

CMR220546NAT-240290
LC Warehouse Remodel (Elevation Way)
Contract No. 10136 – Amendment No. 1

E1 Contract # 10136

FIRST AMENDMENT OF CONSTRUCTION MANAGER SERVICES AGREEMENT FOR PHASE 2 – CONSTRUCTION SERVICES

THIS FIRST AMENDMENT to the Construction Manager Services Agreement dated April 18, 2024, is made and entered into by and between Lee County, a political subdivision and charter County of the State of Florida, acting by and through its Board of County Commissioners (Owner); and **Stulz, Inc.**, a Florida corporation, duly licensed to conduct business in the State of Florida (the “Construction Manager” or “CM”), collectively, the “Parties”.

RECITALS

WHEREAS, the County desired to construct the LC Warehouse Remodel (Elevation Way) Project (the “Project”) within Lee County, Florida; and,

WHEREAS, the CM and the County entered into Construction Manager Services Agreement dated April 18, 2024 (“Agreement”) according to the selection of the CMAR pursuant to CMR220546NAT; and,

WHEREAS, the CM and the Owner completed Pre-Construction Services for the Project; and,

WHEREAS, Section 3.01 CM’s Compensation of the Construction Manager Services Agreement provides that the Guaranteed Maximum Price (“GMP”) for construction of the Project will be established in a separate amendment to the Agreement; and,

WHEREAS, Section 3.02 The Project; Changes in the Project; Additional Fee of the Construction Manager Services Agreement provides that the CM is entitled to an additional fee if the Owner increases the GMP; and

WHEREAS, Section 3.03 Period of Construction; Additional Fee of the Construction Manager Services Agreement provided that the number of calendar days for the period of construction to substantial completion and the number of calendar days to final completion are to be established by amendment to the Agreement, and that the First Construction GMP payment and the subsequent monthly installments shall be determined after the GMP has been established; and

WHEREAS, Section 4.06 Project Schedule; Substantial Completion; Occupancy, Subsection (1) Establishment of Substantial Completion Date of the Construction Manager Services Agreement, provides that Liquidated Damages will be established by amendment to the Agreement; and

WHEREAS, except as is specifically amended or modified herein, all of the terms and conditions of the Agreement for the Project are hereby ratified and confirmed, and

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shall remain in full force and effect.

OPERATIVE PROVISIONS

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the CM, intending to be legally bound, covenant and agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and incorporated herein as if set forth below.
2. **CM's Compensation.** The Parties hereby agree that the last sentence of Section 3.01 CM's Compensation is replaced in its entirety as follows:

The CM fee for Construction Services shall be **\$31,456.32**.

3. **Establishment of Guaranteed Maximum Price.** The Parties hereby agree that the GMP for construction of the Project shall be **\$483,072.32**. In no event shall the cost of construction of the Project and the CM's Fee exceed the GMP, as adjusted by any County approved change orders.
4. **Establishment of Period of Construction.** The Parties hereby agree that the first paragraph of Section 3.03 Period of Construction; Additional Fee is replaced in its entirety as follows:

Owner, AE and CM expect and believe that the period of construction or construction phase for the Project shall be **One-Hundred Twenty (120)** calendar days to substantial completion from issuance of the Notice to Proceed and an additional **Thirty (30)** calendar days to final completion. No work shall take place under this Amendment until the date specified in the Construction Phase Notice to Proceed.

5. **Liquidated Damages.** Under Section 4.06 Project Schedule; Substantial Completion; Occupancy, Subsection (1) Establishment of Substantial Completion Date, the Parties hereby agree that the amount of liquidated damages the CM shall be assessed is **\$750 per calendar day** for each day completion is extended beyond the Project substantial completion date.
6. **Contract Documents.** The Construction Manager shall perform the services for the amount stated above in strict accordance with the following documents, all of which are attached hereto and incorporated by reference:

6.1 Exhibit A – Letter Dated August 6, 2024 Establishing the GMP and Schedule of Values from Stulz, Inc.

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- 6.3 Exhibit B – Trench Safety Affidavit
- 6.4 Exhibit C – Lee County Affidavit of Compliance
- 6.5 Attachment 1– Construction Documents “Existing Warehouse Renovation”

7. **Effective Date.** This Amendment shall become effective on the date it is approved by the Lee County Board of County Commissioners.

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IN WITNESS WHEREOF, the parties have made and executed this Amendment on the day and year of the last signature below.

WITNESS:

Signed By: *Cindy Shapiro*
Print Name: CINDY SHAPIRO

Stulz, Inc.
Signed By: *[Signature]*
Print Name: Jeff Stulz
Title: President
Date: 8/14/24

**BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA**

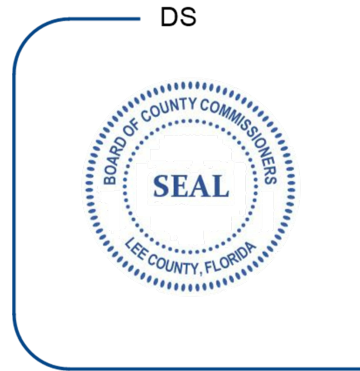
DocuSigned by:
Signed By: *Mike Greenwell*
55F586F7224445A...
Print Name: Mike Greenwell
Title: Chair
Date: 9/11/2024 | 10:35 AM EDT

ATTEST:
CLERK OF THE CIRCUIT COURT

DocuSigned by:
BY: *Melissa Butler*
B72C163D219C764
DEPUTY CLERK

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

DocuSigned by:
BY: *Amanda L. Swindle*
EC9B5A5584DB473
OFFICE OF THE COUNTY ATTORNEY



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EXHIBIT A
GMP LETTER



August 6, 2024

Mr. Scott Musheff
Lee County Dept of Facilities Construction
1500 Monroe St.
Fort Myers, Florida 33901

RE: Lee County Warehouse Reno (Elevation Wy)

Dear Mr. Musheff:

Stultz, Inc. is pleased to submit a Guaranteed Maximum Price (GMP) in the amount of \$483,072.32 for work associated with the Lee County Warehouse Renovation (Elevation Wy) project. Pricing is based on plans and specifications by Lee County and DTC Engineering. This GMP includes all labor, materials, and equipment to complete the work and is itemized in the attached Schedule of Values.

Summary of Cost	
Subcontract, Materials, Labor	\$346,126.00
Bonds & Insurance	\$15,750.00
Construction Contingency	\$25,000.00
Sub Total	\$386,876.00
Total CM Fee	\$31,456.32
General Conditions	\$64,740.00
GMP Total	\$483,072.32

The project duration shall be 120 calendar days to substantial completion and 150 calendar days to final completion.

We look forward to working with you on this project.

Sincerely,

Jeff Stultz
President

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GENERAL CONTRACTORS / CONSTRUCTION MANAGERS
 CGC1504629
 6216 Whiskey Creek Drive
 Suite B
 Ft. Myers, FL 33919
 (239) 590-3033

Proposal

Job #: 24009
 Estimator:
 Date: 08/06/24

Project: LC Warehouse Remodel - Construc
4664 Elevation Way
Fort Myers FL 33905

Cost Code	Description	Amount
24009 LC Warehouse Remodel - Construction		
1 General Requirements		
1290.000	Plan Cost	1,000.00
1300.000	Permits	2,000.00
1401.000	Direct Labor	42,240.00
1510.000	Temp. Power	Existing
1511.000	Temp. Water/Sewer	Existing
1520.000	Temp. Sanitary	See 2050 Temp Protection
1900.000	General Liability Insurance	See 999900 Bonds/Insurance
1910.000	Builder's Risk Insurance	See 999900 Bonds/Insurance
1950.000	Performance Bond	See 999900 Bonds/Insurance
Division Total:		45,240.00
2 Existing Conditions		
2050.000	Temp Protection	15,000.00
2420.000	Waste Removal & Salvage	4,500.00
Division Total:		19,500.00
3 Concrete		
3300.000	Cast-In-Place Concrete	4,500.00
Includes:		
- Condenser pads for new equipment		
Division Total:		4,500.00
5 Metals		
5100.000	Structural Metal Framing	3,600.00
Division Total:		3,600.00
7 Thermal/Moisture Protection		
7211.000	Foamed-in-Place Insulation	69,180.00
Includes:		
- R-17 closed cell foam and thermal barrier at exterior metal walls		
- R-17 closed cell foam and thermal barrier at newly constructed partitions at office areas		
- R-30 open cell foam and thermal barrier at roof		
- Corefill insulation at block walls		
- Demo existing insulation at roof		
Division Total:		69,180.00

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Proposal
 Job #: 24009
 Estimator:
 Date: 08/06/24

Cost Code	Description	Amount
9 Finishes		
9220.000	Non-Structural Metal Framing	22,000.00
	Includes:	
	- Frame new partitions and plywood one side from top of existing office walls to deck	
	Division Total:	22,000.00
23 HVAC		
23000.000	HVAC	152,100.00
	Includes:	
	- (2) split AC systems with t-stats, dampers, louvers, t-stats, and air devices	
	- Aluminum ductwork	
	- T&B	
	- (2) exhaust fans and related duct for newly created attic space	
	Division Total:	152,100.00
26 Electrical		
26000.000	Electrical	78,246.00
	Includes:	
	- Labor and material for ~100 LF of secondary feeders, setting new transformer pad, and gear	
	- Relocation of receptacles and lights for new foam insulation	
	Division Total:	78,246.00
32 Exterior Improvements		
32100.000	Asphalt Paving	14,500.00
	Includes:	
	- Patching of trenches for secondary feeders	
32920.000	Turf and Grasses	2,000.00
	Division Total:	16,500.00
33 Utilities		
33700.000	Electrical Utilities	Coordination Only
	All FPL fees to be paid by Lee County	
	Division Total:	
99 Construction Management		
999900.000	Bonds & Insurance	15,750.00
999997.000	Contingencies	25,000.00
999999.000	Contract Mgmt Fee	31,456.32
	Division Total:	72,206.32

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STULTZ
INC.
GENERAL CONTRACTORS / CONSTRUCTION MANAGERS
CGC1504629

Proposal

Job #: 24009
Estimator:
Date: 08/06/24

Cost Code	Description	Amount
Grand Total:		\$483,072.32

Notes:

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EXHIBIT B
TRENCH SAFETY

Construction Manager acknowledges that included in the appropriate solicitation items of the solicitation and in the Total solicitation price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 1, 1990. The Construction Manager further identifies the costs of such compliance to be summarized below:

Trench Safety Measure (Description)	Units of Measure (LF, SF)	Unit (Quantity)	Unit Cost	Extended Cost
A. _____	_____	_____	_____	_____
B. _____	_____	_____	_____	_____
C. _____	_____	_____	_____	_____
D. _____	_____	_____	_____	_____
TOTAL \$ _____				

If applicable, the Construction Manager certifies that all trench excavation done within his control in excess of five (5') feet in depth shall be in accordance with the Florida Department of Transportation's Special Provisions Article 125-1 and Sub-article 125-4.1 (TRENCH EXCAVATION SAFETY SYSTEM AND SHORING, SPECIAL-TRENCH EXCAVATION).

Failure to comply with the provisions of this Affidavit may result in the termination of the Agreement at the discretion of the County.

[Signature]
(Signature)
Stultz Inc.
(Company Name)

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me, by means of physical presence or online notarization, this 14TH day of AUGUST 2024, by JEFFREY STULTZ who has produced 13 PERSONALLY KNOWN TO ME (Print or Type Name)

_____ as identification.
(Type of Identification)

[Signature]
Notary Public Signature

CINDY SHIPE
Printed Name of Notary Public

HH 276470 / JUN 14, 2026
Notary Commission Number/Expiration

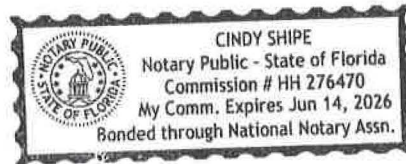


EXHIBIT C
LEE COUNTY AFFIDAVIT OF COMPLIANCE

Affidavit of Compliance with Section 287.138 and 787.06, Florida Statutes
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AFFIDAVIT OF COMPLIANCE WITH SECTION 287.138 and 787.06, FLORIDA STATUTES

Before me, the undersigned authority, personally appeared (Name of affiant)

Jeffrey S. Stultz, who, after being first duly sworn,

deposes and says of his or her personal knowledge the following:

1. Affiant is the (Title) President of (Business Name) Stultz, Inc.


which does business in the State of Florida, hereinafter called the "Vendor."

2. Vendor, pursuant to Section 287.138, Florida Statutes, certifies that (1) Vendor is not owned by a government of a foreign country of concern; (2) a government of a foreign country of concern does not have a "controlling interest" in Vendor, as defined by Section 287.138(1)(a), Florida Statutes; and (3) Vendor is not organized under the law of nor has its principal place of business in a foreign country of concern. For the purposes of this affidavit, foreign country of concern means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern, as defined in Section 287.138(1)(c), Florida Statutes, as amended from time to time.
3. Vendor, pursuant to Section 787.06, Florida Statutes, certifies that Vendor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, as amended from time to time.
4. This Affidavit is executed by the Vendor in accordance with Section 287.138, Florida Statutes, for the purposes of preventing the County from entering contracts with foreign entities of concern which would provide Vendor access to an individual's personal identifying information.
5. This Affidavit is executed by the Vendor in accordance with Section 787.06, Florida Statutes.

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Form 7 – Affidavit of Compliance with Section 287.138 and 787.06, Florida Statutes, Page 2
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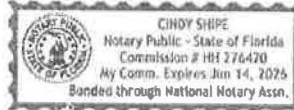

(Signature)
June 28, 2024
(Date)

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me, by means of physical presence or online
notarization, this 28th day of June, 2024,
by Jeffrey S. Stultz who has produced who is personally known to me.
(Print or Type Name)

as identification.
(Type of Identification)


Notary Public Signature
Cindy Shipe
Printed Name of Notary Public
HH 276470 / June 14, 2026
Notary Commission Number/Expiration



ATTACHMENT 1 CONSTRUCTION DOCUMENTS

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	RECESSED MOUNTED PANELBOARD
	BRANCH CIRCUIT POWER WIRING
	SWITCHED WIRING
	BRANCH CIRCUIT HOME RUN (ARROW INDICATES PANEL AND CIRCUIT NUMBER)
	ELECTRICAL CONDUIT
	NON FUSED DISCONNECT 30A/3P U.O.N.
	FUSED DISCONNECT SWITCH
	CONTROLLED DUPLEX RECEPTACLE OUTLET (TOP OUTLET IS SWITCHED)
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET WITH GROUND-FAULT CIRCUIT-INTERRUPTER
	SINGLE POLE SWITCH
	SINGLE POLE OCCUPANCY DETECTOR SWITCH
	THREE POLE SWITCH
	DIMMER SWITCH
	MOTOR RATED SWITCH
	CEILING MOUNTED OCCUPANCY SENSOR
	DUPLEX RECEPTACLE ABOVE CASEWORK 44" U.O.N.
	CEILING MOUNTED PENDANT
	2X2 FLANGED TROFFER
	2X2 GRID TROFFER
	2X4 FLANGED TROFFER
	2X4 GRID TROFFER
	1X4 FLANGED TROFFER
	INTERIOR WALL SCONCE FIXTURE
	EXTERIOR WALL SCONCE FIXTURE
	PENDANT LED FIXTURE
	EMERGENCY LIGHT MODULE
	FIRE ALARM CONTROL PANEL
	MANUAL PULL STATION
	FIRE ALARM STROBE INDICATION UNIT WALL MOUNTED 80" AFF & 75 c.d. U.O.N.
	FIRE ALARM SPEAKER/STROBE INDICATION UNIT WALL MOUNTED 80" AFF & 75 c.d. U.O.N.
	SMOKE DETECTOR
	DUCT SMOKE DETECTOR
	REMOTE TEST SWITCH
	EXIT SIGN
	MOTOR
	JUNCTION BOX
	UTILITY METER
	TELEPHONE OUTLET
	VOICE & DATA OUTLET
	CARD READER

NOTE: NOT ALL LEGEND ITEMS, ABBREVIATIONS, GENERAL NOTES ARE APPLICABLE TO THIS PROJECT.

ELECTRICAL ABBREVIATIONS	
ABBREVIATIONS	DESCRIPTION
A	AMPERES
AC	ALTERNATING CURRENT (60 HZ)
AC	AIR CONDITIONING
ADA	AMERICANS WITH DISABILITIES ACT
AF	AMP. FRAME
AFW	ABOVE FINISHED FLOOR
AT	AMP-TRIP
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CB	CIRCUIT BREAKER
CR	CARD READER
cd	CANDELA
DISC	DISCONNECT
DWG	DRAWING
ECB	ENCLOSED CIRCUIT BREAKER
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
EX	EXISTING TO REMAIN
ETR	EXISTING TO BE RELOCATED
FL	FLOOR
GFI	GROUND-FAULT CIRCUIT-INTERRUPTER
J	JUNCTION
KA	KILO AMPERE
Kcmil	THOUSAND CIRCULAR MILLS
MCB	MAIN CIRCUIT BREAKER
MLO	MANUAL ONLY
NA	NOT APPLICABLE
NEC	NATIONAL ELECTRIC CODE
NECA	NATIONAL ELECTRICAL CONTRACTORS ASSOC.
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
N.T.S	NOT TO SCALE
OC	OVERCURRENT
P	POLE
PH	PHASE
PVC	POLYVINYL CHLORIDE
PWR	POWER
RECT	RECEPTACLE
SCHD	SCHEDULE
SCR	SHORT-CIRCUIT RATING
SPD	SURGE PROTECTION DEVICE
SURF	SURFACE
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
U.O.N.	UNLESS OTHERWISE NOTED
UTIL	UTILITY
V	VOLTS
VA	VOLT-AMPERES
W	WATTS
WP	WEATHER-PROOF
XFMR	TRANSFORMER

GENERAL LIGHTING NOTES	
1.	ALL CIRCUITS SHALL BE SIZED 2#12, #12G, 3#4" AND SHALL BE CONNECTED TO A 20A-1P CIRCUIT BREAKER IN SOURCE PANEL, UNLESS OTHERWISE NOTED.
2.	ALL 120VAC BRANCH CIRCUITS EXCEEDING 100' IN LENGTH SHALL BE INCREASED TO 2#10, #10G, 3#4" UNLESS OTHERWISE NOTED.
3.	EXIT SIGNAGE SHALL BE WIRED AHEAD OF ALL SWITCHED DEVICES.
4.	ALL EMERGENCY FIXTURES SHALL BE EQUIPPED WITH EMERGENCY BATTERY PACKS, THE EMERGENCY FIXTURES SHALL BE WIRED SUCH THAT THEY ARE ACTIVATED BY CIRCUIT FAILURE AND NOT SWITCHING.
5.	ALL DEVICE WIRING SHALL BE LABELED WITH SOURCE PANEL AND CIRCUIT NUMBER(S).
6.	ALL OCCUPANCY SENSOR LOCATIONS ARE APPROXIMATE - REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION, LOCATION AND COVERAGE OF SENSORS SHOULD BE REVIEWED WHERE PENDANT MOUNTED FIXTURES ARE PRESENT.
7.	CONTRACTOR IS RESPONSIBLE FOR PROPER SENSITIVITY AND TIME DELAY SETTINGS OF OCCUPANCY SENSORS, VERIFICATION OF MANUFACTURER'S RECOMMENDED PLACEMENT AND FIELD OF CIRCUITS WITH RESPECT TO POWER PACK PLACEMENT.
8.	CONTRACTOR IS RESPONSIBLE FOR FINAL COORDINATION OF POWER PACKS
8.1.	A MINIMUM OF ONE POWER PACK IS REQUIRED FOR EACH CIRCUIT THAT IS TO BE CONTROLLED.
8.2.	A MAXIMUM NUMBER OF OCCUPANCY SENSORS THAT CAN BE WIRED IN PARALLEL TO A SINGLE POWER PACK IS DEPENDENT ON SENSOR MODEL (SEE INDIVIDUAL DATA SHEETS FOR POWER CONSUMPTION).

GENERAL POWER NOTES	
1.	ALL BRANCH CIRCUITS SHALL BE SIZED 2#12, #12G, 3#4" AND SHALL BE CONNECTED TO A 20A-1P CIRCUIT BREAKER IN SOURCE PANEL, UNLESS OTHERWISE NOTED.
2.	ALL 120VAC BRANCH CIRCUITS EXCEEDING 100' IN LENGTH SHALL BE INCREASED TO 2#10, #10G, 3#4" UNLESS OTHERWISE NOTED.
3.	ALL DEVICE PLATES SHALL BE LABELED WITH SOURCE PANEL AND CIRCUIT NUMBER(S).
4.	ALL RECEPTACLES WITHIN 6'-0" OF A WATER SOURCE SHALL BE GFCI PROTECTED.


ELECTRICAL GENERAL NOTES	
1.	UNLESS OTHERWISE INDICATED, FURNISH AND INSTALL A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM INCLUDING ALL NECESSARY MATERIAL, LABOR, AND EQUIPMENT.
2.	ELECTRICAL PLANS AND DETAILS, AND ONE LINE DIAGRAMS SHOW THE GENERAL LOCATION AND ARRANGEMENT OF THE ELECTRICAL SYSTEM, THEY ARE DIAGRAMMATIC AND DO NOT SHOW ALL CONDUIT BODIES, CONNECTORS, BENDS, FITTINGS, HANGERS, AND ADDITIONAL PULL AND JUNCTION BOXES WHICH THE CONTRACTOR MUST PROVIDE TO COMPLETE THE ELECTRICAL SYSTEM.
3.	ALL EQUIPMENT AND MATERIAL SHALL BE LABELED AND LISTED, AND INSTALLED IN ACCORDANCE WITH THEIR LISTING.
4.	THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS IN ACCORDANCE WITH STATE GOVERNING AUTHORITIES.
5.	ALL WORK SHALL BE DONE WITH LICENSED WORKMEN IN ACCORDANCE WITH STATE GOVERNING AUTHORITY.
6.	THE DEFINITION OF ELECTRICAL TERMS USED SHALL BE AS DEFINED IN THE FLORIDA STATE ELECTRICAL CODE.
7.	THE TERM "INDICATED" SHALL MEAN "AS SHOWN ON CONTRACT DOCUMENTS (SPECIFICATIONS, DRAWINGS, AND RELATED ATTACHMENTS)".
8.	THE TERM "SIZE" SHALL MEAN ONE OR MORE OF THE FOLLOWING: LENGTH, CURRENT AND VOLTAGE RATING, NUMBER OF POLES, NEMA SIZE, AND OTHER SIMILAR ELECTRICAL CHARACTERISTICS.
9.	THE TERM "SPACE" ON PANELBOARD AND SWITCHBOARD SCHEDULES SHALL MEAN "PROVIDE SPACE TO INSTALL THE NUMBER OF POLES AND SIZE OF THE PROTECTIVE DEVICE INDICATED WITH ALL THE NECESSARY BUS AND FITTINGS TO INSTALL THE DEVICE AT SOME FUTURE DATE".
10.	COORDINATE ELECTRICAL WORK WITH OWNER.
11.	COORDINATE ELECTRICAL WORK WITH OTHER DIVISIONS OF THIS PROJECT.
12.	BEFORE SELECTING MATERIAL AND EQUIPMENT, AND PROCEEDING WITH WORK, INSPECT AREAS WHERE MATERIAL AND EQUIPMENT ARE TO BE INSTALLED TO INSURE SUITABILITY, AND CHECK NEEDED SPACE FOR REPLACEMENT, CLEARANCES AND INTERCONNECTIONS.
13.	BEFORE CUTTING OR DRILLING INTO BUILDING ELEMENTS INSPECT AND LAYOUT WORK TO AVOID DAMAGING STRUCTURAL ELEMENTS AND BUILDING UTILITIES.
14.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA STATE ELECTRIC CODE ANS/NFPA 70 2017 EDITION.
15.	TYPICAL MOUNTING HEIGHTS OF DEVICES SHALL COMPLY NECA 1-2015.
16.	ELECTRICAL CONTRACTOR SHALL SEAL ALL ELECTRICAL PENETRATIONS THROUGH FIRE AND SMOKE RATED PARTITIONS WITH FIRE RATED MATERIAL EQUAL TO 2# FIRE BARBERS SEAL, AN CP 250/4 AS A MINIMUM. MATERIAL SELECTION SHALL BE BASED ON RATING OF PARTITION PENETRATED. IN ADDITION TO THE ABOVE, SERVICE RACEWAYS SHALL BE SEALED IN ACCORDANCE WITH NEC SECTION 230.6.
17.	ALL ELECTRICAL DEVICES ALONG A COMMON WALL SHALL BE INSTALLED IN SEPARATE STUD CAVITIES, NO BACK TO BACK INSTALLATIONS. FOR SOUND ATTENUATION PURPOSES AND/OR FIRE RATING PURPOSES, IF WITHIN SAME CAVITY OR WITHIN 24" FURNISH AND INSTALL FIRE RATED PUTTY PACK ON RECEPTABLES.
18.	FURNISH AND INSTALL MEANS OF DISCONNECTION FOR ALL MOTORIZED EQUIPMENT AND APPLIANCES IN ACCORDANCE WITH NEC, SECTIONS 422-8 AND 430-40.
19.	SCOPE OF WORK: EXISTING ELECTRICAL SERVICE AND FEEDERS TO EXISTING ELECTRICAL DEVICES ARE EXISTING TO REMAIN. PROVIDE NEW HVAC SYSTEMS INTENDED TO TEMPER THE AIR FOR THE WAREHOUSE AREAS OF THE BUILDING. PROVIDE A NEW 277/480V 3PH, 3WYE, 120/208V SERVICE ENTRANCE SYSTEM TO POWER THE NEW HVAC SYSTEMS. REFER TO MECHANICAL DRAWINGS FOR HVAC SYSTEMS INSTALLATION REQUIREMENTS, ETC.
20.	FIRE ALARM PERMIT DRAWINGS ARE A DELEGATED DESIGN PROVIDED BY A LICENSED FIRE ALARM CONTRACTOR

ELECTRICAL SHEET INDEX	
SHEET NO.	SHEET NAME
E-01	ELECTRICAL LEGENDS, NOTES AND ABBREVIATIONS
E-02	ELECTRICAL POWER FLOOR PLAN
E-03	ELECTRICAL Riser DIAGRAM AND DETAILS
E-04	ELECTRICAL SPECIFICATIONS

NOTES:

03/05/2024 Issued for owner review


REV	DATE	DESCRIPTION



DTC PROJECT #183553213
8815 So. Central Expressway, #102
Fort Myers, FL 33907
352-439-1111 • www.dtcinc.com

CONSULTANT

SEAL



Lee County
Southwest Florida

EXISTING WAREHOUSE RENOVATION
4664 Elevation Way
Fort Myers, FL 33905

SHEET:

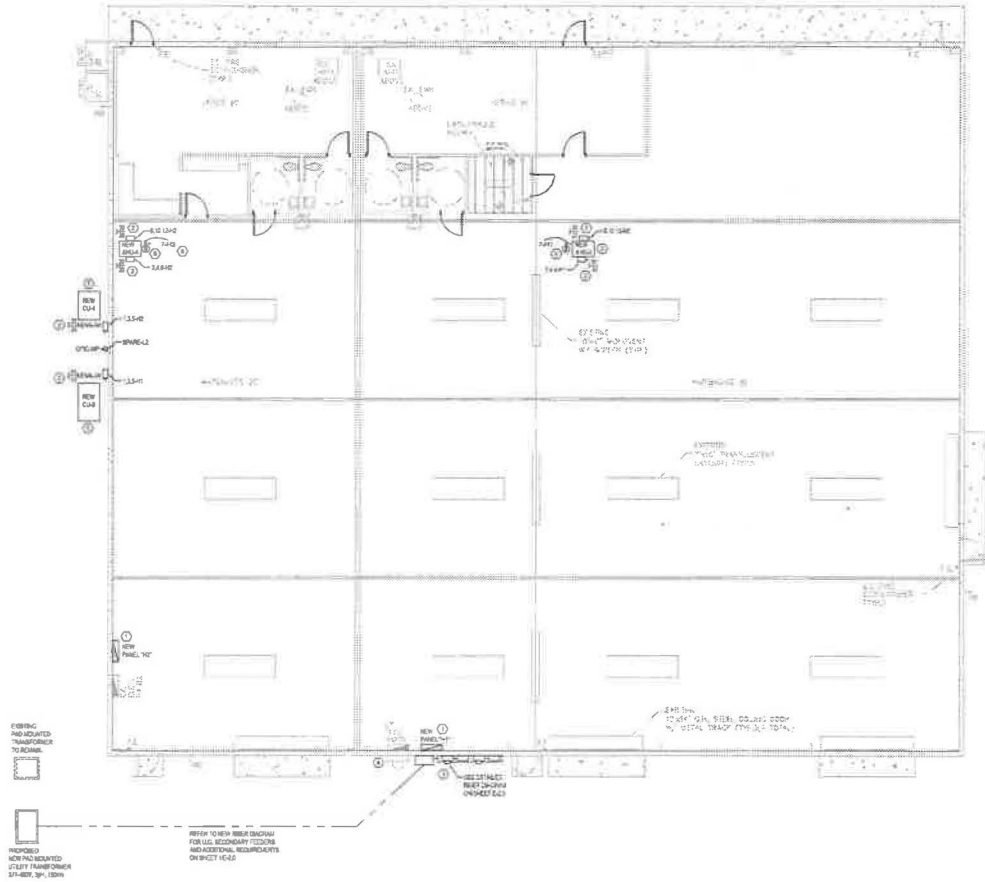
ELECTRICAL LEGENDS, NOTES AND ABBREVIATIONS

PRELIMINARY CONSTRUCTION DOCUMENTS
DTC PROJECT NUMBER: 183553213

SCALE: AS NOTED	DRAWN BY: JDF
DATE: 03-04-2024	CHECKED BY: SH

E-0.1

ATTACHMENT 1 CONSTRUCTION DOCUMENTS



- GENERAL NOTES**
- 1. SEE SHEET E-01 FOR COMPLETE LIST OF EQUIPMENT AND MATERIALS.
 - 2. SEE SHEET E-02 FOR COMPLETE LIST OF EQUIPMENT AND MATERIALS.
- KEYNOTES**
- 1. EXISTING AND ADJUSTED TRANSFORMER TO REMAIN.
 - 2. EXISTING ELECTRICAL PANELS TO REMAIN.
 - 3. NEWEST AND EARLIEST EQUIPMENT SHALL BE INSTALLED.
 - 4. WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 - 5. WIRING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 - 6. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ELECTRICAL POWER FLOOR PLAN
 E-1.0 SCALE: 1/8" = 1'-0"

03/05/2024 Issued for owner review

DTC
 DESIGN TECHNOLOGY CONSULTANTS
 1200 N. W. 10th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 PHONE: 954.341.2300
 FAX: 954.341.2301
 WWW.DTC-FL.COM

Lee County
 Southwest Florida

EXISTING WAREHOUSE RENOVATION
 4054 Elevation Way
 Fort Myers, FL 33906

ELECTRICAL POWER FLOOR PLAN

DATE: 03/05/2024
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 PROJECT NO: [Redacted]

E-1.0

ATTACHMENT 1 CONSTRUCTION DOCUMENTS

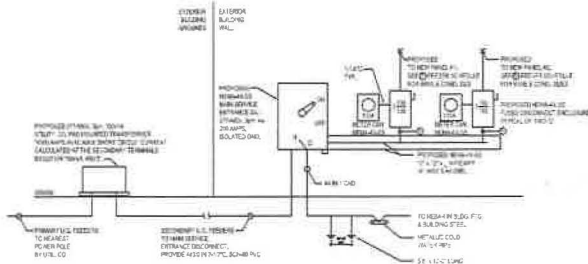
Robert A. Haffeman P.E.
ELECTRICAL ENGINEER

PROJECT: Lee County Warehouse
PROJECT NUMBER: 18358-013

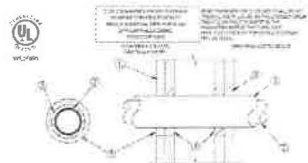
ROBERT HAFFEMAN P.E.
ELECTRICAL ENGINEER

WIRING	TYPE	WIRING	DESCRIPTION	NOMINAL VOLTAGE	FEET	CONDUCTOR SIZE	TEMPERATURE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE	NEC TABLE
THW	480	1	THW	480	1	THW	480	1	THW	480	1	THW	480	1	THW	480	1	THW	480	1
THW	480	2	THW	480	2	THW	480	2	THW	480	2	THW	480	2	THW	480	2	THW	480	2

1 SECONDARY FEEDERS VOLTAGE DROP CALCS
SCALE: N.T.S.



2 PROPOSED ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.



3 FIRESTOP 1 OR 2 HOUR WALL PENETRATION
SCALE: N.T.S.

NEW PANEL #11

CLASS: 480V
VOLTAGE CLASS: 480V/277V 3 Ø 4W
SLS: 1A, 2W

S/S RATING: 100A
MOUNTING SURFACE: TOP
FEEDER ENTRANCE: TOP
LOCATION: WAREHOUSE AREA

BREAKER	#	A	P	DESCRIPTION	LOAD KVA	A	B	C	LOAD KVA	DESCRIPTION	A	P	#
1	1	1	1	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	1
2	2	2	2	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	2
3	3	3	3	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	3
4	4	4	4	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	4
5	5	5	5	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	5
6	6	6	6	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	6
7	7	7	7	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	7
8	8	8	8	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	8
9	9	9	9	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	9
10	10	10	10	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	10
11	11	11	11	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	11
12	12	12	12	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	12
13	13	13	13	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	13
14	14	14	14	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	14
15	15	15	15	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	15
16	16	16	16	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	16
17	17	17	17	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	17
18	18	18	18	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	18
19	19	19	19	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	19
20	20	20	20	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	20

TOTAL CONNECTED LOAD PER PHASE: 0
TOTAL CONNECTED LOAD ON PANEL (KVA): 0
TOTAL CONNECTED LOAD ON PANEL (A): 0

NOTES: (1) SEE FEEDER SCHEDULE FOR WIRE & CONDUIT SIZES
(2) NON-COORDINATED LOADS
(3) SEE FEEDER SCHEDULE AT 18358-013

NEW PANEL #12

CLASS: 480V
VOLTAGE CLASS: 480V/277V 3 Ø 4W
SLS: 1A, 2W

S/S RATING: 100A
MOUNTING SURFACE: TOP
FEEDER ENTRANCE: TOP
LOCATION: WAREHOUSE AREA

BREAKER	#	A	P	DESCRIPTION	LOAD KVA	A	B	C	LOAD KVA	DESCRIPTION	A	P	#
1	1	1	1	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	1
2	2	2	2	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	2
3	3	3	3	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	3
4	4	4	4	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	4
5	5	5	5	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	5
6	6	6	6	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	6
7	7	7	7	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	7
8	8	8	8	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	8
9	9	9	9	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	9
10	10	10	10	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	10
11	11	11	11	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	11
12	12	12	12	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	12
13	13	13	13	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	13
14	14	14	14	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	14
15	15	15	15	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	15
16	16	16	16	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	16
17	17	17	17	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	17
18	18	18	18	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	18
19	19	19	19	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	19
20	20	20	20	NON-COORDINATED DISC (S)	0	0	0	0	0	NON-COORDINATED DISC (S)	0	0	20

TOTAL CONNECTED LOAD PER PHASE: 0
TOTAL CONNECTED LOAD ON PANEL (KVA): 0
TOTAL CONNECTED LOAD ON PANEL (A): 0

NOTES: (1) SEE FEEDER SCHEDULE FOR WIRE & CONDUIT SIZES
(2) NON-COORDINATED LOADS
(3) SEE FEEDER SCHEDULE AT 18358-013

NEW PANEL #11 480/277V 3Ø 4W 100A BUS
TOTAL CORRECTED LOAD = 75.00 + 30.00 = 105.00 AMPS
NON-COORDINATED LOAD = 10.00 + 10.00 = 20.00 AMPS
TOTAL DEMAND LOAD SUMMARY = 46 KVA @ 56 AMPS

NEW PANEL #12 480/277V 3Ø 4W 100A BUS
TOTAL CORRECTED LOAD = 75.00 + 30.00 = 105.00 AMPS
NON-COORDINATED LOAD = 10.00 + 10.00 = 20.00 AMPS
TOTAL DEMAND LOAD SUMMARY = 46 KVA @ 56 AMPS

4 LOAD SUMMARY
SCALE: N.T.S.

FEEDER SCHEDULE AND WIRE SIZE (COPPER)

1	2 SETS 4830 THWN, #5G 2°C	400A
2	48350 MCM-THWN, #4G, 2-1/2°C	510A
3	44410 THWN, #6G 2°C	230A
4	4830 THWN, #6G 2°C	200A
5	4620 THWN 2°C	175A
6	48110 THWN, #6G, 1-1/2°C	150A
7	481 THWN #6G, 1-1/2°C	130A
8	483 THWN, #6G, 1-1/2°C	100A
9	484 THWN #6G 1°C	85A
10	466 THWN, #6G 3/4°C	65A
11	489 THWN #10G 3/4°C	50A
12	4810 THWN 3/4°C	30A
13	3812 THWN, #1/2 G 3/4°C	20A

NOTES:

27-01-24 BLDG. DEPT. COMMENT

REV	DATE	DESCRIPTION

DTC

DTC Project #18358-013
DTC is a registered trademark of DTC
P.O. Box 1000 Fort Myers, FL 33905
DTC is an Equal Opportunity Employer

CONSULTANT

Lee County
Southern Florida

EXISTING WAREHOUSE RENOVATION
4664 Elevation Way
Fort Myers, FL 33905

SHEET:

ELECTRICAL RISER DIAGRAM AND DETAILS

CONSTRUCTION DOCUMENTS
DTC PROJECT NUMBER: 18358-013
SCALE: AS NOTED
DATE: 05-20-2018
DRAWN BY: JAV
CHECKED BY: BAH

E-2.0

ATTACHMENT 1 CONSTRUCTION DOCUMENTS

NOTES

NO.	DATE	DESCRIPTION
01	05/02/2018	Issued for Owner Review



STC
 Southeastern Technical College
 1151 Pines Blvd, Suite 100
 Ft. Myers, FL 33905
 (813) 688-1111

CONSULTANT

Lee County
Southeastern Florida

EXISTING WAREHOUSE RENOVATION
 4664 Elevation Way
 Fort Myers, FL 33905

DATE	NO.	DESCRIPTION
05/02/2018	01	Issued for Owner Review

REVISIONS

ELECTRICAL SPECIFICATIONS

E-3.0

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) SUPPLEMENT, THE NATIONAL ELECTRICAL CODE (NEC) ADDITIONS, AND THE NATIONAL ELECTRICAL CODE (NEC) ADJUSTMENTS.

GENERAL:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) SUPPLEMENT, THE NATIONAL ELECTRICAL CODE (NEC) ADDITIONS, AND THE NATIONAL ELECTRICAL CODE (NEC) ADJUSTMENTS.

WIRING:
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CONDUIT:
 1. ALL CONDUIT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) SUPPLEMENT, THE NATIONAL ELECTRICAL CODE (NEC) ADDITIONS, AND THE NATIONAL ELECTRICAL CODE (NEC) ADJUSTMENTS.

TERMINALS:
 1. ALL TERMINALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) SUPPLEMENT, THE NATIONAL ELECTRICAL CODE (NEC) ADDITIONS, AND THE NATIONAL ELECTRICAL CODE (NEC) ADJUSTMENTS.

GROUNDING:
 1. ALL GROUNDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) SUPPLEMENT, THE NATIONAL ELECTRICAL CODE (NEC) ADDITIONS, AND THE NATIONAL ELECTRICAL CODE (NEC) ADJUSTMENTS.

WIRING METHODS:
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CONDUIT TYPES:
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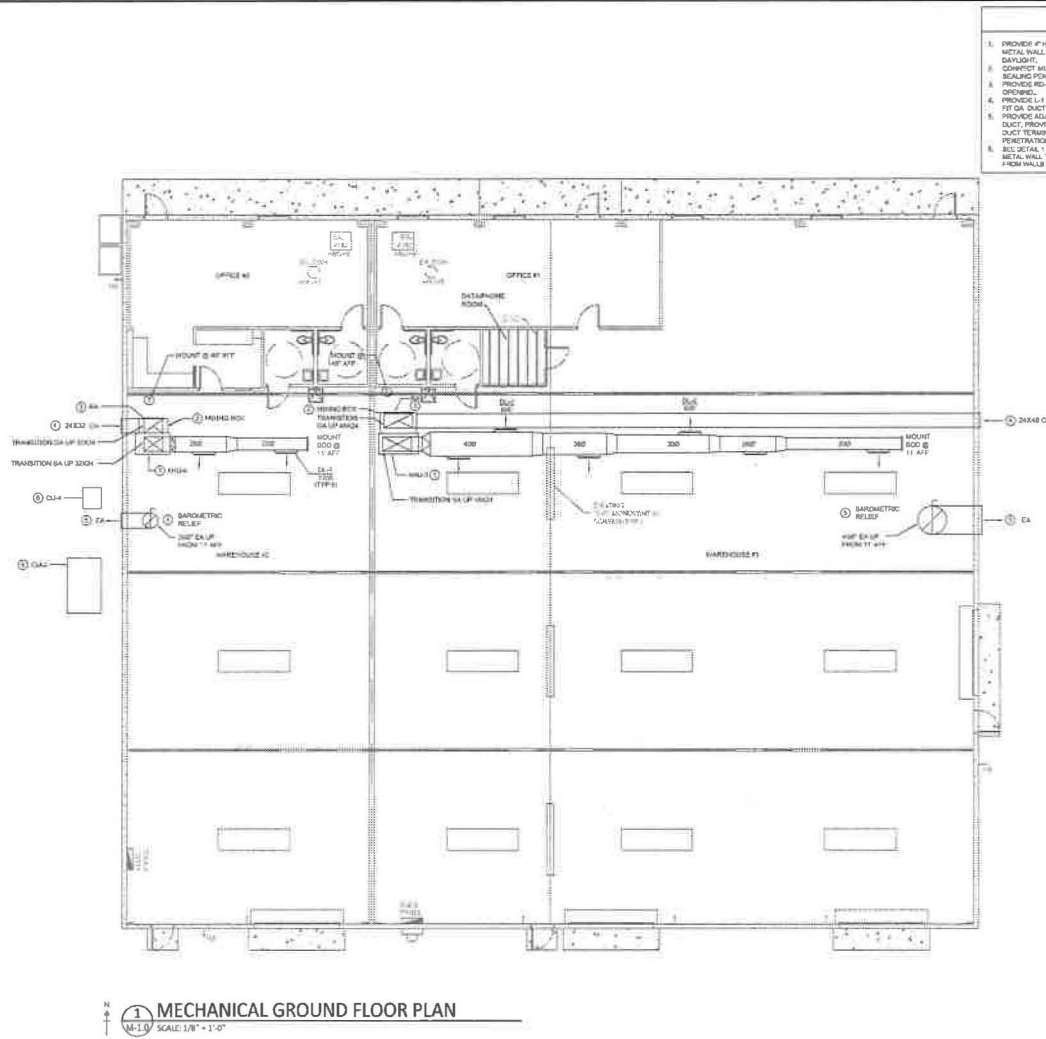
GENERAL REQUIREMENTS:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) SUPPLEMENT, THE NATIONAL ELECTRICAL CODE (NEC) ADDITIONS, AND THE NATIONAL ELECTRICAL CODE (NEC) ADJUSTMENTS.

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ATTACHMENT 1 CONSTRUCTION DOCUMENTS

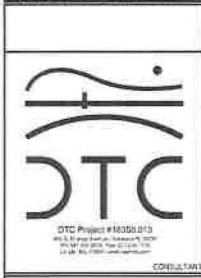


1 MECHANICAL GROUND FLOOR PLAN
M-1.0 SCALE: 1/8" = 1'-0"

- KEYED NOTES**
1. PROVIDE #4 HOUSING/PILING PAD FOR AHU ON BLAKE. ROUTE CONDENSATE UP THRU EXTERIOR METAL WALL SEALING PENETRATION AIR TIGHT, AND ROUTE DOWN TO BRASS 1/2" DIA AND DRAINOUT.
 2. CONFIRM MOUNTING BOSE TO AHU RETURN. ROUTE OA DUCTWORK UP AND THRU METAL WALL SEALING PENETRATION AIR TIGHT. SEE NOTE 4.
 3. PROVIDE RIGID COLLAR AT MOUNTING BOSE RETURN BSEED TO FIT MOUNTING BOSE RETURN AIR OPENING.
 4. PROVIDE L-1 EXTERNAL LOUVER AT TERMINATION OF OA DUCTWORK IN METAL WALL BSEED TO FIT OA DUCTWORK.
 5. PROVIDE ADJUSTABLE BAROMETRIC DAMPER BET TO 3" W.C. INSIDE BAROMETRIC EXHAUST DUCT. PROVIDE UNDERSEAL AT INSIDE EA DUCT INLET AND L-1 EXTERNAL LOUVER AT EA DUCT TERMINATION IN METAL WALL BSEED TO FIT EA DUCTWORK. SEAL METAL WALL PENETRATION AIR TIGHT.
 6. SEE DETAIL 11-140. PROVIDE #4 HOUSING/PILING PAD. ROUTE REFRIGERANT LINE UP THRU METAL WALL TO MATCHED ROOMS AND MAINTAIN MINIMUM 2" BETWEEN GAS AND MINIMUM 2" FROM WALLS.

NOTES:

03/05/2024 Issued for owner review



EXISTING WAREHOUSE RENOVATION
4654 Elevation Way
Fort Myers, FL 33905

M-ELECTRICAL
MECHANICAL GROUND FLOOR PLAN

PRELIMINARY CONSTRUCTION DOCUMENTS
DTC PROJECT NUMBER: 183300 013
SCALE: AS NOTED DRAWN BY: LWB
DATE: 11/08/2023 CHECKED BY: [Signature]



ATTACHMENT 1 CONSTRUCTION DOCUMENTS

NOTES:

DESIGNED ISSUED FOR OWNER REVIEW

DATE DATE DESCRIPTION

STC

1770 Project #181010123
1770 Project #181010123
1770 Project #181010123

Lee County
Sweetwater Florida

EXISTING WAREHOUSE
RENOVATION
4864 Eisenhower Way
Fort Myers, FL 33905

MECHANICAL SCHEDULES

MECHANICAL SCHEDULES

SCALE: UNIFORM

DATE: 10/20/2018

PROJECT: M-2.0

SHUT SYSTEM SCHEDULE																
RETURNING UNIT (OUTDOOR)	SPACE SERVED	BASE OF DESIGN	ENERGY EFFICIENCY (EER)	SYSTEM EFFICIENCY (SEER)	S.A. COOLING CAP (Tons)	S.A. COOLING CAP (kW)	S.A. COOLING CAP (BTU/hr)	S.A. COOLING CAP (BTU/hr)	S.A. COOLING CAP (BTU/hr)	S.A. COOLING CAP (BTU/hr)	S.A. COOLING CAP (BTU/hr)	HEATING		ELECTRICAL		OPERATING WEIGHT (LBS)
												MODEL	BTU/hr	BTU/hr	MCA	
AHU-1	WARRHOUSE 1	TRANE TX4E248AB	11.2	14.2	9000	800	600	2374	50.3	35,181/75	29,971	29,971	6	15	5	188
AHU-2	WARRHOUSE 2	TRANE TX4E248AB	11.2	14.2	9000	800	600	2374	50.3	35,181/75	29,971	29,971	6	15	5	188
AHU-3	WARRHOUSE 3	TRANE TX4E248AB	11.2	14.2	9000	800	600	2374	50.3	35,181/75	29,971	29,971	6	15	5	188
AHU-4	WARRHOUSE 4	TRANE TX4E248AB	11.2	14.2	9000	800	600	2374	50.3	35,181/75	29,971	29,971	6	15	5	188

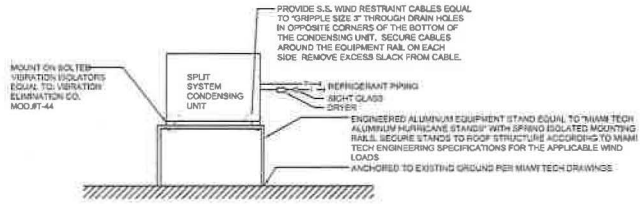
NOTES:

- 1) COIL AND AIR FILTERS TO BE 4" MIN. TRANE COILS WITH 1" MIN. FILTERS.
- 2) AHU CONFIGURATION, VERTICAL AIR DISCHARGE IN HORIZONTAL RETURN AIRLET.
- 3) STANDARD TRANE UNITS.
- 4) FAN MOTOR FOR SUPPLY FAN SHALL OAS REFERENCE TO BE EER 14.2.
- 5) BEET SERVICE (AV) / INDOOR INCLUDES IN SEES.
- 6) STANDARD FOR TRANE COILS.
- 7) 1" MIN. SHORT CYCLE TRIM.
- 8) FACTORY INSTALLED OPTIONS FOR BOTH SETS OF UNITS:
- 9) INTERNAL FEED HEATING.
- 10) INTERNAL FEED HEATING.
- 11) PROVIDE AS NOTED.
- 12) SUPPLY & RETURN SMOKE DETECTORS (AHU)
- 13) SMOKE DETECTORS TO AHU WITH ECONOMIZER CONTROL. BOO LONDA FURNAS. (M40)
- 14) TRANE ELECTRIC HEATERS AND ECONOMIZERS (WHC)
- 15) TRANE ELECTRIC HEATERS AND ECONOMIZERS (WHC)
- 16) TRANE SUBBASE AND MOUNTING SPRING/ARMER SODA TORS. (A40)
- 17) TRANE SUBBASE AND MOUNTING SPRING/ARMER SODA TORS. (A40)
- 18) TRANE SUBBASE AND MOUNTING SPRING/ARMER SODA TORS. (A40)
- 19) TRANE SUBBASE AND MOUNTING SPRING/ARMER SODA TORS. (A40)
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- 41) TRANE SUBBASE AND MOUNTING SPRING/ARMER SODA TORS. (A40)
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VENTILATION CHART													
Tag	Room	Area (sq ft)	Volume (cu ft)	Supply (CFM)	Return (CFM)	Supply (CFM)	Return (CFM)	Supply (CFM)	Return (CFM)	Supply (CFM)	Return (CFM)	Supply (CFM)	Return (CFM)
DC-1	DRINK LAUNDRY	100	1000	100	100	100	100	100	100	100	100	100	100
DC-2	DRINK LAUNDRY	100	1000	100	100	100	100	100	100	100	100	100	100
RS-1	RETURN GRILL	100	1000	100	100	100	100	100	100	100	100	100	100
C-1	EXTENSION BLANK	100	1000	100	100	100	100	100	100	100	100	100	100
C-2	EXTENSION BLANK	100	1000	100	100	100	100	100	100	100	100	100	100

AIR INLETS & OUTLETS												
TAG	DESCRIPTION	BASE OF DESIGN MANUFACTURER	BASE OF DESIGN MODEL NUMBER	BLADE ORIENTATION	BLADE DEFLECTION	FREE AREA	LISTED SIZE	OPTIONS	COMMENTS			
DL-1	DRINK LAUNDRY	TITUS	DL	VERTICAL	VARIABLE DEFLECTION	NA	32 X 8	PROVIDE INTERNAL COUPLED BLADE DAMPER WITH JOE BALANCING	SINGLE ROW OF BLADES, SUITABLE IN THE VERTICAL AXIS. GLASS BLADES IN FRAME IN THE HORIZONTAL AXIS.			
DL-2	DRINK LAUNDRY	TITUS	DL	VERTICAL	VARIABLE DEFLECTION	NA	32 X 4	PROVIDE INTEGRAL COUPLED BLADE DAMPER FOR BALANCING	SINGLE ROW OF BLADES, SUITABLE IN THE VERTICAL AXIS. GLASS BLADES IN FRAME IN THE HORIZONTAL AXIS.			
RS-1	RETURN GRILL	TITUS	RSO BL	HORIZONTAL	TO DISCRETS	NA	TO MATCH EXISTING MODEL (RSN)	PAINT WHITE.	NO ODO.			
C-1	EXTENSION BLANK	WHITNEY	EPH-5500	VERTICAL	5.7" DEEP	50%	SEE DRAWING M-1.0 FOR TRAILER DIM. PENETRATION SIZE	PROVIDE BRIDGECREEL	MARK DATE NOTICE OF ACCEPTANCE AND FLORIDA BUILDING CODE APPROVED AMCA 242 & 550 LISTED. ALSO NATED FOR WIND DRIVEN RAIN & WATER PENETRATION PER AMCA 242-1.			
C-2	EXTENSION BLANK	WHITNEY	EPH-5500	VERTICAL	5.7" DEEP	50%	SEE DRAWING M-1.0 FOR TRAILER DIM. PENETRATION SIZE	PROVIDE BRIDGECREEL	MARK DATE NOTICE OF ACCEPTANCE AND FLORIDA BUILDING CODE APPROVED AMCA 242 & 550 LISTED. ALSO NATED FOR WIND DRIVEN RAIN & WATER PENETRATION PER AMCA 242-1.			

ATTACHMENT 1 CONSTRUCTION DOCUMENTS



THIS DETAIL REPRESENTS A PERFORMANCE STANDARD OF VIBRATION ISOLATION AND WIND RESTRAINT. EQUAL METHODS OF ISOLATION AND RESTRAINT MAY BE SUBMITTED FOR APPROVAL INCORPORATING INTERNAL ISOLATION AND RESTRAINT SYSTEMS SPECIFIC TO THE EQUIPMENT BEING INSTALLED.

① CONDENSING UNIT EQUIPMENT PAD DETAIL
N.T.S.

NOTES:

REV	DATE	DESCRIPTION
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EXISTING WAREHOUSE
RENOVATION
4664 Elevation Way
Fort Myers, FL 33905

SHEET:
MECHANICAL DETAILS

PRELIMINARY CONSTRUCTION DOCUMENTS

DTC PROJECT NUMBER: 18358013	
SCALE: AS NOTED	DRAWN BY: LTB
DATE: 1/20/2023	CHECKED BY:

M-4.0



AGENDA ITEM REPORT

DATE: September 3, 2024
DEPARTMENT: Facilities Construction and Management
REQUESTER: Ehab Guirguis
TITLE: Approve Contract Amendment for Renovations to Public Safety Warehouse

I. MOTION REQUESTED

- A) Approve Amendment No. 1 to the Construction Manager Services Agreement with Stulz, Inc., under Solicitation No. CMR220546NAT Annual Construction Manager at Risk Contract, authorizing renovations for the Public Safety Elevation Warehouse and establishing the Guaranteed Maximum Price (GMP) in the amount of \$483,072.32
- B) Approve Budget Transfer from the General Fund CIP Reserves in the amount of \$300,000 to the Public Safety Elevation Warehouse Renovations Project and amend FY 23/24 budget accordingly.
- C) Authorize the Chair to execute the amendment documents on behalf of the Board of County Commissioners.

II. ITEM SUMMARY

Approves a contract amendment with Stulz, Inc., to renovate the Public Safety Warehouse on Elevation Way. The amount of the contract is \$483,072.32. Renovations include insulating the warehouse structure and installing two new HVAC systems. Public Safety uses the warehouse to store supplies used during disaster-related responses. The warehouse is not climate-controlled, and the humidity and temperature levels are difficult to maintain, which limits the supplies the department can store there. Adding insulation and air conditioning will expand usage of the much-needed storage space.

This project was planned and budgeted and will be funded through the General Fund.

III. BACKGROUND AND IMPLICATIONS OF ACTION

- A) Board Action and Other History
 On March 7, 2023, the Board of County Commissioners approved the solicitation CMR220546NAT Construction Manager at Risk: Annual Services for use on an as-needed basis for construction management. Fourteen (14) firms were awarded through the solicitation, including Sultz, Inc. The Board authorized staff to negotiate, on a project-by-project basis, the Construction Management Fee and the Guaranteed Maximum Price. Each project with a cost of \$100,000.00 or more shall be brought back before the Board for approval.
 On March 25, 2024, Facilities received a pre-construction proposal from Stulz, Inc., to provide pre-construction services including cost estimation, value engineering, plan review, and project conflict identification and resolution. The pre-construction agreement was administratively executed by the Director of Facilities Construction and Management on April 18, 2024.
- B) Policy Issues
- C) BoCC Goals
- D) Analysis
 The Public Safety Elevation Warehouse located at 4664 Elevation Way, Fort Myers, FL 33905, was purchased by the County in 2021 and serves as a warehouse for the Public Safety Department to store supplies used during various disaster-related responses. Because the warehouse is not climate-controlled and the humidity and temperature levels are difficult to maintain, the department can store only a limited list of supplies. By insulating the building and providing air conditioning systems to maintain environmental control of the space, the usage of the much-needed storage space will increase.
- E) Options

IV. FINANCIAL INFORMATION

A)	Current year dollar amount of item:	\$483,072
B)	Is this item approved in the current budget?	Yes
C)	Is this a revenue or expense item?	Expense
D)	Is this Discretionary or Mandatory?	Discretionary

E)	Will this item impact future budgets?	No
DocuSign Envelope ID: C2E93BE6-9E9E-4E3E-B3A3-34B12485FA6F		
F)	Fund: General Fund Program: Major Maintenance Program Project: Public Safety Elevation Warehouse Renovations Account Strings: 40336230100	
G)	Fund Type?	General Fund
H)	Comments:	

V. RECOMMENDATION

Approve

VI. TIMING/IMPLEMENTATION

It will take approximately five months to complete the renovations of the warehouse.

VII. FOLLOW UP

ATTACHMENTS:

Description	Upload Date	Type
Vendor Agreement	8/15/2024	Agreement
Affidavit of Compliance	8/21/2024	Backup Material
Budget Transfer	8/22/2024	Transfer of Funds

REVIEWERS:

Department	Reviewer	Action	Date
Facilities Construction and Management	Abes, Benajamin	Approved	8/21/2024 - 12:26 PM
Facilities Construction and Management	Tucker, Mary	Approved	8/21/2024 - 2:23 PM
Facilities Construction and Management	Guirguis, Ehab	Approved	8/22/2024 - 6:18 AM
Budget Services	Guttery, Angela	Approved	8/22/2024 - 1:54 PM
Budget Services	Winton, Peter	Approved	8/22/2024 - 2:05 PM
County Attorney	Swindle, Amanda	Approved	8/23/2024 - 2:22 PM
County Manager	Codie, Robert	Approved	8/26/2024 - 9:28 AM

Certificate Of Completion

Envelope Id: C2E93BE69E9E4E3EB3A334B12485FA6F Status: Completed
Subject: Board Approved-Routing-#CMR220546NAT-240290 Stultz-GMP-Renovation to Public Safety Warehouse
Source Envelope:
Document Pages: 20 Signatures: 3 Envelope Originator:
Supplemental Document Pages: 63 Initials: 0 Connie Prevatte
Certificate Pages: 5
AutoNav: Enabled Stamps: 1 2115 Second St, First Floor
Envelopeld Stamping: Enabled Fort Meyers, FL 33901
Time Zone: (UTC-05:00) Eastern Time (US & cprevatte@leegov.com
Canada) IP Address: 208.89.76.205

Record Tracking

Status: Original Holder: Connie Prevatte Location: DocuSign
9/6/2024 9:59:32 AM cprevatte@leegov.com

Signer Events

Risk Signature Completed Timestamp
risk@leegov.com Sent: 9/6/2024 10:10:43 AM
Risk Program Manager Viewed: 9/6/2024 12:09:57 PM
Self-Insured Signed: 9/6/2024 12:10:01 PM
Using IP Address: 208.89.76.207
Signing Group: Risk Management
Security Level: Email, Account Authentication (None)
Electronic Record and Signature Disclosure: Not Offered via DocuSign

Amanda L. Swindle DocuSigned by: Amanda L. Swindle Sent: 9/6/2024 1:06:47 PM
aswindle@leegov.com EC9B5A6584DD473... Viewed: 9/6/2024 1:33:34 PM
Senior Assistant County Attorney Signed: 9/6/2024 1:33:39 PM
Security Level: Email, Account Authentication (None)
Signature Adoption: Pre-selected Style
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Electronic Record and Signature Disclosure:
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Mike Greenwell DocuSigned by: Mike Greenwell Sent: 9/6/2024 1:33:43 PM
dist5@leegov.com 55F586F7224445A... Resent: 9/6/2024 1:49:59 PM
Chair Viewed: 9/11/2024 10:34:59 AM
Signed: 9/11/2024 10:35:06 AM
Signing Group: District 5 - Chairman
Signature Adoption: Pre-selected Style
Using IP Address: 208.89.76.203
Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Accepted: 9/11/2024 10:34:59 AM
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Melissa Butler DocuSigned by: Melissa Butler Sent: 9/11/2024 10:35:10 AM
mbutler@leeclerk.org B72C163D219C464... Viewed: 9/11/2024 12:08:37 PM
Deputy Clerk Signed: 9/11/2024 12:08:53 PM
Lee County Clerk of Courts
Signing Group: Minutes
Security Level: Email, Account Authentication (None)
Signature Adoption: Pre-selected Style
Using IP Address: 198.184.170.4



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Editor Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Erica Temerario
etemerario@leegov.com
Lauren Schaefer
lschaefer@leegov.com
Tina Boone
tboone@leegov.com
Legal Administrative Specialist, Sr
Lee County BoCC
Signing Group: County Attorney's Office
Security Level: Email, Account Authentication
(None)

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Connie Prevatte
cprevatte@leegov.com
Security Level: Email, Account Authentication
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	9/11/2024 12:08:53 PM
Completed	Security Checked	9/11/2024 12:08:57 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Lee County BOCC-Procurement Management:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: mpatterson@leegov.com

To advise Lee County BOCC-Procurement Management of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at mpatterson@leegov.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Lee County BOCC-Procurement Management

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to mpatterson@leegov.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Lee County BOCC-Procurement Management

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to mpatterson@leegov.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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- Until or unless you notify Lee County BOCC-Procurement Management as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Lee County BOCC-Procurement Management during the course of your relationship with Lee County BOCC-Procurement Management.