MIAMI-DADE COUNTY

MIAMI-DADE PUBLIC LIBRARY SYSTEM

ADDENDUM 7

Replacement Key Biscayne Library Branch

C25-MDPLS-KB-ESP

2025

ADDENDUM NO. 7
19-SEPT-2025

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19-SEP-2025

POJECT:	**Replacement Key Biscayne Library Branch** **299 Crandon Blvd.,** **Miami, Florida 33149**
BID DUE DATE:	**24-SEP-2025 - Wednesday**
FROM:	Miami-Dade Public Library System (MDPLS) Capital Program Division 101 West Flager Miami, FL 33130
TO:	Prospective Bidders and Interested Parties

This Addendum forms part of the project solicitation documents and will be incorporated into the Contract Documents, as applicable. Insofar as the Original Contract Documents, Drawings and Specifications are inconsistent, this Addendum shall govern. Please acknowledge receipt of this Addendum, at the time of bid submittal to Miami-Dade County, in the space provided on the "Acknowledgement of Addenda Form" provided with the project solicitation documents. Failure to acknowledge receipt of all addenda may be cause for disqualification.

Miami-Dade County's "Cone of Silence", Section 2-11.1(t) of the Code of Miami-Dade County, approved by the Board of County Commissioners, specifically prohibits communication in regard to this bid solicitation with County staff except as allowed by the Code. The period covered by the "Cone of Silence" is defined in the Code.

Bidders must file a copy of any written communication with the Clerk of the Board, which shall be available to any person upon request. Miami-Dade Public Library System (MDPLS) shall respond in writing and file a copy with the Clerk of the Board, which shall be made available to any person upon request. Written communications for questions, Request for Information (RFI) and addendums may also be in the form of e-mail addressed to Malka Rodriguez at CGA@MDPLS.ORG with copy to the Clerk of the Board at clerk.board@miamidade.gov.

Q132. There is a discrepancy regarding the scope of work for the golf cart parking area on the north side of the site. Sheet C-02 notes this area is to be milled and resurfaced, while Sheet C-07 details a new base, subbase, and hardscape paving finish.

1. Please confirm the intended scope of work for this area—whether it is to be milled and resurfaced or fully reconstructed with new base and paving.
2. If the scope involves installation of pavers, please provide the paver type, specification, and installation details, as these do not appear to be included in the civil or landscape plans.

A132: The scope of work for the parking lot is milling and resurfacing. Only for the Golf Cart Parking area we are fully reconstructing it with new sub-base, new limerock and new asphalt as shown in Sheet C-07 (Section B-B).

Q133. Please confirm whether Miami-Dade County requires the implementation of vibration monitoring during the demolition phase of the project. If so, kindly provide the specific requirements or standards that must be followed.

A133: There are no code requirements for vibration monitoring.

Q134. Please confirm whether Miami-Dade County requires a certified arborist to be commissioned for documentation, reporting, and oversight of the tree relocation process.

A134: The County does not require an onsite arborist during relocations.

Q135. Does the project require any special provisions for Operation & Maintenance of the Solar PV System as shown on Sheets PV-1.1 after project completion?
Other than general production monitoring integrated within the inverters, does the project require any special monitoring hardware or software for weather, consumption, etc.?

A135: No special provisions for the O&M. Standard like all solar systems.
The hybrid inverters in the design are for the possibility to expand to a BESS in the future but will be used a Solar Inverter.

The system only needs internet and all the monitoring information is readily visible on the Sol-Ark portal by designated users assigned by the end user operator only.

Q136. Otis Elevator Company is identified as the basis-of-design manufacturer for the machine room-less electric traction passenger elevators per Specification Section 142123.16. Upon contacting Otis, we were informed that they will not be submitting a proposal for this project.

As no alternate manufacturer is listed in the specifications, please advise on how to proceed.

A136: Bidders are encouraged to look through the entire bid package. Specification section 14 21 00 requires the GC to Provide MRL Non-Proprietary Duplex Electric Traction Passenger Elevator design requirements per the Florida Building Code and ASME A17.1 Safety Code for Elevators and Escalators. This is a non-proprietary elevator specification per Miami-Dade County requirements.

Q137. Sheets A108 and A109 note that any furnishings shown in half-tone are to be furnished and installed by the Owner. The bathroom stall partitions appear to be shown in half-tone on these sheets.
Please confirm whether the bathroom stall partitions will be furnished and installed by the Owner, or if this scope is to be included under the Contractor's responsibilities.

A137: Bidders are encouraged to look through the entire bid package. The contractor shall include in their bid all labor, materials, equipment, and work indicated in the drawings and specifications, except where explicitly noted as "Not in Contract (NIC)." The absence of a label does not exempt any item shown or described from the contractor's scope of work. Bathroom partitions are not considered furniture; this scope is to be included in the Contractor's responsibilities.

Q138. Please confirm whether the relocation, connection, and any tap-ins associated with the water main have already been coordinated and approved by Miami-Dade County.
If not, kindly clarify whether it is the contractor's responsibility to perform the necessary due diligence, coordination, and permitting for this scope of work.

A138: All watermain improvements including relocations, new services, fire hydrants and tappings have been approved by M-DWASD. Contractor must adhere to WASD requirements to close the permit.

Q139. The project includes a precast stone storefront frame. Please confirm whether the precast stone should be reinforced with fiberglass rebar or standard steel rebar.

A139: Due to the proximity to saltwater, fiberglass is recommended.

Q140. Is the Builder's Risk insurance coverage cost considered in the estimated budget?
Given the project's location and the hurricane seasons it will be exposed to due to its duration, it could be a significant amount.

A140: Yes, the cost for the required Builder's Risk is included in the estimated budget. All projects of this size within Miami-Dade County have the same requirements.

Q141. The proposed Contract Time of 669 days which includes the WASA Main water line scope of work gets reduced to 549 days for the new Building scope of work, after deducting the proposed 120 days (90 of construction + 30 of conveyance), , including tree relocations, demolition, piles, pile caps and then the rest of the building. We believe that the proposed duration is not reasonable and needs to be extended substantially, provided the allowable work hours as specified, which excluded Saturdays and Sundays. This is not an ordinary site, due to the reduced working and staging areas, trees to remain, and complex foundations with 338 piles, and pile caps requiring dewatering. We believe that there is a need to extend the proposed duration by at least a 6-month period, not including the previous conveyance required extension, and previous mentioned root pruning time for relocations. Please advise if Owner is willing to re-look at the proposed project duration and extend the proposed Contract Time to a duration commensurate to the time constrains as noted in the Bid Documents and provided the scope and complexity of the site and Buildings.

A141. Currently, MDPLS doesn't anticipate adding more time to the contract. Contract remains at 669 calendar days which was calculated inclusive of the WASD relocation work.

No further RFIs will be accepted. The project continues to be under the cone of silence, all communications must be via email to: Cga@mdpls.org and copy the Clerk of the Board at clerkbcc@miamidade.gov.

Enclosures:

1. LEED V4 Checklist
2. 500-Direct Bury Complete
3. EV Chargers Specs
4. 10 degree Shade Report
5. 10 degree Solar simulation
6. Shade Simulation Report
7. Solar Simulation
8. Visual Binder Milliken
9. A000 – General Notes and project information
10. A108 – Ground Floor FFE Plan

END OF ADDENDUM NO. 7

C: Lisa Thompson, MDPLS
Emilio Bustillo, FGSS
Morgan Graboski, FGSS
Clerk of Courts

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Key Biscayne Public Library
Date: 8/12/2025

Y	?	N			
1			Credit	Integrative Process	1

9	1	22	Location and Transportation		16
		16	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1		1	Credit	High Priority Site	2
4		1	Credit	Surrounding Density and Diverse Uses	5
1		4	Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

7	2	1	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1	1		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
3			Credit	Rainwater Management	3
1	1		Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1

4	4	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
2	3		Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

16	2	7	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3		3	Credit	Enhanced Commissioning	6
10			Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
3			Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

5	0	8	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
1		1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

8	0	7	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		2	Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
1			Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

4	0	0	Innovation		6
3			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

4	0	0	Regional Priority		4
1			Credit	Regional Priority: Open Space	1
1			Credit	Regional Priority: Indoor Water Use Reduction (Thresold: 50%)	1
1			Credit	Regional Priority: Site Development - Protect or Restore Habitat	1
1			Credit	Regional Priority: Sensetive Land Protection	1

58	9	45	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

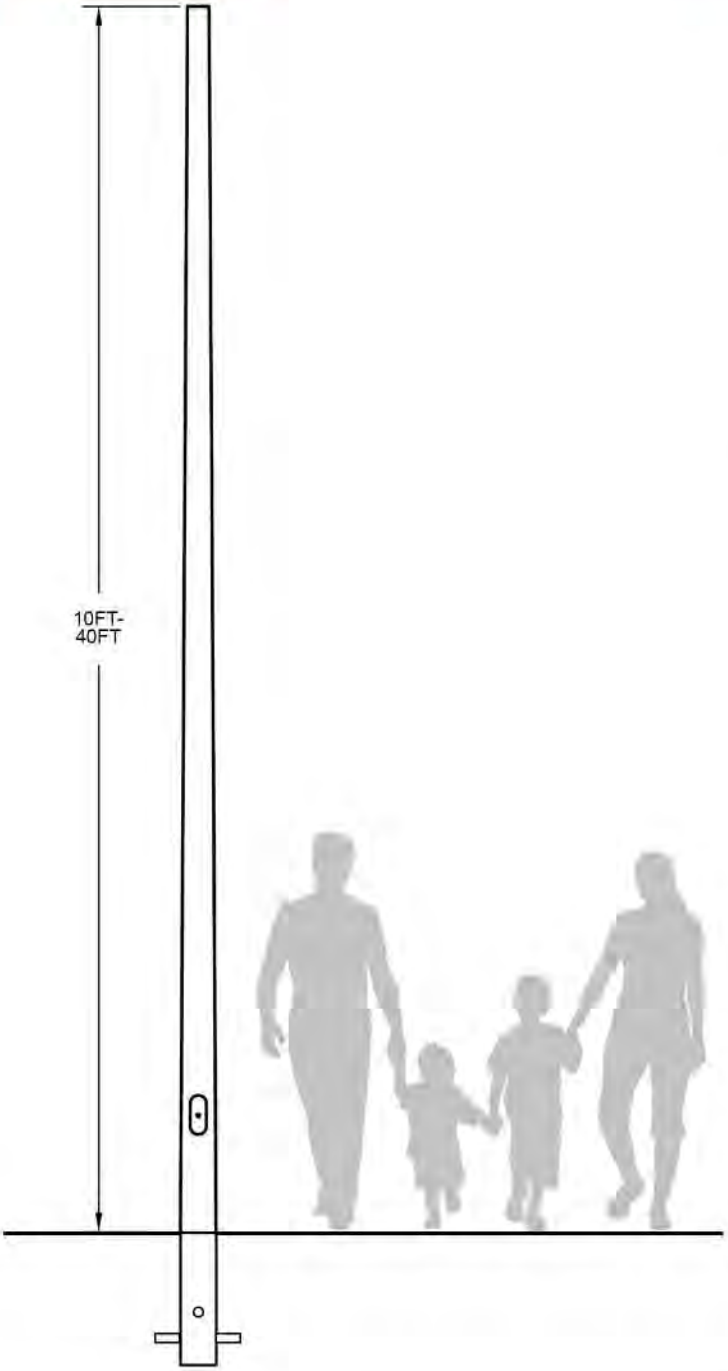
DIRECT BURY POLE

EOS 500 SERIES (EPA:5)

MADE IN USA

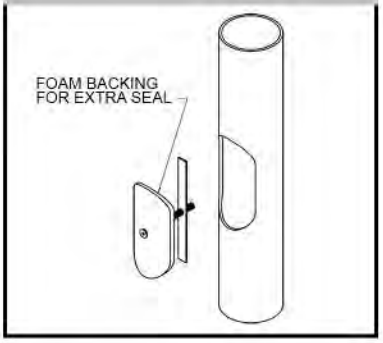
OVER 50 YEARS

Max EPA: 5 •
Material: Fiberglass •
Non-conductive •
Non-corrosive •
Compliant with NAAMM & AASHTO •

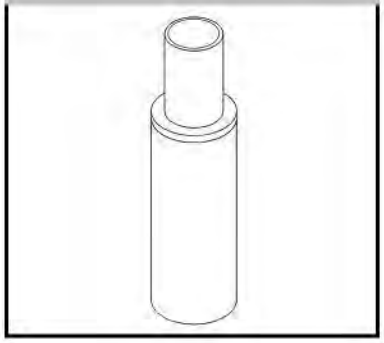


*Do not scale drawing

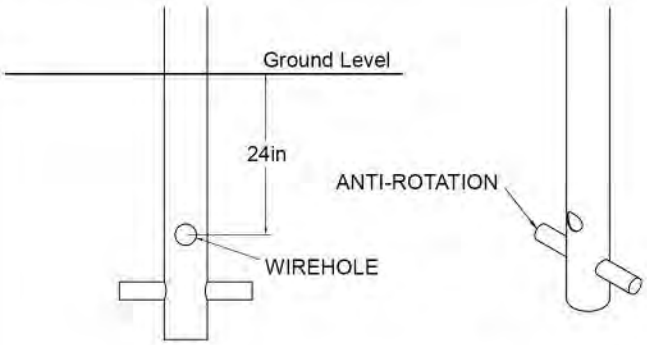
HANDHOLE



TENON

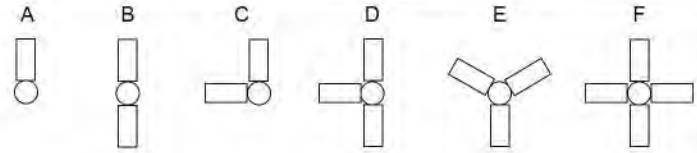


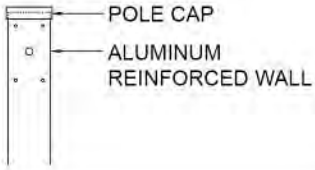
DIRECT BURY



The length of burial depth will vary based on pole height. please reference chart

SIDE MOUNT (not aplicable when tenon opt. selected)





*If S9 seclected please add the above letter to the option code to spesify the orientation. For example:

S9A, S9B, S9C, S9D, S9E or S9F

ORDERING EXAMPLE

MODEL #	TENON MOUNT	SIDE MOUNT	COLOR	HANDHOLE	*F. HOLDER	*GFI	*SHROUD
(please refrence charts for model #)	T4 - 2 3/8in x 4 5/8in T5 - 3in x 4 5/8in T7 - custom tenon (leave blank if you selected a side mount)	S8 - reinforced side wall (no predrilling) S9* - reinforced side wall (with predrilling) (leave blank if you selected a tenon mount)	BLK - black BR - bronze WH - white GR - gray CM - color match	H0 - no handhole H2 - 2 1/2in x 5in H3 - 4in x 6in CH - custom handhole	FLH - flag holder (leave blank if you do not want this option)	GFI - standard Ground Fault Circuit Interrupter GFIU - in use Ground Fault Circuit Interrupter (leave blank if you do not want this option)	1SH - one piece shroud 2SH - two piece shroud (leave blank if you do not want this option)
D515 +	T4 +	··· +	BLK +	H2 +	··· +	GFI	···

If T7,S9,CM,CH,GFI or GFIU selected please call for further instructions

= D515-T4-BLK-H2-GFI

*See accesories pages for info on F. Holder, GFI, and Shroud

PLP Composite Technologies • 57 Creamery Rd Fitzwilliam NH 03447 • PO Box 429 • Tel: 603 585 9100 • www.plpcomp.com • www.hyperialightpoles.com

MODEL #	SHAFT LENGTH (FT)	MOUNTING HEIGHT (FT)	TIP OUTER Ø (IN)	GROUND LEVEL Ø (IN)	BURIAL DEPTH (FT)	NOMINAL WEIGHT (LBS)	5 EPA MAX (MPH)
D515	19	15	5.3	8	4	58	100
D520	24	20	5.3	8	4	72	100
D525	30	25	5.3	8.25	5	96	100
D530	35	30	5.3	8.5	5	115	100
D535	40	35	5.3	8.5	5	141	100
D540	45	40	5.3	8.5	5	193	100
FLD515	20	15	5.3	8	5	60	140
FLD520	25	20	5.3	8	5	65	140
FLD525	31	25	5.3	8.25	6	98	140
FLD530	36	30	5.3	8.5	6	129	140
FLD535	41	35	5.3	8.5	6	158	140
FLD540	46	40	5.3	8.5	6	220	140
SFLD515	20	15	5.3	8	5	74	180
SFLD520	25	20	5.3	8	5	102	180
SFLD525	31	25	5.3	8.25	6	155	180
SFLD530	36	30	5.3	8.5	6	195	180
SFLD535	41	35	5.3	8.5	6	250	180
SFLD540	46	40	5.3	8.5	6	302	180

FL = (Florida) rated for 140mph
SFL = (South Florida) rated for 180mph

APENDIX – A

EV- CHARGER

CT4000 Level 2 Commercial Charger, dual port, bollard set up by ChargePoint

Public Facing EV Charger:

- Connector Type: Each DCFC charging port must be capable of charging any CCS-compliant vehicle and each DCFC charging port must have at least one permanently attached CCS Type 1 connector. Each AC Level 2 charging port must have a permanently attached J1772 connector and must charge any J1772-compliant vehicle.
- Power Level: DCFC charging ports must support output voltages between 250 volts DC and 920 volts DC. Each AC Level 2 charging port must have a continuous power delivery rating of at least 6 kW and the charging station must be capable of providing at least 6 kW per port simultaneously across all AC ports.
- Availability. must be available for use and accessible to the public at least as frequently as the business operating hours of the site host.
- Payment Methods/Customer Service.
    - shall include a contactless payment method that accepts major debit and credit cards, and either an automated toll-free phone number or a short message/messaging system (SMS) that provides the EV charging customer with the option to initiate a charging session and submit payment.
    - Not require a membership for use.
    - Not delay, limit, or curtail power flow to vehicles based on payment method or membership; and
    - Provide access for users that are limited English proficient, specifically including Spanish and Haitian Creole, and accessibility for people with disabilities. Automated toll-free phone numbers and SMS payment options must clearly identify payment access for these populations.
    - ensure that EV charging customers have mechanisms to report outages, malfunctions, and other issues with charging infrastructure.
- Equipment Certification. DCFC shall be certified by an Occupational Safety and Health Administration Nationally Recognized Testing Laboratory. All AC Level 2 chargers shall be ENERGY STAR certified; certification for DCFC is encouraged. DCFC and AC Level 2 chargers should be certified to the appropriate Underwriters Laboratories (UL) standards for EV charging system equipment.
- Customer Data Privacy. Charging station operators must collect, process, and retain only that personal information strictly necessary to provide the charging service to a consumer, including information to complete the charging transaction and to provide the location of charging stations to the consumer. Chargers and charging networks should be compliant with appropriate Payment Card Industry Data Security Standards (PCI DSS) for the processing, transmission, and storage of cardholder data. Charging Station Operators must also take reasonable measures to safeguard consumer data.
- Interoperability of electric vehicle charging infrastructure.
    - Charger-to-EV Communication. Chargers must conform to ISO 15118-3 and must have hardware capable of implementing both ISO 15118-2 and ISO 15118-20. Charger software must conform to ISO 15118-2 and be capable of Plug and Charge. Conformance testing for charger software and hardware should follow ISO 15118-4 and ISO 15118-5, respectively.
    - Charger-to-Charger-Network Communication. Chargers must conform to Open Charge Point Protocol (OCPP) 1.6J or higher. Chargers must conform to OCPP 2.0.1.
    - Charging-Network-to-Charging-Network Communication. Charging networks must be capable of communicating with other charging networks in accordance with

Open Charge Point Interface (OCPI) 2.2.1. Charger locations must also be reported to the United States Department of Energy Alternative Fuels Data Center.
    - Network Switching Capability. Chargers must be designed to securely switch charging network providers without any changes to hardware.
- Communication of Price. The price for charging must be displayed prior to initiating a charging transaction and be based on the price for electricity to charge in $/kWh. Any other fees in addition to the price for electricity to charge must be clearly displayed and explained. The price for charging displayed and communicated via the charging network must be the real-time price (i.e., price at that moment in time). The price at the start of the session cannot change during the session.
- Minimum Uptime. Each charging port must have an average annual uptime of greater than 97%.
- Should include supplementary battery storage and solar energy systems, where practical.
- EV charging stations must comply with applicable accessibility standards adopted by the Department of Transportation into its ADA regulations (49 CFR part 37) in 2006, and adopted by the Department of Justice into its ADA regulations (28 CFR parts 35 and 36) in 2010 Miami-Dade County retains authority to approve the Vendor's rate structure.
- Contractor must design the required loads and provide a separate feeder and meter for the EV charging station. The contractor is responsible for the design and engineering, coordination, installation, payment and providing the required documents for this work with FPL. All costs associated must be included in the line item and no additional compensation will be provided for this work.
- All work must comply with the current FBC, NFPA, NEC, OSHA, and all applicable codes.
- The charging station system must be expandable for future EV charger installation.
- Selected manufacturer must include a 5-year service contract with the specific bid line item.
- Contractors must submit a substitution form during the bid process and get approval before submitting the bid form. All the requirements as stipulated in the substitution section.

The basis of the design is ChargePoint CT4000 Level 2 Commercial Charger, dual port, bollard set up; however, Contractors have the option to submit a substitution during the bid process as follows:

1. For convenience in designation in the Contract Documents, certain materials, articles, or equipment may be designated by a brand or a trade name or the name of the manufacturer, together with catalog designation or other identifying information. When Contract Documents specifically disallow substitution, the specified product shall be provided. Alternative material, article, or equipment that is of equal quality and of the required characteristics for the purpose intended may be proposed for use. The Contractor shall submit a substitution request during the bidding period in order not to impair the project schedule.

2. No request for substitution will be considered unless accompanied by complete information and descriptive data necessary to determine the quality of the proposed materials, articles, or equipment. Samples shall be provided when requested by the Owner. The burden of proof as to the comparative quality or suitability of the proposed materials, articles or equipment shall be upon the Contractor. The Owner's decision in such matters shall be final. If the Owner rejects the use of such substitute materials, articles, or equipment, then one of the products designated by brand name shall be provided.

3. The Owner will examine and review the Substitution request and select the bidder accordingly. If the final decision accepts either an equal or a substitution, the acceptance must

also contain the Owner's written acceptance. When requested by the Owner, the Contractor shall resubmit such Design Drawings, Specifications, Shop Drawings, descriptive data, and samples as may be required.

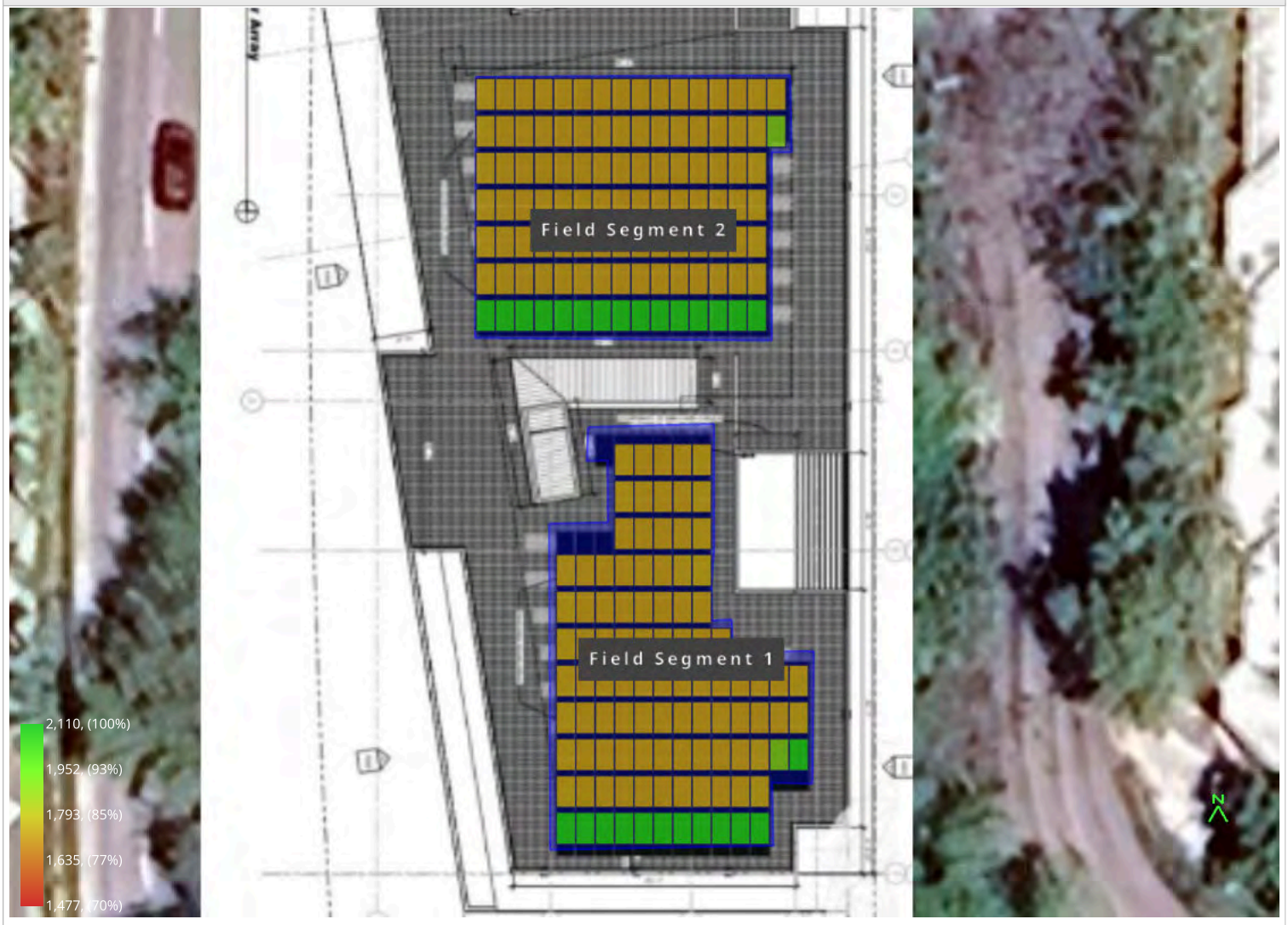
4. If any mechanical, electrical, structural, or other changes are required for the proper installation and fit of alternative materials, articles, or equipment, or because of deviations from the Contract Documents such changes shall be shown in the substitution request and such changes shall be made without additional cost to the Owner.

5. Acceptance on another project, by the Owner, of a product other than that specified for this Project does not constitute evidence of its equality with the product specified, or its suitability for this Project.

6. Contractor must use the enclosed form to submit the substitution during the bid process and before the bid price submittal. No substitution will be accepted after the contract is awarded.

PV DESIGN at 10 Degrees KEY BISCAYNE LIBRARY, 299 Crandon Blvd, Key Biscayne, FL 33149, USA

Shading Heatmap



Shading by Field Segment

Description	Tilt	Azimuth	Modules	Nameplate	Shaded Irradiance	AC Energy	TOF[2]	Solar Access	Avg TSRF [2]
Field Segment 1	Module: 10.0°	Module: 180.0°	101	44.4 kWp	1,771.3kWh/m^2	64.0 MWh[1]	96.8%	86.7%	84.0%
Field Segment 2	Module: 10.0°	Module: 180.0°	107	47.1 kWp	1,777.1kWh/m^2	68.0 MWh[1]	96.8%	87.0%	84.2%
Totals, weighted by kWp			**208**	**91.5 kWp**	**1,774.3kWh/m^2**	**132.0 MWh**	**96.8%**	**86.9%**	**84.1%**

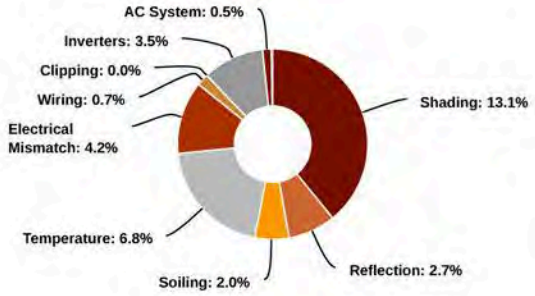
[1] approximate, varies based on inverter performance
[2] based on location Optimal POA Irradiance of 2,109.9kWh/m^2 at 26.8° tilt and 180.8° azimuth

Solar Access by Month

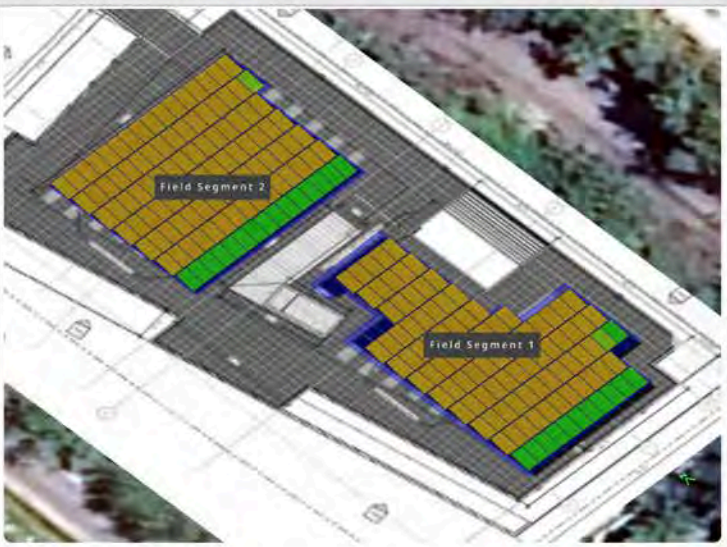
Description	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec
Field Segment 1	37%	81%	99%	100%	99%	99%	99%	99%	99%	95%	52%	42%
Field Segment 2	38%	82%	99%	100%	99%	99%	99%	99%	99%	95%	53%	43%
Solar Access, weighted by kWp	**37.5%**	**81.3%**	**99.1%**	**99.5%**	**99.5%**	**99.4%**	**99.4%**	**99.4%**	**99.5%**	**95.3%**	**52.8%**	**42.3%**
AC Power (kWh)	**3,611.9**	**9,469.2**	**14,485.8**	**15,885.6**	**15,865.0**	**13,193.9**	**13,897.0**	**14,075.0**	**12,225.4**	**10,632.6**	**5,069.4**	**3,555.4**

Monthly Production

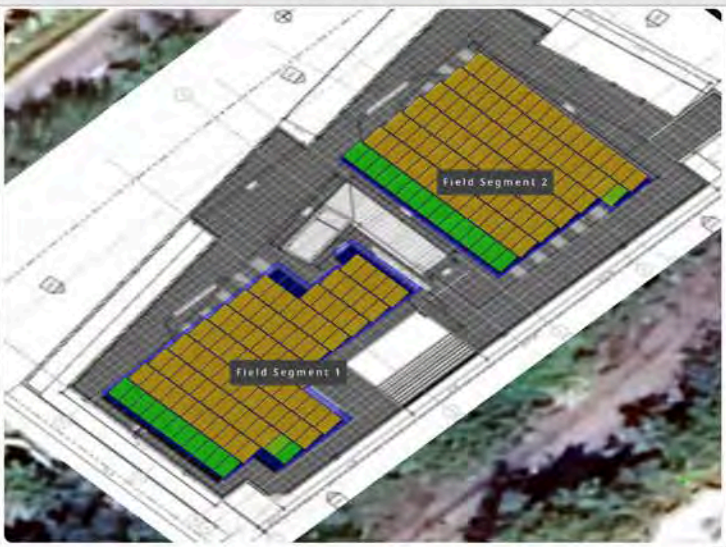
Sources of System Loss



Southwestern Angle



Southeastern Angle



PV DESIGN at 10 Degrees KEY BISCAYNE LIBRARY, 299 Crandon Blvd, Key Biscayne, FL 33149, USA

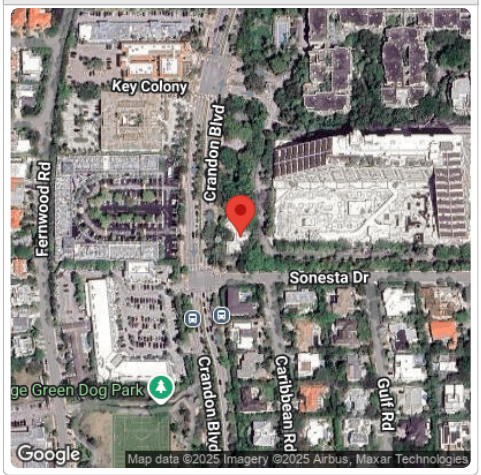
Report

Project Name	KEY BISCAYNE LIBRARY
Project Address	299 Crandon Blvd, Key Biscayne, FL 33149, USA
Prepared By	Christian Tribie tribiechristian@gmail.com

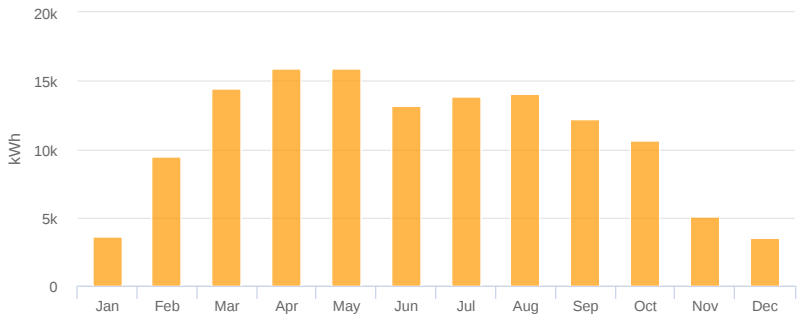
System Metrics

Design	PV DESIGN at 10 Degrees
Module DC Nameplate	91.52 kW
Inverter AC Nameplate	90.00 kW Load Ratio: 1.02
Annual Production	132.0 MWh
Performance Ratio	70.6%
kWh/kWp	1,441.9
Weather Dataset	TMY, 10km Grid (25.65,-80.15), NREL (prospector)
Simulator Version	9af7aac462-28a258c206-3d4ff3e5c5-6c62aa1057

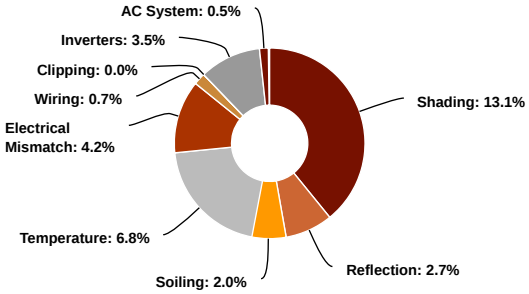
Project Location



Monthly Production



Sources of System Loss



Annual Production

	Description	Output	% Delta
Irradiance (kWh/m^2)	Annual Global Horizontal Irradiance	1,935.5	
	POA Irradiance	2,042.1	5.5%
	Shaded Irradiance	1,774.3	-13.1%
	Irradiance after Reflection	1,726.2	-2.7%
	Irradiance after Soiling	1,691.6	-2.0%
	Total Collector Irradiance	**1,692.0**	**0.0%**
Energy (kWh)	Nameplate	154,865.4	
	Output at Irradiance Levels	154,979.1	0.1%
	Output at Cell Temperature Derate	144,377.2	-6.8%
	Output after Electrical Mismatch	138,380.2	-4.2%
	Optimal DC Output	137,439.7	-0.7%
	Constrained DC Output	137,439.7	0.0%
	Inverter Output	132,629.4	-3.5%
	Energy to Grid	**131,966.2**	**-0.5%**
Temperature Metrics			
	Avg. Operating Ambient Temp	25.5 °C	
	Avg. Operating Cell Temp	34.2 °C	
Simulation Metrics			
	Operating Hours	4658	
	Solved Hours	4658	

Condition Set

Description	Condition Set 1
Weather Dataset	TMY, 10km Grid (25.65,-80.15), NREL (prospector)
Solar Angle Location	Meteo Lat/Lng
Transposition Model	Perez Model
Temperature Model	Sandia Model

Temperature Model Parameters

Rack Type	a	b	Temperature Delta
Fixed Tilt	-3.56	-0.075	3°C
Flush Mount	-2.81	-0.0455	0°C
East-West	-3.56	-0.075	3°C
Carport	-3.56	-0.075	3°C

Soiling (%)

J	F	M	A	M	J	J	A	S	O	N	D
2	2	2	2	2	2	2	2	2	2	2	2

Albedo

J	F	M	A	M	J	J	A	S	O	N	D
0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20

Rear Mismatch Loss	10%	Rear Shading Factor	5%
Module Transparency	0%		
Irradiation Variance	5%		
Cell Temperature Spread	4° C		
Module Binning Range	-2.5% to 2.5%		
AC System Derate	0.50%		

Module & Component Characterizations

Type	Component	Characterization	Bifacial
Module	DNA-120-BF10-440W (Aptos Solar Technology)	Spec Sheet Characterization, PAN	False
Inverter	Sol-Ark-30K-3P-208V (Sol-Ark)	Spec Sheet	N/A

Components

Component	Name	Count
Inverters	Sol-Ark-30K-3P-208V (Sol-Ark)	3 (90.00 kW)
Strings	10 AWG (Copper)	18 (1,324.5 m)
Module	Aptos Solar Technology, DNA-120-BF10-440W (440W)	208 (91.52 kW)

Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	6-13	Along Racking

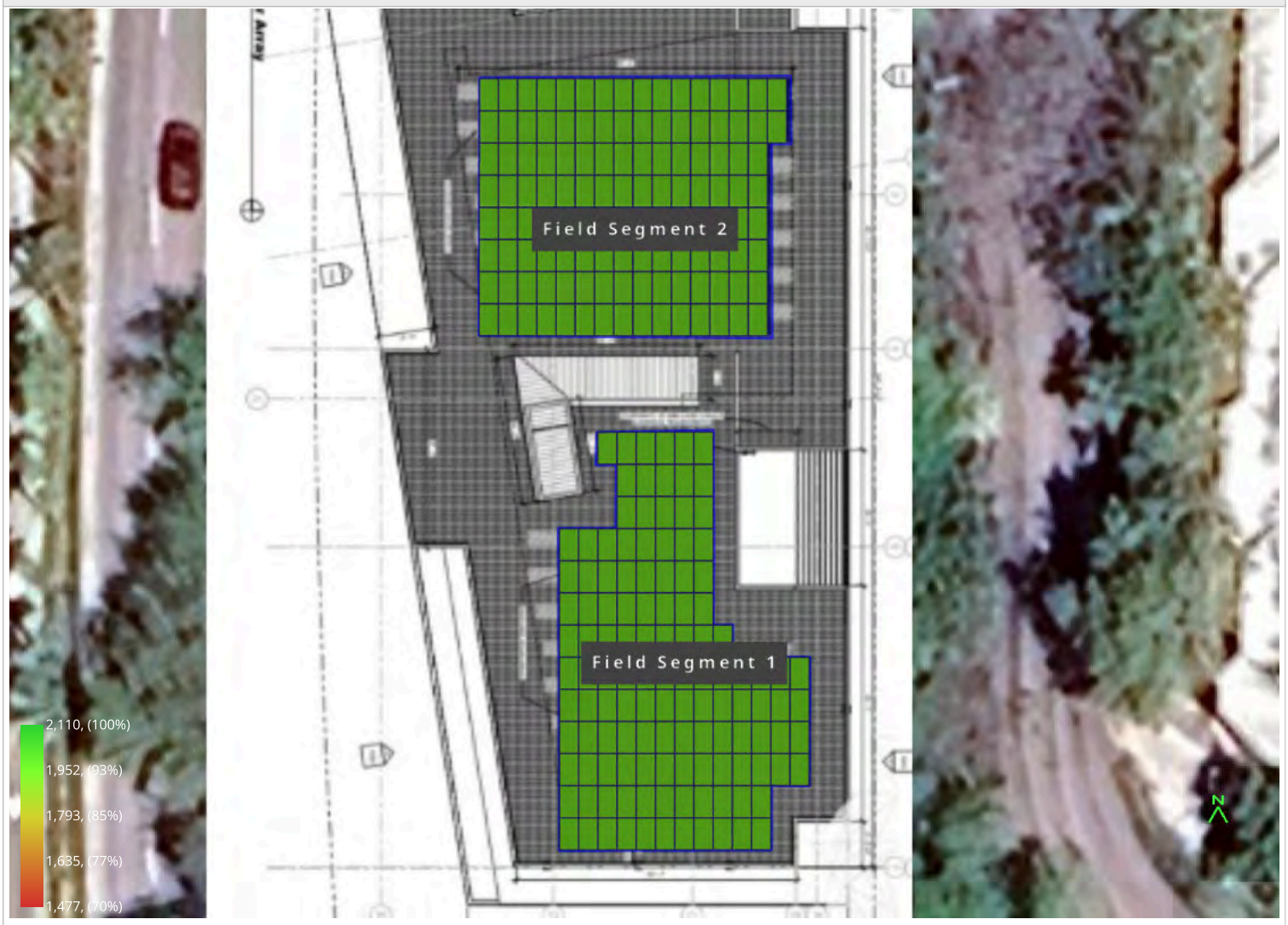
Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Fixed Tilt	Portrait (Vertical)	Module: 10°	Module: 180°	0.3 m	1x1	101	101	44.44 kW
Field Segment 2	Fixed Tilt	Portrait (Vertical)	Module: 10°	Module: 180°	0.3 m	1x1	107	107	47.08 kW

Detailed Layout2

PV DESIGN KEY BISCAYNE LIBRARY, 299 Crandon Blvd, Key Biscayne, FL 33149, USA

Shading Heatmap



Shading by Field Segment

Description	Tilt	Azimuth	Modules	Nameplate	Shaded Irradiance	AC Energy	TOF[2]	Solar Access	Avg TSRF [2]
Field Segment 1	0.0°	180.0°	123	54.1 kWp	1,934.2kWh/m^2	79.4 MWh[1]	91.7%	100.0%	91.7%
Field Segment 2	0.0°	180.0°	122	53.7 kWp	1,934.2kWh/m^2	78.8 MWh[1]	91.7%	100.0%	91.7%
Totals, weighted by kWp			**245**	**107.8 kWp**	**1,934.2kWh/m^2**	**158.2 MWh**	**91.7%**	**100.0%**	**91.7%**

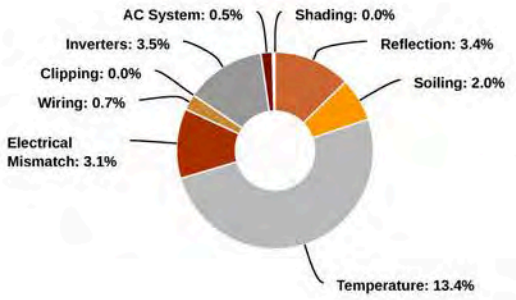
[1] approximate, varies based on inverter performance
[2] based on location Optimal POA Irradiance of 2,109.9kWh/m^2 at 26.8° tilt and 180.8° azimuth

Solar Access by Month

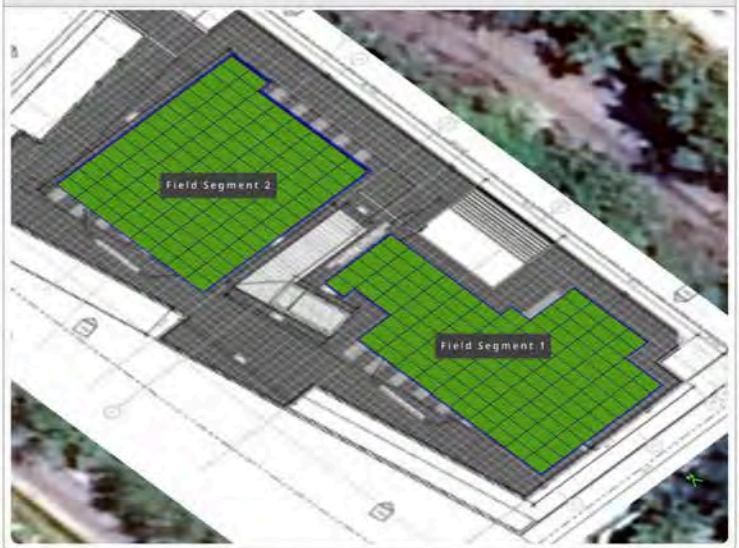
Description	jan	feb	mar	apr	may	jun	jul	aug	sep	oct	nov	dec
Field Segment 1	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Field Segment 2	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Solar Access, weighted by kWp	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
AC Power (kWh)	**10,277.6**	**11,470.8**	**14,915.5**	**16,797.0**	**17,279.7**	**14,568.8**	**15,259.8**	**15,067.7**	**12,631.2**	**11,236.6**	**9,904.8**	**8,811.3**

Monthly Production

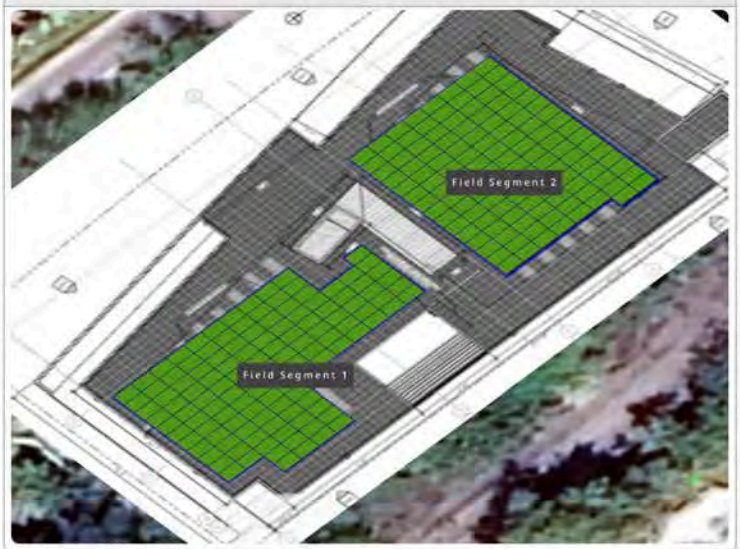
Sources of System Loss



Southwestern Angle



Southeastern Angle



PV DESIGN KEY BISCAYNE LIBRARY, 299 Crandon Blvd, Key Biscayne, FL 33149, USA

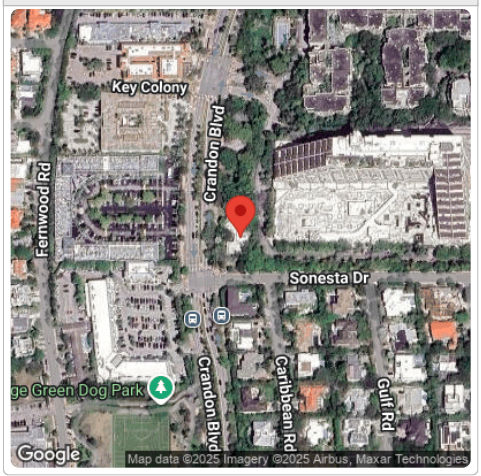
Report

Project Name	KEY BISCAYNE LIBRARY
Project Address	299 Crandon Blvd, Key Biscayne, FL 33149, USA
Prepared By	Christian Tribie tribiechristian@gmail.com

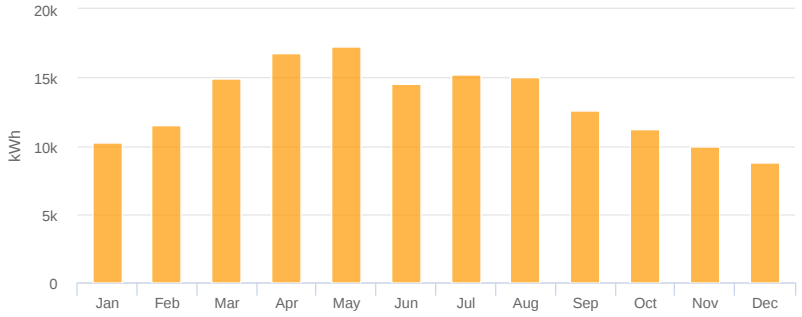
System Metrics

Design	PV DESIGN
Module DC Nameplate	107.80 kW
Inverter AC Nameplate	90.00 kW Load Ratio: 1.20
Annual Production	158.2 MWh
Performance Ratio	75.9%
kWh/kWp	1,467.7
Weather Dataset	TMY, 10km Grid (25.65,-80.15), NREL (prospector)
Simulator Version	664c764070-dc9bcecc85-bf66e52671-40835b708f

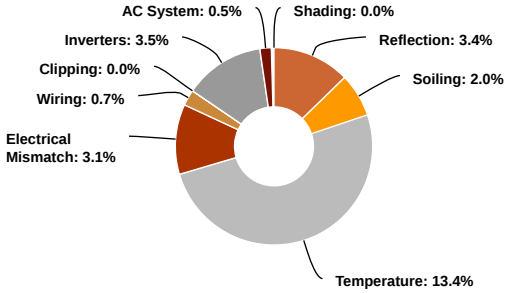
Project Location



Monthly Production



Sources of System Loss



Annual Production

	Description	Output	% Delta
Irradiance (kWh/m^2)	Annual Global Horizontal Irradiance	1,935.5	
	POA Irradiance	1,934.2	-0.1%
	Shaded Irradiance	1,934.2	0.0%
	Irradiance after Reflection	1,868.9	-3.4%
	Irradiance after Soiling	1,831.5	-2.0%
	Total Collector Irradiance	**1,831.5**	**0.0%**
Energy (kWh)	Nameplate	197,495.6	
	Output at Irradiance Levels	197,713.9	0.1%
	Output at Cell Temperature Derate	171,157.1	-13.4%
	Output after Electrical Mismatch	165,931.7	-3.1%
	Optimal DC Output	164,783.5	-0.7%
	Constrained DC Output	164,783.5	0.0%
	Inverter Output	159,016.0	-3.5%
	Energy to Grid	**158,221.0**	**-0.5%**
Temperature Metrics			
	Avg. Operating Ambient Temp		25.5 °C
	Avg. Operating Cell Temp		45.2 °C
Simulation Metrics			
	Operating Hours		4658
	Solved Hours		4658

Condition Set

Description	Condition Set 1
Weather Dataset	TMY, 10km Grid (25.65,-80.15), NREL (prospector)
Solar Angle Location	Meteo Lat/Lng
Transposition Model	Perez Model
Temperature Model	Sandia Model

Temperature Model Parameters

Rack Type	a	b	Temperature Delta
Fixed Tilt	-3.56	-0.075	3°C
Flush Mount	-2.81	-0.0455	0°C
East-West	-3.56	-0.075	3°C
Carport	-3.56	-0.075	3°C

Soiling (%)

J	F	M	A	M	J	J	A	S	O	N	D
2	2	2	2	2	2	2	2	2	2	2	2

Albedo

J	F	M	A	M	J	J	A	S	O	N	D
0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20

Rear Mismatch Loss	10%	Rear Shading Factor	5%
Module Transparency	0%		
Irradiation Variance	5%		
Cell Temperature Spread	4° C		
Module Binning Range	-2.5% to 2.5%		
AC System Derate	0.50%		

Module & Component Characterizations

Type	Component	Characterization	Bifacial
Module	DNA-120-BF10-440W (Aptos Solar Technology)	Spec Sheet Characterization, PAN	False
Inverter	Sol-Ark-30K-3P-208V (Sol-Ark)	Spec Sheet	N/A

Components

Component	Name	Count
Inverters	Sol-Ark-30K-3P-208V (Sol-Ark)	3 (90.00 kW)
Strings	10 AWG (Copper)	21 (1,565.5 m)
Module	Aptos Solar Technology, DNA-120-BF10-440W (440W)	245 (107.80 kW)

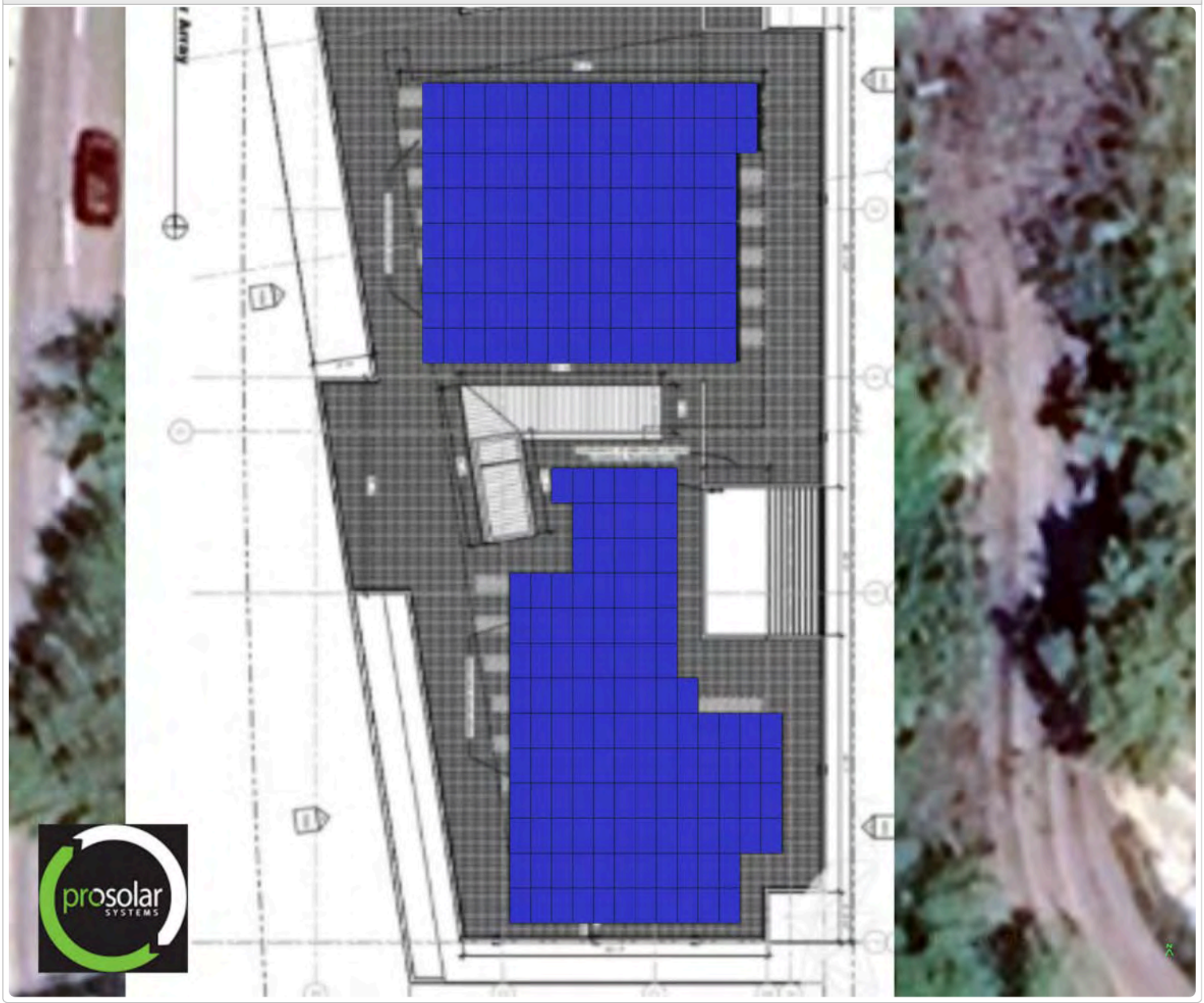
Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	6-13	Along Racking

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Flush Mount	Portrait (Vertical)	0°	180°	0.0 m	1x1	123	123	54.12 kW
Field Segment 2	Flush Mount	Portrait (Vertical)	0°	180°	0.0 m	1x1	122	122	53.68 kW

Detailed Layout2



VISION LAB

FLOOR PLAN

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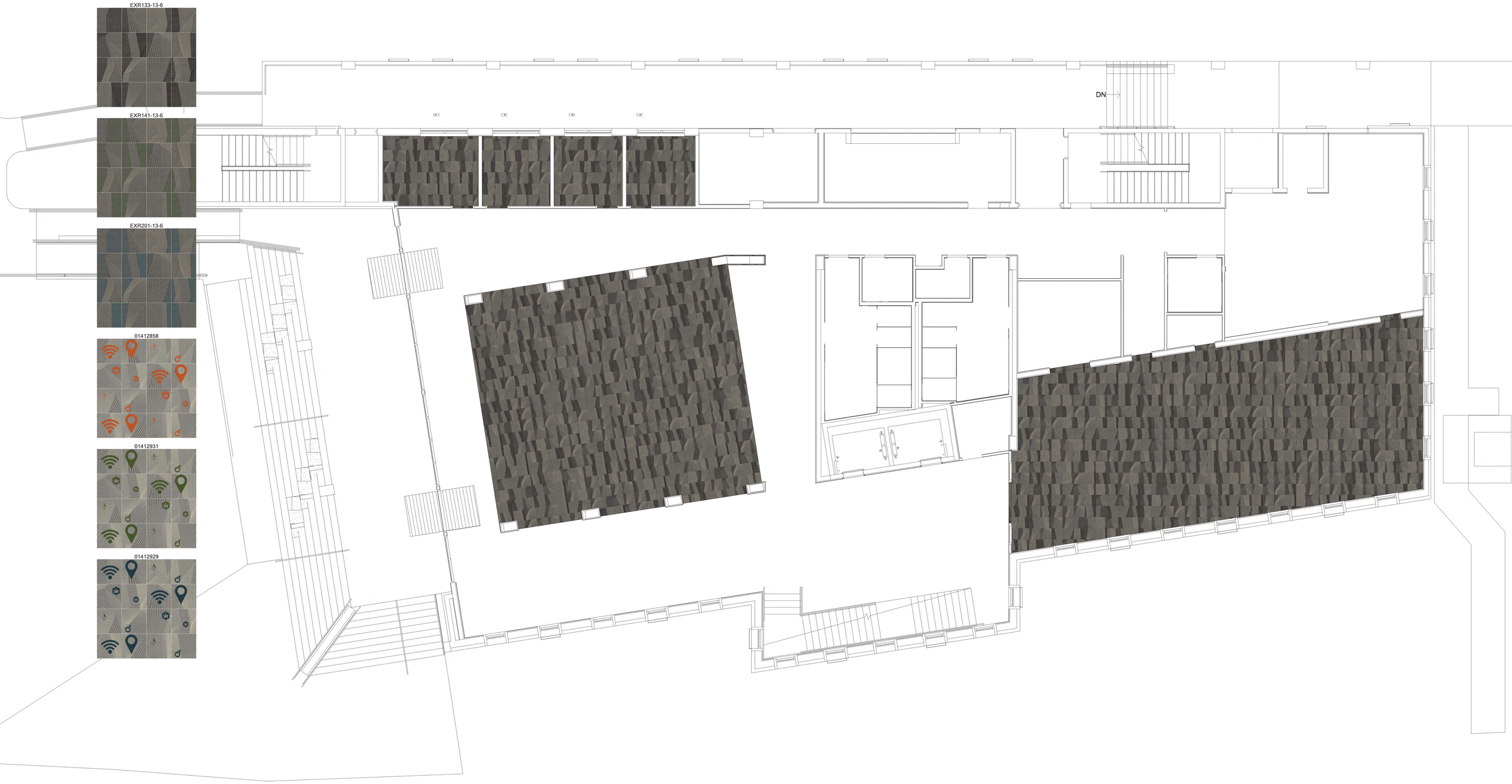

Ground floor plan

THE LAYOUT AND SCALE SHOWN IN THIS FLOOR PLAN MAY NOT BE AN EXACT PORTRAYAL OF THE ACTUAL FLOORING. PLEASE REVIEW PHYSICAL PRODUCT SAMPLES FOR ACCURATE COLOR AND SIZING. THE RENDERING PROVIDED IS ONLY FOR IMAGING PURPOSES AND SHOULD NOT BE USED FOR ORDERING, ESTIMATING, OR EXACT LAYOUT DETAILS. A SEAMING DIAGRAM MUST BE COMPLETED BY A PROFESSIONAL FOR ACCURATE QUANTITIES AND INSTALLATION DOCUMENTS PRIOR TO ORDERING.

EL DISEÑO Y LA ESCALA QUE SE MUESTRAN EN ESTE PLANO DE PLANTA PUEDEN NO SER UNA REPRESENTACIÓN EXACTA DEL PISO REAL. REVISE LAS MUESTRAS FÍSICAS DEL PRODUCTO PARA OBTENER UN COLOR Y UN TAMAÑO PRECISOS. LA REPRESENTACIÓN PROPORCIONADA ES SOLO PARA FINES DE IMAGEN Y NO DEBE USARSE PARA ORDENAR, ESTIMAR O DETALLES EXACTOS DEL DISEÑO. UN PROFESIONAL DEBE COMPLETAR UN DIAGRAMA DE UNIONES PARA OBTENER CANTIDADES PRECISAS Y DOCUMENTOS DE INSTALACIÓN ANTES DE REALIZAR EL PEDIDO.

Key Biscayne Library
June 28, 2024
OP-000291937

millikenfloors.com

SALES REP:
Alice Bethea
alice.bethea@milliken.com

ENVISIONED BY
Andrea Otwell
andrea.otwell@milliken.com

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Second floor plan

THE LAYOUT AND SCALE SHOWN IN THIS FLOOR PLAN MAY NOT BE AN EXACT PORTRAYAL OF THE ACTUAL FLOORING. PLEASE REVIEW PHYSICAL PRODUCT SAMPLES FOR ACCURATE COLOR AND SIZING. THE RENDERING PROVIDED IS ONLY FOR IMAGING PURPOSES AND SHOULD NOT BE USED FOR ORDERING, ESTIMATING, OR EXACT LAYOUT DETAILS. A SEAMING DIAGRAM MUST BE COMPLETED BY A PROFESSIONAL FOR ACCURATE QUANTITIES AND INSTALLATION DOCUMENTS PRIOR TO ORDERING.

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June 28, 2024
OP-000291937

millikenfloors.com

SALES REP:
Alice Bethea
alice.bethea@milliken.com

ENVISIONED BY
Andrea Otwell
andrea.otwell@milliken.com

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PROJECT DATA

FBC OCCUPANCY CLASSIFICATION: ASSEMBLY A-3
TYPE OF CONSTRUCTION: IIB
NFPA 101 OCCUPANCY CLASSIFICATION: NEW ASSEMBLY OCCUPANCY
NFPA 101 TYPE OF CONST.: II (000)
CLASSIFICATION OF WORK: NEW CONSTRUCTION
LOT SQ FT: 50,854 SQ. FT
STORIES: 2
MAX OCCUPANCY LOAD: 415 OCCUPANTS (SEE LS100)
NEW CONSTRUCTION GROSS SQ FT: 23,430 GROSS SQ. FT.

SCOPE OF CONSTRUCTION

4

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES:
WATER MAIN RELOCATION. RESTORATION OF RIGHT-OF WAY AND PORTION OF KEY COLONY CONDOMINIUM AFFECTED BY THE SCOPE OF WORK.
THE DEMOLITION OF AN EXISTING ONE STORY LIBRARY BUILDING AND ASSOCIATED SITE WORK.
A NEW TWO-STORY PUBLIC LIBRARY WITH AN OUTDOOR COVERED TERRACE, AND ASSOCIATED SITE WORK.

APPLICABLE CODES AND STANDARDS

THE FOLLOWING BUILDING CODES, CURRENT EDITIONS UNLESS OTHERWISE SPECIFIED, WILL BE ADHERED TO:

- FLORIDA BUILDING CODE (2023 EDITION) BUILDING.
- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. 2023 ED.
- FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023), BUT NOT LIMITED TO, LIFE SAFETY CODE HANDBOOK NFPA 101 (2021 EDITION), OTHER STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND OTHER STANDARDS AS LISTED IN THE STATE FIRE MARSHALL'S RULE 69A-3.012 F.A.C.
- NFPA 241 - FIRE CODE REQUIREMENTS DURING CONSTRUCTION
- OSHA GUIDELINES
- FLORIDA BUILDING CODE - TEST PROTOCOLS (HIGH VELOCITY HURRICANE ZONES (2023 EDITION)
- FLORIDA BUILDING CODE - MECHANICAL CODE (2023 EDITION)
- FLORIDA BUILDING CODE - PLUMBING CODE (2023 EDITION)
- FLORIDA BUILDING CODE - FUEL GAS CODE (2023 EDITION)
- SEE SPECIFICATIONS FOR EXPANDED LIST OF APPLICABLE CODES.

STATEMENT OF COMPLIANCE

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINDS BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FBC 105.12.4.4 AND 633 FLORIDA STATUTES.

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR
AHU	AUTHORITY HAVING JURISDICTION
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL/ARCHITECT
AVG.	AVERAGE
BD.	BOARD
B.O.	BOTTOM OF
B.O.B.	BOTTOM OF BEAM
B.O.C.	BOTTOM OF CEILING
BOTT.	BOTTOM
CEM. PLS.	CEMENT PLASTER
CCTV	CLOSED CIRCUIT TELEVISION
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.
CG	CORNER GUARD
CLG.	CEILING
CMU	COMCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DBL.	DOUBLE
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMERG.	EMERGENCY
EQPT.	EQUIPMENT
EQ.	EQUAL
EXH.	EXHAUST
EXIST.	EXISTING
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EWC	ELECTRIC WATER COOLER
FD.	FLOOR DRAIN
FIN.	FINISH
FLR.	FLOOR
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GWB	GYPSUM WALLBOARD
HC.	HOLLOW CORE
HDW.	HARDWARE
HM.	HOLLOW METAL
HORZ.	HORIZONTAL
HP	HIGH POINT
INSUL.	INSULATE, INSULATION
INT.	INTERIOR
JT.	JOINT
LB.	POUND
LP	LOW POINT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MANUF.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MAT.	MATERIAL
NIC	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
P. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
PVC	POLYVINYL CHLORIDA
P.	PIPE
R	RADIUS
REQ.	REQUIRED
REINF.	REINFORCEMENT
SC.	SOLID CORE
SIM.	SIMILAR
SHT.	SHEET
SPEC.	SPECIFICATION
S.S.	STAINLESS STEEL
SUSP.	SUSPEND, SUSPENDED
SYS.	SYSTEM
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
T.O.B.	TOP OF BEAM
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PARAPET
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W/O	WITHOUT
WWF	WIRE WELDED FABRIC

4

GENERAL NOTES

1. GENERAL NOTES ON THE PROJECT PLANS AND DRAWINGS ARE SOLELY TO AID AND ASSIST THE CONTRACTOR WITH THE FIELD OPERATIONS FOR THE PROJECT. SAID GENERAL NOTES MAY NOT FULLY DESCRIBE ALL OF THE REQUIREMENTS FOR AN ITEM. THEREFORE, THE CONTRACTOR SHALL READ AND VERIFY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PLANS, SPECIFICATIONS, GENERAL TERMS AND CONDITIONS, AND THE SUPPLEMENTAL TERMS AND CONDITIONS, TO FULLY UNDERSTAND AND COMPLY WITH ALL THE REQUIREMENTS THEREIN.
2. ALL WORK TO CONFORM WITH APPLICABLE CODES AND REGULATIONS.
3. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH, AND CONFIRM ALL EXISTING MATERIALS, QUANTITIES, DIMENSIONS AND CONDITIONS PRIOR TO SUBMITTING THEIR BID. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
4. NO SUBSTITUTIONS UNLESS AUTHORIZED BY ARCHITECT, IN WRITING PRIOR TO THE BID OPENING.
5. ALL MATERIALS FURNISHED ON THE JOB SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS.
6. ALL CONTRACTORS ARE TO KEEP THE JOB SITE CLEAN AND FREE OF ALL DEBRIS AT ALL TIMES.
7. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING MATERIALS, FINISHES AND EQUIPMENT THAT ARE SCHEDULED TO REMAIN.
8. ALL PUBLIC AREAS OF THE BUILDING ARE TO BE PROTECTED DURING CONSTRUCTION AND DELIVERIES. CLEAN CARPET MATS ARE TO BE LOCATED AT EACH ENTRANCE / EXIT TO ALL WORK AREAS AT ALL TIMES.
9. CONTRACTOR IS TO ABIDE BY ALL MANAGEMENT AND OWNER REQUIREMENTS FOR CONSTRUCTION.
10. DO NOT SCALE DRAWINGS. DIMENSION AND/OR EXISTING CONDITIONS GOVERN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
11. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.
12. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
13. DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE OWNER'S PROJECT MANAGER.
14. ALL TRADE CONTRACTORS SHALL VERIFY ALL UTILITIES, AND PLACEMENT LOCATIONS OF PIPE CONDUIT, EQUIPMENT, DUCTWORK, ETC., PRIOR TO SUBMITTING BIDS. COORDINATE TO SCHEDULE WALK-THRU.
15. WHERE CONFLICTS EXIST AND OR VARIANCES EXIST IN THE DRAWINGS, THE ARRANGEMENT OF BETTER QUALITY, GREATER QUANTITY, AND HIGHER COST SHALL BE INCLUDED ON THE BID PRICE. THE ARCHITECT WILL HAVE THE FINAL DECISION REGARDING ITEM AND MANNER IN WHICH WORK SHALL BE INSTALLED.

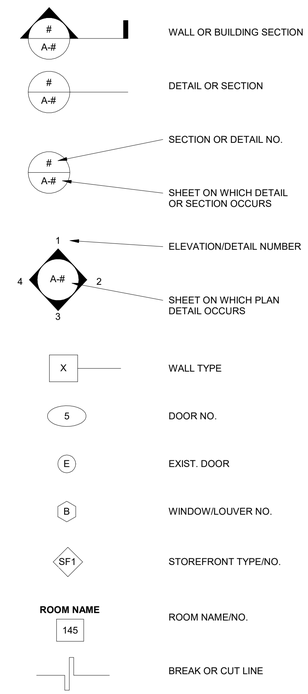
TERMITE PROTECTION STATEMENT

IN ACCORDANCE WITH FLORIDA BUILDING CODE PROVIDE CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES. A WEATHER RESISTANT JOBSITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR MIAMI DADE COUNTY BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. IN ADDITION, A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE ELECTRICAL PANEL.

16. SUPPORT WIRES FOR CEILINGS, SOFFITS, ETC. SHALL NOT BE CONNECTED TO ANY MECHANICAL, ELECTRICAL, PLUMBING OR FIRE PROTECTION PIPING, ETC.
17. ALL DETAILS SECTIONS, DIAGRAMS, ETC. ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.
18. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS BY THE BUILDING AUTHORITIES. COST OF SPECIAL INSPECTORS SHALL BE INCLUDED IN THE PROJECT COST IF NECESSARY.
19. THE CONTRACTOR SHALL PROVIDE SAMPLES OF ALL SPECIFIED FINISH MATERIALS (I.E. CERAMIC TILE, VINYL TILE, WALL COVERING, ETC.) PRIOR TO INSTALLATION.
20. PENETRATIONS OF FIRE RATED WALL, CEILING OR FLOOR/ CEILING ASSEMBLIES ARE TO BE PROTECTED WITH U.L. LISTED ASSEMBLIES. REFER TO LIFE SAFETY PLANS FOR LOCATIONS OF RATED PARTITIONS.
21. SHOP DRAWING SUBMITTALS TO BE REVIEWED AND APPROVED BY THE AHU (WHERE APPLICABLE AND REQUIRED BY PERMIT AUTHORITIES) ARE TO BE PROVIDED BY CONTRACTOR.
22. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL UTILITY MARKINGS ONCE THE WORK IS COMPLETED. CONTRACTOR SHALL USE SPECIAL CARE WHEN REMOVING THE UTILITY MARKINGS. THE REMOVAL METHOD NEEDS TO BE SUCH THAT IT DOES NOT DAMAGE THE SURFACES OF THE EXISTING WORK ALREADY IN PLACE. IF WATER-BLASTING OLDER ASPHALT PAVEMENT, CARE NEEDS TO BE TAKEN TO NOT DISCOLOR THE ASPHALT OR POLISH THE AGGREGATE. IF THE REMOVALS ARE ON OLDER CONCRETE SURFACES, THE ENTIRE SURFACE OF A PANEL OR SECTION NEEDS TO BE BLASTED TO SHOW UNIFORM COLOR THROUGHOUT THAT SAME PANEL OR SECTION. IN ANY CASE (ASPHALT OR CONCRETE SURFACE), THE METHOD NEEDS TO BE SUCH THAT A SLICK SURFACE IS NOT LEFT BEHIND. FINAL PAYMENT TO THE CONTRACTOR MAY BE WITHHELD UNTIL THE UTILITY MARKS ARE PROPERLY REMOVED.
23. PRODUCT AND MATERIAL TESTING
ALL TESTS SHALL BE PERFORMED BY THE CONTRACTOR, EXCEPT WHERE OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS. ALL COSTS FOR TESTING PERFORMED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE. ALL REPORTS ARE TO BE SENT DIRECTLY TO THE CITY'S PROJECT MANAGER WITH A COPY TO THE CONTRACTOR. THE CITY MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, TEST MATERIALS AND PRODUCTS AT ITS OWN COST. HOWEVER, SHOULD SUCH MATERIALS OR PRODUCTS FAIL TO PASS THE TEST AND/OR MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REIMBURSE THE CITY FOR THE COST OF SUCH TESTS AND REPAIR OR REPLACE SAID MATERIALS OR PRODUCTS. IN SUCH INSTANCES THE CITY MAY DEDUCT SUCH COST FROM ANY PAYMENTS PENDING TO THE CONTRACTOR. THE CITY MAY REQUIRE THAT THE CONTRACTOR PROVIDE THE NAME AND QUALIFICATION OF THE COMPANY(IES) PROVIDING THE TESTING SERVICES, INCLUSIVE OF THE TESTING LABORATORY(IES). THE CITY, IN ITS SOLE DISCRETION, MAY ACCEPT OR REJECT THE USE OF ANY COMPANY OR LABORATORY THAT IT DETERMINES DOES NOT POSSESS THE REQUIRED LICENSES OR EXPERTISE TO PERFORM THEIR PORTION OF THE WORK.
24. CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATING THE LOCATION OF ELECTRICAL OUTLETS & J-BOXES WITH THE OWNER'S FINAL FF&E DOCUMENTS AND AV/IT DOCUMENTS.

5

SYMBOL LEGEND



BID SET NOTES

1. GENERAL SCOPE CLARIFICATION

THE CONTRACTOR SHALL INCLUDE IN THEIR BID ALL LABOR, MATERIALS, EQUIPMENT, AND WORK INDICATED IN THE DRAWINGS AND SPECIFICATIONS, EXCEPT WHERE EXPLICITLY NOTED AS "NOT IN CONTRACT (NIC)." THE ABSENCE OF A LABEL DOES NOT EXEMPT ANY ITEM SHOWN OR DESCRIBED FROM THE CONTRACTOR'S SCOPE OF WORK.

A. CONTRACTOR TO PROVIDE INFRASTRUCTURE FOR ITEMS NOTED "NOT IN CONTRACT (NIC)". INFRASTRUCTURE TO BE COORDINATED WITH MDPLS APPROVED VENDOR.
B. FURNITURE ITEMS NOTED "OWNER FURNISHED OWNER INSTALLED (OFOI)" ARE SHOWN FOR COORDINATION PURPOSES. CONTRACTOR TO OBTAIN FINAL FURNITURE LAYOUT FROM OWNER'S VENDOR PRIOR TO PLACEMENT OF POWER AND DATA OUTLETS.

2. LOW VOLTAGE AND AUDIOVISUAL SCOPE

AS PART OF THE LOW VOLTAGE AND AUDIOVISUAL SCOPE, THE CONTRACTOR SHALL INCLUDE THE SERVICES OF A QUALIFIED SYSTEMS INTEGRATOR. THE SYSTEMS INTEGRATOR SHALL BE RESPONSIBLE FOR COORDINATION, PROGRAMMING, AND SYSTEM FUNCTIONALITY, INCLUDING BUT NOT LIMITED TO:

A. INTEGRATION BETWEEN THE BUILDING'S FIRE ALARM SYSTEM AND THE LIBRARY AUDIOVISUAL & PAGING SPEAKER SYSTEM.
B. INTEGRATION OF THE TURNKEY AUDIOVISUAL SYSTEM WITH BUILDING CONTROLS, INCLUDING LIGHTING CONTROLS AND MOTORIZED WINDOW SHADES.
C. DELIVERY OF A FULLY FUNCTIONAL TURNKEY AUDIOVISUAL SYSTEM, AS DESCRIBED IN THE BID DOCUMENTS.
D. COMPLIANCE WITH MIAMI-DADE PUBLIC LIBRARY SYSTEM (MDPLS) BURGLAR ALARM STANDARDS.
E. COMPLIANCE WITH MDPLS CCTV SYSTEM STANDARDS.
F. COMPLIANCE WITH MDPLS LOW VOLTAGE SYSTEM STANDARDS.
G. COMPLIANCE WITH MDPLS NETWORKING/ITD STANDARDS.

3. TURNKEY AUDIOVISUAL SYSTEM REQUIREMENTS

THE CONTRACTOR SHALL PROVIDE A COMPLETE TURNKEY AUDIOVISUAL (AV) SYSTEM, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO:

A. ALL WIRING, EQUIPMENT, CONDUITS, POWER, TERMINATIONS, AND COMPONENTS REQUIRED FOR A FULLY OPERATIONAL SYSTEM.
B. COORDINATION WITH THE ELECTRICAL CONTRACTOR FOR ALL REQUIRED POWER AND PATHWAY PROVISIONS.
C. PREPARATION AND SUBMISSION OF SIGNED AND SEALED AUDIOVISUAL SPECIALTY DESIGN SHOP DRAWINGS, IN ACCORDANCE WITH PROJECT REQUIREMENTS.
D. COMPLETE PERMITTING, INSTALLATION, TESTING, AND COMMISSIONING OF THE SYSTEM.
E. COMPLIANCE WITH THE AUDIOVISUAL DESIGN DRAWINGS, FUNCTIONALITY REQUIREMENTS, EQUIPMENT LIST, AND THE PROPOSED APPROACH INCLUDED IN THE CONTRACT DOCUMENTS.

4. SIGNAGE / WAYFINDING SCOPE CLARIFICATION

A. PREPARATION AND SUBMISSION OF WAYFINDING SPECIALTY DESIGN SHOP DRAWINGS, IN ACCORDANCE WITH PROJECT REQUIREMENTS.
B. FABRICATION AND INSTALLATION OF ALL WAYFINDING SIGNAGE AS SHOWN IN THE DRAWINGS AND SPECIFIED IN THE CONTRACT DOCUMENTS.

5. TURNKEY PHOTOVOLTAIC (PV) ARRAY SYSTEM REQUIREMENTS

THE CONTRACTOR SHALL PROVIDE A COMPLETE TURNKEY PHOTOVOLTAIC (PV) ARRAY SYSTEM, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A. ALL REQUIRED WIRING, EQUIPMENT, CONDUITS, POWER, TERMINATIONS, AND COMPONENTS NECESSARY TO DELIVER A FULLY OPERATIONAL SYSTEM.
B. COORDINATION WITH THE ELECTRICAL CONTRACTOR FOR ALL REQUIRED POWER CONNECTIONS, CONDUIT PATHWAYS, AND INTEGRATION WITH THE BUILDING'S ELECTRICAL SYSTEM.
C. PREPARATION AND SUBMISSION OF SIGNED AND SEALED PV SPECIALTY DESIGN SHOP DRAWINGS BY A QUALIFIED PROFESSIONAL, IN COMPLIANCE WITH APPLICABLE CODES AND PROJECT REQUIREMENTS.
D. FULL PERMITTING, INSTALLATION, TESTING, AND COMMISSIONING OF THE PV SYSTEM.
E. STRICT COMPLIANCE WITH ALL PV DESIGN DRAWINGS, FUNCTIONALITY REQUIREMENTS, EQUIPMENT LIST, AND THE PROPOSED DESIGN APPROACH INCLUDED IN THE CONTRACT DOCUMENTS.
F. COORDINATION WITH ROOFING SYSTEM MANUFACTURER TO ENSURE MOUNTING REQUIREMENTS FOR THE PV ARRAY SYSTEM ARE IN COMPLIANCE WITH PROJECT'S ROOFING WARRANTY REQUIREMENTS.
G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DELIVERING A COMPLETE TURNKEY PV SYSTEM, READY FOR OPERATION UPON PROJECT COMPLETION.

6. BACKING

WALL BACKING REQUIREMENTS FOR MOUNTED EQUIPMENT AND SHELVING

THE CONTRACTOR SHALL PROVIDE CONTINUOUS SOLID BACKING AT ALL WALLS WHERE WALL-MOUNTED EQUIPMENT, ACCESSORIES, FIXTURES, OR SHELVING ARE INDICATED OR REQUIRED, INCLUDING BUT NOT LIMITED TO:

A. METAL SHELVING (AS DESCRIBED IN STORAGE ROOM REQUIREMENTS)
B. WALL-MOUNTED AUDIOVISUAL EQUIPMENT
C. TOILET ACCESSORIES
D. MILLWORK AND CASEWORK
E. SPECIALTY ITEMS AND SIGNAGE

7. SHELVING

THE CONTRACTOR SHALL FURNISH AND INSTALL METAL SHELVING IN ALL ROOMS LABELED "STORAGE" ON THE DRAWINGS. SHELVING SHALL BE INCLUDED IN THE BASE BID AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS:

A. ABOVE FINISHED FLOOR (AFF) AND EXTEND UP TO 2'-0" BELOW THE SCHEDULED CEILING HEIGHT. ADJUST SHELF SPACING AS REQUIRED TO COORDINATE WITH ROOM CONDITIONS, CLEARANCES, AND SYSTEM CONFLICTS.
B. SHELVING SHALL BE INSTALLED ON THREE (3) OF THE FOUR WALLS IN EACH STORAGE ROOM, UNLESS OTHERWISE INDICATED. EACH WALL SHALL INCLUDE A MINIMUM OF FIVE (5) SHELVES, EVENLY SPACED WITHIN THE SPECIFIED HEIGHT RANGE. SHELVES SHALL BE MOUNTED ON WALL STANDARDS (UPRIGHTS) WITH ADJUSTABLE STEEL BRACKETS TO ALLOW FOR FIELD-ADJUSTABLE SHELF PLACEMENT. WALL STANDARDS SHALL BE CONTINUOUS, HEAVY-DUTY STEEL, SECURELY ANCHORED TO WALL STUDS OR BLOCKING AT THE MANUFACTURER'S RECOMMENDED SPACING AND INTERVALS. BRACKETS SHALL BE COMPATIBLE WITH THE STANDARDS, STEEL CONSTRUCTION, AND RATED TO CARRY THE FULL SHELF LOAD WITHOUT DEFLECTION OR FAILURE.
C. SHELVES SHALL BE FABRICATED FROM COMMERCIAL-GRADE, MINIMUM 18-GAUGE STEEL. EACH SHELF SHALL HAVE A MINIMUM DEPTH OF 1'-6" AND A MINIMUM LOAD CAPACITY OF 500 LBS PER SHELF, EVENLY DISTRIBUTED. FINISH FOR ALL SHELVING COMPONENTS (SHELVES, STANDARDS, AND BRACKETS) SHALL BE POWDER-COATED OR EPOXY-PAINTED, WITH COLOR TO BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURER'S STANDARD LINE.
D. COORDINATE WITH OTHER TRADES AND DISCIPLINES TO AVOID CONFLICTS WITH ELECTRICAL PANELS, WALL DEVICES, PIPING, AND DUCTWORK.
E. SUBMIT SHOP DRAWINGS SHOWING LAYOUT, MOUNTING HEIGHT, AND ANCHORING DETAILS FOR ARCHITECT REVIEW AND APPROVAL.

4

PERMIT SET

REGISTERED ARCHITECT NATIVIDAD SOTO STATE OF FLORIDA AR0009945 LICENSED INTERIOR DESIGNER
NATIVIDAD SOTO, FAIA, LEED AP BD+C
REGISTERED ARCHITECT
FLORIDA LICENSE No. AR0009945
1600 PONCE DE LEON BLVD., STE 806
CORAL GABLES, FL 33134, (305) 443-7758

FERGUSON FASGOW JUSTER SOTO, INC.
Architecture Planning Interior Design
1600 ponce de leon blvd, ste. 806
coral gables, florida 33134
305.443.7758
AR 9945

Project Title:
MDPLS KEY BISCAYNE BRANCH LIBRARY
299 Crandon Blvd.
Key Biscayne, FL 33149

Drawing Title:

REVISIONS

No.	Date	Description
4	6/24/25	BID SET
5	08/06/25	BID ADDENDUM

DESIGNED BY: -	DATE: 06/12/2024
DWN BY: -	CKD BY: -
PROJECT MANAGER:	
PLOT SCALE: AS NOTED	SIZE: ARCH D
PHASE:	

GENERAL NOTES AND PROJECT INFORMATION

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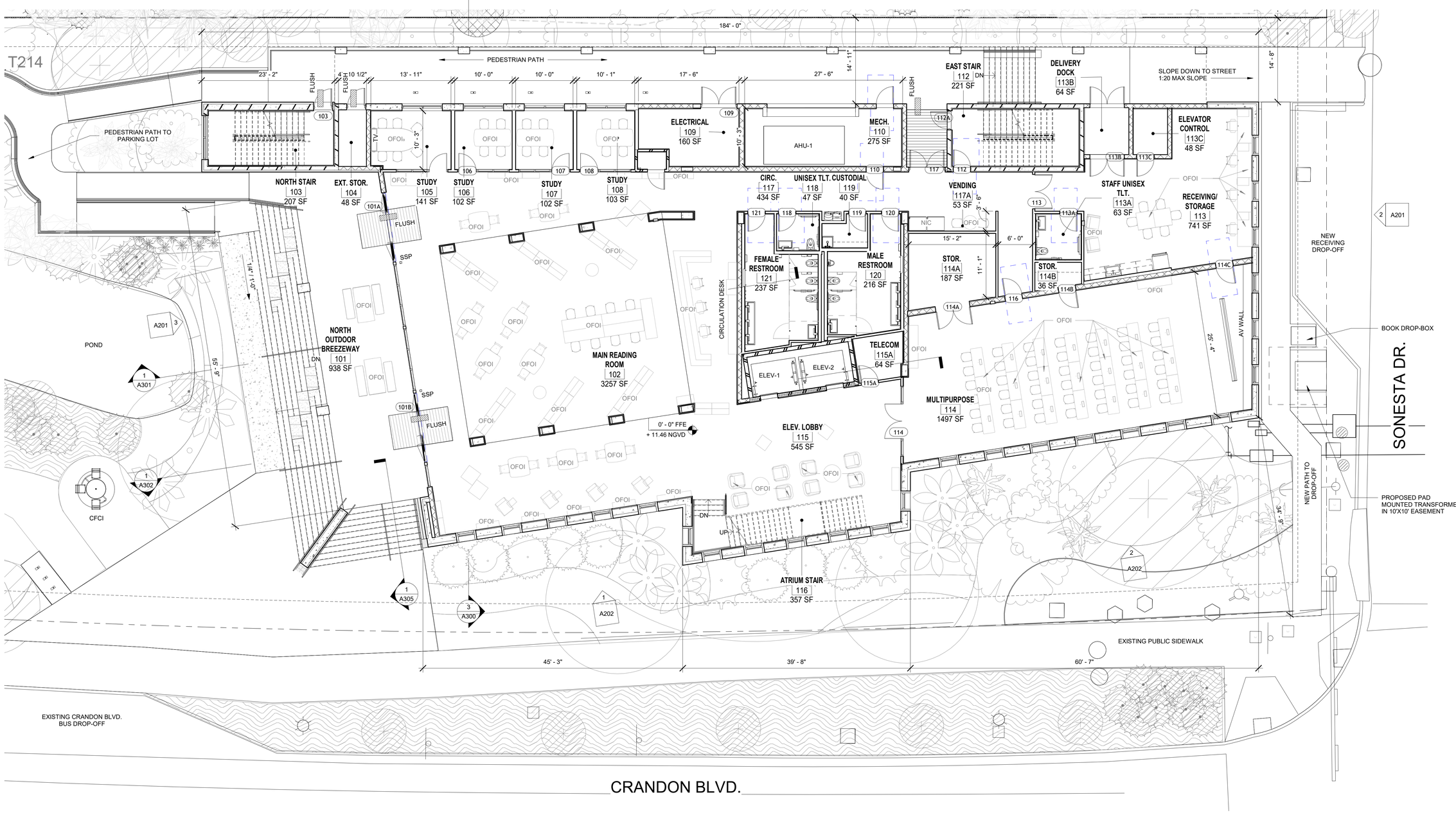

1 Ground Floor Furniture Plan

1/8" = 1'-0"

PERMIT SET

NATIVIDAD SOTO, FAIA, LEED AP BD+C
REGISTERED ARCHITECT
FLORIDA LICENSE No. AR0009945
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CORAL GABLES, FL 33134, (305) 443-7758

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GROUND FLOOR FFE PLAN

A108