

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

BROWARD COUNTY

REGULAR BOARD MEETING AUGUST 20, 2024 6:00 p.m.

> Special District Services, Inc. 8785 SW 165th Avenue, Suite 200 Miami, FL 33024

www.walnutcreekcdd.org

786.347.2711 ext. 2011 Telephone 877.SDS.4922 Toll Free 561.630.4923 Facsimile

AGENDA WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Walnut Creek Clubhouse

7500 NW 20th Street Pembroke Pines, Florida 33024

REGULAR BOARD MEETING

August 20, 2024 6:00 p.m.

A.	Call to Order
В.	Proof of Publication
C.	Establish Quorum
D.	Additions or Deletions to Agenda
Ε.	Comments from the Public for Items Not on the Agenda
F.	Approval of Minutes
	1. May 21, 2024 Regular Board Meeting Minutes
G.	Administrative Matter
	1. Financial Update
	2. Update on the Broward County Supervisor of Elections Qualified Candidate Results
Н.	New/Additional Business
	1. Consider Approval of Resolution No. 2024-06 – Adopting Goals and Objectives
	2. Iguana Control Reports
	3. CAS Engineering Proposal for Bench Installation Project near Lakes
	4. Discussion Regarding Canal Erosion and Allstate Management's Proposed Solution
	5. Discussion Regarding the Seeding of the Canal Bank and Shoreline
	6. Discussion Regarding the Community Landscaping Conditions and Notice to the Association
	7. Discussion Regarding a Reserve Study Conducted by the HOA that Included the CDD
	8. Acceptance of Taft Street Visitor Gate Trap System Plans for Bid Process
	9. Consider Approval of Regions Proposed Stop Signage for Taft St Resident Entrance (provided via handout)
	10. Consider Approval of Repairs & Pressure Cleaning of District Infrastructure at Taft and Sheridan St
	Entrances/Exits:
	a. Repairs, Pressure Cleaning & Paint Options for the Taft St Pavilion
	b. Pressure Cleaning
	11. Consider Approval of Allstate Budget Letter
	12. Ratify and Approve Regions Est. 2024-1534 Lift Master Control Boards
	13. Ratify and Approve Crystal Pool Services Est. 177912 & 179025 East & West: Parts, Filters & RepairsPage 61
	14. Ratify and Approve Tirone Electric Est. 6D23-135
	15. Ratify and Approve Regions Quote 241874-1 Camera Replacement
	16. Ratify and Approve Regions Est. 2024-1564 Dualbeam Barcode Reader
	17. Ratify and Approve Regions Est. 2024-1521 & 2024-1522 Taft & Sheridan Output Models
	18. Ratify and Approve Regions Est. 2024-1598 Magnetic Lock Repair
	19. Ratify and Approve Regions Est. 2024-1589 Gate Arms

I.	Se	ecurity Systems/Services
	1.	Region's Security Report
	2.	Security Project Updates
		a. Update on the Click2Enter Access Systems Upgrade
		b. Update on the Sheridan Street Pedestrian Gate Keypad System Project
	3.	Security Administrator Updates and Reports:
		a) Gate Maintenance/Service Report (provided via handout)
		b) Invoice Report (provided via handout)
		c) Incident Report (provided via handout)
	4.	Individual Incident Report(s) Requiring Board Action or Direction:
		a) Resident Luis Arias Incident of June 14, 2024, Request for Reimbursement
J.	Ol	d Business
K.	Ad	dditional Staff Updates/Requests
	1.	Attorney
		a. Memorandum Regarding Broward County Compliance with Universal Gate Access SystemPage 83
		b. District Counsel Update on the 2024 Florida Legislative Session
		c. District Counsel Supplement to the Legislative Session
	2.	District Manager
L.	Ad	dditional Board Member/Public Comments
M.	Ad	ljourn
		www.walnutcreekcdd.org

BROWARD

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared BARBARA JEAN COOPER, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, of Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT-FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,

was published in a newspaper by print in the issues of Broward Daily Business Review f/k/a Broward Review on

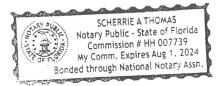
10/06/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes

Sworn to and subscribed before me this 6 day of OCTOBER, A.D. 2023

(SEAL)

BARBARA JEAN COOPER personally known to me



WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Walnut Creek Community Development District will hold Regular Meetings at 6:00 p.m. at the Walnut Creek Community Clubhouse, 7500 NW 20th Street, Pembroke Pines, Florida 33024 on the following dates:

October 17, 2023 January 16, 2024 March 19, 2024 April 16, 2024 May 21, 2024 June 18, 2024 August 20, 2024

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, five (5) days prior to the date of the particular meeting.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922, at least seven (7)

days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.
WALNUT CREEK COMMUNITY
DEVELOPMENT DISTRICT
www.walnutcreekcdd.org
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WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT PUBLIC HEARING & REGULAR BOARD MEETING MAY 21, 2024

A. CALL TO ORDER

District Manager, Gloria Perez, called the May 21, 2024, Regular Board Meeting of the Walnut Creek Community Development District (the "District") to order at 6:00 p.m. in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on October 6, 2023, as part of the District's Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting: Chairperson Betty Ross, Vice Chairperson Elina Levenson and Supervisors Allan Beckmann, Zalman Kagan and Igor Fateyev.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA.

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 19, 2024, Regular Board Meeting

The minutes from the March 19, 2024, Regular Board Meeting were presented for consideration. Mrs. Perez noted a correction to the MOTION on Page 3 of 10 removing the word "amended" and adding "directing District management" pursuant to the recording of the meeting.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and unanimously passed approving the minutes of the March 19, 2024, Regular Board Meeting, as amended.

G. ADMINISTRATIVE MATTERS

1. Financial Update

Financial Reports were presented in the meeting book and reviewed, which consisted of: Monthly Financial Report-Operating Fund (actual revenues and expenditures with fund balances and availability);

Check Registers; Balance Sheet; Debt Service Profit and Loss YTD Comparisons/Report(s); Tax/Assessment Collections; Expenditure Recap. Available Funds as of April 30, 2024 reflecting: \$2,243,740.87.

A motion of ratification of the financials or any further discussion was requested.

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Beckmann and passed unanimously ratifying and approving the financials, as presented.

2. Announce 2024 General Election and Candidate Qualifying Period

Mrs. Perez advised, pursuant to the Broward County Supervisor of Elections, the official qualifying period for the office of community development district supervisor runs from noon, Monday, June 10, 2024 through noon, Friday, June 14, 2024. In line with F.S. 99.061(8), the pre-qualifying period will start on May 28, 2024, since the Supervisor of Elections' office will be closed on Monday, May 27, 2024, in observance of Memorial Day. This means that candidates can start turning in their qualifying documents beginning Tuesday, May 28, 2024. We encourage candidates to take advantage of the pre-qualifying period.

Mrs. Perez added that the Seats up for election with term expiring this year were as follows:

AS Seat 4 Zalman Kagan Expires 2024 V-CHR Seat 5 Elina Levenson Expires 2024

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing.

H. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Sun Sentinel* on May 1, 2024, and May 8, 2024, as legally required.

2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2024/2025 final budget and non-ad valorem special assessments.

There being no further comments to be heard, the public comment portion of the Public Hearing was closed.

3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Final Budget

Mrs. Perez presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

Mrs. Perez read the title of the resolution into the record and indicated that it provides for approving and adopting the fiscal year 2024/2025 final budget and the non-ad valorem special assessment tax roll (assessment levy).

As requested by the Board, three (3) Final Budget Options were presented for Board consideration.

All Options to unanimously zero out the line item for Stormwater Drainage Pipe Cleaning & CCTV Project, which consists of \$120,000.

Option 1 – From the \$120,000 that has become available, allocate \$20,000 towards carryover and allocate \$100,000 towards the reduction of the assessments. Option 1 - 0&M = \$1,655.76

Options 2 - From the \$120,000 that has become available, allocate the full amount of \$120,000 towards the reduction of the assessments. Option 2 - O&M = \$1,631.98

Option 3 – Provides an option that reduces the per unit assessment by \$250.00 each from last year's assessment. Option 3 - O&M = \$1,524.91

A lengthy discussion ensued and the Board went over individual preferences after which the following motion was made:

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and unanimously passed adopting Resolution No. 2024-04, approving the Fiscal Year 2024/2025 Final Budge through Option 2, as presented.

There being no further final budget and assessment business to conduct, Mrs. Perez adjourned the Public Hearing and simultaneously reconvened the Regular Board Meeting.

I. NEW/ADDITIONAL BUSINESS

1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Mrs. Perez presented Resolution No. 2024-03, entitled:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024, with the start time of 6:00 p.m. on the following dates:

October 15, 2024 Amended Budget January 21, 2025 March 18, 2025 Proposed Budget

April 15, 2025 May 20, 2025 Final Budget June 17, 2025 August 19, 2025

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Levenson and unanimously passed adopting Resolution No. 2024-03, approving the Regular Meeting Schedule for Fiscal Year 2024/2025 by holding meetings in the Walnut Creek Clubhouse located at 7500 NW 20th Street, Pembroke Pines, Florida 33024, with a start time of 6:00 p.m. and further authorizes the advertisement of same, as required by law.

2. Iguana Control Reports

Iguana Control Reports were presented in the meeting book and were reviewed by the Board.

Iguanas were removed from the following locations:

86 from the Lakes and Canals
45 from the Taft Street Water Features
131 Total

3. Discussion Regarding HOA Request to Install Benches Near Lake

Presented in the meeting book was a request made by the HOA Property Manager, Mr. Pierral, to allow the HOA to install and maintain benches throughout designated areas.

Ms. Wald noted that several items needed to be taken into consideration such as placement of concrete pads, permits, locations, etc. A discussion ensued and both Supervisors Levenson and Ross were opposed to the installation of the benches. Mrs. Levenson noted that lakes throughout the community have had warning signs installed advising the public that snakes and alligators may be present. She further noted that the benches would encourage people to visit the lakes.

Supervisors Kagan and Beckmann asked that District management look further into the possibility of the installation of the benches from the District Engineer with regard to the feasibility of this option and its related costs.

4. Consider Landshore Enterprises' Updated Proposals

Presented in the meeting book, at the request of the Board, were two (2) proposals from Landshore Enterprises. One for the remobilization of the engineering team to survey and compare the current conditions with the "Erosion and Sedimentation Control Plan for Walnut Creek CDD Canal prepared by Landshore Enterprises, LLC, dated July 15, 2022" and the second proposal for updating the plans, if needed.

Supervisor Kagan stated that he was not in favor of moving forward with this project, noting that he had observed that the grass and vegetation had grown back and that it appeared to him that the area was stabilizing itself over time, and went on to share images of the same.

A discussion ensued amongst the Board Members after which this agenda item was tabled until further notice.

District management was directed to obtain prices for seeding of the areas as needed.

5. Consider Regions Security Admin (Remote) Proposal

Presented in the meeting book was a proposal from Regions Security for Security Admin (Remote Services).

Job Description

- Ensure a continuously updated resident information database, including, but not limited to names, addresses, email addresses and telephone numbers.
- Education of residents with the security system, including, but not limited to downloading and use of the system's application portal.
- Provide direct personal contact for residents to assist with security systems issues and assist with utilization of the security system.
- Monitor security services contractor engaged by the District and provide reports to the District of contractor's performance.
- Monitor camera surveillance of District's gated entrances. Monitor security equipment, including, but not limited to gate arms, cameras, software, video, internet connection, and report malfunctioning equipment to District contractor responsible for the maintenance and repair of the security equipment.
- Review security video for any activity that causes damage to the security equipment or interference with the proper District security protocol and report such activity to the District.
- Provide the District with security video and reports for any incidents regarding the District's security system.
- Prepare and submit invoices to the District for gate damage caused by vehicles and people.
- Prepare gate maintenance/repair report and invoice report for meetings.
- Submit Incident Reports or any items requiring board actions.
- Retrieve copies of police reports as needed.
- Includes a dedicated digital telephone line. Call recording capability.
- Includes 30 hours per week of service.
- HOA management is responsible for the ongoing maintenance of the SOS System, including the addition and updating of resident and vehicle information. Additionally, they must manage the issuance and installation of vehicle barcodes. The Security Admin will collaborate closely with the HOA management team.

For the Proposed Monthly Amount of \$1,610. totaling \$19,320, annually, and the current budgeted amount for this line item is \$35,100.

Supervisor Kagan noted that the Association Security Admin. was not responsive. A discussion ensued.

A **MOTION** was then made by Supervisor Fateyev, seconded by Supervisor Kagan and unanimously passed approving the Regions Security Remote Admin Proposal, amended to reflect providing twenty (20) hours per week with a schedule to be determined in the amount of \$1,100 per month; and further directing District Counsel to prepare an agreement and authorizing District management to execute same on behalf of the District.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Levenson and unanimously passed directing District Counsel to prepare and send a thirty (30) day notice of termination to the Association cancelling the Security Administrative Services.

Supervisor Fateyev stepped away from the meeting at approximately 7:23 p.m. and returned at 7:26 p.m.

6. Consider Required Click2Enter Access Systems Upgrade Proposals

Three (3) companies from the Fire Prevention Department's list, and Regions, provided prices for this service. Both Regions and AT&I included the permit processing fees in their prices.

Walnut Creek CDD Access Systems Upgrade				
AAA Computer Service	Regions Security			
As per City Of Pembroke Pines - Fire Prevention Department, all the vehicular accesses to the community need to be updated with the "Click2Enter System" (Attached Letter). - It was confirmed with City Of Pembroke Pines Fire Prevention Department, via phone call (with Fire Marshall Assistant Brian Nettina), that all of the 4 accesses to the Community need the mandatory upgrade, since the emergency vehicles never know which access they will need to use when an emergency occurs. Supply and Install the 4 (2 Taft & 2 Sheridan) Click2Enter Devices.				
\$12,000.00 \$8,200.00 \$13,100.00 \$12,675.0				
These 2 companies proposals do not include permit processing. AT&I includes on its price (consolidated on previous row) \$2,500.00 for their Permit Processing Fees. AT&I includes on its price (consolidated on previous row) \$2,500.00 for their Permit Processing Fees.				
All of these 3 vendors were taken from the list provided by the City of Pembroke Pines - Fire Prevention Department authorized contractors.				

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Fateyev and passed unanimously approving the Regions Security proposal in the amount of \$12,675 for the Access Systems upgrade (Click2Enter Devices) at Taft Street (2 devices) and at Sheridan Street (2 devices), as presented.

7. Consider Gate System Maintenance Proposals

Several gate system maintenance proposals were presented to the Board for consideration. No action was taken. The Board did state that it would be wise to consider having an alternate company come in yearly to evaluate the gate system.

8. Consider Allstate Fountain Equipment Proposal

Allstate proposals were presented. The first was for regular service and light bulb replacements (if deemed necessary), and the second proposal was for the recommended upgrade to LED lighting as the current bulbs were being discontinued. The last time this fountain was serviced (by Allstate) was September 2021. Before that, it was serviced by Vertex (this company no longer provides maintenance services, just manufacturing).

A **MOTION** was made by Supervisor Levenson, seconded by Supervisor Fateyev and passed unanimously approving the Allstate proposal for a one-time lake fountain maintenance service and light bulb and gasket replacement, as deemed necessary, found on Page 14 of the meeting booklet for an amount not to exceed \$1,260.

9. Consider Trimming of Palms Around Waterfalls Proposals

Since Wolfer requested a significant increase, management went out for quotes for these quarterly services. Wolfer and Cutters Edge are local companies who provided prices, as well as Turf and Trimscape, who is from Miami. As mentioned in the chart, other local vendors were contacted but they did not provide a quote for these services.

Walnut Creek CDD Trimming of palms around waterfalls						
Cutters Edge Davie FL	. I Current Pro					
Quarterly trimming of palr	Quarterly trimming of palms around waterfalls (Taft ST. Entrance) to avoid seeds or branches to fell/affect the waterfalls equipment.					
\$3,390.00	\$3,390.00 \$3,400.00 \$3,150.00 \$3,750.0					
	* Local vendors contacted for these services:					
- America Stars - Vibrant Lawn Services						
- EPS Empire Property						
These vendors did not provide i	requested proposal. Other local vend	dors where contacted but they did no	ot show interest in this project.			

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Levenson and unanimously passed approving the trimming of the palms around the waterfalls by Cutters Edge for an amount not to exceed \$3,390.00; and simultaneously directing District Counsel to prepare an agreement and for District management to execute same on behalf of the District.

10. Consider Ratification of Arking CO #1 for Main Entrance Improvement

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Fateyev and passed unanimously ratifying and approving the Arking CO #1 dated April 8, 2024, in the amount of \$3,700 for main entrance improvement of a City required updated survey with elevations.

11. Consider Ratification of Crystal Pools' East Waterfall Repair Proposal

A **MOTION** was made by Supervisor Beckmann, seconded by Supervisor Levenson and passed unanimously ratifying and approving the Crystal Pools east waterfall repair proposal dated May 3, 2024, in the amount of \$1,354 to repair a leak. Price includes parts and labor.

12. ATI Security Gate System Evaluation Report

The ATI Security Gate Systems' Evaluation Report was presented in the meeting materials and the same was reviewed by the Board.

13. Regions Security Gate Systems Evaluation Report

The Regions Security Gate Systems Evaluation Report was presented in the meeting materials and the same was reviewed by the Board.

14. Update and Response to Board Inquiries from Allstate Related to Fish Stocking

Mrs. Perez advised of Andy Fuhrman's response to the inquiry regarding the fish stocking selection and the potential damages to the shoreline by catfish and lastly would it be best to only stock with mosquito fish?

From: afuhrman@allstatemanagement.com <afuhrman@allstatemanagement.com>

Sent: Thursday, March 21, 2024 10:24 AM

To: Gloria Perez <gperez@sdsinc.org>; jweinsier@allstatemanagement.com **Cc:** Ronald Galvis <rGalvis@sdsinc.org>; Tori Shamy <tshamy@sdsinc.org>

Subject: RE: WC APPROVED Fish Stocking

Good questions.

The mosquitofish eat their weight in mosquito larvae each day. The catfish are channel catfish not armored catfish(plecos) and will not disturb the shoreline. FWC recommends all the species we are stocking.

Andy Fuhrman
President
954-382-9766 p
954-382-9770 f
afuhrman@allstatemanagement.com
www.allstatemanagement.com



Mrs. Perez noted that the fish stocking had already been completed.

15. Update Regarding South University Drive Canal Erosion/Stabilization Project and Contractors

The project, thought to have been Broward County's, turned out to be a Florida DOT project. It was supervised and inspected by the South Broward Drainage District. They shared with us the information about the vendor who had completed the project. They also gave very good references for them and recommended them highly, adding that since it was a small company, they were usually very busy. The company is Underwater Hydraulics. For details, please refer to the attached e-mail.

RE: WC University Dr. Canal Project - Contractors Information

Andrew Sobrino <andrew@sbdd.org>
Thu 5/16/2024 2:31 PM
To:Ronald Galvis <rGalvis@sdsinc.org>
Cc:Shaune Rogers <uwhydrolic@gmail.com>
Hey Ronald,

That project was actually completed by DOT but was inspected by South Broward Drainage District (SBDD) as it was in our waterbody. Initially, there were a lot of issues found in our walkthrough and ultimately the contractor decided to reinstall the fabric-form across the entire canal as per the scope. They asked SBDD for the names of some contractors that could assist in the work and one of the ones we recommended was Underwater Hydraulics- a dive company we utilize for a lot of our drainage work/erosion restoration work within our district. The company was able to be on site and facilitate the installation of the fabricform across University Dr. and ultimately created a satisfactory finish product that met our criteria both above and below the waterline.

Shaune Rogers, the owner of the company, is CC'd on this email and his cell phone number is 954-599-9186. He has performed multiple jobs for the district and always delivered a satisfactory finish product.

If you have any other questions or need any information on past work performed with SBDD please don't hesitate to reach back out to me.

Thanks.

Andrew Sobrino
Assistant District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: Andrew@SBDD.org

16. Update Regarding Central Broward Water Control District Certification and Permit Renewals

Mrs. Perez advised that the Central Broward Water Control District 5-Year Certification and Permit Renewals had been completed and the District was currently in compliance with the requirements.

J. SECURITY SYSTEMS/SERVICES

1. Regions' Security Report

Regions presented their Security Report and went over same.

2. Security Administrator Report and Staff Changes Update

Mr. Fontil stated that the Security Administrator was not able to attend today's meeting. He addressed some of the Board's questions and provided a brief update.

3. Security Administrator Updates and Reports

a. Gate Maintenance/Service Report

This report was provided in the meeting materials. It was also noted that SOS was working on taking readings.

b. Invoice Report

This information was provided in the meeting materials and was reviewed by the Board.

c. Incident Report

This information was provided under separate cover.

4. Individual Incident Report(s) Requiring Board Action or Direction

a. Resident Marilyn Dauphin Request for Payment Plan

Mrs. Perez advised that Marilyn Dauphin requested a payment plan for the Walnut Creek CDD Invoice #2024-7373 in the amount of \$1,000.

A **MOTION** was made by Supervisor Kagan, seconded by Supervisor Beckmann approving a payment plan for the \$1,000 due from Marilyn Dauphin by extending the term in which she has to pay to six (6) months for final payment. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Levenson and Ross dissenting.

b. Resident Miracola Taft Street Exit Gate Incident of April 2, 2024

Mrs. Perez noted that she had circulated to the Board Members and to District Counsel the video footage of the above referenced incident in advance of today's meeting. Mr. Miracola, who attended today's meeting, presented his case to the Board. Upon review of the video footage, it was clear that Mr. Miracola was fully responsible for the damages to the Taft Street exit gate during the incident that occurred on April 2, 2024.

A **MOTION** was made by Supervisor Fateyev, seconded by Supervisor Levenson and passed unanimously denying Mr. Miracola's request to waive the fees regarding the April 2, 2024, incident.

A **MOTION** was then made by Supervisor Fateyev, seconded by Supervisor Levenson providing Mr. Miracola thirty (30) days for payment in full. Upon being put to a vote, the **MOTION** carried 3 to 2 with Supervisors Ross and Kagan dissenting.

K. OLD BUSINESS

There were no Old Business items to come before the Board at this time.

L. ADDITIONAL STAFF UPDATES/REQUESTS

1. Attorney

There were no further comments from District Counsel.

2. District Manager

a. SDS Ethics Training Memo

Mrs. Perez provided an overview of the memorandum, noting, as previously mentioned, that beginning in 2024, District Supervisors were required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.

b. 2023 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board that the 2023 Form 1 must be submitted prior to July 1, 2024, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov., as previously noted by District Counsel. She emphasized that you will no longer be able to file your completed Form 1 through your local Supervisor of Elections' office.

M. ADDITIONAL BOARD MEMBER/PUBLIC COMMENTS

There were no further Board Member or public comments.

N. ADJOURNMENT

There being no further business to come before the Board a **MOTION** was made by Supervisor Ross, seconded by Supervisor Levenson and passed unanimously adjourning the meeting at 8:11 p.m.

ATTESTED BY:		
		
Secretary /Assistant Secretary	Chairman/Vice-Chair	

Walnut Creek Community Development District

Financial Report For July 2024

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT MONTHLY FINANCIAL REPORT OPERATING FUND JULY 2024

	Annual Budget	Actual	Year To Date Actual
	10/1/23 - 9/30/24	Jul-24	10/1/23 - 7/31/24
REVENUES			
ADMINISTRATIVE ASSESSMENTS	182,571	0	182,303
MAINTENANCE ASSESSMENTS	1,405,957	0	1,382,955
DEBT ASSESSMENTS (2010)	129,869	0	127,782
OTHER REVENUE	0	0	10,760
INTEREST INCOME	1,500	0	78,451
	·		
TOTAL REVENUES	\$ 1,719,897	\$ -	\$ 1,782,251
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	10,000	0	4,800
PAYROLL TAXES (EMPLOYER)	800	0	367
ENGINEERING	40,000	0	4,348
LEGAL FEES	23,000	605	14,620
AUDIT FEES	4,100	0	4,100
MANAGEMENT	49.092	4,091	40,910
POSTAGE	1,450	67	912
OFFICE SUPPLIES/PRINTING	5,500	7	1,250
INSURANCE	17,500	0	21,056
LEGAL ADVERTISING	1,100	0	892
MISCELLANEOUS	8,750	143	4,417
DUES & SUBSCRIPTIONS	175	0	175
ASSESSMENT ROLL	7,500	0	0
TRUSTEE FEES	1,800	0	1,420
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	1,667
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 173,117	\$ 5,080	\$ 100,934
MAINTENANCE EXPENDITURES			
FIELD MANAGEMENT	5,000	0	5,000
OPERATIONS MANAGEMENT	12,000	1,000	10,000
SECURITY SERVICES	370,000	1,100	182,295
HOA SECURITY SERVICES ADMIN	35,100		102,200
SECURITY VIDEO SURVEILLANCE & VIRTUAL GUARD SYSTEMS	35,000		0
SECURITY SERVICES - ABDI	0	0	0
SECURITY CAMERAS & MAINTENANCE	12,000		0
SECURITY ONLINE SOLUTIONS	12,000		0
TELEPHONE	12,500		•
ELECTRIC	85,000		•
WATER & SEWAGE	16,000		·
GUARD HOUSE - VISITOR PASSES	0		0
GATE SYSTEM MAINTENANCE	50,000	16,560	73,202
GUARD HOUSE INT/EXT MAINTENANCE	30,000		13,379
LAKE & PRESERVE MAINTENANCE	48,000		
SIGNAGE	2,000		92
STREETLIGHT MAINTENANCE	5,000		0
WATERFALL MAINTENANCE	80,000		60,928
HOLIDAY LIGHTING	11,000		

WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT MONTHLY FINANCIAL REPORT OPERATING FUND JULY 2024

	Annual		Year To Date
	Budget 10/1/23 - 9/30/24	Actual Jul-24	Actual 10/1/23 - 7/31/24
IGUANA REMOVAL SERVICES	27.000		22,417
MISCELLANEOUS MAINTENANCE	10.000	,	23.081
STORMWATER MGT & PIPE REPLACEMENT RESERVE/CONTINGENCY	100,000	0	70,648
PRESSURE CLEANING & PAINTING OF EXTERIOR STRUCTURES	14,000		0
HEADWALL STABILIZATION PROJECT	50,000	0	0
LAKE SLOPE SOIL MAINTENANCE	10,000	0	0
S-8 CANAL RECONSTRUCTION - ENGINEERING DESIGN & CONSTRUCTION	240,000	0	0
OPERATING RESERVE/CONTINGENCY	24,000	0	0
TAFT STREET STRUCTURE MAINTENANCE	0	0	0
STORMWATER DRAINAGE PIPE CLEANING & CCTV PROJECT	120,000	0	0
MONUMENT MAINTENANCE	6,000	0	0
LANDSCAPE MAINT (OTHER)	0	0	1,200
TOTAL MAINTENANCE EXPENDITURES	\$ 1,421,600	\$ 33,898	\$ 596,408
TOTAL EXPENDITURES	\$ 1,594,717	\$ 38,978	\$ 697,342
EXCESS OR (SHORTFALL)	\$ 125,180	\$ (38,978)	\$ 1,084,909
PAYMENT TO TRUSTEE (2010)	(122,077)	(720)	(120,536)
BALANCE	\$ 3,103	\$ (39,698)	\$ 964,373
COUNTY APPRAISER & TAX COLLECTOR FEE	(34,368)	0	(32,548)
DISCOUNTS FOR EARLY PAYMENTS	(68,735)	0	(63,319)
EXCESS/ (SHORTFALL)	\$ (100,000)	\$ (39,698)	\$ 868,506
CARRYOVER FROM PRIOR YEAR	100,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (39,698)	\$ 868,506

Note: Reserves Set-Up For Un-Used Budgeted Fiscal Year 2020/2021, 2021/2022 & 2022/2023 Maintenance Projects. Improvement/Emergency Funds May Be Needed To Fund A Portion Of The Projects.

Bank Balance As Of 7/31/24	\$ 1,916,788.70
Accounts Payable As Of 7/31/24	\$ 24,685.09
Accounts Receivable As Of 7/31/24	\$ 11,720.00
Reserve For Headwall Stabilization As Of 7/31/24	\$ 100,000.00
Reserve For Lake Slope Soil Maintenance As Of 7/31/24	\$ 30,000.00
Reserve For Stormwater Maint/Pipe Replacement As Of 7/31/24	\$ 155,000.00
Reserve For S-8 Canal Reconstruction As Of 7/31/24	\$ 540,000.00
Operating Account Available Funds As Of 7/31/24	\$ 1,078,823.61
Improvements/Emergency Funds As Of 7/31/24	\$ 1,090,398.68
Total Available Funds As Of 7/31/24	\$ 2,169,222.29

Walnut Creek Community Development District Budget vs. Actual October 2023 through July 2024

	Oct 23 - July 24	23/24 Budget	\$ Over Budget	% of Budget	
Income					
01-3100 · Administrative Assessment	182,302.55	182,571.00	-268.45	99.85%	
01-3200 · Maintenance Assessment	1,382,955.25	1,405,957.00	-23,001.75	98.36%	
01-3811 · Debt Assessments (Series 2010)	127,782.40	129,869.00	-2,086.60	98.39%	
01-3821 · Debt Assess-Paid To Trustee-10	-120,535.65	-122,077.00	1,541.35	98.74%	
01-3830 · Assessment Fees	-32,547.73	-34,368.00	1,820.27	94.7%	
01-3831 · Assessment Discounts	-63,318.87	-68,735.00	5,416.13	92.12%	
01-9400 · Miscellaneous Revenue	10,760.00	0.00	10,760.00	100.0%	
01-9410 · Interest Income	78,450.50	1,500.00	76,950.50	5,230.03%	
01-9411 · Carryover From Prior Year	0.00	100,000.00	-100,000.00	0.0%	
Total Income	1,565,848.45	1,594,717.00	-28,868.55	98.19%	
Expense					
01-1307 · Payroll tax expense	367.20	800.00	-432.80	45.9%	
01-1308 · Supervisor Fees	4,800.00	10,000.00	-5,200.00	48.0%	
01-1310 · Engineering	4,348.00	40,000.00	-35,652.00	10.87%	
01-1311 · Management Fees	40,910.00	49,092.00	-8,182.00	83.33%	
01-1315 · Legal Fees	14,620.00	23,000.00	-8,380.00	63.57%	
01-1319 · Methodology Report	0.00	7,500.00	-7,500.00	0.0%	
01-1320 · Audit Fees	4,100.00	4,100.00	0.00	100.0%	
01-1450 · Insurance	21,056.00	17,500.00	3,556.00	120.32%	
01-1480 · Legal Advertisements	892.34	1,100.00	-207.66	81.12%	
01-1512 · Miscellaneous	4,416.94	8,750.00	-4,333.06	50.48%	
01-1513 · Postage and Delivery	911.51	1,450.00	-538.49	62.86%	
01-1514 · Office Supplies	1,250.35	5,500.00	-4,249.65	22.73%	
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%	
01-1550 · Trustee Fees (GF)	1,420.00	1,800.00	-380.00	78.89%	
01-1551 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%	
01-1570 · Website Management	1,666.60	2,000.00	-333.40	83.33%	
01-1601 · Security Services	182,295.44	370,000.00	-187,704.56	49.27%	
01-1604 · Guardhouse Int/Ext Maintenance	13,378.94	30,000.00	-16,621.06	44.6%	
01-1605 · Gate System Maintenance	73,201.50	50,000.00	23,201.50	146.4%	
01-1609 · Security Cameras & Maintenance	0.00	12,000.00	-12,000.00	0.0%	
01-1610 · Security Online Solutions	0.00	12,000.00	-12,000.00	0.0%	
01-1803 · Lake & Preserve Maintenance	29,600.00	48,000.00	-18,400.00	61.67%	
01-1805 · Stormwater Mgt/Pipe Replacement	70,648.00	100,000.00	-29,352.00	70.65%	
01-1812 · Signs	92.46	2,000.00	-1,907.54	4.62%	
01-1814 · Electricity	74,968.97	85,000.00	-10,031.03	88.2%	
01-1815 · Miscellaneous Maintenance	24,281.18	10,000.00	14,281.18	242.81%	
01-1816 · Telephone	9,272.42	12,500.00	-3,227.58	74.18%	
01-1817 · Water & sewer	10,334.73	16,000.00	-5,665.27	64.59%	
01-1818 · Field Management	5,000.00	5,000.00	0.00	100.0%	
01-1821 · Waterfall Maintenance	60,928.12	80,000.00	-19,071.88	76.16%	
01-1824 · Streetlight Maintenance	0.00	5,000.00	-5,000.00	0.0%	
01-1826 · Holiday Lighting	9,990.00	11,000.00	-1,010.00	90.82%	
01-1829 · Monument Maintenance	0.00	6,000.00	-6,000.00	0.0%	

Walnut Creek Community Development District Budget vs. Actual October 2023 through July 2024

	Oct 23 - July 24	23/24 Budget	\$ Over Budget	% of Budget
01-1835 · Pressure Clean & Paint Ext Strc	0.00	14,000.00	-14,000.00	0.0%
01-1839 · Iguana Removal Services	22,416.70	27,000.00	-4,583.30	83.03%
01-1840 · Headwall Stabilization Project	0.00	50,000.00	-50,000.00	0.0%
01-1841 · Lake Slope Soil Maintenance	0.00	10,000.00	-10,000.00	0.0%
01-1842 · S-8 Canal Reconstructn-Eng Dsgn	0.00	240,000.00	-240,000.00	0.0%
01-1844 · HOA Security Services Admin	0.00	35,100.00	-35,100.00	0.0%
01-1845 · Security Video Surveillance	0.00	35,000.00	-35,000.00	0.0%
01-1846 · Drainage, Pipe Cleaning & CCTV	0.00	120,000.00	-120,000.00	0.0%
01-1899 · Operating Maint Resrve/Contngcy	0.00	24,000.00	-24,000.00	0.0%
01-2311 · Operations Management	10,000.00	12,000.00	-2,000.00	83.33%
Total Expense	697,342.40	1,594,717.00	-897,374.60	43.73%
Net Income	868,506.05	0.00	868,506.05	100.0%

Walnut Creek Community Development District Check Register May 2024 - July 2024

Reference #	Date	Vendor	Amount
5-1	5/2/2024	1st Solution Pest Control	140.00
5-2	5/2/2024	Allstate Resource Management, Inc.	2,960.00
5-3	5/2/2024	Blue Iguana Pest Control Inc	2,241.67
5-4	5/2/2024	Craig A Smith & Associates LLC	325.00
5-5	5/2/2024	FPL	8,053.08
5-6	5/2/2024	Hancock Bank (Tax Receipts)	2,751.35
5-7	5/2/2024	Regions Security	26,814.08
5-8	5/3/2024	Special District Services	5,873.92
5-9	5/6/2024	City of Pembroke Pine (536647-248299)	494.64
5-10	5/6/2024	City of Pembroke Pines (536645-248297)	162.68
5-11	5/6/2024	City of Pembroke Pines (536646-248298)	391.55
5-12	5/6/2024	Regions Security	150.00
	- 1- 1		
6-1	6/3/2024	Comcast (Voice 8931)	178.88
6-2	6/3/2024	SunSentinel	295.98
6-3	6/4/2024	Allstate Resource Management, Inc.	2,960.00
6-4	6/4/2024	Arking Solutions Inc	3,700.00
6-5	6/4/2024	Billing, Cochran, Lyles, Mauro & Ramsey	855.00
6-6	6/4/2024	Blue Iguana Pest Control Inc	4,483.34
6-7	6/4/2024	City of Pembroke Pine (536647-248299)	408.73
6-8	6/4/2024	City of Pembroke Pines (536645-248297)	211.88
6-9	6/4/2024	City of Pembroke Pines (536646-248298)	288.45
6-10	6/4/2024	Comcast (8939)	372.49
6-11	6/4/2024	Comcast (9044)	372.49
6-12	6/4/2024	Craig A Smith & Associates LLC	260.00
6-13	6/4/2024	Crystal Pool Service Inc	4,650.00
6-14	6/4/2024	Crystal Springs	241.83
6-15	6/4/2024	FPL	8,120.06
6-16	6/4/2024	Grau and Associates	4,100.00
6-17	6/4/2024	Regions Security	9,472.50
6-18	6/4/2024	Richie Rich Services LLC	390.00
6-19	6/4/2024	Special District Services	5,502.77
6-20	6/4/2024	Tirone Electric	1,200.00
6-21	6/24/2024	Billing, Cochran, Lyles, Mauro & Ramsey	1,960.00
6-22	6/24/2024	Comcast (Voice 8931)	178.88
6-23	6/24/2024	Craig A Smith & Associates LLC	325.00
6-24	6/24/2024	Crystal Pool Service Inc	4,650.00
6-25	6/24/2024	Crystal Springs	70.94
6-26	6/24/2024	Hancock Bank (Tax Receipts)	789.20
6-27	6/24/2024	Regions Security	24,556.73
6-28	6/24/2024	SunSentinel	132.54

Walnut Creek Community Development District Check Register May 2024 - July 2024

Reference #	Date	Vendor	Amount
7-1	7/8/2024	Allstate Resource Management, Inc.	2,960.00
7-2	7/8/2024	City of Pembroke Pine (536647-248299)	357.18
7-3	7/8/2024	City of Pembroke Pines (536645-248297)	310.29
7-4	7/8/2024	City of Pembroke Pines (536646-248298)	262.68
7-5	7/8/2024	Comcast (8939)	382.49
7-6	7/8/2024	Comcast (9044)	382.49
7-7	7/8/2024	FPL	8,046.36
7-8	7/8/2024	Regions Security	4,765.00
7-9	7/8/2024	Special District Services	5,929.52
7-10	7/26/2024	Comcast (Voice 8931)	179.92
7-11	7/29/2024	Allstate Resource Management, Inc.	2,960.00
7-12	7/29/2024	Arking Solutions Inc	1,300.00
7-13	7/29/2024	Billing, Cochran, Lyles, Mauro & Ramsey	2,340.00
7-14	7/29/2024	Blue Iguana Pest Control Inc	2,241.67
7-15	7/29/2024	Comcast (8939)	383.04
7-16	7/29/2024	Comcast (9044)	383.04
7-17	7/29/2024	Craig A Smith & Associates LLC	1,423.00
7-18	7/29/2024	Crystal Pool Service Inc	4,650.00
7-19	7/29/2024	Crystal Springs	4.99
7-20	7/29/2024	FPL	2,090.00
7-21	7/29/2024	Hancock Bank (Tax Receipts)	720.40
7-22	7/29/2024	Randy's Holiday Lighting	4,995.00
7-23	7/29/2024	Regions Security	8,802.00
7-24	7/29/2024	Tirone Electric	622.50
			187,577.23

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
01-1307 · Payroll tax expense					
	05/23/2024	PR 05/21/24		mtg 05/21/24 PR 05/24/24 (Payroll Taxes)	76.50
Total 01-1307 · Payroll tax expense					76.50
01-1308 · Supervisor Fees					
	05/23/2024	PR 05/21/24		mtg 05/21/24 PR 05/24/24 (Supervisor Fees)	1,000.00
Total 01-1308 · Supervisor Fees					1,000.00
01-1310 · Engineering					
	05/31/2024	CASA-INV-001943	Craig A Smith & Associates LLC	professional services thru 05/31/2024	325.00
	06/30/2024	CASA-INV-002463	Craig A Smith & Associates LLC	professional services thru 06/30/2024	1,423.00
Total 01-1310 · Engineering					1,748.00
01-1311 · Management Fees					
	05/31/2024	2024-0679	Special District Services	Management Fee - May 2024	4,091.00
	06/30/2024	2024-0803	Special District Services	Management Fee - June 2024	4,091.00
	07/31/2024	2024-0931	Special District Services	Management Fee - July 2024	4,091.00
Total 01-1311 · Management Fees					12,273.00
01-1315 · Legal Fees					
	05/31/2024	187914	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 05/31/2024	1,960.00
	06/30/2024	188400	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 06/30/2024	2,340.00
	07/31/2024	188866	Billing, Cochran, Lyles, Mauro & Ramsey	legal fees thru 07/31/2024	605.00
Total 01-1315 · Legal Fees					4,905.00
01-1320 · Audit Fees					
	05/07/2024	25816	Grau and Associates	fee for fiscal year 2022/2023 audit	4,100.00
Total 01-1320 · Audit Fees					4,100.00
01-1480 · Legal Advertisements					
	05/01/2024	093001443000	SunSentinel	Notice of PH & Reg Board Mtg	295.98
	05/21/2024	093755936000	SunSentinel	Notice of Qualifying Period	132.54
Total 01-1480 · Legal Advertisements					428.52
01-1512 · Miscellaneous					
	05/23/2024	PR 05/21/24		mtg 05/21/24 PR 05/24/24 (Payroll Processing)	53.75
	05/31/2024	2024-0679	Special District Services	document storage	89.56
	05/31/2024	2024-0679	Special District Services	travel	106.13
	06/30/2024	2024-0803	Special District Services	document storage	89.67
	06/30/2024	2024-0803	Special District Services	travel	188.95
	07/31/2024	2024-0931	Special District Services	document storage	89.67
	07/31/2024	2024-0931	Special District Services	travel	53.06
Total 01-1512 · Miscellaneous					670.79
01-1513 · Postage and Delivery					
	05/31/2024	2024-0679	Special District Services	FedEx	33.37
	06/30/2024	2024-0803	Special District Services	FedEx	96.14
	07/31/2024	2024-0931	Special District Services	FedEx	67.34

	Date	Invoice #	Vendor	Memo	Amount
Total 01-1513 · Postage and Delivery					196.85
01-1514 · Office Supplies					
	05/31/2024	2024-0679	Special District Services	copier charges	16.05
	06/30/2024	2024-0803	Special District Services	copier charges	232.05
	06/30/2024	2024-0803	Special District Services	meeting books	32.00
	07/31/2024	2024-0931	Special District Services	copier charges	7.35
Total 01-1514 · Office Supplies					287.45
01-1570 · Website Management					
	05/31/2024	2024-0679	Special District Services	website	166.66
	06/30/2024	2024-0803	Special District Services	website	166.66
	07/31/2024	2024-0931	Special District Services	website	166.66
Total 01-1570 · Website Management					499.98
01-1601 · Security Services					
	05/01/2024	31364	Regions Security	service May 2024	2,574.00
	06/01/2024	31608	Regions Security	gate security service June 2024	2,574.00
	07/01/2024	31991	Regions Security	Security admin services July 2024	1,100.00
Total 01-1601 · Security Services					6,248.00
01-1603 · Gatehouse Maintenance					
	06/30/2024	2024-0803	Special District Services	AC Filter	33.05
	07/31/2024	2024-0931	Special District Services	Home Depot and cleaning supplies	111.22
Total 01-1603 · Gatehouse Maintenance					144.27
01-1604 · Guardhouse Int/Ext Maintenance					
	05/06/2024	23851	Richie Rich Services LLC	AC service at guardhouse	390.00
	07/02/2024	57615	Tirone Electric	retrofit 4 poles by Taft St entrance	622.50
Total 01-1604 · Guardhouse Int/Ext Maintenance					1,012.50
01-1605 · Gate System Maintenance					
	05/01/2024	31363	Regions Security	service May 2024	825.00
	05/08/2024	31404	Regions Security	Taft first arm close loop detector replacement	425.00
	05/23/2024	31507	Regions Security	Sheridan St vehicle and pedestrian conduit and wiring installation	4,276.50
	05/23/2024	31508	Regions Security	Sheridan St pedestrian gate bluetooth keypad reader	1,372.00
	05/29/2024	31584	Regions Security	3 x 12' green and red replacement lighted gate are with LED strip	1,568.00
	05/29/2024	31582	Regions Security	Taft exit arm remount 5/28/24 7:33 PM	225.00
	06/01/2024	31607	Regions Security	gate service June 2024	825.00
	06/20/2024	31749	Regions Security	Sheridan right exit swing gate repair	691.00
	06/20/2024	31751	Regions Security	Taft visitor arm barrier remount 6/19/24 6:40 pm	225.00
	06/20/2024	31748	Regions Security	Sheridan right entrance bar code scanner reader replacement	450.00
	07/01/2024	31959	Regions Security	service maintenance contract July	825.00
	07/01/2024	31960	Regions Security	virtual guard contract July	2,574.00
	07/12/2024	32003	Regions Security	Taft resident arm barrier remount 6/24/24 8:18 PM	150.00
	07/12/2024	32006	Regions Security	Taft entrance output module replacement	735.00
	07/12/2024	32002	Regions Security	Taft endurance output module replacement	735.00

	Date	Invoice #	Vendor	Memo	Amount
	07/12/2024	32000	Regions Security	Taft resident arm barrier remount 6/20/24 8:48 PM	225.00
	07/12/2024	32001	Regions Security	Sheridan right entrance output module replacement	735.00
	07/12/2024	31999	Regions Security	Visitor entrance arm barrier remount 06/20/2024 3:10 PM.	150.00
	07/13/2024	32013	Regions Security	Transceiver media converter	598.00
	07/18/2024	32099	Regions Security	Taft exit and resident 2nd arm remount 07/17/2024 9:00 PM.	225.00
	07/22/2024	32110	Regions Security	Taft second arm barrier remount 6/17/24 3:27 pm	150.00
	07/22/2024	32108	Regions Security	Sheridan left exit arm barrier remount 7/21/24 8:45 pm	225.00
	07/22/2024	32109	Regions Security	Taft arm replacement work	3,375.00
	07/22/2024	32107	Regions Security	Sheridan left exit arm barrier remount 7/21/24 8:45 pm	150.00
	07/23/2024	32119	Regions Security	Taft visitor arm barrier remount 7/22/24 6:33 pm	225.00
	07/24/2024	32120	Regions Security	DUALBEAM BARCODE READER FOR LONG RANGE VEHICLE ID	2,760.00
	07/25/2024	32126	Regions Security	3 12' GREEN AND RED OR RED REPLACEMENT LIGHTED GATE ARMS	1,568.00
	07/25/2024	32127	Regions Security	quarterly preventative maintenance, belt & battery replacement	425.00
	07/31/2024	32148	Regions Security	disconnect and remove defective magnetic lock, replace	580.00
	07/31/2024	32147	Regions Security	Taft resident 2nd arm barrier remount 7/30/24 4:10 pm	150.00
Total 01-1605 · Gate System Maintenance					27,442.50
01-1803 · Lake & Preserve Maintenance					
	05/01/2024	8100	Allstate Resource Management, Inc.	mitigation are maintenance	2,960.00
	06/01/2024	8890	Allstate Resource Management, Inc.	mitigation area maintenance	2,960.00
	07/01/2024	9681	Allstate Resource Management, Inc.	mitigation area maintenance	2,960.00
Total 01-1803 · Lake & Preserve Maintenance					8,880.00
01-1814 · Electricity					
	05/20/2024	36358-71365 0524	FPL	acct# 36358-71365 (04/18/24 - 05/20/24)	5,972.40
	05/20/2024	04574-72025 0524	FPL	acct# 04574-72025 (04/18/24 - 05/20/24)	498.11
	05/20/2024	54061-43023 0524	FPL	acct# 54061-43023 (04/18/24 - 05/20/24)	114.10
	05/20/2024	91603-83023 0524	FPL	acct# 91603-83023 (04/18/24 - 05/20/24)	1,109.14
	05/20/2024	63714-09001 0524	FPL	acct# 63714-09001 (04/18/24 - 05/20/24)	31.55
	05/20/2024	63522-34022 0524	FPL	acct# 63522-34022 (04/18/24 - 05/20/24)	394.76
	06/18/2024	91603-83023 0624	FPL	acct# 63714-09001 (05/20/24 - 06/18/24)	1,022.48
	06/18/2024	63522-34022 0624	FPL	acct# 63522-34022 (05/20/24 - 06/18/24)	452.59
	06/18/2024	63714-09001 0624	FPL	acct# 63714-09001 (05/20/24 - 06/18/24)	31.10
	06/18/2024	54061-43023 0624	FPL	acct# 54061-43023 (05/20/24 - 06/18/24)	104.23
	06/18/2024	36358-71365 0624	FPL	acct# 36358-71365 (05/20/24 - 06/18/24)	5,972.40
	06/18/2024	04574-72025 0624	FPL	acct# 04574-72025 (05/20/24 - 06/18/24)	463.56
	07/19/2024	63522-34022 0724	FPL	acct# 63522-34022 (06/18/24 - 07/19/24)	427.14
	07/19/2024	91603-83023 0724	FPL	acct# 91603-83023 (06/18/24 - 07/19/24)	1,058.94
	07/19/2024	54061-43023 0724	FPL	acct# 54061-43023 (06/18/24 - 07/19/24)	109.82
	07/23/2024	04574-72025 0724	FPL	acct# 04574-72025 (06/18/24 - 07/19/24)	494.10
Total 01-1814 · Electricity					18,256.42
01-1815 · Miscellaneous Maintenance					
	05/08/2024	21393886 050824	Crystal Springs	water for guardhouse	241.83
	06/05/2024	21393886 060524	Crystal Springs	water for guardhouse	70.94

1600/6/2024
4.99 17/03/2024 21393886 070324 Crystal Springs water for guardhouse 4.99 17/03/2024 21393886 073124 Crystal Springs water for guardhouse 118.39 17-041 01-1815 · Miscellaneous Maintenance 17-041 01-1816 · Telephone 18-05/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (05/15/24 - 06/14/24) 372.49 18-05/11/2024 8495 75 100 0519034 Comcast (8939) acct# 8495751000518939 (05/15/24 - 06/14/24) 372.49 18-05/15/2024 202110486 Comcast (Voice 8931) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 18-06/15/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 18-06/15/2024 8495 75 100 0519044 Comcast (Voice 8931) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 18-06/15/2024 8495 75 100 0519044 Comcast (Voice 8931) acct# 8495751000519044 (06/15/24 - 07/14/24) 382.49 18-06/15/2024 8495 75 100 0519044 Comcast (Voice 8931) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 18-06/15/2024 8495 75 100 0518939 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04
Total 01-1815 · Miscellaneous Maintenance
Total 01-1815 · Miscellaneous Maintenance 01-1816 · Telephone 05/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (05/15/24 - 06/14/24) 372.49 05/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (05/15/24 - 06/14/24) 372.49 05/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (05/15/24 - 06/14/24) 372.49 05/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (05/15/24 - 06/14/24) 382.49 06/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 06/11/2024 8495 75 100 0519044 Comcast (9044) acct# 84957510005190044 (06/15/24 - 07/14/24) 382.49 06/15/2024 204646002 Comcast (Voice 8931) acct# 904688931 inv# 204646002 178.88 07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518904 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518904 Comcast (8939) acct# 84957510005190839 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 179.92 Total 01-1816 · Telephone 2 2,813.72 01-1817 · Water & sewer
05/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (05/15/24 - 06/14/24) 372.49 05/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (05/15/24 - 06/14/24) 372.49 05/15/2024 202110486 Comcast (Voice 8931) acct# 904688931 inv# 202110486 178.88 06/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 06/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 06/15/2024 204646002 Comcast (Voice 8931) acct# 904688931 inv# 204646002 178.88 06/15/2024 204646002 Comcast (Voice 8931) acct# 8495751000519044 (06/15/24 - 07/14/24) 383.04 06/15/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (Voice 8931) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Tomcast (Voice 8931) acct# 8495751000518939 (07/15/24 - 08/14/24) 28/13/24 07/15/2024 209914832 Tomcast (Voice 8931) acct# 8495751000518939 (07/15/24 - 08/14/24) 28/13/24 07/15/2024 209914832 Tomcast (Voice 8931) acct# 8495751000518939 (07/15/24 - 08/14/24) 28/13/24 07/15/2024 209914832 Tomcast (Voice 8931) acct# 8495751000518939 (07/15/24 - 08/14/24) 28/13/24 07/15/2024 209914832 Tomcast (Voice 8931) acct# 8495751000518939 (07/15/24 - 08/14/24) 28/13/24
05/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (05/15/24 - 06/14/24) 372.49 05/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (05/15/24 - 06/14/24) 372.49 05/15/2024 202110486 Comcast (Voice 8931) acct# 904688931 inv# 202110486 178.88 06/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 06/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (06/15/24 - 07/14/24) 382.49 06/15/2024 204646002 Comcast (Voice 8931) acct# 904688931 inv# 204646002 178.88 07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/11/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 101-1816 · Telephone Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 201-1817 · Water & sewer City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
05/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (05/15/24 - 06/14/24) 372.49 05/15/2024 202110486 Comcast (Voice 8931) acct# 904688931 inv# 202110486 178.88 06/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 06/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (06/15/24 - 07/14/24) 382.49 06/15/2024 204646002 Comcast (Voice 8931) acct# 904688931 inv# 204646002 178.88 07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/11/2024 209914832 Comcast (9044) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone Telephon
178.88 178.89 1
06/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (06/15/24 - 07/14/24) 382.49 06/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (06/15/24 - 07/14/24) 382.49 06/15/2024 204646002 Comcast (Voice 8931) acct# 904688931 inv# 204646002 178.88 07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone Tele
06/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (06/15/24 - 07/14/24) 382.49 06/15/2024 204646002 Comcast (Voice 8931) acct# 904688931 inv# 204646002 178.88 07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone
178.88 06/15/2024 204646002 Comcast (Voice 8931) acct# 904688931 inv# 204646002 178.88 07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone 05/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
07/11/2024 8495 75 100 0519044 Comcast (9044) acct# 8495751000519044 (07/15/24 - 08/14/24) 383.04 07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone 01-1817 · Water & sewer 05/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
07/11/2024 8495 75 100 0518939 Comcast (8939) acct# 8495751000518939 (07/15/24 - 08/14/24) 383.04 07/15/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone 01-1817 · Water & sewer 05/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
O7/15/2024 209914832 Comcast (Voice 8931) acct# 904688931 inv# 209914832 179.92 Total 01-1816 · Telephone 2,813.72 01-1817 · Water & sewer 05/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
Total 01-1816 · Telephone 2,813.72 01-1817 · Water & sewer 05/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
01-1817 · Water & sewer 05/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
05/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (04/17/24 - 05/16/24) 211.88
05/22/2024 536647-248299 City of Pembroke Pine (536647-248299) 1800 NW 76 Ave E (04/17/24 - 05/16/24) 408.73
05/22/2024 536646-248298 City of Pembroke Pines (536646-248298) 1800 NW 76 Ave W (04/17/24 - 05/16/24) 288.45
06/20/2024 536646-248298 City of Pembroke Pines (536646-248298) 1800 NW 76 Ave W (05/16/24 - 06/18/24) 262.68
06/20/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (05/16/24 - 06/18/24) 310.29
06/30/2024 536647-248299 City of Pembroke Pine (536647-248299) 1800 NW 76 Ave E (05/16/24 - 06/18/24) 357.18
07/22/2024 536645-248297 City of Pembroke Pines (536645-248297) 1800 NW 76 AVE (06/18/24 - 07/17/24) 457.90
07/22/2024 536647-248299 City of Pembroke Pine (536647-248299) 1800 NW 76 Ave E (06/18/24 - 07/17/24) 271.27
07/22/2024 536646-248298 City of Pembroke Pines (536646-248298) 1800 NW 76 Ave W (06/18/24 - 07/17/24) 408.73
Total 01-1817 · Water & sewer 2,977.11
01-1821 · Waterfall Maintenance
05/01/2024 2415180500 Crystal Pool Service Inc May 4,650.00
06/01/2024 2415180600 Crystal Pool Service Inc June 4,650.00
06/28/2024 2415180700 Crystal Pool Service Inc July service 4,650.00
07/18/2024 2415190800 Crystal Pool Service Inc cleanout of 3 basins, replace filters, install new motor 5,004.50
Total 01-1821 · Waterfall Maintenance
01-1826 · Holiday Lighting
06/01/2024 13037 Randy's Holiday Lighting 50% deposit on 2024 holiday lights 4,995.00
Total 01-1826 · Holiday Lighting 4,995.00
01-1839 · Iguana Removal Services
05/01/2024 127137 Blue Iguana Pest Control Inc monitoring May 2024 2,000.00
05/02/2024 126938 Blue Iguana Pest Control Inc monitoring May 2024 241.67
05/31/2024 133480 Blue Iguana Pest Control Inc monitoring June 2024 241.67
05/31/2024 133479 Blue Iguana Pest Control Inc monitoring June 2024 2,000.00

	Date	Invoice #	Vendor	Memo	Amount
	07/02/2024	140896	Blue Iguana Pest Control Inc	monitoring July 2024	241.67
	07/02/2024	140897	Blue Iguana Pest Control Inc	monitoring July 2024	2,000.00
Total 01-1839 · Iguana Removal Services					6,725.01
01-2311 · Operations Management					
	05/31/2024	2024-0679	Special District Services	field operations management	1,000.00
	06/30/2024	2024-0803	Special District Services	field operations management	1,000.00
	07/31/2024	2024-0931	Special District Services	field operations management	1,000.00
Total 01-2311 · Operations Management					3,000.00
Total Expenditures					132,746.27

Walnut Creek Community Development District Balance Sheet As of July 31, 2024

	Operating Fund	Debt Service (2010) Fund	General Fixed Assets	Long Term Debt	TOTAL
ASSETS					_
Current Assets					
Checking/Savings					
Operating Fund	1,916,788.70	0.00	0.00	0.00	1,916,788.70
Improvements/Emergency Funds	1,090,398.68	0.00	0.00	0.00	1,090,398.68
Total Checking/Savings	3,007,187.38	0.00	0.00	0.00	3,007,187.38
Total Current Assets	3,007,187.38	0.00	0.00	0.00	3,007,187.38
Other Assets					
Investments - Interest Account	0.00	3.94	0.00	0.00	3.94
Investments - Reserve Fund	0.00	125,283.40	0.00	0.00	125,283.40
Investments - Revenue Account	0.00	144,893.07	0.00	0.00	144,893.07
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00
Investments - Redemption Account	0.00	7,364.17	0.00	0.00	7,364.17
Investments - Principal	0.00	7.60	0.00	0.00	7.60
Accounts Receivable	11,720.00	0.00	0.00	0.00	11,720.00
A/R Non Ad Valorem Receipts	0.00	720.40	0.00	0.00	720.40
Land & Land Improvements	0.00	0.00	6,327,392.00	0.00	6,327,392.00
2010 Project Improvements	0.00	0.00	1,746,100.00	0.00	1,746,100.00
2014 Improvements	0.00	0.00	66,674.00	0.00	66,674.00
Infrastructure	0.00	0.00	3,123,376.00	0.00	3,123,376.00
Equipment	0.00	0.00	30,534.00	0.00	30,534.00
Depreciation - Infrastructure	0.00	0.00	-3,079,677.00	0.00	-3.079.677.00
Depreciation - Equipment	0.00	0.00	-30,534.00	0.00	-30,534.00
Amount Available In DSF (2010)	0.00	0.00	0.00	278,272.58	278,272.58
Amount To Be Provided	0.00	0.00	0.00	656,727.42	656,727.42
Total Other Assets	11,720.00	278,272.58	8,183,865.00	935,000.00	9,408,857.58
TOTAL ASSETS	3,018,907.38	278,272.58	8,183,865.00	935,000.00	12,416,044.96
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accrued Expense Sundry	0.00	0.00	0.00	0.00	0.00
Maintenance Projects Reserves	785,000.00	0.00	0.00	0.00	785,000.00
Accounts Payable	24,685.09	0.00	0.00	0.00	24,685.09
Total Current Liabilities	809,685.09	0.00	0.00	0.00	809,685.09
Long Term Liabilities					
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2010)	0.00	0.00	0.00	935,000.00	935,000.00
Total Long Term Liabilities	0.00	0.00	0.00	935,000.00	935,000.00
Total Liabilities	809,685.09	0.00	0.00	935,000.00	1,744,685.09
Equity					
Retained Earnings	1,340,716.24	259,516.35	-3,110,211.00	0.00	-1,509,978.41
Net Income	868,506.05	18,756.23	0.00	0.00	887,262.28
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	11,294,076.00	0.00	11,294,076.00
Total Equity	2,209,222.29	278,272.58	8,183,865.00	0.00	10,671,359.87
TOTAL LIABILITIES & EQUITY	3,018,907.38	278,272.58	8,183,865.00	935,000.00	12,416,044.96

Walnut Creek CDD Debt Service (Series 2010) Profit & Loss Report July 2024

				Year
	Annual			To Date
	Budget		Actual	Actual
	10/1/23 - 9/30/24		Jul-24	10/1/23 - 7/31/24
Revenues				
Interest Income	100)	1,155	10,460
NAV Tax Collection	122,077	,	720	120,536
Bond Prepayments	C)	0	0
Total Revenues	\$ 122,177	\$	1,875	\$ 130,996
Expenditures				
Principal Payments	55,000)	0	55,000
Additional Principal Payments	11,083	3	0	0
Interest Payments	56,094		0	57,240
Total Expenditures	\$ 122,177	\$		\$ 112,240
Excess/ (Shortfall)	\$ -	\$	1,875	\$ 18,756

WALNUT CREEK CDD TAX COLLECTIONS 2023 - 2024

#	ID#	Payment From	DATE	FOR	Tax C	Collect Receipts Gross	interest leceived	Ce	ommission Paid	ı	Discount	Net From Tax Collector		Admin Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2010 Debt Assessment Income (Before Discounts & Fees)		Admin Assessment Income (After Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Series 2010 Debt Assessment Income (After Discounts & Fees)		Series 2010 Debt Assessment Paid to Trustee
												\$1,718,397		\$182,571	\$1,405,957	\$129,869	_	\$182,571	\$1,405,957	\$129,869	1	
												\$1,615,294		\$171,617	\$1,321,600	\$122,077	_	\$171,617	\$1,321,600	\$122,077	4	\$122,077
1		Broward Cty Tax Collector	11/22/23	NAV Taxes	\$	179,751.67		\$			(7,314.08)			19,089.57				17,946.44	\$ 138,266.75	\$ 12,775.65		12,775.65
2		Broward Cty Tax Collector	12/08/23	NAV Taxes	\$	1,282,962.82						\$ 1,207,030.19			\$ 1,049,720.20			128,186.44			_	91,251.55
3	3	Broward Cty Tax Collector	12/15/23	NAV Taxes	\$	57,800.77		\$	(1,111.35)					6,138.42		\$ 4,369.75		5,783.12	\$ 44,556.00	\$ 4,116.95	_	4,116.95
4	4	Broward Cty Tax Collector	12/28/23	NAV Taxes	\$	15,192.13		\$	(294.34)	_	(474.98)		_	1,613.38			_	1,531.66	\$ 11,800.75	\$ 1,090.40	_	1,090.40
5		Broward Cty Tax Collector	01/12/24	NAV Taxes	\$	28,535.75		\$	(553.60)	\$	(856.05)			3,030.50	\$ 23,347.95	\$ 2,157.30	\$	2,880.75	\$ 22,194.60	\$ 2,050.75	\$	2,050.75
6	Int - 1	Broward Cty Tax Collector	01/25/24	Interest			\$ 1,006.77					\$ 1,006.77	\$	1,006.77			\$	1,006.77			\$	-
7	6	Broward Cty Tax Collector	02/16/24	NAV Taxes	\$	37,712.55		\$	(738.71)		(777.05)			4,005.05			\$	3,843.99	\$ 29,616.25	\$ 2,736.55		2,736.55
8		Broward Cty Tax Collector	03/15/24	NAV Taxes	\$	30,752.88		\$	(608.13)		(345.98)			3,265.93				3,164.52	\$ 24,381.40	\$ 2,252.85		2,252.85
9		Broward Cty Tax Collector	04/12/24	NAV Taxes	\$	37,153.73		\$	(742.72)	\$	(18.02)			3,945.68	\$ 30,399.20	\$ 2,808.85	\$	3,864.84	\$ 29,776.80	\$ 2,751.35	\$	2,751.35
10	Int - 2	Broward Cty Tax Collector	04/25/24	Interest			\$ 1,327.85					\$ 1,327.85		1,327.85			\$	1,327.85			\$	-
11		Broward Cty Tax Collector	05/10/24	NAV Taxes/Interest		10,655.48	\$ 172.88	\$	(216.57)			\$ 10,611.79		1,304.51				1,281.49	\$ 8,541.10	\$ 789.20		789.20
12	10	Broward Cty Tax Collector	06/14/24	NAV Taxes/Interest	\$	9,723.24	\$ 291.68	\$	(200.29)			\$ 9,814.63	\$	1,324.27	\$ 7,955.55	\$ 735.10	\$	1,297.78	\$ 7,796.45	\$ 720.40	\$	720.40
13												\$ -									\$	-
14												\$ -									\$	-
15												\$ -										
16												\$ -										
					\$1	,690,241.02	\$ 2,799.18	\$	(32,547.73)	\$	(63,318.87)	\$ 1,597,173.60) (182,302.55	\$ 1,382,955.25	\$ 127,782.40	\$	172,115.65	\$ 1,304,522.30	\$ 120,535.65	\$	120,535.65

23/24 Assessment Roll: \$1,718,413.25

> Admin: \$182,580.00 Maint: \$1,405,964.45 2020 Debt: \$129,868.80 \$1,718,413.25

Collections 98.36% Note: \$1,718,397, \$182,571, \$1,405,957 and \$129,869 are 2023/2024 budgeted assessments before discounts and fees. \$1,615,294, \$171,617, \$1,321,600 and \$122,077 are 2023/2024 budgeted assessments after discounts and fees.

\$	1,690,241.02		
\$	2,799.18	\$	1,597,173.60
\$	(182,302.55)	\$	(172,115.65)
\$	(1,382,955.25)	\$	(1,304,522.30)
\$	-	\$	-
\$	(127,782.40)	\$	(120,535.65)
Φ	(0.00)	•	0.00

RESOLUTION 2024-06

- A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
- **WHEREAS,** the Walnut Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and
- **WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and
- **WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and
- **WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and
- **WHEREAS,** the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT:

- **SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- **SECTION 2**. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.
- **SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20^{th} day of <u>August</u>, 2024.

ATTEST:	WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

• Notice all District regular, special, and public hearing meetings

• Conduct all post-meeting activities

• District records retained in compliance with Florida Sunshine Laws

Performance Measures:

• All Meetings publicly noticed as required (yes/no)

- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

• District adopted fiscal year budget

• District amended budget at end of fiscal year

- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- "No findings" for annual financial audit (yes/no)
 - o If "yes" explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

Pest Findings by Location

WALNUT CREEK CDD LAKES & CANALS

JUL 01, 2024 TO JUL 31, 2024

Finding Types: All Finding Types

Target Pests: Iguana



Iguana Control

Walnut Creek CDD Lakes & Canals, 7500 NW 20th St, Hollywood, FL 33024-1079

	, -,			
Device	Date	Pest	Type	Quantity
Property				
	7/9/2024 03:10 PM	Iguana	Sighted	5
	7/11/2024 10:40 AM	Iguana	Sighted	5
	7/12/2024 03:14 PM	Iguana	Sighted	13
	7/19/2024 02:34 PM	Iguana	Sighted	22
	7/19/2024 04:59 PM	Iguana	Sighted	14
	7/23/2024 02:17 PM	Iguana	Sighted	12
	7/25/2024 10:18 AM	Iguana	Sighted	9
	7/26/2024 03:54 PM	Iguana	Sighted	24
	7/30/2024 02:46 PM	Iguana	Sighted	5

Total For July 2024 (Lakes & Canals): 109

R.G.

Pest Findings by Location

WALNUT CREEK CDD TAFT ST WATERFALLS

JUL 01, 2024 TO JUL 31, 2024

Finding Types: All Finding Types

Target Pests: Iguana



Iguana Control

Walnut Creek CDD Taft St Waterfalls, 1978 Northwest 76th Avenue, Pembroke Pines, FL 33024

Device	Date	Pest	Type	Quantity
Property				
	7/9/2024 03:11 PM	Iguana	Sighted	7
	7/11/2024 10:28 AM	Iguana	Sighted	3
	7/12/2024 02:57 PM	Iguana	Sighted	3
	7/19/2024 02:31 PM	Iguana	Sighted	3
	7/19/2024 04:02 PM	Iguana	Sighted	10
	7/23/2024 02:01 PM	Iguana	Sighted	5
	7/25/2024 10:08 AM	Iguana	Sighted	3
	7/26/2024 12:19 PM	Iguana	Sighted	7
	7/30/2024 02:42 PM	Iguana	Sighted	7

Total For July2024 (Waterfalls): 48

R.G.



August 7, 2024

Ms. Gloria Perez, District Manager Walnut Creek Community Development District 8785 SW 165th Ave, Suite 200 Miami, FL 33193

RE: Walnut Creek Community Development District -Engineering Design for Three (3) Lake-Front Benches CAS Proposal OCASA-0523

Dear Ms. Perez:

Craig A. Smith and Associates (CAS) is pleased to provide a professional engineering services proposal to complete the above-referenced project. The fee for this proposal will be billed at the approved hourly rates for a not to exceed agreed upon amount shown below. CAS to provide all work necessary for the preparation of construction drawings for each of three proposed lake-front benches (see attachments). Tasks for this project include site observations of the existing conditions, layout and engineering design and details for the three bench location plans (for the purposes of permitting), including grading and proposed elevations, sidewalk installation, adjustment of existing irrigation, and harmonization of existing conditions. This proposal also includes the preparation of engineer's opinion of probable costs for the proposed lake-front benches.

TOTAL HOURLY FEE (NOT TO EXCEED): \$3,793.00

We propose to perform all services under the terms of the executed Professional Engineering Services Agreement from December of 2017. Additional Services not included in this proposal shall be Hourly services in accordance with the Hourly Rate Schedule included in said agreement. If this proposal is acceptable, please execute in the space provided below and return one executed copy to our office as our notice to proceed. We appreciate your business and thank you for this opportunity.

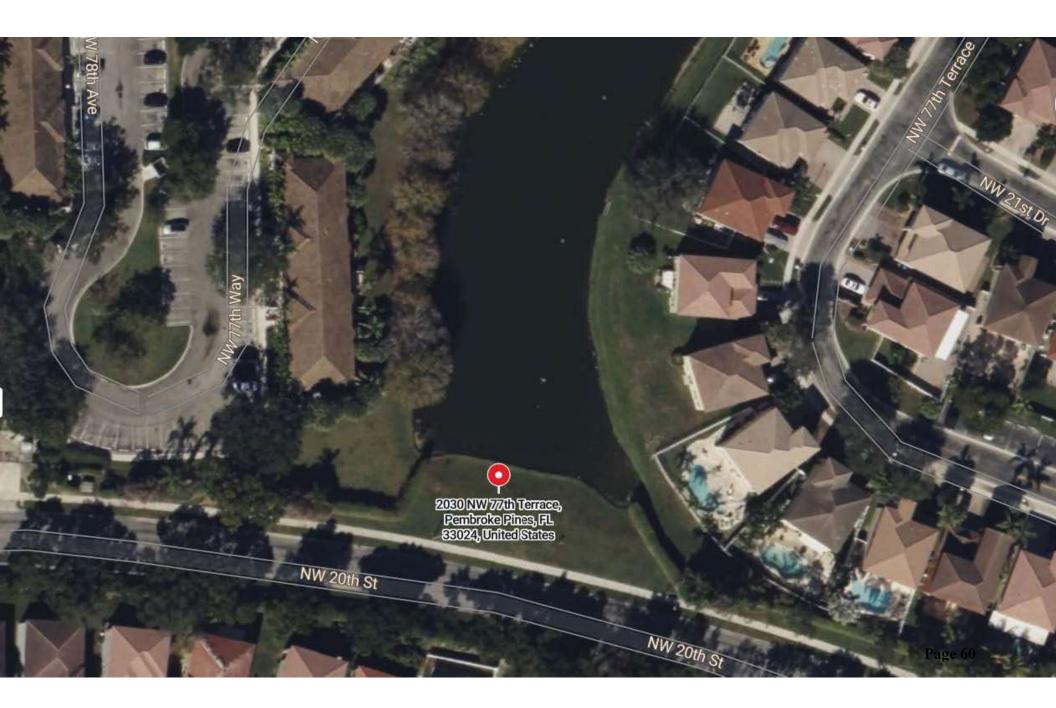
AGREED TO AND ACCEPTED BY: CRAIG A. SMITH & ASSOCIATES Stephen C. Smith, P.E. President WALNUT CREEK COMMUNITY DEVELOPMENT DISTRICT WCCDD Authorized Signature Date

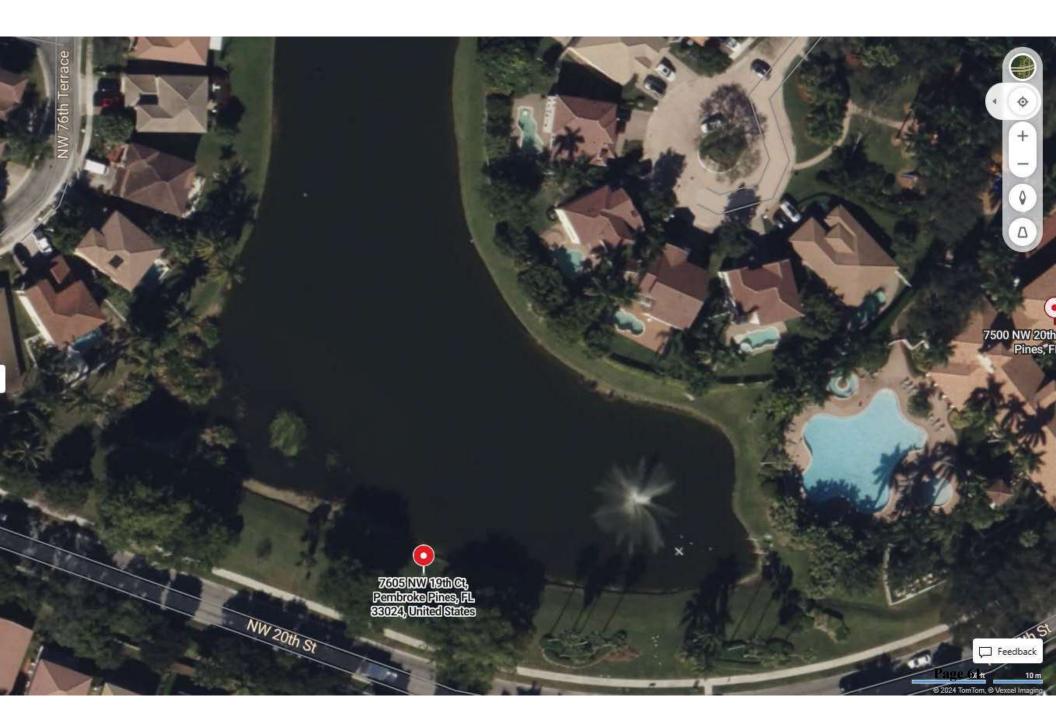


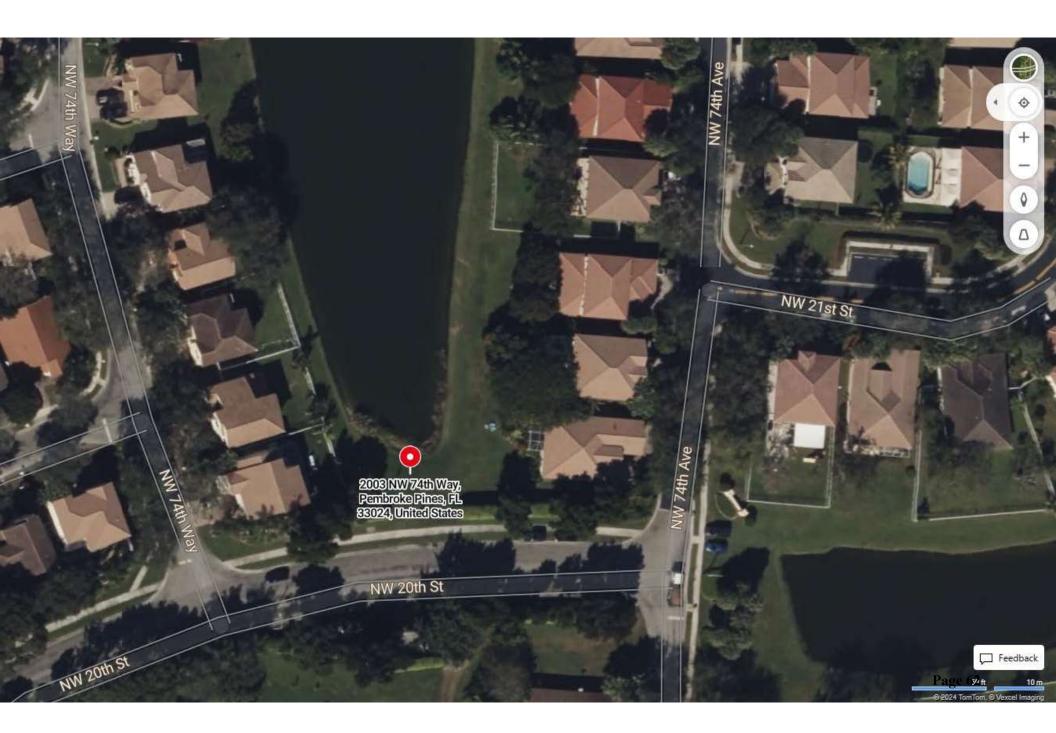














ENGINEERING

Engineered for Excellence:SOX Erosion Solutions™ Sets the Standard

Specifying engineers design solutions for projects that focus on lake bank, stream bank, pond bank, creek side, channel side, slope and hillside stabilization, and erosion control, have found their ultimate ally in SOX Erosion SolutionsTM. Engineers who have been seeking a long-lasting, functional solution, have found that with the SOX system.

SOX advantages are long-term stabilization, that results in improved water quality, turf/root zone protection, and funcional beauty for your client. Our system allows the engineering community to change the way design and function integrate – allowing you to set new standards. SOX is empowering engineers to create the design criteria they have been looking for.

SOX steps in with a unique low impact, resilient, flexible, and modular alternative, that ensures safety, compliance, and stability, while supporting root vegetation and water quality.

SOX's patented design boasts a full comprehensive system: a first of it's kind set of elements that include the anchoring system, rip-stop technical mesh, flexible sizing, modularity and other variables allowing an engineered slope and grade infrastructure that is both functional and beautiful.

But what truly sets SOX apart is it's simplistic approach that are used to solve complex problems!

It's the economically and environmentally responsible choice for engineers dedicated to designing resilient green infrastructure.

SOX Erosion Solutions[™]- the ultimate solution for engineers who demand excellence.













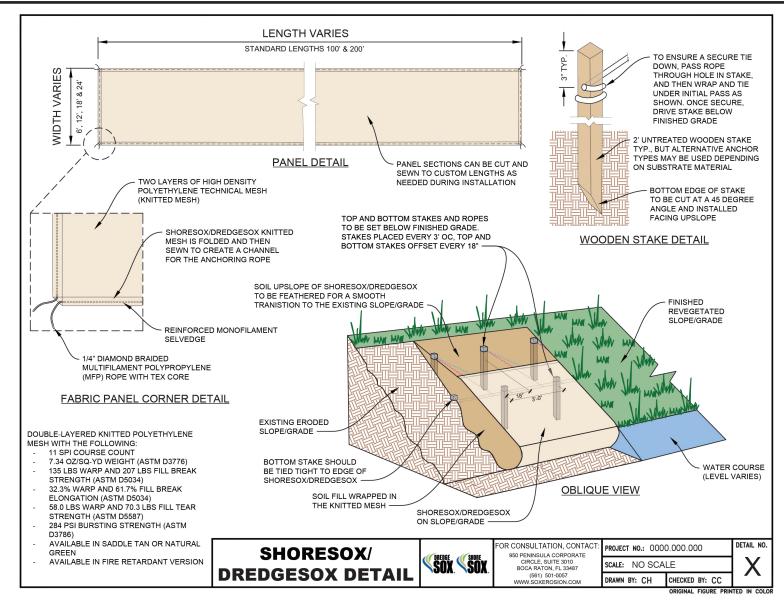


SAFETY · STABILITY · AESTHETICS · ROOT STRUCTURE · WATER QUALITY





DREDGESOX/SHORESOX



















HOA / PUD

Revolutionize Erosion Control: SOX, Your Eco-Friendly HOA Solution

SOX Erosion SolutionsTM is the ultimate solution to your erosion control needs, setting a new industry standard that leaves traditional products in the dust for HOAs.

Many other solutions are short-term, ineffective, expensive options, such as rip-rap or gabion baskets, rendering your beautiful community inaccessible and unsafe. **SOX changes the game.** DredgeSOX is a safe, integrated, erosion control solution, resulting in improved water quality, functionality, and stability.

Unlike traditional solutions, SOX boasts remarkable flexibility. It effortlessly conforms to the natural contours of your landscape, and can seamlessly incorporate tight curves, trees, or boulders.

We outperform the competition, reducing long-term maintenance costs and maximizing a communities ability to assess its immediate needs while building out a long term resilience plan.

For HOAs seeking a cost-efficient, eco-friendly, and highly effective erosion control solution that elevates the community's safety, compliance, and aesthetic appeal SOX Erosion SolutionsTM is your go-to choice. Say goodbye to the old ways and embrace the future of erosion control!

TOP 5 REASONS HOAs CHOOSE SOX:

- Stability
- Safety
- Aesthetics
- Root Structure
- * Water Quality







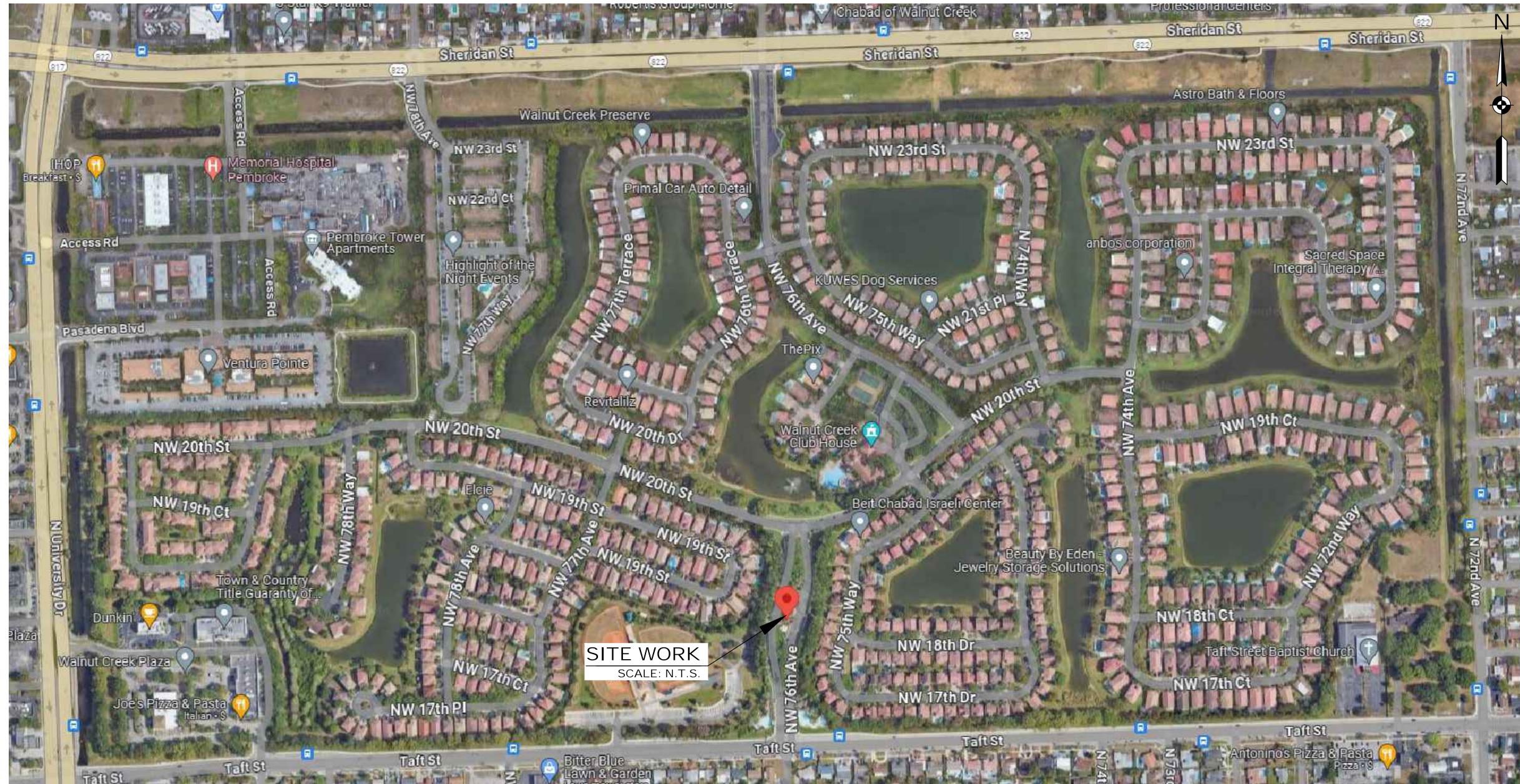




BIOENGINEERED LIVING SHORELINES & HILLSIDES



WALNUT CREEK GATE TRAP IMPROVEMENT



LOCATION SKETCH

SCALE: N.T.S.

GENERAL NOTES:

- 1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 EDIT AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- 3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- 4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING
- 5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- 6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- 7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/ OR ADDITIONS TO THE WORK INCLUDING THE DRAWINGS.
- 8. IF ANY CHANGES AND/OR DEVIATIONS RE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- 9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- 10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- 11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS. 12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING
- CONSTRUCTION. 13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER

DRAWING INDEX:

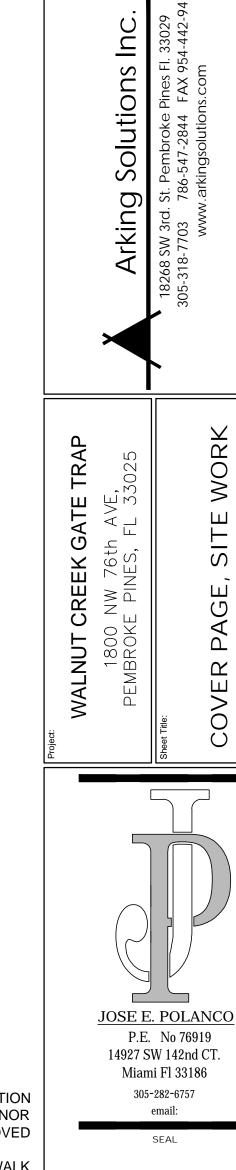
- COVER PAGE, SITE WORK & NOTES C - 2 EXISTING & PROPOSED FLOOR PLAN
- ELECTRICAL COVER SHEET
- E 1 ELECTRICAL PLANS E - 2
- ELECTRICAL PANEL SCHEDULES, RISER DIAGRAM AND E - 3 DETAILS
- E 4 ELECTRICAL SPECS

SCOPE OF WORK:

- INSTALLATION OF A GATE TRAP ACCESS SYSTEM.
- GATES ACCESS CONTROL AND TRAFFIC CALMING CONTROLS FOR PUBLIC AND PRIVATE ROADS CONSIDERING EMERGENCY VEHICLES RESPONSE CRITERIA FOR GATES.
- PAVEMENT AND ROUTE WAY WORK.
- ELECTRICAL WORK.
- NOT PLUMBING & MECHANICAL WORK.

DEMOLITION NOTES:

- 1. THIS PLAN IS INTENDED TO SHOW THE OVERALL SCOPE OF DEMOLITION WORK TO BE DONE. IT DOES NOT SHOW ALL OF THE SPECIFIC MINOR ITEMS EXISTING IN THE SPACE THAT WILL BE REQUIRED TO BE REMOVED
- TO COMPLETE THE WORK. 2. THE CONTRACTOR SHALL VISIT THE JOB SITE AND PERFORM A WALK THRU WITH THE OWNER TO IDENTIFY THE SPECIFIC ITEMS NOT SHOWN ON THIS PLAN THAT WILL BE REMOVED AND COORDINATE WHICH ITEMS WILL BE DISPOSED OF AND WHICH WILL BE GIVEN TO THE OWNER FOR
- HIS STORAGE. 3. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK, TRASH
- REMOVAL, STORAGE, ETC. WITH THE OWNER. 4. THE OWNER SHALL SUPPLY THE CONTRACTOR WITH AN ASBESTOS SURVEY IDENTIFYING ANY ITEMS THAT MAY HAVE ASBESTOS. THE CONTRACTOR SHALL FOLLOW THE SURVEY AND ANY ITEMS HAVING ASBESTOS SHALL BE REMOVED OR CONTAINED AS REQUIRED BY A CERTIFIED ASBESTOS ABATEMENT CONTRACTOR.
- 5. ALL WORK SHALL BE CUT, PATCHED OR MODIFIED AS REQUIRED AND REFINISHED AS WELL AS REFINISHING EXISTING ITEMS REMAINING TO BE REPRODUCED WITHOUT HIS WRITTEN CONSEN ACHIEVE A CONSISTENT FINISH AND A SATISFACTORY COMPLETED CONDITION.
- 6. THE CONTRACTOR SHALL PROVIDE SAFETY FEATURES OR METHODS DURING DEMOLITION AS REQUIRED BY APPLICABLE CODES, O.S.H.A. OR SPECIFICATIONS.
- 7. CONTRACTOR SHALL VERIFY ALL PLUMBING, MECHANICAL AND ELECTRICAL ITEMS TO BE REMOVED OR RELOCATED PRIOR TO PERFORMING THE WORK.
- 8. ALL SURFACES DAMAGED BY DEMOLITION SHALL BE REPAIRED AND REFINISHED TO MATCH ADJACENT SURFACES AND AS PER FINISH SCHEDULE.
- 9. REMOVE ALL EXISTING CABINETS, FURNITURE AND FIXTURES DEPICTED ON THE DRAWINGS. COORDINATE WITH THE OWNER, THE DISPOSAL OR STORAGE OF THESE ITEMS.
- 10.REMOVE ALL EXISTING FLOOR CARPET, TILE, ETC. AND PREPARE SURFACE TO RECEIVED NEW FINISHES PER FINISH AND/OR INTERIOR DESIGNERS SPECIFICATIONS OBSERVE ANY ITEMS ADDRESSED BY THE ASBESTOS SURVEY AS NOTED ABOVE.
- 11.CONTRACTOR IS TO VERIFY WITH THE OWNER AND IDENTIFY ALL EXISTING PIPES, CONDUITS, ETC. PRIOR TO DEMOLITION. CONTRACTOR SHALL IDENTIFY W/ PAINT ALL PIPES, CONDUITS, ETC. THAT ARE NOT GOING TO BE DEMOLISHED OR REMOVED.



THESE DRAWINGS AND DESIGNS ARE

PROPERTY OF JOSE POLANCO, P.E. AND SHALL NOT

Revisions

Description

04-10-2024

A. A. R.

AS SHOWN

2024.09

Page 40

Date

Date

Drawn by

Job Number



		ELECTRICAL SYMBOL LEGEN	ID (SOME M	AY NOT BE USED)	
	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	(GENERAL NOTES ARE PROVIDED AS A BASIC DESI
	+	WALL MOUNTED SINGLE RECEPTACLE, NEMA 5-20R	#	WALL MOUNTED QUADRUPLEX RECEPTACLE	THE ENTIRE INSTALLATION SHALL BE
	#	WALL MOUNTED DUPLEX RECEPTACLE	₩	WALL MOUNTED DEDICATED QUADRUPLEX RECEPTACLE	BUILDING CODE, 2023 8TH EDITION (OF ALL LOCAL CODES, RULES AND O
		WALL MOUNTED DEDICATED DUPLEX RECEPTACLE	#	WALL MOUNTED QUADRUPLEX RECEPTACLE, SPLIT-WIRED	2. AS A MINIMUM, ALL EQUIPMENT SHAL
	\(\phi\)	WALL MOUNTED DUPLEX RECEPTACLE, ONE RECEPTACLE SWITCHED OR SPLIT—WRED	-0	WALL MOUNTED SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED	THE FOLLOWING: A. AMERICAN NATIONAL STANDARD:
82	=	WALL MOUNTED DUPLEX RECEPTACLE, MOUNTED ABOVE STANDARD HEIGHT OR ABOVE COUNTER	₩	WALL MOUNTED RANGE RECEPTACLE, NEMA 14-50R UNLESS INDICATED OTHERWISE	B. ILLUMINATING ENGINEERS SOCIE
진	#	WALL MOUNTED DUPLEX GFCI RECEPTACLE	=	WALL MOUNTED DUPLEX GFCI RECEPTACLE, MOUNTED ABOVE STANDARD HEIGHT OR ABOVE COUNTER	C. AMERICAN SOCIETY FOR TESTIN D. NATIONAL ELECTRICAL MANUFAC
¥	0	FLUSH FLOOR MOUNTED SINGLE RECEPTACLE, NEMA 5-20R	D	FLUSH FLOOR MOUNTED QUADRUPLEX RECEPTACLE	E. NOTES: THESE STANDARDS ARE
띩	Φ	FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE		FLUSH FLOOR MOUNTED DEDICATED QUADRUPLEX RECEPTACLE	3. ALL ELECTRICAL EQUIPMENT, DEVICES WHERE STANDARDS HAVE BEEN ESTAI
RECEPTACLES AND PLUGS		FLUSH FLOOR MOUNTED DEDICATED DUPLEX RECEPTACLE	(1)	FLUSH FLOOR MOUNTED QUADRUPLEX RECEPTACLE, SPLIT-WRED	4. CONTRACTOR TO PROVIDE ALL LABOR
	<u></u>	FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE, SPLIT-WRED		FLUSH FLOOR MOUNTED SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED	NOTED ON THE DRAWINGS.
~	 ©c	CEILING MOUNTED SINGLE RECEPTACLE, NEMA 5-20R (C=FLUSH CEILING, DC=DROPCORD)	 ∰c	CEILING MOUNTED QUADRUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)	5. THE CONTRACTOR SHALL VISIT THE JO NOTED ON THE DRAWINGS, PRIOR TO
	 Фс	CEILING MOUNTED DUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)	c	CEILING MOUNTED DEDICATED QUADRUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)	6. IT SHALL BE THE RESPONSIBILITY OF
		CEILING MOUNTED DEDICATED DUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)	⊕ c	CEILING MOUNTED QUADRUPLEX RECEPTACLE, SPLIT—WIRED (C=FLUSH CEILING, DC=DROPCORD)	CONTRACTOR TO ACCOMPLISH THE WO
		CEILING MOUNTED DUPLEX RECEPTACLE, SPLIT—WIRED (C=FLUSH CEILING, DC=DROPCORD)		CEILING MOUNTED SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED (C=FLUSH CEILING, DC=DROPCORD)	7. ELECTRICAL CONTRACTOR SHALL NOT FOR EXACT LOCATIONS OF ALL EQUIP
ပ္ပ	<u> </u>	WALL MOUNTED JUNCTION/OUTLET BOX	©c	CEILING MOUNTED JUNCTION/OUTLET BOX	8. IT SHALL BE UNDERSTOOD THAT ALL
BOXES	<u>_</u>	FLUSH FLOOR MOUNTED JUNCTION/OUTLET BOX	0	JUNCTION BOX MOUNTED ABOVE CEILING	CLASS WORKMANLIKE MANNER. SAID (GOVERNING AUTHORITIES.
		CIRCUITRY, CONCEALED IN WALL OR CEILING	■P	POWER POLE	9. THE CONTRACTOR SHALL PROVIDE ALI
⊭		CIRCUITRY, CONCEALED IN OR UNDER FLOOR	■ T	TELECOMMUNICATIONS POLE	DAMAGE FOR THE DURATION OF THE
AND CIRCUITRY		CIRCUITRY, EXPOSED	■ TP	TWO-CHANNEL TELECOMMUNCATIONS AND POWER POLE	10. CONTRACTOR SHALL GUARANTEE ALL ONE YEAR FROM DATE OF ACCEPTANG
2			UCP	UNDERCARPET FLAT CONDUCTOR CABLE WIRING SYSTEM, POWER	11. IT SHALL NOT BE THE INTENT OF THI
	7	CIRCUIT HOMERUN. THE NUMBER OF ARROWS INDICATES THE NUMBER OF CIRCUITS. TWO WIRES UNLESS NOTED OTHERWISE; SLASHES INDICATE NUMBER OF WIRES. EQUIPMENT GROUND WIRE IS REQUIRED BUT NOT INDICATED. A 7	UCT	UNDERCARPET FLAT CONDUCTOR CABLE WIRING SYSTEM, TELEPHONE	CONTRACTOR SHALL BE EXPECTED TO ALL REQUIREMENTS NECESSARY FOR
MAYS	, . _	INDICATES ISOLATED GROUND CONDUCTOR.	UCD	UNDERCARPET FLAT CONDUCTOR CABLE WIRING SYSTEM, DATA	12. THE CONTRACTOR SHALL BE RESPON:
RACEWAYS		CONDUIT STUB	000	WIRE LOOP FOR FUTURE CONNECTION, 10'-0" MINIMUM SLACK	SURFACES. EQUIPMENT. ETC. CAUSED
2		CONDUIT/CIRCUIT BREAK AND CONTINUED ELSEWHERE	×	VERTICAL CONDUIT/CIRCUIT	13. CORRECTION OF ANY DEFECTS SHALL REPLACEMENT OR REPAIR OF ANY OT
ळ		METER AND SOCKET	/M/	MOTOR	14. CONTRACTOR SHALL KEEP ALL AREAS
D		LIGHTING AND APPLIANCE PANELBOARD, SURFACE MOUNTED	XX RPS	REMOTE LIGHTING POWER SUPPLY/TRANSFORMER; (XX = WATT RATING)	AREAS SHALL BE LEFT BROOM CLEAN
MISCELL ANEOUS		LIGHTING AND APPLIANCE PANELBOARD, FLUSH MOUNTED	^^[RF3]	(XX = WATT RATING) TRACK LIGHTING END FEED	15. CONTRACTOR SHALL PAY FOR ALL PE
		OTHER EQUIPMENT AS NOTED		LOW VOLTAGE CONTROL TRANSFORMER	16. COORDINATE ALL ELECTRICAL SITE WO
			[K]	PUSHBUTTON STATION, ONE BUTTON	17. IT SHALL BE THE RESPONSIBILITY OF NOT INTERFERE WITH PRODUCTION OF
CONTROLS	\$	SWITCH, SPST UNLESS INDICATED OTHERWISE, HORSEPOWER RATED WHEN USED IN CONJUNCTION WITH MOTORS CEILING MOUNTED OCCUPANCY SENSOR		PUSHBUTTON STATION, TWO BUTTON	ORDER ANY ITEMS UNTIL APPROVED S
		WALL MOUNTED OCCUPANCY SENSOR	••	PUSHBUTTON STATION, THREE BUTTON	
8	<u>立</u> 0s		4		
₹ N	<u> </u>	CEILING MOUNTED DAYLIGHT SENSOR		SAFETY SWITCH, CHARACTERISTICS AS INDICATED DISCONNECT SWITCH PROVIDED BY EQUIPMENT MANUFACTURER INTEGRAL WITH	
異	<u> </u>	CEILING MOUNTED MOTION SENSOR	4	EQUIPMENT	
SWITCHES AND	TC	AUTOMATIC TIMECLOCK	LCB	ENCLOSED CIRCUIT BREAKER, CHARACTERISTICS AS INDICATED	SYMBOL MODIF
	RC	ROOM CONTROLLER WALL MOLINTED TELEPHONE OLITLET:		MAGNETIC MOTOR STARTER WALL MOUNTED DATA OLITIFT:	GENERAL SYMBOL MODIFIERS (APPLY TO ALL)
_	V	WALL MOUNTED TELEPHONE OUTLET; *P DENOTES NUMBER OF TELEPHONE PORTS FLUSH FLOOR MOUNTED TELEPHONE OUTLET:	∇	WALL MOUNTED DATA OUTLET; *D DENOTES NUMBER OF DATA PORTS FILISH FLOOR MOUNTED DATA OUTLET:	+XX" MOUNTING HEIGHT TO CENTER OF BOX (OVERRIDES DEFAULT MOUNTING HEIGHT)
TELECOMM		FLUSH FLOOR MOUNTED TELEPHONE OUTLET; *P DENOTES NUMBER OF TELEPHONE PORTS CELLING MOUNTED TELEPHONE OUTLET:		FLUSH FLOOR MOUNTED DATA OUTLET; *D DENOTES NUMBER OF DATA PORTS CELLING MOUNTED DATA OUTLET:	ACH 6 INCHES ABOVE COUNTERTOP/BACKSPLA TO CENTER OF BOX
빏		CEILING MOUNTED TELEPHONE OUTLET; *P DENOTES NUMBER OF TELEPHONE PORTS WALL MOUNTED COMBINATION TELEPHONE AND DATA OUTLET:	□c	CEILING MOUNTED DATA OUTLET; *D DENOTES NUMBER OF DATA PORTS FILISH FLOOR MOUNTED COMBINATION TELEPHONE AND DATA OUTLET: *P./*D.	EM EMERGENCY GFCI GROUND-FAULT CIRCUIT INTERRUPTER
۲	<u></u>	WALL MOUNTED COMBINATION TELEPHONE AND DATA OUTLET; *P/*D DENOTES NUMBER OF TELEPHONE/DATA PORTS	7	FLUSH FLOOR MOUNTED COMBINATION TELEPHONE AND DATA OUTLET; *P/*D DENOTES NUMBER OF TELEPHONE/DATA PORTS CELLING MOUNTED COMBINATION TELEPHONE AND DATA OUTLET.	(4 TO 6 MILLIAMP TRIP) H HORIZONTAL MOUNT
	(WAP))	WIRELESS ACCESS POINT	▼ c	CEILING MOUNTED COMBINATION TELEPHONE AND DATA OUTLET; *P/*D DENOTES NUMBER OF TELEPHONE/DATA PORTS	PT POKE-THROUGH WP WEATHERPROOF
		WALL MOUNTED CCTV CAMERA	■ C	CEILING MOUNTED CCTV CAMERA	RECEPTACLE MODIFIERS
	MTV	CCTV MONITOR OUTLET		CEILING MOUNTED CCTV CAMERA WITH DOME COVER	CH CLOCK HANGER CR CONTROLLED
ক	CACP	CONTROLLED ACCESS CONTROL PANEL	PE	CONTROLLED ACCESS "PUSH TO EXIT" PUSHBUTTON	HG HOSPITAL GRADE IG ISOLATED GROUND
STEMS	ES	CONTROLLED ACCESS ELECTRIC DOOR STRIKE	CR	CONTROLLED ACCESS CARD READER	SP SURGE PROTECTION SR SHOW WINDOW. MOUNTED WITHIN 18 INCH
SECURITY SY	DR	CONTROLLED ACCESS ELECTRIC DOOR STRIKE RELEASE SENSOR	BR	CONTROLLED ACCESS BIOMETRIC READER	OF TOP OF SHOW WINDOW TR TAMPER-RESISTANT
	ML	CONTROLLED ACCESS MAGNETIC LOCK	СКР	CONTROLLED ACCESS KEYPAD	USB DEVICE WITH USB PORT(S)
S S	BCP	INTRUSION DETECTION CONTROL PANEL	DC	INTRUSION DETECTION DOOR CONTACT	
	BKP	INTRUSION DETECTION SECURITY KEYPAD	GB	INTRUSION GLASS BREAK SENSOR	
	₩	CEILING MOUNTED INTRUSION DETECTION MOTION SENSOR	GB C	CEILING MOUNTED INTRUSION GLASS BREAK SENSOR	TVDIA
	<u> </u>	WALL MOUNTED INTRUSION DETECTION MOTION SENSOR	HU	INTRUSION HOLD-UP BUTTON	TYPIC
_	AMP	SOUND SYSTEM AMPLIFIER	TV	FLUSH FLOOR MOUNTED TELEVISION OUTLET	LIGHT FIXTURE TYPE
A/V SYSTEMS	-VC	VOLUME CONTROL	TVc	CEILING MOUNTED TELEVISION OUTLET	
SYS	<u>(S)</u>	CEILING MOUNTED SPEAKER	нт∨	WALL MOUNTED TELEVISION OUTLET	
⋛	-\$	WALL MOUNTED SPEAKER	IC	INTERCOM UNIT	SWITCH LEG - CIRCUIT NUMBER
	⑤ _G	GROUND MOUNTED SPEAKER	MI	MASTER INTERCOM UNIT	
ALARM	-0	AUTOMATIC SMOKE DETECTOR, WALL MOUNTED			
¥	0	AUTOMATIC SMOKE DETECTOR, CEILING MOUNTED			
	O co	AUTOMATIC COMBINATION CARBON MONOXIDE/SMOKE DETECTOR, CEILING MOUNTED			

ELECTRICAL GENERAL NOTES

(GENERAL NOTES ARE PROVIDED AS A BASIC DESCRIPTION OF THE EXTENT AND QUALITY EXPECTED IN THIS PROJECT. IF A CONFLICT EXISTS BETWEEN THESE GENERAL NOTES AND THE REMAINDER OF THE CONTRACT DOCUMENTS THE SPECIFICATIONS, PLANS AND DETAILS WILL GOVERN.)

- 1. THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, 2020 EDITION (NEC), FLORIDA BUILDING CODE, 2023 8TH EDITION (FBC), FLORIDA FIRE PREVENTION CODE 7TH EDITION AND THE CURRENT ADOPTED EDITIONS OF ALL LOCAL CODES, RULES AND ORDINANCES.
- 2. AS A MINIMUM, ALL EQUIPMENT SHALL MEET APPLICABLE STANDARDS, FOR THE TYPE OF EQUIPMENT AND INTENDED USE, OF THE FOLLOWING:
- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ILLUMINATING ENGINEERS SOCIETY (IES)
- AMERICAN SOCIETY FOR TESTING AND MATERIAL (ASTM)
- NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATES.(NEMA) NOTES: THESE STANDARDS ARE SUBORDINATE TO CADES AND STANDARDS SET BY U.L.
- 3. ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, SHALL BE LISTED, INTENDED USE, WITH UNDERWRITER'S LABORATORIES INC. (U.L.), WHERE STANDARDS HAVE BEEN ESTABLISHED BY U.L.
- 4. CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE DRAWINGS.
- 5. THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN OR NOTED ON THE DRAWINGS, PRIOR TO SUBMITTING BID.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS AND SUPERVISION OF THE CONTRACTOR TO ACCOMPLISH THE WORK AS SHOWN AND/OR NOTED ON THE PLANS.
- 7. ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND ELEVATIONS
- FOR EXACT LOCATIONS OF ALL EQUIPMENT UNLESS NOTED OTHERWISE. 8. IT SHALL BE UNDERSTOOD THAT ALL WORK PERFORMED SHALL BE DONE BY A LICENSED CONTRACTOR AND IN A FIRST -
- CLASS WORKMANLIKE MANNER. SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND
- 9. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- 10. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE, UNLESS INDICATED OR SPECIFIED OTHERWISE.
- 11. IT SHALL NOT BE THE INTENT OF THESE PLANS AND/OR SPECIFICATIONS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. CONTRACTOR SHALL BE EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TO ORIGINAL CONDITIONS, ANY AND ALL DAMAGES TO BUILDING
- SURFACES. EQUIPMENT. ETC. CAUSED DURING THE PERFORMANCE OF WORK. 13. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE OR DELAYS AND SHALL INCLUDE
- REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY. 14. CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK OF BEING PREFORMED, FREE FROM DEBRIS AT ALL TIMES AND SAID
- AREAS SHALL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY. 15. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTING COSTS.
- 16. COORDINATE ALL ELECTRICAL SITE WORK WITH ALL OTHER TRADES CONTRACTORS.

6 INCHES ABOVE COUNTERTOP/BACKSPLASH

SHOW WINDOW. MOUNTED WITHIN 18 INCHES

17. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR FOR THE ADVANCE ORDERING OF LONG LEAD ITEMS, AS TO NOT INTERFERE WITH PRODUCTION OR OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME. THE CONTRACTOR SHALL NOT ORDER ANY ITEMS UNTIL APPROVED SHOP DRAWINGS ARE RETURNED TO HIM.

SWITCHES AND CONTROLS MODIFIERS

a,b,c... CONTROL AND LOAD ASSOCIATION

SPDT, CENTER OFF, MAINTAINED CONTACT SPDT, CENTER OFF, MOMENTARY CONTACT

GLOW HANDLE (HANDLE GLOWS WHEN

MANUAL MOTOR CONTROLLER WITH

SINGLE-RELAY OCCUPANCY SENSOR

PILOT LIGHT (PILOT ON WHEN SWITCH IS ON)

DEVICE WITH USB PORT

DUAL-RELAY OCCUPANCY SENSOR

SWITCH BANK (GANGED SWITCHES)

DIMMING OCCUPANCY SENSOR

BOX COVER UNIT, BUSSMANN SSU SERIES

FOUR-WAY

SWITCH IS OFF)

KEY OPERATED

LOW VOLTAGE DIMMER

OVERRIDE WITH TIMER

OVERLOAD HEATER

LOW VOLTAGE

OVERRIDE

SYMBOL MODIFIERS (INCLUDING COMBINATIONS)

TYPICAL DEVICE DESIGNATION

- 18. ALL CONDUCTORS SHALL BE COPPER, TYPE THHN/THWN EXCEPT WHERE OTHERWISE REQUIRED BY U.L. OR CODES. MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING. ALUMINUM CONDUCTORS ARE NOT PERMITTED.
- 19. ALL CONDUIT RUNS ARE SHOWN DIAGRAMMATIC. EXACT ROUTING SHALL BE DETERMINED IN THE FIELD. UNLESS OTHERWISE
- 20. PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS. CONTRACTOR TO VERIFY, PRIOR TO STRUCTURAL SLABS.
- 21. UNLESS NOTED AS EXISTING, ALL EQUIPMENT, WIRING, DEVICES, ETC. SHALL BE NEW.
- 22. ALL CIRCUIT BEAKERS SHALL BE INVERSE TIME TYPE (THERMAL MAGNETIC OR SOLID STATE AS REQUIRED BY SPECIFICATION). TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP. NO TIE HANDLES PERMITTED.
- 23. ALL FUSES SHALL BE CURRENT LIMITING, PER U.L. RATED 600V, UON.
- NON-TIME DELAY FUSES IN MAIN SWITCHES AND SWITCHES FEEDING PANELS. B. TIME DELAY FUSES FOR MOTOR AND A/C CIRCUITS.
- 24. ALL DISCONNECT SWITCHES SHALL BE SIZED BY NEC REQUIREMENTS TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES U.O.N. SWITCHES SHALL BE HORSEPOWER RATED FOR MAX. HORSEPOWER, HEAVY DUTY TYPE.
- 25. CONTRACTOR SHALL VERIFY CIRCUIT PROTECTIVE DEVICE RATING FOR EQUIPMENT PRIOR TO INSTALLATION.
- 26. WHEN ELECTRICAL BOXES ARE LOCATED IN VERTICAL FIRE RESISTIVE ASSEMBLIES, (CLASSIFIED AS FIRE/SMOKE AND SMOKE PARTITIONS), THEY SHALL BE INSTALLED WITHOUT AFFECTING THE FIRE CLASSIFICATION, ALL OF THE FOLLOWING CONDITIONS SHALL BE MET:
- A. ALL ELECTRICAL BOXES SHALL BE METALLIC. BOX OPENING SHALL OCCUR ONLY ON ONE SIDE OF FRAMING SPACE.
- BOX OPENING SHALL NOT EXCEED 10322.56 SQUARE MM (16SQIARE INCHES). D. ALL CLEARANCES BETWEEN OUTLET BOX AND GYPSUM BOARD SHALL BE COMPLETELY FILLED WITH JOINT COMPOUND (OR OTHER APPROVED MATERIAL).
- PROVIDE A WALL AROUND OUTLETS LARGER THAT 10322.56 SQUARE MM (16 SQUARE INCHES). THE INTEGRITY OF THE WALL RATING SHALL BE MAINTAINED.
- THE TOTAL AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 64516 SQUARE MM (100 SQUARE INCHES) PER 9.29 SQUARE METERS (100 SQUARE FEET).
- OUTLET BOXES SHALL BE SECURELY FASTENED TO WALL FRAMING MEMBERS.
- H. OUTLET BOXES SHALL BE SECURELY FASTENED TO WALL FRAMING MEMBERS. THE OPENING IN THE GYPSUM BOARD FACING SHALL BE CUT NOT TO EXCEED 3.175MM (1/8 INCH) BETWEEN THE
- 27. CONTRACTOR SHALL PROVIDE A TYPE WRITTEN DIRECTORY OF EACH PANELBOARD. HAND WRITTEN DIRECTORY IS NOT ACCEPTABLE, EXCEPT SHARE AND SPACES SHALL BE HANDWRITTEN IN PENCIL.
- A. WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH NEC 110.26
- THE EXCLUSIVELY DEDICATED SPACE EXTENDING FROM FLOOR TO STRUCTURAL CEILING WITH A WIDTH AND DEPTH OF THE PANELBOARD MUST BE CLEAR OF ALL PIPING, DUCTS, EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES IN ACCORDANCE WITH NEC 408.
- 29. THE ELECTRICAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF AS-BUILT DRAWINGS, SHOWING ALL CHANGES AND DEVIATIONS TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF THE PROJECT.
- 30. ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THE CONTRACTOR.

SCOPE OF WORK

THE SCOPE FOR THIS PROJECT CONSISTS OF OF TWO NEW GATE ARMS IN A RESIDENTIAL CONDO ENTRY. THE ELECTRICAL SCOPE WILL INCLUDE: POWER INSTALLATION FOR TWO NEW GATE ARMS. NEW GATE ARMS WILL BE FED FROM AN EXISTING ELECTRICAL PANEL LOCATED AT THE CONDO GUARD HOUSE.

	SHEET INDEX
	ELECTRICAL DRAWING
E-01	ELECTRICAL COVER SHEET.
E-02	ELECTRICAL PLANS.
E-03	ELECTRICAL PANEL SCHEDULES, RISER DIAGRAM, AND DETAILS
E-04	ELECTRICAL SPECS.

ABOVE FINISHED GRADE AMPERES INTERUPTING CAPACITY AMERICAN WIRE GAUGE BELOW FINISHED CEILING BELOW FINISHED GRADE CONDUIT CABINET CIRCUIT CEILING CENTERLINE CURRENT TRANSFORMERS CT's COPPER DISCONNECT(ING) DISC DWG DRAWING(S) EACH EXISTING EXHAUST FAN ELECTRICAL METALLIC TUBING EQUIPMENT EQUIP ELECTRIC UNIT HEATER ELECTRIC WATER COOLER ELECTRIC WATER HEATER EWH EXHAUST EXISTING EXIST EXPLOSION PROOF EXP FIRE ALARM FULL LOAD AMPERES FLUORESCENT FLUOR GROUND FAULT CIRCUIT INTERRUPTER GFCI GROUND FAULT PROTECTION GROUND HIGH INTENSITY DISCHARGE HIGH PRESSURE SODIUM HPS HAND-OFF-AUTOMATIC HORSEPOWER HEATING/VENTILATING/AIR CONDITIONER HVAC HIGH VOLTAGE INCANDESCENT JUNCTION BOX KILO-VOLTS KILO-VOLTS-AMPERES KILO-VOLTS-AMPERES REACTIVE kvar KILO-WATTS KILO-WATT-HOURS LIGHTING METER MILLIMETER MAXIMUM MAIN CIRCUIT BREAKER MCB MOTOR CONTROL CENTER MCC MOTOR CIRCUIT PROTECTOR MCP MANUFACTURER METAL HALIDE MINIMUM MISC MISCELLANEOUS MTR MOTOR MOUNTED MTD MOUNTING MTG NATIONAL ELECTRICAL CODE NEC PULL STATION INSIDE POLYVINYL CHLORIDE RECEPTACLE REC RELOCATE RIGID GALVANIZED STEEL RGS TELEPHONE TYPICAL UNLESS OTHERWISE NOTED UON VOLT-AMPERES VARIABLE FREQENCY CONTROLLER VFC VAPOR PROOF WATTS WEATHER PROOF XFMR TRANSFORMER

ABBREVIATIONS

AMPERES

AUDIO ENHANCEMENT ABOVE FINISHED CEILING

ABOVE FINISHED FLOOR

S



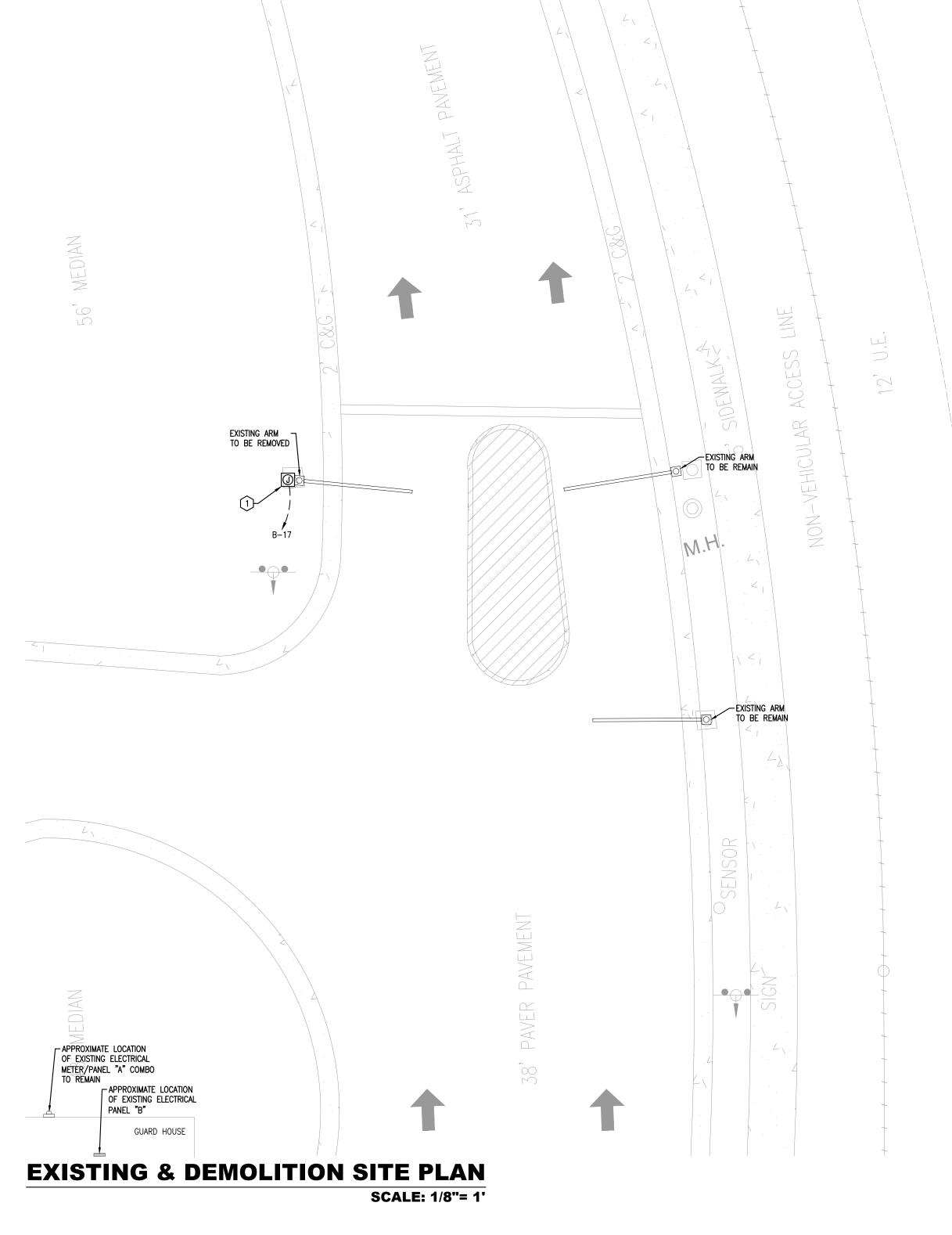
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Revisions Date Description 06-03-2024 A.S.

2024.09 Job Number

AS SHOWN



APPROXIMATE LOCATION OF EXISTING ELECTRICAL METER/PANEL "A" COMBO APPROXIMATE LOCATION OF EXISTING ELECTRICAL PANEL "B" GUARD HOUSE PROPOSED SITE PLAN

EXISTING CONDITION GENERAL NOTES

- GENERAL:

 1. EXISTING EQUIPMENT AND DEVICES ARE SHOWN ON PLANS AT APPROXIMATE LOCATION AND BASED ON FIELD OBSERVATION AND/OR EXISTING CONSTRUCTION DOCUMENTS PRIOR TO DEMOLITION. CONTRACTOR MUST INSPECT THE EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BID IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND IN ORDER TO AVOID CONFLICTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER ANY DISCREPANCIES. ANY ADDITIONAL WORK ORIGINATED BY SUCH DISCREPANCIES, IF ANY, SHALL BE INCLUDED IN THE BASE BID. SIGNING THE CONTRACT IS AN ACKNOWLEDGEMENT THAT THE SITE VISIT
- ANY ADDITIONAL WORK ORIGINATED BY SUCH DISCREPANCIES, IF ANY, SHALL BE INCLUDED IN THE BASE BID. SIGNING THE CONTRACT IS AN ACKNOWLEDGEMENT THAT THE SITE VISIT HAS BEEN COMPLETED AND THE EXISTING CONDITIONS ARE ACCEPTED. EXISTING CIRCUITRY ON PLANS IS SHOWN FOR REFERENCE ONLY AND BASED ON AVAILABLE CONSTRUCTION DOCUMENTS AND/OR LIMITED SITE OBSERVATION. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE EXISTING CONDITIONS, INCLUDING THE ACCURACY OF
- AS-BUILT CIRCUITRY INDICATED ON THE PLANS PRIOR TO SUBMITTING BID.

 1.3. DEMOLISH ANY EXISTING EQUIPMENT, DEVICES, AND LUMINAIRES AS INDICATED AND/OR AS REQUIRED TO ALLOW FOR INSTALLATION AND CONSTRUCTION OF THE NEW WORK. REMOVE ALL EQUIPMENT, DEVICES, LUMINAIRES, CONDUITS, SUPPORTS, HANGERS, ETC. THAT ARE NOT SHOWN AND ARE REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE NEW WORK.
- 2. <u>EXISTING CONDUIT:</u> ALL EXISTING CONDUITS AND WIRING THAT WILL NOT BE REUSED SHALL BE REMOVED WHERE THEY WILL BE EXPOSED UPON COMPLETION OF NEW WORK, EXISTING CONDUIT TO REMAIN CONCEALED IN WALLS SHALL BE ABANDONED. EXISTING CONDUIT TO REMAIN BELOW FLOOR SLAB SHALL BE CUT OFF ONE INCH BELOW ROUGH FLOOR AND GROUTED FLUSH. ALL EXISTING WIRING IN CONDUITS TO BE ABANDONED SHALL BE DISCONNECTED FROM POWER SOURCE AND REMOVED.
- 3. <u>REPAIR DAMAGE:</u> EXERCISE CARE IN REMOVAL OF DEMOLITION ITEMS. REPAIR, AT NO ADDITIONAL COST TO OWNER, ANY DAMAGE CAUSED TO EXISTING CONSTRUCTION AND/OR EQUIPMENT TO REMAIN
- 4. <u>ASSOCIATED APPURTENANCES:</u> REMOVE ALL ELECTRICAL APPURTENANCES (DISCONNECTS, STARTERS, WIRING, CONDUIT, ETC.) ASSOCIATED WITH EQUIPMENT TO BE REMOVED BY OTHERS.
- 5. KNOCKOUT PLUGS AND COVERS: ALL CONDUIT REMOVED SHALL BE REMOVED IN ITS ENTIRETY, INCLUDING FITTINGS, MOUNTING DEVICES, MOUNTING HARDWARE, ETC. PROVIDE CONDUIT PLUGS AND BLANKS FOR ALL OPENINGS CREATED BY THE REMOVAL OF CONDUIT. PROVIDE BLANK COVER PLATES FOR ALL OPENED OUTLET BOXES CREATED BY THE REMOVAL OF THE EQUIPMENT AND/OR DEVICES.
- 6. <u>DEMOLISHED MATERIALS:</u> ALL MATERIALS REMOVED UNDER DEMOLITION, NOT TO BE RELOCATED OR DESIGNATED TO BE TURNED OVER TO THE OWNER, SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED COMPLETELY FROM THE SITE.
- 7. <u>UNDISTURBED AREAS:</u> MAINTAIN AND RESTORE, IF INTERRUPTED, ALL CONDUITS AND CONDUCTORS PASSING THROUGH RENOVATED AREAS AND SERVICING UNDISTURBED AREAS.
- 8. <u>EXISTING CIRCUITS:</u> IF DURING THE COURSE OF CONSTRUCTION, IT IS DETERMINED BY THE CONTRACTOR THAT AN EXISTING CIRCUIT BECOMES SPARE, THE CONTRACTOR SHALL UPDATE THE PANELBOARD DIRECTORY TO INDICATE SUCH, EVEN IF IT IS NOT EXPLICITLY MARKED ON THE ELECTRICAL PLANS.

ELECTRICAL GENERAL NOTES

1. COORDINATE ALL DEVICE LOCATIONS AND CIRCUIT ROUTING WITH THE OWNER PRIOR TO ROUGH-IN.

- 2. COORDINATE THE CONNECTIONS OF ALL EQUIPMENT PROVIDED BY OTHERS WITH THE PERSON PROVIDING THE EQUIPMENT PRIOR TO ROUGH—IN. PROVIDE THE APPROPRIATE DISCONNECTING MEANS FOR, AND TO MAKE THE FINAL CONNECTION TO, ANY HARDWIRED EQUIPMENT. THE ELECTRICAL CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE AN APPROPRIATE CORD AND PLUG FOR ANY CORD—AND—PLUG CONNECTED EQUIPMENT THAT IS NOT EQUIPPED WITH AN INTEGRAL CORD AND PLUG.
- 3. ALL EQUIPMENT AND DEVICES SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. EQUIPMENT MOUNTED OUTDOORS SHALL BE NEMA 3R. DEVICES MOUNTED IN DAMP OR WET LOCATIONS SHALL BE WEATHERPROOF.
- 4. COORDINATE WITH ALL OTHER TRADES TO PROVIDE ALL CODE—REQUIRED CLEARANCES AROUND ELECTRICAL CONNECTION AND CONTROLS COMPARTMENTS IN ALL EQUIPMENT WHICH IS PROVIDED BY OTHERS AND CONNECTED BY THE ELECTRICAL CONTRACTOR.
- THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS OF FIRE—RESISTANCE RATED WALL HORIZONTAL ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED UL—LISTED FIRES STOP SYSTEM IN ACCORDANCE WITH F.B.C CHAPTER 7. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING ANY SPECIFIC FIRE STOP SYSTEM TO BE USED IN THIS

KEYED NOTES

1 DISCONNECT AND REMOVE EXISTING GATE ARM. REMOVE EXISTING CIRCUITRY BACK TO THE THE

BRANCH CIRCUIT TO LOCK CIRCUIT BREAKER IN OPEN (OFF) POSITION.

SCALE: 1/8"= 1'

- 2) PROVIDE 1" UNDERGROUND CONDUIT TO GUARD HOUSE FOR LOW VOLTAGE WIRING. COORDINATE
- FINAL STUB-UP LOCATION WITH OWNER PRIOR TO ROUGH IN.

 3 PROVIDE FINAL CONNECTION TO NEW GATE ARM. COORDINATE ALL FINAL REQUIREMENTS WITH MANUFACTURER'S DOCUMENTS AND FINAL LOCATION WITH OWNER. THE REQUIRED DISCONNECTING

MEANS SHALL CONSIST OF PADLOCK ACCESSORY ON CIRCUIT BREAKER SERVING GATE ARM

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E-02

Date

Job Number

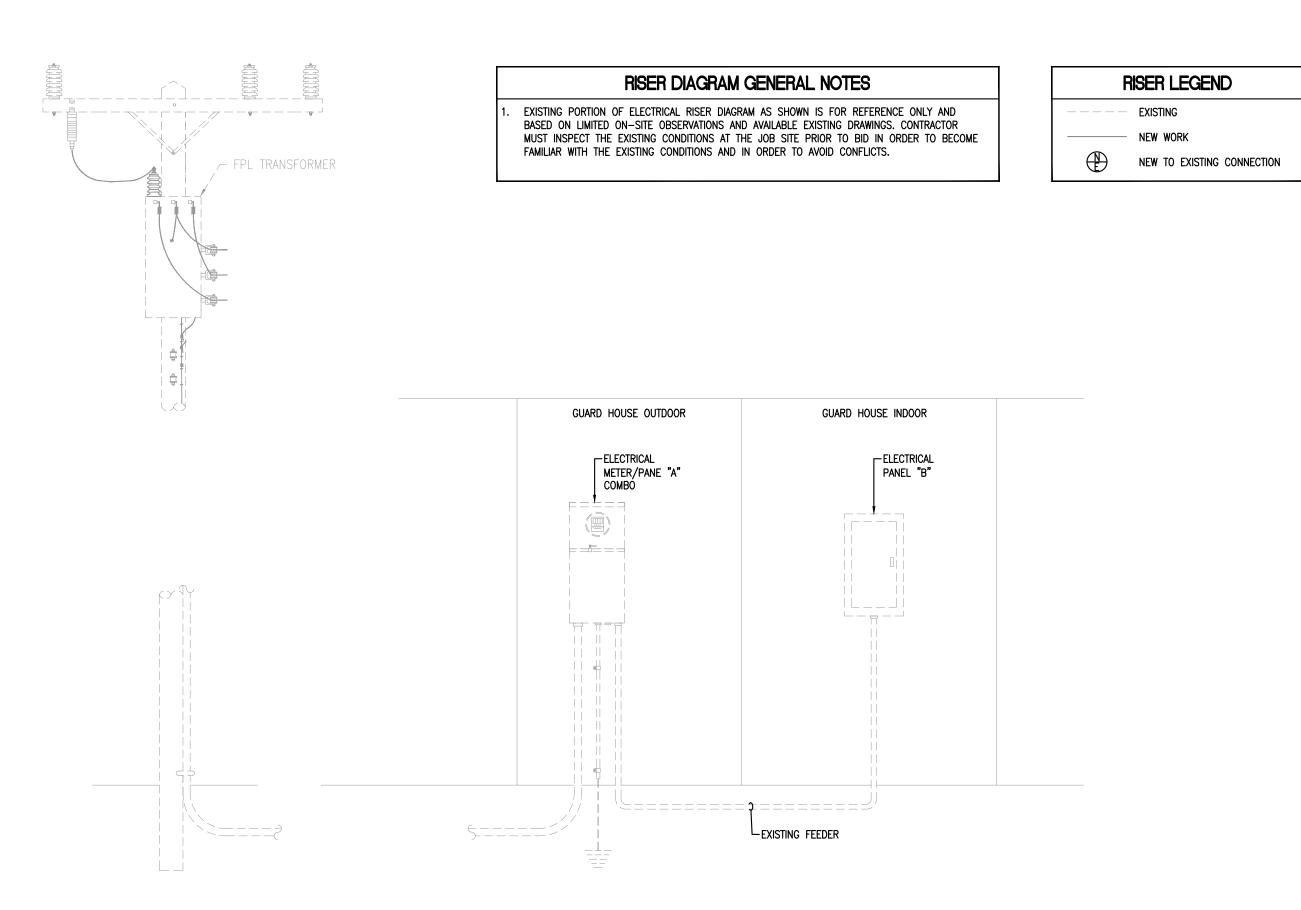
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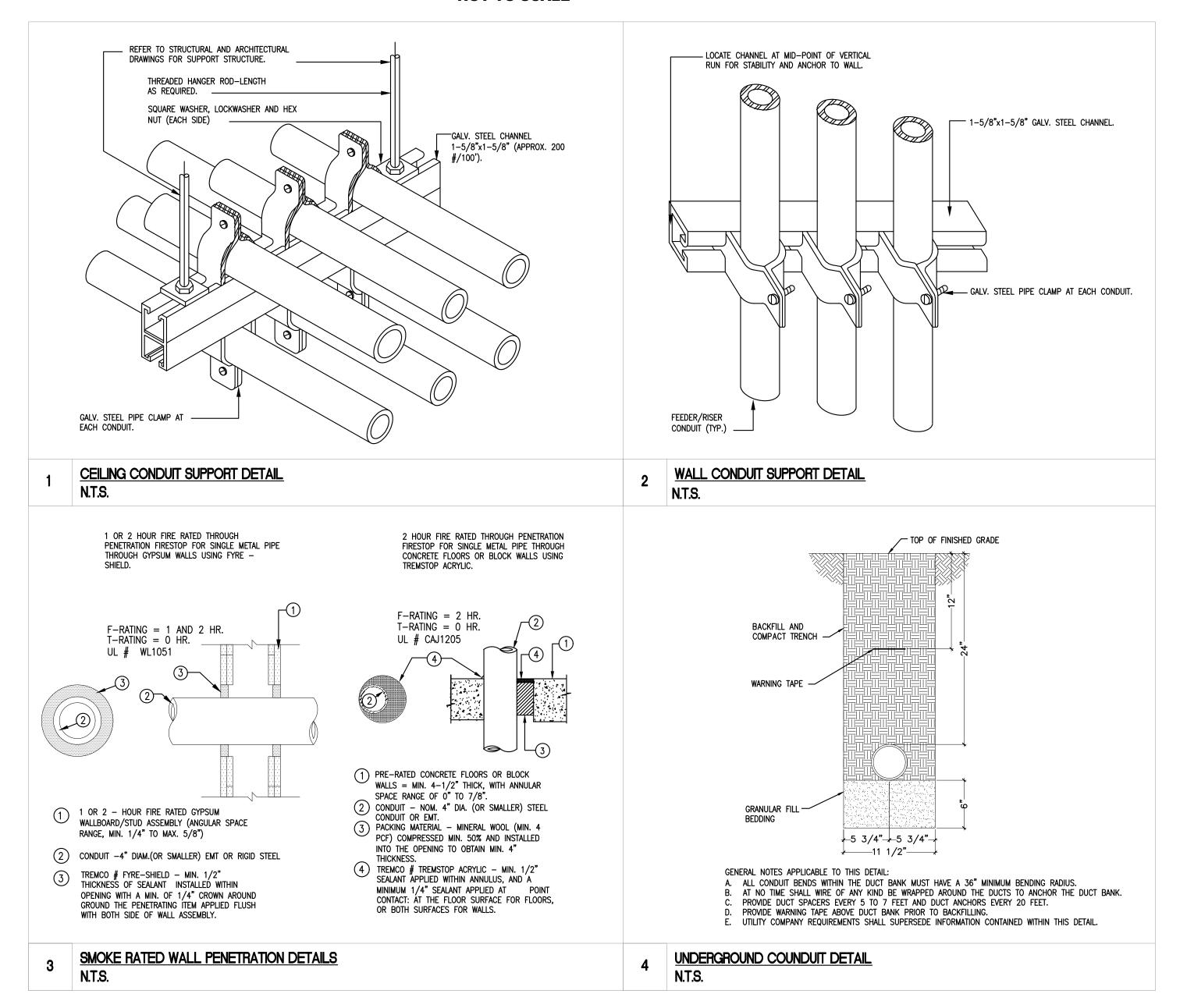
06-03-2024

AS SHOWN

A.S.



EXISTING ELECTRICAL RISER DIAGRAM NOT TO SCALE



OLTAGE:		240/120V MAIN T	YPE:			MLO						ENCLOSURE	TYPE: NEMA 1	
HASES,	WIRES:	1φ,3W MAIN C	.C. DEVICE:			200 A						MOUNTING:	SURFACE	<u> </u>
US RATII			TING (A):			10000								
NOTES	CKT NO	DESCRIPTION	WIRE AWG	EQ. GND.	BREAKER	LOAD	PHASE	LOAD	BREAKER	EQ. GND.	WIRE AWG	DESCRIPTION	CKT NO	NOTE
	1	EXIT LIGHTS	EXIST	EXIST	20/1	100	Α	500	20/1	EXIST	EXIST	LIGHTS	2	
	3	BATH/STORAGE LTS	EXIST	EXIST	20/1	200	В	540	20/1	EXIST	EXIST	RECEPTACLES	4	
	5	RECEPTACLES	EXIST	EXIST	20/1	720	Α	500	20/2	EXIST	EXIST	AHU	6,8	
	7,9	ACU	EXIST	EXIST	20/2	850	В	500	20/2	EXIST	EXIST	AHU	6,8	
	7,9	ACU	EXIST	EXIST	20/2	850	Α	700	20/1	EXIST	EXIST	LANDSCAPE LTS	10	
	11,13	POND PANEL	EXIST	EXIST	60/2	3600	В	700	20/1	EXIST	EXIST	LANDSCAPE LTS	12	
	11,13	POND PANEL	EXIST	EXIST	60/2	3600	Α	600	20/1	EXIST	EXIST	STREET LTS WEST	14	
	15	BACK WALLWAY	EXIST	EXIST	20/1	300	В	500	20/1	EXIST	EXIST	STREET LTS EAST	16	
1	17	WEST GATE	#12	#12	20/1	1900	Α	200	20/1	EXIST	EXIST	CANOPY LTS	18	
	19	EAST GATE	EXIST	EXIST	20/1	1900	В	1000	20/1	EXIST	EXIST	EXISTING LOAD	20	
	21	EXISTING LOAD	EXIST	EXIST	20/1	1000	Α	0 -	/	_		SPACE	22	
	23	SPACE		-	/	- 0	В	0 -	/	_		SPACE	24	
	25	SPACE		-	/	- 0	Α	0 -	/	_		SPACE	26	
	27	SPACE		-	/	- 0	В	0 -	/	_		SPACE	28	
	29	SPACE		-	/	- 0	Α	0 -	/	_		SPACE	30	
						TOTAL CONNE	CTED LOAD PE	R PHASE (VA)						
						PHASE A		PHASE B	1					
						10670		10090						
						CONNECTED	DEMAND	DEMAND				DEMAND LOAD	25.9 KVA	
						LOAD (KVA)	FACTOR	LOAD (KVA)				SPARE CAPACITY	10.1 KVA	
		Existing Load				18.9	1.25	23.6				SPARE CAPACITY	41.9 AMPS	
		Motors				0.0	1.00	0.0				SPARE CAPACITY	28 %	
		Motors (Largest)				1.9	1.25	2.4						
												PHASE BALANCE:		
												A TO B	95 %	
		TOTAL:				20.8		25.9						
		LOAD (AMPS):				86.5		108.1						

PROVIDE UPDATED TYPED CIRCUIT DIRECTORY IN COMPLIANCE WITH NEC 408.4. AFTER ALL ELECTRICAL WORK IS COMPLETE.

| <u>Specific notes:</u> | 1. Provide Permanently-Installed Handle Padlock accessory to lock circuit breaker in the open position.

PAN	IEL:	Α					FED FROM:	ELECTRICA	METER				CONDITI	ON: EXIS	STING
VOLTAGE:		240/120V	MAIN TYPE				MCB						ENCLOSURE	TYPE: NEMA 3R	!
PHASES,	WIRES:	1φ,3W	MAIN O.C.	DEVICE:			150 A						MOUNTING:	SURFACE	
BUS RAT	NG:	200 A	AIC RATING	G (A):			22000								
NOTES	CKT NO	DESCRIP	TION	WIRE AWG	EQ. GND.	BREAKER	LOAD	PHASE	LOAD	BREAKER	EQ. GND.	WIRE AWG	DESCRIPTION	CKT NO	NOTES
	1	EXISTING	LOAD	EXIST	EXIST	20/1	1000	Α	1000	20/1	EXIST	EXIST	EXISTING LOAD	2	
	3	EXISTING	LOAD	EXIST	EXIST	30/1	1000	В	1000	20/2	EXIST	EXIST	EXISTING LOAD	4,6	
	5	SPAC			_	/	- 0	Α	1000	20/2	EXIST	EXIST	EXISTING LOAD	4,6	
	7	SPAC			-	/	- 0	В	0 -	/	-		SPACE	8	
	FTL	PANEL			SEE RISER		10670	Α		/	-				
	FTL	PANEL	В	SEE RISER	SEE RISER	200/2	10090	В							
								CTED LOAD PE	ER PHASE (VA)						
							PHASE A 13670		PHASE B 12090	-					
							13670		12090	J					
							CONNECTED	DEMAND	DEMAND				DEMAND LOAD	32.2 KVA	
							LOAD (KVA)	FACTOR	LOAD (KVA)				SPARE CAPACITY	3.8 KVA	
		Existing Load					23.9	1.25	29.8				SPARE CAPACITY	15.8 AMPS	
		Motors					0.0	1.00	0.0				SPARE CAPACITY	11 %	
		Motors (Largest)					1.9	1.25	2.4						
													PHASE BALANCE:		
													A TO B	88 %	
		TOTAL:					25.8		32.2						
		LOAD (AMPS):					107.3		134.2						

EXISTING CIRCUIT DESCRIPTION ON PANEL SCHEDULE IS BASED ON VISUAL ON-SITE VERIFICATION OF EXISTING PANEL BOARD DIRECTORIES WHERE AVAILABLE PRIOR DEMOLITION. 1HL CONTRACTOR MUST CONFIRM THE INVOLVED CIRCUITS' IDENTIFICATION AND LOCATION BEFORE PROCEED INTO DISCONNECT ANY EQUIPMENT. PROVIDE UPDATED TYPED CIRCUIT DIRECTORY IN COMPLIANCE WITH NEC 408.4. AFTER ALL ELECTRICAL WORK IS COMPLETE. SPECIFIC NOTES:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ADRIAN SANTANA ON THE DATE ADJACENT TO THE SEAL. CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. Revisions

No.	Date	Description
	Date	06-03-2024
[Drawn by	A. S.
	Scale	AS SHOWN

PART 1 GENERAL 1.01 SUMMARY

- A. THIS SECTION SUPPLEMENTS ALL SECTIONS OF THE SPECIFICATIONS FOR DIVISION 26, DIVISION 27, AND DIVISION 28 AND SHALL APPLY TO ALL PHASES OF WORK HEREINAFTER SPECIFIED, SHOWN ON THE DRAWINGS, OR REQUIRED TO PROVIDE A COMPLETE INSTALLATION OF APPROVED ELECTRICAL
- B. THE DRAWINGS, GENERAL CONDITIONS AND GENERAL PROVISIONS OF THE CONTRACT APPLY TO THIS SECTION AND THE OTHER SECTIONS OF DIVISION 26, DIVISION 27, AND DIVISION 28 OF THE SPECIFICATIONS. WHERE CONFLICTS ARISE BETWEEN THESE DOCUMENTS, THE MORE STRINGENT PROVISION WILL BE APPLICABLE, SUBJECT TO THE INTERPRETATION OF THE ENGINEER.
- C. FURNISH ALL LABOR, MATERIAL, SERVICES, AND SKILLED SUPERVISION NECESSARY FOR THE CONSTRUCTION, ERECTION, INSTALLATION, CONNECTIONS, TESTING, AND ADJUSTMENT OF ALL MATERIALS AND ELECTRICAL EQUIPMENT SPECIFIED HEREIN, OR SHOWN OR NOTED ON THE DRAWINGS, AND ITS DELIVERY TO THE OWNER, COMPLETE IN ALL RESPECTS AND READY FOR USE. D. WHERE PLANS INDICATE FIXTURES OR EQUIPMENT WILL BE FURNISHED BY THIS CONTRACTOR FOR
- COMPLETE IN ALL RESPECTS AND READY FOR INSTALLATION. DRAWINGS, INSTRUCTIONS, AND MANUALS SUPPLIED WITH EQUIPMENT SHALL BE CAREFULLY PRESERVED AND TURNED OVER TO THE INSTALLING CONTRACTOR. . WHERE PLANS INDICATE FIXTURES OR EQUIPMENT WILL BE FURNISHED BY OTHERS, THIS CONTRACTOR SHALL PROVIDE ALL ROUGH-IN AND SUPPLIES AND SHALL CONNECT SUCH EQUIPMENT TO THE ELECTRICAL SYSTEM. DRAWINGS, INSTRUCTIONS, AND MANUALS SUPPLIED WITH EQUIPMENT SHALL BE

INSTALLATION BY OTHER CONTRACTORS, THIS CONTRACTOR SHALL FURNISH ALL SUCH EQUIPMENT,

CAREFULLY PRESERVED AND TURNED OVER TO THE ARCHITECT. A. AUTHORITY HAVING JURISDICTION: ALL REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO, PLANS

- EXAMINERS, FIRE MARSHALS, INSPECTORS, INSURANCE CARRIERS, AND UTILITY COMPANIES. B. CONCEALED: HIDDEN FROM SIGHT IN CHASES, FURRED SPACES, SHAFTS, HUNG CEILINGS, EMBEDDED IN CONSTRUCTION, IN CRAWL SPACES, OR UNDERGROUND.
- C. CONDUIT: CONDUIT OR TUBING AND ALL REQUIRED FITTINGS, PULL BOXES, HANGERS, AND OTHER SUPPORTS AND ACCESSORIES RELATED TO SUCH.
- D. CODE: ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE ADMINISTRATIVE CODE, BUILDING CODE. ELECTRICAL CODE. ENERGY CONSERVATION CODE, EXISTING BUILDING CODE, FIRE CODE, FUEL GAS CODE, MECHANICAL CODE, PLUMBING CODE. AND RESIDENTIAL CODE.
- E. CODE, ADMINISTRATIVE: THE ADMINISTRATIVE CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION.
- F. CODE, BUILDING: THE BUILDING CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE STANDARDS. ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION
- G. CODE, ELECTRICAL: THE ELECTRICAL CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION. H. CODE, ENERGY CONSERVATION CODE: THE ENERGY CONSERVATION CODE, INCLUDING ALL LOCAL
- AMENDMENTS AND REFERENCE STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING CODE, EXISTING BUILDING: THE EXISTING BUILDING CODE, INCLUDING ALL LOCAL AMENDMENTS AND
- REFERENCE STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION. J. CODE, FIRE: THE FIRE CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION.
- K. CODE, FUEL GAS: THE FUEL GAS CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION. L. CODE, MECHANICAL: THE MECHANICAL CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE
- STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION. M. CODE, PLUMBING: THE PLUMBING CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE STANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION.
- N. CODE, RESIDENTIAL: THE RESIDENTIAL CODE, INCLUDING ALL LOCAL AMENDMENTS AND REFERENCE ANDARDS, ADOPTED AND ENFORCED BY THE AUTHORITY HAVING JURISDICTION. O. CONNECT: TO BRING SERVICE TO THE EQUIPMENT AND MAKE FINAL ATTACHMENT INCLUDING
- NECESSARY SWITCHES, OUTLETS, BOXES, TERMINATIONS, ETC. P. CONTRACT DOCUMENTS: ALL DRAWINGS, SPECIFICATIONS, SPECIFIED REFERENCE STANDARDS,
- APPLICABLE CODES, MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND EXECUTED LEGAL DOCUMENTS Q. CONTRACTOR: THE CONTRACTOR(S) OR SUBCONTRACTOR(S) RESPONSIBLE FOR PERFORMING THE
- WORK ASSOCIATED WITH DIVISIONS 26, 27, AND 28, AND ULTIMATELY THE GENERAL CONTRACTOR R. DRAWINGS: ALL PLANS, DETAILS, SCHEDULES, DIAGRAMS, SKETCHES, ETC. ISSUED FOR THE CONSTRUCTION OF THE WORK. EXPOSED: NOT CONCEALED.
- FURNISH: TO SUPPLY AND DELIVER, UNLOAD, AND INSPECT FOR DAMAGE. U. INSTALL: TO UNPACK, ASSEMBLE, ERECT, APPLY, PLACE, FINISH, CURE, PROTECT, CLEAN, CONNECT, AND PLACE INTO OPERATION INTO THE WORK.
- V. OWNER: THE ENTITY, INCLUDING AUTHORIZED REPRESENTATIVES, TO WHICH THE WORK IS BEING PROVIDED TO: W. PROVIDE: TO FURNISH AND INSTALL. X. WORK: THE CONSTRUCTION AND SERVICES, INCLUDING ALL LABOR, MATERIALS, AND EQUIPMENT,
- REQUIRED BY THE CONTRACT DOCUMENTS TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THE WORK MAY CONSTITUTE THE WHOLE OR A PART OF THE PROJECT. 1.03 CODES AND STANDARDS A. PERFORM WORK IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, ELECTRICAL CODE, FIRE CODE,
- MECHANICAL CODE, PLUMBING CODE, ENERGY CODE, AND ALL OTHER APPLICABLE CODES, AMENDMENTS, AND ORDINANCES. ALSO PERFORM ALL WORK IN ACCORDANCE WITH: 1. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
 - AMERICANS WITH DISABILITIES ACT (ADA). THE AUTHORITY HAVING JURISDICTION.
- LANDLORD REQUIREMENTS INCLUDING TENANT CRITERIA MANUALS AND LEASE EXHIBITS. UTILITY COMPANY REQUIREMENTS. B. RECOGNIZED STANDARDS: DESIGN, MANUFACTURE, TESTING AND METHOD OF INSTALLATION OF ALL
- APPARATUS AND MATERIALS FURNISHED UNDER THE REQUIREMENTS OF THESE SPECIFICATIONS SHALL CONFORM TO THE LATEST PUBLICATIONS OR STANDARD RULES OF INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), UNDERWRITERS LABORATORIES, INC. (U.L.), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM). AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI). NATIONAL ELECTRICAL CODE (NEC), NATIONAL ELECTRICAL SAFETY CODE (NESC), NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA). AND AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AIS C. CODE, LANDLORD, AND UTILITY COMPANY REQUIREMENTS SUPERSEDE ANY REQUIREMENTS OF THI
- DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACT DOCUMENTS TAKE PRECEDENCE WHERE THE CONTRACT DOCUMENTS EXCEED CODE, LANDLORD, UTILITY, OR RECOGNIZED STANDARDS REQUIREMENTS. 1.04 PERMITS AND FEES: PERMITS, LICENSES, FEES, INSPECTIONS AND ARRANGEMENTS REQUIRED FOR THE WORK UNDER THIS CONTRACT SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
- 1.05 TEMPORARY SERVICES FOR CONSTRUCTION A. PROVIDE A TEMPORARY ELECTRICAL SERVICE, INCLUDING ALL REQUIRED EQUIPMENT SUCH AS TRANSFORMERS, GENERATORS AND FUEL, PANELBOARDS, ETC. AS REQUIRED BY ALL TRADES COORDINATE POWER REQUIREMENTS FOR THE TEMPORARY SERVICE WITH THE GENERAL CONTRACTOR AND THE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS
- RESPONSIBLE TO DEVELOP ALL TEMPORARY SERVICE PLANS AND SPECIFICATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, SUBMIT THOSE PLANS AND SPECIFICATIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, AND TO PAY FOR ALL TEMPORARY SERVICE ENERGY CONSUMPTION. B. PROVIDE ALL TEMPORARY LIGHTING NECESSARY TO PROVIDE LIGHTING LEVELS IN COMPLIANCE WITH OSHA REGULATIONS AND AS REQUIRED BY ALL TRADES.
- 1.06 CONTRACT DRAWINGS A. OBTAIN, FULLY UNDERSTAND, AND COORDINATE THE WORK WITH THE COMPLETE SET OF CONTRACT DOCUMENTS. ANY REQUIRED CORRECTIONS, INCLUDING ALL ASSOCIATED COSTS, ARISING FROM LACK
- OF COORDINATION WITH THE COMPLETE SET OF CONTRACT DOCUMENTS IS THE CONTRACTOR'S SOLE RESPONSIBILITY. B. WORK UNDER THESE SECTIONS IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE SCOPE OF WORK

AND INDICATE THE GENERAL ARRANGEMENT OF EQUIPMENT, CONDUIT, AND OUTLETS. OBTAIN

INSTRUCTIONS FROM THE ARCHITECT/ENGINEER PRIOR TO ROUGH-IN WHEREVER A QUESTION EXISTS

AS TO THE EXACT INTENDED LOCATION OF OUTLETS OR EQUIPMENT. C. PROMPTLY REPORT AND DISCREPANCIES DISCOVERED WITHIN THE CONTRACT DOCUMENTS. FAILURE OF THE CONTRACTOR TO REPORT DISCREPANCIES SHALL RESULT IN THE RESOLUTION BECOMING THE CONTRACTOR'S RESPONSIBILITY AND SUBJECT TO THE ARCHITECT/ENGINEER'S REVIEW AND POSSIBLE REJECTION. SHOULD THE ARCHITECT/ENGINEER REJECT A DISCREPANCY RESOLUTION OF WHICH THEY WERE NOT NOTIFIED, THE CONTRACTOR IS FULLY RESPONSIBLE TO CORRECT THE INSTALLATION, INCLUDING ALL ASSOCIATED COSTS, UNTIL APPROVAL OF THE INSTALLATION IS GIVEN BY THE

ARCHITECT/ENGINEER 1.07 SUBMITTALS FOR ENGINEER REVIEW:

- A. FURNISH THE FOLLOWING SUBMITTALS TO THE ARCHITECT FOR REVIEW BY THE ENGINEER: PRODUCT DATA FOR FLOOR BOXES AND ALL ASSOCIATED COVER PLATES AND FLANGES. PRODUCT DATA AND SHOP DRAWINGS FOR REMOTE CONTROL SWITCHING DEVICES.
- PRODUCT DATA FOR CONTACTORS AND RELAYS. PRODUCT DATA AND SHOP DRAWINGS FOR LIGHTING CONTROL DEVICES PRODUCT DATA AND SHOP DRAWINGS FOR CENTRAL DIMMING SYSTEMS.
- SHOP DRAWINGS FOR LOW VOLTAGE TRANSFORMERS. SHOP DRAWINGS FOR SWITCHBOARDS.

THE SUBSTITUTING CONTRACTOR.

- SHOP DRAWINGS FOR PANELBOARDS SHOP DRAWINGS FOR MOTOR CONTROL CENTERS.
- 10. PRODUCT DATA AND SHOP DRAWINGS FOR ELECTRICAL SERVICE ENTRANCE EQUIPMENT. 11. PRODUCT DATA FOR MULTI-OUTLET ASSEMBLIES. PRODUCT DATA FOR ENCLOSED SWITCHES.
- 3. PRODUCT DATA FOR ENCLOSED CONTROLLERS 14. PRODUCT DATA AND SHOP DRAWINGS FOR VARIABLE FREQUENCY DRIVES.
- 15. PRODUCT DATA AND SHOP DRAWINGS FOR LIGHTING INVERTERS.
- 16. PRODUCT DATA AND SHOP DRAWINGS FOR SURGE PROTECTIVE DEVICES. PRODUCT DATA FOR INTERIOR LIGHTING.
- 18. PRODUCT DATA FOR EXTERIOR LIGHTING. 19. PRODUCT DATA AND SHOP DRAWINGS FOR TELEPHONE AND DATA SYSTEMS.
- 20. PRODUCT DATA AND SHOP DRAWINGS FOR TELEVISION SYSTEMS.
- B. USE MANUFACTURER'S SPECIFICATION SHEETS IDENTIFIED BY NUMBER INDICATED ON DRAWINGS OR SCHEDULES.
- INDICATE CATALOG NUMBER ON THE CUT SHEETS.
- SUBMITTALS OTHER THAN THOSE LISTED ABOVE WILL NOT BE REVIEWED AND WILL BE RETURNED
- SUBMITTALS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS DIMENSIONS, QUANTITIES AND DETAILS ARE NOT CHECKED DURING SUBMITTAL REVIEW. REVIEW OF THE SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR PROVIDING ALL MATERIALS, EQUIPMENT AND ACCESSORIES NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM MEETING THE REQUIREMENTS OF THE PROJECT AND THE INTENT OF THE CONTRACT DOCUMENTS. THE RESPONSIBILITY FOR COORDINATION OF SUBSTITUTED MATERIALS AND EQUIPMENT LIES SOLELY WITH
- 1.08 QUALITY ASSURANCE A. ALL COMPONENTS SHALL BE LISTED AND CLASSIFIED BY UNDERWRITERS LABORATORIES, INC. AS SUITABLE FOR THE PURPOSE AND FREE OF ALL RUST/CORROSION OR ANY VISIBLE DAMAGE. ALL ITEMS NOT COMPLYING WITH THIS REQUIREMENT SHALL BE REPLACED WITHOUT ANY CHANGE IN THE
- B. UNLESS OTHERWISE SPECIFIED, ALL EQUIPMENT, DEVICES, LUMINAIRES, AND MATERIALS OF THE SAME TYPE OR CLASSIFICATION AND USED FOR THE SAME PURPOSE SHALL BE PRODUCTS OF THE SAME MANUFACTURER. USE ONLY NEW, UN-WEATHERED, AND UNUSED MATERIAL, EXCEPT AS SPECIFICALLY
- C. EQUIPMENT PERFORMANCE AND ACCESSORIES SHALL BE AS INDICATED ON THE DRAWINGS AND/OR SPECIFIED HEREIN. INCLUSION IN BOTH LOCATIONS IS NOT A PREREQUISITE TO INCLUSION IN THE CONTRACT; EQUIPMENT AND ACCESSORIES SPECIFIED IN EITHER LOCATION SHALL BE INCLUDED IN THE CONTRACT. PROVIDE ALL NECESSARY ACCESSORIES AND CONNECTIONS AS REQUIRED FOR A COMPLETE. FUNCTIONAL SYSTEM, INCLUDING ALL REQUIRED COMPONENTS REASONABLY INFERRED TO AS NECESSARY ALTHOUGH SUCH COMPONENTS MAY OR MAY NOT BE SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS.
- 1.09 DELIVERY, STORAGE, AND HANDLING: ACCEPT ALL MATERIALS ON SITE AND INSPECT FOR DAMAGE AND PROTECT FROM CORROSION AND ENTRANCE OF DEBRIS. HANDLE ALL MATERIALS IN ACCORDANCE WITH

MANUFACTURER'S INSTRUCTIONS TO AVOID DAMAGE TO INTERNAL COMPONENTS, ENCLOSURES, AND FINISHES. 1.10 WARRANTY AND GUARANTEE: PROVIDE A COMPLETE PARTS AND LABOR WARRANTY AND GUARANTEE ON ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM OWNER ACCEPTANCE OF THE COMPLETED FACILITY. THIS WARRANTY AND GUARANTEE SHALL COVER ALL FAILURES UNLESS SUCH FAILURE IS DIRECTLY ATTRIBUTABLE TO VANDALISM OR CAUSES OTHER THAN DEFECTS IN MATERIAL OR WORKMANSHIP

2.01 CONDUCTOR TERMINATIONS: PROVIDE CONDUCTOR TERMINATIONS RATED AT A MINIMUM OF 75 DEGREES C IN ALL EQUIPMENT. 2.02 SUBSTITUTIONS: THE PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS CONSTITUTE THE BASIS OF DESIGN FOR THE CONSTRUCTION DOCUMENTS AND SET MINIMUM STANDARDS FOR QUALITY, DESIGN, AND FUNCTIONALITY. OTHER PRODUCTS ARE PERMITTED TO BE SUBMITTED, AT THE CONTRACTOR'S OPTION, DURING SHOP DRAWING REVIEW UNLESS INDICATED OTHERWISE. ANY SUBSTITUTE PRODUCTS SHALL MEET OR EXCEED ALL REQUIREMENTS SPECIFIED. ANY COSTS AND COORDINATION ISSUES ARISING OUT OF ANY SUBSTITUTION, INCLUDING COORDINATION WITH ALL OTHER CONTRACTORS AND SUBCONTRACTORS AND ANY ASSOCIATED COSTS, IS THE SUBSTITUTING CONTRACTOR'S SOLE RESPONSIBILITY.

- 3.01 COORDINATION OF WORK A. WORK LINES AND ESTABLISHED HEIGHTS SHALL BE IN STRICT ACCORDANCE WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. VERIFY ALL DIMENSIONS SHOWN AND ESTABLISH ALL ELEVATIONS AND DETAILED DIMENSIONS NOT SHOWN PRIOR TO ROUGH-IN
- B. PROMPTLY REPORT ANY DIFFICULTIES ENCOUNTERED IN THE INSTALLATION OF THE WORK WHICH MIGHT PREVENT PROMPT AND PROPER INSTALLATION. FAILURE TO REPORT SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK OF OTHER TRADES AS BEING FIT AND PROPER FOR THE EXECUTION OF
- C. COORDINATE THE WORK WITH ALL TRADES SO THAT IT PROCEEDS WITHOUT DELAY AND MINIMIZES INTERFERENCE TO WORK THAT IS IN PROGRESS OR HAS NOT BEEN COMPLETED. CONFLICTS ARISING FROM LACK OF COORDINATION SHALL BE THIS CONTRACTOR'S RESPONSIBILITY. THE ELECTRICAL CONTRACTOR SHALL PAY FOR ALL EXTRA CUTTING AND PATCHING NECESSARY BY ANY LACK OF
- D. ARRANGE ALL CONDUIT RUNS IN SUCH A MANNER THAT IT DOES NOT INTERFERE WITH GRILLES, DIFFUSERS, OUTLET BOXES, LUMINAIRES, OR OTHER ITEMS WHILE PROVIDING FOR MAXIMUM HEADROOM.
- MAINTAIN ACCESS TO EQUIPMENT REQUIRING SERVICE WHEN SELECTING MOUNTING ELEVATIONS. E. AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND CONNECT THE WORK OF OTHER TRADES AS TO NOT DELAY OR INTERFERE WITH THEIR WORK. F. EXPLICITLY FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PROMPTLY REPORT ANY

CONFLICTS BETWEEN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE CONTRACT

G. PROVIDE ALL SUPPLEMENTARY OR MISCELLANEOUS ITEMS, APPURTENANCES, AND DEVICES INCIDENTAL

- TO OR NECESSARY FOR A SOUND, SECURE AND COMPLETE INSTALLATION. H. VERIFY AND COORDINATE ALL REQUIREMENTS AND INSTALLATION DETAILS OF ALL MATERIALS AND EQUIPMENT PRIOR TO ROUGH-IN. OBTAIN AND REVIEW SHOP DRAWINGS, PRODUCT DATA, MANUFACTURER'S WIRING DIAGRAMS, AND MANUFACTURER'S INSTRUCTIONS FOR EQUIPMENT FURNISHED UNDER OTHER SECTIONS. DETERMINE CONNECTION LOCATIONS AND REQUIREMENTS. SEQUENCE ROUGH-IN OF ELECTRICAL CONNECTIONS TO COORDINATE WITH INSTALLATION OF EQUIPMENT SEQUENCE ELECTRICAL CONNECTIONS TO COORDINATE WITH START-UP OF EQUIPMENT, AND VERIFY THAT PROPER POWER SUPPLY IS AVAILABLE PRIOR TO SUBCONTRACTOR'S ORDERING EQUIPMENT. VERIFY PROPER VOLTAGE, PHASE, AND CURRENT RATING OF POWER SUPPLY AND REPORT ANY DISCREPANCIES PRIOR TO ORDER, CONNECTION OF EQUIPMENT, OR START-UP. RESPONSIBILITY FOR
- VERIFICATION OF PROPER POWER SUPPLY VOLTAGE AND ANY DAMAGE RESULTING FROM INCORRECT CONNECTIONS SHALL REST WITH THIS CONTRACTOR AND ANY CONFLICTS ARISING FROM LACK OF COORDINATION SHALL BE THIS CONTRACTOR'S RESPONSIBILITY 3.02 ACCESS TO EQUIPMENT: INSTALL ALL EQUIPMENT, STARTERS, SWITCHES, RECEPTACLES, AND BOXES SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE, AND REPAIR. PROVIDE ACCESS DOORS, FIRE RATED WHERE REQUIRED, FOR CONCEALED EQUIPMENT.
- 3.03 CUTTING, PATCHING, AND PIERCING A. CUT ALL OPENINGS IN A NEAT WORKMANLIKE MANNER, ONLY AS LARGE AS REQUIRED FOR THE INSTALLATION, AND LEAVE SURFACES AROUND OPENINGS SMOOTH AND FINISHED TO MATCH SURROUNDING SURFACE.
- B. PATCH EXISTING FINISHED SURFACES AND BUILDING COMPONENTS USING NEW MATERIALS MATCHING C. FIRE AND/OR SMOKE RATED ASSEMBLIES: BECOME FAMILIAR WITH ALL FIRE AND/OR SMOKE RATED
- CONSTRUCTION AND INSTALL WORK TO MAINTAIN THE INTEGRITY OF THOSE RATINGS. D. ROOF PENETRATIONS: COORDINATE WITH THE ROOFING CONTRACTOR TO PROVIDE ANY REQUIRED ROOF
- A. INSTALL ALL EQUIPMENT, DEVICES, LUMINAIRES, AND MATERIALS PLUMB, LEVEL, SECURELY, AND IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH NFPA 70 AND ALL APPLICABLE NECA AND NEMA STANDARDS. B. ADJUST ALL FLUSH MOUNTED EQUIPMENT, BOXES, CABINETS, AND ENCLOSURES SUCH THAT THEY ARE FLUSH WITH FINISHED WALL OR FLOORING MATERIAL.
- C. REPLACE OR REFINISH DAMAGED EQUIPMENT, DEVICES, LUMINAIRES, MATERIALS, AND SURFACES WHERE MARRING OR DISFIGUREMENT HAS OCCURRED. D. CLEAN ELECTRICAL PARTS TO REMOVE HARMFUL MATERIALS. CLEAN EXPOSED SURFACES OF ALL EQUIPMENT, DEVICES, LUMINAIRES, AND MATERIALS AND THE INTERIOR OF ALL BOXES, ENCLOSURES,
- AND CABINETS OF ALL FOREIGN MATERIALS. E. PAINT ALL ELECTRICAL EQUIPMENT AND MATERIALS LOCATED ON EXTERIOR WALLS, ON THE ROOF WHERE EXPOSED TO VIEW, WHERE VISIBLE FROM 6'-0" ABOVE GRADE FROM ANY PROPERTY LINE, AND ALL EXPOSED CONDUIT TO MATCH THE SURROUNDING SURFACES. COORDINATE PAINT COLOR WITH
- 3.05 TESTING AND INSPECTION A. TESTING: TEST THE ENTIRE SYSTEM UNDER OPERATING CONDITIONS OVER A SUFFICIENT PERIOD OF TIME TO ESTABLISH THE ADEQUACY, QUALITY, SAFETY, COMPLETED STATUS, AND SUITABLE OPERATION OF ALL EQUIPMENT, DEVICES, SYSTEMS, ETC
- B. INSPECTION: OBTAIN ALL REQUIRED CERTIFICATES OF INSPECTION AND APPROVAL 3.06 PROJECT CLOSEOUT A. PROJECT RECORD DOCUMENTS: PROVIDE ONE PRINTED COPY AND ONE ELECTRONIC COPY OF PROJECT RECORD DRAWINGS TO THE OWNER. PROJECT RECORD DRAWINGS SHALL REFLECT THE ACTUAL "AS-BUILT" CONDITIONS AND SHALL INCLUDE LOCATIONS OF ALL EQUIPMENT, DEVICES, AND LUMINAIRES. CIRCUITING ARRANGEMENTS. ROUTING OF ALL UNDERFLOOR CONDUITS. ROUTING OF CONDUITS LARGER THAN 2 INCHES. LOCATIONS AND MOUNTING HEIGHTS OF ALL OUTLET. PULL. AN JUNCTION BOXES, LOCATIONS OF ALL ITEMS REQUIRING MAINTENANCE AND INSPECTION, AND LOCATIONS
- OF COMPONENTS AND CIRCUITING AND SWITCHING ARRANGEMENTS OF LIGHTING CONTROLS. OPERATION AND MAINTENANCE DATA: PROVIDE ONE PRINTED COPY AND ONE ELECTRONIC COPY OF OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT, DEVICES AND LUMINAIRES TO THE OWNER. OPERATION AND MAINTENANCE DATA SHALL INCLUDE MANUFACTURER'S CUT SHEETS. MAINTENANCE PROCEDURES, RECOMMENDED MAINTENANCE INTERVALS, WIRING DIAGRAMS, PARTS LISTS, MANUFACTURERS' WARRANTIES, CERTIFICATES, AND TEST REPORTS OF EACH ITEM INSTALLED.
- C. MAINTENANCE MATERIALS: PROVIDE TO THE OWNER TWO KEYS FOR EACH DIFFERENT ENCLOSURE AND CABINET, INCLUDING PANELBOARDS, TWO SPARE FUSES OF EACH TYPE AND SIZE, AND ONE FUSE D. TEST REPORTS: PROVIDE ONE PRINTED COPY AND ONE ELECTRONIC COPY OF ALL COMPLETED TEST

SECTION 260501 - ELECTRICAL DEMOLITION

REPORTS TO THE OWNER. END OF SECTION

PART 1 GENERAL - NOT USED

2.01 MATERIALS AND EQUIPMENT: MATERIALS AND EQUIPMENT FOR PATCHING AND EXTENDING WORK AS SPECIFIED IN INDIVIDUAL SECTIONS.

- 3.01 EXAMINATION A. VISIT THE PROJECT SITE, REVIEW EXISTING CONDITIONS AGAINST THE CONTRACT DOCUMENTS. AND FAMILIARIZE HIMSELE WITH THE WORK PRIOR TO RIDDING AND START OF THE WORK. VERIEY EXISTING
- CONDITIONS, FIELD MEASUREMENTS, AND CIRCUITING ARRANGEMENTS ARE AS INDICATED AND THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES. BY SIGNING THE CONTRACT, THE CONTRACTOR ACKNOWLEDGES THE SITE VISIT HAS BEEN COMPLETED AND THE EXISTING B. PROMPTLY REPORT ANY FIELD DISCREPANCIES. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR
- ADJUSTING FOR DISCREPANCIES OF WHICH THE DESIGN TEAM IS NOT INFORMED. C. ANY DEMOLITION WORK INDICATED ON THE DRAWINGS IS INTENDED TO CONVEY THE SCOPE OF THE DEMOLITION WORK INVOLVED. IF DEMOLITION PLANS ARE NOT INCLUDED WITH THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE TO DEMOLISH EXISTING AS REQUIRED TO ALLOW FOR INSTALLATION AND CONSTRUCTION OF THE WORK.
- D. COMMENCEMENT OF WORK MEANS CONTRACTOR ACCEPTS EXISTING CONDITIONS. A. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS THAT ARE REMOVED.
- . PROTECT AND SAFEGUARD ANY EXISTING SERVICE LINES AND UTILITY STRUCTURES. COORDINATE UTILITY SERVICE OUTAGES WITH UTILITY COMPANY AND THE OWNER. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE AS REQUIRED FOR THE SEQUENCING OF THE WORK OR THE OWNER'S NEED FOR CONTINUED OPERATIONS E. MAINTAIN ALL EXISTING POWER, TELEPHONE, AND FIRE ALARM SYSTEMS IN SERVICE UNTIL NEW SYSTEM IS FULLY OPERATIONAL, TESTED, AND READY FOR SERVICE. NOTIFY ALL STAKEHOLDERS (OWNER,

AUTHORITY HAVING JURISDICTION, UTILITY COMPANY, LANDLORD, ETC.) AT LEAST 48 HOURS BEFORE

PARTIALLY OR COMPLETELY DISABLING SYSTEM, DISABLE SYSTEMS ONLY TO MAKE SWITCHOVERS AND

- CONNECTIONS. AND MINIMIZE ALL OUTAGE DURATIONS. 3.03 DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK A. MAINTAIN CONTINUITY OF CIRCUITS AS NEEDED TO PROVIDE POWER TO REMAINING DEVICES, FIXTURES, OR EQUIPMENT NOT BEING REMOVED.
- B. REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS OR AS SPECIFIED AND REQUIRED BY CODE. REMOVE ALL ABANDONED WIRING, INCLUDING ALL ABANDONED TELECOMMUNICATIONS AND OTHER LOW
- VOLTAGE CABLING, TO SOURCE OF SUPPLY. D. REMOVE EXPOSED ABANDONED CONDUIT AND ABANDONED CONDUIT ABOVE ACCESSIBLE CEILINGS. CUT ABANDONED CONCEALED CONDUIT FLUSH WITH WALLS AND FLOORS. E. DISCONNECT AND REMOVE ALL DEVICES, BOXES, DISTRIBUTION EQUIPMENT, LUMINAIRES, AND ALL
- ASSOCIATED MOUNTING HARDWARE AND APPURTENANCES THAT ARE NOT REQUIRED TO REMAIN. F. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS THAT REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS APPROPRIATE. G. DISPOSE OF ALL EQUIPMENT NOT REUSED AS PART OF THE WORK. THE OWNER SHALL HAVE FIRST
- SALVAGE RIGHTS ON ALL MATERIALS AND EQUIPMENT. 3.04 CLEANING AND REPAIR A. REPAIR CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK. B. PATCH ALL OPENINGS RESULTING FROM THE INSTALLATION OR REMOVAL OF ELECTRICAL EQUIPMENT OR
- CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT REMAIN OR THAT ARE TO BE REUSED.). EXISTING AND RELOCATED PANELBOARDS: CLEAN EXPOSED SURFACES, REMOVE ALL FOREIGN MATERIAL FROM INTERIORS, CHECK TIGHTNESS OF ELECTRICAL CONNECTIONS, REPLACE DAMAGED CIRCUIT BREAKERS, AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS
- E. EXISTING AND RELOCATED LUMINAIRES: CLEAN LUMINAIRE REFLECTORS AND LENSES PER MANUFACTURER'S RECOMMENDATIONS, REPLACE ALL LAMPS WITH NEW, REPLACE ANY EXPIRED BALLASTS, AND REPAIR ANY BROKEN ELECTRICAL PARTS. REPLACE ANY EXISTING LUMINAIRES WITH IDENTICAL LUMINAIRE FOR ANY EXISTING LUMINAIRES THAT ARE DAMAGED BEYOND REPAIR. END OF SECTION

SECTION 260502 - TRENCHING AND BACKFILL FOR ELECTRICAL

PART 1 GENERAL 1.01 DEFINITIONS A. SUBGRADE ELEVATIONS: 4 INCHES BELOW FINISH GRADE UNLESS DIRECTED OTHERWISE.

- B. FINISH GRADE ELEVATIONS: 4 INCHES ABOVE SUBGRADE UNLESS DIRECTED OTHERWISE. 1.02 PROJECT CONDITIONS
- A. PROVIDE SUFFICIENT QUANTITIES OF FILL AND STORE MATERIALS ON SITE IN ADVANCE OF NEED. SEPARATE DIFFERING MATERIALS WITH DIVIDERS OR STOCKPILE SEPARATELY AND PROTECT STOCKPILES FROM EROSION AND DETERIORATION OF MATERIALS.
- B. VERIFY ALL SURVEY BENCH MARKS AND INTENDED ELEVATIONS FOR THE WORK. PROTECT ALL EXISTING LANDSCAPING, HARDSCAPING, EXISTING STRUCTURES, BENCHMARKS, SURVEY CONTROL POINTS, AND OTHER FEATURES TO REMAIN FROM EXCAVATING EQUIPMENT AND VEHICULAR

PART 2 PRODUCTS 2.01 FILL MATERIALS

- A. GENERAL FILL: SUBSOIL EXCAVATED FROM SITE AND FREE OF LUMPS LARGER THAN 3 INCHES, ROCKS LARGER THAN 2 INCHES, AND DEBRIS.
- B. GRANULAR FILL: NATURAL STONE PEA GRAVEL FREE OF CLAY, SHALE, AND ORGANIC MATTER. C. TOPSOIL: SELECT TOPSOIL EXCAVATED FROM SITE AND FREE OF ROOTS, ROCKS LARGER THAN 1/2 INCH, SUBSOIL, DEBRIS, LARGE WEEDS AND FOREIGN MATTER.

A. IDENTIFY REQUIRED LINES, LEVELS, CONTOURS, AND DATUM LOCATIONS

- B. LOCATE AND IDENTIFY ALL UTILITIES AND PROTECT SAME FROM DAMAGE. A. REPORT ANY UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE AFFECTED WORK IN AREA UNTIL NOTIFIED TO RESUME.
- B. DO NOT INTERFERE WITH 45 DEGREE BEARING SPLAY OF FOUNDATIONS C. CUT TRENCHES WIDE ENOUGH TO ALLOW INSPECTION OF INSTALLED UTILITIES. SLOPE BANKS OF EXCAVATIONS DEEPER THAN 4 FEET TO ANGLE OF REPOSE OR LESS UNTIL SHORED. HAND TRIM EXCAVATIONS AND REMOVE LOOSE MATTER, LARGE STONES, AND OTHER HARD MATTER WHICH COULD DAMAGE UTILITIES OR IMPEDE CONSISTENT BACKFILLING OR COMPACTION. 3.03 PREPARATION FOR UTILITY PLACEMENT
- A. REPLACE SOFT AREAS OF SUBGRADE NOT CAPABLE OF COMPACTION WITH GENERAL FILL B. COMPACT SUBGRADE TO DENSITY EQUAL TO OR GREATER THAN REQUIREMENTS FOR SUBSEQUENT FILL
- C. MAINTAIN EXCAVATIONS AND PREVENT LOOSE SOIL FROM FALLING INTO EXCAVATION UNTIL READY FOR 3.04 BEDDING AND FIL A. BACKFILL TO CONTOURS AND ELEVATIONS REQUIRED USING UNFROZEN MATERIALS AND A PLACEMENT
- METHOD THAT DOES NOT DISTURB OR DAMAGE OTHER WORK. B. UNLESS INDICATED OTHERWISE, USE GRANULAR FILL BEDDING COVERED WITH GENERAL FILL UP TO FINISHED GRADE ELEVATION AND COMPACT ALL FILL MATERIALS IN EQUAL CONTINUOUS LAYERS NOT EXCEEDING 8 INCHES COMPACTED DEPTH TO 97 PERCENT OF MAXIMUM DRY DENSITY. FILL THRUST BEARING SURFACES WITH CONCRETE.
- A. PERFORM COMPACTION DENSITY TESTING EVERY 2 FEET ON COMPACTED FILL IN ACCORDANCE WITH ASTM D1556, ASTM D2167, ASTM D2922, OR ASTM D3017. EVALUATE RESULTS IN RELATION TO COMPACTION CURVE IN ACCORDANCE WITH ASTM D698, ASTM D1557, OR AASHTO T 180. REMOVE, REPLACE, AND RETEST FILL IF TESTS INDICATE WORK DOES NOT MEET SPECIFIED REQUIREMENTS. END OF SECTION

SECTION 260519 - CONDUCTORS AND CABLES

PART 1 GENERAL - NOT USED

2.01 BUILDING WIRE AND CARLES

3.05 FIFLD QUALITY CONTROL

- A. PROVIDE SINGLE CONDUCTOR BUILDING WIRE INSTALLED IN RACEWAY UNLESS INDICATED OTHERWISE, OTHERWISE PERMITTED, OR OTHERWISE REQUIRED.
- B. ALL CONDUCTORS SHALL BE COPPER CONDUCTORS WITH 600V INSULATION; TYPE THHN FOR DRY AND DAMP LOCATIONS AND TYPE THWN-2 FOR WET LOCATIONS. C. METAL CLAD CABLE (TYPE MC): PERMITTED ONLY FOR BRANCH CIRCUITS IN CONCEALED LOCATIONS AND ONLY WHEN APPROVED BY APPLICABLE CODES AND AMENDMENTS AND THE AUTHORITY HAVING
- JURISDICTION. EXPOSED MC CABLE IS NOT PERMITTED; NO EXCEPTIONS. ALL MC CABLE SHEATHS SHALL BE LISTED AND IDENTIFIED FOR GROUNDING 2. ALL MC CABLE SHALL BE EQUIPPED WITH COPPER EQUIPMENT GROUNDING CONDUCTOR. NO

D. NONMETALLIC—SHEATHED CABLE (TYPE NM): TYPE NM—B PERMITTED ONLY WITHIN INDIVIDUAL

- DWELLING UNITS AND COMMON AREAS OF MULTIFAMILY DWELLING OCCUPANCIES WHICH ARE TYPE III, IV, OR V CONSTRUCTION WHEN PERMITTED BY ALL LOCAL AND NATIONAL CODES AND AMENDMENTS AND THE AUTHORITY HAVING JURISDICTION. EXPOSED NM CABLE IS NOT PERMITTED; NO EXCEPTIONS. . USE SOLID OR STRANDED CONDUCTORS FOR ALL CONDUCTORS 10 AWG AND SMALLER. USE STRANDED CONDUCTORS FOR ALL CONDUCTORS 8 AWG AND LARGER.
- F. WIRE SIZES: 1. USE 12 AWG CONDUCTORS, MINIMUM, FOR ALL CIRCUITS UNLESS INDICATED OTHERWISE OR AS MODIFIED AS FOLLOWS: a. 20A, 120V CIRCUITS LONGER THAN 75 FEET: 10 AWG TO OFFSET VOLTAGE DROP.
- 20A, 120V CIRCUITS LONGER THAN 150 FEET: 8 AWG TO OFFSET VOLTAGE DROP. 20A, 277V CIRCUITS LONGER THAN 150 FEET: 10 AWG TO OFFSET VOLTAGE DROP. 2. WIRE SIZES INDICATED ON THE DRAWINGS OR INDICATED ABOVE SHALL BE CARRIED THROUGH THE
- ENTIRE CIRCUIT TO THE FURTHEST OUTLET BOX ON THE ASSOCIATED CIRCUIT UNLESS INDICATED a. WHERE A CIRCUIT SPLITS INTO MULTIPLE BRANCHES, THE WIRE SIZE SHALL BE CARRIED THROUGH THE ENTIRETY OF EACH BRANCH TO THE FURTHEST OUTLET BOX ON EACH BRANCH
- UNLESS INDICATED OTHERWISE. 2.02 CONTROL CABLES A. ALL CONTROL CABLE CONDUCTOR SIZES, QUANTITIES, STRANDING, AND SHIELDING AS RECOMMENDED BY THE MANUFACTURER AND REQUIRED FOR THE INSTALLATION BUT NO SMALLER THAN 18 AWG. B. HORIZONTAL APPLICATIONS IN CONDUIT: TYPE CL2 UNLESS OTHERWISE REQUIRED. HORIZONTAL APPLICATIONS NOT IN CONDUIT: TYPE CL2P UNLESS OTHERWISE REQUIRED.
- . RISER APPLICATIONS: TYPE CL2R UNLESS OTHERWISE REQUIRED. 2.03 COMMUNICATIONS CABLES: SEE SECTION 271005. 2.04 WIRING CONNECTORS A. USE TWIST—ON INSULATED SPRING CONNECTORS, MECHANICAL CONNECTORS, OR COMPRESSION CONNECTORS FOR CONDUCTOR SIZES 8 AWG AND SMALLER. DO NOT USE PUSH-IN WIRE
- CONNECTORS AS A SUBSTITUTE FOR TWIST-ON INSULATED SPRING CONNECTORS B. USE MECHANICAL CONNECTORS OR COMPRESSION CONNECTORS FOR CONDUCTOR SIZES 6 AWG AND C. USE CRIMPED TERMINALS FOR ALL CONTROL CIRCUIT CONDUCTOR CONNECTIONS.
- PART 3 EXECUTION 3.01 PREPARATION: CLEAN RACEWAYS THOROUGHLY TO REMOVE FOREIGN MATERIALS BEFORE INSTALLING
- CONDUCTORS AND CABLES. A. COLOR CODE CONDUCTORS AS FOLLOWS AND MAINTAIN CONSISTENT COLOR CODING THROUGHOUT PROJECT INCLUDING BRANCH CIRCUIT CONDUCTORS.
 - 1. 240/120 V, 1 PHASE, 3 WIRE SYSTEM a. PHASE A: BLACK b. PHASE B: RED
- c. NEUTRAL/GROUNDED: WHITE EQUIPMENT GROUND: GREEN ISOLATED GROUND: GREEN WITH YELLOW STRIPE 3.03 INSTALLATION
- A. CIRCUIT ROUTING INDICATED IS DIAGRAMMATIC. ARRANGE CIRCUITING TO MINIMIZE SPLICES AND INCLUDE CIRCUIT LENGTHS REQUIRED TO INSTALL CONNECTED DEVICES WITHIN 10 FEET OF LOCATION
- B. COMBINING BRANCH CIRCUITS IN A SINGLE RACEWAY IS PERMITTED UNDER THE FOLLOWING CONDITIONS: 1. PROVIDE NO MORE THAN SIX CURRENT-CARRYING CONDUCTORS IN A SINGLE RACEWAY. DEDICATED NEUTRAL CONDUCTORS ARE CONSIDERED CURRENT-CARRYING CONDUCTORS. INCREASE SIZE OF CONDUCTORS AS REQUIRED TO ACCOUNT FOR AMPACITY DERATING. SIZE RACEWAYS, BOXES, ETC. TO ACCOMMODATE CONDUCTORS.
- . NEUTRAL CONDUCTORS: 1. PROVIDE SEPARATE NEUTRAL CONDUCTORS FOR: a. BRANCH CIRCUITS PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI) CIRCUIT
- b. Branch circuits protected by arc fault circuit interrupter (AFCI) circuit BRFAKFRS.
- BRANCH CIRCUITS PROTECTED BY SHUNT TRIP CIRCUIT BREAKERS. BRANCH CIRCUITS FED FROM FEED-THROUGH PROTECTION OF GFCI RECEPTACLES. BRANCH CIRCUITS WITH DIMMING CONTROLS. BRANCH CIRCUITS THAT SERVE EMERGENCY LIGHTING EQUIPMENT SUCH AS EMERGENCY
- BATTERIES OR EMERGENCY LIGHTING UNIT EQUIPMENT. g. WHERE INDICATED BY THE WIRE COUNTS SHOWN ON THE DRAWINGS. 2. MULTIWIRE BRANCH CIRCUITS (SHARED NEUTRALS) ARE PERMITTED WHERE NOT OTHERWISE a. LOCATE ALL MULTIWIRE BRANCH CIRCUITS IN VERTICALLY ADJACENT PANELBOARD POLE
- SPACES AND PROVIDE CIRCUIT BREAKER HANDLE TIES TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CIRCUIT CONDUCTORS. D. PULL ALL CONDUCTORS TOGETHER INTO RACEWAY AT SAME TIME, DO NOT DAMAGE CONDUCTORS OR EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM PULLING TENSION OR SIDEWALL PRESSURE, AND USE SUITABLE WIRE PULLING LUBRICANT WHERE RECOMMENDED BY THE MANUFACTURER. SECURE AND SUPPORT CONDUCTORS AND CABLES IN ACCORDANCE WITH NFPA 70 USING SUPPORTS
- AND METHODS APPROVED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE INDEPENDENT SUPPORT FROM BUILDING STRUCTURE; DO NOT SUPPORT FROM RACEWAYS, PIPING, DUCTWORK, SUSPENDED CEILING SUPPORT SYSTEMS, OR OTHER SYSTEMS AND DO NOT ALLOW CONDUCTORS OR CABLES TO LAY ON CEILING TILES. F. CUT ALL CABLES PER THE MANUFACTURER'S RECOMMENDATIONS AND TERMINATE USING SUITABLE FITTINGS INCLUDING ANTI-SHORT, INSULATED BUSHINGS WHERE APPLICABLE.
- G. PROVIDE A MINIMUM OF 12 INCHES OF SLACK AT EACH OUTLET. PROVIDE A MINIMUM OF 5 FEET OF SLACK WHERE CONDUCTORS ARE INSTALLED IN ENCLOSURES FOR FUTURE TERMINATION BY OTHERS. H. NEATLY TRAIN AND BUNDLE CONDUCTORS INSIDE BOXES, WIREWAYS, PANELBOARDS AND OTHER EQUIPMENT ENCLOSURES.
- MAKE WIRING CONNECTIONS USING SPECIFIED WIRING CONNECTORS AND MAKE SPLICES AND TAPS ONLY IN ACCESSIBLE BOXES. DO NOT PULL SPLICES INTO RACEWAYS OR MAKE SPLICES IN CONDUIT J. DO NOT REMOVE CONDUCTOR STRANDS TO FACILITATE INSERTION INTO CONNECTOR. PROVIDE
- CONNECTORS SUITABLE FOR REDUCING TO APPROPRIATE SIZE, BUT NOT LESS THAN REQUIRED FOR THE RATING OF THE OVERCURRENT PROTECTIVE DEVICE, WHERE CONDUCTORS ARE LARGER THAN THE EQUIPMENT TERMINATIONS CAN ACCOMMODATE K. INSULATE SPLICES AND TAPS THAT ARE MADE WITH UNINSULATED CONNECTORS USING INSULATING COVERS SPECIFICALLY DESIGNED FOR THE CONNECTORS, OR ELECTRICAL TAPE FOR DRY OR DAMP LOCATIONS. USE HEAT SHRINK TUBING FOR WET LOCATIONS
- PROVIDE FINAL CONNECTIONS TO ALL EQUIPMENT AND DEVICES, INCLUDING THOSE FURNISHED BY OTHERS, AS REQUIRED FOR A COMPLETE OPERATING SYSTEM. M. PROVIDE ALL CONTROL WIRING AND COMMUNICATIONS CABLING, WHETHER OR NOT SHOWN ON THE DRAWINGS, PER MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR A COMPLETE AND

SECTION 260526 - GROUNDING AND BONDING

1.01 MAXIMUM GROUNDING SYSTEM RESISTANCE: 5 OHMS.

PART 1 GENERAL

2.01 ROD ELECTRODES: COPPER, 3/4 INCH DIAMETER, 10 FOOT LONG SOLID RODS. SECTIONAL RODS ARE

NOT PERMITTED. 2.02 CONCRETE ENCASED ELECTRODES: 4 AWG, 20 FOOT LONG BARE COPPER WIRE.

2.03 WIRE: COPPER WIRE SIZED TO MEET NEPA 70 REQUIREMENTS 2.04 CONNECTORS AND ACCESSORIES: COPPER, COPPER ALLOY, OR BRONZE MECHANICAL CONNECTORS. PART 3 EXECUTION

3.01 INSTALLATION OF GROUNDING ELECTRODE SYSTEM A. AS APPLICABLE TO THE PROJECT, PROVIDE ALL COMPONENTS REQUIRED FOR A COMPLETE GROUNDING ELECTRODE SYSTEM INCLUDING BONDING OF METAL UNDERGROUND WATER PIPE, METAL FRAME OF THE BUILDING, CONCRETE-ENCASED ELECTRODE, METAL ABOVEGROUND WATER PIPING SYSTEM, METAL

ABOVEGROUND GAS PIPING SYSTEM, AND ROD ELECTRODE(S) PER NFPA 70 REQUIREMENTS. 3.02 INSTALLATION OF EQUIPMENT GROUNDING SYSTEM A. WITHOUT EXCEPTION, PROVIDE INSULATED EQUIPMENT GROUNDING CONDUCTOR SIZED PER NFPA 70 REQUIREMENTS WITHIN EACH FEEDER AND BRANCH CIRCUIT RACEWAY AND TERMINATE EACH END ON SUITABLE LUG. BUS. OR BUSHING.

3.03 INSTALLATION OF ISOLATED GROUNDING SYSTEM A. PROVIDE AN ADDITIONAL ISOLATED GROUNDING CONDUCTOR FOR CIRCUITS SERVING ISOLATED GROUND RECEPTACLES. ISOLATED GROUNDING CONDUCTORS SHALL BE ISOLATED FROM THE ISOLATED GROUNDING RECEPTACLE TO THE ISOLATED GROUND BUS IN THE UPSTREAM PANELBOARD.

A. MEASURE GROUNDING RESISTANCE USING FALL OF POTENTIAL METHOD OR SIGNAL INJECTION METHOD. PROVIDE ADDITIONAL ROD ELECTRODES AS REQUIRED TO REDUCE GROUNDING RESISTANCE TO LESS THAN THE SPECIFIED MAXIMUM PERMITTED VALUE. END OF SECTION

SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL - NOT USED

2.01 HANGERS AND SUPPORTS A. CORROSION-RESISTANT MATERIALS OF SIZE AND TYPE ADEQUATE TO CARRY THE SUPPORTED WEIGHT, INCLUDING THE WEIGHT OF WIRE IN CONDUIT; DO NOT USE PERFORATED PIPE STRAPS AS A MEANS OF SUPPORT

- 2.02 ANCHORS AND FASTENERS A. USE PRECAST INSERTS, PRESET INSERTS, EXPANSION ANCHORS, OR SELF-DRILLING ANCHORS AS APPROVED BY THE STRUCTURAL ENGINEER FOR CONCRETE ELEMENTS. B. USE BEAM CLAMPS, STEEL SPRING CLIPS, STEEL RAMSET FASTENERS, OR WELDED FASTENERS FOR
- STEEL ELEMENTS. C. USE TOGGLE BOLTS OR HOLLOW WALL FASTENERS FOR HOLLOW MASONRY, PLASTER, AND GYPSUM ROARD PARTITIONS D. USE EXPANSION ANCHORS OR PRESET INSERTS FOR SOLID MASONRY WALLS.
- E. USE SHEET METAL SCREWS FOR SHEET METAL ELEMENTS AND WOOD SCREWS FOR WOOD ELEMENTS. 3.01 INSTALLATION A. PROVIDE ALL REQUIRED BLOCKING AND SUPPLEMENTAL FRAMING REQUIRED TO SECURELY SUPPORT
- PIPES, DUCTS, MECHANICAL EQUIPMENT, CONDUIT, OR CEILING SUSPENSION WIRES. C. OBTAIN PERMISSION FROM STRUCTURAL ENGINEER BEFORE DRILLING OR CUTTING STRUCTURAL MEMBERS OR BEFORE USING POWDER-ACTUATED ANCHORS D. RIGIDLY WELD SUPPORT MEMBERS OR USE HEX-BOLTS TO PRESENT NEAT APPEARANCE WITH

B. FASTEN SUPPORTS TO BUILDING STRUCTURE AND SURFACES ONLY. DO NOT FASTEN SUPPORTS TO

INSTALL SURFACE-MOUNTED CABINETS AND PANELBOARDS WITH MINIMUM OF FOUR ANCHORS PROVIDE STEEL CHANNEL SUPPORTS BEHIND ALL CABINETS AND PANELBOARDS LOCATED IN DAMP OR WET LOCATIONS TO STAND ENCLOSURES 1 INCH OFF WALL G. PROVIDE SUPPORTS FOR ALL LOW VOLTAGE WIRING NOT ROUTED IN CONDUIT.

ADEQUATE STRENGTH AND RIGIDITY. PROVIDE LOCK WASHERS UNDER ALL NUTS.

END OF SECTION SECTION 260534 - CONDUIT AND WIREWAYS

PART 1 GENERAL - NOT USED

ALL MATERIALS.

PART 2 PRODUCTS A. SIZE: AS REQUIRED BY NFPA 70 FOR THE CONDUCTORS INSTALLED BUT NO SMALLER THAN

- SIZES INDICATED ON THE DRAWINGS: a. ANY CONDUIT SIZES INDICATED TO A UTILITY TRANSFORMER ARE BASED ON SCHEDULE 80 b. ANY CONDUIT SIZES INDICATED TO THE PRIMARY OR SECONDARY OF A DRY-TYPE
- TRANSFORMER ARE BASED ON FLEXIBLE METAL CONDUIT (FMC). c. ALL OTHER CONDUIT SIZES ARE BASED ON ELECTRICAL METALLIC TUBING (EMT). d. The contractor is responsible to adjust conduit sizes as required when a
- DIFFERENT CONDUIT TYPE IS USED. B. UNDERGROUND: 3/4 INCH MINIMUM RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, SCHEDULE 80 PVC, OR SCHEDULE 40 PVC. METAL CONDUITS SHALL BE GALVANIZED OR PVC COATED. C. OUTDOOR LOCATIONS ABOVE GRADE: 1/2 INCH MINIMUM RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT. NONMETALLIC CONDUIT IS NOT PERMITTED ABOVE GRADE. CONDUITS SHALL BE
- GALVANIZED OR PVC COATED. D. WITHIN SLABS ABOVE GRADE: 3/4 INCH MINIMUM RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, OR SCHEDULE 80 PVC. METAL CONDUITS SHALL BE GALVANIZED OR PVC COATED. COORDINATE WITH THE STRUCTURAL ENGINEER FOR RESTRICTIONS AND LIMITATIONS ON CONDUITS INSTALLED IN SLABS ABOVE GRADE.
- E. EXPOSED WET AND DAMP LOCATIONS: 1/2 INCH MINIMUM RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT. CONDUITS SHALL BE GALVANIZED OR PVC COATED. F. CONNECTIONS TO VIBRATING EQUIPMENT AND LUMINAIRES IN DRY LOCATIONS: 1/2 INCH MINIMUM

G. CONNECTIONS TO VIBRATING EQUIPMENT AND LUMINAIRES IN DAMP AND WET LOCATIONS: 1/2 INCH

MINIMUM LIQUIDTIGHT FLEXIBLE METAL CONDUIT. H. ALL OTHER DRY LOCATIONS: 1/2 INCH MINIMUM RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, OR ELECTRICAL METALLIC TUBING. 2.02 FITTINGS: PROVIDE LISTED FITTINGS IDENTIFIED FOR USE WITH THE CONDUIT. 2.03 WIREWAYS: SQUARE D CLASS 5100 TYPE LDB FOR DRY LOCATIONS OR SQUARE D CLASS 5100 TYPE

LDR FOR DAMP AND WET LOCATIONS UNLESS INDICATED OTHERWISE; SIZE AS REQUIRED BY NFPA 70 BASED ON CONDUCTOR FILL AND BENDING RADIUS REQUIREMENTS.

- 3.01 INSTALLATION A. CONCEAL ALL CONDUIT IN ALL INTERIOR AND EXTERIOR AREAS, INCLUDING EXPOSED STRUCTURE AREAS, UNLESS THE ARCHITECT PROVIDES SPECIFIC APPROVAL PERMITTING THE USE OF EXPOSED
- B. ROUTE ANY EXPOSED CONDUIT PARALLEL AND PERPENDICULAR TO WALLS. C. SUBJECT TO THE ARCHITECT'S APPROVAL, CONDUIT LOCATED ABOVE CEILINGS IS PERMITTED TO BE ROUTED POINT-TO-POINT PROVIDED IT IS SECURED AND SUPPORTED PER NFPA 70 REQUIREMENTS
- AND COMPLIES WITH ALL APPLICABLE CODES AND OTHER REQUIREMENTS OF THE SPECIFICATIONS. D. DO NOT EMBED CONDUIT IN SLABS-ON-GRADE. LOCATE CONDUIT A MINIMUM OF 2 INCHES BELOW THE BOTTOM SURFACE OF THE SLAB TO AVOID FUTURE DAMAGE FROM CUTTING OF THE FLOOR SLAB.
- E. ROUTE CONDUIT IN SLABS-ABOVE-GRADE FROM POINT-TO-POINT. DO NOT CROSS CONDUITS EMBEDDED IN SLABS F. ROUTE UNDERGROUND CONDUIT FROM POINT-TO-POINT AND AT A BURIAL DEPTH IN COMPLIANCE WITH NFPA 70, LOCAL CODE, AND UTILITY COMPANY REQUIREMENTS.
- G. ARRANGE CONDUIT TO MAINTAIN HEADROOM AND PRESENT NEAT APPEARANCE AND ARRANGE SUPPORTS TO PREVENT MISALIGNMENT DURING WIRING INSTALLATION H. SECURE AND SUPPORT ALL CONDUIT IN COMPLIANCE WITH NFPA 70 REQUIREMENTS AND GROUP ADJACENT CONDUITS ON STEEL CHANNEL RACKS AND TRAPEZES. I. PROVIDE 12 INCHES OF CLEARANCE BETWEEN CONDUIT AND PIPING OR SURFACES WITH
- TEMPERATURES EXCEEDING 104 DEGREES F. I. INSTALL NO MORE THAN EQUIVALENT OF THREE 90 DEGREE BENDS BETWEEN BOXES. K. PROVIDE SLEEVES WHEN PENETRATING FOOTINGS, MASONRY WALLS AND FLOORS AND SEAL ALL PENETRATIONS THROUGH FOOTINGS AND FLOORS WATER TIGHT.
- L. PROVIDE SUITABLE FITTINGS TO ACCOMMODATE EXPANSION AND DEFLECTION WHERE CONDUIT CROSSES SFISMIC. CONTROL. AND EXPANSION JOINTS. M. PROVIDE SUITABLE PULL STRING IN EACH EMPTY CONDUIT EXCEPT SLEEVES AND NIPPLES. N. PROVIDE CAPS TO PROTECT INSTALLED CONDUIT AGAINST ENTRANCE OF DIRT AND MOISTURE.

O. SECURE WIREWAY TO BUILDING SURFACES AND CLOSE ENDS OF WIREWAY AND UNUSED CONDUIT P. GROUND AND BOND CONDUIT AND WIREWAYS AS REQUIRED BY NFPA 70.

END OF SECTION SECTION 260537 - BOXES

WRITTEN APPROVAL FROM THE ARCHITECT

B. INDOOR FLUSH FLOOR BOXES FOR CONCRETE FLOORS:

AS REQUIRED FOR THE DEVICES INSTALLED WITHIN.

REQUIRED FOR THE DEVICES INSTALLED WITHIN.

CONDUCTORS INSTALLED WITHIN.

PART 1 GENERAL - NOT USED

2.01 ALL BOXES A. NONMETALLIC BOXES ARE NOT PERMITTED UNLESS INDICATED OTHERWISE OR WITHOUT SPECIFIC

B. PROVIDE ALL REQUIRED BOX HANGERS AND SUPPORTS, EXTENSION RINGS, MUD RINGS, ETC. FOR A COMPLETE AND SECURE INSTALLATION. C. USE GANG BOXES WHERE MORE THAN ONE DEVICE IS MOUNTED TOGETHER; DO NOT USE SECTIONAL 2.02 OUTLET AND SMALL JUNCTION BOXES A. DRY AND DAMP LOCATIONS: GALVANIZED NEMA OS 1 STAMPED STEEL BOX RATED FOR THE WEIGHT

OF THE EQUIPMENT SUPPORTED AND SIZED PER NFPA 70 REQUIREMENTS FOR THE DEVICE(S) AND

- B. WET LOCATIONS: GALVANIZED CAST METAL NEMA FB 1 TYPE FD BOX WITH GASKETED COVER AND THREADED HUBS AND SIZED PER NFPA 70 REQUIREMENTS FOR THE DEVICE(S) AND CONDUCTORS INSTALLED WITHIN. 2.03 PULL AND LARGE JUNCTION BOXES A. DRY AND DAMP LOCATIONS: GALVANIZED NEMA OS 1 STAMPED STEEL BOX SIZED PER NFPA 70 REQUIREMENTS FOR THE CONDUCTORS INSTALLED WITHIN.
- FLANGE, NEOPRENE GASKET, AND STAINLESS STEEL COVER SCREWS AND SIZED PER NFPA 70 REQUIREMENTS FOR THE CONDUCTORS INSTALLED WITHIN. 2.04 FLOOR BOXES A. ALL FLOOR BOXES: NONMETALLIC FLOOR BOXES ARE PERMITTED. ALL METAL FLOOR BOXES LOCATED IN SLABS ON GRADE SHALL BE CAST METAL. METAL FLOOR BOXES INSTALLED IN ELEVATED SLABS ARE PERMITTED TO BE STAMPED STEEL

B. WET LOCATIONS: GALVANIZED NEMA 250 TYPE 4 CAST IRON OR CAST ALUMINUM BOX WITH GROUND

NONMETALLIC: WIREMOLD MODULINK 880MP2 SERIES UNLESS INDICATED OTHERWISE WITH

2. METAL: WIREMOLD 880W SERIES UNLESS INDICATED OTHERWISE WITH NUMBER OF GANGS AS

- NUMBER OF GANGS AS REQUIRED FOR THE DEVICES INSTALLED WITHIN. . METAL: WIREMOLD OMNIBOX SERIES UNLESS INDICATED OTHERWISE WITH NUMBER OF GANGS AS REQUIRED FOR THE DEVICES INSTALLED WITHIN. C. INDOOR FLUSH FLOOR BOXES FOR WOOD FLOORS 1. NONMETALLIC: WIREMOLD WMFB SERIES UNLESS INDICATED OTHERWISE WITH NUMBER OF GANGS
- D. INDOOR RECESSED FLOOR BOXES: WIREMOLD RFB SERIES UNLESS INDICATED OTHERWISE WITH NUMBER OF COMPARTMENTS AS REQUIRED FOR THE DEVICES INSTALLED WITHIN. E. EXTERIOR FLOOR BOXES: WIREMOLD OUTDOOR GROUND BOX SERIES OR EQUAL AS MANUFACTURED BY COMBINED UTILITIES BOX SYSTEMS (CUBS) UNLESS INDICATED OTHERWISE WITH WIRING DEVICES

PART 3 EXECUTION

- 3.01 INSTALLATION A. INSTALL IN LOCATIONS INDICATED AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, AND AS REQUIRED BY NFPA 70
- B. INSTALL PULL BOXES AND JUNCTION BOXES ABOVE ACCESSIBLE CEILINGS AND IN UNFINISHED AREAS
- C. INSTALL OUTLET BOXES FOR ALL WALL-MOUNTED WIRING DEVICES AT HEIGHTS INDICATED IN SECTION 262726 UNLESS INDICATED OTHERWISE. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF OUTLETS
- MOUNTED ABOVE COUNTERS, BENCHES, AND BACKSPLASHES PRIOR TO ROUGH-IN. D. USE FLUSH BOXES IN FINISHED AREAS. DO NOT INSTALL FLUSH BOXES BACK-TO-BACK IN WALLS;
- PROVIDE MINIMUM 6 INCHES AND ONE STUD SEPARATION. . LOCATE FLUSH BOXES IN MASONRY WALLS TO REQUIRE CUTTING OF MASONRY UNIT CORNER ONLY. COORDINATE MASONRY CUTTING TO ACHIEVE NEAT OPENING.
- INSTALL ALL WALL-MOUNTED BOXES PLUMB AND LEVEL INSTALL ALL CEILING-MOUNTED BOXES LEVEL AND ORIENTED PARALLEL WITH BUILDING LINES AND
- CEILING GRID TEES WHERE APPLICABLE. H. INSTALL ALL FLOOR BOXES LEVEL AND ORIENTED PARALLEL WITH BUILDING LINES AND TILE GROUT LINES WHERE APPLICABLE
- VERTICALLY ALIGN ADJACENT WALL MOUNTED OUTLET BOXES FOR SWITCHES, THERMOSTATS, SIMILAR INSTALL CONCEALED BOXES WITHIN 6 INCHES FROM CEILING ACCESS PANELS, AIR DISTRIBUTION
- K. SUPPORT BOXES INDEPENDENTLY OF CONDUIT; DO NOT SUPPORT BOXES FROM CEILING SUPPORT L. INSTALL KNOCKOUT CLOSURES IN UNUSED BOX OPENINGS. M. INSTALL COVER PLATES ON BOXES; SEE SECTION 262726 FOR COVER PLATE SPECIFICATIONS.

END OF SECTION SECTION 260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS 2.01 NAMEPLATES: ENGRAVED LAMINATED PLASTIC WITH 1/8 INCH LETTERS ON CONTRASTING BACKGROUND. 2.02 LABELS: AS REQUIRED BY REGULATORY AGENCIES.

3.02 WARNING LABELS: PROVIDE ALL REGULATORY REQUIRED AND INDUSTRY STANDARD WARNING LABELS ON ALL ELECTRICAL EQUIPMENT, INCLUDING HIGH-VOLTAGE, TESTED SERIES RATED COMBINATION, AND ARC FLASH HAZARD LABELING. INDICATED ON DRAWINGS AND CONTROL WIRE NUMBER INDICATED ON SHOP DRAWINGS.

- 3.05 INSTALLATION
- C. SECURE NAMEPLATES FOR DISTRIBUTION EQUIPMENT NOT VISIBLE TO THE PUBLIC TO THE FRONT OF THE ENCLOSURE USING SCREWS, RIVETS, OR ADHESIVE.

END OF SECTION

2.01 FIRESTOPPING ASSEMBLIES: USE ONLY SYSTEMS LISTED BY UL OR FM OR TESTED IN ACCORDANCE WITH ASTM E 814 OR ASTM E 119 THAT HAVE F RATING EQUAL TO FIRE RATING OF PENETRATED ASSEMBLY AND MINIMUM T RATING EQUAL TO F RATING. 2.02 MATERIALS: ELASTOMERIC SILICONE FIRESTOPPING, FOAM FIRESTOPPING, FIBERED COMPOUND

- 3.01 INSTALLATION
- B. PROTECT ADJACENT SURFACES FROM DAMAGE BY MATERIAL INSTALLATION . CLEAN SUBSTRATE SURFACES OF DIRT, DUST, GREASE, OIL, LOOSE MATERIAL, OR OTHER MATTER WHICH MAY AFFECT BOND OF FIRESTOPPING MATERIAL. REMOVE INCOMPATIBLE MATERIALS WHICH MAY
- THE PARTITION, FLOOR, OR CEILING ASSEMBLY BEING PENETRATED. E. INSTALL MATERIALS IN MANNER DESCRIBED IN FIRE TEST REPORT AND IN ACCORDANCE WITH

END OF SECTION

SECTION 262717 - EQUIPMENT WIRING PART 1 GENERAL

- DRAWINGS, PRODUCT DATA, MANUFACTURER'S WIRING DIAGRAMS, AND MANUFACTURER'S INSTRUCTIONS FOR EQUIPMENT FURNISHED UNDER OTHER SECTIONS. 1. DETERMINE ALL EQUIPMENT CONNECTION LOCATIONS AND REQUIREMENTS AND VERIFY THAT
- SHORT-CIRCUIT CURRENT RATING (SCCR) AND COMMUNICATE THE MINIMUM SCCR REQUIRED TO THE CONTRACTOR SUPPLYING THE EQUIPMENT PRIOR TO THE EQUIPMENT BEING ORDERED. 3. SEQUENCE ROUGH-IN OF ELECTRICAL CONNECTIONS TO COORDINATE WITH INSTALLATION OF
- FQUIPMENT. 4. SEQUENCE ELECTRICAL CONNECTIONS TO COORDINATE WITH START-UP OF EQUIPMENT. B. VERIFY AND COORDINATE ALL REQUIREMENTS AND INSTALLATION DETAILS OF ALL MATERIALS AND

C. VERIFY PROPER VOLTAGE, PHASE, AND CURRENT RATING OF POWER SUPPLY AND IMMEDIATELY REPORT ANY DISCREPANCIES.

- PART 2 PRODUCTS
- A. DESCRIPTION: MULTI-CONDUCTOR FLEXIBLE CORD TYPE SO FOR DRY AND DAMP LOCATIONS OR TYPE SOW IN WET LOCATIONS. B. CONDUCTOR QUANTITY: AS REQUIRED FOR THE LOAD SERVED; INCLUDE IDENTIFIED EQUIPMENT

2.02 CORD CAPS: MATCH CORD CAP TO RECEPTACLE CONFIGURATION AT OUTLET PROVIDED FOR EQUIPMENT.

- PART 3 FXFCUTION
- 3.01 ELECTRICAL CONNECTIONS A. MAKE ELECTRICAL CONNECTIONS IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S INSTRUCTIONS. B. MAKE CONDUIT CONNECTIONS TO EQUIPMENT USING FLEXIBLE CONDUIT. USE LIQUIDTIGHT FLEXIBLE CONDUIT WITH WATERTIGHT CONNECTORS IN DAMP OR WET LOCATIONS.
- PROVIDE RECEPTACLE OUTLET TO ACCOMMODATE CONNECTION WITH ATTACHMENT PLUG. PROVIDE CORD AND CAP WHERE FIELD-SUPPLIED ATTACHMENT PLUG IS REQUIRED. INSTALL SUITABLE STRAIN-RELIEF CLAMPS AND FITTINGS FOR CORD CONNECTIONS AT OUTLET BOXES AND EQUIPMENT CONNECTION BOXES.

G. INSTALL DISCONNECT SWITCHES, CONTROLLERS, CONTROL STATIONS, AND CONTROL DEVICES TO

CONNECT HEAT PRODUCING EQUIPMENT USING WIRE AND CABLE WITH INSULATION SUITABLE FOR

COMPLETE EQUIPMENT WIRING REQUIREMENTS. H. INSTALL TERMINAL BLOCK JUMPERS TO COMPLETE EQUIPMENT WIRING REQUIREMENTS INSTALL INTERCONNECTING CONDUIT AND WIRING BETWEEN DEVICES AND EQUIPMENT TO COMPLETE EQUIPMENT WIRING REQUIREMENTS. J. CUT AND SEAL CONDUIT OPENINGS IN FREEZER AND COOLER WALLS, FLOORS, AND CEILINGS WHERE

END OF SECTION

S



MUST BE VERIFIED ON ANY ELECTRONIC COPIES. Revisions Date Description 06-03-2024 A. S. AS SHOWN

HIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ADRIAN SANTANA ON THE DATE ADJACENT TO THE SEAL

CONSIDERED SIGNED AND SEALED AND THE SIGNATURE

RINTED COPIES OF THIS DOCUMENT ARE NOT

2024.09 Job Number

DIFFUSERS, OR REMOVABLE RECESSED LUMINAIRES

N. GROUND AND BOND BOXES AS REQUIRED BY NFPA 70.

2.03 WIRE MARKERS: CLOTH, TAPE, SPLIT SLEEVE, OR TUBING TYPE.

PART 3 EXECUTION 3.01 NAMEPLATES: PROVIDE NAMEPLATES WITH THE UNIQUE EQUIPMENT DESIGNATION AT EACH ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT ENCLOSURE, COMMUNICATION CABINET, AND CONTROL DEVICE

- 3.03 WIRE MARKERS: PROVIDE WIRE AND CABLE MARKERS AT PANELBOARD GUTTERS, PULL BOXES, OUTLET BOXES. AND JUNCTION BOXES FOR EACH LOAD CONNECTION. INDICATE BRANCH CIRCUIT OR FEEDER NUMBER 3.04 COLOR CODE LEGEND: PROVIDE IDENTIFICATION LABEL IDENTIFYING CONDUCTOR COLOR CODES AT EACH PIECE OF FEEDER OR BRANCH-CIRCUIT DISTRIBUTION EQUIPMENT.
 - A. INSTALL NAMEPLATES AND LABELS PARALLEL TO EQUIPMENT LINES. B. SECURE NAMEPLATES FOR DISTRIBUTION EQUIPMENT VISIBLE TO THE PUBLIC TO THE INSIDE SURFACE

SECTION 260595 - FIRE STOPPING

1.01 PREPARATION: EXAMINE THE COMPLETE SET OF DRAWINGS AND IDENTIFY ALL FIRE RATED PARTITIONS, FLOORS AND ASSEMBLIES AND IDENTIFY APPROPRIATE FIRESTOPPING METHOD FOR THE ASSEMBLY.

FIRESTOPPING, FIBER PACKING MATERIAL, MECHANICAL FIRESTOP DEVICES, INTUMESCENT PUTTY, AND FIRESTOP PILLOWS ARE PERMITTED.

- A. COMPLY WITH FIRESTOPPING MANUFACTURER'S RECOMMENDATIONS FOR TEMPERATURE AND OTHER ENVIRONMENTAL CONDITIONS BEFORE, DURING, AND AFTER INSTALLATION. PROVIDE VENTILATION IN AREAS WHERE SOLVENT-CURED MATERIALS ARE BEING INSTALLED.
- AFFECT BOND. INSTALL BACKING MATERIALS TO ARREST LIQUID MATERIAL LEAKAGE. D. APPLY THE APPROPRIATE FIRE STOPPING MATERIALS AND SYSTEMS TO MAINTAIN THE FIRE RATING OF

DO NOT COVER INSTALLED FIRESTOPPING UNTIL INSPECTED BY AUTHORITY HAVING JURISDICTION.

6. INSTALL ANY LABELING REQUIRED BY CODE. H. CLEAN ADJACENT SURFACES OF FIRESTOPPING MATERIALS.

MANUFACTURER'S INSTRUCTIONS, COMPLETELY CLOSING OPENINGS.

- 1.01 COORDINATION WITH OTHER TRADES A. MEET WITH ALL OTHER TRADES BEFORE COMMENCING ANY WORK AND OBTAIN AND REVIEW SHOP
- PROPER POWER SUPPLY IS AVAILABLE PRIOR TO SUBCONTRACTOR'S ORDERING EQUIPMENT. CALCULATE THE AVAILABLE FAULT CURRENT AT ANY EQUIPMENT REQUIRED TO CARRY A
- EQUIPMENT PRIOR TO ROUGH-IN.
- D. RESPONSIBILITY FOR VERIFICATION OF PROPER POWER SUPPLY VOLTAGE AND ANY DAMAGE RESULTING FROM INCORRECT CONNECTIONS SHALL REST WITH THIS CONTRACTOR. E. ANY CONFLICTS ARISING FROM LACK OF COORDINATION SHALL BE THIS CONTRACTOR'S RESPONSIBILITY.
- GROUNDING CONDUCTOR. . CONDUCTOR INSULATION RATING: AS REQUIRED FOR THE VOLTAGE OF THE LOAD SERVED. D. CONDUCTOR AMPACITY: NO LESS THAN THE RATING OF THE OVERCURRENT PROTECTION DEVICE PROTECTING THE CIRCUIT.

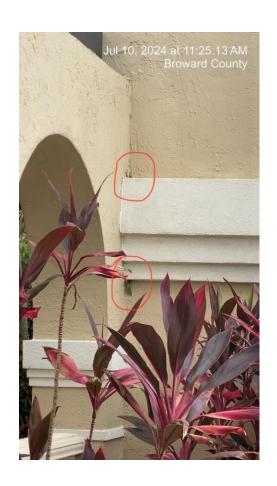
2.03 OTHER MATERIALS: PROVIDE ALL DISCONNECT SWITCHES, WIRING DEVICES, CONDUIT, WIRE AND CABLE, AND BOXES REQUIRED.

APPLICABLE.

TEMPERATURES ENCOUNTERED.

We	Walnut Creek CDD st Waterfall Pavilion Rep	airs
Arking Solutions Hialeah FL	Elite Innovation & Solutions Plantation FL	Elite Property Services Pembroke Pines FL
Repair and se	Option 1: eal affected areas only (pursuant site	inspections).
\$1,800.00	\$3,100.00	\$1,500.00
Pressure clean	Option 2: entire pavilion. Repair and seal affec	eted areas only.
\$3,300.00	\$5,200.00	\$2,500.00
Pressure clean, v	Option 3: vaterproof caulking repair and paint	all pavilion walls.
\$4,900.00	\$8,500.00	\$4,200.00









Arking Solutions Inc.

July 22, 2024

Att. Mrs. Gloria Perez Project Manager. Special District Services, Inc.

Ref: WALNUT CREEK MONUMENT BY TAFT ENTRANCE WALL REPAIRS.

ARKING SOLUTIONS INC. is pleased to submit the following proposal to provide the services required for "WALL REPAIRS"

SCOPE OF WORK:

Repair and paint the points according the pictures received.

\$ 1,800=

Pressure clean, water proof caulking repair and paint only the damaged points.

\$ 3,300=

Pressure clean, water proof caulking repair and paint al Monument Walls.

\$ 4,900=

PAYMENT SCHEDULE:

50% Deposit 50% Final Payment.

Best Regards,

Martha L. Arango

Acceptance:_

Martha L. Arango C.G.C. **Construction Manager**

phone: (305)-318-7703 | fax: (954)-442-9413



ESTIMATE

ELITE INNOVATIONS & SOLUTIONS LLCUnited States

BILL TO WALNUT CREEK CDD

Invoice Number: 1448

Invoice Date: August 5, 2024

Payment Due: August 5, 2024

Amount Due (USD): \$0.00

Items	Quantity	Price	Amount
PAINT SERVICES REPAIR AND PAINT ZONES ACCORDING PICTURES RECEIVED	0	\$3,100.00	\$0.00
PAINT SERVICES REPAIR AND PAINT ONLY DAMAGE POINTS - PRESSURE CLEAN - WATER PROOF CAULKING	0	\$5,200.00	\$0.00
PAINT SERVICES MONUMENT WALLS REPAINT AND PAINT - PRESSURE CLEAN- WATER PROOF CAULKING	0	\$8,500.00	\$0.00
		Subtotal:	\$0.00
		Total:	\$0.00
		Amount Due (USD):	\$0.00

Notes / Terms

PAYMENT 50 % TO STAR THE PAINT 50% WHEN FINISH THE PAINT

Elite Property Service & Painting Corp.

Proposal submitted to:

Walnut Creek Community District C/o Special District Services, Inc. 2501A Burns Road Palm Beach Gardens, FL 33410

Waterproof Pavilion located at 1800 NW 76th Ave, Pembroke Pines FL.

Scope of Work:

- 1. Remove plant life and repair stucco as needed.
- 2. Pressure wash pavilion.
- 3. Apply a coat of sealer.
- 4. Repair cracks and Waterproof as needed.
- 5. Paint with SuperPaint Flat finish.

Estimated time of Completion

Completion in approximately 1 to 2 weeks, weather permitting.

Work Schedule

Monday to Friday from 7:30 to 4:30

Proposal Sums:

	affected areas only \$1,500.00 pavilion Repair and touch up affected areas only \$2,500.00 e listed above \$4,200.00
WHEN DULY SIGNED AND D PARTIES INVOLVED.	ATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN THE
District	Elite Property Service
Title & Date:	Title & Date:

Elite Property Service & Painting Corp. mgamero@elitepropertysp.com (954) 588-0253

		reek CDD Cleaning	
Elite Property Services Pembroke Pines FL	GD Pressure Cleaning Miami FL	OlivFloor Repair Services Miami FL	The Pressure Cleaning Man Miramar FL
	- Sheridan & Taft Guardho - West Waterfall I - Sheridan Entra	Cleaning for: Duses Walls and Roof Tiles. Pavilion Structure. Ance/Exit Gates. Handrails (Bridge).	
\$6,000.00	\$5,850.00	\$5,695.30	\$4,635.00

^{*} All of these 4 companies were asked for a similar proposal without including the pressure cleaning for the Taft entrance pavilion (behind East waterfall - that may not be needed if repairs project is approved). Due to monilization costs, one structure less will not change the promotional price offered.





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Elite Property Service & Painting Corp.

Proposal submitted to:

Walnut Creek CDD C/o Special District Services, Inc. 2501A Burns Road Palm Beach Gardens, FL 33410

Pressure Wash two guard houses, pavilion, metal gates, two walls including handrails, monument sign and two swing gates located at Walnut Creek.

Scope of Work:

- 1. Bleach Wash all mildew-stained areas.
- 2. Pressure wash all walls and roof tiles at a minimum of 3500 psi.

Estimated time of Completion

Completion in approximately 2 weeks, weather permitting.

Work Schedule

Monday to Friday from 7:30 to 4:30.

Proposal Sums:

Total	\$6,000.00
WHEN DULY SIGNED PARTIES INVOLVED.	ND DATED, THIS PROPOSAL SHALL BE A BINDING CONTRACT BETWEEN TH
District	Elite Property Service
Title & Date:	Title & Date:

Elite Property Service & Painting Corp. mgamero@elitepropertysp.com (954) 588-0253

GD PRESSURE CLEANING

13766 SW 155 Terrace Miami FL 33177

786.426.2101

Signature Accepting Terms & Conditions

CUSTOMER NAME:_

Walnut Creek CDD

	DAT	Έ	
08/0	6/202	4	

2501 A Burns RD. Palm Beach

ADDRESS:

AME:	PHONE: (786)399-9288	EMAIL:	rgalvis@sdsi	nc.org
Item	Description		Pric	e Amount
	Professional pressure cleaning for: 2 guardhouses (Sheridan& Taft) Tower (Taft) Pavilion (Taft) Waterfalls bridges (Taft) Sheridan gates			\$5,850
Notes: Water taken fro	om customer sources.		Subtotal Tax	
	om customer sources.			5,850
	om customer sources.		Tax	5,850

□C.C. ☑CHECK □CASH



QUOTE

OlivFloor Repair and Services, Corp 14700 Booker T Washington Blvd. Apt 209 Miami, FL 33176

Phone: 786-380-1508 Olivfloor@gmail.com

Customer ID	
Invoice Date	7/31/2024
Quote Number	w250
Payment Due By	

BILL TO

Walnut Creek Community Development District 2501 A Burns Rd Palm Beach Gardens FL

Item Description	Unit Price	Amount
Olivfloor Repair & Service Corp will furnish all labor, material and equipment		
Pressure Cleaning for:		5,695.30
- Guardhouses Walls and Roof Tiles Pavilion Structure Entrance/Exit Gates Handrails.		

COMMENTS	SUBTOTAL	5,695.30
COMMENTS	SOBIOTAL	3,033.30
	TAX	
	DISCOUNT	
	TOTAL	5,695.30

Make all checks payable to Olivfloor Repair and Services, Corp Thank you for your business! 13476 SW 22nd Street
Miramar, FL 33027
Thepressurecleaningman@gmail.com
www.thepressurecleaningman.com
Cell: (954)328-8964
License Dade County No. 14BS00064
License Broward County No. 11-RP-17299-X



The Pressure Cleaning Man inc.

Estimate

Office number (954)995-2356

For: Walnut Creek CDD rGalvis@sdsinc.org

Estimate No:

Date:

2383

07/11/2024

Description Amount

Scope of Work \$1,935.00

Sheridan Street Guardhouse: Pressure clean all exterior surfaces, walls and roof tiles, of guardhouse. Pressure clean white aluminum fence/gates.

* Soft wash cleaning and light pressure cleaning of interior building walls. Removing of any algae, bugs, and dirt build up on walls. Light pressure has to be applied because to minimize any paint peeling off

Scope of work \$2,500.00

Taft Street Guardhouse & Pavilion: Pressure clean all exterior surfaces, walls and roof tiles, of guardhouse and Pavillion. Pavillion structure behind the east waterfall

* Soft wash cleaning and light pressure cleaning of interior building walls. Removing of any algae, bugs, and dirt build up on walls. Light pressure has to be applied because to minimize any paint peeling off

1/5 Page 57

The Pressure Cleaning Man inc. - Estimate 2383 - 07/11/2024

Description Amount

Process & Disclaimer: Groundwork

Pressure Cleaning employs water and pressure to effectively remove algae from surfaces, utilizing a circular surface cleaner for optimal results. Additionally, a light wash-down of areas may be included to eliminate any residual dirty water resulting from the cleaning process. It's important to note that pressure washing ground work does not automatically remove gum, rust stains, tire marks, or oil stains unless specifically stated otherwise in the estimate content.

Oil & Grease: The vendor cannot guarantee the full removal of oil or grease stains. Generally, our technique achieves a removal rate ranging from 50% to 80%.

Please be aware that the aforementioned stains require special chemicals or techniques for effective treatment.

The T.P.C.M system uses the main spigot from the property as a backup method to refill the water tanks. The system's average water consumption is 5 gallons per minute, totaling 300 gallons per hour. This usage results in an average increase of \$7 to \$12 on the household water bill.

Pressure Cleaning \$200.00

- Handrails (bridge) on both sides of 76 AVE (Taft ST entrance)

Subtotal	\$4,635.00
Total	\$4,635.00
Total	\$4,635.00

Notes

Pricing may change if job specifications/materials change.

Pressure washing ground work does NOT remove any gum, rust stains, tire marks, or oil stains unless specified otherwise in estimate content. The above mentioned require to be treated with special chemicals/techniques.

* Vendor will supply all labor, materials, and water needed to complete the job in a professional manner. Time frame of job 1-2 days weather permitting

We look forward to working with you!

The Pressure Cleaning Man

Client's signature
inc.



6900 S.W. 21st Court . Building 9 . Davie, FL 33317

Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770

Email: info@allstatemanagement.com

Thank you to all our customers. We appreciate the opportunity to serve your communities and municipalities. Many of you have been with us for over fifteen years.

We understand budgets are tight and with the current climate of inflation they may get even tighter. With this in mind we are only moving forward with a 3% increase for 2025. Please do not hesitate to contact us with any questions or concerns.



Estimate

Date	Estimate #
7/1/2024	2024-1534

	Name / Addres	ss		Ship To				
	WALNUT CI 7500 NW 20t Pembroke Pir	h St.						
P	P.O. No.						Te	erms
							Due o	n receipt
			Description			Qty	Cost	Total
TAFT - DISC - INST	FIRST ARM CO CONNECTION A CALLATION, CO	ARM & MAT CON ONTROLLER REPLAND REMOVAL OF	ENT FIRST ARM GATE TROL BOARD - K79-60166 ACEMENT LABOR: DEFECTIVE CONTROL P USTMENTS AND ALIGNN	ANEL	EW CONTROL	1 1	365.00 250.00	365.00 250.00
TAFT - DISC	ASTER MEGA SECOND ARM CONNECTION A ALLATION, CO	ARM & MAT CON CONTROLLER RE AND REMOVAL OF	ENT SECOND ARM GATE TROL BOARD - K79-60166 PLACEMENT LABOR: DEFECTIVE CONTROL P USTMENTS AND ALIGNN	ANEL	EW CONTROL	1 1	365.00 250.00	365.00 250.00
RENO TAFT - DISC - INST	LOOP DETECT VISITOR'S CON CONNECTION A CALLATION, CO	ARM & MAT CON FOR. 10-35VDC, 1 C NTROLLER REPLA AND REMOVAL OF	SITORS ARM GATE TROL BOARD - K79-60166 CHANNEL AND TWO REL CEMENT LABOR: DEFECTIVE CONTROL P USTMENTS AND ALIGNA	AYS. ANEL	EW CONTROL	1 1 1	365.00 125.00 250.00	365.00 125.00 250.00
RENO TAFT - DISC	MASTER MEGA LOOP DETECT LEFT EXIT CO CONNECTION A ALLATION, CO	ARM & MAT CON FOR. 10-35VDC, 1 C NTROLLER REPLA AND REMOVAL OF	EFT EXIT ARM GATE TROL BOARD - K79-60166 CHANNEL AND TWO REL CEMENT LABOR: DEFECTIVE CONTROL P USTMENTS AND ALIGNM	AYS. ANEL	EW CONTROL	1 1 1	365.00 125.00 300.00	365.00 125.00 300.00
LIFTM TAFT - DISC	AASTER MEGA LEFT EXIT CO CONNECTION A ALLATION, CO	ARM & MAT CON NTROLLER REPLA AND REMOVAL OF	GHT EXIT ARM GATE TROL BOARD - K79-60166 CEMENT LABOR: DEFECTIVE CONTROL P USTMENTS AND ALIGNN	ANEL	EW CONTROL	1	365.00 250.00	365.00 250.00
	Subtot	al \$3,375.00	Sales Tax (7.0%)	\$0.00	Total		\$3	,375.00

TY.	MATERIAL	PRICE	AMOUNT	
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	B. Esisti	1.0	-	10718 NW 53rd St. Sunrise, Florida 33351
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	Wales Fall		200 -	acrystal@bellsouth.net • www.crystalpoolservicesinc.com
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6151 PEMBROKE RD HOLLYWOOD, FL 33023 MIAMI-DADE (305) 625-2600 BROWARD (954) 989-7162 FAX (954) 894-0334

EC0000345 / EC0003059

TIRONE-ELECTRIC.COM

06/25/2023 Time & Material 6D23-135

Walnut Creek Community Development.

7900 NW 20th Street Pembroke Pines, FL 33024

RE: Repair Pole Lights

In accordance with your request, Tirone Electric proposes to furnish all necessary labor, tools and supervision for a complete and operational installation to the above referenced project as per our on-site review and as per the following listed qualifications.

- 1. Retrofit (4) decorative light poles on @ Taft Street entrance
- 2. Troubleshooting power issues will incur additional charges.
- 3. This quote includes (4) LED bulbs, additional material will be charged separately if needed.
- 4. Labor and material warrantied for 1 year from date of installation.
- 5. Excessive loss of time due to delays of access to site will incur additional charges.

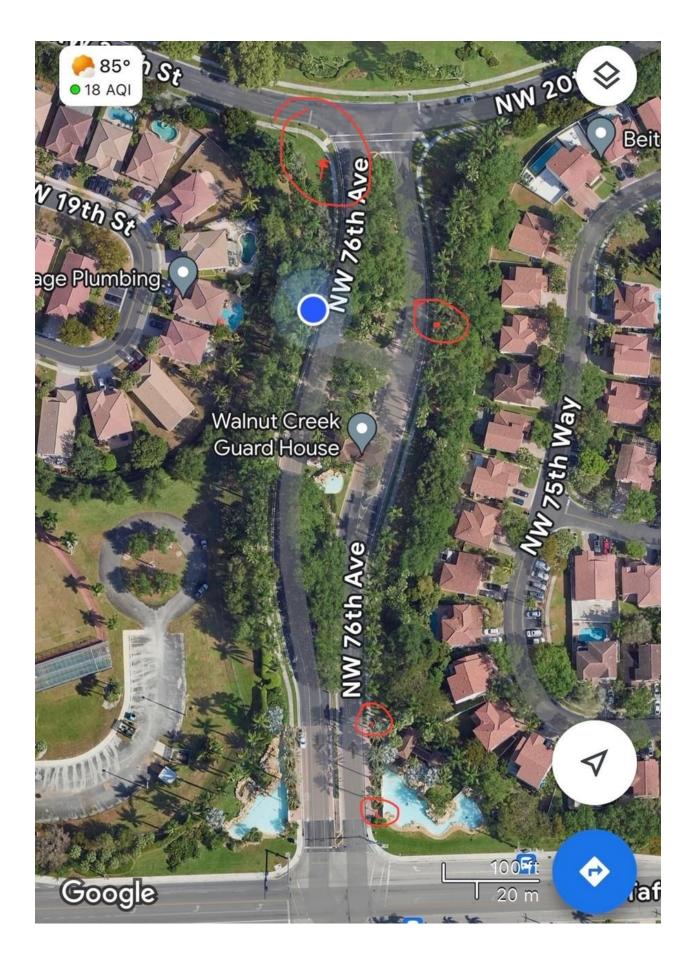
<u>Time and Material Service in </u>	not to exceed the listed price without customer	<u>approval:</u>
Six Hundred Fifty Dollars .	••••••	\$650.00
Approved and Accepted:		
made as outlined above payable by ca	onditions are accepted. Tirone Data is authorized to do the work sh, check or charge. In the event a lien or other legal measures are prevailing party shall be entitled to receive all costs and reason	are commended to secure payments
Signature Franks	Printed Name and Title	P.O. #
Ralph Bombardiere		
Service Manager	- Approved on June 25th, 2024.	
	- COIs must be provided before comme	encement of any job.
	Ronald Galvis	
	Ronald Galvis - Field Operations Mana	ger
	Walnut Creek CDD	











QUOTE

DATE 07/02/2024

EXPIRATION DATE

30 DAYS

Regions Security 1100 NW 72nd Ave Miami, Florida 33126 (305) 517-1266 Quote 241874-1

TO: Walnut Creek CDD 2501A Burns Road Pembroke Pines, FL 33410



QUANTITY	ITEM #	DESCRIPTION	
1	TRN-MDI-CNV	Transceiver Media Converter	\$156.00
1	HNW-2MP-BLT	Hanwha 2MP Bullet LPR Motorized Varifo	cal Lens Camera
			\$274.00
1	TECH-SRVCS	Installation Services: replace camera and	alian for ontimal
•	TECH-SKVC3	license plate capture.	\$168.00

- Necessary replacement/repair due to the lighting damage.
- Verbally Approved by Chairperson Mrs. Ross on 7/2/24. *Ronald Galvis*

Ronald Galvis - Field operations Manager Walnut Creek CDD.

Amount \$598.00
Sales Tax \$0.00
Total \$598.00

NOTES	
To accept this quotation, sign here and return:	x
Print Name	



Date	Estimate #
7/9/2024	2024-1564

	Subt	otal \$2,760.00	Sales Tax (7.0%)		Total		\$2	2,760.00
	PPING AND HA		SONG RANGE VEHICLE II	JENTIFICAT	IOIV	1	65.00	65.00T
DITA	I DEAM DAD	CODE DEVIDED EOD I	Description LONG RANGE VEHICLE II)ENTIFIC AT	TION	Qty	Cost 2,695.00	Total 2,695.00T
							Due o	on receipt
	P.O. No.						T	erms
	Pembroke I	Pines, FL 33024						
	WALNUT 7500 NW 2	Oth St.						
	Name / Address		Snip 10					



Date	Estimate #
6/25/2024	2024-1521

	Name / Address			Ship To						
	WALNU 7500 NW Pembroke	20th St.								
	P.O. No.								Тє	erms
									Due o	n receipt
				Description				Qty	Cost	Total
SHE - DIS	RIDAN RIGI SCONNECTI	HT ENTRA	ΓΡUT MODUL! ANCE OUTPU' REMOVAL OF	DAN RIGHT ENTRAN E. I MODULE REPLACI DEFECTIVE OUTPU CONFIGURATION OF	EMEN JT REA	ADER MOD		1 1	365.00 370.00	365.00 370.00
SER	VICE COMP	LETED O	N 06/25/24							
	Sul	ototal	\$735.00	Sales Tax (7.0	%)	\$0.00	Total			\$735.00



Date	Estimate #
6/25/2024	2024-1522

	Name / Address		Ship To							
	7500 N	NUT CREEI NW 20th St. oke Pines, F								
	P.O. No.							Te	erms	
								Due o	n receipt	
		'		Description			Qty	Cost	Total	
TAF	Γ ENTRA CONNEC	NCE OUTPU	TPUT MODULI IT MODULE R REMOVAL OF	ESIDENT ENTRANCE E. EPLACEMENT DEFECTIVE OUTPUT CONFIGURATION OF	READER MOD		1 1	365.00 370.00	365.00 370.00	
SER	VICE CO	MPLETED O	N 06/24/24							
	S	Subtotal	\$735.00	Sales Tax (7.0%	6) \$0.00	Total			\$735.00	



Date	Estimate #
7/26/2024	2024-1598

	Name / Address		Ship To						
	7500	NUT CREEI NW 20th St. roke Pines, F							
I	P.O. No							Te	erms
								Due o	n receipt
				Description			Qty	Cost	Total
				DEFECTIVE MAGNETICAL			1	300.00	300.00T
MAG	NETIC	LOCK 1200 LE FOR 1200 LB	BS	OF NEW MAGNETIC L	OCK		1 1	215.00 65.00	215.00T 65.00T
		Ronald G	<i>Galvis</i> Galvis - Field (Creek CDD	on 7/26/204 By Chair					
		Subtotal	\$580.00	Sales Tax (7.0%	6) \$0.00	Total			\$580.00



Date	Estimate #
7/24/2024	2024-1589

	Name / Address		Ship To						
	7500	LNUT CREI NW 20th S broke Pines,	t.						
	P.O. N	lo.						Т	erms
									on receipt
101	CDEEN	AND DED OF	DED DEDI A CI	Description	DM WITH I	ED CEDID (MO	Qty	Cost	Total
KIT		AND RED OR	RED REPLACE	EMENT LIGHTED GATE A	ARM WITH L	ED STRIP (NO	3	516.00	1,548.00T
Ship	oping an	d Handling					1	20.00	20.00T
		Ronald G	Galvis	Manager Gloria Perez o perations Manager	n July 24th	, 2024.			
		Subtotal	\$1,568.00	Sales Tax (7.0%)	\$0.00	Total		\$1	,568.00



Walnut Creek CDD Gate Performance

JULY 1ST 2024 - JULY 31ST 2024



An increase of 806 total recorded entries.

2,792 Total Residents Recorded.

2,984 QR Invites Scanned.

An increase of 61.

This averages out to...



- 486 entries per day
- 20 entries per hour

Note: These results do not contain data from the overflow log.



Walnut Creek CDD CENSUS (AS OF 8/5/2024)

44 659 Units have logged into the application. (UP BY 15)

236 Units have not logged into the application.

3,262 Total Residents in the system. (UP BY 7)

3,074 Total Residents Vehicles in the system. (UP BY 62)

101) 5,533 Total Permanent Visitors in the system. (UP BY 101)



Rover Performance

MOVEMENT MAP (JULY 1ST – JULY 31ST)



Misc. Statistics

Vehicle utilization rate during scheduled times – 99.8%

Vehicle idling time percentage average – 12.4% (averages out to 7 minutes/hour)

Distance traveled – 877 Miles (averages out to 28 miles/day)

Busiest days during period – July 7th, July 21st, July 28th



We appreciate everyone's continued feedback & support.



Classic Collision Davie

4850 SW 52nd St, Davie, FL 33314 Phone: (954) 927-2030 FAX: (754) 217-6627

Workfile ID: a4f2d88e PartsShare: 7Zrn8N Federal ID: 84-3930230 State ID: MV107906 16-8018656333-0 Resale Number: Federal EPA: n/a State EPA: n/a

Preliminary Estimate

Customer: Arias, Luis

Written By: Mark Fullem

Insured: Arias, Luis

Type of Loss: Point of Impact: Policy #: Claim #:

Days to Repair: 0

Owner:

Arias, Luis (954) 203-0656 Cell **Inspection Location:** Classic Collision Davie

4850 SW 52nd St Davie, FL 33314 Repair Facility

Date of Loss:

(954) 927-2030 Business

Insurance Company:

CUSTOMER PAY

VEHICLE

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

VIN: 1GCPWFET4MZ272426 Mileage In: Interior Color: 54,738

License: Exterior Color: PEARL WHITE Mileage Out:

State: FL Production Date: 3/2021 Condition: Job #:

TRANSMISSION

Power Brakes

Automatic Transmission Cruise Control Overdrive Rear Defogger **POWER** Keyless Entry Alarm **Power Steering**

Power Windows

Power Locks **Power Mirrors Heated Mirrors** Power Driver Seat Power Passenger Seat

Memory Package **DECOR Dual Mirrors** Privacy Glass Console/Storage

CONVENIENCE Air Conditioning

Tilt Wheel

Message Center Steering Wheel Touch Controls

Telescopic Wheel Heated Steering Wheel Climate Control Navigation System Backup Camera Parking Sensors Remote Starter Home Link

RADIO AM Radio FM Radio

Stereo

Search/Seek

Auxiliary Audio Connection Premium Radio Satellite Radio

SAFETY

Drivers Side Air Bag Passenger Air Bag Anti-Lock Brakes (4) 4 Wheel Disc Brakes

Traction Control Stability Control Front Side Impact Air Bags

Head/Curtain Air Bags Communications System Hands Free Device

Xenon or L.E.D. Headlamps

Positraction

Blind Spot Detection

SEATS

Bucket Seats Leather Seats **Heated Seats** Ventilated Seats **WHEELS**

Vehicle Out:

20" Or Larger Wheels **PAINT**

Clear Coat Paint **OTHER**

Fog Lamps **TRUCK**

Rear Step Bumper Power Rear Window Bedliner (Spray On) Trailer Hitch Trailering Package

Running Boards/Side Steps Power Trunk/Liftgate

Get live updates at www.carwise.com/e/4PfBQa

Customer: Arias, Luis

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

Line		Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	#		ESTIMATE WRITTEN FOR VISIBLE DAMAGES ONLY		1			
2	#		ALL REPAIRS SUBJECT TO CHANGE FOR PART PRICE INCREASES		1			
3	#		AND/OR POSSIBLE HIDDEN DAMAGES		1			
4	HOOD							
5	*	Rpr	Hood (ALU)				<u>1.5</u>	3.2
			Note: SCRAPES					
6			Add for Clear Coat					1.3
7		Repl	RT Nameplate "DURAMAX"	23400422	1	49.82	0.2	
8		Repl	LT Nameplate "DURAMAX"	23400422	1	49.82	0.2	
9	#	Repl	Cover Car		1	5.00 T	0.2	
10	#	Rpr	Color sand and buff				0.5	
11	#	Repl	Corrosion protection primer		1	8.00 T	0.2	
12	#	Subl	Hazardous waste removal		1	5.00		
13	VEHICLE DI	AGNOST	ICS					
14	*	Rpr	Pre-repair scan			m	<u>0.5</u> M	
15	*	Rpr	Post-repair scan			m	<u>0.5</u> M	
				SUBTOTALS		117.64	3.8	4.5

ESTIMATE TOTALS

Category		Basis		Rate	Cost \$
Parts		,			104.64
Body Labor		2.8 hrs	@	\$ 60.00 /hr	168.00
Paint Labor		4.5 hrs	@	\$ 60.00 /hr	270.00
Mechanical Labor		1.0 hrs	@	\$ 100.00 /hr	100.00
Paint Supplies		4.5 hrs	@	\$ 35.00 /hr	157.50
Miscellaneous					13.00
Subtotal					813.14
Sales Tax	Tier 1	\$ 813.14	@	7.0000 %	56.92
Grand Total					870.06
Deductible					0.00
CUSTOMER PAY					0.00
INSURANCE PAY					870.06

MyPriceLink Estimate ID / Quote ID:

1232032149868126208 / 137349144

Customer: Arias, Luis		
2021 CHEV Silverado 1500 High Country Crew Cab 147"	WB 4D SHORT 6-3.0L Turbocharged D	iesel Direct Injection PEARL WHITE
+++++++++++++++++++++++++++++++++++++++	++++++++++++++++	++++++
+ PLEASE READ CAREFULLY, CHECK ONE OF	F THE STATEMENTS BELOW, AN	ND SIGN: +
+ I UNDERSTAND THAT, UNDER STATE LAW	V, I AM ENTITLED TO A WRITT	EN ESTIMATE IF +
+ MY FINAL BILL WILL EXCEED \$100.		+
+ I REQUEST A WRITTEN ESTIMATI	Ε.	+
+ I DO NOT REQUEST A WRITTEN B	ESTIMATE AS LONG AS THE RE	PAIR COSTS DO +
+ NOT EXCEED \$ THE SHOP MAY NO	T EXCEED	+
+ THIS AMOUNT WITHOUT MY WRITTEN O	R ORAL APPROVAL.	+
+ I DO NOT REQUEST A WRITTEN B	ESTIMATE.	+
+	+	
+ SIGNED	DATE	+
+++++++++++++++++++++++++++++++++++++++	++++++++++++++++	+++++++++++
Estimate good for 30 days. Classic Collision is	s not responsible for damage ca	aused by theft, fire or acts of nature. I

authorize the above repairs to my vehicle including the necessary materials and sublet work. You and your employees may operate my vehicle for purposes of testing, inspecting, and delivery at my risk. If I cancel repairs to my vehicle, I understand that a teardown and reassemble fee of \$ ______ will apply. I understand that a storage charge of \$ ______ per day will be charged if I fail to pick up my vehicle within three (3) working days of notification of completion.

Vehicle Owner Signature ______ Date ______

Other Authorized Person: ______ Phone # ______

[] Hourly Rate _____ [] Flat Rate ____ [] Both Apply _____

Estimate/Diagnosis: Fee \$ _____ Hourly at \$ _____ / hr.

Payment Method: [] Cash [] Check [] Visa [] MasterCard [] American Express [] Discover

Save Parts: [] No [] Yes **** Core may apply

Charges based on:

WARRANTY - Completed repairs are warrantied as long as you own the specified vehicle. The warranty applies only if the defects occur under normal driving conditions and as a result of faulty repairs or workmanship. The warranty shall be deemed null and void in the event the vehicle has been subject to accidents, alterations, negligence, abuse, or misuse. Specifically excluded from the warranty are scratches and chips acquired from driving conditions or intentional negligent acts. This four-part written warranty with specific additional limitations pertaining to each section as described below.

- 1 Metal work -Classic Collision provides a limited lifetime warranty against defective workmanship, which includes welding and the application of materials, utilized in the repair process against cracking, flaking, pitting, and deterioration (excluding recurring rust). Classic Collision will after inspection and at its sole discretion, repair and repaint any metal work warrantied.
- 2. Painting, stripes, and decals We provide a limited lifetime warranty on all paint and paint related items. We also provide a limited lifetime warranty on the application of decorative stripes and decals excluding fading, cracking or other defects caused by environmental conditions, road hazards, or negligent or intentional acts that the vehicle may have been exposed to. Classic Collision will after inspection and at its sole discretion, replace and repaint any paint related item warrantied herein.
- 3. Mechanical repairs We provide a limited lifetime warranty on the workmanship of all mechanical repairs excluding

Customer: Arias, Luis

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

parts failures after the expiration of any applicable manufacturer warranty, pertaining to the original collision repair excluding air-conditioning, suspension, and electrical items. Classic Collision will after inspection and at its sole discretion, replace and repair any mechanical related work warrantied herein.

4. Parts - We warranty that the parts and materials utilized in the repair of your vehicle are of premium quality except that used, reconditioned, or non-OEM parts may be used, but only when agreed to by either yourself or by the requirement of your insurance provider. These parts, as described on the repair order, are subject to the guarantee or warranty of the manufacturer.

Classic Collision specifically disclaims all liability for damages including consequential, incidental, and punitive damages resulting from defective parts or materials. Specifically excluded are costs such as towing fees, rental charges, travel expenses, incidental, special, or consequential damages, or loss of use claims. Also excluded are consequential damages to assemblies and components resulting from a defective part or installation of said part during the repair process.

This warranty may not be varied, supplemented, qualified, or interpreted by any prior course of dealings and is limited (non-transferrable) to the original vehicle owner at the time the repairs are made. Additionally, the warranty is null and void if the repair is altered, adjusted, or tampered with by a non-authorized person. To be eligible for warranty coverage, you must submit your claim property upon discovery of the defect.

DISPUTE RESOLUTION - As a condition of any warranty implied or otherwise, the customer acknowledges and agrees that in the event of any dispute related to the limited lifetime warranty or repairs performed by Classic Collision then such dispute will be submitted for resolution by binding arbitration.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT, IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A \$1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A \$1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

Customer: Arias, Luis

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection PEARL WHITE

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR1GH19, CCC Data Date 06/03/2024, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

AutoNation Collision Center **Pembroke Pines**

WE MEET THE NICEST PEOPLE BY ACCIDENT 8600 PINES BLVD, PEMBROKE PINES, FL 33024

> Phone: (954) 433-3377 FAX: (954) 447-2101

Workfile ID: PartsShare: bf8dafe5 83JJHW

Federal ID: State ID:

License Number:

65-0944183 16-8012272601-4

075063

Preliminary Estimate

Customer: Arias, Luis

Written By: Tasheeka Davis

Job Number:

Insured:

Arias, Luis

Policy #:

Claim #:

Type of Loss:

Date of Loss:

Days to Repair: 0

Point of Impact: 12 Front

CUSTOMER PAY

Owner:

Arias, Luis

Inspection Location:

Insurance Company:

AutoNation Collision Center Pembroke

Pines

(954) 203-0656 Cell

8600 PINES BLVD

PEMBROKE PINES, FL 33024

Repair Facility (954) 433-3377 Day

VEHICLE

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

VIN:

1GCPWFET4MZ272426

Interior Color:

Mileage In:

Vehicle Out:

License;

Exterior Color:

Mileage Out:

State:

FL.

Production Date:

Tilt Wheel

Condition:

Job #:

TRANSMISSION

Automatic Transmission

Overdrive **POWER**

Power Steering

Power Windows

Power Brakes

Power Locks

Power Mirrors

Heated Mirrors

Power Driver Seat

Memory Package

DECOR

Dual Mirrors

Privacy Glass

Console/Storage

Power Passenger Seat

Cruise Control Rear Defogger

Keyless Entry

Alarm

Message Center

Steering Wheel Touch Controls

Telescopic Wheel

Heated Steering Wheel

Climate Control

Navigation System Backup Camera Parking Sensors

Remote Starter Home Link

RADIO AM Radio Search/Seek

Auxiliary Audio Connection

Premium Radio Satellite Radio

SAFETY

Drivers Side Air Bag Passenger Air Bag

Anti-Lock Brakes (4) 4 Wheel Disc Brakes

Traction Control Stability Control

Front Side Impact Air Bags Head/Curtain Air Bags Communications System Hands Free Device

Xenon or L.E.D. Headlamps

Positraction

Bucket Seats

Leather Seats **Heated Seats** Ventilated Seats

WHEELS

20" Or Larger Wheels

PAINT

Three Stage Paint

OTHER Fog Lamps

TRUCK

Rear Step Bumper Power Rear Window Bedliner (Spray On) Trailer Hitch

Trailering Package

Running Boards/Side Steps

Customer: Arias, Luis Job Number:

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

CONVENIENCE

FM Radio

Blind Spot Detection

Power Trunk/Liftgate

Air Conditioning

Stereo

SEATS

Customer: Arias, Luis Job Number:

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

Line		Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1	HOOD							····
2	*	Rpr	Hood (ALU)				<u>5.0</u>	3.2
3			Add for Three Stage					2.2
4	#		10 Tint color to blendable match		1			1.0
5	#		12 E.P.A. Hazard waste removal		1	10.00 X		
6	#		13 Cover Vehicle for Overspray Protection		1	5.00 T		0.3
7	#	Repl	15 Corrosion Protection		1	10.00	0.4	
8	#		ESTIMATE IS BASED ON VISIBLE DAMAGES		1			
9	#		ESTIMATE SUBJECT TO CHANGE DUE TO HIDDEN/UNSEEN DAMAGES		1			
				SUBTOTALS		25.00	5.4	6.7

ESTIMATE TOTALS

Category		Basis		Rate	Cost \$
Parts					10.00
Body Labor		5.4 hrs	@	\$ 60.00 /hr	324.00
Paint Labor		6.7 hrs	@	\$ 60.00 /hr	402.00
Paint Supplies		6.7 hrs	@	\$ 38.00 /hr	254.60
Miscellaneous					15.00
Subtotal					1,005.60
Sales Tax		\$ 995.60	@	6.0000 %	59.74
County Tax	Tier 1	\$ 995.60	@	1.0000 %	9.96
Grand Total					1,075.30
Deductible					0.00
CUSTOMER PAY					0.00
INSURANCE PAY					1,075.30

MyPriceLink Estimate ID / Quote ID:

1242565244933382144 /

This estimate was prepared by a visual inspection of the damages to your vehicle. It is likely that additional hidden damage could be identified by the collision repair facility once the vehicle is disassembled. This estimate may need to be adjusted, and additional parts, materials and labor may be required, to properly repair your vehicle. The amount of this estimate may not accurately reflect the full amount required to settle your loss. Due to damages incurred in a collision loss, disassembly or tear-down of the vehicle WILL negate the ability to reassemble the vehicle without performing repairs.

Customer: Arias, Luis Job Number:

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE(FLORIDA STATUTES TITLE XLVI, CHAPTER 817.234). FAILURE TO USE THE INSURANCE PROCEEDS IN ACCORDANCE WITH THE SECURITY AGREEMENT, IF ANY, COULD BE A VIOLATION OF S. 812.014, FLORIDA STATUTES. IF YOU HAVE ANY QUESTIONS, CONTACT YOUR LENDING INSTITUTION. IF A CHARGE FOR SHOP SUPPLIES OR HAZARDOUS OR OTHER WASTE REMOVAL IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: "THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL." IF A CHARGE FOR NEW TIRES OR A NEW OR REMANUFACTURED LEAD-ACID BATTERY IS INCLUDED ON THIS ESTIMATE, PLEASE NOTE THE FOLLOWING: A \$1.00 FEE FOR EACH NEW MOTOR VEHICLE TIRE SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW MOTOR VEHICLE TIRES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX CHAPTER 403.718. A \$1.50 FEE FOR EACH NEW OR REMANUFACTURED LEAD-ACID BATTERY SOLD AT RETAIL IS IMPOSED ON ANY PERSON ENGAGING IN THE BUSINESS OF MAKING RETAIL SALES OF NEW OR REMANUFACTURED LEAD-ACID BATTERIES WITHIN THE STATE OF FLORIDA. FLORIDA STATUTES TITLE XXIX 403.7185.

Customer: Arias, Luis Job Number:

2021 CHEV Silverado 1500 High Country Crew Cab 147" WB 4D SHORT 6-3.0L Turbocharged Diesel Direct Injection

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide DR1GH19, CCC Data Date 07/10/2024, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:

m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:

D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:

Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:

BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

District Counsel

DATE: July 12, 2024

RE: Requirement to Comply with F-108.9.3 Universal Gate Access System

This memo is to inform you about the mandatory compliance with the new Universal Gate Access System Requirement, codified as F-108.9.3 under the Broward County Local Amendments to the Florida Fire Prevention Code (FFPC). This requirement has been adopted to enhance the efficiency and effectiveness of emergency response times across gated communities in Broward County.

Background:

The Fire Chiefs Association of Broward County has approved the Click-2-Enter System (C2E) for universal gates. The C2E is an electronic access control device used for secure and quick entry to gated communities and other restricted properties. The C2E is activated using a designated radio frequency, typically the same as that used by emergency responders (police, fire, EMS). When a responder's radio transmitter is activated near the gate, the system receives the signal and opens the gate. This system is an element of the Closest Unit Response program, which mandates that the nearest fire rescue unit respond to life-threatening emergencies, even across jurisdictional boundaries.

Requirements:

- <u>All new and existing automatic entry gates</u> in commercial and multifamily communities must be equipped with a universal access system approved by the Fire Prevention Subcommittee of the Fire Chiefs Association of Broward County.
- Existing gate installations are granted a period of up to one year to comply, as determined by the Authority Having Jurisdiction (AHJ¹).

Action Required:

- 1. Review your current gate access systems to determine compliance with F-108.9.3.
- 2. If necessary, upgrade existing systems to meet the universal access standards within the one-year compliance period.

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¹ AHJ means Authority Having Jurisdiction shall be a federal, state, local organization, office, or individual responsible for enforcing the requirements of this code as found in Broward Local Amendments to FFPC and Chapter 1, Broward Administrative Provisions.

3. Contact your local Fire Department's Fire Prevention Bureau for guidance and support regarding the implementation process.

For additional information and resources, please visit the following links:

- Fire Chiefs Association of Broward County
 Broward County Local Amendments to the Florida Fire Prevention Code

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

District Counsel

DATE: July 12, 2024

RE: 2024 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2024 – 136, Laws of Florida (HB 7013). The legislation establishes a 12-year term limit for members of popularly elected bodies governing independent special districts, excluding terms starting before November 5, 2024, and excluding certain districts. Supervisors of Community Development Districts (CDDs) do not have term limits. The act provides that the boundaries of independent special districts may only be changed by general law or special act. The law revises criteria for declaring special districts inactive, to include those with no revenue, expenditures, or debt for five consecutive fiscal years, and extends the objection period for proposed inactive status declarations from 21 to 30 days. The law stipulates that a special district deemed inactive can only use funds to service outstanding debt and fulfill existing bond covenants and contractual obligations. Additionally, the law repeals section 163.3756, F.S., to align the regulations for Community Redevelopment Agencies (CRAs) with those applicable to other special districts. The bill repeals sections 165.0615 and 190.047, F.S., which allow independent special districts and CDDs, respectively, to convert to a municipality without legislative approval.

Performance Measures and Standards

The legislation also mandates special districts to establish goals, objectives, performance measures, and standards for each program and activity they undertake by October 1, 2024, or the end of their first full fiscal year, and to report annually on their achievements and performance. Furthermore, by December 1 of each subsequent year, each district must produce an annual report detailing the goals and objectives it has accomplished, the performance measures and standards used for evaluation, and any goals or objectives that were not met. The annual report must be published on the District's website.

For independent special fire control districts, the bill requires reporting on volunteer firefighter training by October 1 annually.

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The legislation reduces the maximum ad valorem millage rate for mosquito control districts from 10 mills to one mill, allowing an increase to two mills via referendum, and requires submission of work plans and budgets to receive state funds. Lastly, the law prohibits the creation of new Neighborhood Improvement Districts (NIDs) after July 1, 2024, and mandates a performance review of existing NIDs by September 30, 2025.

The effective date of this act is July 1, 2024.

- 2. Chapter 2024 80, Laws of Florida (HB 433). The legislation prohibits political subdivisions from establishing, mandating, or requiring employers, including those contracting with political subdivisions, to meet heat exposure requirements not mandated by state or federal law. The law clarifies that it does not limit the authority of political subdivisions to establish heat exposure requirements¹ for their direct employees. Effective September 30, 2026, the law amends Florida's wage and employment benefits law, prohibiting political subdivisions from controlling or affecting wages or employment benefits provided by vendors, contractors, service providers, or other parties through purchasing or contracting procedures. In addition the law prohibits using wages or employment benefits as evaluation factors or awarding preferences based on them. The law removes the ability of local governments to require a minimum wage for certain employees under contract terms and states that these revisions do not impair contracts entered into before September 30, 2026. Lastly, this act prohibits local governments from adopting or enforcing regulations on employee scheduling, including predictive scheduling, by private employers except as expressly authorized or required by state or federal law, rule, regulation, or federal grant requirements. Except as otherwise provided, the effective date of this act is July 1, 2024.
- **3.** Chapter 2024 204, Laws of Florida (HB 149). The legislation raises the maximum limit for continuing contracts under the Consultants' Competitive Negotiation Act (CCNA) from an estimated per-project construction cost of \$4 million to \$7.5 million, with an annual adjustment based on the Consumer Price Index (CPI). Starting July 1, 2025, and annually thereafter, the Department of Management Services (DMS) is mandated to adjust the maximum allowable amount for each project in a continuing contract according to the change in the June-to-June CPI for All Urban Consumers, as issued by the Bureau of Labor Statistics. DMS is required to publish the adjusted amount on its website. The effective date of this act is July 1, 2024.
- **4.** Chapter 2024 202, Laws of Florida (HB 59). The legislation amends section 720.303, F.S., requiring Homeowner Associations (HOAs) to provide a physical or digital copy of the HOA's rules and covenants to all members by October 1, 2024. This requirement extends to all new members upon joining and includes providing updated copies whenever amendments to the rules or covenants occur. HOAs are authorized to set standards for the distribution method and timing for these documents. The law also stipulates that HOAs maintain certain official records, such as the HOA's declaration of covenants and any amendments, within the state for at least seven years. These records must be accessible to parcel owners for inspection or copying, either physically or electronically. The effective date of this act is July 1, 2024

¹ A standard to control an employee's exposure to heat or sun and mitigate its effects. This includes employee monitoring, water consumption, cooling measures, acclimation periods, informational notices, heat exposure programs, first-aid measures, protections for reporting heat exposure, and related reporting and recordkeeping.

- 5. Chapter 2024 221, Laws of Florida (HB 1203). The legislation establishes educational requirements for community association managers (CAMs) and HOA directors. By January 1, 2025, HOAs with 100 or more parcels must post certain official records on their website or application. It allows parcel owners to request a detailed accounting of any amounts owed to the HOA, and if not provided, the board forfeits any outstanding fine under specific conditions. The bill prohibits HOAs and their committees from imposing requirements on the interior of structures not visible from the frontage, adjacent property, common areas, or golf courses. The law also forbids the need for HOA or committee approval for central air-conditioning, heating, or ventilating systems if not visible from the frontage, adjacent property, common area, or golf course, and if they are similar to approved systems. Criminal penalties are introduced for HOA officers, directors, or managers accepting kickbacks. Additionally, HOAs cannot prevent homeowners from installing vegetable gardens and clotheslines in non-visible areas, and certain HOA election voting activities are classified as a first-degree misdemeanor. The effective date of this act is July 1, 2024.
- **6.** Chapter 2024 44, Laws of Florida (HB 621). The legislation establishes section 82.036, F.S., creating a process for removing unauthorized persons (squatters) from residential property. Property owners or their authorized agents can file a verified complaint with the county sheriff, who, upon verifying the complainant's identity and ownership, must serve notice to the occupants to vacate immediately. The law grants immunity to the sheriff and property owner for any property loss or damage unless the removal is wrongful. It also establishes a civil cause of action for wrongful removal, allowing the wrongfully removed party to seek damages, court costs, and attorney fees. The effective date of this act is July 1, 2024.
- **7.** Chapter 2024 147, Laws of Florida (SB 7020). The legislation amends section 1.01, F.S., the statute defining "registered mail," to broaden the range of acceptable delivery services for meeting statutory registered mail requirements in the state. The new definition of "registered mail" now explicitly includes any delivery service by the U.S. Postal Service or a private delivery service that provides proof of mailing or shipping and proof of delivery, confirmed by a receipt signed by the addressee or a responsible person at the delivery address. Additionally, "return receipt requested" is defined to encompass delivery confirmation services by the U.S. Postal Service or private delivery services that offer similar proof of delivery. These amendments are remedial in nature and apply retroactively. The effective date of this act is May 6, 2024.
- **8.** Chapter 2024 263, Laws of Florida (HB 321). This legislation specifies that any individual who intentionally releases, organizes the release of, or causes the release of balloons inflated with lighter-than-air gas commits an act of littering and is subject to corresponding penalties². However, children aged six or younger who engage in such activities are exempt from noncriminal littering infractions and associated penalties. The bill removes the exemption for balloons deemed biodegradable or photodegradable by Florida Fish and Wildlife Conservation rules. It also eliminates the provision allowing citizens to petition a circuit court to prevent the release of ten or more balloons. Additionally, the bill revises definitions in section 403.413, F.S., the Florida Litter Law, to include:

² The penalty for littering generally corresponds to the amount of litter discarded. ≤ 15 pounds or ≤ 27 cubic feet = Noncriminal infraction, punishable by a civil penalty of \$150. > 15 pounds but ≤ 500 pounds or > 27 cubic feet but ≤ 100 cubic feet = First-degree misdemeanor, punishable by up to one year in jail and a \$1,000 fine. > 500 pounds or > 100 cubic feet = Third-degree felony, punishable by up to five years' imprisonment and a \$5,000 fine. It is the duty of all law enforcement officers to enforce Florida's Litter Law.

- "Dump," specifying that it encompasses the intentional release, organization of the release, or causation of the release of balloons.
- "Litter," explicitly adding balloons to the definition.

The effective date of this act is July 1, 2024.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.

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MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

District Counsel

DATE: August 9, 2024

RE: 2024 Legislative Update – Supplemental Information

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. Below is a summary of an additional law that was not included in the 2024 Legislative Update.

Chapter 2024 – 184, Laws of Florida (HB 7063). The legislation, among other things, amends section 787.06, F.S., to require nongovernmental entities, when a contract is executed, renewed, or extended, with a governmental entity, to provide an affidavit, signed by an officer or a representative of the nongovernmental entity under penalty of perjury, attesting that the nongovernmental entity does not use coercion for labor or services. Special districts, including community development districts, are defined as governmental entities under this statute. The effective date of this act is July 1, 2024.

For convenience, we have included a copy of the legislation referenced in this memorandum. In addition, attached is a form of the affidavit that nongovernmental entities will need to execute when entering, renewing, or extending a contract with a community development district or special district. We request that you include this supplemental memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel.

Enclosures (2)

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

with	nental entity that is executing, renewing, or ex	inity Development
District (the "Governmental Entity").		y = 0 v e10 p 1110111
The undersigned, on behalf of the er under penalty of perjury as follows:	ntity listed below (the "Nongovernmental Entit	ty"), hereby attests
labor or services, as such italicized terms are from time to time. 2. If, at any time in the future, it will immediately notify the Governmental between the parties. 3. I understand that I am sweari in this affidavit and that the punishment imprisonment.	al Entity nor any of its subsidiaries or affiliates e defined in Section 787.06, Florida Statutes, a the Nongovernmental Entity uses coercion for l Entity, and no contracts may be executed, rending or affirming under oath to the truthfulness of for knowingly making a false statement includes execute this Affidavit on behalf of the Nongovernment.	r labor or services, newed, or extended of the claims made ludes fines and/or
FURTHER AFFIANT SAYETH NAUGHT	Γ.	
NONGOVERNMENTAL ENTITY:		
NAME:		
TITLE:		
SIGNATURE:		
DATE:, <u>20</u>		
STATE OF FLORIDA COUNTY OF SWORN TO (or affirmed) and subs	scribed before me by means of [] physical	presence or []
online notarization, this	day of	20, by
	in his/her capacity as	for
	(name of Nongovernmental Entity).	
	NOTARY PUBLIC	
Personally Known OR Produced Identification		

Type of Identification Produced