

Request for Proposals
Project Number 216017
G-4 Administration Facility
Camp Blanding Joint Training Center
Starke, Florida



Department of Military Affairs
Florida Army National Guard
Construction & Facility Management Office
2305 State Road 207
Saint Augustine, Florida 32086

July 25, 2016

Table of Contents

	Chain of Command, Evaluation Panel, pre-qualified DBE's	i
	Statement of Work	ii
	Evaluation Process	ii
	Definition of Terms	ii
	Eligibility	iii
	Request For Proposal	iv
1.	<u>EXECUTIVE SUMMARY</u>	1
1.1	Introduction	1
1.2	Project Description	1
1.3	Project Location	1
2.	<u>NEEDS ASSESSMENT</u>	1
2.1.	Existing Site Conditions	1
2.2.	Environmental Analysis	1
2.3	Utilities	1
3.	<u>DESIGN CRITERIA</u>	2
4.	<u>PROJECT REQUIREMENTS</u>	2
4.1.	Permits	2
5.	<u>CONSTRUCTION CRITERIA</u>	3
5.1.	Site Work	3
5.2.	Concrete	3
5.3.	Masonry	3
5.4.	Stud Walls	3
5.5	Roofs	3
5.6	Wood and Plastic	3
5.7	Thermal and Moisture Protection	3
5.8	Doors	3
5.9	Hardware	3
5.10	Windows	4
5.11	Glazing	4
5.12	Finishes	4
5.13	Ceilings	4
5.14	Specialties	4
5.15	Heating, Ventilation, and Air Condition – General Considerations	4
5.16	Plumbing Systems Conceptual and Analysis	6
5.17	Fire Protection	6
5.18	Electrical Conceptual and Analysis	6
5.19	Lighting	7
5.20	Lightning Protection System	7
5.21	Transient Voltage Surge Suppressors	7
5.22	Addressable Fire Alarm System (if required)	7
5.23	Telephone/Data Raceway System	8
5.24	Electrical Service and Distribution	8
5.25	Miscellaneous	8
5.26	Summary of Spaces	9
5.27	Aesthetics	9
6.	<u>DESIGN CONCEPTS</u>	10
 Appendixes		
I	Proposed Site Plan, Conceptual Perspective Sketch Floor Plan, Proposed Front Elevation View and Wall Section Design	11-13

Chain of Command relative to Project and RFP:

1 SGT Charles Tew
Mr. Bill Webber
Mr. Mark Watkins
Captain Cody B. Kennedy
Mr. Maurice Scarboro
Mrs. Rachel Sommerer

Technical Evaluation Panel:

Karla Castellon
1SG Charles Tew
Mr. Bill Webber

Contact with any of the above referenced persons is prohibited except as specified elsewhere in RFP.

Pre-qualified Design-Build entities and member firm:

DiMare Construction Co. / Ebert Norman Brady Architects
3545 US 1 South, St. Augustine, FL 32086
904-797-3328
W. Frank DiMare

Pickett Construction / JAA Architecture
9526 Argyle Forest Blvd., Ste. B2 #302, Jacksonville, FL 32222
904-282-5505
Steve Pickett

Thomas May Construction / Bhide & Hall Architects
310 College Dr., Orange Park, FL 32065
904-272-4808
Aaron Heric

Project Statement of Work

Design and construct an approximately 5,500 square foot specialty Administration Building of permanent construction, designed to match current Camp Blanding Joint Training Center (CBJTC) standards, incorporating a standing seam metal roof system, and including mechanical and electrical equipment. Construction shall also include all utility services, information systems, fire detection and alarm systems, roads, sidewalks, curbs, gutters, storm drainage, privately-owned vehicle parking, exterior site lighting, Antiterrorism/Force Protection and detached facility sign. This building will be designed and constructed to meet industry standards as well as local, State, and Federal Building code requirements. Project must achieve LEED Silver certification.

Final Proposal Evaluation Process

DMA has established a written evaluation and selection procedure that separates the technical and price proposals and retains this separation until the technical evaluations are made. The entire scoring procedure, including evaluation team meetings and scoring materials, will be strictly confidential until after the public opening of Price Proposals. All evaluation team members will be required to certify in writing that they have no conflicts of interest and that they will strictly adhere to the procedure herein described.

The procedure will involve the following steps:

- DMA receives Final Proposals; separates Technical and Price proposals.
- Evaluation team evaluates technical items according to established criteria (see later section of this RFP), assigns scores for major evaluation factors, and sums an overall technical score for each Proposer's Technical Proposal.
- Price proposal is publicly opened. Price is combined with technical score according to the method described below:

Per F.A.C. 60D-13.008, the equation for the adjusted proposed price adopted for the DMA Design-Build selection process is a simple division of the proposed price by the weighted score. The total possible weighted score is 500 points. The weighted score is calculated by multiplying the weight percentage factor by the technical score of each evaluation category as outlined within the RFP. An adjusted price is then calculated. The proposer with the lowest adjusted price will be awarded the contract at their proposed price.

DEFINITION OF TERMS:

Whenever in these Instructions the following terms (or pronouns which replace these terms) are used, their intent and meaning shall be interpreted as follows:

OWNER

State of Florida, Department of Military Affairs
2305 State Road 207
St. Augustine, FL 32086

PROJECT MANAGER:

The authorized representative of the Owner charged with the construction management of the project for the Department of Military Affairs

CONTRACT MANAGER:

The authorized representative of the Owner charged with the contract management and administration of the project for the Department of Military Affairs.

DESIGN-BUILD ENTITY:

A single administrative entity responsible for design and construction under one contract where services within the scope of practice of architecture, or professional engineering as defined by the laws of the State of Florida are performed by a registered architect or professional engineer and where those services within the scope of construction contracting as defined by the laws of the State of Florida for construction are performed by a certified or registered contractor as applicable according to Florida Statutes.

BIDDER:

Any individual, firm, partnership or corporation submitting a proposal for the work contemplated.

SURETY:

The corporate body, which is bound with and for the Contractor, which is primarily liable, and which guarantees the faithful performance of the Agreement.

PROPOSAL:

A bid for the work contemplated, which the Bidder shall submit on approved forms (Exhibit 4).

AGREEMENT:

"Agreement" shall mean the document entitled "Agreement between Owner and Contractor."

CONTRACT LEVELS:

LEVEL 1:

Contracts where Agreement has a Contract Sum which does not exceed \$35,000

LEVEL 2:

Contracts where Agreement has a Contract Sum greater than \$46,000 but does not exceed \$65,000.

LEVEL 3:

Contracts where Agreement has a Contract Sum greater than \$65,000 but does not exceed \$200,000.

LEVEL 4:

Contracts where Agreement has a Contract Sum greater than \$200,000 but does not exceed \$500,000.

LEVEL 5:

Contracts where Agreement has a Contract Sum exceeding \$500,000.

THRESHOLD BUILDING:

Threshold Building means any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

SUBSTANTIAL COMPLETION:

The term "Substantial Completion" shall mean that the project under this contract is sufficiently completed in accordance with the Contract Documents, so that the Owner can occupy or utilize the work or designated portions thereof for the use for which it is intended, as expressed in the Contract Documents. The term "Substantial Completion" shall not mean the inclusion of such minor alterations and patching as the Final Inspection shall disclose.

ELIGIBILITY

Only the listed pre-qualified firms are eligible to receive this RFP, and only they may submit a proposal.

EXHIBIT 1

Solicitation Date: 25 July 2016

PROPOSALS ARE REQUESTED FROM QUALIFIED, LICENSED (GENERAL) CONTRACTORS BY THE

State of Florida, Department of Military Affairs HEREINAFTER REFERRED TO AS OWNER, FOR CONSTRUCTION OF:

PROJECT NUMBER: 216017

PROJECT NAME & LOCATION: G4 Administration Building, Camp Blanding Joint Training Center, Starke, FL

FOR: The Florida Army National Guard, Construction & Facility Management Office

POTENTIAL RESPONDENTS TO THE SOLICITATION ARE ENCOURAGED TO CAREFULLY REVIEW ALL THE MATERIALS CONTAINED HEREIN AND PREPARE RESPONSES ACCORDINGLY.

FOR: Design and construct an approximately 5,500 square foot specialty Administration Building of permanent construction, designed to match current Camp Blanding Joint Training Center (CBJTC) standards, incorporating a standing seam metal roof system, and including mechanical and electrical equipment. Construction shall also include all utility services, information systems, fire detection and alarm systems, roads, sidewalks, curbs, gutters, storm drainage, privately-owned vehicle parking, exterior site lighting, Antiterrorism/Force Protection and detached facility sign. This building will be designed and constructed to meet industry standards as well as local, State, and Federal Building code requirements. Project must achieve LEED Silver certification.

Building must meet Florida Building Code, State Fire Marshall, Area Water Management requirements, and local Authorities Having Jurisdiction.

Regulatory permitting to include the preparation, submittal, payment and review coordination of the Water Management District, Environmental Resource Permit (including permit fees), Florida Department of Environmental Protection (FDEP) Notice of Intent (including filing fees), City of Starke / Clay County Review Permit Fee, and any other permits and fees required by other county, local or state authorities.

A requirement of this project is to attain LEED Silver Certification. DMA has been directed by NGB that all new and major renovation construction projects be designed and built to meet LEED Silver Certification.

Prior to contract award, the Department reserves the right to perform or have performed, an on-site review of the proposer's facilities and qualifications. This review will serve to verify data and representations submitted by the proposer and may be used to determine whether the proposer has an adequate, qualified, and experienced staff, and can provide overall management facilities. The review may also serve to verify

whether the proposer has a financial capability adequate to meet the contract requirements. Should the Department determine that the bid/proposal has material misrepresentations or that the size or nature of the proposer's facilities or the number of experienced personnel (including technical staff) are not adequate to ensure satisfactory contract performance, the Department has the right to reject the bid/proposal.

The respondent shall warrant that it has not employed or retained any company or person, other than a bona fide employee working solely for the respondent to solicit or secure the award for this project and that it has not paid or agreed to pay any person, company corporation, individual or firm other than a bona fide employee working solely for the respondent any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award.

The respondent shall warrant that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of services required.

The respondent will comply with all applicable federal, state and local rules and regulations in providing services to the Department under this solicitation if awarded.

The STATE OF FLORIDA requires all Contractors to implement a drug free workplace program as defined in 287.087, Florida Statutes.

PUBLIC ENTITY CRIME INFORMATION STATEMENT: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

DISCRIMINATION; DENIAL OR REVOCATION FOR THE RIGHT TO TRANSACT BUSINESS WITH PUBLIC ENTITIES: An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BONDS are required from any persons or parties entering into a formal contract with the STATE OF FLORIDA for contracts in total excess of \$100,000.00 for construction, additions, renovations, repairs, or demolition of any public building pursuant to Florida Statute 255.05(1)(a), to include registration of the Bonds with the county in which the project is located. The contractor must provide the owner with proof of Bonds within 10 days of contract award and Bond must be recorded with the County in which the project is located.

CONTRACTOR INSURANCE: The contractor must provide the owner with proof of insurance within 10 days of contract award. No work may commence in connection with the contract until he has obtained all insurance as specified in the Non-Technical Specifications Levels 4 & 5, Section C-3 and such insurance has been approved by the Owner, nor shall the contractor allow any subcontractor to commence work on his subcontract until all similar insurance required of the subcontractor has been so obtained and approved by owner. All insurance policies shall be with insurers qualified and doing business in Florida through an authorized licensed Florida Resident Agent. The insurance requirements shall be completed in a timely manner in order not to delay the construction schedule.

All questions regarding this procurement will be accepted in writing via facsimile or email to

Department of Military Affairs - CFMO, Attention: Contract Management Branch: Facsimile: (904) 823-0189 or Email Address: ng.fl.flarng.list.ngfl-cfmo-contracting@mail.mil

Any questions from proposers concerning this solicitation shall be submitted in writing, identifying the submitter, to the Contract Management Branch listed above at the address specified above by email or by facsimile no later than the date specified below. E-mail inquiries are preferred; however a hard copy or facsimile is acceptable.

INFORMATION WILL NOT BE AVAILABLE BY TELEPHONE. All information received through any oral communication shall not be binding on the Department of Military Affairs and shall not be relied upon by a Proposer.

Pursuant to Section 287.057(26), Florida Statutes, Respondents to this solicitation of persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and state holidays, any employee or officer of the executive or legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.

CONFLICT OF INTEREST: This solicitation is subject to Chapter 112 of the Florida Statutes. Respondents shall disclose with their response the name of any officer, director, employee or other agent who is also an employee of the State. Respondents shall also disclose the name of any State employee who owns, directly or indirectly an interest of five percent (5%) or more in the respondent or its affiliates.

PROPOSALS DUE DATE AND TIME: August 19, 2016 @ 4:00 local time

MARK ENVELOPES: "SEALED BID--DO NOT OPEN Project Number 216017, G-4 Administration Facility Design-Build", delivered to: Department of Military Affairs, Robert F. Ensslin National Guard Armory, 2305 State Road 207, St. Augustine, Florida 32086, Attn: Contract Management Department.

**PROPOSALS TRANSMITTED ELECTRONICALLY WILL NOT BE CONSIDERED.
PROPOSALS RECEIVED AT THE LOCATION DESIGNATED AFTER THE EXACT TIME SPECIFIED FOR RECEIPT WILL NOT BE CONSIDERED.**

Proposals submitted via courier or mail must be delivered to the above address, please do not send Sealed Bids to the project location or any other Department of Military Affairs location. The Department of Military Affairs will not assume receipt of any sealed bid unless delivered to the address and room listed in this solicitation.

PROPOSAL: All responses must be submitted in a sealed package and shall be clearly marked on the outside of package with the above information. Department of Military Affairs is not responsible for the opening of any solicitation package which is not properly marked. It is the respondent's responsibility to assure its response is submitted in the place and time indicated in this solicitation. Proposal Conditions, Contractual Conditions, and Non-Technical Specifications, which have been prepared.

CONTRACT AWARD: The Department of Military Affairs, Construction & Facility Management Office intends to solicit proposals from all three shortlisted firms. Per F.A.C. 60D-13.008, the firm who has the lowest adjusted price will be awarded this contract. Refer to RFP Final Proposal Evaluation Process as previously stated. The State of Florida's award, performance, and obligation to pay under this contract is contingent upon availability of funding and an annual appropriation by the Legislature.

The official Notice of Award Recommendation will be by electronic posting on the Department's website at http://www.myflorida.com/apps/vbs/vbs_main_menu.

INABILITY TO POST ELECTRONICALLY: If the Department is unable to post (due to technical difficulties) as defined above, the Department will notify all proposers via the Point of Contact and electronic address provided to the Department by the proposer at the Mandatory Pre-Bid meeting. Notice will be posted as defined above once the technical difficulties have been rectified; however, the official posting time will be that time at which the last proposer was electronically notified.

CLARIFICATIONS/REVISIONS: Before award, the Owner reserves the right to seek clarifications or request any information deemed necessary for proper evaluation of submissions from all respondents deemed eligible before contract award. Failure to provide requested information may result in rejection of the response.

The Department reserves the right to accept or reject any or all proposals received and reserves the right to make an award with or without further discussion of the proposals submitted or accept minor informalities or irregularities in the best interest of the State of Florida, which are considered a matter of form and not substance, and the correction or waiver of which is not prejudicial to other proposers. Minor irregularities are defined as those that will not have an adverse effect on the Department's interest and will not affect the price of the proposal by giving a proposer an advantage or benefit not enjoyed by all other proposers. It is understood the proposal will become a part of the Department's official file, without obligation to the Department. Proposals may be rejected if found to be irregular or not in conformance with the requirements and instructions contained herein. A proposal may be found to be irregular or non-responsive by reasons that include, but are not limited to failure to utilize or complete in their entirety prescribed forms, conditional proposals, incomplete proposals, ambiguous proposals, and improper, missing and/or undated signatures.

The State of Florida, Department of Military Affairs, objects to and shall not consider any additional terms or conditions submitted by a respondent, including any appearing in documents attached as part of a respondent's response. In submitting its response, a respondent agrees that any additional terms or conditions; whether submitted intentionally or inadvertently, shall have no force or effect. Failure to comply with terms and conditions, including those specifying information that must be submitted with a response, shall be grounds for rejecting a response.

The Non-Technical Specifications Levels 4 & 5 are considered to be applicable to this solicitation and award of contract when made and are made a part hereof.

The State of Florida, through the Department of Management Services, has instituted MyFloridaMarketPlace, a statewide e-procurement system. Pursuant to rule 60A-1.032(1), Florida Administrative Code, this contract shall be exempt from the one percent (1%) transaction fee. Prior to entering into a contract with the State of Florida, Department of Military Affairs, the selected contractor must be registered with the Florida Department of Management Services (DMS) MyFloridaMarketPlace Vendor Registration System. Information about the registration process is available, and registration must be completed at the MyFloridaMarketPlace website (link available under BUSINESS at www.myflorida.com). Prospective contractors who do not have Internet access may request assistance from the MyFloridaMarketPlace Customer Service at (866) 352-3776.

The State of Florida's performance and obligation to pay under this contract is contingent upon availability of funding and an annual appropriation by the Legislature.

For the purposes of this solicitation, the terms proposer, respondent, offerer, bidder and contractor/vendor are used interchangeably and mean a person(s) or firm(s) submitting a response to this solicitation, including joint ventures.

The employment of unauthorized aliens by any contractor/vendor is considered a violation of Section 274A(e) of the Immigration and Nationality Act. If a contractor/vendor employs unauthorized aliens, such violation shall be cause for rejection of bid/unilateral cancellation of a contract if awarded.

Order Number 11-02: E-verify System: Department of Homeland Security:

Pursuant to the State of Florida, Office of the Governor, Executive Order Number 11-02 entered on January 4, 2011, Contractors will utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of: (a) all persons employed during the term of the Contract by Contractor to perform employment duties within Florida within 3 business days after the date of hire; and (b) all persons (including subcontractors) assigned by Contractor to perform work pursuant to the Contract with the Department within 90 calendar days after the date the Contract is executed or within 30 days after such persons are assigned to perform work pursuant to the Contract, whichever is later.

Florida Substitute W-9: The State of Florida requires vendors doing business with the State to submit a Substitute Form

W-9. The purpose of a Form W-9 is to provide a Federal Taxpayer Identification Number (TIN), official entity name, a business designation (sole proprietorship, corporation, partnership, etc.), and other taxpayer information to the State. Submission of a Form W-9 ensures that the State's vendor records and Form 1099 reporting are accurate. Due to specific State of Florida requirements, the State will not accept the Internal Revenue Service Form W-9.

Effective March 5, 2012, State of Florida agencies will not be permitted to place orders for goods and services or make payments to any vendor that does not have a verified Substitute W-9 on file with the Department of Financial Services. Vendors are required to register and submit a Form W-9 on the State's Vendor Website at <https://flvendor.myfloridacfo.com>.

NO VERBAL STATEMENTS MADE BY ANY STATE OF FLORIDA EMPLOYEE OR AGENCY REPRESENTATIVE WILL OPERATE TO SUPERSEDE INFORMATION PUBLISHED IN THIS SOLICITATION. ONLY WRITTEN ADDENDA ISSUED BY THE DEPARTMENT OF MILITARY AFFAIRS CONSTRUCTION AND FACILITY MANAGEMENT OFFICE OR ITS REPRESENTATIVES WILL OPERATE TO ALTER OR OTHERWISE AMEND THIS SOLICITATION.

1. EXECUTIVE SUMMARY:

1.1. Introduction: This shall establish basic criteria and standards to govern the services of the Design/Build Entity (DBE) for the design and construction of the G-4 Administration Facility.

1.1.1. Point of Contact: 1SG Charles S. Tew
Telephone: (904) 827-8547
Facsimile: (904) 823-0189
Email: charles.s.tew.mil@mail.mil
Physical Address: Robert F. Ensslin, Jr., National Guard Armory
Construction & Facility Management Office
2305 State Road 207
Saint Augustine, Florida 32086

1.2. Project Description: The design and construction of a G-4 Administration Facility of permanent construction. The building will be approximately 5,500 gross square feet, with required site work as shown in the enclosed Conceptual Perspective Sketch. Complete Scope of Work as stated elsewhere in this RFP.

1.2.1. Exterior finish to match that of the Camp Blanding Joint Training Center (CBJTC) standards.

1.2.2. Interior build-out to encompass a facility that supports training, administrative and logistical requirements for the Florida Army National Guard (FLARNG). It is required to provide the end user with adequate administrative, training and

1.2.3 Supporting facilities to include, but not be limited to: Exterior security lighting and fire protection, electric/water/sewer/gas connections, and voice/data/communication connections.

1.2.4. Site preparations will meet local Water Management District guidelines.

1.2.5. Site and Building design and construction will adhere to anti-terrorism force protection guidelines.

1.2.6. Building design and construction will be required to qualify for minimum of LEED Silver certification.

1.3. Project Location: This facility will be located off Leesburg St., adjacent to the Sustainment Automation Support Management Office (SASMO) at CBJTC. See Appendix I for Proposed Site Plan.

2. NEEDS ASSESSMENT:

2.1. Existing Site Conditions: Site is cleared.

2.2. Environmental Analysis: The site has no protected vegetation, animal habitat or archeological site identified that would impact development.

2.3. Utilities

2.3.1. All utilities locates will be provided by the DBE.

2.3.2. Water: Coordinate efforts with CBJTC DPW.

2.3.2.1. DBE shall furnish and install a new water meter for new water service.

2.3.3. Power: Refer to electrical portion of this document for specifics.

2.3.3.1. DBE will furnish a pad-mounted transformer for this project and make underground connection from transformer to the primary power.

2.3.3.2. Critical: DBE will need to verify the Primary Voltage.

2.3.4. Fire Hydrant: DBE to verify requirements.

2.3.5. Fire Protection: DBE must reference Uniform Fire Code 3-600-01.

2.3.6. DBE shall relocate all necessary utilities, as required. DBE shall restore any utilities damaged during the course of this project.

3. Design Criteria

3.1. Soils: Generally Sandy Loam.

3.1.1. Bearing Capacity: DBE shall provide sub-surface soils investigation to determine soil bearings capacity. Receive and follow recommendations of the Geotechnical Engineer regarding site preparation and foundation design.

3.2. Wind Load Criteria: Verify with current Florida Building Code

3.3. Rated Construction: Provide Rated Construction where required by Code.

3.4. Provide a Topographic Survey of site to ensure proper design of drainage.

3.5. A Conceptual Code Summary will need to be provided and reviewed by local jurisdiction authority **and** the State Fire Marshal. All ADA and applicable current Florida Building Codes will be adhered to.

3.6. Sustainability: Project shall be certified to minimum LEED Silver Standard through the Green Building Counsel.

3.7. ATFP – Anti-Terrorism/Force Protection per NGB standards.

3.8. Paving: Verify requirement with number of building users.

3.9. Fencing: Verify requirement with building users.

4. PROJECT REQUIREMENTS:

4.1. Permits: All permit fees shall be the responsibility of the DBE.

4.1.1. Storm Water Permit: DBE shall file for and obtain all permits required from the Water Management District.

4.1.1.1. DBE shall retain a Florida-registered Surveyor to produce a topographic survey of site, and shall use this survey to design adequate drainage of storm water per the requirements of the Water Management District.

4.1.1.2. Provide gutters and downspouts, matching building colors, to gather rainwater and direct it underground to storm water drainage system. Surface flow of this water onto or across paved areas is not acceptable.

4.1.2. DBE shall obtain Building Permit from Clay County Building Department.

4.1.3. DBE shall obtain the Florida Department of Environmental Protection permits for both potable water and sanitary sewer.

4.1.4. DBE shall obtain the Florida State Fire Marshal Plan Review and Permit.

5. Construction Criteria

5.1. Site Work: Provide clearing of site, removal of vegetation and debris for new construction. Excavate to required grades for continuous footings. Provide approved subfloor fill and backfill and compact to 95% density, modified proctor.

5.2. Concrete:

5.2.1. Provide test cylinders tested by an independent lab, to confirm in-place concrete strength. Require lab to send test results directly to a pre-determined Point of Contact.

5.2.2. Provide 4" thick concrete floor slab, as a minimum, reinforced with welded wire fabric. Do not use fiber-mesh-reinforced concrete.

5.2.3. All exterior slabs shall receive broom finish. All interior slabs shall be steel-toweled smooth.

5.2.4. Concrete work shall include the following:

5.2.4.1. New concrete walks as requested.

5.2.4.2. New concrete floor slab-on-grade and spread type concrete footings.

5.2.4.3. Structural beams and pilasters within wall construction.

5.2.5. Provide steel formed bar reinforcement as required.

5.3. Masonry: Split-faced CMU wainscot.

5.4. Stud Walls: Interior partitions shall be framed using metal studs.

5.5. Roofs: All roofing shall be pitched no less than 3 to 12.

5.6. Wood and Plastics:

5.6.1. Miscellaneous wood blocking in contact with concrete or masonry, or in wet locations, shall be pressure-treated material.

5.6.2. Cabinets and countertops shall be reviewed by submittal.

5.7. Thermal and Moisture Protection:

5.7.1. Flashings shall be aluminum; gauge as appropriate to application.

5.7.2. Insulation shall be required per the 2010 FBC (or latest edition).

5.7.3. Sealants shall be polyurethane, butyl or acrylic as required for the specific application

5.8. Doors:

5.8.1. Interior doors shall be flush and in steel frames.

5.8.2. Exterior Doors shall be insulated.

5.9. Hardware:

5.9.1. Provide lever handles throughout.

5.9.2. All exterior doors shall be self-closing.

5.9.3. Weather-strip all exterior doors, including door bottoms.

5.9.4. Provide “Best” lock system with 7-pin removable cores. Use temporary construction keys. Final keying and keys shall be provided by DBE. Cores shall be furnished by DBE. Verify w/ CBJTC staff **SME**.

5.9.5. Finish on all hardware shall be #630, Satin Stainless Steel.

5.10. Windows: Windows shall be fixed aluminum storefront, rated to resist small missile impact. Aluminum shall be paint finished in color selected by CFMO. Submit NOA to CFMO for approval.

5.11. Glazing:

5.11.1. Provide tinted glazing having a shading coefficient of 0.40. Applying a film to the glass to achieve shading coefficient is not acceptable.

5.11.2. All glazing shall be either tempered or laminated glass panels rated to resist small missile impact. Submit NOA to CFMO for approval.

5.12. Finishes:

5.12.1. Finishes shall be indicated in a Room Finish Schedule. All interior finishes shall comply with NFPA 1 01-38.3.3.

5.12.2. Carpet, as selected by the CFMO project manager, shall be installed in the office area. Carpet shall be static-resistant, anti-microbial, solution dyed, weight to be not less than 26 oz. per square yard.

5.12.3. Paints: Shall be appropriate to the specific application. All wall paint shall be eggshell enamel for ease of maintenance.

5.13. Ceilings:

5.13.1. Access panels shall be installed where access and inspection above ceiling is required.

5.13.2. Acoustical ceilings shall be 1/2” mineral board, 24” squares, in exposed, decorative, non-rated metal grid.

5.13.3. Ceiling in main equipment area (permanent equipment area and temporary equipment area) shall be flat without interruption.

5.14. Specialties:

5.14.1. The following latrine accessories shall be provided:

5.14.1.1. Handicap grab bars shall be installed in all latrines and shall be ADA compliant.

5.14.1.2. Framed glass mirrors for each lavatory.

5.14.1.3. Toilet paper dispensers.

5.14.1.4. Liquid soap dispensers.

5.14.1.5. Paper towel dispensers shall be provided at each lavatory, ‘C’ fold type towels.

5.14.2. Fire extinguishers shall be located as required. Owner will provide all fire extinguishers. DBE shall mount all extinguishers furnished by owner.

5.14.3. Provide all signage required by Code.

5.15. Heating, Ventilation, and Air Condition Systems – General Considerations: The following design basis characteristics shall be considered during the heating, ventilation, and air conditioning (HVAC) system design and selection:

5.15.1. Achieve and maintain uniform and consistent interior space temperatures, while using equipment that is energy efficient.

5.15.2. The HVAC system temperature control zones shall be based accommodating the space use for both continuous use and the adjacent normal workday occupancy space.

5.15.3. The performance, reliability and maintainability of the HVAC system shall be criteria with reliability and maintainability being of primary importance.

5.15.4. Design decisions and equipment selections shall consider capital cost and energy conservation. The HVAC systems will incorporate the design and construction features for those systems that achieve the maximum points. As such the energy conservation compliance and improvement shall be based on an ASHRAE standard 90.1 benchmark.

5.15.5. General HVAC system load and equipment sizing design criteria: The outdoor conditions for estimating the space cooling and heating loads estimate basis shall be per the ASHRAE Handbook – Fundamentals, Chapter 28.

5.15.6. Local temperature zone shall have a variable volume terminal for regulating the air flow from the maximum design to the minimum required for ventilation air. Temperature control zoning of the spaces will include consideration of weekend versus weekday operation, critical space cooling loads, and part load matching.

5.15.7. Inside design conditions upon which the loads shall be estimated:

5.15.8. Electrical rooms shall be cooled with air from the AHUs.

5.15.9. The scheduling, set points, operation monitoring and control sequences of the HVAC systems shall be provided from a direct digital control (DDC) system that provides local equipment, application specific logic controllers at the controlled HVAC equipment and coordinated by the central control system. The central controller will be web-enabled and allow access through a secure local network using the browser or via a direct dial-in modem connection. All sensor and power connections shall be surge protected and the controller provided battery UPS for up to 8 hours backup. User interface terminal and software will be resident on the controller.

5.15.10. Acoustics: The noise criteria for air equipment and air distribution will be based on that recommended for office spaces per ASHRAE standards. All HVAC equipment will be vibration isolated from the structure and connecting distribution services: duct, piping and electrical.

5.15.11. Maintainability: Unit location and design shall provide the manufacturer's recommended access within the room or via a door located so as to assure that service space is achievable. Access panels shall be provided at all branch balancing dampers that are located above hard ceilings.

5.15.12. Condensate Control. Condensate shall be removed from systems with easily maintainable drain lines; gravity or pumped as necessary.

5.15.13. Corrosion Protection:

5.15.13.1. Design using non-corrosion materials

5.15.13.2. All exterior HVAC equipment, fans, louvers, with exposed metal shall be coated with ADSIL of formula appropriate to the metallurgy or equivalent phenol coating / have finishes that have duration of greater than 500 hours in salt spray tests per ASTM B117.

5.15.14. All floor mounted equipment shall be provided housekeeping pads of 4" height minimum.

5.15.15. Water closets shall be provided ventilation per the FMC, Chapter 4 “Ventilation” and per the ASHRAE Standard 62.1. Exhaust fans shall be ceiling mounted or inline type and ducted to wall louvers, wall cap, or roof jack. If roof mounted equipment is used, the equipment shall be curb-mounted and installed with minimum 12” roof curbs, and with wind restraint design for holding the fan on its curb and the curb to the structure.

5.16. Plumbing Systems Conceptual and Analysis:

5.16.1. The plumbing system for this facility is minimal. A water meter shall be provided by the DBE that meets Camp Blanding Standards. Cross-contamination protection shall be achieved with the installation of a reduced pressure back flow-preventer located between the facility and the point of service connection, furnished and installed by DBE.

5.16.2. Hot potable water in latrines shall be heated with point of service heaters. Hot water system type to be determined.

5.16.3. Water closets shall be floor mounted with 1.6 GPF flush valves.

5.16. 4. A floor drain shall be located in each latrine. Each floor drain shall have a trap primer.

5.16.5. Furnish complete single-lever faucets.

5.16. 6. Care will be taken to avoid running water piping above any electrical data equipment areas.

5.16. 7. Provide shock absorbers to minimize any chance of water hammer and plumbing system noise.

5.16.8. Hot water pipe systems shall be insulated.

5.16. 9. Domestic water piping shall be CPVC.

5.16.10. Sanitary waste and vent mains shall be Schedule 40 PVC and be routed as required. Sanitary mains shall be routed to existing line along south side of property.

5.16.11. Gutter and down spouts shall direct water to the storm water system.

5.17. Fire Protection (if required): Provide a fire protection system that does not use water.

5.18. Electrical Conceptual and Analysis:

5.18.1. Basic Electrical Requirements:

5.18.1.1. All work and equipment under this Division shall be in strict compliance with the applicable provisions of the following codes and standards: Underwriters Laboratories, Inc. Publication National Fire Protection Association (NFPA) National Electrical Code - NFPA 70, 2002 Revision Institute of Electrical and Electronic Engineers (IEEE). National Electrical Manufacturer's Association (NEM National Electrical Safety Code (NBS Handbook 81) Requirements of Local Power Corporation. Building Code: Florida Building Code (2010 Edition).

5.18.1.2. All materials shall be new, free from defects, and shall be either U.L. labeled, U.L. listed or bear the seal of a nationally recognized electrical testing laboratory.

5.18.1.3. Shop drawings are required for all materials and equipment.

5.18.1.4. All equipment shall be firmly mounted using approved hangers attached to structural portions of the building. Supporting with tie wire is prohibited. Light fixtures recessed in ceilings shall be supported from the building structure independent of the ceiling system.

5.18.1.5. Service and metering shall meet the requirements of the local utility company and all provisions of NEC 70. Meters will be provided by the DBE.

5.18.1.6. Temporary light and power shall be required.

5.18.2. Raceways and Conduit:

5.18.2.1. All wiring shall be installed in appropriate raceway systems of rigid galvanized conduit, electric metallic tubing (EMT), flexible steel conduit and liquid-tight flexible conduit as conditions and codes dictate. EMT shall be joined with steel compression-type fittings or with screw-type fittings.

5.18.2.2. All conduits shall have an insulated copper equipment grounding conductor throughout the entire length of the circuit within the conduit.

5.18.3. Wires and Cables: Color coding shall comply with the National Electric Code. Phase conductors of each voltage system must be of a different color. Neutrals shall be white. Equipment grounding conductors shall be green insulated.

5.18.4. Wiring Devices: Unless otherwise requested by the user, all receptacles shall be 20 amp, 125 volt grounding type, specification grade and mounted at 18" AFF. Switches shall be 20 amp, 125V silent type, specification grade, and mounted at 48" AFF. Receptacles located where water or wet conditions exist shall be on ground fault circuits. Device colors shall be ivory. Emergency receptacles shall be red.

5.19. Lighting:

5.19.1. Exit lights shall be equipped with LED lamps. Use green face lettering.

5.19.2. Provide building mounted exterior lighting, along with pole mounted lighting to illuminate the site and the adjacent roadway. All exterior lighting shall utilize high pressure sodium lamps. Lighting design shall provide a uniform distribution of 0.5 foot candle average with a minimum of 0.3 foot candles.

5.19.3. Exit lights and emergency egress lighting shall be served from the Emergency Power System. Exit and emergency egress lighting is required at the.

5.19.4. Fluorescent ballasts shall be automatic reset thermal protected, CBM-ETL series, sound rated, high power factor type. U.L. Class P ballasts shall be furnished with external fusing. All ballasts shall be of the electronic type.

5.19.5. HID ballasts shall be high power factor type.

5.19.6. Exterior lighting control shall be photo-cell-on and time clock –off.

5.20. Lightning Protection System: System shall be installed to protect entire building complex. All conductors and air terminals shall be copper or aluminum. A master label or LPI certification shall be required.

5.21. Transient Voltage Surge Suppressors: Surge suppression equipment shall be specified for all new distribution equipment. It shall be installed on the main electrical service, all distribution panels and selected sub-panels, power supplies of special systems, and on circuits feeding selected major items that have a sensitive electrical nature. A bonding and single point grounding system shall be provided to interconnect the main electric service ground and lightning protection system grounds.

5.22. Addressable Fire Alarm System, if required by Building Official or Fire Marshal:

5.22.1 Fire Alarm and Detection: An electrically supervised, fully addressable, 24V D.C. fire alarm system shall be provided and shall including the following:

- 5.22.1.1. Detection generally from duct-located photoelectric type detectors and area ceiling photoelectric detectors.
- 5.22.1.2. Fire alarm: Double-action manual pull stations.
- 5.22.1.3. Alarm signals shall be ADA compliant.
- 5.22.1.4. Sprinkler system water flow switch and valve alarm if required.
- 5.22.1.5. Fan shut down, smoke door closure, and smoke damper control, where required.

5.23. Telephone/Data Raceway System:

- 5.23.1. Telephone and Data Systems: All conduit, outlet boxes, support hardware, wiring, and terminal boards located in telephone equipment rooms shall be provided.
- 5.23.2. All station conduit shall be one (1) inch in diameter and shall extend from outlet to serving IT/data room. Each conduit must be identified at both ends with a unique number.

5.24. Electrical Service and Distribution:

5.24.1. Primary Service:

- 5.24.1.1. Primary cable shall be run in conduit to new pad mounted transformer. Counterpoise shall be installed over all conductors.
- 5.24.1.2. Pad mounted transformer shall have fuses in primary compartment. Primary cable connection shall be made with plug on elbow connectors. Primary and secondary voltage to be verified.

5.24.2. Secondary Service:

- 5.24.2.1. Service from pad mounted transformers to main service equipment shall be underground.
- 5.24.2.2. Building shall have a dedicated main service, served from the pad mounted transformer.
- 5.24.2.3. Each main service shall be equipped with a remote shunt trip, along with a secondary meter located near the transformer.

5.24.3. Distribution:

- 5.24.3.1. Air conditioning and special purpose loads shall be three phase, 208 volt.
- 5.24.3.2. Lighting, receptacles and small load shall be 120 volt.

5.25. Miscellaneous:

5.25.1. Technology Design Standards: All work and equipment under this Division shall be in strict compliance with the applicable provisions of the following codes and standards:

- 5.25.1.1. Federal Communications Commission (FCC) Part 15 and Part 68.
- 5.25.1.2. Occupational Safety and Health Act (OHSA) Specifications.
- 5.25.1.3. IEEE Specifications: IEEE 802.2, IEEE 802.3, and IEEE 802.11x
- 5.25.1.4. Underwriters Laboratories Specifications:
 - 5.25.1.4.1. UL 497 Electrical Grounding and Bonding Equipment.

5.25.1.4.2. UL 1479 Fire Tests of Through-Penetration fire stops.

5.25.1.4.3. UL Building Materials Directory; Through-Penetration.

5.25.1.5. Fire Stops Systems, and Fill, Void or Cavity Materials.

5.25.1.6. ASTM Specifications:

5.25.1.6.1. ASTM E 814 methods of fire tests of through penetration fire stops.

5.25.1.6.2. ASTM E 136 test method for behavior of materials in a vertical tube furnace at 750 degrees C.

5.25.1.7. Rural Utilities Services (formerly REA), 7 CFR 1755.400 - 407, RUS Specifications for Acceptance Tests and Measurements of Telephone Plant.

5.25.1.8. Building Industry Consulting Services International (BICSI): ANSI/NECA/BICSI 568-2001 Installing Commercial Building Telecommunications Cabling.

5.25.2. Technology design for Armory Building:

5.25.2.1. A communications grounding grid shall be installed circling the building and bonding with the electrical service entrance ground and the existing building ground. This grid will terminate on a 24 x 4 inch copper bus bar (TMGB) installed as per EIA/TIA standards using a 3/0 stranded copper conductor.

5.25.2.2. The communications ground must be tested and certified as having no more than 2 ohms resistance.

5.25.2.3. All cables installed as part of this project will be labeled, tested, and documented according to EIA/TIA standards and procedures.

5.26. Summary of Spaces:

5.26.1. Office space

5.26.2. Maintenance and Storage Room

5.26.3. Open /Classroom space

5.26.4. IT/Telecommunications Room

5.26.5. Restrooms (male and female)

5.26.6. Copy/Storage Room

5.26.7 Break Room

5.26.8. Mechanical Room

5.26.9. Fire Suppression Room

5.26.10. Electrical Room

5.26.11. Media Storage Room

5.27. Aesthetics:

5.27.1. Exterior color scheme of the Armory shall match that of the CBJTC Standard.

5.27.2. The Building shall match the appearance and design of the CBJTC Standard, with a wainscot of masonry below and metal R-panel wall above.

5.27.3. Approval of Appearance: The appearance of the Armory must receive CBJTC/ CFMO approval prior to commencing construction. Submit a colored rendering of the actual design and samples of actual materials and colors proposed. Deviation from approved design, materials, and colors must be approved by CFMO project manager.

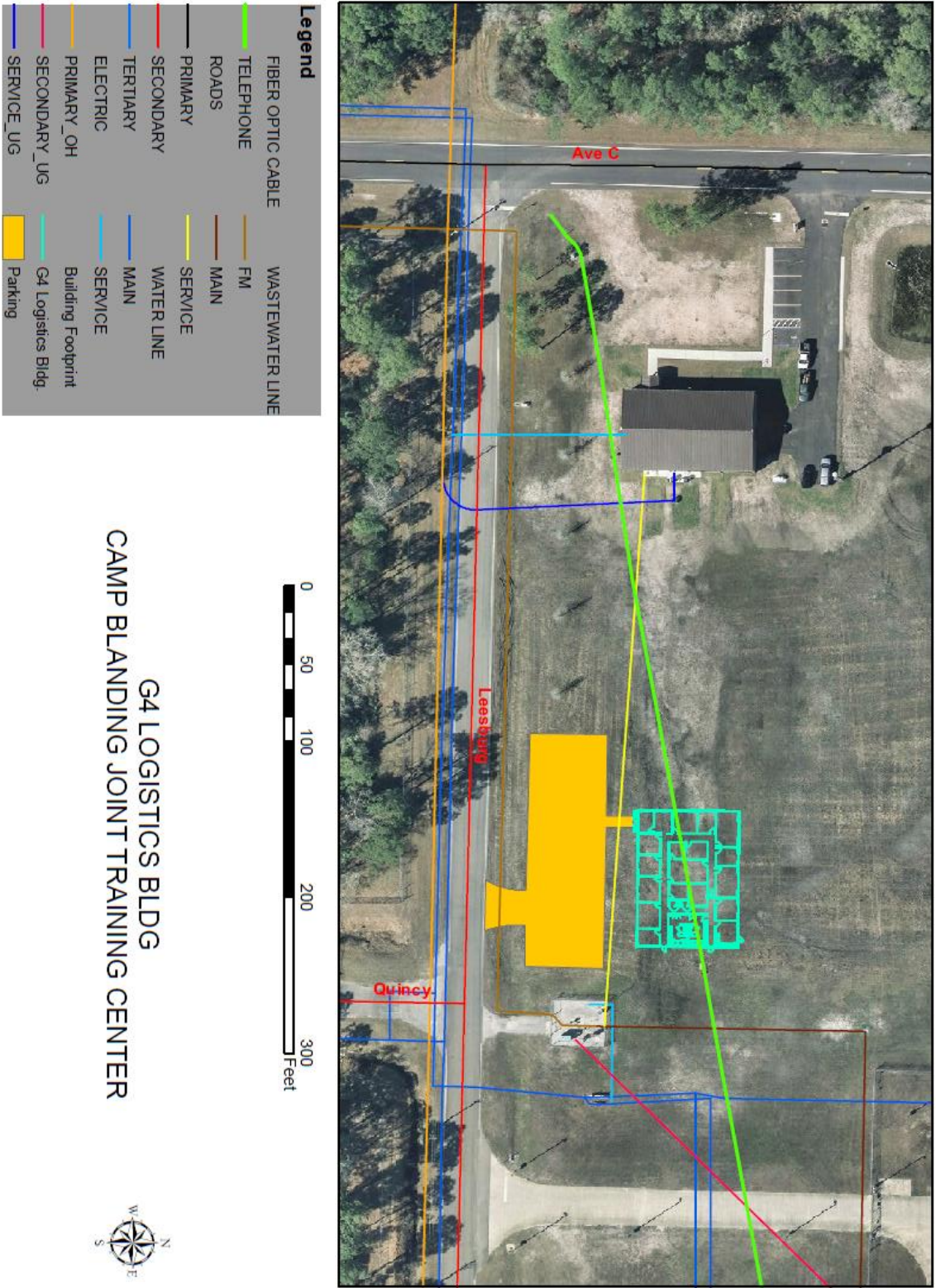
5.28. Landscaping: Provide Argentine Bahia sod on all disturbed unpaved areas of the site. Seeding anywhere cannot be substituted for sodding. DBE shall confer with FLARNG-CFMO Project Manager to determine full extent of sodding prior to commencement of construction. (Exact quantities in square feet shall be agreed to in writing).

4. DESIGN CONCEPTS:

4.1. Conceptual Perspective Sketch Floor Plan. (See Appendix I)

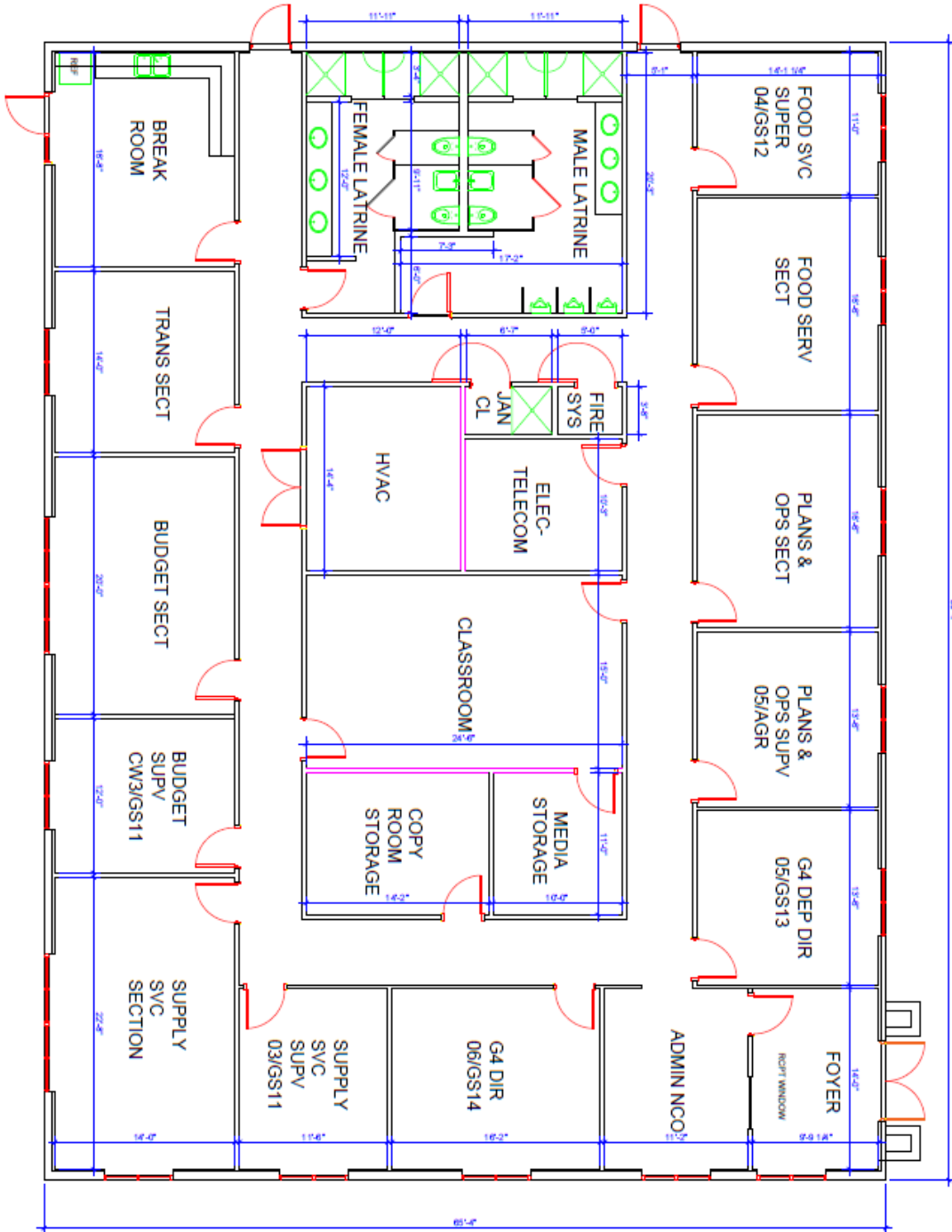
Proposed Site Plan

Appendix I



Conceptual Perspective Sketch
Floor Plan

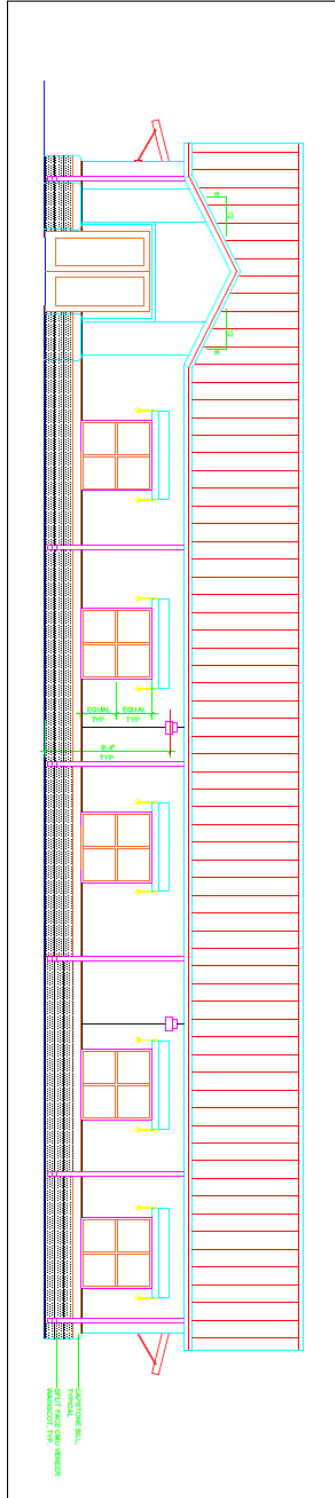
Appendix I



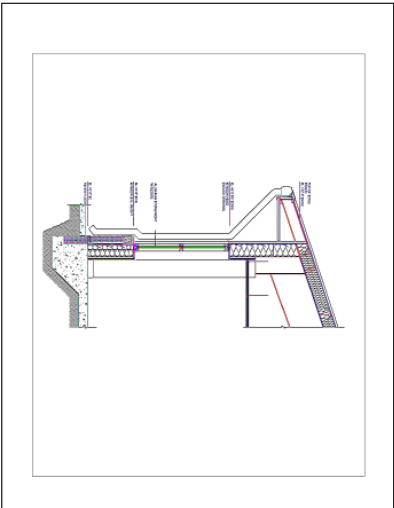
Proposed Front Elevation View and Wall Section Design

Appendix I

G4 LOGISTICS BLDG.
CAMP BLANDING JOINT TRAINING CENTER



FRONT ELEVATION VIEW



WALL SECTION