REQUEST FOR QUALIFICATIONS

For

Investment Partner and Professional Services for Construction and Development of Initial Building at Technology Park in Pensacola, FL

RFQ-SF-03-0-2016/CS

Publication Date: February 16, 2016
Due Date: March 2, 2016

Space Florida ("SF") is dedicated to fostering the growth and development of a sustainable and world-leading aerospace industry in the State of Florida. SF promotes aerospace business development by facilitating business financing, spaceport operations, research and development, workforce development, and innovative education programs. SF is an independent special district and a subdivision of the State of Florida and is governed by Part II of Chapter 331 of the Florida Statutes.

INTRODUCTION

SF is soliciting competitive written qualification packages from Florida licensed General Contractor (GC) and Construction Manager (CM) firms to serve as an investment partner and provide professional services for the construction and development of the initial building at Technology Park in Pensacola, Florida. SF is seeking to contract with a CM to provide these investment and development services.

- Space Florida is requiring that the GM and CM must have an investment stake in the project of approximately $1 million.

- Scope of Work Requirements – General: The draft scope of services, provided herein, is not intended to be all inclusive of the work to be performed. This project has an aggressive schedule. This is a generalized draft scope of work prepared to provide a common basis for interested Contractors to propose an experienced team with similar project experience. (Refer to Attachment B)

Procurement Manager: All vendor communications concerning this solicitation should be directed **in writing** to the Procurement Manager listed below.

Name: Art Robbins
Address: Space Florida
505 Odyssey Way, Suite 300
Exploration Park, FL 32953
Telephone: 321-730-5301, Extension 210
E-Mail: arobbins@spaceflorida.gov

Prospective vendors shall not contact, communicate with, or discuss any matter relating in any way to this RFQ with any SF employee or SF board or committee member, other than the Procurement Manager. Any such communication initiated by a prospective vendor may be grounds for disqualifying the prospective vendor from consideration for award of this RFQ.

INSTRUCTIONS TO VENDORS

Deadline and Delivery of the Qualification: All qualifications must be received by the Procurement Manager no later than 12:00 Noon (EST) on March 2, 2016. Unless otherwise specified herein, qualifications must be sealed in one package and clearly labeled " RFQ-SF-03-0-2016/CS Investment Partner & Professional Services for Construction & Development of Initial Building at Technology Park in Pensacola, FL" on the outside of the package. Late qualifications will not be accepted by the Procurement Manager. Vendors accept all risks of late delivery of mailed qualifications regardless of fault. Faxed and e-mailed qualifications will be deemed non-responsive.

Local Laws and Requirements: The vendor should become familiar with any local conditions, which may, in any manner, affect the services required. The vendor is required to carefully examine the RFQ terms and to become thoroughly familiar with all conditions and requirements that may in any manner affect the work to be performed under the resulting contract. Prior to contracting with SF, owners of all forms of business doing business in the State of Florida, except sole proprietorships, must register with and be in good standing with the Florida Department of Corporations. A foreign corporation cannot transact business in the State of Florida until it obtains a certificate of authority from the Department of State.

Withdrawal of Qualifications: A vendor may request a qualification be withdrawn from consideration prior to the date and time the qualifications are due. Qualifications that have been submitted to SF become a public record, subject to public record retention requirements.

Preliminary Schedule: These dates are estimates only and are subject to change by SF.

Event		
Legal Notice sent to Florida Today (2 days prior to posting to SF Website)	2/11/2016	11:00 A.M.
RFQ Posted on SF's Website and DemandStar	02/16/2016	12:00 Noon
Question Submission Deadline*	2/19/2016	12:00 Noon
Question Responses Posted	2/24/2016	12:00 Noon
Qualifications Due	3/02/2016	12:00 Noon
Qualifications Evaluated (stage 1) by project manager for meeting of qualifications	3/03/2016	
Qualifications Evaluated (stage 2) by committee for best qualified ranking	3/04/2016	N/A
Notice of Intent to Negotiate (3 day dispute period verbiage is required)	3/07/2016	
Notice of Intent to Award (3 day dispute period until contract initiation may commence)	3/10/2016	N/A
Award Announcement	TBD	TBD

*****All questions must be submitted by e-mail to the Procurement Manager. All answers will be posted to the SF and DemandStar websites.

Submittal Instructions: The qualification must be submitted on 8-1/2" X 11" paper, Times New Roman, 12-point font. Vendors must submit four (4) hard copies and one (1) soft copy on compact disk in Microsoft Word (.doc) or Adobe Acrobat (.pdf) format.

The qualification is limited to 20 one-sided pages.

Vendor's qualification shall specifically identify and address and include, in the same order presented below, each of the following Sections A-G, including each subsection. If there is no information to present for a specific section or subsection, state the reason such as "not applicable" or "there is no information that we wish to present". Failure to follow these instructions may result in a qualification being deemed non-responsive.

A. Title Page: Identify the RFQ subject, RFQ number, name of vendor, vendor address, vendor phone and facsimile number, primary point of contact, primary point of contact's title and e-mail address for receipt of notifications and date of submittal.

B. Table of Contents: Provide identification of the material by section and by page number.

C. Letter of Transmittal: The letter must be signed by a representative authorized to contractually bind the vendor, and include the title or authority of the representative. The letter shall not exceed two pages and it shall briefly state the understanding of the vendor regarding the work to be performed and make a positive commitment to perform the work within the specified time period and commit to the financial partnership outlined above. The following must be included:

1. Type of business (sole proprietorship, partnership, corporation, etc.)
2. State of incorporation.
3. Headquarters location and whether offices are located in the state of Florida, and if so, where.
4. The names and contact information of the persons who will be authorized to make representations for the vendor.

D. Profile and Qualifications: Experience and qualifications of the firm and staff:

1. Give a brief history of the organizational structure of the firm, including the organization's inception. Indicate number of employees, and identify if the firm has a minority, women, and/or service disabled veteran business status with the state of Florida.
2. Provide proof of legal entity and authorization to do business within the State of Florida.
3. Provide biographies of proposed project lead and other key members of the staff that will be assigned to this effort. The biographies shall include their position, years of experience, and similar success to SF's requirements.
4. Provide information on current or past performance in similar activities. Include three specific references with appropriate contact information, period of performance for specific engagement, and the value of services performed.
5. Indicate financial wherewithal and stability of firm.
6. Indicate any potential conflicts of interest with SF or at the vendors firm, office, or engagement team level.
7. Describe the firm's single distinctive competency compared to other firms and include the three top factors which the vendor believes are key for a successful relationship.
8. Outline the proposed investment participation/structure.
9. Outline the proposed teaming arrangement, listing all team members and outlining how the team will be structured. State if the work will be performed using solely in-house resources.

E. Approach to RFQ: The vendor shall clearly describe the proposed approach to providing the Statement of Work described above.

F. Pricing of Services: Pricing should not be included in the qualifications package.

G. Additional Data: Since data not specifically requested should not be included in the foregoing qualification sections, provide any additional information considered to be helpful in the selection process in this section.

Rating Qualifications and Award: Qualifications will be evaluated in a two-stage process:

- **Stage One**: Qualifications shall be reviewed based on the submittal instructions identified herein. All vendors who qualify based on the required submittal instructions shall proceed to the next stage.
- **Stage Two**: Qualifications shall be ranked in accordance with SF's RFQ Evaluation Criteria which shall be determined by at least three SF employees. Qualifications received will be evaluated and ranked in accordance with the RFQ evaluation criteria. A ranking will be established by totaling the sum of the scores. The RFQ Evaluation Criteria Score Sheet for Stages Two is attached hereto as **Attachment A.**
- **Optional**: SF may interview the vendors or request that the vendors make presentations.

Right to Reject Qualifications: SF reserves the right to make an award it determines to be in its best interests or to reject any and all qualifications. Further, SF, in making its award decision, retains the authority to waive what it considers to be minor irregularities in the qualification or to seek clarification on certain issues from any vendor submitting a qualification. Failure to provide requested information may result in the rejection of the qualification.

Notice of Intent to Award: The Notice of Intent to Award will be posted on the SF and DemandStar websites.

Disputes: Failure to file a protest within the time prescribed in subsection 120.57(3) of the Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120 of the Florida Statutes.

Property of SF: All information submitted by vendor will become part of the project file and, unless otherwise exempt or confidential in accordance with Florida law, will become a public record. All qualifications and accompanying documentation will become the property of SF and will not be returned.

Trade Secrets and Information Confidential and Exempt from the Public Records Act: Trade secrets and information confidential and exempt from Subsection 119.07(1) of the Florida Statutes and Subsection 24(a) of Article I of the Florida Constitution, is not solicited nor desired, as information to be submitted with qualifications. The Florida Statutes and the State Constitution govern whether information in a qualification is confidential or exempt from the Public Records Act. If information is submitted in the qualification which the vendor deems to be a trade secret or confidential and exempt from the Public Records Act, the information shall be submitted with the qualification in a **separate, clearly marked envelope referencing the specific statutory citation for such exemption.** Submitted qualifications which are marked "confidential" (or other similar language) in its entirety or those in which a significant portion of the submitted qualification is marked "confidential" may be deemed non-responsive by SF. SF is not obligated to agree with the vendor's claim of an exemption and, by submitting a reply or other submission, the vendor agrees to be responsible for defending its claim that each and every portion of the separately marked information is exempt from inspection and copying under the Public Records Act. The vendor agrees that it shall protect, defend, and indemnify, including attorney's fees and costs, SF for any and all claims and litigation (including litigation initiated by SF) arising from or relating to vendor's claim that the separately

marked portions of its reply are not subject to disclosure. If the vendor fails to separately mark portions of its qualification, or mark its qualification "confidential" (or other similar language) in its entirety, SF is authorized to produce the entire document, data or record submitted by the vendor in responding to a public records request.

Compliance with Laws: Vendor shall comply with all laws, rules, codes, ordinances, licensing and bonding requirements that are applicable to this RFQ and the conduct of vendor's business, including those of Federal, State, and local agencies having jurisdiction and authority. By way of non-exhaustive example, the vendor shall comply with the Florida Sunshine Law and Public Records Act, Immigration and Nationality Act, the Americans with Disabilities Act, and all prohibitions against discrimination on the basis of race, religion, sex, creed, national origin, handicap, marital status, or veteran's status.

Convicted Vendors: Vendor affirms that it is aware of the provisions of Section 287.133(2)(a) of the Florida Statutes and that at no time has vendor been convicted of a public entity crime.

Discriminatory Vendors: Vendor affirms that it is aware of the provisions of Section 287.134(2)(a) of the Florida Statutes, and that at no time has vendor been placed on the discriminatory vendor list.

Vendor's Representation and Authorization: In submitting a qualification, the vendor understands, represents, and acknowledges the following (if the vendor cannot so certify to any of following, the vendor shall submit with its qualification a written explanation).

1. The vendor is not currently under suspension or debarment by the State or any other governmental authority.
2. The vendor, its affiliates, subsidiaries, directors, officers, and employees are not currently under investigation by any governmental authority and have not in the last ten years been convicted or found liable for any act prohibited by law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.
3. The vendor has no delinquent obligations to the State, including a claim by the State for liquidated damages under any other contract.
4. The qualification is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive qualification.
5. Neither the vendor nor any person associated with it in the capacity of owner, partner, director, officer, principal, investigator, project director, manager, auditor, or position involving the administration of federal funds:
    a. Has within the preceding three years been convicted of or had a civil judgment rendered against them or is presently indicted for or otherwise criminally or civilly charged for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a Federal, State, or local government transaction or public contract; violation of Federal or State antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; or
    b. Has within the preceding three years of this certification had one or more Federal, State, or local government contracts terminated for cause or default.

Vendor's Cost to Develop Qualification: Costs for developing qualifications responsive to this RFQ are entirely the obligations of the vendor and shall not be chargeable in any manner to SF.

Attachment A

Attachment A

RFQ Evaluation Criteria Score Sheet for Stage Two

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Item #	Selection Criteria	Score Range
1.	**Investment Experience –** Present previous experience in projects where your team is participating on a real estate or economic development project with an investment stake.	0 - 40__
2.	**Profile and Qualifications-** Describe your team's experience and qualifications with regards to project location, multi-story facilities (three stories or more), and similar multi-tenant occupancy.	0 - 25
3.	**Background/Key Personnel-** Discuss your proposed team, including your project manager, lead architect, contract administrator, etc. and how they will work with Space Florida, PEDC, and potential tenants during the planning, design, and construction phases of this project.	0 - 20__
4.	**Proposed Approach- -** Describe your proposed approach. Discuss your team's ideas on how to best value engineer this project and what efficiencies can be had to generate cost savings and add long term value to the property.	0 - 15_
	Total	100 Possible

Attachment B

Attachment B

Statement of Services

SCOPE OF WORK REQUIREMENTS

The project consists of a 70,509 SF, 4 story tenant office building located on the northwest corner of the Pensacola Technology Park Site. This scope consists of the shell and core only. Tenant spaces shall begin design at a later date. The shell and core package shall include the development of the site to include paving, utility connections, stormwater and drainage, building pad, parking lot, site lighting, landscaping and other miscellaneous site improvements. Portions of the park site master plan are included for reference on sheet A001. 100% design will be provided to the investment partner/CM. That investment partner/CM will have a chance to value engineer prior to design completion.

ARCHITECTURAL

Exterior Envelope

The exterior design of the Building is proposed as brick veneer, metal panels, and curtainwall with multicolored glass. Punched windows shall be storefront with insulated glass. The roof will be a low slope fully adhered PVC membrane roof.

The exterior walls will be framed with structural steel with metal stud infill. The cavity will include insulation to achieve the desired R values for the wall system consistent with the energy performance objectives. At openings, galvanized steel lintels may be used as required to support masonry over the openings. The color of the brick veneer will be chosen for compatibility with other exterior materials.

Roof System

The roof is proposed as a low slope fully adhered single ply PVC membrane. The roof decks will be insulated to an R-30. Parapet walls will surround roof and it is anticipated that there will be roof top equipment other than exhaust air and supply air devices will extend to the roof and one fire stair.

Doors

Exterior doors will be a combination of store front systems, curtain wall, and/or hollow metal, depending on location and function. Hollow metal doors will be used primarily at service rooms. Building entrance doors will be storefront and curtain wall system entries with impact rated glazing. ADA access locations will be provided with automatic operators. The door systems will be impacted rated to comply with Florida Building Code requirements.

Windows

The windows will be a combination of storefront and curtain wall systems. The window systems and associated glazing will be impacted rated to comply with Florida Building Code requirements. It is anticipated all windows will be fixed. There will be a variety of glazing types utilized to address energy performance. Some fritted glass may be utilized where solar exposure warrants.

Interior components

The ground floor will be a 4" thick reinforced concrete slab over a prepared base, with a 10 mil vapor barrier. The upper level will be 3"steel deck construction with 3.5" of concrete fill. A variety of floor finishes are proposed, depending on the location in the facility.

Walls

Interior wall systems will be gypsum board assemblies. These wall systems will be designed to performance standards to address fire protection and acoustical performance. At wet locations and service rooms, moisture resistant board will be utilized.

Code Data

Applicable Codes and Standards

The Florida Building Code (FBC), 2010

National Fire Protection Association (NFPA), Life Safety Code 101 (2006)

The building is proposed as a TYPE II B construction type and fully sprinklered in accordance NFPA 13 standard. The building is design to conform to NFPA 101 requirements.

CIVIL

References

The following codes and regulatory agencies have been identified as being applicable to the civil portion of this project.

ADA	American with Disabilities Act
ECUA	Emerald Coast Utilities Authority
FDOT	Florida Department of Transportation
FDEP	Florida Department of Environmental protection
NWFWMD	Northwest Florida Water Management District

General

Proposed civil work is to include the construction of all sitework & site utilities to support the new building.

Demolition

It is not anticipated site improvements will require the removal and/or relocation of existing utilities such as storm piping, inlets, water lines, sewer lines, communication lines and electrical lines. The improvements may require initial removal of miscellaneous areas of curb & gutter and asphalt pavements. Sediment and Erosion control best management practices will prevent any sediment-laden runoff from leaving the site during construction.

Site Plan

Pavement and Parking Areas

Site parking will be required to accommodate the new facility to meet the City of Pensacola requirements. Miscellaneous pavement cut and patches may occur to accommodate new piping. Any parking or drive construction will be constructed using a Standard-Duty Asphalt Pavement section consisting of a minimum 12” compacted subgrade (LBR 40 and compacted to 98% of the modified proctor test), 6” graded aggregate base course (LBR 100 and compacted to 98% of the modified proctor test), and 2” of SP 12-5 asphaltic concrete.

The site will have a network of PCC sidewalks modifications. The sidewalks will meet all ADA requirements. The Pedestrian Sidewalk section will consist of a minimum 4” compacted subgrade (compacted to 98% of the modified proctor test), 4” PCC having a 3000 psi 28 day compressive strength).

Grading and Drainage
The site has an existing master stormwater pond on a site south of the property. This pond has capacity that will accommodate the new facilities.

Utilities
Wastewater

The project will require additional sewer services. These services will try to be tied into the existing collection system currently in place. The wastewater collection system shall be in accordance with all Florida Department of Environmental Protection (FDEP) requirements and Emerald Coast Utilities Authority (ECUA) requirements.

Water Supply
The project will require new water service. A connection into the existing system on Salamanca Street is required.

Permitting
NPDES
The proposed site improvements will disturb greater than one acre of land will therefore require a NPDES General Permit for Stormwater Discharge from large and Small Construction Activities. The stormwater maintenance plan will be for the CM's use in applying for the permit.

FDEP Wastewater Permit
The installation of the new sanitary sewer laterals and potable water will require a permit from ECUA. This permit requirement is dependent on the final scope of work.

Structural

This Narrative describes the structural design features of the proposed new mid-rise tower. It is a four story structure with steel and metal stud infill. The slope for roof drainage will be accommodated by the sloped structure.

Structural System:

1. The foundation will be auger cast piling with concrete pile caps, designed to loads as recommended by the soils engineer.

2. Roof Framing

   Roof framing will consist of structural steel w-shapes supporting open web steel joists, and metal roof deck. The roof deck will act as a diaphragm to distribute lateral loads to steel braced frames.

3. Vertical Load Resisting Systems

   The roofs will be framed with bar joists spanning to structural steel beams. The multipurpose room will be spanned with either longspan open web joists or custom fabricated structural steel trusses.

   The typical elevated floor will be framed with a composite metal deck and structural steel beam system, which gains composite action by way of headed shear studs mechanically field welded to the beams.

   Interior Vertical loads will then be transferred from the structural steel beams, at both roofs and floors, into structural steel columns which will bear directly on the foundations at the interior of the building. The column loads will be supported by spread foundations.

   Exterior vertical loads will be supported by structural steel columns. The foundations will be sized to provide bearing pressures below the net allowable pressures given in the Geotechnical Investigation referenced in the contract drawing general notes, as well as resist overturning and uplift forces.

   The typical slab-on-grade will be a 4” slab. A 15 mil vapor barrier shall be placed over the compacted stone. Mechanical and Electrical rooms shall have a 6” slab. Slab control joints will be provided at a maximum spacing of 15’-0” on center to control shrinkage cracking.

4. Lateral (Wind) Load Resisting System

Steel braced frames or masonry shearwalls will resist the longitudinal and transverse lateral (wind) loads. Lateral loads will be transferred through the metal roof diaphragm or composite floor deck diaphragm.

Design Criteria (as defined by the applicable codes listed above)

1. Design Wind: ASCE 7-10
   a. Building Risk Category III
   b. Exposure B
   c. Design Wind Speed: 161 MPH

2. Material Strengths:
   a. Foundations: $f'_c = 3500$ PSI
   b. Grade Beams and Reinforced Concrete Piers: $f'_c = 4500$ PSI
   c. Slab-on-Grade: $f'_c = 3500$ PSI
   d. Framed Floor Slabs $f'_c = 3500$ PSI
   e. CMU Fill: $f'_c = 3000$ PSI
   f. Masonry: $f'_m = 1500$ PSI
   g. Structural Steel: ASTM A992 $f_y = 50$ KSI, A36 $f_y = 36$ KSI & A500 Gr. B = 42 KSI.
   h. Reinforcing Steel: ASTM A615 $f_y = 60$ KSI

Specification List

The following specifications have been identified as applicable to the structural portion of this project.

1. 03 30 00 – Cast-In-Place Concrete
2. 04 20 00 - Masonry
3. 05 12 00 – Structural Steel
4. 05 21 19 – Open Web Steel Joist Framing
5. 05 30 00 – Steel Decks
6. 05 40 00 – Cold-Formed Metal Framing

References

1. Florida Building Code 2012
2. ASCE 7-10, Minimum Design Loads for Buildings and Other Structures
3. ACI 302.1 R-04, Concrete Floor and Slab Construction
4. ACI 318-11, Building Code Requirements for Reinforced Concrete
5. ACI 360r-10, Design of Slabs on Grade
6. AISC 360-10, Design of Structural Steel
7. ACI 530-11, Masonry Design of Structures
8. SJI Specifications, Standard Specifications and Load Tables of the Steel Joist Institute
9. SDI Steel Deck Institute, Design Manual for Composite Decks, Form Decks and Roof Decks

Heating, Ventilating & Air

Conditioning Criteria and

References:

ASHRAE Standards and
Handbooks NFPA Standards
ASHRAE 62.1 - Ventilation for Acceptable
Indoor Air Quality ASHRAE 90.1
SMACNA Manuals
Florida Mechanical
Code

System Types:

The new addition will be conditioned to maintain design conditions through the use of a central station air handling units. The central station units will consist of minimum, 2-inch thick, double wall construction, multiple centrifugal supply fans, chilled water coils, hot water coils where required, 2" thick pleated pre-filters, and 12-inch thick cartridge type (MERV 13) efficiency final filters.

Air handling units will be of the variable air volume (VAV) type, utilizing variable frequency drives with manual bypass to adjust fan speed to maintain pressure required in the duct for units with terminal units. Thermostatic control will be provided to each tenant.

Primary air distribution from air handling units will be accomplished with insulated medium pressure ductwork and variable volume terminal heating units. Terminal heating units will be provided with unit mounted hydronic heating coils and will deliver a minimum amount of outside air to ensure compliance with ASHRAE 62.1. All terminal units will be located above accessible ceilings in a manner to facilitate maintenance.

Outside air will be introduced thru airflow measuring stations and modulating dampers to ensure compliance with ASHRAE 62. As the unit airflow modulates in response to system pressure, return and outside air dampers will modulate to maintain required outside air. CO_2 sensors will be provided to further reduce the outside to densely populated spaces during partial occupancy and to provide demand controlled ventilation.

Chilled Water and Heating Water: Chilled and heating water will be extended from the roof mounted equipment on each floor of the tower.

Centrifugal fans will be employed to exhaust air from toilets, janitor's rooms and similar spaces.

Load calculation will be based on:

Design Conditions:

Outdoor Design Temperature:
Summer: 96□ F DB,
82□ F WB Winter:
20□ F DB

Indoor Design Temperature:
Summer: 72□ F DB, (50% RH)
Winter: 70□ F DB

Outside Air per ASHRAE 62.1- (minimum):

Design Factors & Miscellaneous Criteria:
Location: Pensacola, Florida – Latitude 30.3□, Longitude 87.3□.

Interior chilled and heating water piping: Schedule 40 black steel pipe. Runouts to heating coils shall be pipe "L" hard drawn copper. Fittings for steel pipe shall be buttweld carbon steel for piping 2-1/2" and larger and all concealed piping; threaded cast iron fittings for piping 2" and smaller.

Medium pressure ductwork: Galvanized steel, SMACNA duct construction standards; 6" static pressure

rating, Class A seal.

Low pressure ductwork: Galvanized steel, SMACNA 2" static pressure rating, Class A seal.

Louvers: Florida approved 6" deep anodized aluminum louvers rated for no water carry over through 1230 FPM face velocity,
.15" maximum pressure drop 4' square foot sample tested in accordance with AMCA Standard 500.

Insulation:

All insulation will be rigid; foam glass for chilled water piping. All heating water piping insulation will be molded fiberglass. Exposed insulation will have fiberglass jacket, concealed insulation shall have dual temperature jacket.

Duct Insulation: All air conditioning supply duct and outside air ducts will be insulated with 2" thick foil faced fiberglass blanket insulation.

Sound and Vibration Control: Mechanical equipment will be supported and isolated to limit transmission of mechanical noise and vibration into the building structure. All equipment subject to vibration will be provided with isolators and inertia bases as applicable. Vibrating equipment will be isolated from duct and piping with flexible connections.

Pipe and Valve Identification: All piping will be stenciled with identification markings and flow direction in accordance with ANSI A13.a. Key valves will be marked with polished brass tags.

Air filter gauges will be provided. For DDC monitoring purposes, differential pressure switches will be provided across the filter to send a dirty filter signal to the DDC.

The mechanical system design will be coordinated with the building vapor barrier design. Moisture level control is a critical part of this design.

Primary air handling unit water coils will be specified at maximum 120 fins per foot to facilitate cleaning. Access sections will be provided between adjacent coil sections and as required to facilitate maintenance of air handling equipment without requiring complete disassembly and removal.
Energy Conservation Measures: All equipment and systems are designed for energy conservation. Measures included are as follows:

1. Variable volume air handling units equipped with variable frequency drives.

2. High efficiency equipment and motor selection.

3. Demand controlled ventilation.

4. Energy efficient central filtration.

5. Static pressure reset.

6. Low leakage outside air dampers.

7. Direct digital controls – SSI / Schneider

Direct Digital Controls:

The project will be provided with new direct digital controls for the HVAC system.

Testing, Adjusting and Balancing:

Testing, adjusting and balancing will be performed by AABC or NEBB certified independent testing and balancing contractor on all mechanical systems including Hot Water, Chilled Water, Air Supply, Exhaust, and Controls.

Plumbing
Criteria and References:

Florida Building Code
Florida Plumbing Code
Americans with Disabilities Act (ADA)

General
Plumbing work will be provided in accordance with drawings, technical specifications and design criteria described herein. Project will be fully compliant with Florida Building and Plumbing codes.

Plumbing Design Criteria
Plumbing system will be installed in accordance with the Florida Plumbing Code and American with Disabilities Act Accessibility Guidelines.

Domestic Cold Water: Domestic cold water will be provided from the existing water system through a reduced pressure zone principal backflow preventer, located in the mechanical room, to eliminate risk of cross contamination.

Maximum water flow and water consumption for the fixtures will not exceed those listed in the Florida Plumbing Code. Water consumption will be limited to the following: Water closet 1.6 gallon per flush, urinal 1/8 gallon per flush, lavatory 0.5 gpm. Minimum sizes of fixture water supply will be in accordance with the Code.

Protection of domestic water supply will be provided by backflow preventers, air gap or vacuum breaker in accordance with the Florida Plumbing Code.

Water Hammer Arresters will be installed where quick closing valves are utilized, in accordance with PDI WH 201.

Domestic Hot Water: Domestic hot water will be provided through a tank type domestic water heaters piped with a recirculation system to lavatories, service sinks and appliances at a temperature not to exceed 110□ F. Recirculation pumps will be provided to insure that hot water is promptly available to all plumbing fixtures and to reduce water waste. A domestic water pressure booster will be provided to provide adequate flow at the required pressure to the water closets.

Maximum design velocity for both domestic cold and hot water will be limited to 8 feet/second for noise and erosion control.

Sanitary Sewer: Sanitary sewer connection will be provided to all plumbing fixtures shown on the floor plan and will be connected to the existing sewer system. Domestic water piping and sewer piping will not be routed in the same trench. Sanitary sewer system will be sized based on unit drainage system sizing in accordance with the Florida Plumbing Code. Proper venting will be provided in order to avoid siphonage of traps.

Each plumbing fixture will be trapped by a water seal trap unless if trap is built into the fixture. Floor drains will be provided with trap primers to eliminate sewer gas escape. Trap primers will be located in accessible locations for service and maintenance.

Storm Drain: Roof areas will drain into a separate storm system through roof drains. Overflow roof drains will be provided in accordance with the Florida Plumbing Code.

Pipe Routing: All piping concealed within walls. Piping overhead will be exposed, properly supported with allowances for expansion and contraction. All interior water distribution piping will be routed above floor. No buried water piping will be allowed except for trap primers and service entrance piping. Piping will be drainable. Exposed piping subjected to freezing will be protected with electric heat tracing cable. Individual shut offs to all plumbing fixtures will be provided with the exception of showers. Isolation valves will be provided for each toilet battery.

Plumbing Equipment, Materials and Fixtures Piping Materials:
Domestic Hot and Cold Water: All interior domestic water piping above slab will be type "K" hard drawn copper.

Sanitary Sewer Piping: Aboveground soil, waste and drain piping and fittings and all vent piping will all be cast iron when located in a return air plenum. Under slab piping will be Schedule 40 PVC. Aboveground piping will be hubless cast iron with neoprene gasket and stainless steel or cast iron band. The use of cast iron piping or other plenum rated piping is dictated by the fact that spaces above the ceiling are used as return air plenum. PVC piping will not be used in return air plenums.

Plumbing Fixtures: Plumbing fixtures will be provided complete with fittings, and chromium or nickel-plated brass trim. All shut-off valves will be of metal construction. Plastic valves will not be utilized. All plumbing fittings and trim will be of the same manufacturer to the extent possible and will have the same finish.

Plumbing design will meet the following criteria:

1. All faucets will be single-control type, with seals and seats combined in one replaceable cartridge designed to be interchangeable among lavatories, bathtubs and kitchen sinks.

2. Fixtures will be water conservation type, in accordance with the Florida Plumbing Code.

3. All vitreous china plumbing fixtures will conform to ANSI A112.19.2, Vitreous China Plumbing Fixtures. Stainless steel fixtures will be in accordance with ANSI A112.19.3, Stainless Steel Plumbing Fixtures.

Exterior Wall Hydrants: Wall hydrants will be provided at convenient locations at 100 FT intervals around the exterior wall of the building. Each hydrant will be box type, freeze proof, with an integral vacuum

breaker/backflow preventer. Hydrants will have 3/4 inch hose connections.

Plumbing Equipment

Water Heaters: Domestic water heaters will be high efficiency electric tank type. A recirculation pump will be provided.

Backflow Preventer: A reduced pressure principle backflow preventer will be provided for the domestic water service. Backflow preventer will be sized to insure adequate pressure is provided to all plumbing fixtures.

Insulation: All concealed hot water return, hot and cold domestic water piping will be insulated to eliminate condensation and to comply with the energy code.

The lavatories and plumbing fixtures servicing the physically disabled will have their water supply and drain insulated to conform with ADAAG.

Fire Protection System

Fire protection work will be provided in accordance with drawings, technical specifications and the design criteria described herein.

A fire protection system meeting the requirements of NFPA 13, NFPA 14, and NFPA 101 Life Safety will be provided.

System Design Criteria: The entire building will be fully sprinklered by a wet pipe sprinkler system. System will be supervised and will provide a signal to the fire department. The sprinkler entrance will be provided with a double check backflow preventer located inside the building.

Fire Flow Data: A hydrant flow test will be required at the nearest hydrant to the point of connection. Hydraulic analysis will be performed as the design progresses.

Electrical

Codes, Permits and Inspections

The installation shall comply with all local, state, and federal laws and ordinances applicable to electrical installation and with the regulations of the latest published edition of the National Electrical Code (N.E.C.) where such regulations do not conflict with those laws and ordinances.

Interior Lighting

The interior lighting system in general shall include recessed ceiling mounted 2'x4' fluorescent lighting fixtures.

Storage, mechanical, and electrical rooms with exposed structure shall have industrial type fluorescent lighting fixtures and shall be provided with full fixture wire guards.

Emergency lighting in the building will be provided by a select number of fluorescent fixtures provided with battery lamp supply units to ensure adequate illumination to egress the building in the event of a power outage. All exits, tenants, corridors, mechanical/electrical rooms, and assembly areas shall be provided with emergency lighting. The complete system shall comply with NFPA 70 and NFPA 101.

Illumination levels shall be as recommended by Illuminating Engineering Society (IES).

Lighting controls will include dual technology occupancy sensors in combination with toggle type wall switches.

Wiring Systems

The building electrical distribution system shall be 480Y/277 volt, three phase, four wire for lighting and air conditioning equipment that will be taken from a Gulf Power Company pad mounted transformer. Dry type transformers will be used to provide 208Y/120 volt, three phase, four wire service for convenience outlets and miscellaneous 120 volt equipment

All panelboards, switchboards, and other electrical equipment shall have easy access and shall comply with the working clearance requirements of the current edition of the National Electrical Code (NEC).

Panelboards shall be bolt-on circuit breaker type in accordance with UL 67 and UL 50. Main bus bars and back pan shall be designed so that circuit breakers may be changed without machining, drilling, or tapping. Each panelboard shall be provided with separate neutral and ground bars, type written directories, and hinged swing open covers with keyed locks. Circuit breakers shall be rated for the calculated available bolted short circuit current.

Convenience receptacles shall be UL 498 and NEMA WD1, specification grade 20 amp, 125 volt, NEMA 5-20R grounding type with side wired screw-type wiring terminals. Ground-fault circuit interrupting (GFCI) receptacles shall be capable of detecting current leak of 6 milliamperes or greater and tripping per requirements of UL 943 for Class A GFCI devices.

Disconnect switches shall be 600 volt heavy duty type in NEMA 1 or 3R enclosures per NEMA ICS6 or as applicable for the environment. Disconnects serving motors shall be horsepower rated.

Device plates for convenience outlets and wall switches shall be #302 stainless steel or as directed by the Architect.

Where concentrations of computers and/or non-linear electrical loads occur, K-rated dry type transformers will be utilized to minimize induced harmonics.

Conductors for power and lighting systems shall be 600 volt type THHN/THWN insulated conforming to UL-83.

All conductors shall be installed in Electrical Metallic Tubing (EMT), Galvanized Rigid Steel (GRS), Intermediate Metal Conduit (IMC), or schedule 40 PVC conduit. Conduits installed underground shall be schedule 40 PVC or PVC coated GRS. All conduit turn-ups through concrete slab or above grade shall be PVC coated galvanized rigid steel.

Surge Protective Devices (SPD): Parallel type surge protective devices which comply with UL 1449 shall be installed at the main service entrance switchboard or panelboard and at downstream panelboards as required for computer type load. All surge protective devices shall provide 10-mode protection for all three phase wye connected distribution systems.

Lightning Protection System: A risk analysis shall be performed to determine if lightning protection for the facility is recommended. The entire system shall be de designed in accordance with NFPA 780 if provided in the contract.

Fire Alarm System: An addressable fire detection and alarm system with voice evacuation will be installed in accordance with NFPA 72 and NFPA 101 and shall consist of a main control panel, annunciator panel, pull stations, combination speaker/visual alarm devices, smoke detectors in the supply and return ducts of the air handling units, and facilities for transmission of the alarm to the fire department. An alarm in the building shall take control of the elevator.

Outdoor Lighting
Wall mounted building security, walkway, courtyard, and canopy lighting shall be a type to be determined during design. All exterior lighting shall be directed downward not outward so that it will not disturb neighboring properties and meet the International Dark Sky Association (IDA) for anti-light-pollution measures. Exterior lighting shall be controlled by a combination of photoelectric and time controls

Communications Structured Cabling System

Abbreviations:

CER – Communications Equipment Room
CC – Communications Closet

All work shall be performed in accordance with applicable TIA standard for communications structured cabling systems, all applicable codes, and any guidance provided by authorized representatives of Space Florida for this project.

Communications spaces:

The CER will be located on the first floor of the new facility and will serve as the service entrance facility for backbone cabling. Horizontal cabling to first floor areas will be fed out of the CER.

Elevated floors will house services to each of the upper floors.

Conduit:

Connection of backbone cabling from the new facility to existing buildings for the extension of voice, data and television systems will be run in conduit.

Backbone Cabling:

Voice, data and television backbone cabling will be run from the CER in the new facility. Cable types will be determined based on the established backbone route. Voice and TV backbone cables will be grounded and surge protected at points of entrance into buildings.

Horizontal Voice, Data and TV Cabling:

Horizontal Category 6 cabling and Coaxial RG-6 TV cabling will be free routed within exposed structure and supported by approved hangers at four feet on center. Where structure is exposed horizontal cabling will be run in EMT conduit painted to match the structure.

Cabling for voice and data will be Category 6 unshielded twisted pair. Each Category 6 cable will be

tested to TIA standards.

Category 6 cabling will be provided to all work space communications outlets.

Provide two Category 6 cables to each wireless access point location as required for full high bandwidth coverage indoors.

Provide one Category 6 cable to the elevator equipment room for the elevator phone, one Category 6 cable to each mechanical room for HVAC control system Internet access, and one Category 6 cable to the fire alarm panel for a dialer (if dialer is required).

All Category 6 cables will be terminated on Category 6 patch panels in the CER and CC. All communications outlets and patch panels will be clearly labeled.

Support for Audio-Visual Systems and Intercom System:

Audio-Visual systems are not included in the Communications Structured Cabling System scope of work. All Audio-Visual system design and construction to include AV systems in tenant spaces will be by the specified tenants.

Support for Security Systems:

Security systems are not included in the Communications Structured Cabling System scope of work. All security system design and construction will be by a security system provider if required.

Tasks: Build services for this project are outlined below. Upon completion of Stage 2 of the selection process, Space Florida intends to negotiate with the selected vendor a Firm Fixed Price (FFM) contract.

Future tasks may be requested by Space Florida including tenant build out.

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SCHEMATIC DESIGN SUBMITTAL
DECEMBER 07, 2015
CAA PROJECT NO.: 3114

1 LOCATION MAP
G001 NOT TO SCALE

2 VICINITY MAP
G001 NOT TO SCALE

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME	SUBMITTAL DATE
GENERAL		
G001	COVER SHEET	12/07/2015
ARCHITECTURAL		
A001	ARCHITECTURAL SITE PLAN	12/07/2015
A101	FIRST FLOOR PLAN	12/07/2015
A102	SECOND FLOOR PLAN	12/07/2015
A103	THIRD FLOOR PLAN	12/07/2015
A104	FOURTH FLOOR PLAN	12/07/2015
A105	ROOF PLAN	12/07/2015
A201	EXTERIOR ELEVATIONS	12/07/2015
A202	EXTERIOR ELEVATIONS	12/07/2015

CODE ANALYSIS

SPACE FLORIDA
Dec. 7, 2015

Applicable Codes	
Building Code	2014 Florida Building Code: Building
Fire Prevention Code	2014 Florida Fire Prevention Code
Life Safety Code	2015 NFPA 101
Mechanical Code	2014 Florida Building Code: Mechanical
Plumbing Code	2014 Florida Building Code: Plumbing
Electrical Code	National Electrical Code 2014
Accessibility Code	2014 Florida Building Code: Building
Energy Code	2014 Florida Building Code: Energy
Use and Occupancy Classification (Chapter 3)	
List all Occupancies in Building	B
Design Approach	Separated Use
Fire protection:	Yes, fully sprinklered
Construction type:	Type IIB unprotected (000 NFPA)
Type of Construction Calculation / Allowable Area (Chapter 5)	
Actual Height	4 Stories
Actual Area of 1st Floor	17,442
Actual Area of 2nd Floor	17,689
Actual Area of 3rd Floor	17,689
Actual Area of 4th Floor	17,689
TOTAL Actual Area	70,509

$$A_{allow} = \{A_{Table} + [A_{Table} * I_{Front}] + [A_{Table} * I_{sprink}]\}$$

Business, Allowable area from Table 503,	23,000 SF
Business, add for increased Frontage (Equation 5-2)	
I= [F/P- 0.25]W/30= 408/586-0.25]30/30= 0.44	10,120 SF
Business, add for being Fully Sprinkled (= +200% of Allowable FBC506.3)	46,000 SF
Business, Total Allowable Area per Floor	79,120 SF x 4 story = 316,480 sf Allowable
Check Allowable Height from Table 503 & 504.2	3 Stories (55')
Add for being Fully Sprinkled	1 Story (20')
Total Allowable Height	4 Stories (75')
Type of Construction	II B
Required Fire-Resistive Ratings for Building Elements	hours
Structural Frame (Table 601)	0
Bearing Walls / Exterior (Table 601)	0
Bearing Walls/ Interior (Table 601)	0
Non-Bearing Walls / Exterior (Table 602)	
x < 5 feet	1
5' < x < 10'	1
10 < x < 30'	0
x > 30'	0
Non-Bearing Partitions / Interior (Table 601)	0
Floor Construction Including Supporting Beams & Joists (Table 601)	0
Roof Construction including Supporting Beams & Joists (Table 601)	
Below 20 feet	0
Above 20 feet	0
Occupancy Separations (if Separated Use) Table 508.4	1 hr if sprk (B & A)
Corridor Walls (Table 1018.1)	0 w/ Sprink, 1 w/o
Means of Egress (Chapter 10)	
Occupant Load (Table 1004 1.1)	*sq. ft. per occupant*
Assembly (standing)	5 net
Assembly (chairs only, not fixed)	7 net
Assembly (tables & chairs)	15 net
Business Offices	100 gross
Storage	300 gross
Exit Stairs - Minimum Width (1009.1)	44" (37" between handrails)
Stairs - Fully Sprinkled Building	0.3
Stairs - Non-Sprinkled Building	0.3
Other egress components - Fully Sprinkled Building	0.2
Other egress components - Non-Sprinkled Building	0.2
Number of Exits Required (FBC Table 1021.1)	
2 exit stories, 3 exits if OCC > 1000 persons	2 exits (FBC 1021.2.4)
Rooms or Spaces with ≤ 50 occupants	1
Rooms or Spaces with ≥ 50 occupants	2
Rooms or Spaces with 501-1,000 occupants	3
Rooms or Spaces ≥ 1,000 occupants	4
Remoteness of Exits (1015.2.1)	
Non-Sprinkled Building	1/2 the diagonal distance of area served
Sprinkled Building	1/3 the diagonal distance of area served
Allowable Exit Access Travel Distance to Nearest Exit (Table 1016.2)	
Non-Sprinkled Building	200'
Sprinkled Building	300'
Allowable Common Path of Egress Travel (1014.3)	
Non-Sprinkled Building	75'
Sprinkled Building	100' exp 1 (sprink)
Allowable Dead End Corridor (1016.3)	
Non-Sprinkled Building	20'
Sprinkled Building	50'
Exit Stairs - Minimum Width (1009.1)	44' (37" between handrails)
Doors in a Means of Egress - Minimum Width (1008.1.1)	32" Clear (=≥ 36" door)
Exit Access Corridor - Minimum Width (1016.2)	44"
Accessible Means of Egress (1007.1)	
Non-Sprinkled Building/Minimum Stair Width	48" clear between handrails
Sprinkled Building / Minimum Stair Width	37" clear between handrails
Non-Sprinkled Building / Area of Refuge	Required
Sprinkled Building / Area of Refuge	Not Required
Elevator	Required if 4 stories or higher

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:
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PLUMBING
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ELECTRICAL
TELECOMMUNICATIONS:
AUDIO-VISUAL:

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ARCHITECT'S SEAL

H. MILLER CALDWELL, JR
AR 7462

PROJECT NO. : 3114
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G001

SCHEMATIC DESIGN

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TRUE NORTH | PROJECT NORTH

1	ARCHITECTURAL SITE PLAN
A001	1" = 50'-0"

KEYNOTES

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:
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TELECOMMUNICATIONS:
AUDIO-VISUAL:

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AR 7462

PROJECT NO. : 3114
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A001

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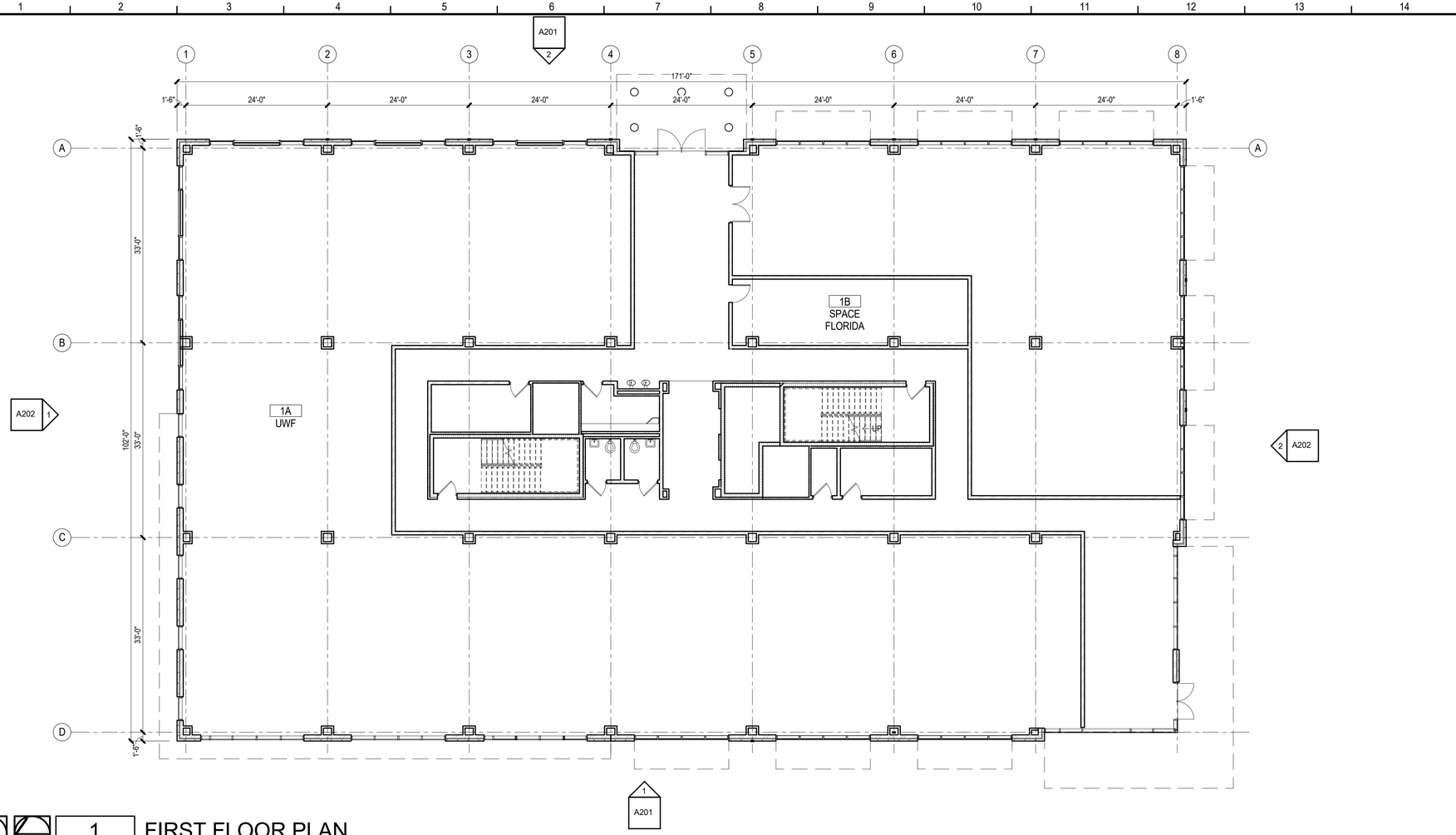

TRUE NORTH

PROJECT NORTH

1 | A101

FIRST FLOOR PLAN

3/32" = 1'-0"

8' 4' 0' 8' 16'

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KEYNOTES

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:

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ARCHITECT'S SEAL

H. MILLER CALDWELL, JR
AR 7462

PROJECT NO. : 3114
SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:
A101

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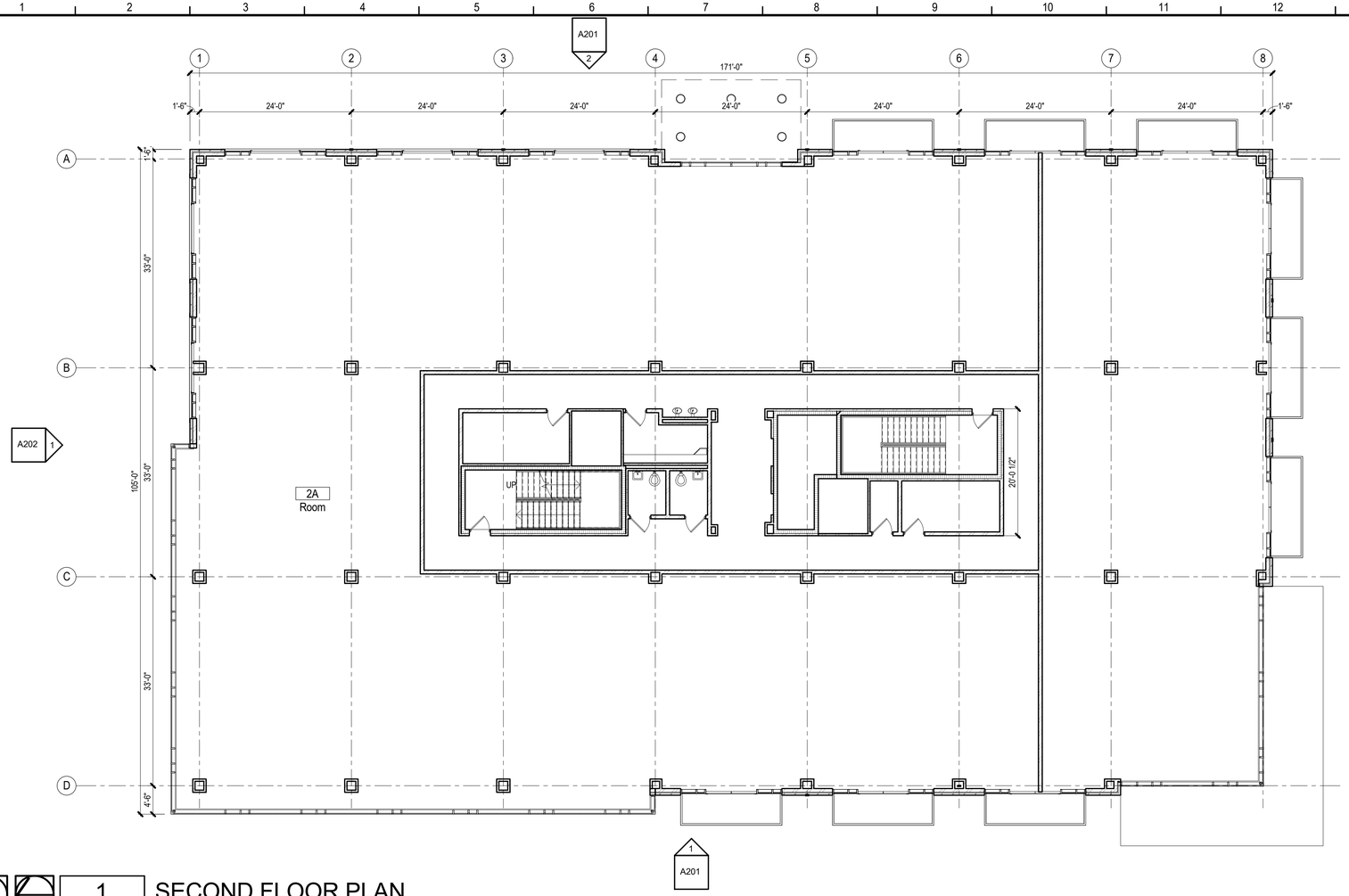

TRUE NORTH

PROJECT NORTH

1 A102

SECOND FLOOR PLAN

3/32" = 1'-0"

8' 4' 0' 8' 16'

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KEYNOTES

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:

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H. MILLER CALDWELL, JR
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PROJECT NO. : 3114
SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:
A102

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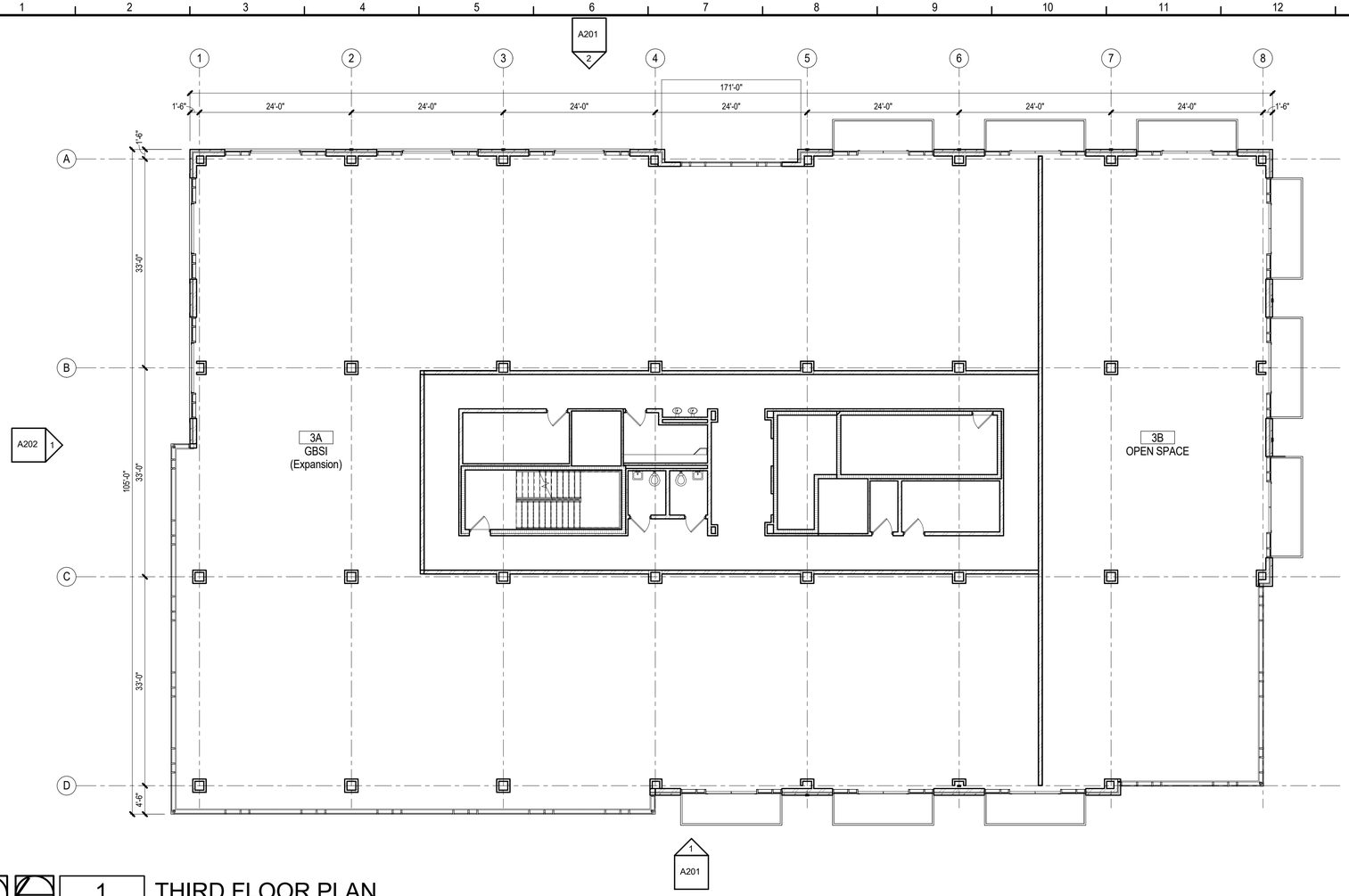

TRUE NORTH

PROJECT NORTH

1 | A103

THIRD FLOOR PLAN

3/32" = 1'-0"

8' 4' 0' 8' 16'

KEYNOTES

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:

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PROJECT NO. : 3114
SHEET TITLE:
THIRD FLOOR PLAN

SHEET NUMBER:
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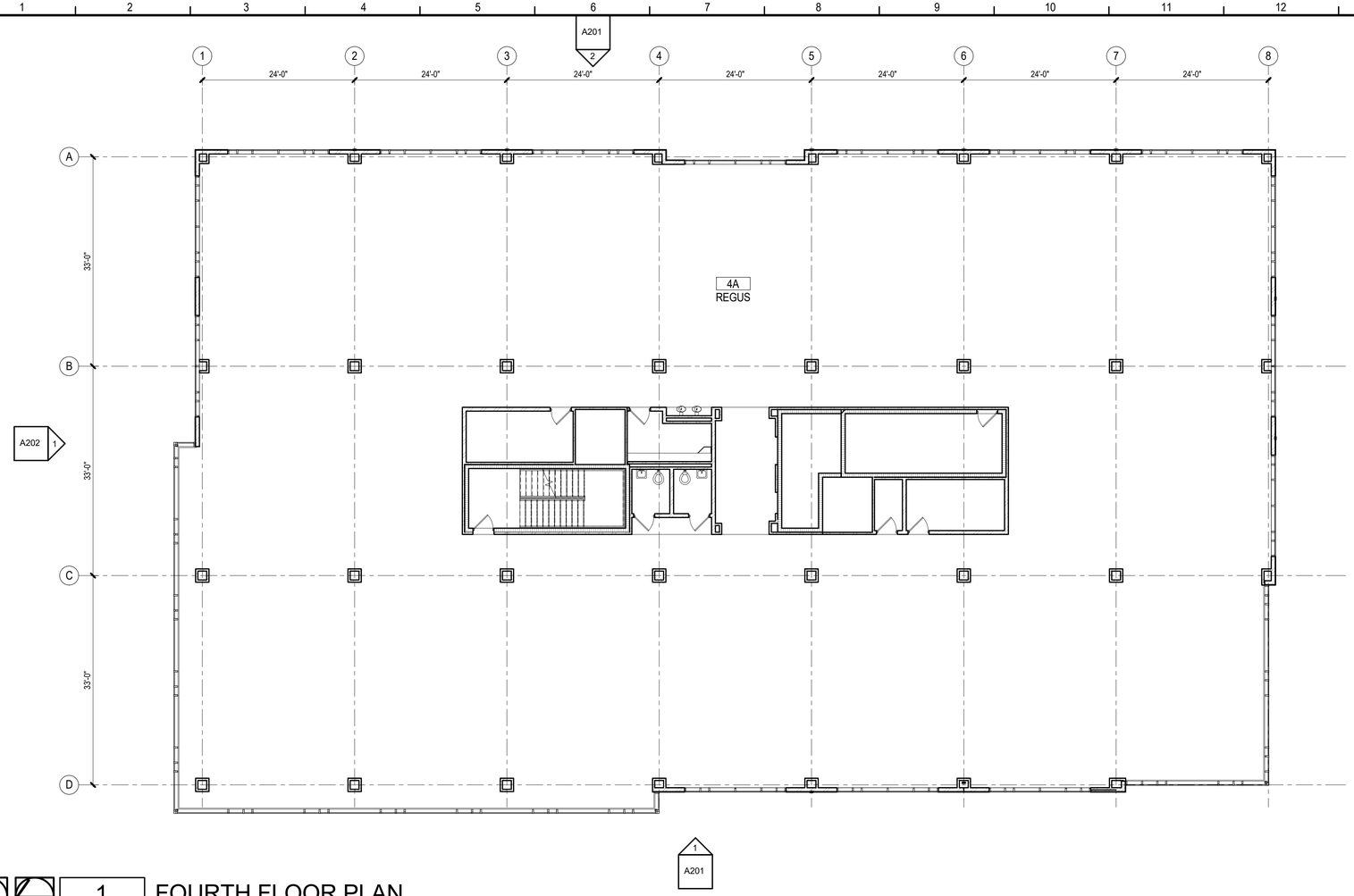

TRUE NORTH

PROJECT NORTH

1 | A104

FOURTH FLOOR PLAN

3/32" = 1'-0"

8' 4' 0' 8' 16'

KEYNOTES

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:

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PROJECT NO. : 3114
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FOURTH FLOOR PLAN

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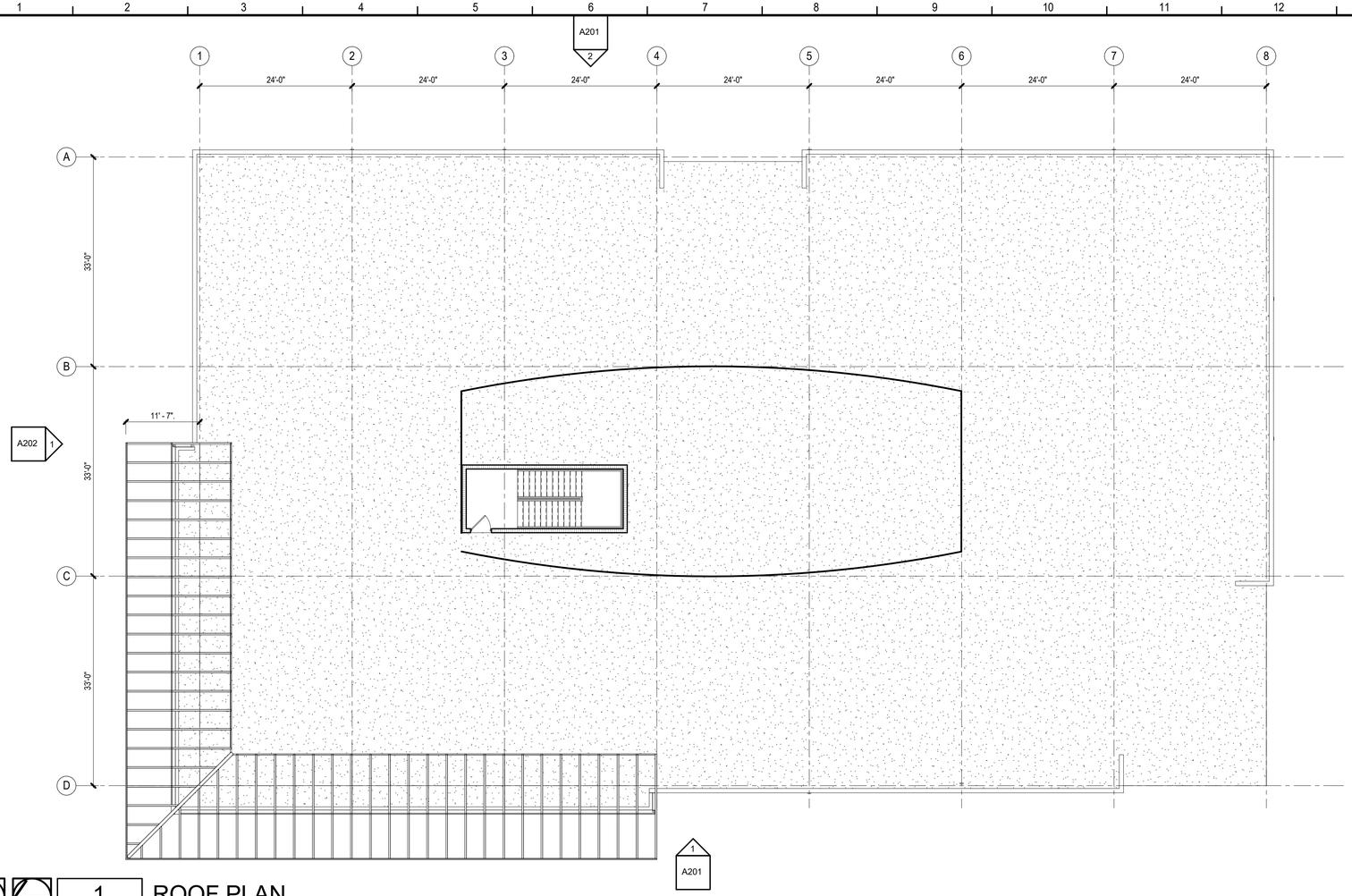

TRUE NORTH

PROJECT NORTH

1 ROOF PLAN

A105

3/32" = 1'-0"

8' 4' 0' 8' 16'

KEYNOTES

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

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ROOF PLAN

SHEET NUMBER:
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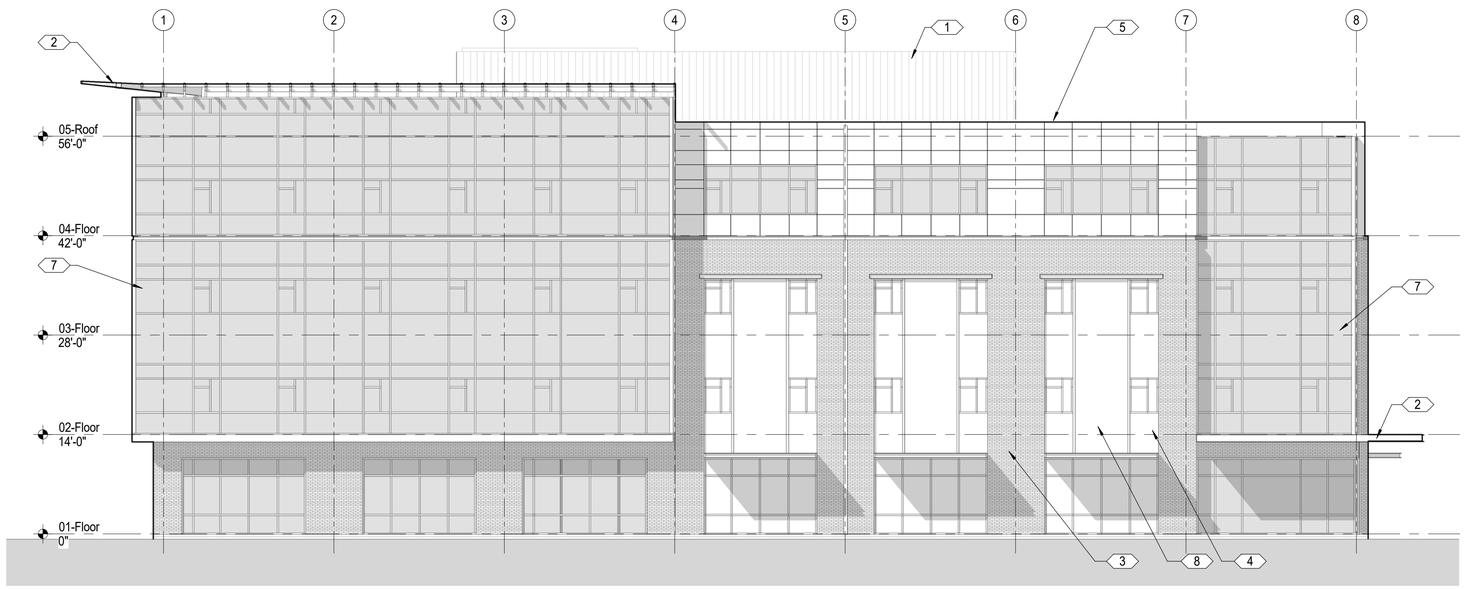
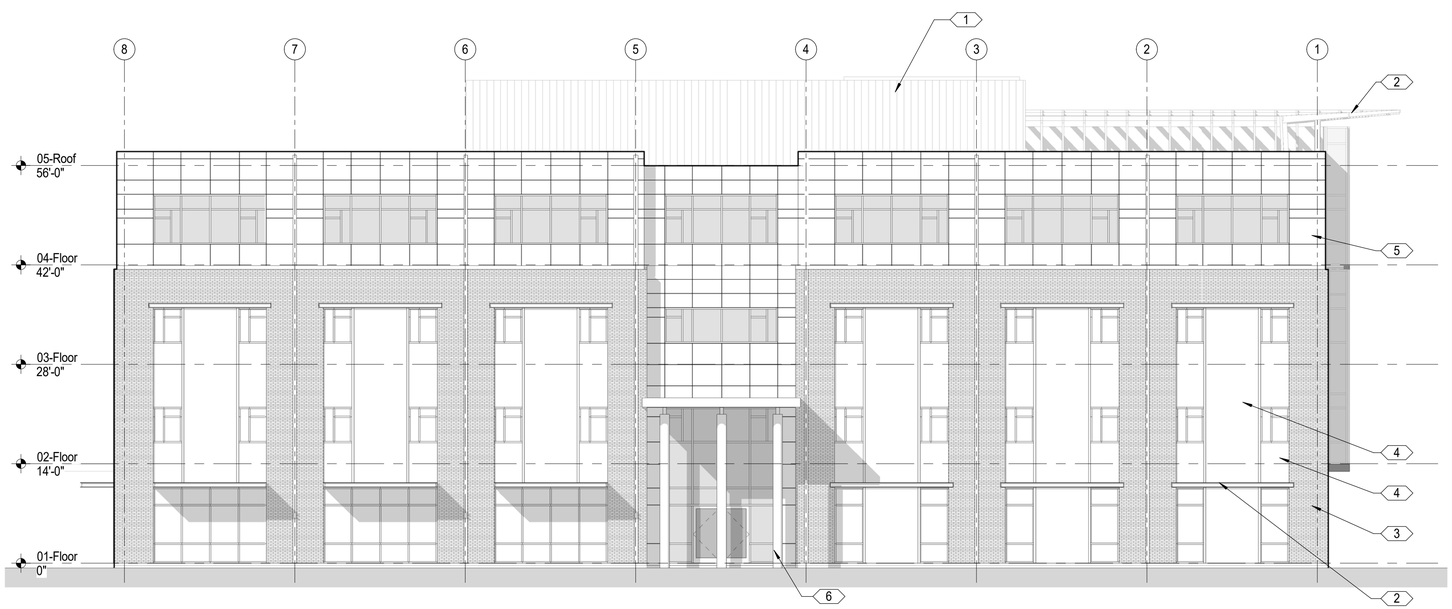


1	EXTERIOR ELEVATION - WEST
A101 A201	3/32" = 1'-0"

8' 4' 0' 8' 16'



2	EXTERIOR ELEVATION - EAST
A101 A201	3/32" = 1'-0"

8' 4' 0' 8' 16'

KEYNOTES

1 ALUMINUM SCREEN WALL (HVAC)
2 ALUMINUM CANOPY
3 BRICK VENEER C-1
4 BRICK VENEER C-2
5 ALUMINUM PANAL
6 ALUMINUM CANOPY W/COLUMNS
7 CURTAIN WALL
8 BRICK VENEER C-2 ACCENT

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:
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ARCHITECT'S SEAL

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PROJECT NO. : 3114
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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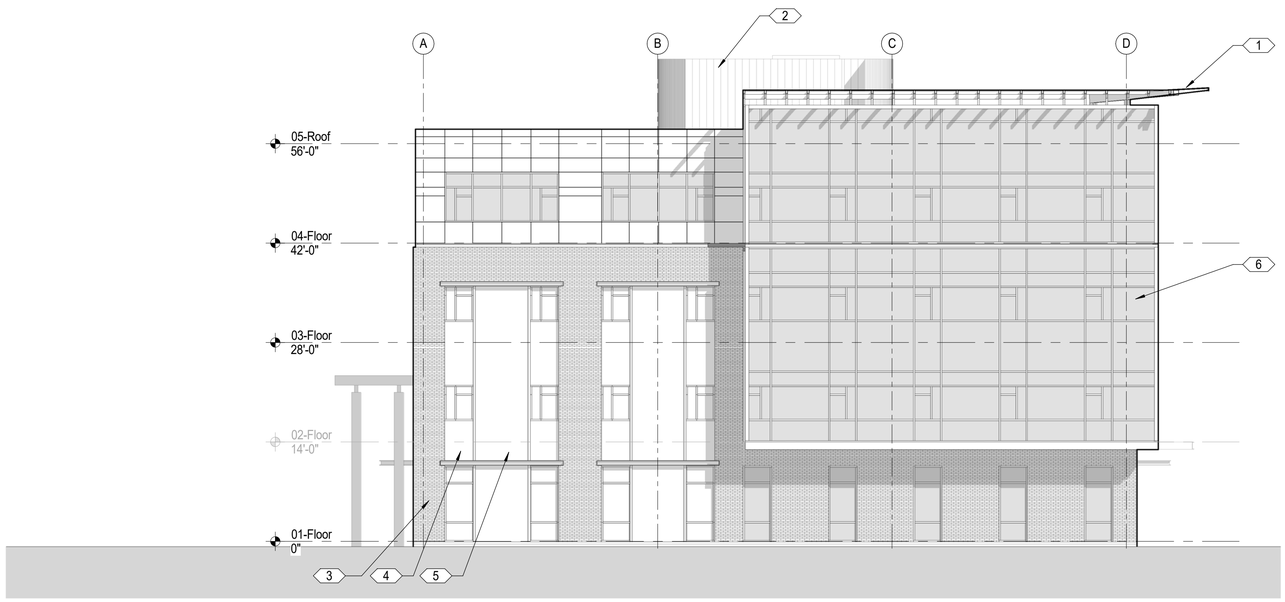
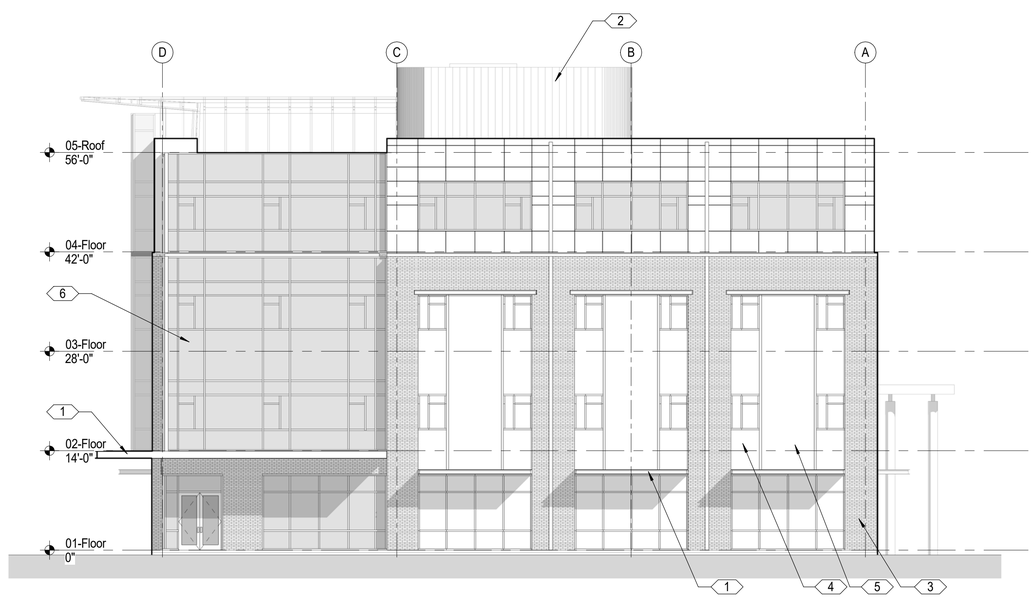


1	EXTERIOR ELEVATION - NORTH
A101 A202	3/32" = 1'-0"

8' 4' 0' 8' 16'



2	EXTERIOR ELEVATION - SOUTH
A101 A202	3/32" = 1'-0"

8' 4' 0' 8' 16'

KEYNOTES

1 ALUMINUM CANOPY
2 ALUMINUM SCREEN WALL (HVAC)
3 BRICK VENEER C-1
4 BRICK VENEER C-2
5 BRICK VENEER C-2 ACCENT
6 CURTAIN WALL

PROJECT ISSUES:
SCHEMATIC DESIGN: 12-07-2015

PROJECT TEAM:
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CENTROS STREET
PENSACOLA, FLORIDA

CALDWELL ASSOCIATES | ARCHITECTS
116 NORTH TARRAGONA STREET
PENSACOLA, FLORIDA 32502
850·432·9500
LICENSE NO. AA 26000721
LICENSE NO. IB 0000995

ARCHITECT'S SEAL

H. MILLER CALDWELL, JR
AR 7462

PROJECT NO. : 3114
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202

SCHEMATIC DESIGN

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