

EXHIBIT 1

# **GENERAL CONSTRUCTION SPECIFICATIONS**

**FOR**

## **FLORIDA FOREST SERVICE**

**Bunnell Forestry Station  
5001 US HWY 1 N  
Bunnell, Florida 32110**



**STATE OF FLORIDA  
DEPARTMENT OF AGRICULTURE & CONSUMER  
SERVICES**

**Wilton Simpson, COMMISSIONER**



**FLORIDA FOREST SERVICE**

**FOREST LOGISTICS & SUPPORT BUREAU  
CONSTRUCTION SECTION**

**3125 CONNER BOULEVARD,  
TALLAHASSEE, FLORIDA 32399-1650**

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## DIVISION 01 – GENERAL REQUIREMENTS

### **SECTION 01001 – ENUMERATION OF THE CONTRACT DOCUMENTS**

#### **Administration Building**

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HQ BUILDING		
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1. (FBC-B) Chapter 13, Energy Calculations – TO BE PROVIDED BY MECHANICAL SUB-CONTRACTOR
2. (NEC) – General Branch-Circuit, Feeder & Service load calculation verification – TO BE PROVIDED BY ELECTRICAL SUB-CONTRACTOR

## **SECTION 01002 - SAFETY ON SITE**

1. Contractor shall give product safety information to all on site & FFS Project Manager
2. Only qualified, experienced workers are to be used.
3. Protect the public from the work with adequate barriers and signs.
4. Protect the designated natural site features from the work with adequate barriers.
5. Follow plans, specifications and all regulatory agency requirements.
6. Do not leave nails or other objects on site.
7. Clean up and remove all debris daily.

## **SECTION 01010 - SUMMARY OF THE WORK**

1. Work shall consist Construction of new structure as follows:
  - a. Site work as directed by FFS Project Manager
  - b. Bunnell Forestry Station HQ (2,467 sq. ft.) intended for general business administration activities and field management services.
2. Work shall to be done in accordance with applicable federal, state & local laws, ordinances, rules, regulations, codes, standards and manufactures recommendations.
3. Contractor shall verify dimensions and conditions prior to start of construction.
4. Contractor shall make no changes without prior approval through FFS Project Manager.
5. Contractor shall notify the Florida Forest Service, FFS Project Manager in writing of any discrepancy or inconsistency that may require a clarification determination.
6. Contractor shall submit shop drawings, samples, etc., within 15 days of notice to proceed.
7. Contractor shall provide (2) two, properly identified to the project, 3-ring binders containing all Manufacture equipment warranties, written guaranties, operating instructions, maintenance recommendations and all other Contractor and/or Sub-Contractor material and/or workmanship warranties or guaranties.
8. Manufactures listed are descriptive not restrictive: With prior written approval of the Owners Agent the Contractor may submit for approval products that meet or exceed the applicable specification.

## **SECTION 01012 – CODE REVIEW SUMMARIES**

1. FLORIDA FIRE PREVENTION CODE - (2017 (6th Addition) - FFPC – 2018 NFPA 101) Review Summary
2. FLORIDA BUILDING CODE - (FBC-B) REVIEW SUMMARY
  - a. **CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION**  
**SECTION 304 – BUSINESS GROUP B**

304.1 Business Group B (24) occupancy includes, among others, the use of a building or structure or a portion thereof, for office, professional service-type transactions.

#### **CHAPTER 6: TYPES OF CONSTRUCTION**

##### **SECTION 602 CONSTRUCTION CLASSIFICATION**

**602.1 General.** Buildings shall be classified in one of the five construction types defined in Section 602.2 through 602.5.

**602.5 Type V.**

## **DIVISION 02 –BUILDING SITE WORK**

### **SECTION 02010 – SITE CONDITIONS**

1. The required Finish Floor Elevation is 1' above Elevation +35.30' equaling 42.5' Finish Floor Height. Reference attached CPH Boundary & Topographic Survey  
Site Benchmarks:
  - a. Top of Iron Road & Cap with LB #7143 – Elevation = 34.79' N:1890830.78 E:572856.44
2. Site will be finished to within one (1'-0") foot of buildings finished floor elevations. See Earthworks Geotechnical, Inc. report for geotechnical conditions.
3. Contractor shall provide clean compacted foundation fill as required, see DEC Engineering General Foundation notes.
4. Contractor shall provide final grading and ground covering for prevention of erosion within ten (10'-0") feet of the new Administration building upon its completion.
5. Contractor is responsible for the repair of any disrupted or damaged areas of the surrounding site that may be caused by contracted construction activities.

### **SECTION 02930 – LANDSCAPING**

1. See Specifications on plans

## **DIVISION 03 – CONCRETE**

### **SECTION 03250 – CONCRETE ACCESSORIES**

1. Provide 5/8" Dia. Simpson Titen HD (THDB62800HMG) shall be embedded 6" min. into slab where indicated on foundation drawings.(If applicable) or in the engineered Wind load.
2. See drawings for special anchoring requirements.
3. Provide #5 re-bar (deformed reinforcing foundation steel) in accordance with drawings.
4. Provide 3" min. cover for steel bars in concrete cast against earth.
5. Provide pipe sleeves for conduit and pipes where required by code.
6. Center 6x6 – W1.4 x W1.4 wire role or 6x6 - W2.8 x W2.8 wire matt in slabs.
7. Provide 6 mil polyethylene vapor barrier under slab. Tape all joints. Lap joints shall be a minimum of 6".
8. See General Foundation Notes for Termite treatment requirements.

### **SECTION 03300 – CONCRETE**

1. Field Experience standard mix to 3,000 PSI at 28 days. Slump for footings 2-4": for slab on grade, 3-5".
2. Float and trowel finish slab to receive floor covering.

3. Tolerance to 1/8" per 10' (ft). Slope exterior paving from doors at 1/4" per foot.

## **DIVISION 4 - MASONRY (NOT INCLUDED)**

## **DIVISION 5 – METAL (NOT INCLUDED)**

## **DIVISION 6 – CARPENTRY**

### **SECTION 06050 – FASTENERS & ADHESIVES**

1. Nails shall be stainless steel for Hardie-soffit material: see Plans for location.
2. See Florida Building Code and/or plans for nailing requirements for other products and conditions.
3. All fasteners shall be hot-dipped galvanized or triple zinc coated.
4. Use Simpson strong-tie connectors (1-800-999-5099) where specified.
5. See DEC Engineering, Inc. Wind Load, plans, specifications for specific fastener and/or anchor types.

### **SECTION 06112 – FRAMING & SHEATHING**

1. Material to be S4S and grade stamped as per PS-20, latest edition.
2. Materials shall be No. 2 S.Y.P. for all plates, beams and headers.
3. Studs shall be No. 2 fir or western pine.
4. Lumber in contact with concrete or earth shall be pressure-treated with womanized - Hickson timber protection or other arsenic-free system.
5. 4" thick or less = 0.25 PCF retention, 4" thick or more = 0.40 PCF retention. (or equal)
6. Treat all field cuts with copper naphthenate solution as per AWWA M4.
7. Nailing pattern for sheathing, roof and walls 15/32 OSB (wall) 3/4" plywood (roof) shall be 8b commons @ 4" O.C edges and 12" O.C. interior. (1/8" spacing shall be between sheathing and plywood joints.)

### **SECTION 06193 – PLATE CONNECTED WOOD TRUSSES**

1. Follow Truss Plate Institute "handling, installing and bracing trusses" ANSI/TPI 1-2014 handbook.
2. Manufacturer shall provide four (4) shop drawings signed and sealed by a Florida registered structural engineer for review.
3. Trusses shall be designed to meet site specific required wind loads and conditions.

### **SECTION 06200 – FINISH CARPENTRY**

1. Exterior corners, windows, soffits and other trim shall be James Hardie Co. and installed in accordance with manufacturer's instructions.

## **DIVISION 7 – THERMAL & MOISTURE PROTECTION**

### **SECTION 07460 – SOFFITS AND SIDING**

1. 1/4" fiber-cement board by James Hardie Co.
2. Flame-spread rating = 0
3. Smoke-developed rating = 5 (ASTM E 84) min. to corner = 2"
4. Pre-drill for stainless steel 4D common nails, 1 1/2" long 6" O.C.
5. Nailing edge distance = 3/8" min.
6. 1/4" fiber-cement horizontal siding by James Hardie Co. to be installed in accordance with manufacturer's instructions.
7. Gables to be 1/4" board and batten style James Hardie siding installed by the manufacturers installation instructions.

7. Fascia shall be James Hardie 1x6 (actual size of 3/4"x 5 1/2") over a 2x sub-fascia and the soffits shall be James Hardie perforated/vented 1/4" soffit material.

## **SECTION 07611 – CUSTOM METAL ROOFING**

1. Metal roofing shall be seam-lock as manufactured by Semco, Inc. or approved equal.

Roofing Panels shall meet the following specification:

Application:	Commercial
Features:	Mechanically seamed, concealed fastener panel
Coverage:	16" wide panel coverage, 2" rib height
Slope:	Minimum 1/2" in 12
Substrate:	24 Ga. Galvalume steel sheet
Finish Options:	See Exterior Building Paint Colors – Elevations Sheet
Warranty:	25-year panel, 40-year finish warranty

2. Fastenings shall be as recommended by the manufacturer.
3. Roof penetrations shall be flashed using "Dektite" or approved equal.
4. Accessories shall be manufactured by roofing manufacturer and shall include but not necessarily limited to the following:
  - a. Eave drips
  - b. Gutter
  - c. Hips
  - d. Gable/rakes
  - e. Vented ridge

## **SECTION 07620 – SHEET METAL FLASHING & TRIM**

1. Provide Flashing Cap at exterior Window, Door, & exposed horizontal James Hardie 10" trim as detailed.

## **DIVISION 8 – DOORS & WINDOWS**

### **SECTION 08210 – DOOR UNITS**

1. Exterior: Insulated Door and Frame units shall be equal to Republic Doors & Frame a. 1-3/4" DL Series Embossed Insulated 16ga Doors & Frames package. See door schedule on plans for sizes.
2. Interior: Sound Insulated Smooth Flush Hardboard Solid Core Birch Veneer Composite Interior Door & Frames package. See door schedule on plans for sizes

### **SECTION 08710 – DOOR HARDWARE**

1. Shall be equal to Schlage "D" series. Brushed Nickle

### **SECTION 08560 – WINDOWS**

1. Windows shall be equal to Reliablilt series 200 single hung, meeting Florida Building Code 135 mph wind speed (3sec gust) conditions.

## **DIVISION 9 – FINISHES**

### **SECTION 09300 – FLOORING**

#### **Floor Schedule – See Room Finish Schedule on Plans**

1. Vinyl Plank Flooring - Parkay Floors XPS MEGA Cobalt Brown Vinyl Plank
2. Restroom Floor Tile – Daltile Keystones - 1" x 1" Square Mosaic Wall Tile - Polished Tile Visual Model:DK0411MS1Pbase cove C-833, Sanded Grout “Beige”
3. Restroom Wall Tile – Daltile Restore Bright White 3”x6” Wall Tile, Unsanded Grout “White” Up to 48” Height
4. Carpet – Mohawk Pecan Berber/Loop Carpet

#### **Trim Schedule**

1. Base Board - 1”x6” Base, Painted Wood Trim,
2. Interior Door Casing 1”x4” Trim, Painted Wood Trim
3. Window Stool – 1”x6” Painted Window Stool w/1”x4” Painted Wood Trim Underneath

#### **Paint Schedule**

1. All labor, materials, tools and other equipment, services and supervision required to complete all exterior and interior painting and decorating work as indicated on A-2 HQ Building Elevations and to the full extent of the drawings and specifications.
  - a. Interior Paint
    - i. Ceiling: Sherwin-Williams SW-7005 Pure White, Flat Finish
    - ii. Walls: Sherwin-Williams SW-7105 Paper White, Satin Finish
    - iii. Trim: Sherwin -Williams SW-7005 Pure White, High-Gloss
    - iv. Doors: Sherwin Williams Exterior Polyurethane Semi-Transparent
  - b. Cabinets
    - i. Upper and Lower: Sherwin -Williams SW-7005 Pure White, High-Gloss, Liberty Classic Round 1-1/4 in. (32mm) Satin Nickel Hollow Cabinet door and drawer Knob
    - ii. Counter Top: Natural Straight Butcher Block Birch, Butcher Block Conditioner & Mineral Oil
  - c. Exterior Paint
    - i. Walls: Sherwin-Williams SW-2845 Bunglehouse Grey Flat Finish
    - ii. Trim: Sherwin Williams SW-6371 Vanilla, Semi-Gloss
    - iii. Doors: Sherwin Williams SW-2839 Royalcroft Copper Red, Semi-Gloss
    - iv. Cedar Trim: Sherwin Williams Exterior Polyurethane Semi-Transparent

## **DIVISION 10 – SPECIALITIES**

### **SECTION 10440 – FIRE EXTINGUISHERS**

1. Fire Extinguishers shall be equal to Larsen's model MP10, UL rating #A4-80B:C including standard wall bracket #546.

## **DIVISION 12 - FURNISHINGS (NOT USED)**

## **DIVISION 13 – SPECIAL CONSTRUCTION (NOT USED)**

## **DIVISION 14 – CONVEYING SYSTEMS (NOT USED)**

## **DIVISION 15 – MECHANICAL**

### **SECTION 15400 - PLUMBING SUPPLY & WASTE**

1. Contractor shall connect to the site utilities, including water and sewer lines which will be stubbed-out by "others" within 10'-0" of the building.
2. Solid waste and vent pipe shall be PVC or CPVC plastic pipe conforming to the Florida Building Code, plumbing.
3. Solid waste pipe 3" and larger shall be sloped at a min. grade of 1/8" per foot.
4. Solid waste pipe smaller than 3" shall be sloped at a min. 1/4" per foot.
5. Water supply inside buildings may be CPVC plastic piping or tubing.
6. Insulate all water piping installed above grade with 1" thick fiberglass sectional pipe covering with an ASJ jacket.
7. All plumbing work shall be installed in strict accordance with the current applicable "Florida Building Code, Plumbing" (FBC-P).
8. Piping installed above grade see hose bib thermal protection requirements.
9. Eva 4-Piece Bath Hardware Set with 24 in. Towel Bar, Paper Holder, Towel Ring, and Robe Hook in Brushed Nickel



## SECTION 15410 - PLUMBING FIXTURES

1. General – Although Moen and Kohler are listed as the standard of quality other equal fixtures will be considered as manufactured by American Standard, Crane, or other established manufacturers.
2. All fixtures shall include drains, stops, faucets and other trim items required for proper installation and operation. All fixtures to be ADA compliant. Brushed Nickel in color.
3. Water closet, elongated bowl, 1.28 gallons per flush. With elongated open front seat, seat cover, post hinges and flexible risers with stops.
4. Urinal, Washout urinal with will operate in the range from 0.125 gpf (0.47 lpf) to 1.0 gpf (3.8 lpf) per flush, ADA CSA B651 ANSI/ASME 112.19.2.
5. Lavatory, vitreous china, Wall mount 18"x 22" Kohler with single lever faucet, pop-up waste, 17-gauge chromium plated 1 ¼" "P" trap, shroud and flexible riser with stops.
6. Kitchen sink, two compartment Elkay, 20-gauge stainless steel with 17 gauge 1 ½" "P" trap, continuous waste, dishwater tee, all C.P., strainers, flexible risers with stops, and single lever faucet with spray.
7. Hose bib with vacuum breaker, Woodford with ½" connection.
8. Water Heater – Ariston 4.0 gal. electric point of use with vacuum relief valve, heat trap, P & T relief valve and thermostatic expansion valve. (Or approved equal) See detail on plans for connection required.
  - a. Assembly shall meet ASHRA standard 90-1989, add 90.1B and UL standards.
  - b. Tank shall bear a 5-year warranty against defects in workmanship.
9. Contractor shall thoroughly clean all plumbing fixtures, remove all labels, and check fixtures for proper operation prior to final building acceptance.
10. Provide operational, maintenance, and spare parts data for owner's use for all items of equipment and plumbing fixtures. Data shall be provided in triplicate in three ring binders and transmitted to owner at completion of project.

## SECTION 15700 - HVAC

1. **Refrigerant Piping:** Use type K hard drawn copper with silver soldered joints in accordance with ASHRAE standard #14. Insulate all piping subject to condensation with 3/8" wall flexible unicellular insulation slipped over piping with all joints sealed.
2. **Ductwork:** Rigid, in strict accordance with SMACNA Duct Construction standards, metal and flexible for a maximum of 0.5 total SP and a maximum velocity of 1000 feet/min. velocity.
3. **Ductwork Insulation:** Wrap all ductwork with a flexible fiberglass blanket having an installed "R" value or 6.0 or greater and a vapor barrier jacket. Seal all joints in vapor barrier.
4. **Flexible Ductwork:** Flexible ductwork used for run outs to ceiling diffusers shall be Class A, type I flexible air duct with an insulated jacket which has an installed "r" value of 6.0. Spin-in taps provide spin in taps with air scoop and operable damper at all trunk duct connections to diffuser run outs. Connections shall conform to SMACNA standards.
5. **Drain Piping:** Provide ¾" schedule 40 PVC drain piping with solvent welded joints for evaporator drains. Trap drain piping and extend to an approved dry well located exterior of building.
6. **Heat Pump Units:** Furnish split system heat pump units with Minimum 8.8 HPSE, 15 SEER, & 13.2 EER2 rating. The Capacity is Based on the 5 tons for the Admin Area and 3 tons for the Conference Room/Restrooms. Units shall be furnished complete and shall include an extended five (5) Year compressor warranty. Acceptable units are Trane, American Standard, Bryant, Carrier or York.

7. **Controls:** Provide low voltage heating/cooling heat pump thermostat. Install control wiring in conduit and color code wiring. Thermostat shall have fan control and night setback feature.
8. **Grilles and Diffusers:** Grilles and diffusers are as scheduled on plans. Air guide is used as a basis of design and standard of quality.
9. **Submittals:** Contractor shall submit all items of equipment and materials for approval in quadruplicate prior to ordering or installing equipment or ductwork. See general sections for additional submittal requirements.

## **DIVISION 16 – ELECTRICAL**

### **SECTION 16010 - ELECTRICAL GENERAL CONDITIONS**

1. The contractor shall notify the project manager and appropriate persons within local utilities 48 hours before commencement of any work, to verify location of existing below grade pipes, cables, poles, towers, and right of ways that could be hazardous to life, limb or health.
2. This contractor will be held solely responsible for any damage as stated above.
3. Provide all labor, materials and equipment for a complete and proper operating electrical system as shown on drawings or specified herein.
4. All electrical work shall be in strict compliance with the National Electrical Code (NEC NFPA 70 A), ANSE, and Power Co.
5. All materials shall be new, free from defects and shall bear the “Underwriter’s Laboratory” label.
6. The contractor shall thoroughly investigate site before bidding.
7. **WORKMANSHIP:** All materials and equipment shall be installed in accordance with the approved recommendation of the manufacturer and to conform to the contract documents subject to the approval of the project manager. The installation shall be accomplished by workmen skilled in the type work involved.
8. **TEMPORARY POWER:** This Contractor shall make all necessary arrangements for temporary electrical construction power.
9. **CONDUIT:** Where required by local authority, wire shall run in conduit.
10. **CONDUCTORS:** All conductors shall be copper.
11. **DEVICES:** Outlet, junction and switch boxes shall be code grade fiberglass. Switches shall be single pole 120 volt, “quiet type”, code grade, grounded-color to be selected by project manager. Receptacles shall be code grade, grounded, color to be selected by the project manager.
12. **GROUND FAULT INTERRUPTER (GFI):** Shall be duplex receptacle G.E. # TGTR115F or square “D”.

### **SECTION 16023 – ELECTRICAL FIGTURES**

1. Restrooms (103,111, & 112): (Ceiling Light) Lithonia Lighting LDN4 Round – 4” Open and Wallwash (Sink Light)Lithonia Lighting FMVTRL-24IN-MVOLT-30K-90CRI-BN-M4.(Restroom Fan) Broan invent series 2-stone 80 cfm, white.
2. Foyer (100): Lithonia Lighting LDN4 Round – 4” Open and Wallwash
3. Offices (102, 106, 107, 108, 109, 110,113, 114, 115, 116, & 118): Lithonia Lighting 2GTL LED Recessed Troffer 4000K
4. Break Room Lights (105): Lithonia Lighting 2GTL LED Recessed Troffer 4000K
5. Porch Lights: Lithonia Lighting OVWP LED 40K 120 PE DDB M4
6. Flood Lighting: Lithonia Lighting OLF 2RH 40K 120 MO DDB
7. Exit Lighting: Lithonia Lighting LQM S W 3 G 120/277 EL N M6
8. Emergency Lighting: ELM4L-ELM6L Quantum LED Contemporary Commercial Emergency Light