Erosion & sediment control measures shall be placed to contain all points of discharge to surface waters including curb inlets, ditch bottom inlets, ditches, and downstream portions of streams and tidal waters adjacent to construction.
 5. Preserved areas shall be protected prior to start of any clearing or sitework construction. Protection shall consist of a silt barrier erected along the perimeter of the preserved areas as shown in detail no.1. Silt barriers used for wetland protection shall remain in place until all construction is complete.
 6. Silt barriers erected during construction shall be maintained such that casual water will drawdown within 72 hours. At the end of each day any silt which has accumulated behind the barriers shall be removed promptly.
 7. Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
 8. All spoil materials and refuse resulting from the clearing and grubbing operation shall be transported and disposed by the contractor at an approved off-site location.
 9. The contractor shall not clear or grub any area beyond the limits as specified by the project manager.
 10. Wind erosion shall be controlled by utilizing water trucks and anti-draft fencing if required. Anti-draft fencing shall be erected as shown in Detail No.2, except the minimum height will be 4 feet.
 11. Where required to prevent erosion from sheet flow across bare ground from a swale, a temporary sediment sump shall be constructed as shown in Detail No. 15.
 12. The contractor shall place sod around all storm inlets as shown and a 2 foot wide strip behind all edge of payment as shown in Detail No. 13. Sod shall be placed prior to removal of the silt barriers.
 13. Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from migrating out of designated staging areas. If any spills occur, the contractor shall use absorbant filter pads to clean up the spill as soon as possible.
 14. The contractor will perform daily inspections to assure continued operation of turbidity control measures and will perform corrections as needed.

EMERGENCY NUMBERS

UTILITY	CALL
SARASOTA COUNTY-ONE CALL	1-941-861-5000 (24 HRS)
SC WATER RESOURCES-	1-941-861-0928
- POLLUTION CONTROL	
CITY OF SARASOTA-WATER/SEWER	1-941-955-2325 (8 A.M. - 5 P.M.)
	1-941-955-4838 (AFTER HOURS)
-NON-WATER	1-941-954-4198 (8 A.M. - 5 P.M.)
	1-941-954-4148 (AFTER HOURS)
COMCAST CABLE	1-888-316-1619
	(24 HRS-PRESS 1, ENTER ZIP, PRESS 2)
VERIZON	1-800-483-1000
FLORIDA POWER & LIGHT	1-800-468-8243 OUTAGES
TECO/PEOPLES GAS COMPANY	1-877-832-6747 EMERGENCIES
FLORIDA GAS TRANSMISSION COMPANY	1-800-238-5066
CALL "SUNSHINE STATE ONE CALL" 48 HOURS PRIOR TO CONSTRUCTION 1-800-432-4770	

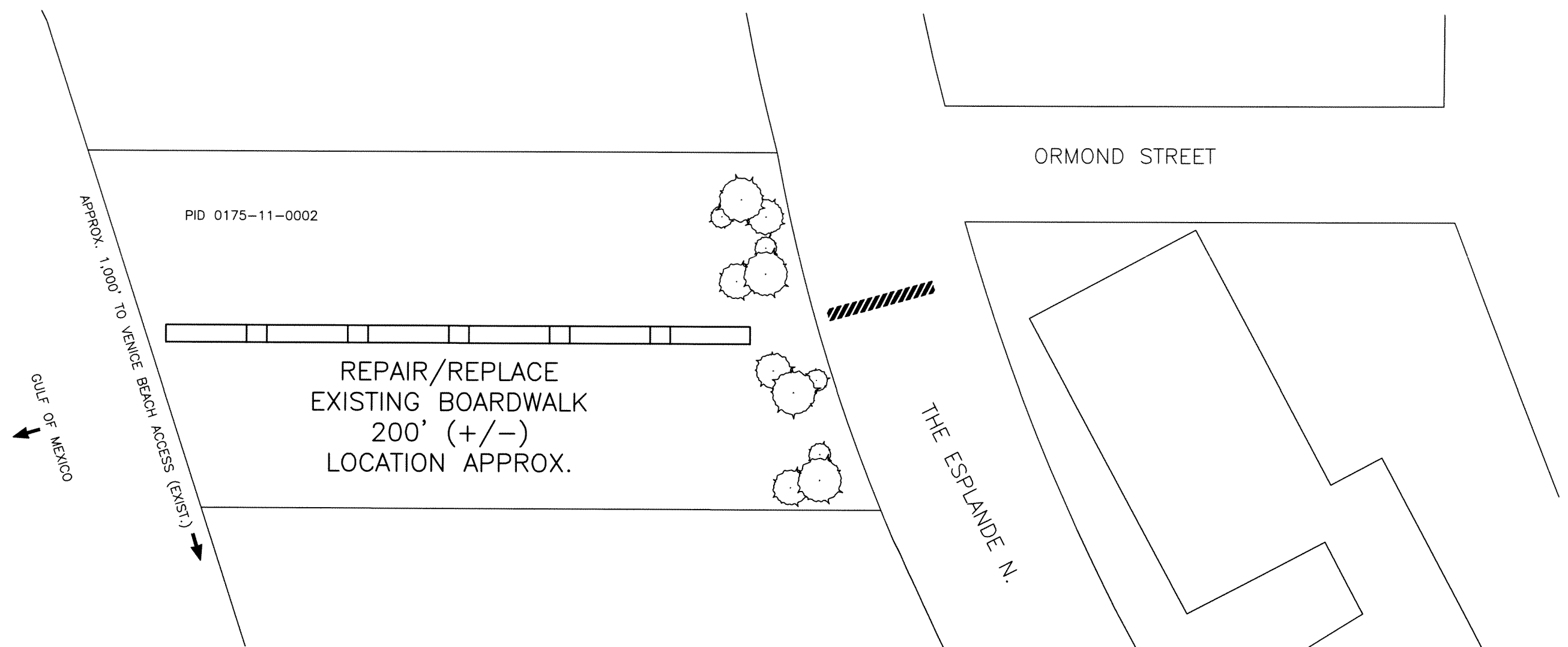
NOTES:

DRAWN BY:	GC	SCALE:	AS NOTED
DESIGNED BY:	RL	DATE:	JULY 2012
CHECKED BY:	KH	ACCT.#	
DESIGN ENGINEER:			

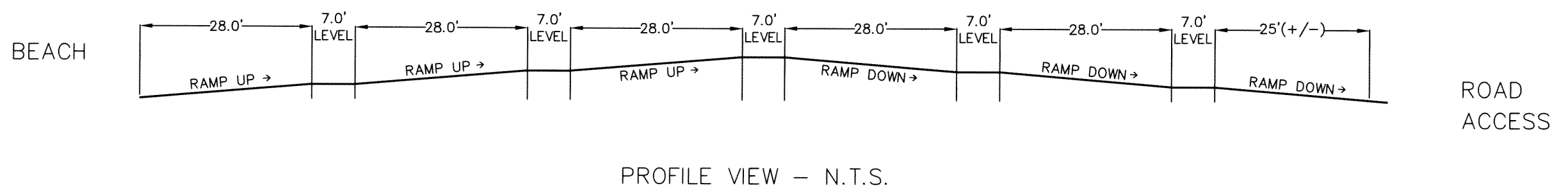
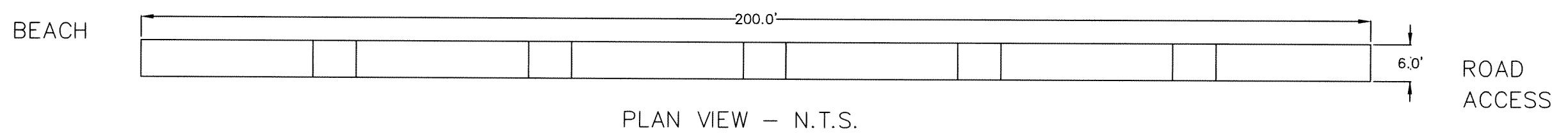
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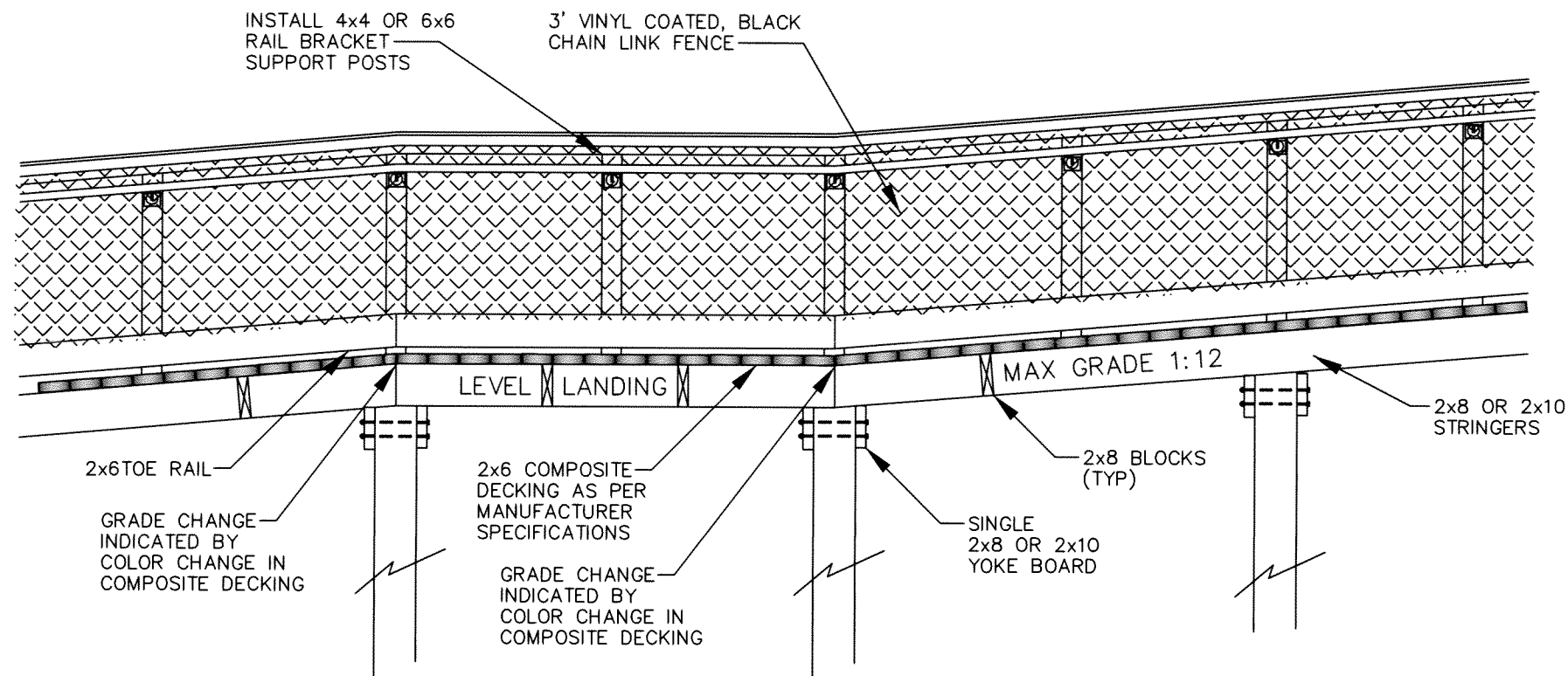
TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

GENERAL NOTES

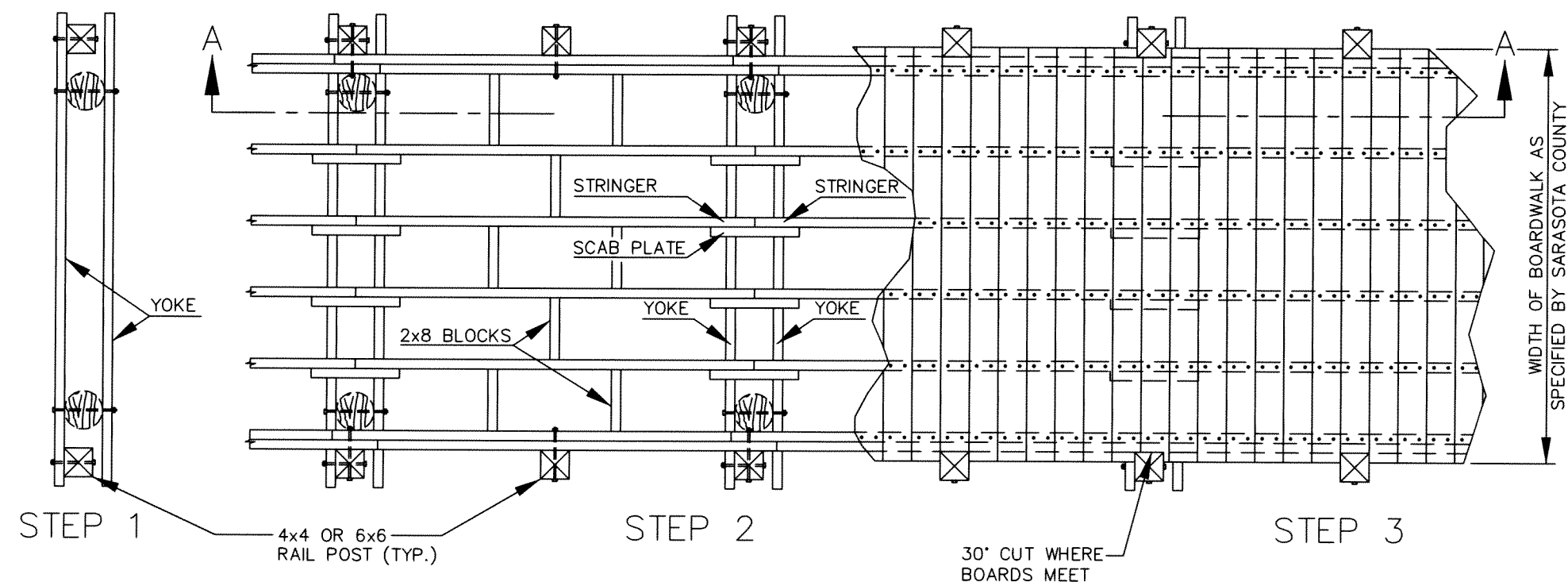


DUNE WALKOVER: 200'x 6'=1200 SQ.FT.





SECTION AA



BOARDWALK DECK FRAMING PLAN

N.T.S.

FOLLOW CURRENT ADA REQUIREMENTS
FOR MAXIMUM GRADES & LANDING SIZES
TURN OUTS AND CORNERS ARE TO MEET
MINIMUM ADA REQUIREMENTS
GRADE TRANSITIONS TO BE INDICATED
BY USE OF "EVOLVE" COMPOSITE DECKING
(OR EQUAL), COLOR YELLOW, IN WOOD GRAIN
FINISH. INSTALL GRAIN-SIDE UP AND FLUSH
WITH SURROUNDING DECKING.

NOTE:

DUE TO THE WARPING, OR IRREGULAR SPACING
BETWEEN PILINGS, THE DOUBLE 2x8 OR 2x10
STRINGERS MAY NEED TO BE SHIMMED OUT NEXT TO
THE PILING TO INSURE A STRAIGHT SCREW PATTERN.

STEP 1

- SECURE 2x8 OR 2x10 YOKE BOARDS TO
EXISTING OR NEW PILES WITH (2) 5/8" DIA. S.S. BOLTS
- CONNECT 4x4 OR 6x6 RAIL POST TO YOKE BOARDS
WITH (2) 5/8" DIA. S.S. BOLTS ON 3 1/4" CENTERS (TYP)
ALLOWING ROOM FOR STRINGER BOARDS (SEE STEP 2)

STEP 2

- INSTALL DOUBLE 2x8 OR 2x10 STRINGERS ALONG
OUTSIDE OF EACH PILE ABOVE YOKES (SEE NOTE)
- INSTALL 2x8 OR 2x10 STRINGERS ON EQUAL SPACING
NO GREATER THAN MANUFACTURER SPECIFICATIONS
(WIDER BOARDWALKS REQUIRE ADDITIONAL STRINGERS)
- USE H2.5SS HURRICANE TIES WITH 4DSS SHANK NAILS
FOR EACH STRINGER EQUAL SPACING AS PER MANUFACTURER
- SPlice 2x8 OR 2x10 STRINGERS WITH (3) 16d SHANK NAILS (TYP)
- CONNECT 4x4 OR 6x6 RAIL POST TO STRINGER BOARDS AT PILINGS
AND MIDWAY BETWEEN PILINGS USING (2) 5/8" DIA. S.S. BOLTS
ON 3-1/4" CENTERS (TYP)
- USE 2x8 BLOCKING AT POSTS BETWEEN STRINGERS (TYP)

STEP 3

- INSTALL COMPOSITE DECKING AS PER MANUFACTURER'S
RECOMMENDATIONS WITH 1-1/2" OVERHANG (TYP)
USING FULL BOARDS THROUGHOUT, UNLESS GIVEN
APPROVAL OTHERWISE FROM SARASOTA COUNTY.
- CONNECT TO 2x8 OR 2x10 STRINGERS WITH
(2) #10x3" COMPOSITE DECK SCREWS (TYP)

NOTE: SEE SHEET 7 FOR RAILING CONSTRUCTION

NOTES:

DRAWN BY: GC
DESIGNED BY: RL
CHECKED BY: KH
DESIGN ENGINEER:

SCALE: AS NOTED
DATE: JULY 2012
ACCT.#

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TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

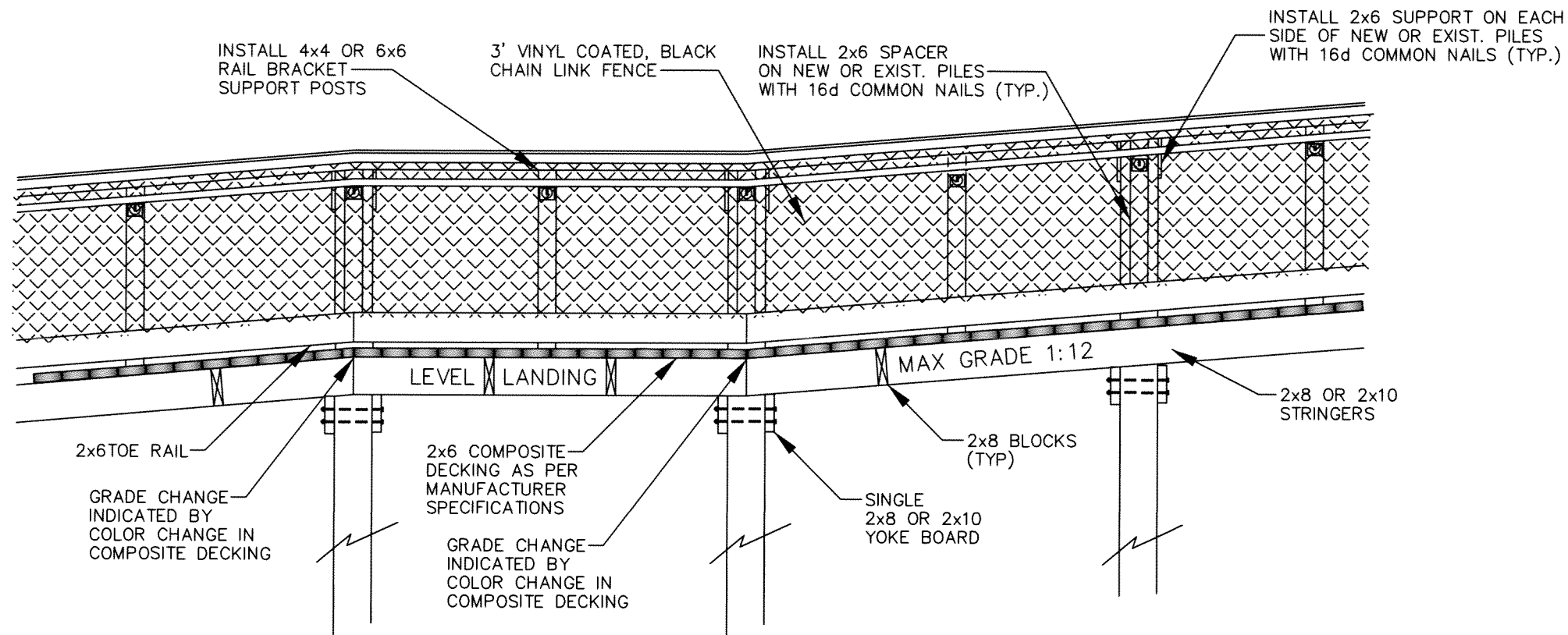
DECKING DETAIL - 1
POST RAIL SUPPORTS

4 of 12

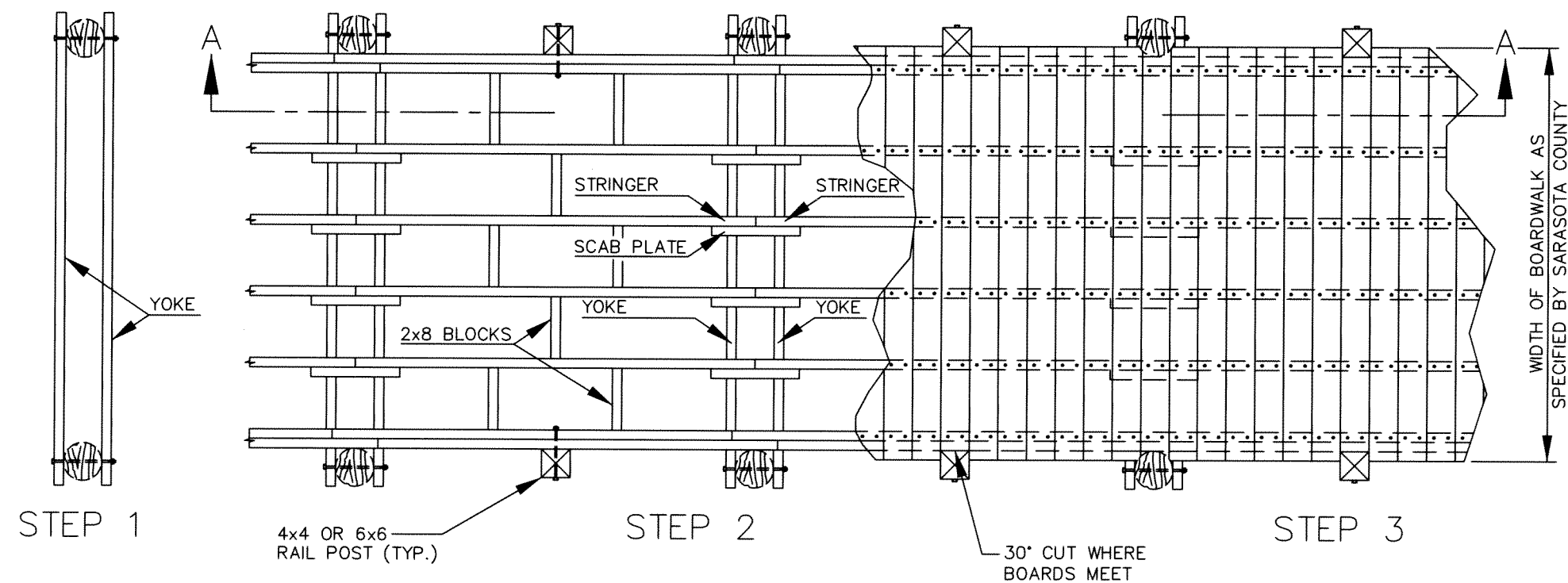
SHEET

DECKING DETAIL_1.DWG 10/10/12

REVISIONS



SECTION AA



BOARDWALK DECK FRAMING PLAN

N.T.S.

FOLLOW CURRENT ADA REQUIREMENTS
FOR MAXIMUM GRADES & LANDING SIZES
TURN OUTS AND CORNERS ARE TO MEET
MINIMUM ADA REQUIREMENTS
GRADE TRANSITIONS TO BE INDICATED
BY USE OF "EVOLVE" COMPOSITE DECKING
(OR EQUAL), COLOR YELLOW, IN WOOD GRAIN
FINISH. INSTALL GRAIN-SIDE UP AND FLUSH
WITH SURROUNDING DECKING.

NOTES:

1. THE REUSE OF EXISTING PILINGS FOR GUARDRAIL SUPPORT IS NOT PREFERRED UNLESS OTHERWISE INSTRUCTED BY SARASOTA COUNTY.
2. DUE TO THE WARPING, OR IRREGULAR SPACING BETWEEN PILINGS, THE DOUBLE 2x8 OR 2x10 STRINGERS MAY NEED TO BE SHIMMED OUT NEXT TO THE PILING TO INSURE A STRAIGHT SCREW PATTERN.

STEP 1

- SECURE 2x8 OR 2x10 YOKE BOARDS TO EXISTING OR NEW PILINGS WITH (2) 5/8" DIA. S.S. BOLTS
- IF NEW OR EXISTING PILINGS WILL SUPPORT HANDRAIL, IT IS NOT NECESSARY TO INSTALL RAIL POSTS AT YOKE

STEP 2

- INSTALL DOUBLE 2x8 OR 2x10 STRINGERS ALONG INSIDE OF EACH PILE ABOVE YOKE (SEE NOTE 2)
- INSTALL 2x8 OR 2x10 STRINGERS ON EQUAL SPACING NO GREATER THAN MANUFACTURER SPECIFICATIONS (WIDER BOARDWALKS REQUIRE ADDITIONAL STRINGERS)
- USE H2.5SS HURRICANE TIES WITH 4DSS SHANK NAILS FOR EACH STRINGER EQUAL SPACING AS PER MANUFACTURER
- SPlice 2x8 OR 2x10 STRINGERS WITH (3) 16d SHANK NAILS (TYP)
- CONNECT 4x4 OR 6x6 RAIL POST TO STRINGER BOARDS MIDWAY BETWEEN PILINGS USING (2) 5/8" DIA. S.S. BOLTS ON 3-1/4" CENTERS (TYP)
- USE 2x8 BLOCKING AT POSTS BETWEEN STRINGERS (TYP)

STEP 3

- INSTALL COMPOSITE DECKING AS PER MANUFACTURER'S RECOMMENDATIONS WITH 1-1/2" OVERHANG (TYP) USING FULL BOARDS THROUGHOUT, UNLESS GIVEN APPROVAL OTHERWISE FROM SARASOTA COUNTY.
- CONNECT TO 2x8 OR 2x10 STRINGERS WITH (2) #10x3" COMPOSITE DECK SCREWS (TYP)

NOTE: SEE SHEET 8 FOR RAILING CONSTRUCTION

NOTES:

DRAWN BY: GC
DESIGNED BY: RL
CHECKED BY: KH
DESIGN ENGINEER:

SCALE: AS NOTED
DATE: JULY 2012
ACCT.#

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TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

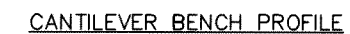
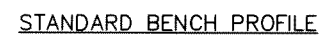
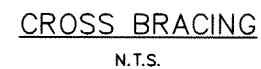
DECKING DETAIL - 2
PILING RAIL SUPPORTS

5 of 12

SHEET

DECKING DETAIL_2.DWG 10/10/12

REVISIONS



BENCH DETAILS
N.T.S.

NOTES:

DRAWN BY:	GC	SCALE:	AS NOTED
DESIGNED BY:	RL	DATE:	JULY 2012
CHECKED BY:	KH	ACCT.#	
DESIGN ENGINEER:			

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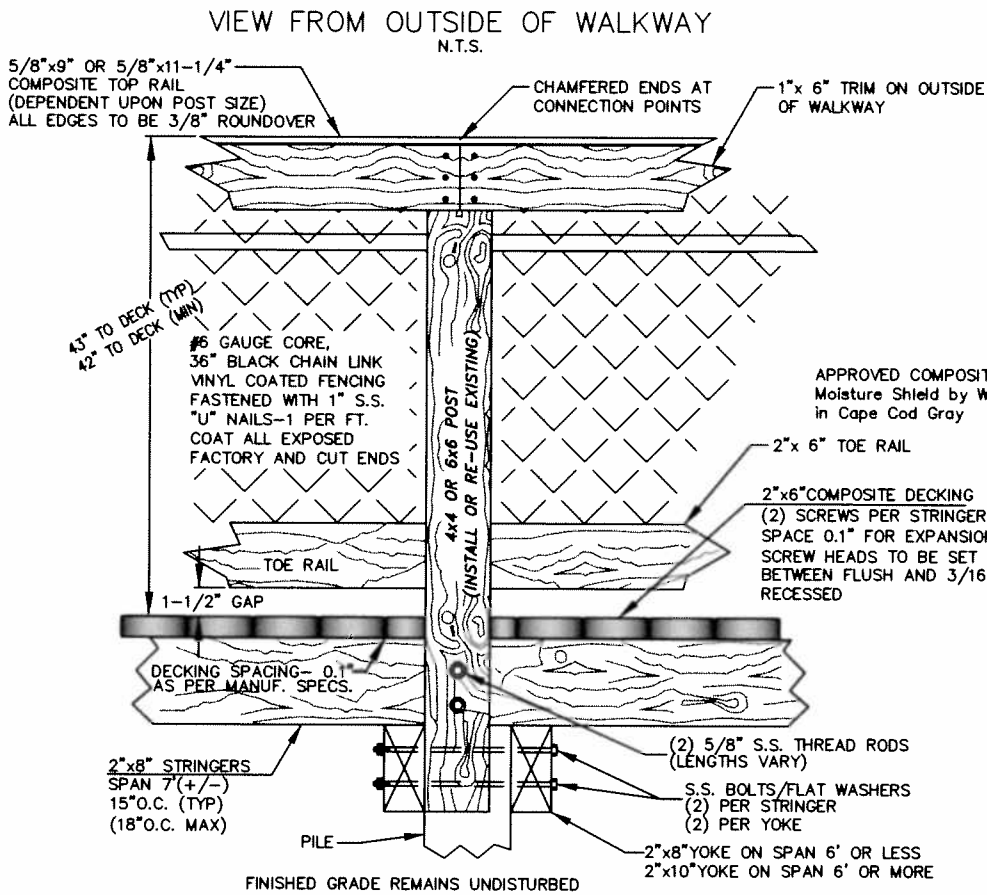
TYPICAL DRAWINGS FOR CONSTRUCTION OF COASTAL FACILITIES

DECKING & BENCH DETAILS

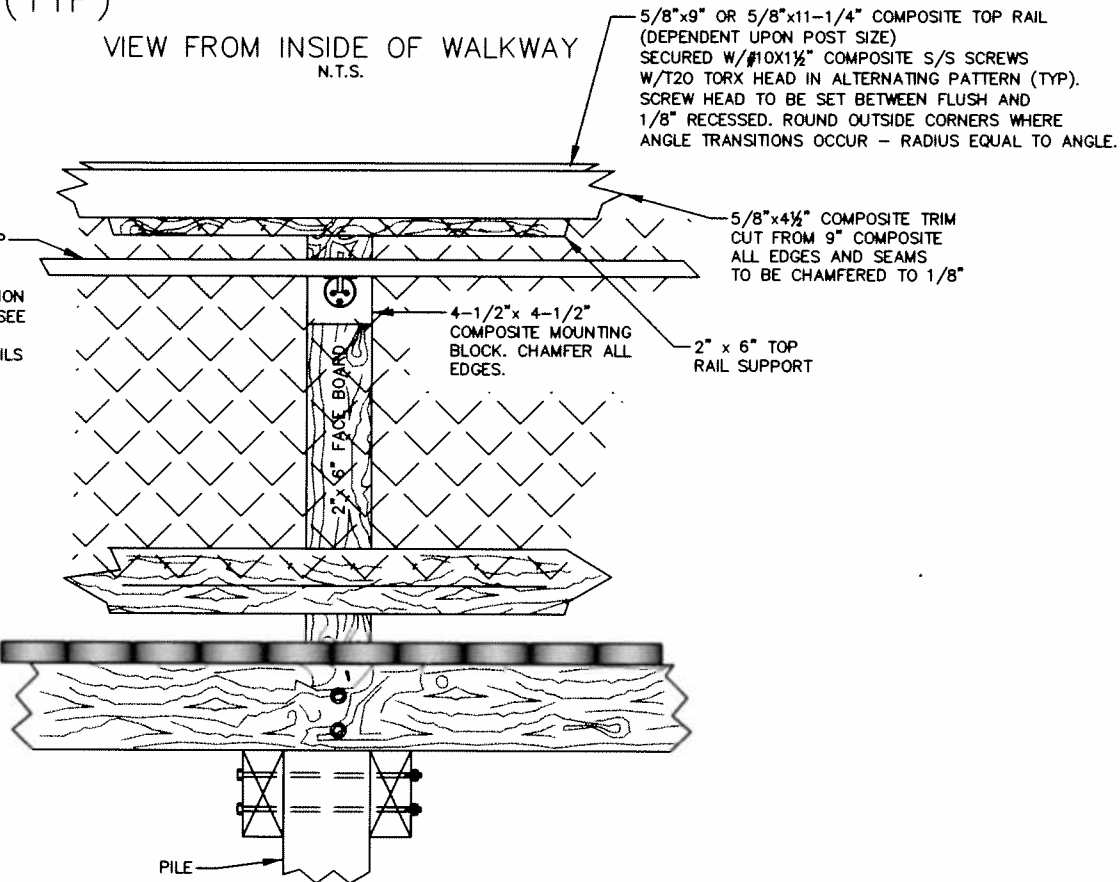
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DECKING_BENCH.DWG 10/10/12

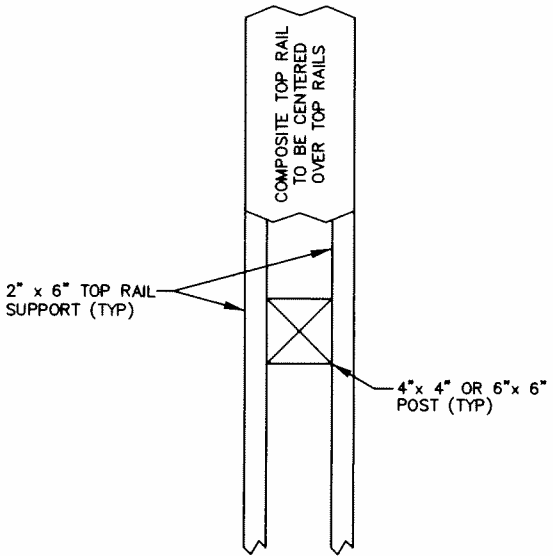
HANDRAIL INSTALLATION (TYP)



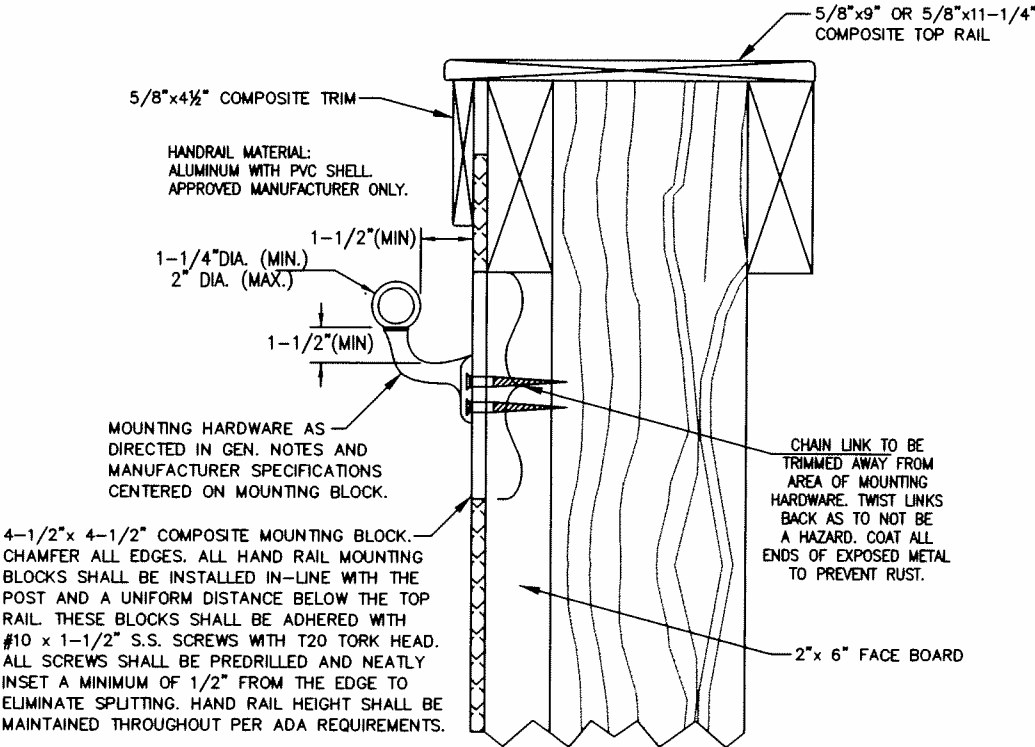
HANDRAIL: REQUIRED WHEN RAMP RUN/RISE IS 6" OR GREATER OR A HORIZONTAL PROJECTION GREATER THAN 72". SEE CROSS SECTION AND DETAIL "A" FOR DETAILS



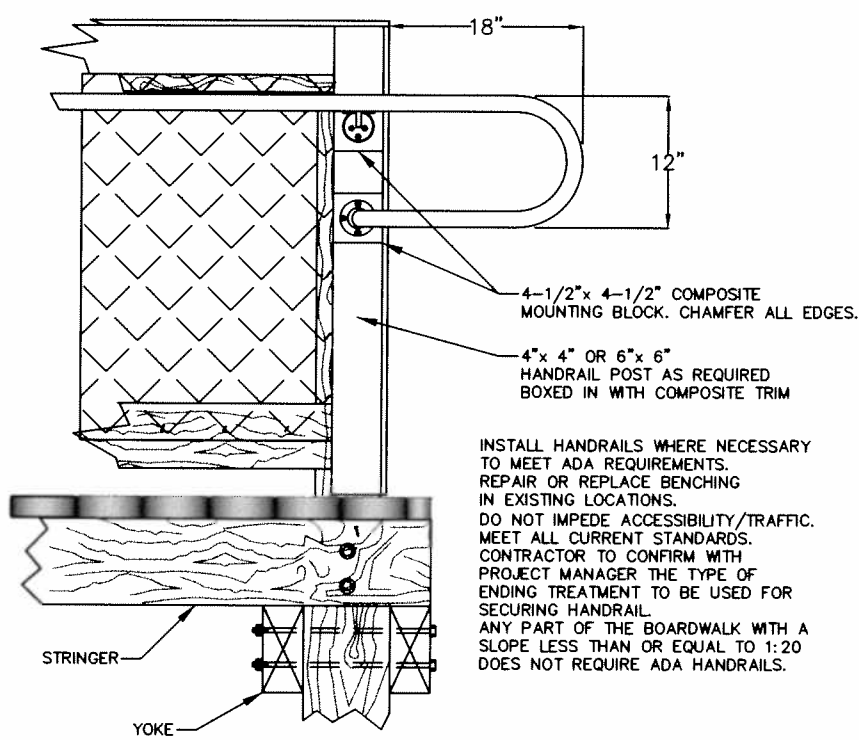
TOP VIEW
TOP RAIL SUPPORT INSTALLATION
N.T.S.



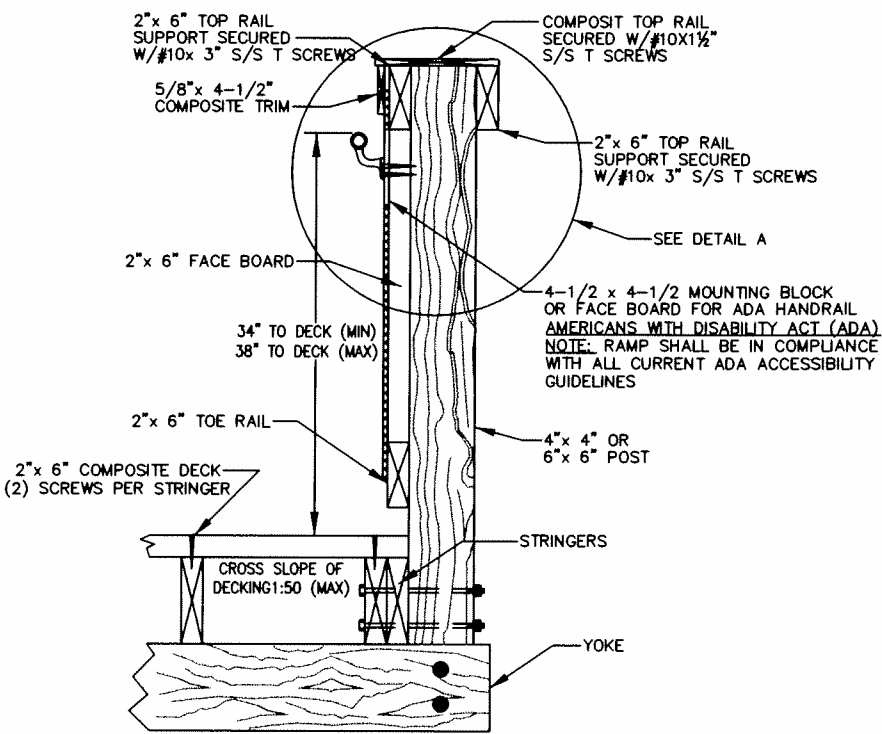
DETAIL "A" - ADA HANDRAIL (TYP)
N.T.S.



SECURING END OF HANDRAIL RUN
N.T.S.



DETAIL VIEW-POST INSTALLATION
N.T.S.



NOTES:

DRAWN BY: GC
DESIGNED BY: RL
CHECKED BY: KH
DESIGN ENGINEER:

SCALE: AS NOTED
DATE: JULY 2012
ACCT. #

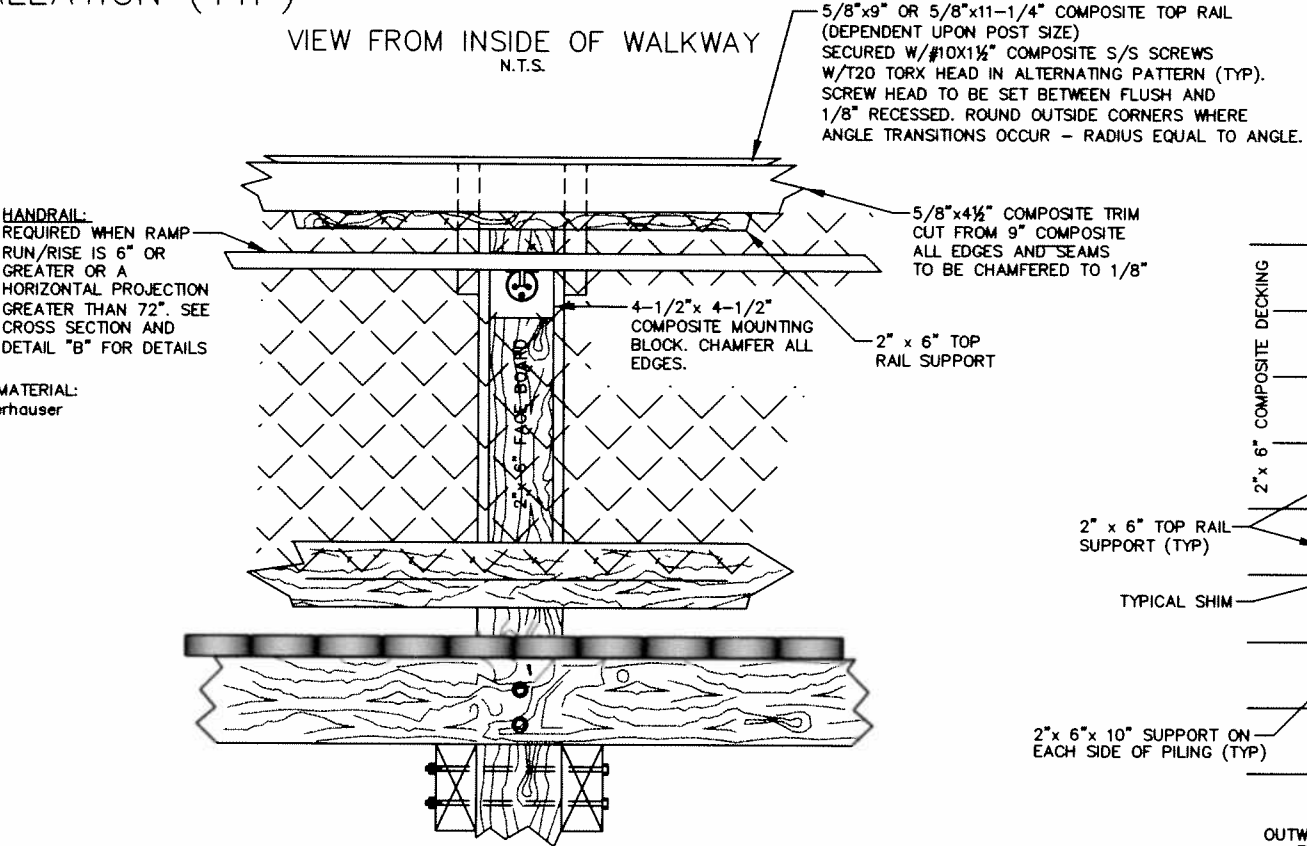
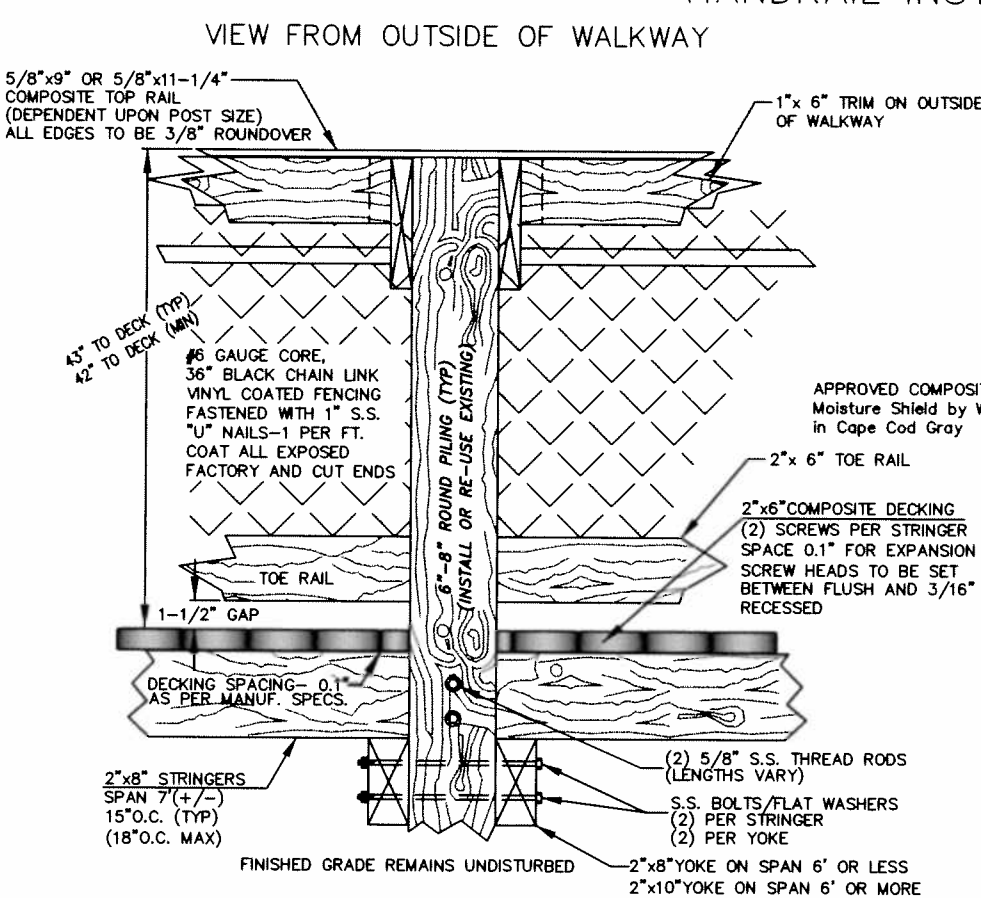
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TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

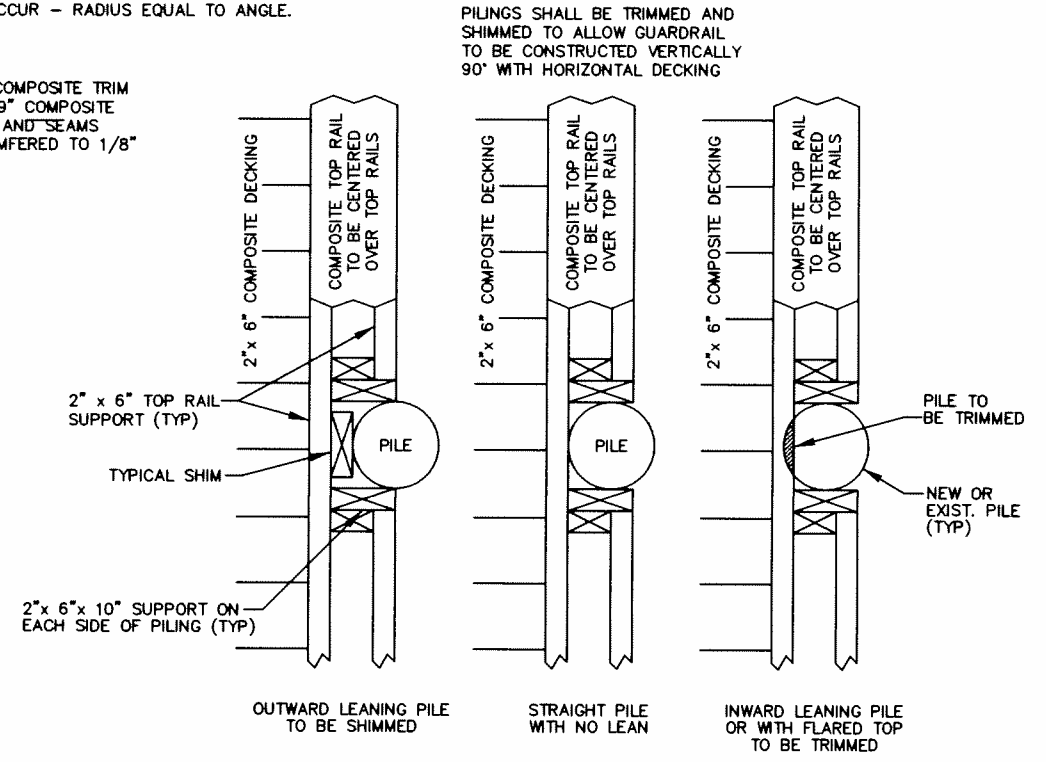
RAILING CONSTRUCTION - 1
POST RAIL SUPPORTS

REVISIONS

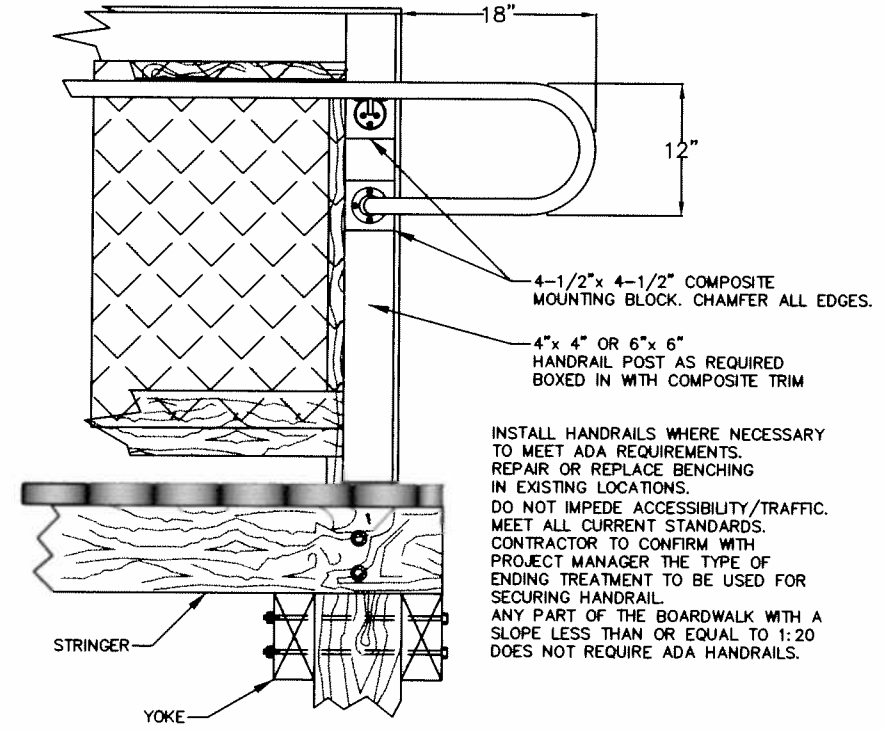
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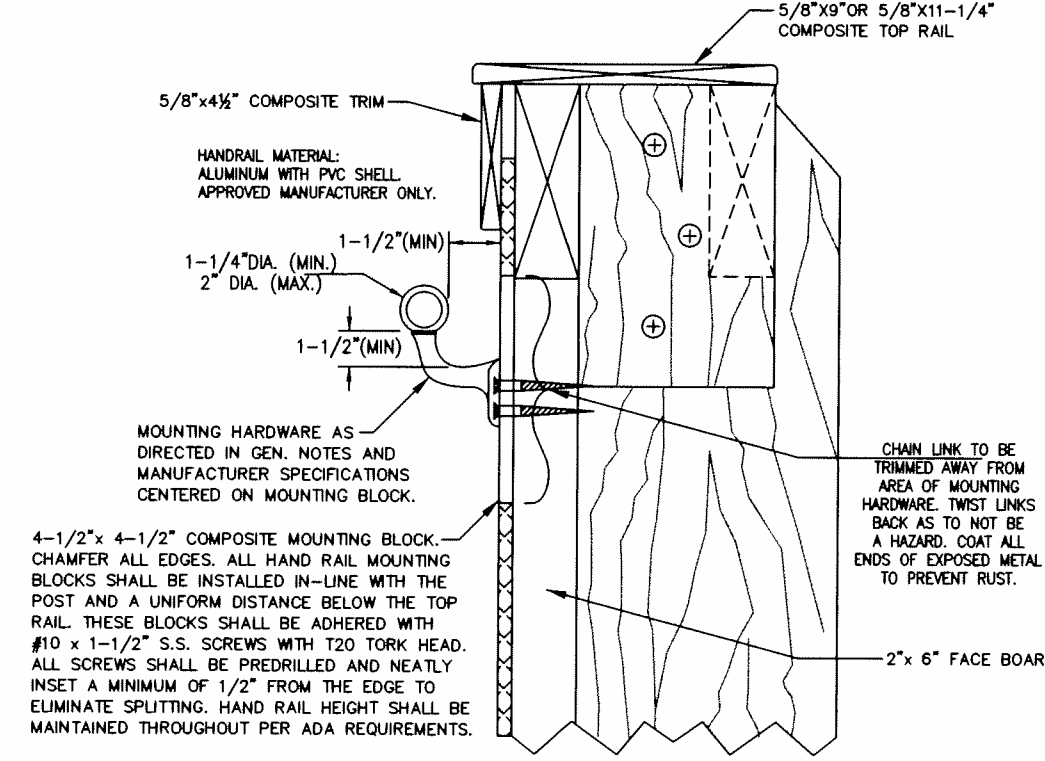
TOP VIEW TOP RAIL SUPPORT INSTALLATION N.T.S.



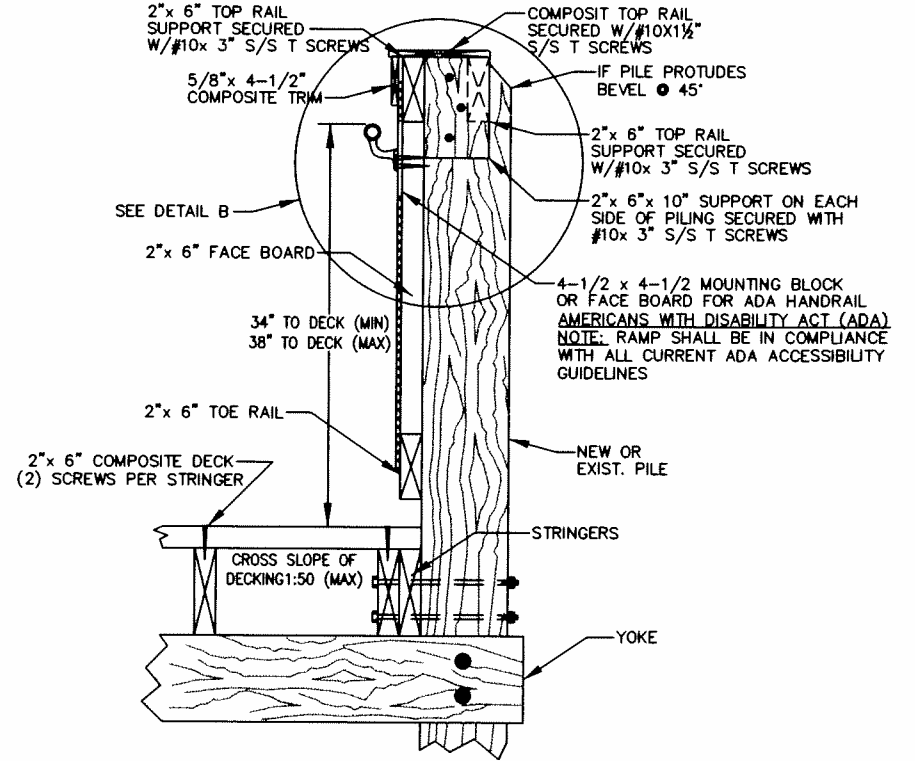
SECURING END OF HANDRAIL RUN N.T.S.



DETAIL "B" - ADA HANDRAIL (TYP) N.T.S.



DETAIL VIEW-PILE INSTALLATION N.T.S.



NOTES:

DRAWN BY:	GC
DESIGNED BY:	RL
CHECKED BY:	KH
DESIGN ENGINEER:	

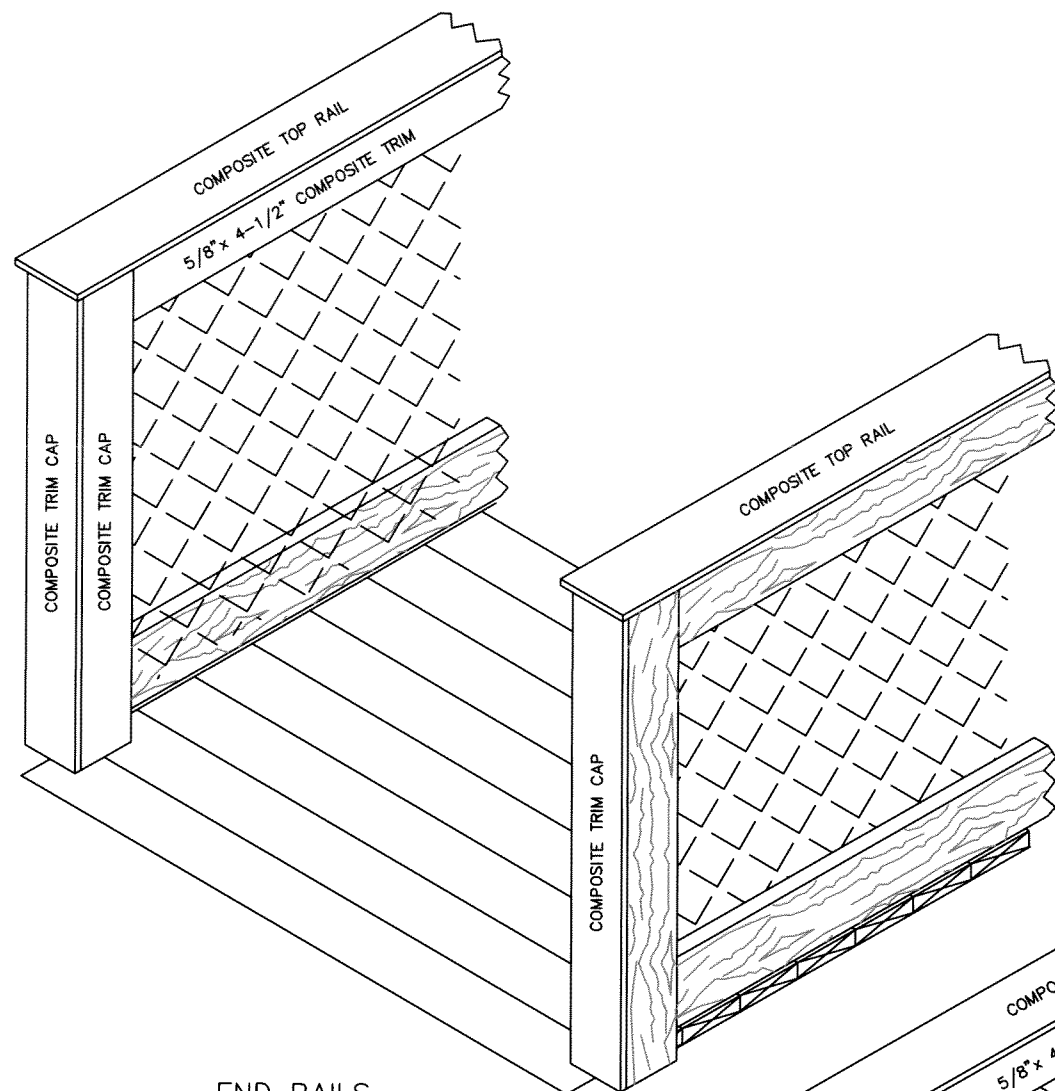
SCALE:	AS NOTED
DATE:	JULY 2012
ACCT. #	

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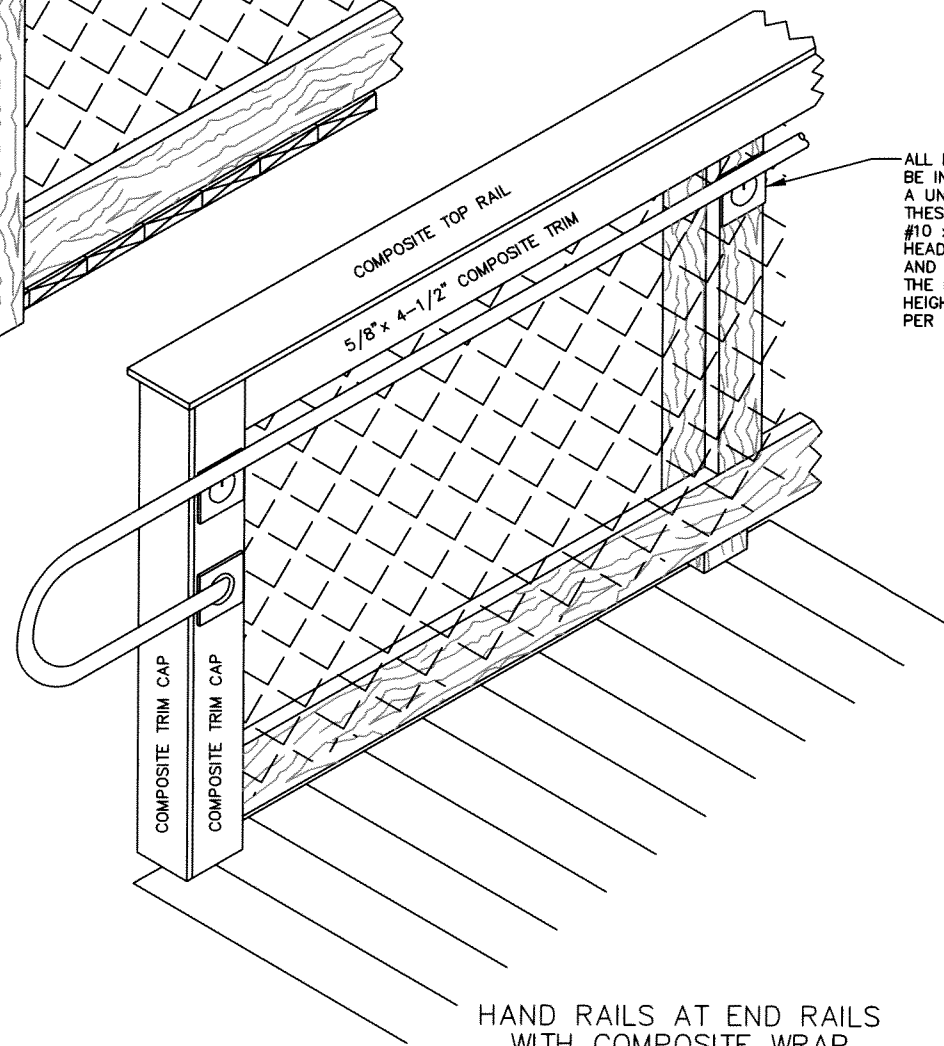
TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

RAILING CONSTRUCTION - 2
PILING RAIL SUPPORTS

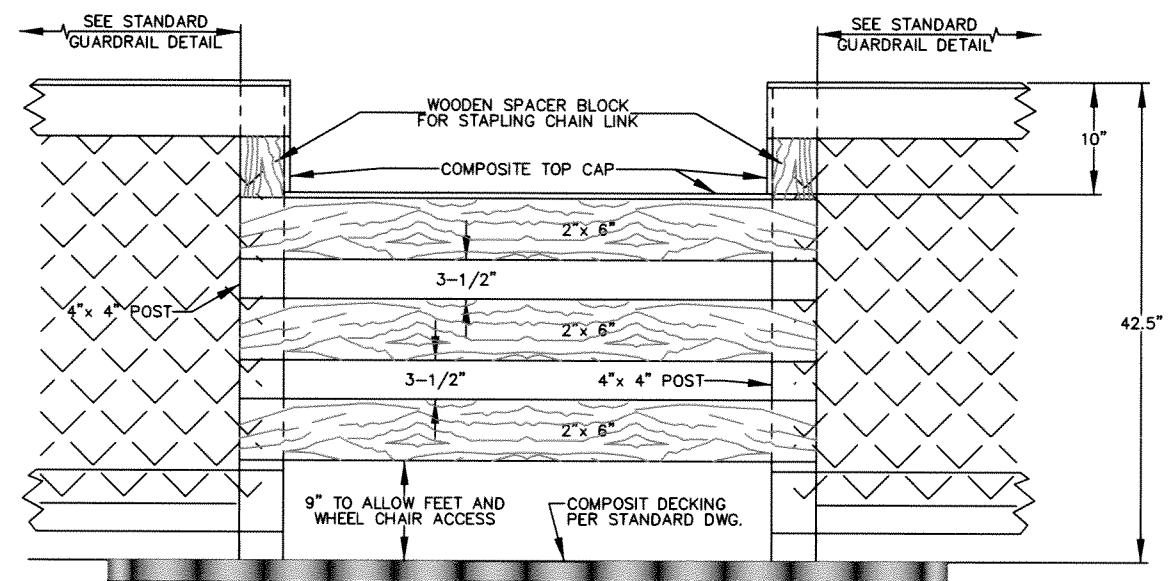
REVISIONS



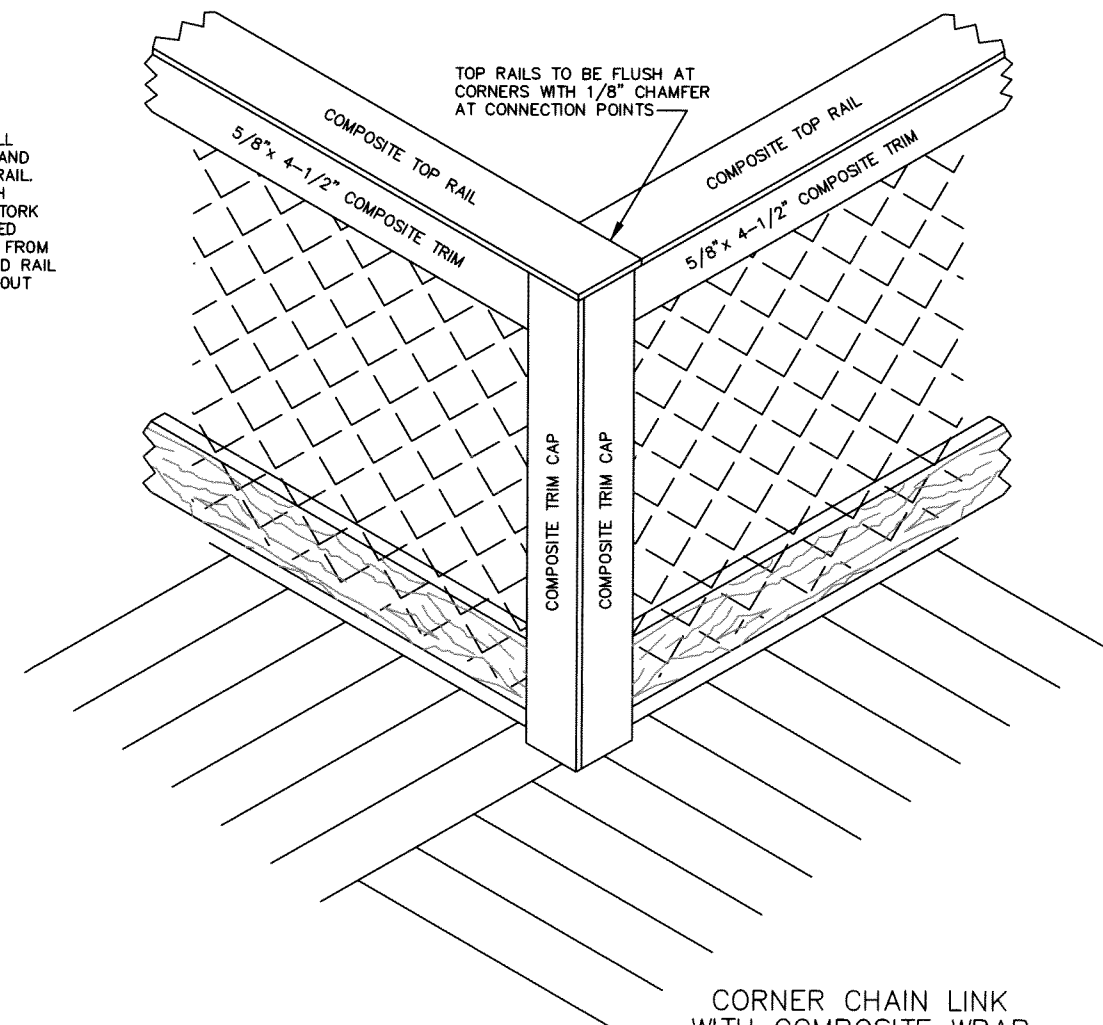
END RAILS
WITH COMPOSITE WRAP
N.T.S.



HAND RAILS AT END RAILS
WITH COMPOSITE WRAP
N.T.S.



LOWERED RAILING FOR ADA
WHEELCHAIR FISHING ACCESS
N.T.S.



CORNER CHAIN LINK
WITH COMPOSITE WRAP
N.T.S.

NOTES:

NO SCREW FASTENER SHALL BE CLOSER THAN 1/2" TO THE EDGE OF A BOARD TO PREVENT BOARD SPLITS.

MULTIPLE SCREW HOLES PLACED INTO SURFACE BOARDS DUE TO FASTENING FAILURES WILL NOT BE ACCEPTED. THE CONTRACTOR SHALL BEAR THE BURDEN OF THE REPLACEMENT COSTS TO CORRECT THESE.

NOTES:

DRAWN BY: GC
DESIGNED BY: RL
CHECKED BY: KH
DESIGN ENGINEER:

SCALE: AS NOTED
DATE: JULY 2012
ACCT.#

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TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

RAILING CONSTRUCTION - 3

9 of 12
SHEET

RAILING CONSTRUCTION_2.DWG 10/10/12

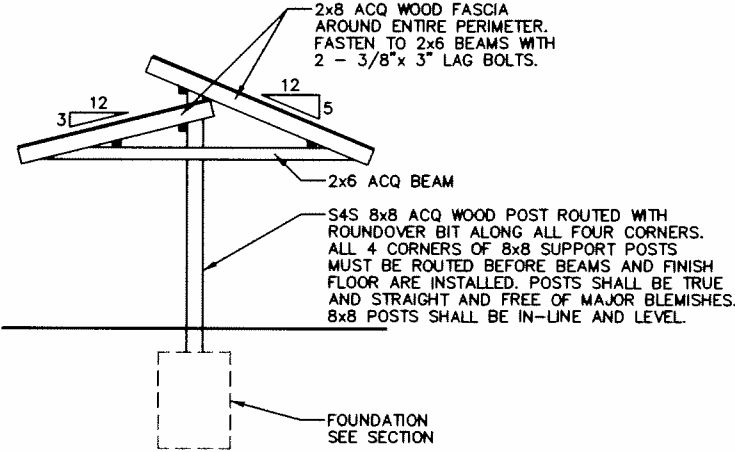
REVISIONS

GENERAL REQUIREMENTS

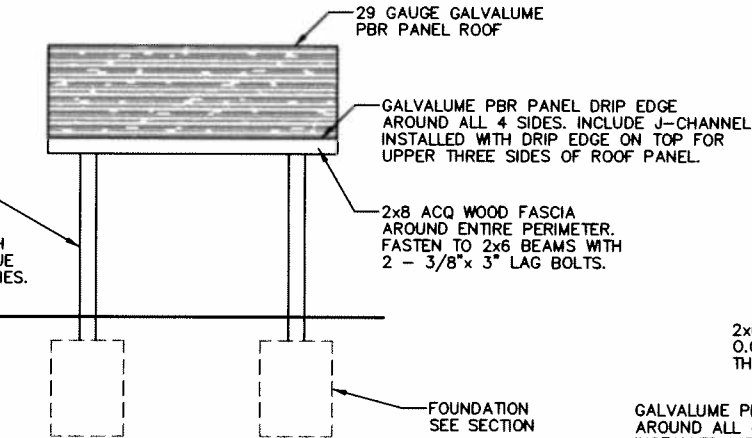
1. UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR STRESSES AND INSTABILITY OCCURRING FROM ANY CLAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT TREATED FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

WOOD

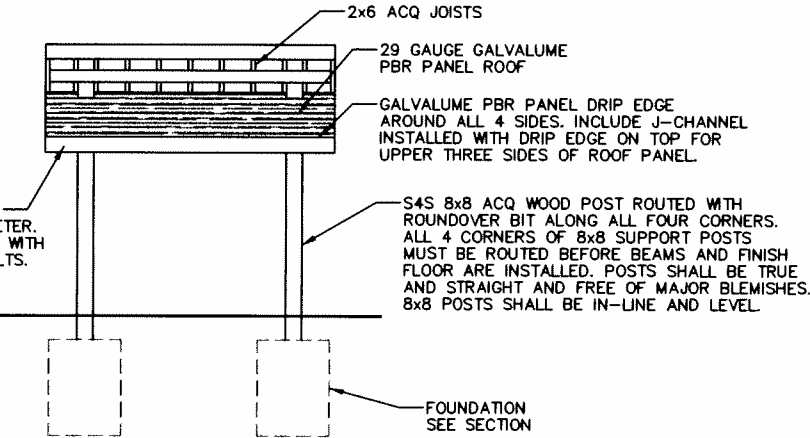
1. CONNECTIONS, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CHAPTER XVII, WOOD CONSTRUCTION, OF THE MOST RECENT EDITION OF THE FLORIDA BUILDING CODE IN ACCORDANCE WITH THE TIMBER CONSTRUCTION MANUAL BY THE NATIONAL FOREST PRODUCT ASSOCIATION (NFPA) OR SOUTHERN PINE INSPECTION BUREAU (SPIB). MOISTURE CONTENT SHALL NOT BE MORE THAN 19% AT TIME OF INCORPORATION INTO BUILDING.
2. ALL WOOD FRAMING SHALL BE #2 HEM-FIR UNLESS SPECIFICALLY NOTED OTHERWISE ON PLAN.
3. WHERE CONNECTIONS HAVE NOT BEEN SPECIFICALLY SHOWN ON PLAN, PROVIDE FRAMING ANCHORS IN ORDER TO TRANSFER THE DESIGN LOADS AS INDICATED ON THE DRAWINGS. IN ABSENCE OF EXACT JOINT LOADS, ALL CONNECTIONS SHALL BE DETAILED TO DEVELOP THE FULL CAPACITY FOR CONNECTED MEMBERS.
4. ALL EXPOSED EXTERIOR WOOD SHALL BE ALKALINE COPPER QUATERNARY (ACQ) TREATED IN ACCORDANCE WITH AWPC C2 TO PROVIDE 0.60 POUNDS PER CUBIC FOOT RETENTION BY ASSAY OF TREATED WOOD. WOOD SHALL BEAR THE AWPB QUALITY MARK DESIGNATION. FIELD CUTS AND/OR HOLES SHALL BE TREATED IN THE FIELD.
5. PROVIDE Z-MAX CONNECTORS FOR ALL EXPOSED EXTERIOR WOOD CONNECTIONS. ALL BOLTS TO BE DOUBLE DIPPED GALVANIZED.
6. CONNECT WOOD SHEATHING TO RAFTERS WITH 10d (.148" DIA.) NAILS SPACED AT 6" O.C. ALONG ALL PANEL EDGES, AND AT 1'-0" O.C. IN THE FIELD. SHEATHING SHALL BE 5/8" CDX WITH CONTRACTORS OPTION TO USE ACQ PLYWOOD.



SIDE (OTHER SIDE SIMILAR)

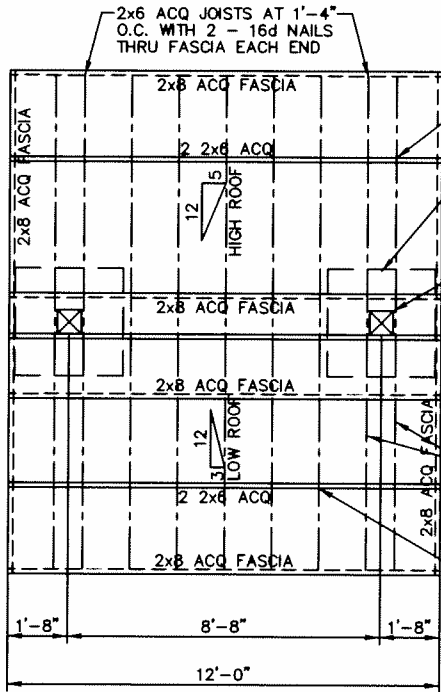


REAR



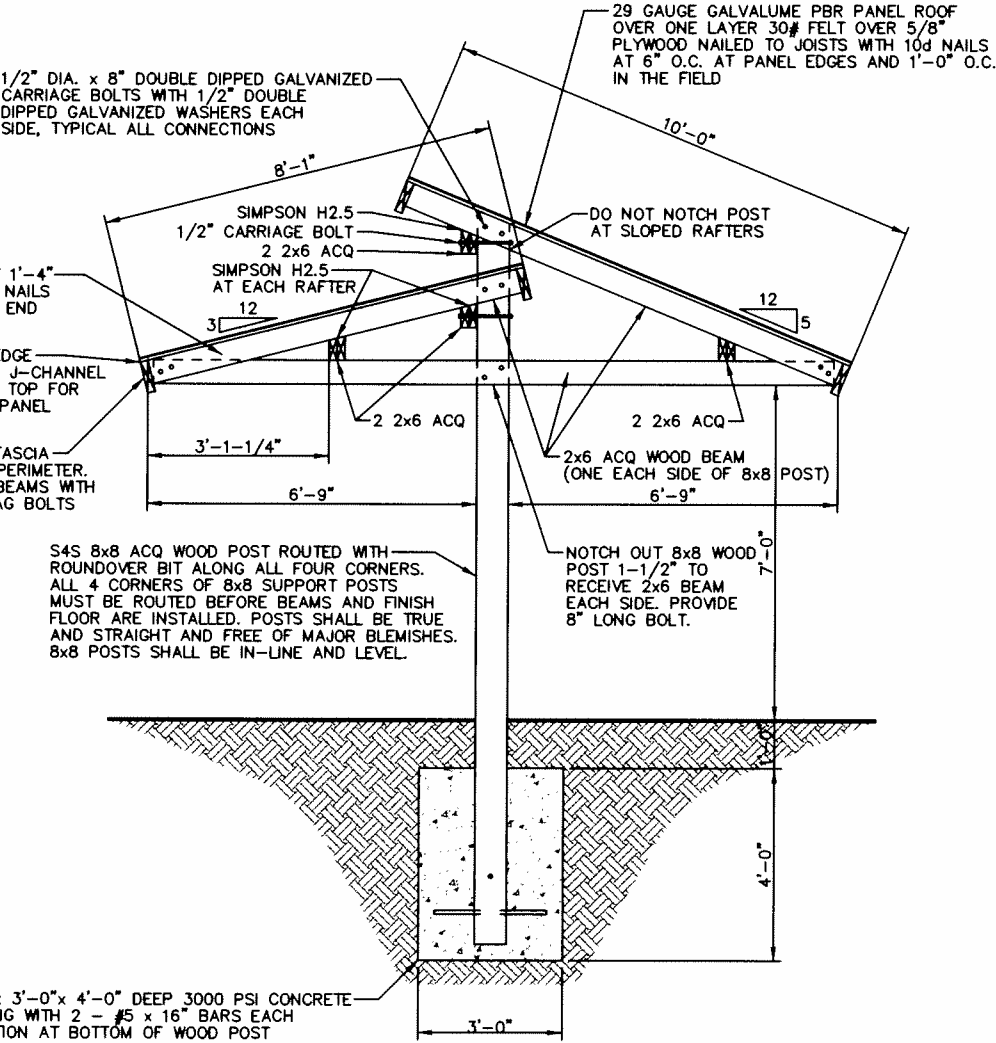
FRONT
ELEVATIONS

N.T.S.



FLOOR PLAN
FOUNDATION/FRAMING PLAN

N.T.S.



SECTION

N.T.S.

ROOF FRAMING GENERAL NOTES

1. WIND UPLIFT SHALL BE IN ACCORDANCE WITH CHAPTER 16 OF THE 2004 FLORIDA BUILDING CODE FOR 130 MPH BASE WIND VELOCITY FOR THE PURPOSE OF NEGATING GROSS UPLIFT TOTAL DEAD LOAD SHALL BE ASSUMED NOT TO EXCEED PSF.
2. ROOF SHALL BE SHEATHED WITH 5/8" PLYWOOD. CONNECT SHEATHING TO RAFTERS WITH 10d (.148" DIA.) NAILS AT 6" O.C. AT PANEL EDGES AND WITHIN 60" OF RIDGES OR EAVES AND AT 12" O.C. ELSEWHERE.
3. DESIGN CRITERIA:
L.L. = 20 PSF
D.L. = 20 PSF
4. IMPORTANCE FACTOR 1.0
5. EXPOSURE 'B'
6. BUILDING CATEGORY - OPEN

NOTES:

DRAWN BY:	GC
DESIGNED BY:	RL
CHECKED BY:	KH
DESIGN ENGINEER:	

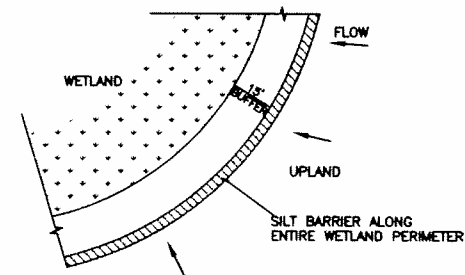
SCALE:	AS NOTED
DATE:	JULY 2012
ACCT.#	

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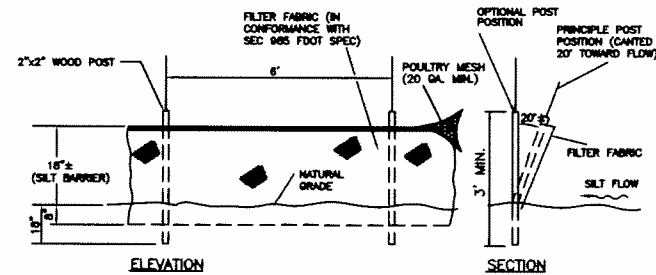
TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

SHELTER - 2 POLE

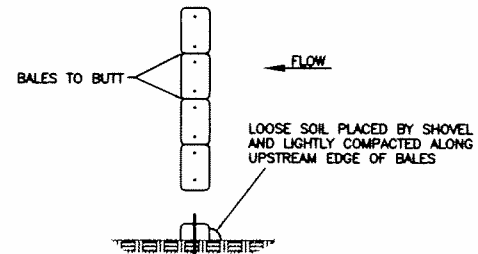
10 of 12
SHEET



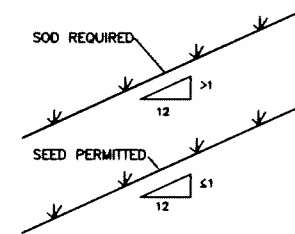
DETAIL 1



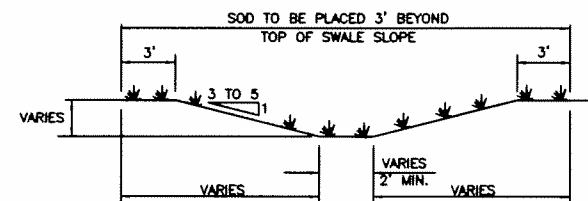
DETAIL 2



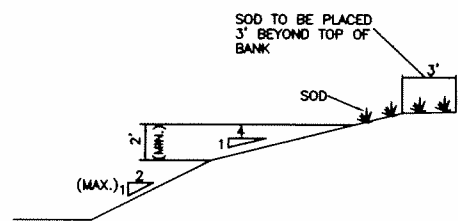
DETAIL 3



DETAIL 4



DETAIL 5

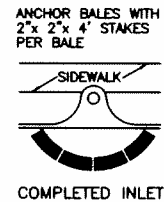


TYPICAL RETENTION/DETENTION POND SECTION
N.T.S.

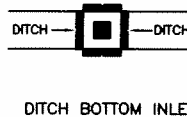
DETAIL 6



PARTIAL INLET



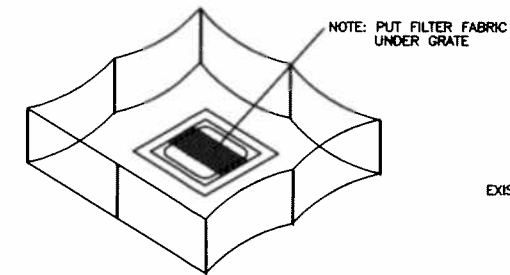
COMPLETED INLET



DITCH BOTTOM INLET

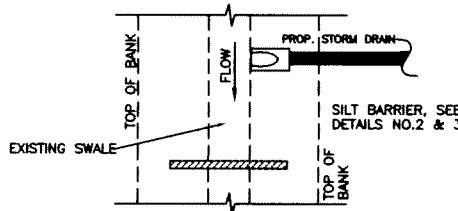
PROTECTION AROUND INLETS
N.T.S.

DETAIL 7



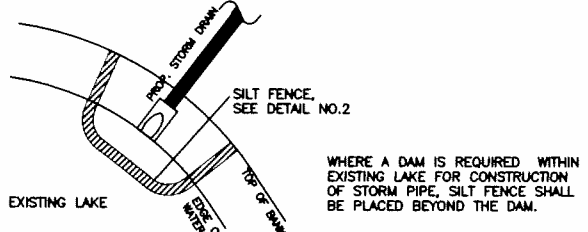
STAKED SILT BARRIER OR SILT FENCE
PROTECTION AROUND DITCH BOTTOM INLETS
N.T.S.

DETAIL 8



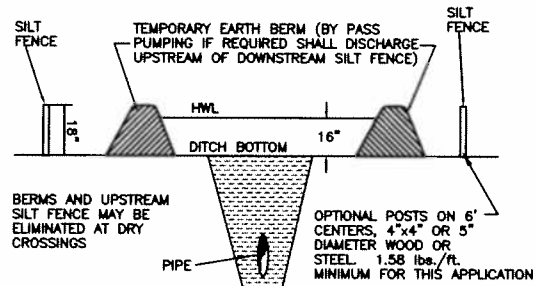
SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING SWALE
N.T.S.

DETAIL 9



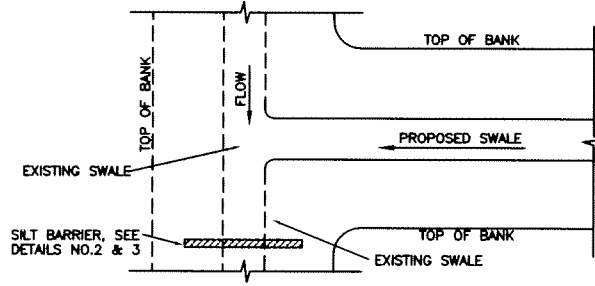
SILT BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE
N.T.S.

DETAIL 10



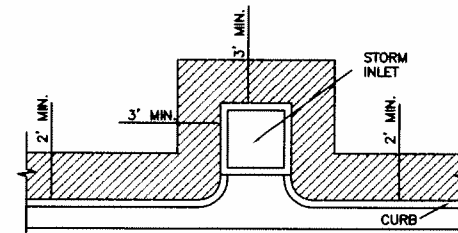
UNDERGROUND PIPE CROSSINGS
N.T.S.

DETAIL 11



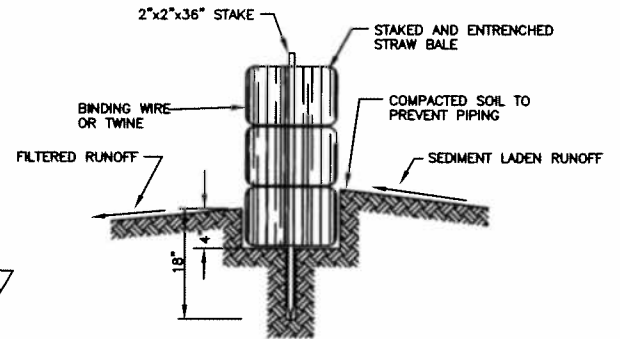
SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE
N.T.S.

DETAIL 12

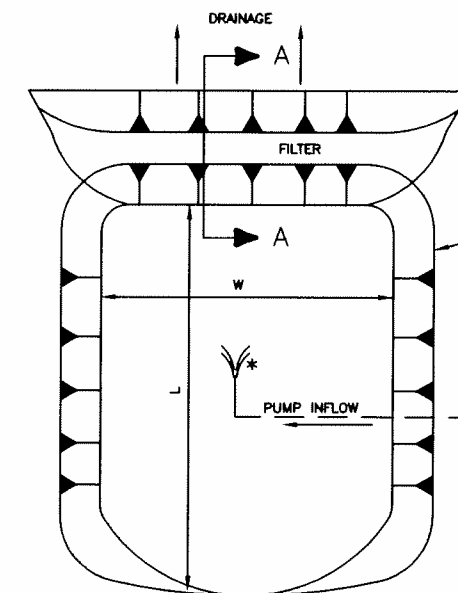


SOD ALONG CURB AND AROUND INLET
N.T.S.

DETAIL 13



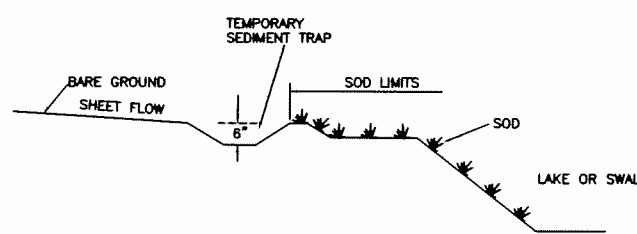
SECTION A-A
N.T.S.



DEWATERING SEDIMENT AND EROSION CONTROL SUMP
N.T.S.

DETAIL 15

- NOTES:**
- Erosion and sediment control applications must be maintained for entire duration of work or until sodding and/or grass is established as directed by project manager.
 - During construction all measures for erosion and sediment control will be taken, including but not limited to, use of turbidity screens, mulching, hay bales, and sod placement at the earliest possible time after excavation/grading. All silting/erosion control measures will be taken which meet FDOT Index No. 102 & 103.
 - Erosion and sediment control measures for flowing streams and tidal creeks may be either floating (not shown), fence or staked types or any combinations of types that will suit site conditions and meet erosion & sediment control and water quality requirements for the work. The control measures will be at the Contractor's option. Measures shown on these plans are for information purposes only.
 - Erosion & sediment control measures shall be placed to contain all points of discharge to surface waters including curb inlets, ditch bottom inlets, ditches, and downstream portions of streams and tidal waters adjacent to construction.
 - Preserved areas shall be protected prior to start of any clearing or at-work construction. Protection shall consist of a silt barrier erected along the perimeter of the preserved areas as shown in detail no.1. Silt barriers used for wetland protection shall remain in place until all construction is complete.
 - Silt barriers erected during construction shall be maintained such that casual water will drawdown within 72 hours. At the end of each day any silt which has accumulated behind the barriers shall be removed promptly.
 - Cleared site development areas not continually scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
 - All spoil materials and refuse resulting from the clearing and grubbing operation shall be transported and disposed by the contractor at an approved off-site location.
 - The contractor shall not clear or grub any area beyond the limits as specified by the project manager.
 - Wind erosion shall be controlled by utilizing water trucks and anti-draft fencing if required. Anti-draft fencing shall be erected as shown in Detail No.2, except the minimum height will be 4 feet.
 - Where required to prevent erosion from sheet flow across bare ground from a swale, a temporary sediment sump shall be constructed as shown in Detail No. 15.
 - The contractor shall place sod around all storm inlets as shown and a 2 foot wide strip behind all edge of payment as shown in Detail No. 13. Sod shall be placed prior to removal of the silt barriers.
 - Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from migrating out of designated staging areas. If any spills occur, the contractor shall use absorbent filter pads to clean up the spill as soon as possible.
 - The contractor will perform daily inspections to assure continued operation of turbidity control measures and will perform corrections as needed.



SILT BARRIER AT CONNECTION OF SWALE TO EXISTING SWALE
N.T.S.

DETAIL 14

- NOTES:**
- IMPOUNDMENT MAY BE CREATED BY EXCAVATION (AS SHOWN) OR BY CONSTRUCTION OF EMBANKMENTS.
 - PUMP DISCHARGE WILL NOT CAUSE EROSION OR SCOUR AT OUTLET. AN ANCHORED VERTICAL DISCHARGE IS RECOMMENDED.
 - PUMP SIZE = 100gpm PER 100 c.f. OF SUMP STORAGE.

NOTES:

DRAWN BY: GC
DESIGNED BY: RL
CHECKED BY: KH
DESIGN ENGINEER:

SCALE: AS NOTED
DATE: JULY 2012
ACCT. #

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SARASOTA, FLORIDA 34240

TYPICAL DRAWINGS FOR
CONSTRUCTION OF
COASTAL FACILITIES

EROSION CONTROL

12 of 12
SHEET

EROSION CONTROL.DWG 10/10/12

REVISIONS