

**Library Department**

101 W Flagler St  
Miami 33130



**MIAMI-DADE COUNTY, FLORIDA**

**REQUEST FOR PRICE QUOTATION (RPQ)**

Contract No: MCC 7360 Plan

RPQ No: CO-RENO-25

**RPQ ADDENDUM**

(Attachment 9)

Addendum No:	4	Date	2/18/2026
RPQ No:	LB 7360: CO-RENO-25	Bid Due Date	3/10/2026
Project No:	CO-RENO-25	Project Title	Coconut Grove Branch Library Interior and Exterior Improvements
Project Location:	2875 McFarlane Road Miami, FL 33133	Project Manager	Shiham Colegial Lorenzo
Site Meeting Date:	1/28/2026	Site Meeting Time:	11:00 AM
Prebid Meeting Date:	1/21/2026	Prebid Meeting Time:	11:00 AM
Project Duration:	548 Days		

Q13-2. Confirm if CT-1 will be required just at wet walls at RR. Elevation shows this for all walls except accent wall (A601)  
Q13-2 Response: CT-1 required at wet wall and all walls in the restrooms, and MT-1 at accent wall per sheet A705.

Q14. Elevator pit sump discharge is specified, but the exact routing point, pipe run path, and civil catch basin tie-in details must be verified on civil/plumbing sheets (high leak/flood risk).Q14 Response: The sump pump discharge point is shown on Sheet P-2, the discharge is routed to a floor sink located in the storage room adjacent to the elevator shaft. Refer to Sheet P-2 for the exact location and configuration.

Q15. Shoring requirement is repeatedly implied (existing grade beam to remain; new retaining wall below; "shore as required"), but means/methods, access, and monitoring criteria are not defined in the architectural notes  
Q15 Response: GC to be responsible for shoring means/methods, access, and monitoring. Provide plans/calculations for EOR/AOR review.

Q16. Demo note requires preserving existing waterproofing at veranda, but the contract documents don't show a protection/detailing plan in the excerpted notes  
Q16 Response: Existing waterproofing to be protected (means and method by GC) during the demolition. Provide new waterproofing overlap of 12" above existing waterproofing and behind new low wall stucco.

Q17. Occupancy/phasing: Will the library remain operational/occupied during construction? If yes, provide required phasing, temporary partitions, egress routing, noise limits, and after-hours constraints.  
Response Q17: The library will not be open to the public during construction. As outlined in Volume 1 Specifications.

Q18. Waterproofing during demo: Provide required protection method/inspection hold points for veranda waterproofing during low-wall removal and adjacent demolition.  
Q18 Response: Refer to Q16 response.

Q19. Elevator pit sump routing: Confirm the exact discharge point (catch basin ID/location), required pipe material, backflow requirements, and whether discharge is allowed to storm vs sanitary.  
Q19 Response: Refer to Q14 response.

Q20. Shoring/structural monitoring: Who is responsible for shoring design (GC means & methods vs delegated engineer requirement)? Any vibration/deflection monitoring required near existing grade beams?  
Q20 Response: Refer to Q15 Response:

Q21. Glazing approvals: Confirm whether Miami-Dade NOA is mandatory for all openings, and provide required design pressures by elevation/opening (or confirm where in structural sheets).  
Q21 Response: Confirmed. All exterior openings to have Miami-Dade NOA. Refer to sheets S-06 to S-09 for project pressures.

Q22. Door hardware/security integration: Are access control devices (electrified hardware, card readers) by Owner or Contractor? Who provides programming?

Q23. Fire protection/fire alarm: Confirm whether sprinkler and fire alarm are full replacement, relocation only, or device additions only (and whether existing panels are reused).  
Q23 Response: No fire alarm or sprinklers in project. Refer to sheet LS00 for building information. Duct smoke detectors only.

Q24. MEP basis: Confirm mechanical system intent (reuse vs replace major equipment), and any energy/controls

standards required by the County.

Q24 Response: Full HVAC replacement. Coordinate with Mechanical plans. BMS controls provided under addendum attached.

Q25. BLANK

Q26. Hazmat: Provide asbestos/lead surveys or confirm GC responsibility and allowances.

Q26 Response: No asbestos found on project. Refer to both NELCO Asbestos report.

Q27. Permitting pathway: Confirm AHJ sequence (City of Miami building + fire, etc.), special inspections requirements, and elevator permitting/inspections responsibilities.

Q28 Response: GC responsible for coordinating all required City of Miami, Miami-Dade County, special inspections, elevator permitting/inspections once permit is pulled.

Q28. Utility shutdown windows: Confirm allowable shutdown durations for electrical/water/data during tie-ins.

Q29 Response: Building will not be open during construction. Shutdown durations as required to perform scope of work.

Q29. Confirm if FA system is GC's design-build or by Owner/vendor.

Q29 Response: No fire alarm proposed. Only smoke duct detectors. Refer to sheet LS00 for building information.

Q30. Provide irrigation design or clarify DB scope.

Q30 Response: Refer to sheets L300 and L301.

Q31. Clarify condensate drain termination (to sanitary, storm, or indirect).

Q31 Response: Provide new 2-inch PVC condensate drain lines to AHU-1 and AHU-2, and a new 1-inch PVC condensate drain line from the mini-split AHU, all routed to connect to the catch basin located at the northeast corner.

Q32. Confirm load path for rooftop mechanical platform.

Q32 Response: Mechanical equipment located in existing Mechanical Room M400. Please clarify intent of question.

Q33. Provide roof drain layout (not found in plumbing).

Q33 Response: No primary/overflow drains or scuppers required for this project. New flat roof (1/4"/ft slope) at new addition extensions to elevator. Elevator override roof is sloped at 12:12 (V.I.F.) to match existing roof slope. Please refer to elevation sheets A300 to A303 and section 2/A401

Q34. Confirm exact panelboard locations in field.

Response Q34: All electrical panels are shown on plans, please refer to E-4, E-5 and E-6

Q35. Confirm locations and details of trap primers.

Response Q36: Trap primers details are shown on P-5, please refer to P-2 and P-3 for location

Q36. Provide LEED checklist or required credits.

Q36 Response: Refer to sheet A003 and attached LEED ID+C Construction Document PDF

Q37. Clarify fire-rated doors/glazing per life safety plan.

Q37 Response: No fire rated doors proposed on approved plans.

Q38. Provide mechanical coordination for rooftop AHU/EF equipment supports.

Response Q38" R/ provide minimum 10-gauge steel support for the AHU. Final dimensions and configuration shall be determined in the field based on actual site conditions and equipment requirements. Additionally, an aluminum condensate drain pan shall be installed beneath the unit.

Q39. BLANK

Q40. Clarify required room occupant signage format and content.

Response Q40: Please see attached scope of work for the design/build component of the interior/exterior wayfinding signage.

Q41. Confirm wall type and construction around surface/recessed fire cabinets.

Q41 Response: All fire extinguisher cabinets located in metal framing/drywall partitions.

Q42. Confirm if tree relocation is temporary or permanent.

Q42 Response: Refer to sheet L100, no tree relocation proposed.

Q43. Confirm paver transition elevations with ADA slopes

Q43 Response: GC to coordinate all transitions comply with ADA slope of 1/4' per foot max.

Q45. Section 14 Specifications call for a Hydraulic Elevator. To the best of my scrutiny, I do not see a Machine Room for the required Controller, Pump and Motor. There is a potential for a Machine Room Less Electric Traction system if the substitution will be allowed by the design team. Please clarify and respond.

Q45 Response: Proposed LULA Elevator is a Hydraulic Elevator with the Elevator Control Room 203 accessed through

Browsing Room 201. Refer to sheet A201. Proposed elevator cannot be substituted due to size restrictions.

Q46: Provide HVAC controls information.

Q46 Response: Attached are HVAC controls.

Q47: Because of the FEMA Grant, do we need to use Davis and Bacon prevailing wages?

Response Q47: Yes, Davis Bacon Wages apply, see response Q3.

Q48: Asbestos report by ETS Environment dated 3/15/24 page 4 shows asbestos in the popcorn ceiling. Is asbestos abatement part of the bid proposal or will this be remove prior to contract award?

Response Q48: Mold and Asbestos Remediation: The base bid shall include all necessary mold and asbestos remediation work, unless otherwise noted. This encompasses the identification, removal, and proper disposal of any mold or asbestos materials encountered during the project.

Q49: Because this is a Historical Preservation Project. Do we need submit provide all submittals that may affect the integrity of the historical elements to the State Historical Preservation Office SHPO?

Response Q49: The contractor will need to follow any City of Miami requirements.

Q50: Because of the grave site, do we need to hire a full time archeologist during MEP excavation and landscape work?

Response Q50: GC to follow all requirements required for the Certificate to Dig as outlined by the City of Miami.

Q51: In order to meet LEED Silver goals, is it the responsibility of the GC to hire a LEED consultant?

Response Q51: See Response Q4.

Q52: It is my understanding base on Q/A during the pre-bid meeting that the signage portion of the project is to be treated as Design/Build, if this is the case who approves the design is it the AE of record or a combination of AE, City and county officials and the SHPO?

Response Q52: The signage is a design/build component. The Contractor will hire a signage consultant (s) to design and fabricate all interior/exterior signage. See Response Q40.

Q53: Are permit fees to be reimburse with the dedicated allowance?

Response Q53: Yes, permit fees are reimbursed through the dedicated allowance.

Q54: Are UAP fees applicable?

Response Q54: No, UAP fees does not apply to this contract.

Q55: Are IG fees applicable?

Response Q55: No, IG fees do not apply to this contract.

Q56: As per Letter of Commitment for tree protection, it is required to add a \$28,000 independent bond to the bid proposal in addition to the standard performance bond?

Response Q56: Yes, this is a separate permit condition. See bid form it is part of the base bid.

Q57: As per letter of commitment for certificate of dig, will the cost for a Certificate of Dig be reimbursed with the dedicated allowance?

Response Q57: This line item is identified in the bid form. Contractor will need to provide as part of the base bid.

Q58: In regards to DOC--02, DOC-07 and DOC-09 Response to comments. Are these incorporated in the bid documents?

Q58 Response: Yes.

Q59: Please confirm whether signage and wayfinding are required as part of this project scope. Sheet A600 and A601 gives requirements for ADA signage only

Q59 Response: See Response Q40.

Q60: On Sheet A700, door hardware is not specified. Please advise and provide the required door hardware information or confirm how this item will be addressed.

Q60 Response: All permanent cores and keying are to be provided to Owner.

The door hardware cores are Primus Everest IC, contractor to receive permission via Allegion to use the MDPLS keyway.

Q61: Please confirm that all move-out and move-back of furniture, books, shelving, library materials, and equipment will be performed by the Owner, and that the Contractor's responsibility is limited to protection of any items remaining in place.

Q61 Response: As stated in pre-bid meeting, Owner will remove all necessary items prior commencing work. All remaining items to be demolished by GC.

Q62: Please confirm whether the library will be fully closed during construction or if any phasing, partial occupancy, or temporary access will be required.

Q62 Response: Library will be fully closed during construction.

Q63: Please confirm whether the new passenger elevator is to be provided as a design-build scope or fully constructed

per the issued construction documents.

Q63 Response: GC to provide shop drawings for the selected LULA elevator, to be built per approved plans. No substitutions allowed.

Q64. Please clarify responsibility for elevator permitting, testing, inspections, and final certification (Contractor, elevator subcontractor, or Owner).

Q64 Response: Contractor is responsible for permitting, material, and installation.

Q65. The ITB requires the Contractor to demonstrate experience in at least three (3) similar LEED projects; however, the ITB also indicates that evaluation of such experience is at the Owner's discretion. Please clarify whether demonstrating experience on three (3) LEED projects is a mandatory responsiveness requirement for this bid.

Q65 Response: Contractor will need to demonstrate experience with LEED accreditation. The GC through a LEED building certified professional on staff and experience constructing 1 LEED certified building within the last 7 years.

Q66. Please confirm whether LEED Silver Building Certification is mandatory for this project or if it is a design intent only.

Q66 Response: LEED Silver is mandatory.

Q67. Please clarify the Contractor's responsibilities related to LEED documentation, coordination, commissioning support, and submittals.

Q67 Response: The GC is responsible for LEED documentation, coordination, commissioning. Please refer to response to Q4.

Q68. Please confirm that no full roof replacement is included in the scope of work and that roofing activities are limited to localized waterproofing and details shown on the drawings.

Q68 Response: No full roof replacement. Limited to scope shown on approved plans. Refer to sheets A202 and A203 and corresponding building sections.

Q69. Please clarify whether any Owner-furnished / Contractor-installed (OFCI) items are included in the project (Furniture, IT systems, security, AV, library systems, etc.).

Q69 Response: The library department will purchase furniture for the renovation. The contractor is responsible to hire a low voltage and Audio visual contractor that will provide all conduit, wiring, and equipment. This includes CCTV, data racks, burglar alarm, and building management system.

Q70. Please confirm whether after-hours, weekend, or restricted work hours will be required due to City of Miami regulations or neighborhood constraints.

Q70 Response: Work schedule must follow City of Miami regulations.

Q71. Please confirm that all Historic Preservation Board approvals have been obtained and that no additional hearings or redesigns are anticipated.

Q71 Response: Historic Preservation Board approval has been obtained. No redesigns are anticipated. The Historic Preservation Board applies to the exterior of the building and building envelope only.

Q72. Please clarify whether permit review delays or resubmittals resulting from authority comments will be eligible for schedule extensions.

Q72 Response: Contractors are expected to account for permit review timelines, including potential resubmittals, within their project schedule. The Owner will not grant contract time extensions for delays caused by inadequate planning or poor time management by the Contractor.

Q73. Please confirm the required value and duration of the Tree Protection Bond per City of Miami requirements.

Q73 Response: Please refer to sheet L100 for value. Bond to last duration of project until bond is released from the City of Miami.

Q74. Please identify the designated staging, laydown, and dumpster locations, and confirm whether street use or right-of-way permits will be required.

Q74 Response: GC will have full access to the entire site for dumpster and staging. Any proposed use of the right-of-way and permitting for such use is the responsibility of the GC. GC to visit the site and become familiar with limited conditions.

Q75. Please clarify the extent of protection required for existing facade elements, landscaping, and mature trees, and whether existing condition documentation is available.

Q75 Response: GC to protect the existing conditions of items to remain to the fullest extent possible. Owner will document (via photographs) existing conditions prior to commencement of work/demolition.

Q76. Please confirm the extent of MEP, elevator, commissioning required as part of the Contractor's scope.

Q76 Response: GC is responsible to fully commission MEP and elevator.

Q78. Please confirm that No Fire Alarm work is included in the scope of the project.

Q78 Response: No Fire Alarm except smoke duct detectors to be provided.

Q79. Please confirm that the existing building is not equipped with a Full Fire Sprinkler System and that no new fire sprinkler system is required as part of this project.

Q79 Response: Confirmed, please refer to sheet LS00 for building information.

Q80. Please confirm that no new security cameras or modifications to the existing security camera system are required as part of this project.

Q80 Response: New security camera to be provided. Refer to sheets E-4 and E-5.

Q81. Please confirm that no telecommunications work is included in the Contractor's scope, and that the project does not require installation, modification, relocation, or integration of any telecommunications systems, including data, voice, fiber, or low-voltage cabling.

Q81 Response: Telecommunications and data required. Refer to Electrical sheets.

Q82. Sheet E-1 indicates the installation of two (2) 4" PVC conduits for AT&T and Comcast. Please confirm that the Contractor's scope is limited to providing and installing empty conduits only, and that all telecommunications services, cabling, equipment, terminations, and coordination with service providers will be by the Owner.

Q82 Response: The Contractor is responsible for providing and installing the two (2) conduits for AT&T and Comcast to allow service entry into the IT Closet. In addition, the Contractor must coordinate with the respective service providers to ensure access. The Contractor is also required to engage a qualified low-voltage subcontractor to furnish and install all conduits, low-voltage cabling, data racks, and any low-voltage equipment necessary to meet the requirements of this contract.

Q83. Please clarify the warranty periods, attic stock requirements, and record document (as-built) deliverables required at project closeout.

Q83 Response: Contractor's to review the contract and project specifications Volume 1 and 2.

Q84. Please confirm whether product substitutions or pre-approved equals will be considered if specified materials or systems are unavailable or long-lead.

Q84 Response: Substitutions may be allowed after awarding project. GC to bid per plans and specs.

Q85. Please confirm whether archaeological monitoring or the presence of a full-time archaeologist is required as part of the Contractor's base scope.

Q85 Response: Confirmed.

Q86. Please confirm whether the current drawing set titled "100% Construction Documents – 10/28/2024" has been fully approved by the City of Miami and all Authorities Having Jurisdiction, and whether it is considered Issued for Construction (IFC). If not, please clarify what permit review comments remain outstanding and whether additional revisions to the drawings are anticipated prior to or during construction.

Q86 Response: Provided plans are fully approved by City of Miami and Miami-Dade County and are considered for construction. Any additional revisions to the drawings will be provided (if required) prior to bid deadline. At this point we cannot determine if any additional revisions will be required during the construction. Pending items to be addressed by awarded GC are tree bond and certificate to dig.

Q87: Note Floor Plan #1, Sheet A001e states the contractor to remove all existing furniture, protected and stored for future use. Please advise how to proceed with this.

Q87 Response: As stated in pre-bid meeting, Owner will remove all necessary items prior commencing work. All remaining items to be demolished by GC.

Q88: Note 6, Sheet A003 states to provide a recycle waste bin at dumpster enclosure. Please provide specifications

Q88 Response: Recycle bin to be per City of Miami requirements. GC to provide sign/label.

Q89: Note 12, Sheet A100 states new library sign and Enlarged plans states relocated library signs. Please advise. If relocated, will this be relocated by contractor?

Q89 Response: GC to relocate existing sign per Note #4 on sheet A102.

Q90: Is the new memorial sign provided by owner?

Q90 Response: To be provided by GC.

Q91: Sheet A100 calls for a recessed step lighting in the concrete steps, Up-lights for wall sign and a light post at the burial site, however, these are not shown in the electrical plans nor light fixture schedule. Please advise

Q91 Response: As per the architectural drawings, recessed step lighting in the concrete steps, up-lights for the wall sign, and a light post at the burial site are required to be installed. We will provide revised electrical drawings to incorporate the new lighting fixtures and associated circuitry.

Q92: Please provide specifications of the exterior grade handle keyed set with panic hardware that are being called out in note 9 sheet A103

Q92 Response: Lockey ED51 (or approved equal)

Q93: Please confirm if a Pre-Construction Treatment protection is required per note on sheet D100

Q93 Response: Confirmed.

Q94: Note #24, Sheet A200 refers to New Wood Cabinets, however, there is not 24 tag anywhere in the floor plans

Q94 Response: Tag #24 not used. Please follow Tag #18.

Q95: Some of the light fixtures are missing the tags in electrical floor plans. Please provide

Response Q95: In Children's Reading room Recessed lighting to be D type. Refer to E-8 for light fixture schedule

Q96: Please advise if the workstations located at the private offices are provided by Owner, if by GCs, please provide specs

Response Q96: The furniture will be provided by owner. The contractor is responsible for all millwork that is detailed in the permit set.

Q97: Please advise if Low Voltage wiring will be by others. Confirm GC will only install the conduits and boxes

Response Q97: The Contractor will be responsible to hire a low voltage contractor for the installation of all new low voltage wiring, conduit, data, IT racks, etc.

Q98: Please confirm if the ceiling mounted custom panels will be supply and install by others

Q98 Response: Ceiling custom panels to be provided and installed by separate vendor. GC responsible for full coordination of clearances, electrical, mechanical, etc. with vendor.

Q99: Please advise if cameras will be done by others Confirm GC will only install the conduits and boxes

Q99 Response: CCTV wiring and equipment are to be provide by the GC as part of the base bid.

Q100: Confirm if wall base required should be vinyl or rubber. Drawings require vinyl and specs rubber

Q100 Response: Please see response to Q8.

Q101: Provide specs for ESD-1 (Manufacturer, collection, color)

Q101 Response: Please see response to Q9.

Q102: Confirm color required for VP-2 or confirm % of allocation per color

Q102 Response: Per response to Q7, VP-1 and VP-2 replaced with new finish TZ-2.

Q103: Provide specs for 4'x10' walk off matt

Q103 Response: Pease see response to Q11.

Q104: Confirm Wall base for rooms where is supposed to be installed carpet. Room finish schedule specify WB-1 but Material finish list specify WB-2

Q104 Response: Please see response to Q12.

Q105: Confirm if sound underlayment under resilient flooring will be required

Q105 Response: Please see response to Q13.

Q106: Confirm if CT-1 will be required just at wet walls at RR. Elevation shows this for all walls except accent wall (A601)

Q106 Response: CT-1 required at wet wall and MT-1 at accent wall per sheet A705

Q107: Are we re-roofing the entire existing roof (both the pitched and flat sections)? There is a note indicating that the shingle roof shall remain, which creates some confusion on our end. Or are we only installing the roof system on the new flat structure shown in the picture? Please advise so we can proceed accordingly.

Response Q107: Existing roofing to remain. Only new roof scope is for the elevator and extension to the elevator structure. For reference see image below. Areas in green.

Q108: The bid document link has expired, can you provide a new link to access the documents?

Response Q108: Please see updated link to access the bid documents.

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All else remains the same. This document must be signed and returned as part of your RPQ response. Failure to return this document signed may result in your RPQ Response being rejected as non-responsive.

Name of Contractor: \_\_\_\_\_

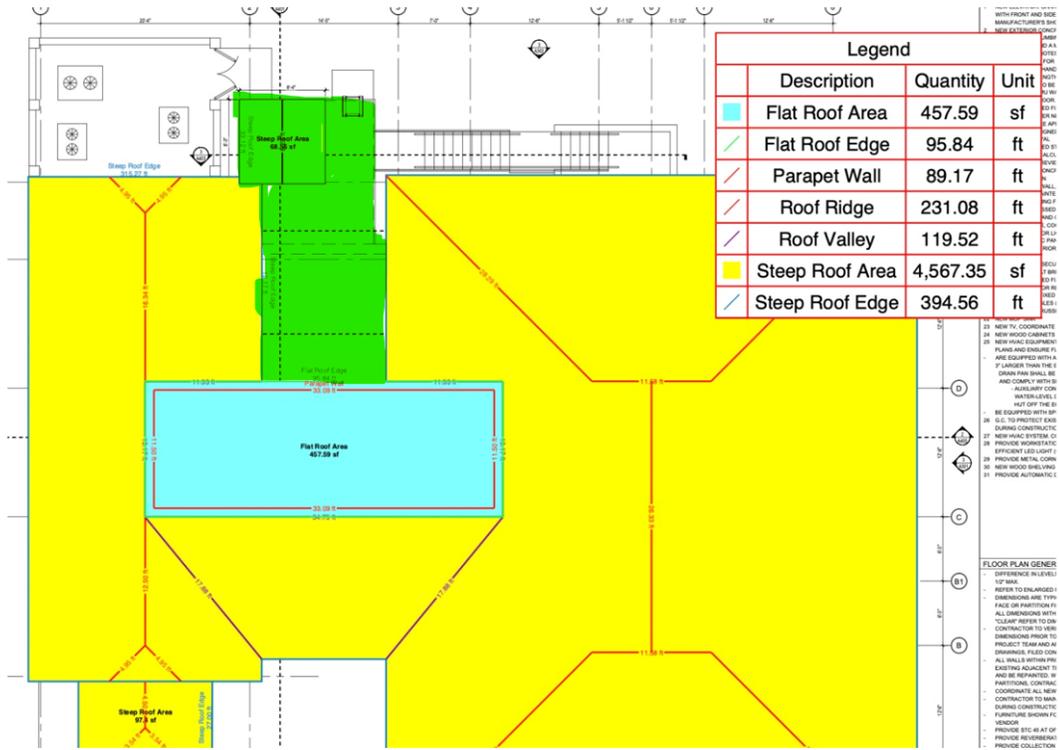
Name of Individual Authorized to Sign: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Response Q107: Image





## Coconut Grove Branch Library Modernization and Renovations

2875 McFarlane Road Miami, Florida 33133

### **MCC 7360 RPQ # CO-RENO-25**

February 18, 2026

Dear Bidders,

Please follow the link below to download the Bid Set Package:

Link: [Bid Documents](#)

-  Addenda
-  Coconut Grove Permit Set
-  Coconut Grove Specifications
-  Renderings

Important: The link will expire on March 10, 2026, so please ensure you download the package before this date.

ACCESS STATEMENT: To request materials in accessible format, sign language interpreters, CART and/or any accommodation to participate in any Miami-Dade Public Library System sponsored program or meeting, please contact Shiham Lorenzo, [Cgb@mdpls.org](mailto:Cgb@mdpls.org) at least 7 days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

# **MIAMI-DADE COUNTY**

MIAMI-DADE PUBLIC LIBRARY SYSTEM



## **Interior Signage and Wayfinding (Design-Build Component) Standards**

### **Coconut Grove Branch Library Modernization and Renovations**

2875 McFarlane Road Miami, Florida 33133

**MCC 7360 RPQ # CO-RENO-25**

2026

ACCESS STATEMENT: To request materials in accessible format, sign language interpreters, CART and/or any accommodation to participate in any Miami-Dade Public Library System sponsored program or meeting, please contact Shiham Lorenzo, 305-375-5005 or [Cgb@mdpls.org](mailto:Cgb@mdpls.org) at least 7 days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

## Interior and Exterior Signage Scope of Work – Library Renovation

### General Requirements

1. All signage shall comply with the **Florida Building Code** and ADA accessibility standards.
2. Signage must be coordinated with the design team's **room schedule and floor plans**.
3. **Tactile and raised pictograms** shall be included on signs for restrooms, elevators, utility rooms, and any other areas required by code.
4. The consultant shall review the floor plan and provide a **comprehensive list of all required interior and exterior signage**.

### Scope of Work – Interior & Exterior Wayfinding Signage

The awarded vendor shall **design** and provide and install all required signage, including but not limited to:

#### Interior Signage

- **Occupancy signage** throughout, as required by building code
- **Help Desk signage**
  - Informational sign
  - Blade sign
- **Directional and wayfinding signs** for:
  - Elevators and elevator lobbies
  - Restrooms
  - Children's Reading Room
  - Young Adult Area
  - Main Reading Room
  - Browsing Room
  - Computer Area
  - Staff Offices
  - Staff Breakroom
  - Storage Rooms

- IT Room
- Electrical/Mechanical Rooms
- **Bookstack signage** (non-fixed)
- **Emergency exit signage**

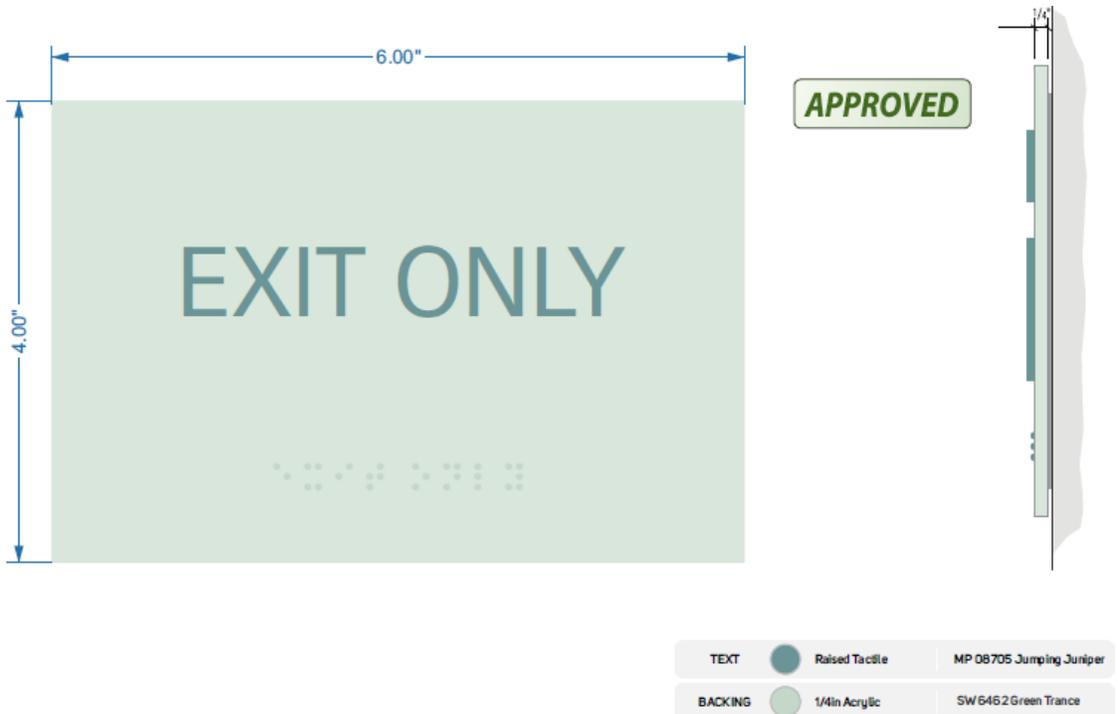
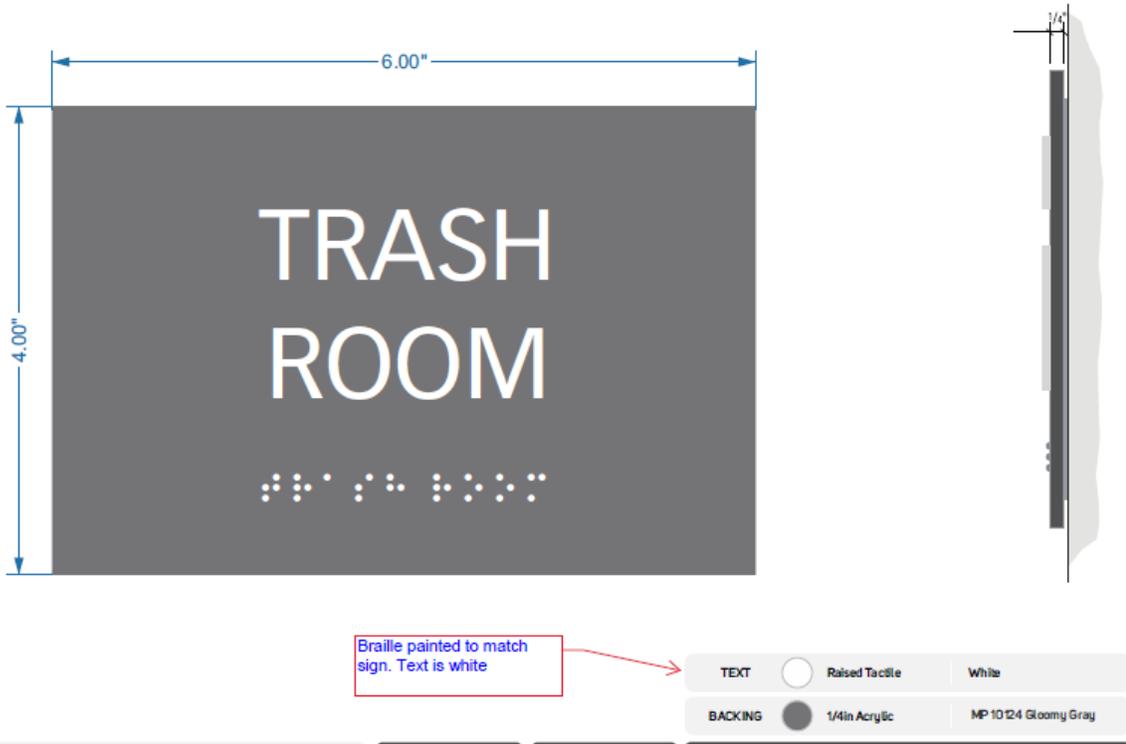
#### **Exterior Signage**

- **Building identification signage**
- **Exterior directional signage** for entrances, and accessible routes
- **Emergency exit and egress signage**
- **Wayfinding signage** for outdoor areas leading to main entrances and service areas

#### **Additional Notes**

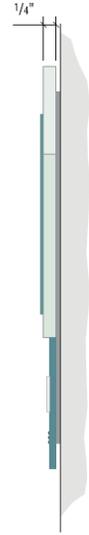
- All signage shall be durable, high-quality, and consistent with the library's branding and design standards.
- Vendor shall provide shop drawings for approval prior to fabrication and installation.

# Examples

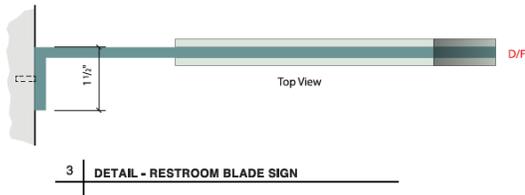




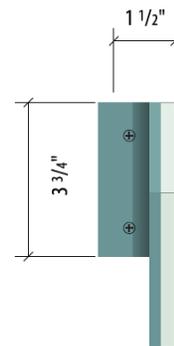
**APPROVED**



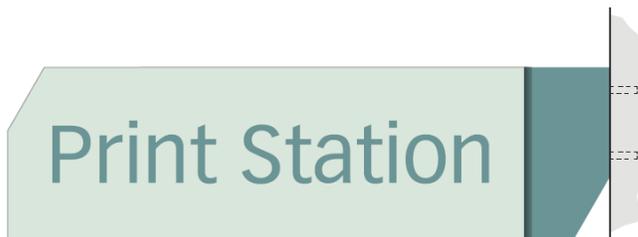
TEXT	○ Raised Tactile	White
BACKING	● 1/4in Acrylic	MP 08705 Jumping Juniper
TEXT	● Raised Tactile	MP 08705 Jumping Juniper
BACKING	● 1/4in Acrylic	SW 6462 Green Trance



**APPROVED**



2 | **DETAIL - RESTROOM BLADE SIGN**

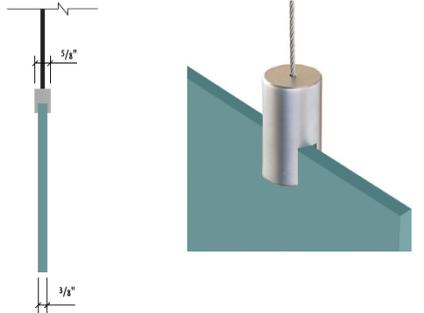


S/F - Loc 3.17 ONLY,  
See Mess Schedule

TEXT	● Vinyl	Match MP 08705
MATERIAL	● 1/4in Aluminum	MP 08705 Jumping Juniper
MATERIAL	● 3/16in Aluminum	SW 6462 Green Trance

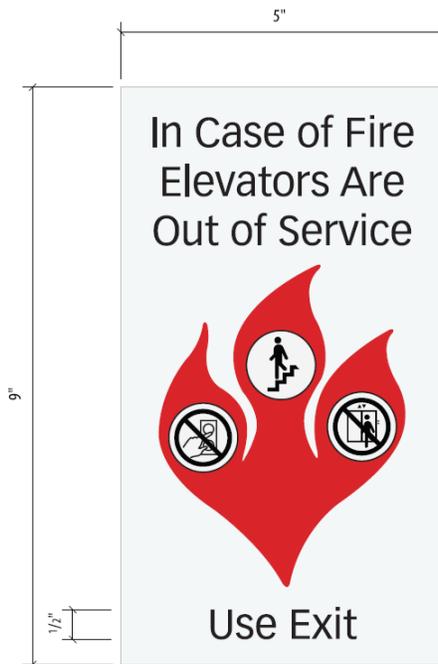


D/F



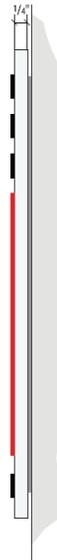
**APPROVED**

TEXT	<input type="radio"/> Vinyl	White
MATERIAL	<input checked="" type="radio"/> 3/8in Aluminum	MP 08705 Jumping Juniper
MATERIAL	<input type="radio"/> Hardware	MBS Hanging Hardware



**APPROVED**

TEXT	<input checked="" type="radio"/> Raised Tactile	Red
TEXT	<input checked="" type="radio"/> Raised Tactile	Black
BACKING	<input type="radio"/> 1/4in Acrylic	MP 07435 Carta Blanca



# Coconut Grove library



**SOUTH FLORIDA CONTROLS**  
A FIDELITY COMPANY

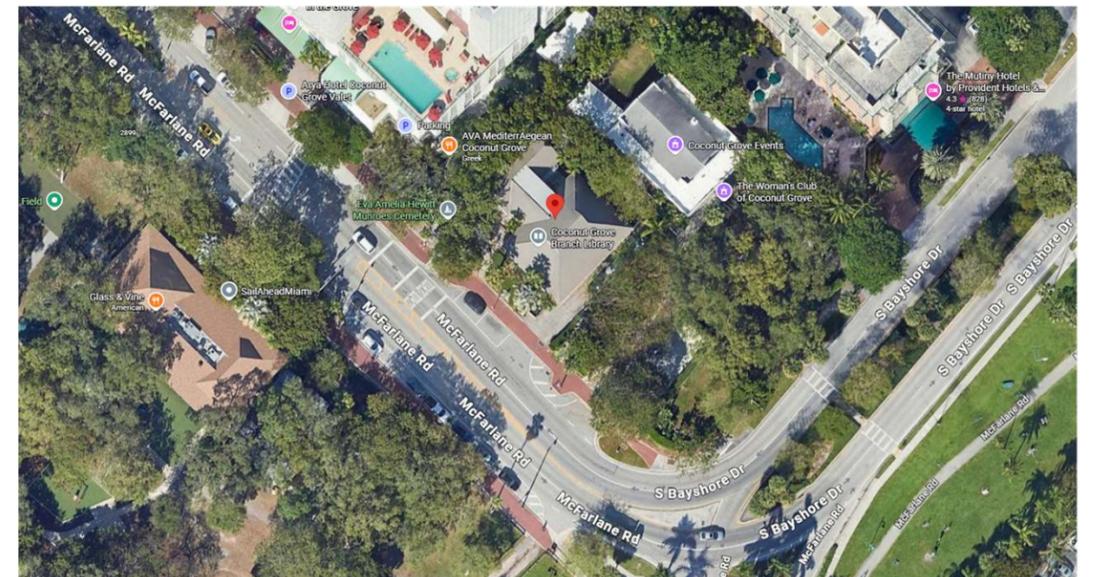
**South Florida Controls, LLC.**  
**13393 Southwest 131st Street, FL 33186,**  
**Miami, Florida, 33186**  
**(786) 293-3272**

# COCONUT GROVE LIBRARY

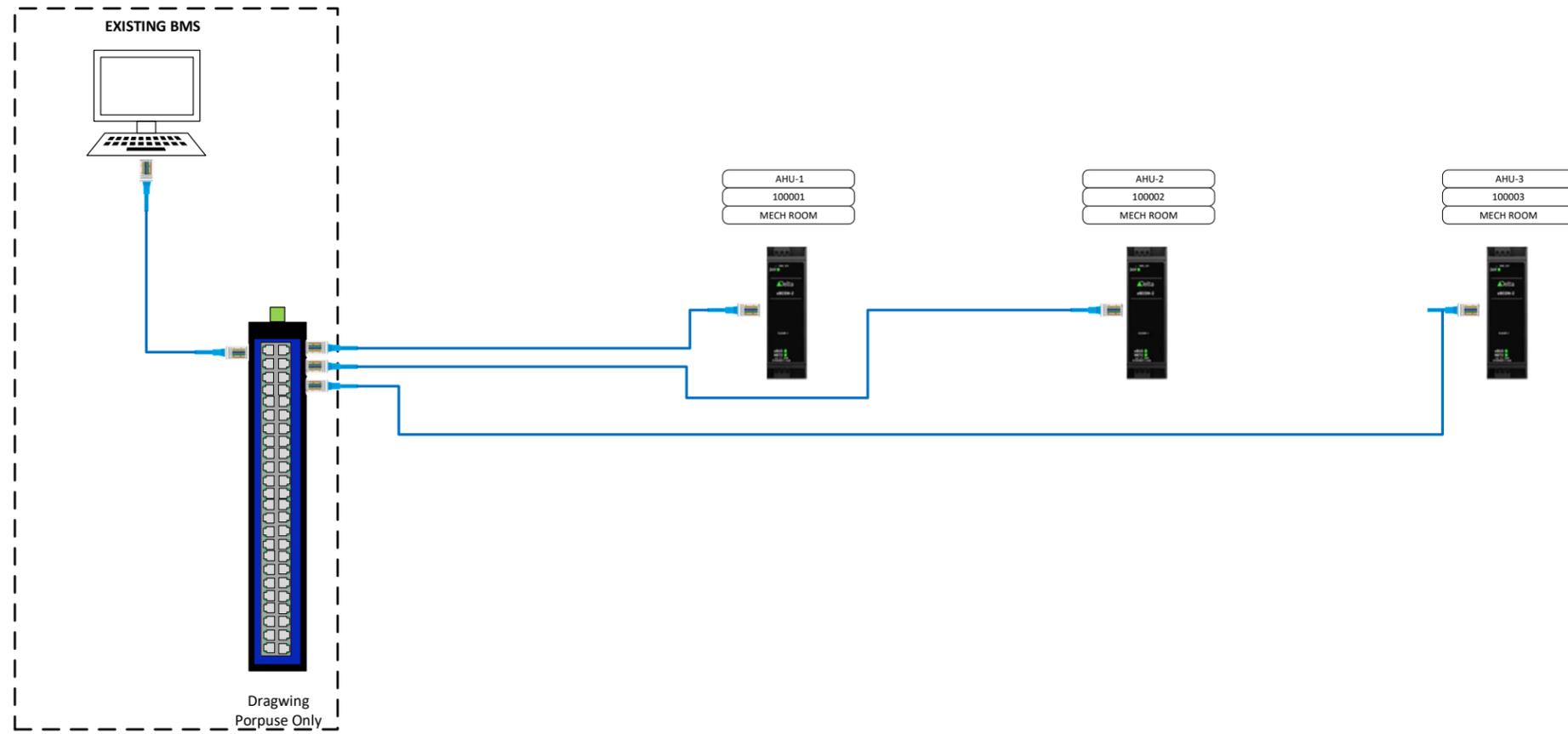
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 Page 5 Devices Installation  
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 Page 7 DDC Wiring

**Mechanical Contractor** ROLANDO MAQUEIRA

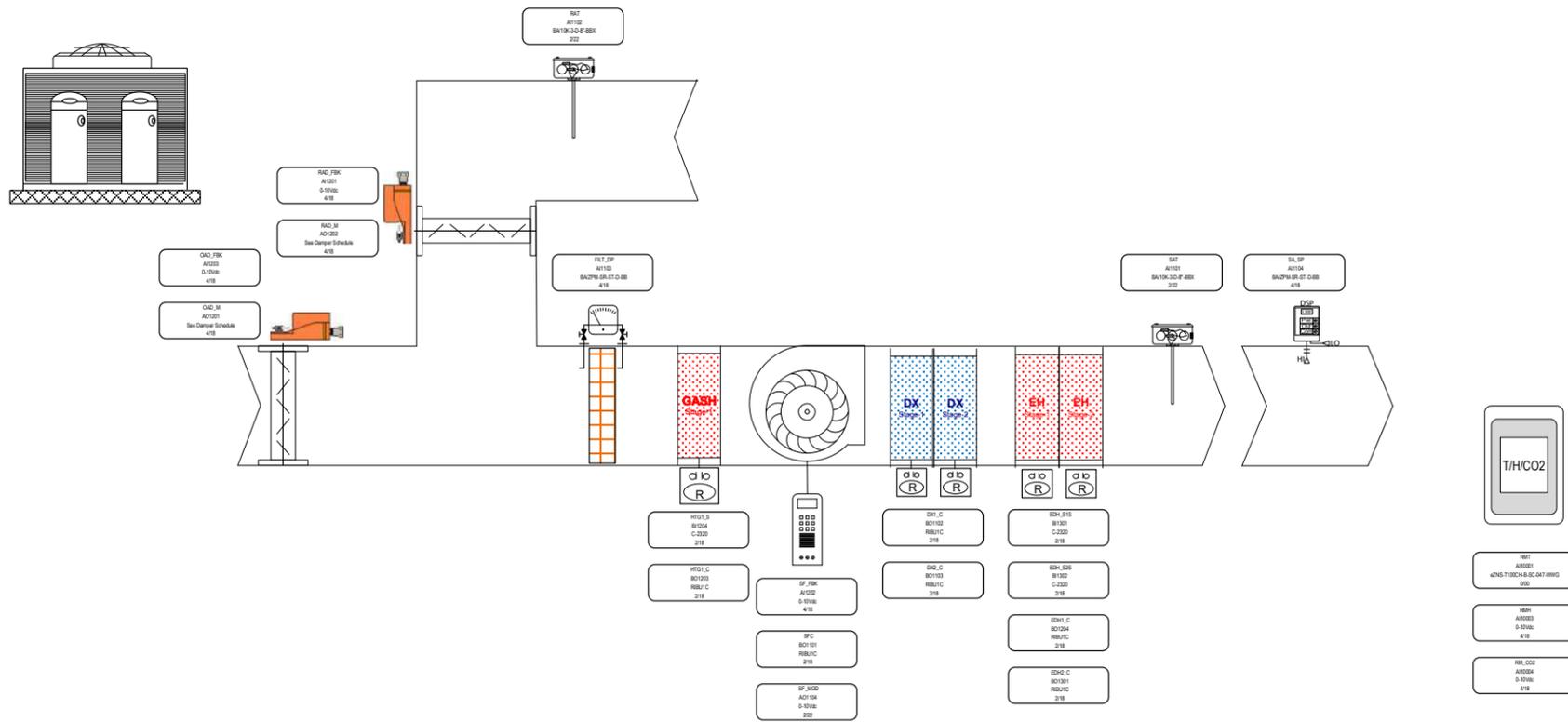
**Project Location** 2875 McFarlane Rd  
 Miami FL 33133



DESCRIPTION: <b>COCONUT GROVE LIBRARY</b>	APP ENG: DV	APPROVED BY:	 13393 SW 131 Street Miami, Florida 33186 Tel 786 293 3272
	PROJECT #: 0001		
DRAWING: Cover Page	SUBMITTAL DATE: 01-16-2026	FILENAME: COCONUT GROVE.VSDX	



DESCRIPTION: <b>COCONUT GROVE LIBRARY</b>	APP ENG: DV	APPROVED BY:	 13393 SW 131 Street Miami, Florida 33186 Tel 786 293 3272
	PROJECT #: 0001		
DRAWING: Network Wiring Diagram	SUBMITTAL DATE: 01-16-2026	FILENAME: COCONUT GROVE.VSDX	



ID	Point #	Point Description	DevTag	Part Number
1	A1101	Supply Air Temperature	SAT	BA/10K-3-D-8"-BBX
3	A1102	Return Air Temperature	RAT	BA/10K-3-D-8"-BBX
5	A1103	Filter Differential Pressure	FILT_DP	BA/ZPM-SR-ST-D-BB
7	A1104	Supply Air Static Pressure	SA_SP	BA/ZPM-SR-ST-D-BB
9	A1201	Return Air Damper Feedback	RAD_FBK	0-10Vdc
11	A1202	Supply Fan Speed Feedback	SF_FBK	0-10Vdc
13	A1203	Outdoor Air Damper Feedback	OAD_FBK	0-10Vdc
15	BI204	Gas Heating Stage1 Status	HTG1_S	C-2320
17	BI301	Electric Duct Heater Stage 1 Status	EDH_S1S	C-2320
19	BI302	Electric Duct Heater Stage 2 Status	EDH_S2S	C-2320
21	AI10001	Room Temperature	RMT	eZNS-T100CH-B-SC-047-WWG
22	AI10003	Room Humidity Sensor	RMH	0-10Vdc
23	AI10004	Room CO2 Sensor	RM_CO2	0-10Vdc

ID	Point #	Point Description	DevTag	Part Number
2	BO1101	Supply Fan Control	SFC	RIBU1C
4	BO1102	Compressor 1 Control	DX1_C	RIBU1C
6	BO1103	Compressor 2 Control	DX2_C	RIBU1C
8	AO1104	Supply Fan Speed Modulation	SF_MOD	0-10Vdc
10	AO1201	Outdoor Air Damper Modulation	OAD_M	See Damper Schedule
12	AO1202	Return Air Damper Modulation	RAD_M	See Damper Schedule
14	AO1203	Gas Heating Stage 1 Control	HTG1_C	RIBU1C
16	BO1204	Electric Duct Heater Control Stage 1	EDH1_C	RIBU1C
18	BO1301	Electric Duct Heater Control Stage 2	EDH2_C	RIBU1C
20	BO1302	Exhaust Fan Control	EFC	RIBU1C

### SPACE TEMPERATURE & HUMIDITY HOT GAS REHEAT SYSTEM MODULATING VALVE SEQUENCE OF OPERATION

**CONTROL OF THE TRANE HOT GAS REHEAT UNIT IS ACCOMPLISHED THROUGH A DEDICATED STANDALONE CONTROL MODULE. THE FUNCTION OF THIS CONTROLLER IS TO MAINTAIN A PROGRAMMED SPACE TEMPERATURE AND HUMIDITY. A SPACE TEMPERATURE SENSOR WITH A THUMBWHEEL SETPOINT DIAL IS FIELD MOUNTED IN THE SPACE AND WILL BE USED BY THE CONTROLLER TO ENABLE THE COOLING OR HEATING MODE CONTROL REHEAT AND HEATING. A HUMIDITY SENSOR WILL BE USED BY THE CONTROLLER TO DETERMINE THE AMOUNT OF DEHUMIDIFICATION NEEDED.**

**OCCUPIED / UNOCCUPIED CONTROL**  
THE UNIT CAN BE OCCUPIED IN ONE OF THREE WAYS, A FACTORY INSTALLED JUMPER FOR LOCAL CONTROL, BUILT-IN SCHEDULING OR THROUGH BAS VIA BACNET.

**MODE SELECTION**  
THE MODE OF THE UNIT IS DETERMINED BY THE SPACE TEMPERATURE VERSUS THE SPACE TEMPERATURE SETPOINT. THE SETPOINT CAN COME FROM THE THUMB WHEEL, ON A ZONE SENSOR LOCATED IN THE SPACE, VIA A BACNET POINT OR THROUGH THE USER INTERFACE (IF INSTALLED). FROM THIS SETPOINT, THE COOLING AND HEATING SETPOINTS ARE GENERATED. THE 3-DEGREE DEAD BAND BETWEEN HEAT AND COOL SETPOINT IS ADJUSTABLE.

**OCCUPIED MODE**  
WHEN THE CONTROLLER RECEIVES A CALL FOR OCCUPANCY AND THERE ARE NO FAULTS OR SHUTDOWN CONDITIONS THE UNIT WILL ENTER OCCUPIED MODE. THE VFD OR ECM FAN MOTOR IS CONTROLLED BY EITHER SPACE TEMPERATURE (SINGLE ZONE VAV) OR PRESSURE SWITCH FOR MULTIZONE VAV OPERATION.

**OUTSIDE AIR DAMPER (OAD)**  
AFTER THE UNIT GOES INTO OCCUPIED MODE, THE OUTSIDE AIR DAMPER WILL OPEN AND REMAIN OPEN UNTIL THE SYSTEM IS UN-OCCUPIED. IT WILL REMAIN OPEN UNTIL THE SUPPLY FAN TURNS OFF.  
**CO2 DEMAND CONTROL VENTILATION (IF APPLICABLE)** - A CO2 SENSOR WILL BE UTILIZED TO MODULATE THE OUTSIDE AIR DAMPER BETWEEN THE MINIMUM AND MAXIMUM POSITIONS SET IN THE FIELD BY A T&B CONTRACTOR, INCREASING OR DECREASING THE AMOUNT OF OUTSIDE AIR IN THE BUILDING, BASED ON THE CO2 SETPOINT.  
**BUILDING PRESSURIZATION (IF APPLICABLE)** - A PRESSURE TRANSMITTER AND PRESSURE PICKUP WILL BE UTILIZED TO MODULATE THE OUTSIDE AIR DAMPER BETWEEN THE MINIMUM AND MAXIMUM POSITIONS SET IN THE FIELD BY A T&B CONTRACTOR, INCREASING OR DECREASING THE BUILDING PRESSURE BASED ON THE SETPOINT 0.02" WC (ADJUSTABLE).

**SUPPLY FAN (SF)**  
AS THE OUTSIDE AIR DAMPER OPENS, A 90 SECOND DELAY IS STARTED, AFTER 90 SECONDS THE SF WILL TURN ON. THE SUPPLY FAN WILL RUN FOR 30 SECONDS TO CONFIRM PROOF UPON CLOSURE OF A DP SWITCH BEFORE COOLING, HOT GAS REHEAT, OR HEATING WILL BE ENABLED. THE SUPPLY FAN SHALL OPERATE CONTINUOUSLY WHILE THE UNIT IS IN THE OCCUPIED MODE.

**COOLING MODE**  
THE COMPRESSORS ARE CONTROLLED AND STAGED BY A LEAVING AIR SETPOINT. COMPRESSOR WILL BE STAGED BASED ON A MINIMUM LEAVING AIR SETPOINT OF 44 DEGREES (ADJUSTABLE), REMAINING STAGES WILL BE CONTROLLED BY PID LOGIC. THE MAXIMUM LEAVING AIR TEMPERATURE SETPOINT IS 60 DEGREES (ADJUSTABLE). A LIQUID AND SUCTION LINE TEMPERATURE SENSOR WILL BE LOCATED ON CIRCUIT #1. COOLING WILL BE DISABLED IF THE SUCTION LINE TEMPERATURE FALLS BELOW 28 DEGREES (ADJUSTABLE) AND RE-ENABLED ABOVE 38 DEGREES (ADJUSTABLE).

**HEAD PRESSURE CONTROL**  
THE CONTROLLER WILL MONITOR THE LIQUID LINE SENSOR ON CIRCUIT #1 TO MODULATE CONDENSER FANS ON AIR COOLED SYSTEMS OR A 3-WAY CONDENSER WATER CONTROL VALVE TO MAINTAIN HEAD PRESSURE ON A WSHF.

**HUMIDITY CONTROL (IF APPLICABLE)**  
IF THE HUMIDITY IS ABOVE THE SETPOINT OF 50% (ADJUSTABLE) THE LEAVING AIR SETPOINT WILL BE LOWERED TO 44 DEGREES (ADJUSTABLE) WITH PID LOGIC.  
IF THE HUMIDITY IS BELOW THE SETPOINT OF 50% (ADJUSTABLE) THE LEAVING AIR SETPOINT WILL BE RAISED UP TO 60 DEGREES (ADJUSTABLE) WITH PID LOGIC.

**HOT GAS REHEAT (HGRH) - MODULATING VALVE (MV)**  
THE HGRH AND CONDENSER VALVE WILL BE MODULATED TO MAINTAIN THE SPACE TEMPERATURE SETPOINT. IF THE SPACE TEMPERATURE IS HIGHER THAN SETPOINT, THE HOT GAS VALVE WILL MODULATE BETWEEN 100% (FULL REHEAT) TO 0% (FULL COOLING) TO MAINTAIN THE SPACE TEMPERATURE SETPOINT, PLUS OR MINUS HALF OF A DEGREE. THE CONDENSER VALVE WILL MODULATE OPPOSITE TO THE HOT GAS VALVE BETWEEN 100% (FULL COOLING) TO 0% (FULL REHEAT).

**HEATING MODE**  
IF THE SPACE TEMPERATURE IS LOWER THAN THE HEATING SETPOINT THE UNIT WILL DISABLE COOLING AND ENTERING HEATING. WHEN THE SPACE TEMPERATURE IS 0.5F (ADJUSTABLE) OR MORE BELOW THE HEATING SETPOINT, THE HEATING CONTROL LOGIC WILL STAGE THE HEATING OUTPUT BASED ON THE TYPE OF HEAT INSTALLED.

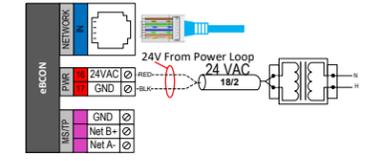
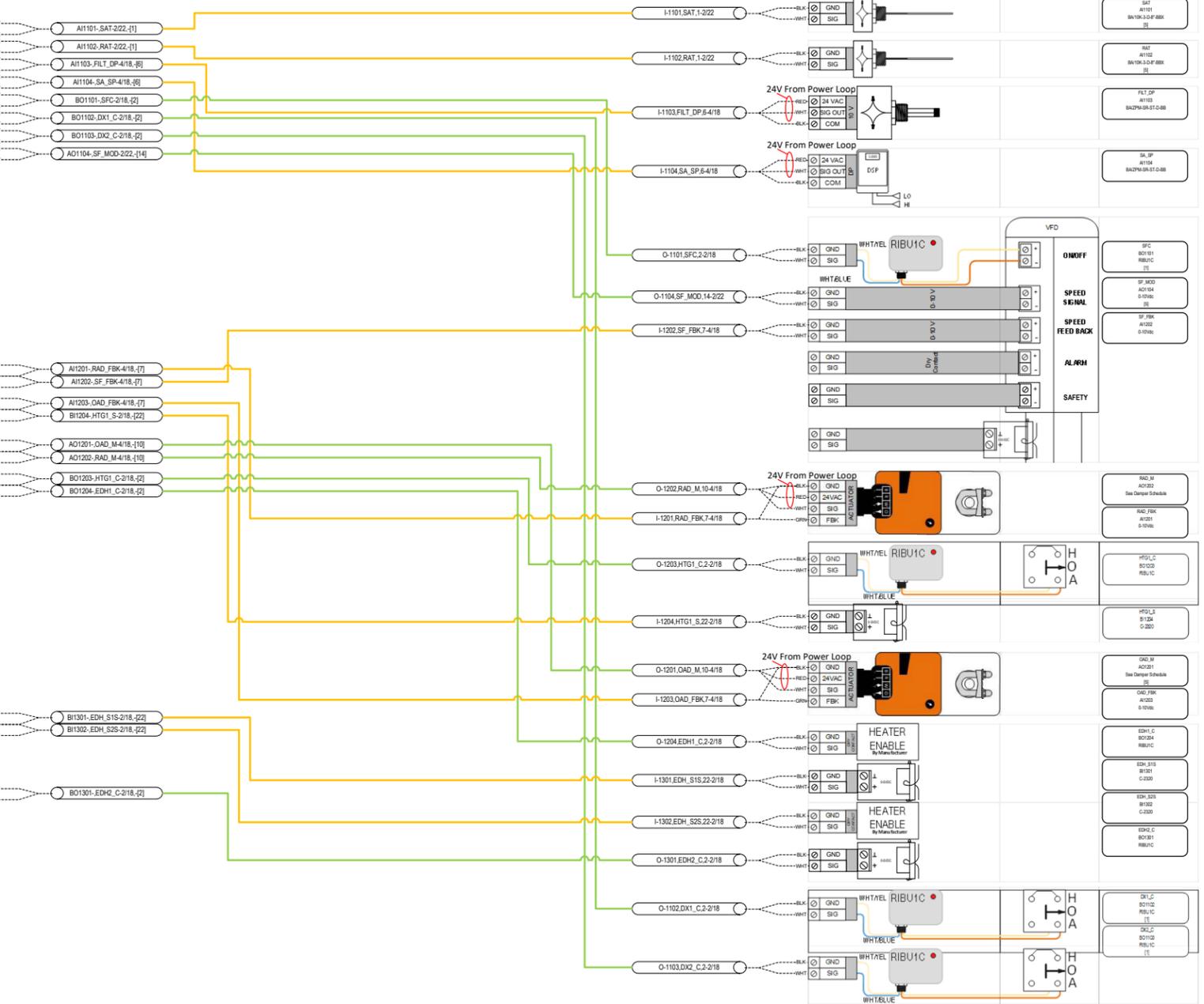
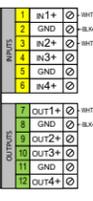
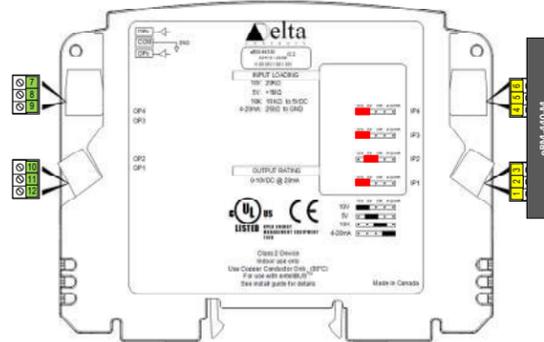
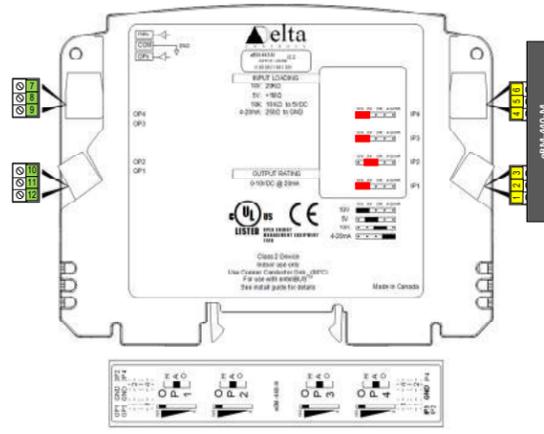
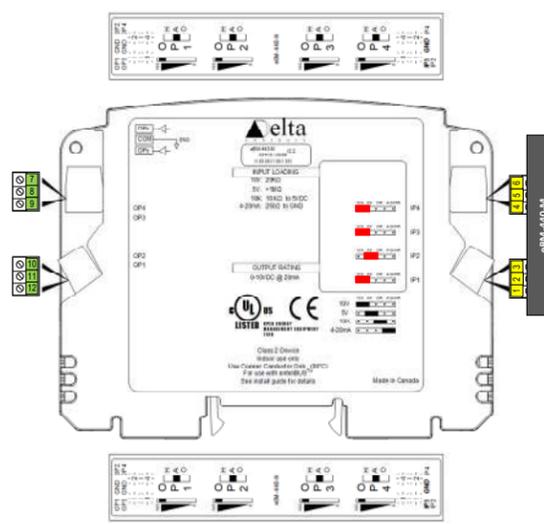
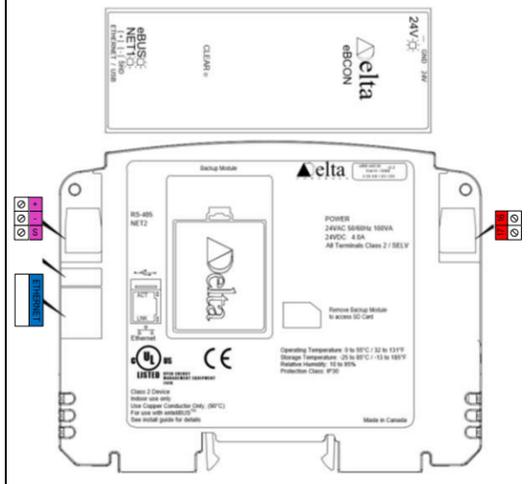
**STAGED HEAT - 1ST STAGE ENABLED BELOW HEAT SETPOINT, OFF ABOVE HEATING SETPOINT PLUS A DEADBAND (ADJUSTABLE). 2ND STAGE ENABLED 2 DEGREES BELOW THE HEAT SETPOINT AND OFF ABOVE THE HEAT SETPOINT MINUS 2 DEGREES PLUS A DEADBAND (ADJUSTABLE). SCR - A MODULATING FIRST STAGE OF HEAT WILL MODULATE UP TO A 100%, UPON REACHING 100%, A SECOND STAGE WILL BE ADDED, AND THE FIRST STAGE WILL RESET TO 0% AND MODULATE UP TO 100% CONTINUING TO ADD AVAILABLE STAGES AS AVAILABLE. MODULATING STEAM, HOT WATER OR REMOTE SCR - AN ANALOG OUTPUT WILL PROVIDE A 0-10 VDC SIGNAL TO CONTROL A HEATING VALVE.**

**NOTE: ALL TEMPERATURE-RELATED EVENTS ARE DELAYED ALLOWING TEMPERATURES TO SETTLE.**

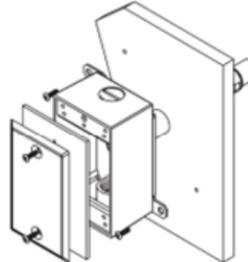
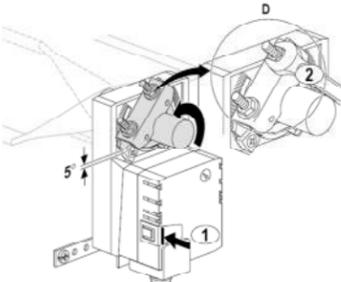
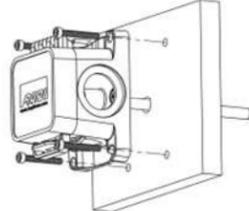
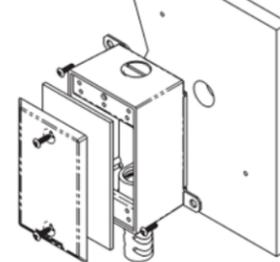
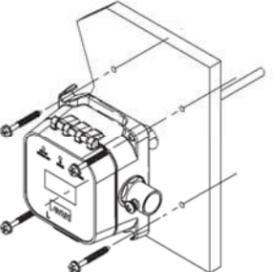
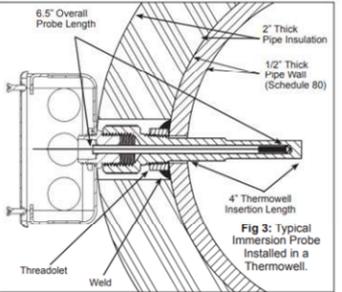
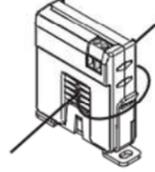
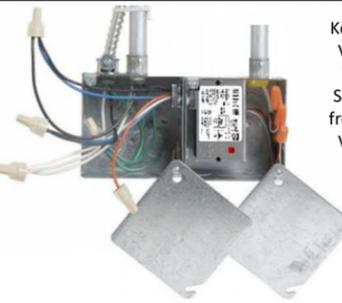
**UNOCCUPIED MODE**

WHEN THE OCCUPANCY CONTROL INDICATES THE END OF THE OCCUPIED MODE, THE COMPRESSOR(S) AND OUTDOOR FAN(S) WILL TURN OFF (SUBJECT TO MINIMUM RUN-TIME) OR THE HEATING SYSTEM WILL TURN OFF. THE SUPPLY FAN WILL CONTINUE TO RUN FOR TWO MINUTES, THE OUTSIDE AIR DAMPER WILL CLOSE. THE UNIT IS NOW OFF. UNOCCUPIED SETPOINTS CAN BE ENABLED WITHIN THE USER INTERFACE (IF INSTALLED) OR THROUGH BACNET.

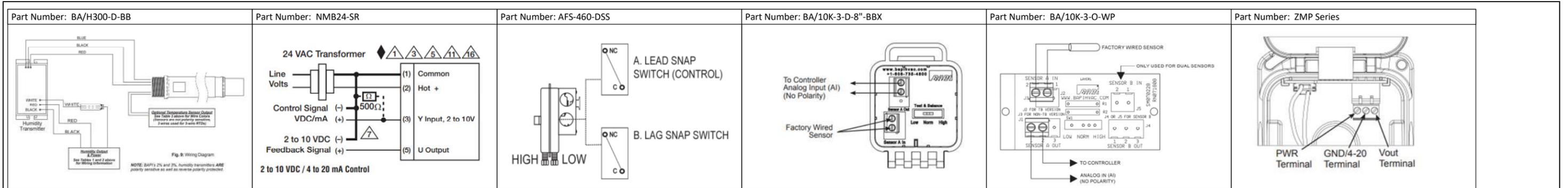
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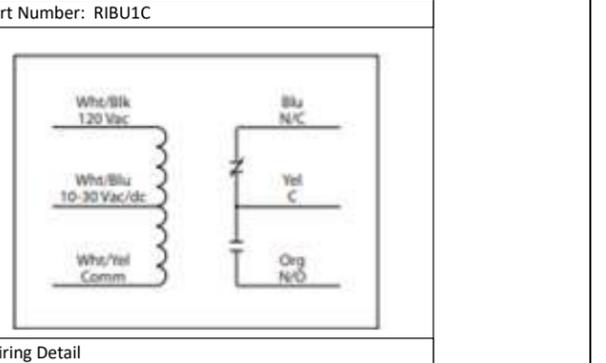
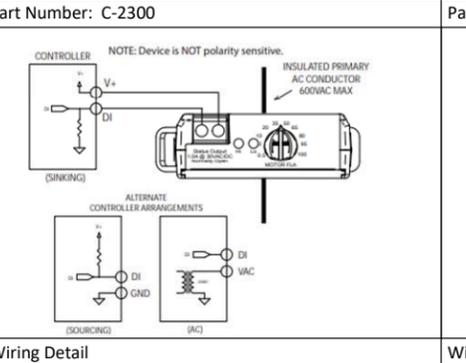
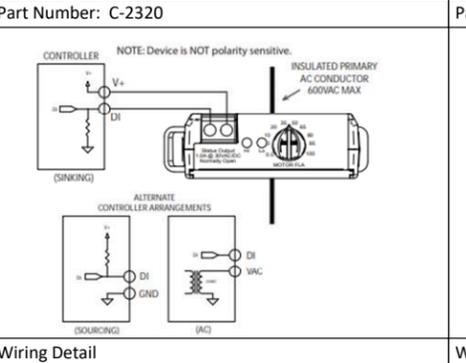
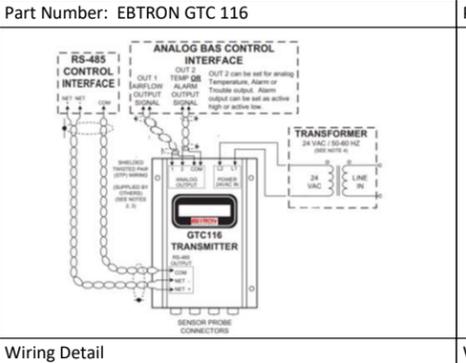
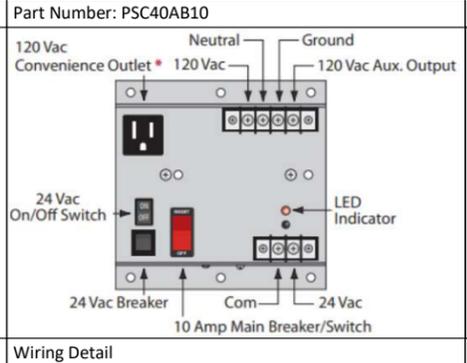
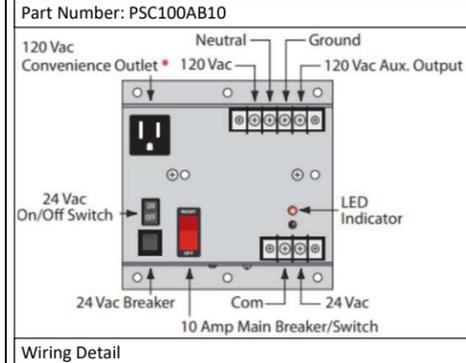
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	FILENAME: COCONUT GROVE.VSDX		PAGE 4 OF 7

Part Number: BA/H300-D-BB	Part Number: NMB24-SR	Part Number: AFS-460-DSS	Part Number: BA/10K-3-D-8"-BBX	Part Number: BA/10K-3-O-WP	Part Number: ZPM Series
		 <p>High Pressure Inlet H: Positive Only Lower Negative Higher Positive</p> <p>Low Pressure Inlet L: Negative Only Higher Negative Lower Positive</p>			
Installation Instructions	Installation Instructions	Installation Instructions	Installation Instructions	Installation Instructions	Installation Instructions
Part Number: PAC100AB10	Part Number: PAC40AB10	Part Number: BA/*	Part Number: Current Sensor	Part Number: Current Sensor	Part Number: eZNS
		 <p>Fig 3: Typical Immersion Probe Installed in a Thermowell.</p>	<p><b>On low current loads, wrap sensor multiple times to increase sensitivity</b></p> <p>CAUTION: Do not exceed sensor maximum current. The current detected by the sensor will increase 1X with each wrap.</p> 	 <p>Keep Low Voltage Wiring Separate from High Voltage</p>	
Installation Instructions	Installation Instructions	Installation Instructions	Installation Instructions	Installation Instructions	Installation Instructions

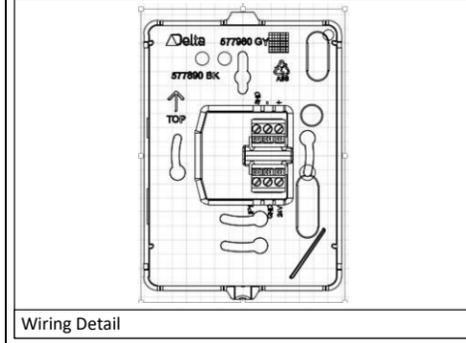
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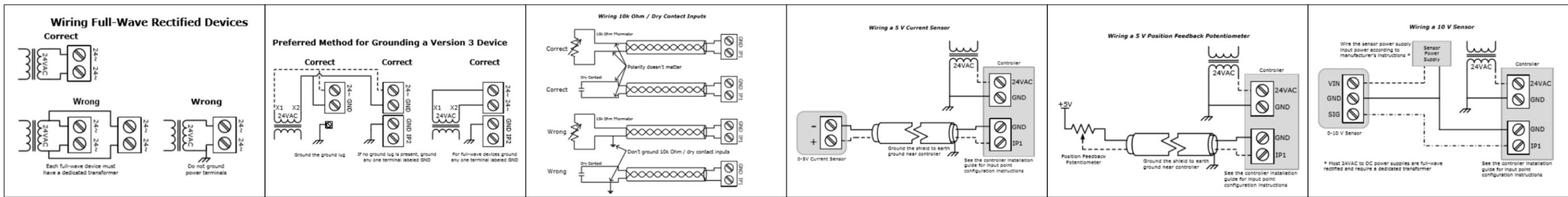
Wiring Detail



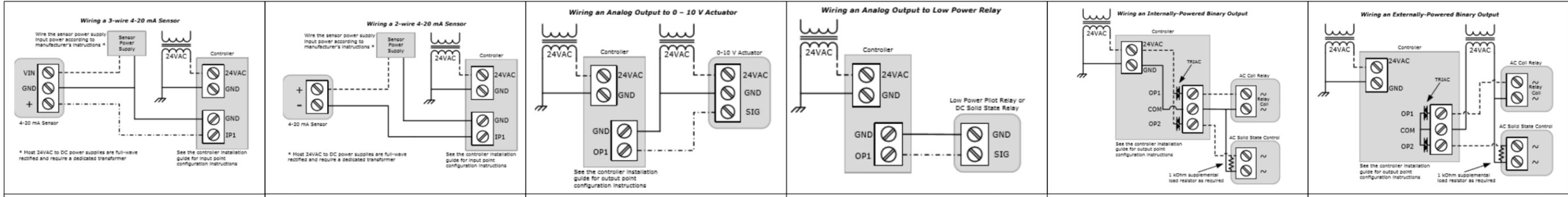
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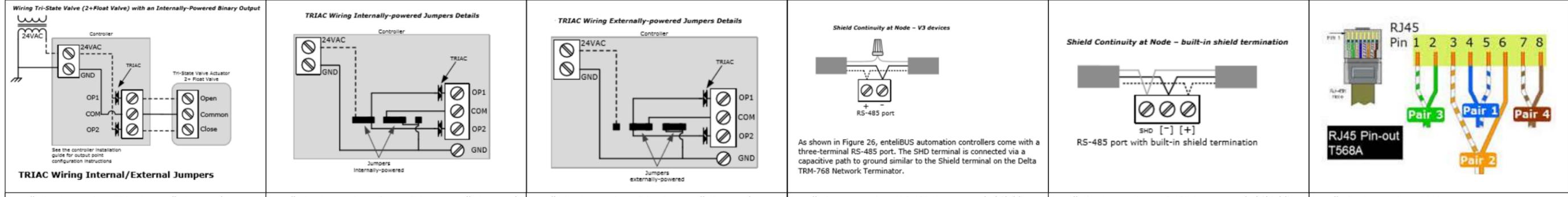
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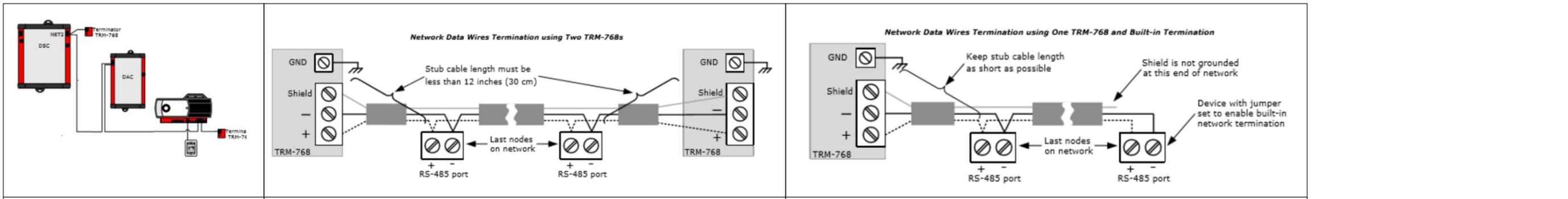
Installation Instructions: Power Wiring | Installation Instructions: Grounding | Installation Instructions: Input 10k Ohms | Installation Instructions: Input 5 V | Installation Instructions: Input 5 V Fdbk Potentiometer | Installation Instructions: Input 10 V



Installation Instructions: Input 4-20 mA 3 Wire | Installation Instructions: Input 4-20 mA 2 Wire | Installation Instructions: Output 0-10 V | Installation Instructions: Output Low Power Relay | Installation Instructions: Output Internally Powered | Installation Instructions: Output Externally Powered



Installation Instructions: Triac Internally Powered | Installation Instructions: Output Triac Internally Powered | Installation Instructions: Triac Externally Powered | Installation Instructions: RS-485 Recommended Shielding | Installation Instructions: RS-485 Recommended Shielding | Installation Instructions: RJ45



Installation Instructions: Sample MS/TP Network | Installation Instructions: Data Wire Termination using two TRM | Installation Instructions: Data Wire Termination using one TRM