

JOINT PROJECT AGREEMENT
(Suncoast Technical College-Joint Use School/Library)

This Joint Project Agreement ("JPA"), to construct a co-located, joint use public library/media center at the Suncoast Technical College - North Port (the "STC Facility") is made and entered into by and between Sarasota County, Florida, a political subdivision of the State of Florida (the "County") and the School Board of Sarasota County, Florida, a body corporate under the laws of the State of Florida (the "School Board") (collectively referred to as the "Parties") as of the date of execution by both parties.

WITNESSETH

WHEREAS, the School Board is constructing the STC Facility, located at 4675 Career Lane, North Port with paved parking, where students will be offered courses in industry trades such as manufacturing, technology, health care and public safety, as well as other educational opportunities; and

WHEREAS, the County and the School Board are mutually interested in providing and making available a joint use public library/media center at the STC Facility (the "Joint Use Facility"), as summarized in the Plans and Specifications Log ("Construction Documents"), attached hereto as composite Exhibit "A" and on the Space Allocation Plan, attached hereto as composite Exhibit "B", both being incorporated herein. The Joint Use Facility will expand the program capacity of both the STC Facility and the Sarasota County Public Library by providing increased access to library resources for students, their families, and the public as well as additional meeting space for community functions; and

WHEREAS, the County and the School Board acknowledge the cost-efficiencies inherent in the Joint Use Facility with respect to such needs as site utilities, technology infrastructure and parking, and anticipate identifying additional efficiencies as the Joint Use Facility develops; and

WHEREAS, in the 2014 legislative session, the State awarded the School Board \$3 million for construction of the STC Facility, \$1 million of which will be used for a joint-use library (the "State Contribution"); and

WHEREAS, the County and the School Board have collaborated on the conceptual design of the Joint Use Facility and have received public input during multiple public meetings and workshops; and

WHEREAS, it is anticipated that the County and School Board staffs will continue to work together during the completion of the design phase as well as during the engineering and construction phases of the Joint Use Facility to provide the various amenities needed for the public's benefit and use; and

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BOARD RECORDS
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KAREN E. RUCHMAN
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FLORIDA

WHEREAS, the County and the School Board desire to enter into this JPA, setting forth their respective obligations and responsibilities with respect to the design, engineering and construction of the STC Facility.

NOW THEREFORE, in consideration of the mutual covenants and obligations contained herein, it is agreed as follows:

Section 1 – Incorporation

The recitals set forth above are incorporated herein in their entirety.

Section 2 – Joint Use Facility design, engineering and construction

The School Board shall procure the design, engineering and construction of the STC Facility in compliance with all relevant state and local laws, rules and ordinances. The County and the School Board agree that the Construction Documents represent the complete scope of work for the Joint Use Facility and shall be maintained by the School Board at its offices. Notwithstanding the foregoing, the parties recognize and acknowledge that modest changes to the Construction Documents may be dictated by construction and engineering considerations and may cause slight changes in the scope of work. All changes to the Construction Documents that affect the library portion of the Joint Use Facility or other shared amenities of the STC facility and the associated costs of those changes shall be mutually approved by the County Administrator or designee and the School Board Deputy Superintendent or designee before commencement of the construction incorporating those changes.

- 2.1 The School Board shall procure the necessary approvals and permits for the Joint Use Facility and shall administer construction of the Joint Use Facility as depicted on the Construction Documents. The County Administrator or designee shall review and approve the Construction Documents as related to the Joint Use Facility prior to commencement of construction. At its discretion, the County may participate in any procurement or oversight related to the Joint Use Facility in partnership with the School Board.
- 2.2 The School Board has engaged Schenkel Shultz Architects to design the STC Facility and Willis Smith Construction as Construction Manager to provide pre-construction and construction management services for the STC Facility. The Construction Manager shall prepare a Guaranteed Maximum Price ("GMP") proposal for the STC Facility which shall include the total cost of construction of the STC Facility, based on the approved Construction Documents. The School Board shall use the GMP as the basis for a negotiated cost of the work plus a fee with a guaranteed maximum price contract, which shall be allocated between the School Board and the County pursuant to the JPA Cost Allocation Summary, attached hereto as Exhibit "C" and by this reference, included herein and the provisions of this Agreement.

- 2.3 Pursuant to the JPA Cost Allocation Summary, the Joint Use Facility cost allocated to the County, net the State Contribution, is Five Million Five Hundred Seventy-Eight Thousand, One Hundred Seventy-Six Dollars (\$5,578,176.00), including Seven Hundred Thousand Six, One Hundred Twenty Dollars (\$706,120.00) for allowances and contingencies ("County Allocation"). Notwithstanding the foregoing, the Parties recognize and acknowledge that modest changes to the Construction Documents, as approved by the County Administrator and the School Board Deputy Superintendent or their designees, may result in slight changes to the Joint Use Facility cost. However, in no event shall the costs charged to the County exceed the County Allocation unless the changes and costs are approved by the County and mutually agreed to.
- 2.4 Prior to execution of the construction contract for the STC Facility, the School Board shall submit a copy of the construction contract, with a schedule of values, to the County Administrator or designee for review and approval as related to the Joint Use Facility. All services and work performed by the School Board's contractors shall be in conformance with plans and specifications approved by the School Board and the County. In consultation with the County, the School Board shall resolve all questions, difficulties and disputes of whatever nature, which may arise under or by reason of the construction of the Joint Use Facility. Nothing in this JPA shall be construed to create, or be implied to create, any relationship between the County and any consultant or contractor of the School Board.
- 2.5 The School Board shall require its contractor(s) to provide a payment and performance bond pursuant to Section 255.05, Florida Statutes, with a Dual Obligee rider that protects the interests of the County to the same extent as it protects the interests of the School Board (the "Payment and Performance Bond"). In addition, the School Board shall require its contractor(s) to procure and maintain during the life of the construction of the STC Facility all insurance necessary to protect the School Board and the County in coverages and amounts as agreed upon by the School Board and the County. Such insurance policies shall name both the School Board and the County as additional insureds and shall indemnify both the School Board and the County, their agents, employees, commissioners, officers and volunteers from and against any and all claims, actions, damages, fees, fines, penalties, defense costs, suits or liabilities which may arise out of any act, neglect, omission or default of the STC Facility contractor(s) arising out of or in any way connected with the STC Facility. This section shall survive the termination of this Agreement.
- 2.6 The School Board shall commence and complete the construction of the STC Facility and meet the task deadlines in accordance with the STC

Facility Schedule set forth in Exhibit "D", attached hereto and incorporated herein, as amended by any extensions of time mutually agreed upon in writing by the Parties. The Joint Use Facility and the School Board portions of the STC Facility will generally be erected concurrently and shall reach substantial completion and final completion simultaneously.

Section 3 – County Allocation Disbursement

- 3.1** The School Board shall submit requests for reimbursement to the County consisting of the following components:
 - 3.1.1 The County Allocation of the land purchase, the architectural/engineering fees, and pre-construction services, as indicated on the JPA Cost Allocation Summary.
 - 3.1.2 The GMP contract
 - 3.1.3 Allowances and Contingencies as identified in the Cost Allocation Summary
- 3.2** Costs to date of the components identified in Article 3.1.1 will be invoiced by the School Board to the County on the effective date of this JPA.
- 3.3** Initial requests for reimbursement shall credit the County Allocation for the One Million Dollar (\$1,000,000.00) State Contribution until that credit has been expensed.
- 3.4** Upon the issuance of the GMP, the County shall encumber its proportional share of the GMP based on the JPA Cost Allocation Summary.
- 3.5** The School Board shall invoice the County at regular intervals of construction. Invoices from the school Board shall include copies of paid GMP invoices (for the interval period), copies of paid invoices for any components listed in 3.1.1 and 3.1.3 that are included, and such other back-up documentation the County may request.
- 3.6** Upon final completion of the Joint Use Facility and payment by the School Board of all outstanding invoices and retainage, a reconciliation of all costs will be provided to the County with a final invoice for reimbursement or a refund check, as appropriate.
- 3.7** Requests for payment shall be sent to:

Sarasota County Government
1001 Sarasota Center Boulevard
Sarasota, Fl. 34240
Attn: Kim Humphrey, Project Manager, Capital Projects
khumphre@scgov.net

- 3.8 Pursuant to the Florida Prompt Payment Act, following verification of all costs and work/services being invoiced to the County for the STC Facility, the County shall remit payment to the School Board up to the total County Allocation. Provided, however, the final payment shall be made pursuant to Section 1013.50, Florida Statutes. Provided further, in no event shall the County's portion of the costs related to the design and construction of the STC Facility exceed the County Allocation except as provided in Paragraph 2.3 above. The School Board shall provide the County with such additional documentation that the County may require for auditing purposes.

Section 4 – Failure to Complete

In the event the School Board abandons the construction of the Joint Use Facility prior to completion or it is not completed pursuant to the STC Facility Schedule and any extensions thereto authorized by the School Board, the County reserves the right to seek remedies pursuant to the Payment and Performance Bond and such additional remedies as the County deems appropriate. This Section shall survive the termination of this Agreement.

Section 5 – No Pledge of Faith and Credit

No provision of this JPA shall be construed or interpreted as creating a pledge of the faith and credit of the County within the meaning of any constitutional debt limitation. The parties acknowledge that the scope, term and duration of this JPA are reasonable. No provision of this JPA shall be construed or interpreted as delegating governmental powers, or as a donation or a lending of the credit of the County, within the meaning of the Florida Constitution. No provision of this JPA shall be construed to pledge or to create a lien on any class or source of the County's moneys, nor shall any provision of this JPA restrict to any extent prohibited by law any action or right of action on the part of any future County Commission. To the extent of any conflict between this Section and any other provision of this JPA, this Section shall take priority.

Section 6 – Insurance and Indemnification

The School Board and County agree to maintain liability insurance coverage for the duration of this JPA and to defend, indemnify and save harmless the other party, its agents, officials and employees against all injuries, deaths, losses, damage claim suits, liabilities, judgments, costs, attorney fees and expenses which may accrue against the other party as a consequence of the intentional or negligent acts of the indemnifying party's employees, agents or licensees up to the limits set forth in Section 768.28, Florida Statutes. Nothing contained in this Section shall constitute a waiver of sovereign immunity or of the limitations on liability provided to either party under the Florida Constitution or general law. Further, the parties acknowledge that the County and the School Board are self-insured. In the event of any threatened or impending action that may give rise to

a claim by one party against the other for actions related to this JPA, the party seeking indemnification for such claim must promptly give notice to the other party in writing by certified mail. The indemnity provided herein shall not apply to any settlement agreement entered into by one party without the consent of the indemnifying party. The terms of this Section shall survive the termination of the JPA.

Section 7 - Reports and Audits

- 7.1 The School Board agrees to provide the County with a copy of the Construction Manager's monthly updates on progress regarding the STC Facility timeline and other reports as reasonably requested.
- 7.2 All costs, records and accounts related to the STC Facility may be subject to audit by a representative of the County upon the effective date of this JPA until three (3) years after final closeout of the STC Facility. No separate records will be required to be kept by the School Board unless required by statute. The terms of this Section shall survive the termination of the JPA.
- 7.3 For purposes of Chapter 119, Florida Statutes, the School Board shall be considered records custodian of all records related to the design and construction of the STC Facility.

Section 8 - Maintenance and Use Agreement

Within six (6) months of the execution of this Joint Project Agreement, the Parties shall execute an Operations and Maintenance Use Agreement which shall provide for the duties and responsibilities of the County and the School Board with respect to the operations, maintenance and use of the Joint Use Facility.

Section 9 – Notification

The School Board and County shall notify each other in writing if any changes to the Joint Use Facility Construction Documents are necessary during engineering or construction of the STC Facility. In such circumstances, the parties shall provide such notification to the following:

If to the County: County Administrator,
1660 Ringling Blvd.
Sarasota, FL 34236

If to the School Board: Superintendent
Sarasota County School Board
1960 Landings Blvd.
Sarasota, FL 34231

Section 10 – Effective Date; Term

The Effective Date of this JPA shall be the date of the last signatory hereto and this JPA shall remain in full force and effect until the STC Facility has been deemed complete by the School Board and upon completion of all obligations under this JPA by the Parties hereto.

Section 11 – Ownership of the Joint Use Facility and Amenities

The Joint Use Facility and all improvements therein shall be the property of the School Board. Provided, however, furnishings and equipment paid for by the County shall be the property of the County and shall be removed by the County in the event the Joint Use Facility is no longer used for a joint use public library/media center. The terms of this Section shall survive the termination of this JPA.

Section 12 - Dispute Resolution

In the event of a dispute between the School Board and County regarding the delivery of services under this JPA, the Deputy Superintendent and the County Administrator or their designated representatives shall review such dispute and options for resolution. Any dispute not resolved by the Deputy Superintendent and the County Administrator shall be referred to a joint meeting of the School Board and the Board of County Commissioners. In the event the School Board and the Board of County Commissioners are unable to agree, parties may pursue the appropriate legal remedy. This process shall substitute for the dispute resolution process set forth in Chapter 164 of the Florida Statutes.

Section 13 - Force Majeure

13.1 Except for any payment obligation by either party, if either the County or the School Board is unable to perform, or is delayed in its performance of any of its obligations under this JPA by reason of any event of Force Majeure, such inability or delay shall be excused at any time during which compliance therewith is prevented by such event and during such period thereafter as may be reasonably necessary for the County or the School Board to correct the adverse effect of such event of Force Majeure.

13.2 An event of "Force Majeure" shall mean the following events or circumstances to the extent that they delay the County or the School Board from performing any of its obligations (other than payment obligations) under this JPA:

13.2.1 Strikes and work stoppages unless caused by a negligent act or omission of either party;

13.2.2 Acts of God, tornadoes, hurricanes, floods, sinkholes, fires, explosions, landslides, earthquakes, epidemics, quarantine and pestilence; and

13.2.3 Acts of public enemy, acts of war, terrorism, effects of nuclear radiation, blockages, insurrection, riots, civil disturbances, or national or international calamities; and

13.2.4 Suspension, termination or interruption of utilities necessary to the performance of the obligation.

13.3 In order to be entitled to the benefit of this Section, a party claiming an event of Force Majeure shall be required to give prompt written notice to the other party specifying in detail the event of Force Majeure and shall further be required to diligently proceed to correct the adverse effect of any Force Majeure. The terms of this Section shall survive the termination of this JPA.

Section 14 – Entire Understanding

This JPA embodies the entire understanding of the Parties regarding the subject matter hereof, and there are no further or other agreements or understandings, written or oral, in effect between parties relating to the construction of the Joint Use Facility. This JPA may be amended or modified only by an instrument of equal formality executed by authorized representatives of the County and the School Board.

Section 15 – Severability

If any provision of this JPA or any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this JPA which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this JPA, and to this end the provisions of this JPA are declared to be severable.

Section 16 – Mutual Benefit

This JPA is for the mutual benefit of the named parties only and nothing in this JPA either expressed or implied is intended or shall be construed to confer upon or give any contractor, bidder, or other vendor, or any of their officers or employees, or any other person, corporation or governmental entity other than the parties themselves, any right, remedy, or claim under or by reason of this JPA.

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Project Agreement on the dates indicated below.

SCHOOL BOARD OF
SARASOTA COUNTY, FLORIDA

By: *Shirley Brown*
Chair

Date: 7/19/16

ATTEST:

Zorise Marshall
Clerk

Approved as to form and correctness:

[Signature]
School Board Attorney

ATTEST:

KAREN E. RUSHING, Clerk of
Circuit Court and Ex-Officio Clerk of
the Board of County Commissioners
of Sarasota County, Florida

By: *Charlie Mahoney*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

By: *[Signature]*
Chairman

Date: 7-12-16

Approved as to form and correctness:

By: *[Signature]*
County Attorney

JOINT PROJECT AGREEMENT "EXHIBIT A"

THE SCHOOL BOARD OF
SARASOTA COUNTY



Suncoast
Technical College
South Campus

4901 North Cranberry Blvd., North Port, Florida 34289

CONSTRUCTION SERVICES
DEPARTMENT

CONSTRUCTION SERVICES DEPARTMENT
7895 FRUITVILLE ROAD
SARASOTA, FL 34240

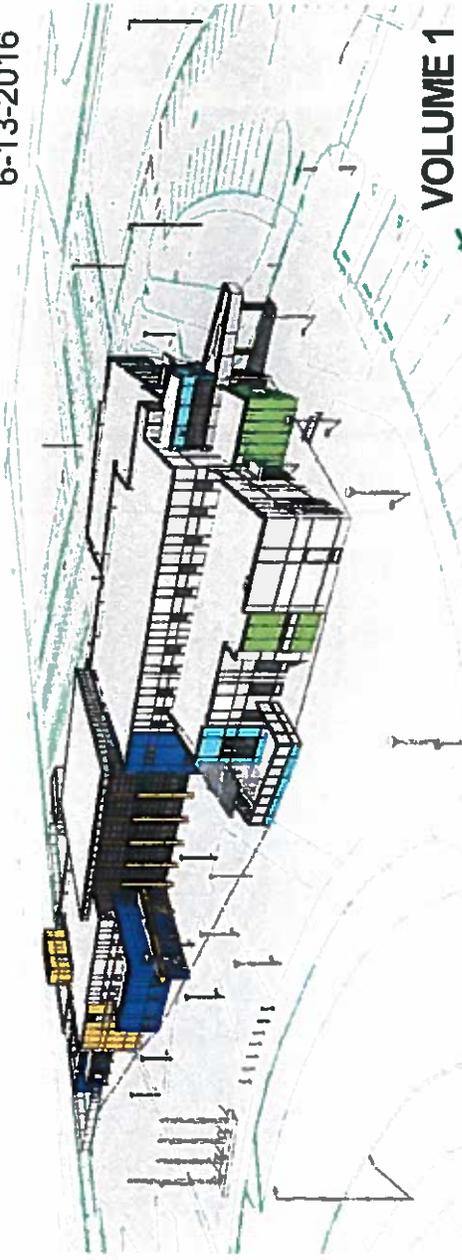
Design Team

- Architect: Suncoast Technical College
- Structural: [Firm Name]
- Mechanical/Electrical/Plumbing: [Firm Name]
- Civil: [Firm Name]
- Site: [Firm Name]
- Interior: [Firm Name]
- Exterior: [Firm Name]
- Landscaping: [Firm Name]
- Signage: [Firm Name]
- Construction Management: [Firm Name]

Location Map



PROJECT IMAGE



PERMIT/BID
6-13-2016

VOLUME 1

VOLUME 1

Sheet Number	Sheet Name
101	GENERAL NOTES
102	CONCRETE
103	STEEL
104	MECHANICAL
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586	PLUMBING
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588	FINISHES
589	LANDSCAPE
590	EXTERIOR
591	INTERIOR
592	MECHANICAL
593	ELECTRICAL
594	PLUMBING
595	PAINT
596	FINISHES
597	LANDSCAPE
598	EXTERIOR
599	INTERIOR
600	MECHANICAL
601	ELECTRICAL
602	PLUMBING
603	PAINT
604	FINISHES
605	LANDSCAPE
606	EXTERIOR
607	INTERIOR
608	MECHANICAL
609	ELECTRICAL
610	PLUMBING
611	PAINT
612	FINISHES
613	LANDSCAPE
614	EXTERIOR
615	INTERIOR
616	MECHANICAL
617	ELECTRICAL
618	PLUMBING
619	PAINT
620	FINISHES
621	LANDSCAPE
622	EXTERIOR
623	INTERIOR
624	MECHANICAL
625	ELECTRICAL
626	PLUMBING
627	PAINT
628	FINISHES
629	LANDSCAPE
630	EXTERIOR
631	INTERIOR
632	MECHANICAL
633	ELECTRICAL
634	PLUMBING
635	PAINT
636	FINISHES
637	LANDSCAPE
638	EXTERIOR
639	INTERIOR
640	MECHANICAL
641	ELECTRICAL
642	PLUMBING
643	PAINT
644	FINISHES
645	LANDSCAPE
646	EXTERIOR
647	INTERIOR
648	MECHANICAL
649	

JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
GENERAL & LIFE SAFETY			
		Add. #1	
G000.1 COVER SHEET VOLUME 1	06/13/16		
G000.2 COVER SHEET VOLUME 2	06/13/16		
G000.3 COVER SHEET VOLUME 3	06/13/16		
G001 GENERAL INFORMATION, ABBREVIATIONS & CODE SUMMARY	06/13/16		
G002 PARTITION LEGENDS, SCHEDULES & DETAILS	06/13/16		
G003 EXTERIOR WALL AND INTERIOR PARTITION TYPES	06/13/16		
G004 TILTWALL & PARTITION DETAILS	06/13/16		
G020 UL ASSEMBLIES	06/13/16		
G101 LIFE SAFETY PLAN - FIRST FLOOR	06/13/16		
G101.1 LIFE SAFETY PLAN - FIRST FLOOR - LIBRARY	06/13/16		
G101.2 LIFE SAFETY PLAN - FIRST FLOOR - RESTAURANT	06/13/16		
G101.3 LIFE SAFETY PLAN - FIRST FLOOR - BUSINESS	06/13/16		
G102 LIFE SAFETY PLAN - SECOND FLOOR	06/13/16		
G102.1 LIFE SAFETY PLAN - SECOND FLOOR - BUSINESS & UPPER A-2	06/13/16		
G102.2 LIFE SAFETY PLAN - SECOND FLOOR - BUSINESS	06/13/16		
LANDSCAPE			
L-01 LANDSCAPE PLAN	06/13/16		
L-02 LANDSCAPE PLAN	08/19/15		
L-03 LANDSCAPE DETAILS	08/19/15		
L-04 COURTYARD PLAN ENLARGMENTS	06/13/16		
L-04B HARDSCAPE DETAILS	06/13/16		
L-05 SOD & SEED PLAN	06/13/16		
L-06 SITE CAMERA OVERLAY	06/13/16		
L-07 IRRIGATION MAINLINE SCHEMATIC AND SLEEVING	06/13/16		
L-08 IRRIGATION MAINLINE SCHEMATIC AND SLEEVING	08/19/15		
L-09 IRRIGATION BUBBLER	06/13/16		
L-10 IRRIGATION BUBBLER	06/13/16		
L-11 IRRIGATION DRIP COURTYARDS	06/13/16		
L-12 IRRIGATION DRIP ENTRANCES	06/13/16		
L-13 IRRIGATION DETAILS	06/13/16		
L-14 IRRIGATION DETAILS	06/13/16		
L-15 IRRIGATION SPECIFICATIONS	06/13/16		
L-16 FOUNTAIN LOCATIONS	06/13/16		
L-17 FOUNTAIN DETAILS	06/13/16		
L-18 FOUNTAIN DETAILS	06/13/16		
STRUCTURAL			
	06/13/16		

Contractor Initials _____

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
S001 STRUCTURAL GENERAL NOTES	06/13/16		
S002 STRUCTURAL GENERAL NOTES	06/13/16		
S003 STRUCTURAL GENERAL NOTES	06/13/16		
S004 STRUCTURAL GENERAL NOTES	06/13/16		
S005 STRUCTURAL GENERAL NOTES	06/13/16		
S006 THRESHOLD INSPECTION PLAN	06/13/16		
S101 OVERALL PLAN - FOUNDATION	06/13/16		
S101A FOUNDATION PLAN - A	06/13/16		
S101B FOUNDATION PLAN - B	06/13/16		
S101C FOUNDATION PLAN - C	06/13/16		
S101D FOUNDATION PLAN - D	06/13/16		
S101E FOUNDATION PLAN - E	06/13/16		
S102 OVERALL PLAN - SECOND FLOOR FRAMING / LOW ROOF FRAMING	06/13/16		
S102A SECOND FLOOR FRAMING / LOW ROOF FRAMING PLAN - A	06/13/16		
S102B SECOND FLOOR FRAMING / LOW ROOF FRAMING PLAN - B	06/13/16		
S102C SECOND FLOOR FRAMING / LOW ROOF FRAMING PLAN - C	06/13/16		
S102D SECOND FLOOR FRAMING / LOW ROOF FRAMING PLAN - D	06/13/16		
S102E SECOND FLOOR FRAMING / LOW ROOF FRAMING PLAN - E	06/13/16		
S103 OVERALL PLAN - HIGH ROOF FRAMING	06/13/16		
S103A HIGH ROOF FRAMING PLAN - A	06/13/16		
S103B HIGH ROOF FRAMING PLAN - B	06/13/16		
S201 FOUNDATION SECTIONS & DETAILS	06/13/16		
S202 FOUNDATION SECTIONS & DETAILS	06/13/16		
S301 FLOOR FRAMING SECTIONS & DETAILS	06/13/16		
S302 FLOOR FRAMING SECTIONS & DETAILS	06/13/16		
S401 ROOF FRAMING SECTIONS & DETAILS	06/13/16		
S402 ROOF FRAMING SECTIONS & DETAILS	06/13/16		
S403 ROOF FRAMING SECTIONS & DETAILS	06/13/16		
S501 TILT-UP REINFORCING, DETAILS & NOTES	06/13/16		
S502 TILT-UP PANEL ELEVATIONS	06/13/16		
S503 TILT-UP PANEL ELEVATIONS	06/13/16		
S504 TILT-UP PANEL ELEVATIONS	06/13/16		
S505 TILT-UP PANEL ELEVATIONS	06/13/16		
S601 SCHEDULES	06/13/16		
S602 SCHEDULES	06/13/16		
ARCHITECTURAL SITE			
AS100 ARCHITECTURAL SITE PLAN	06/13/16		
AS101 SITE DETAILS	06/13/16		
AS102 ARCH SITE - PAVING PATTERN PLAN	06/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
ARCHITECTURAL			
A101 OVERALL PLAN - FIRST FLOOR	06/13/16		
A101A FIRST FLOOR PLAN - A	06/13/16		
A101B FIRST FLOOR PLAN - B	06/13/16		
A101C FIRST FLOOR PLAN - C	06/13/16		
A101D FIRST FLOOR PLAN - D	06/13/16		
A101E FIRST FLOOR PLAN - E	06/13/16		
A102 OVERALL PLAN - SECOND FLOOR	06/13/16		
A102A SECOND FLOOR PLAN - A	06/13/16		
A102B SECOND FLOOR PLAN - B	06/13/16		
A103 THIRD FLOOR PLAN	06/13/16		
A111 OVERALL DIMENSIONED PLAN - FIRST FLOOR	06/13/16		
A111A FIRST FLOOR DIMENSION PLAN - A	06/13/16		
A111B FIRST FLOOR DIMENSION PLAN - B	06/13/16		
A111C FIRST FLOOR DIMENSION PLAN - C	06/13/16		
A111D FIRST FLOOR DIMENSION PLAN - D	06/13/16		
A111E FIRST FLOOR DIMENSION PLAN - E	06/13/16		
A112 OVERALL DIMENSIONED PLAN - SECOND FLOOR	06/13/16		
A112A SECOND FLOOR DIMENSION PLAN - A	06/13/16		
A112B SECOND FLOOR DIMENSION PLAN - B	06/13/16		
A113 THIRD FLOOR DIMENSION PLAN	06/13/16		
A121A FIRST FLOOR REFLECTED CEILING PLAN - A	06/13/16		
A121B FIRST FLOOR REFLECTED CEILING PLAN - B	06/13/16		
A121C FIRST FLOOR REFLECTED CEILING PLAN - C	06/13/16		
A121D FIRST FLOOR REFLECTED CEILING PLAN - D	06/13/16		
A121E FIRST FLOOR REFLECTED CEILING PLAN - E & CEILING DETAILS	06/13/16		
A122A SECOND FLOOR REFLECTED CEILING PLAN - A	06/13/16		
A122B SECOND FLOOR REFLECTED CEILING PLAN - B	06/13/16		
A123 THIRD FLOOR REFLECTED CEILING PLAN & CEILING DETAILS	06/13/16		
A201 OVERALL EXTERIOR ELEVATIONS	06/13/16		
A202 OVERALL EXTERIOR ELEVATIONS	06/13/16		
A203 EXTERIOR ELEVATIONS	06/13/16		
A204 EXTERIOR ELEVATIONS	06/13/16		
A205 EXTERIOR ELEVATIONS	06/13/16		
A206 EXTERIOR ELEVATIONS	06/13/16		
A207 EXTERIOR ELEVATIONS	06/13/16		
A251 INTERIOR ELEVATIONS	06/13/16		
A252 INTERIOR ELEVATIONS	06/13/16		
A253 INTERIOR ELEVATIONS	06/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
A254 INTERIOR ELEVATIONS	06/13/16		
A255 INTERIOR ELEVATIONS	06/13/16	06/20/16	
A261 INTERIOR ELEVATIONS CASEWORK	06/13/16		
A262 INTERIOR ELEVATIONS CASEWORK	06/13/16		
A263 INTERIOR ELEVATIONS CASEWORK	06/13/16		
A264 INTERIOR ELEVATIONS CASEWORK	06/13/16		
A271 CASEWORK DETAILS	06/13/16	06/20/16	
A272 CASEWORK DETAILS	06/13/16		
A301 BUILDING SECTIONS	06/13/16		
A302 BUILDING SECTIONS	06/13/16		
A303 BUILDING SECTIONS	06/13/16		
A351 WALL SECTIONS	06/13/16		
A352 WALL SECTIONS	06/13/16		
A353 WALL SECTIONS	06/13/16		
A354 WALL SECTIONS	06/13/16		
A355 WALL SECTIONS	06/13/16		
A356 WALL SECTIONS	06/13/16		
A357 WALL SECTIONS	06/13/16		
A401 ENLARGED TOILET ROOM PLANS	06/13/16	06/20/16	
A402 ENLARGED TOILET ROOM PLANS	06/13/16	06/20/16	
A403 ENLARGED TOILET ROOM PLANS	06/13/16	06/20/16	
A441 STAIR PLANS AND SECTIONS	06/13/16		
A442 MONUMENTAL STAIR PLANS AND SECTIONS	06/13/16		
A443 STAIR & ELEVATOR PLANS AND SECTIONS	06/13/16		
A461 TYPICAL HANDRAIL DETAILS	06/13/16		
A462 TYPICAL MON. HANDRAIL DETAILS	06/13/16		
A501 ROOF PLAN	06/13/16		
A502 CANOPY PLANS	06/13/16		
A510 ROOF DETAILS	06/13/16		
A511 ROOF/CANOPY DETAILS	06/13/16		
A512 ROOF/CANOPY DETAILS	06/13/16		
A601 DOOR FRAME & TYPES	06/13/16		
A602 DOOR SCHEDULE	06/13/16		
A620 STOREFRONT & CURTAINWALL ELEVATIONS	06/13/16		
A621 STOREFRONT & HOLLOW METAL ELEVATIONS	06/13/16		
A622 STOREFRONT & HOLLOW METAL ELEVATIONS	06/13/16		
A651 DOOR & WINDOW DETAILS	06/13/16		
A652 DOOR & WINDOW DETAILS	06/13/16		
A653 DOOR & WINDOW DETAILS	06/13/16		
A654 DOOR & WINDOW DETAILS	06/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
A701A FINISH & EQUIP PLAN -FIRST FLOOR - A	06/13/16	06/20/16	
A701B FIRST FLOOR FINISH & EQUIP PLAN - B	06/13/16	06/20/16	
A701C FIRST FLOOR FINISH & EQUIP PLAN - C	06/13/16	06/20/16	
A701D FIRST FLOOR FINISH & EQUIP PLAN - D	06/13/16	06/20/16	
A701E FIRST FLOOR FINISH & EQUIP PLAN - E	06/13/16	06/20/16	
A702A SECOND FLOOR FINISH & EQUIP PLAN - A	06/13/16	06/20/16	
A702B SECOND FLOOR FINISH & EQUIP PLAN - B	06/13/16	06/20/16	
A711 FIRST FLOOR PATTERN PLAN	06/13/16		
A712 SECOND FLOOR PATTERN PLAN	06/13/16		
A801A SIGNAGE PLAN - FIRST FLOOR -A	06/13/16		
A801B SIGNAGE PLAN - FIRST FLOOR -B	06/13/16		
A801C SIGNAGE PLAN - FIRST FLOOR -C	06/13/16		
A801D SIGNAGE PLAN - FIRST FLOOR -D	06/13/16		
A801E SIGNAGE PLAN - FIRST FLOOR -E	06/13/16		
A802A SIGNAGE PLAN - SECOND FLOOR -A	06/13/16		
A802B SIGNAGE PLAN - SECOND FLOOR -B	06/13/16		
A901 EXTERIOR DETAILS EXPANSION JOINT DETAILS	06/13/16		
A902 EXTERIOR DETAILS	06/13/16		
A911 INTERIOR DETAILS	06/13/16		
FOOD SERVICE			
AFS01 FOOD SERVICE EQUIPMENT PLAN - FIRST FLOOR	06/13/16		
AFS02 FOOD SERVICE EQUIPMENT SCHEDULE - FIRST FLOOR	06/13/16		
AFS03 FOOD SERVICE EQUIPMENT SCHEDULE - FIRST FLOOR	06/13/16		
AFS04 FOOD SERVICE EQUIPMENT SCHEDULE, GENERAL NOTES, LEGENDS AND DETAILS - FIRST	06/13/16		
AFS05 FOOD SERVICE EQUIPMENT ELECTRICAL PLAN - FIRST FLOOR	06/13/16		
AFS06 FOOD SERVICE EQUIPMENT PLUMBING PLAN - FIRST FLOOR	06/13/16		
AFS07 FOOD SERVICE EQUIPMENT SODA CHASE PLAN - FIRST FLOOR	06/13/16		
AFS08 FOOD SERVICE EQUIPMENT WALL BACKING PLAN - FIRST FLOOR	06/13/16		
AFS09 FOOD SERVICE EQUIPMENT FLOOR RECESS PLAN - FIRST FLOOR	06/13/16		
AFS10 FOOD SERVICE EQUIPMENT HOOD DETAIL - FIRST FLOOR	06/13/16		
AFS11 FOOD SERVICE EQUIPMENT HOOD DETAIL - FIRST FLOOR	06/13/16		
AFS12 FOOD SERVICE EQUIPMENT HOOD DETAIL - FIRST FLOOR	06/13/16		
AFS13 FOOD SERVICE EQUIPMENT HOOD DETAIL - FIRST FLOOR	06/13/16		
AFS14 FOOD SERVICE EQUIPMENT HOOD DETAIL - FIRST FLOOR	06/13/16		
PLUMBING			
PG001 PLUMBING LEGEND & NOTES	06/13/16		
PG501 PLUMBING DETAILS	06/13/16		
PG502 PLUMBING DETAILS	06/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
PG503 PLUMBING DETAILS	06/13/16		
PG601 PLUMBING FIXTURE SCHEDULE	06/13/16		
PG701 PLUMBING RISER DIAGRAMS	06/13/16		
PG702 PLUMBING RISER DIAGRAMS	06/13/16		
PG703 PLUMBING RISER DIAGRAMS	06/13/16		
PG704 PLUMBING RISER DIAGRAMS	06/13/16		
PL100A UNDERGROUND PLUMBING PLAN – A	06/13/16		
PL100B UNDERGROUND PLUMBING PLAN – B	06/13/16		
PL100C UNDERGROUND PLUMBING PLAN – C	06/13/16		
PL100D UNDERGROUND PLUMBING PLAN – D	06/13/16		
PL100E UNDERGROUND PLUMBING PLAN – E	06/13/16		
PL101A FIRST FLOOR PLUMBING PLAN – A	06/13/16		
PL101B FIRST FLOOR PLUMBING PLAN – B	06/13/16		
PL101C FIRST FLOOR PLUMBING PLAN – C	06/13/16		
PL101D FIRST FLOOR PLUMBING PLAN – D	06/13/16		
PL101E FIRST FLOOR PLUMBING PLAN – E	06/13/16		
PL102A SECOND FLOOR PLUMBING PLAN – A	06/13/16		
PL102B SECOND FLOOR PLUMBING PLAN – B	06/13/16		
PL401 ENLARGED PLUMBING PLAN	06/13/16		
PL402 FOOD SERVICE PLUMBING EQUIPMENT SCHEDULE	06/13/16		
FIRE PROTECTION			
FS100 FIRE PROTECTION SITE PLAN	06/13/16		
FG501 FIRE PROTECTION DETAILS	06/13/16		
MECHANICAL			
MG001 MECHANICAL LEGEND	06/13/16		
MG501 MECHANICAL DETAILS	06/13/16		
MG502 MECHANICAL DETAILS	06/13/16		
MG503 MECHANICAL DETAILS	06/13/16		
MG504 MECHANICAL DETAILS	06/13/16		
MG505 MECHANICAL DETAILS	06/13/16		
MG506 MECHANICAL DETAILS	06/13/16		
MG507 MECHANICAL DETAILS	06/13/16		
MG508 MECHANICAL DETAILS	06/13/16		
MG601 MECHANICAL SCHEDULES	06/13/16	06/20/16	
MG602 MECHANICAL SCHEDULES	06/13/16		
MG603 MECHANICAL SCHEDULES	06/13/16		
MG604 MECHANICAL SCHEDULES	06/13/16	06/20/16	
MG701 MECHANICAL CONTROLS	06/13/16		

Contractor Initials _____

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
MG702 MECHANICAL CONTROLS	06/13/16		
MG703 MECHANICAL CONTROLS	06/13/16		
MG704 MECHANICAL CONTROLS	06/13/16		
MG705 MECHANICAL CONTROLS	06/13/16		
MG706 MECHANICAL CONTROLS	06/13/16		
MG801 MECHANICAL FLOW DIAGRAM	06/13/16		
MG802 MECHANICAL FLOW DIAGRAM	06/13/16		
MH101A FIRST FLOOR MECHANICAL PLAN – A	06/13/16		
MH101B FIRST FLOOR MECHANICAL PLAN – B	06/13/16		
MH101C FIRST FLOOR MECHANICAL PLAN – C	06/13/16		
MH101D FIRST FLOOR MECHANICAL PLAN – D	06/13/16		
MH101E FIRST FLOOR MECHANICAL PLAN - E	06/13/16		
MH102A SECOND FLOOR MECHANICAL PLAN – A	06/13/16		
MH102B SECOND FLOOR MECHANICAL PLAN – B	06/13/16		
MH201 FIRST FLOOR MECHANICAL ENLARGED PLANS	06/13/16		
MH202 SECOND FLOOR MECHANICAL ENLARGED PLANS	06/13/16		
MH301 FIRST FLOOR MECHANICAL ISOMETRIC VIEWS	06/13/16		
MH302 SECOND FLOOR MECHANICAL ISOMETRIC VIEWS	06/13/16		
MS101 MECHANICAL SITE PLAN	06/13/16		
ELECTRICAL			
EG001 ELECTRICAL LEGEND	06/13/16		
EG002 LUMINAIRE SCHEDULE	06/13/16		
EG501 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG502 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG503 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG504 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG505 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG506 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG507 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG508 ELECTRICAL SYSTEMS DETAILS	06/13/16		
EG509 ELECTRICAL DETAILS	06/13/16		
EG510 ELECTRICAL DETAILS	06/13/16		
EG511 ELECTRICAL DETAILS	06/13/16		
EG512 ELECTRICAL DETAILS	06/13/16		
EG513 ELECTRICAL DETAILS	06/13/16		
EG514 ELECTRICAL DETAILS	06/13/16		
EG515 ELECTRICAL DETAILS	06/13/16		
EG516 ELECTRICAL DETAILS	06/13/16		
EG601 ELECTRICAL RISER DIAGRAM	06/13/16		
EG701 ELECTRICAL PANEL SCHEDULES	06/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.



Plans Log (Exhibit C)

Architect: Schenkel Shultz Architecture
 Plans Development Stage: 100% Construction Docs

Sheet Number & Title	Issuance Date	Revision Date	Revision Date
EG702 ELECTRICAL PANEL SCHEDULES	06/13/16		
EG703 ELECTRICAL PANEL SCHEDULES	06/13/16		
EG704 ELECTRICAL PANEL SCHEDULES	06/13/16		
EG705 ELECTRICAL PANEL SCHEDULES	06/13/16		
EG706 ELECTRICAL PANEL SCHEDULES	06/13/16		
EL101A FIRST FLOOR LIGHTING PLAN – A	06/13/16		
EL101B FIRST FLOOR LIGHTING PLAN – B	06/13/16		
EL101C FIRST FLOOR LIGHTING PLAN – C	06/13/16		
EL101D FIRST FLOOR LIGHTING PLAN – D	06/13/16		
EL101E FIRST FLOOR LIGHTING PLAN – E	06/13/16		
EL102A SECOND FLOOR LIGHTING PLAN – A	06/13/16		
EL102B SECOND FLOOR LIGHTING PLAN – B	06/13/16		
EP101A FIRST FLOOR POWER PLAN – A	06/13/16		
EP101B FIRST FLOOR POWER PLAN – B	06/13/16		
EP101C FIRST FLOOR POWER PLAN – C	06/13/16		
EP101D FIRST FLOOR POWER PLAN – D	06/13/16		
EP101E FIRST FLOOR POWER PLAN – E	06/13/16		
EP101F ENLARGED FOOD SERVICE POWER PLAN - F	06/13/16		
EP101G FOOD SERVICE EQUIPMENT SCHEDULE	06/13/16		
EP101H FOOD SERVICE EQUIPMENT SCHEDULE	06/13/16		
EP101I FOOD SERVICE EQUIPMENT SCHEDULE	06/13/16		
EP102A SECOND FLOOR POWER PLAN – A	06/13/16		
EP102B SECOND FLOOR POWER PLAN – B	06/13/16		
ES101 LIGHTING SITE PLAN	06/13/16		
ES102 POWER SITE PLAN	06/13/16		
ES103 ELECTRICAL SYSTEMS SITE PLAN	06/13/16		
ES104 PHOTOMETRIC SITE PLAN	06/13/16		
EY101A FIRST FLOOR ELECTRICAL SYSTEMS PLAN – A	06/13/16		
EY101B FIRST FLOOR ELECTRICAL SYSTEMS PLAN – B	06/13/16		
EY101C FIRST FLOOR ELECTRICAL SYSTEMS PLAN – C	06/13/16		
EY101D FIRST FLOOR ELECTRICAL SYSTEMS PLAN – D	06/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
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 4901 North Cranberry Blvd.
 North Port, FL 34289



Specifications Log (Exhibit D)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Division	Section Number & Specification Title	Issuance Date	Revision Date	Revision Date
	VOLUME 1 - COVERSHEET		Add. #1	
	COVER SHEET	6/13/16		
	TABLE OF CONTENTS	6/13/16	6/20/16	
00	PROCUREMENT AND CONTRACTING REQUIREMENTS	6/13/16		
	SBSC CLOSE-OUT REQUIREMENTS	6/13/16		
	00 04 00 STATEMENT OF COMPLIANCE	6/13/16		
	00 05 00 ASBESTOS STATEMENT	6/13/16		
	00 31 33 SOIL INVESTIGATION DATA (Geotech Report)	6/13/16		
01	GENERAL REQUIREMENTS			
	01 11 00 SUMMARY OF WORK	6/13/16		
	01 23 00 ALTERNATES	6/13/16		
	01 26 13 REQUESTS FOR INFORMATION (RFI) PROCEDURES	6/13/16		
	RFI FORM	6/13/16		
	01 26 14 PROPOSAL REQUESTS (PR) PROCEDURES	6/13/16		
	01 31 13 PROJECT COORDINATION	6/13/16		
	01 31 19 PROJECT MEETINGS	6/13/16		
	01 33 00 SUBMITTALS	6/13/16		
	01 42 19 REFERENCE STANDARDS AND DEFINITIONS	6/13/16		
	01 45 00 QUALITY CONTROL AND TESTING LABORATORY SERVICES	6/13/16		
	01 50 00 TEMPORARY FACILITIES	6/13/16		
	01 56 00 TEMPORARY PROTECTION	6/13/16		
	01 60 00 PRODUCTS, MATERIALS, AND EQUIPMENT	6/13/16		
	01 60 10 PRODUCT SUBSTITUTIONS	6/13/16		
	01 60 20 FLORIDA PRODUCT APPROVAL	6/13/16		
	01 70 00 PROJECT CLOSEOUT	6/13/16		
	01 73 29 CUTTING AND PATCHING	6/13/16		
	01 74 10 WASTE MANAGEMENT DEFINITIONS	6/13/16		
	01 74 13 CONSTRUCTION CLEANING	6/13/16		
	01 74 15 PEST CONTROL (DURING CONSTRUCTION)	6/13/16		
	01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	6/13/16		
	01 80 15 SUSTAINABLE DESIGN REQUIREMENTS	6/13/16		
	01 91 13 GENERAL COMMISSIONING REQUIREMENTS	6/13/16		
03	CONCRETE			
	03 10 00 CONCRETE FORMWORK	6/13/16		
	03 20 00 CONCRETE REINFORCEMENT	6/13/16		
	03 30 00 CAST-IN-PLACE CONCRETE	6/13/16		
	03 30 75 ADMIXTURES FOR INTEGRALLY COLORED CONCRETE	6/13/16		
	03 35 00 CONCRETE FLOOR SEALER AND DENSIFIER	6/13/16		
	03 45 13 TILT-UP CONCRETE CONSTRUCTION	6/13/16		
	03 52 16 LIGHTWEIGHT INSULATING CONCRETE	6/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
 4901 North Cranberry Blvd.
 North Port, FL 34289



Specifications Log (Exhibit D)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Division	Section Number & Specification Title	Issuance Date	Revision Date	Revision Date
04	MASONRY			
	04 05 13 MORTAR	6/13/16		
	04 05 17 MASONRY GROUT	6/13/16		
	04 05 24 MASONRY ACCESSORIES	6/13/16		
	04 20 00 UNIT MASONRY	6/13/16		
	04 40 14 MARBLE WINDOW SILLS	6/13/16		
05	METALS			
	05 12 00 STRUCTURAL STEEL	6/13/16		
	05 21 00 STEEL JOISTS	6/13/16		
	05 31 00 STEEL DECK	6/13/16		
	05 40 00 COLD FORMED METAL FRAMING	6/13/16		
	05 50 00 METAL FABRICATIONS	6/13/16		
	05 51 15 METAL PAN STAIRS	6/13/16		
	05 52 13 PIPE AND TUBE RAILINGS	6/13/16		
05 73 00 DECORATIVE METAL RAILINGS	6/13/16			
06	WOOD, PLASTICS, AND COMPOSITES			
	06 10 53 MISCELLANEOUS ROUGH CARPENTRY	6/13/16		
	06 41 16 PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS	6/13/16	6/20/16	
06 46 95 SOLID SURFACE WINDOW SILLS	6/13/16			
07	THERMAL AND MOISTURE PROTECTION			
	07 11 00 CEMENTITIOUS DAMPPROOFING	6/13/16		
	07 13 26 SELF-ADHERING SHEET WATERPROOFING	6/13/16		
	07 18 00 TRAFFIC COATINGS	6/13/16		
	07 17 00 BENTONITE WATERPROOFING	6/13/16		
	07 21 00 BUILDING INSULATION	6/13/16		
	07 24 11 EXTERIOR FINISH SYSTEM	6/13/16		
	07 26 10 UNDER SLAB VAPOR RETARDER	6/13/16		
	07 21 19 FOAMED-IN-PLACE INSULATION	6/13/16		
	07 42 13 METAL COMPOSITE MATERIAL PANELS	6/13/16		
	07 52 00 MODIFIED BITUMINOUS MEMBRANE ROOFING	6/13/16		
	ROOF WARRANTY FORMS	6/13/16		
	07 62 00 SHEET METAL FLASHING AND TRIM	6/13/16		
	07 72 33 ROOF HATCHES	6/13/16		
	07 84 13 PENETRATION FIRESTOPPING	6/13/16		
07 84 43 JOINT FIRESTOPPING	6/13/16			
07 92 00 JOINT SEALANTS	6/13/16			
07 95 13 EXPANSION JOINT COVER ASSEMBLIES	6/13/16			
08	OPENINGS			
	08 11 13 HOLLOW METAL DOORS AND FRAMES	6/13/16		
	08 14 16 FLUSH WOOD DOORS	6/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
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Specifications Log (Exhibit D)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Division	Section Number & Specification Title	Issuance Date	Revision Date	Revision Date
	08 31 13 ACCESS DOORS AND FRAMES	6/13/16		
	08 33 23 OVERHEAD COILING DOORS	6/13/16		
	08 38 00 TRAFFIC DOORS	6/13/16		
	08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	6/13/16		
	08 42 29 AUTOMATIC ENTRANCES	6/13/16		
	08 44 13 GLAZED ALUMINUM CURTAIN WALL	6/13/16		
	08 71 00 DOOR HARDWARE	6/13/16		
	08 71 13 AUTOMATIC DOOR OPERATOR	6/13/16		
	08 80 00 GLAZING	6/13/16		
09	FINISHES			
	09 21 16.23 GYPSUM BOARD SHAFT WALL ASSEMBLIES	6/13/16		
	09 24 00 CEMENT PLASTERING	6/13/16		
	09 22 16 NON-STRUCTURAL METAL FRAMING	6/13/16		
	09 29 00 GYPSUM BOARD	6/13/16		
	09 30 00 TILING	6/13/16		
	09 51 13 ACOUSTICAL PANEL CEILINGS	6/13/16		
	09 54 26 SUSPENDED WOOD CEILINGS	6/13/16		
	09 65 13 RESILIENT BASE AND ACCESSORIES	6/13/16		
	09 65 16 RESILIENT SHEET FLOORING	6/13/16		
	09 65 19 RESILIENT TILE FLOORING	6/13/16		
	09 66 23 RESINOUS MATRIX TERRAZZO FLOORING	6/13/16		
	09 68 00 CARPETING	6/13/16		
	09 84 30 SOUND-ABSORBING WALL AND CEILING UNITS	6/13/16		
	09 91 00 PAINTING	6/13/16	6/20/16	
	09 96 00 TEXTURED ACRYLIC COATING	6/13/16		
	09 97 23 CONCRETE AND MASONRY COATINGS	6/13/16		
10	SPECIALTIES			
	10 11 00 VISUAL DISPLAY UNITS	6/13/16		
	10 14 00 PANEL SIGNAGE	6/13/16		
	10 21 13 TOILET COMPARTMENTS	6/13/16		
	10 21 23 CUBICLE CURTAINS AND TRACK	6/13/16		
	10 22 39 OPERABLE PARTITIONS	6/13/16		
	10 26 00 WALL PROTECTION	6/13/16		
	10 28 00 TOILET ACCESSORIES	6/13/16		
	10 41 16 EMERGENCY KEY CABINETS	6/13/16		
	10 43 13 DEFIBRILLATOR CABINETS	6/13/16		
	10 44 00 FIRE PROTECTION SPECIALTIES	6/13/16		
	10 51 00 LOCKERS	6/13/16		
	10 73 13 METAL CANOPIES	6/13/16		
	10 73 26 WALKWAY COVERINGS	6/13/16		
	10 75 00 FLAGPOLES	6/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
 School Board of Sarasota County
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 North Port, FL 34289



Specifications Log (Exhibit D)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Division	Section Number & Specification Title	Issuance Date	Revision Date	Revision Date
11	EQUIPMENT			
	11 52 13 PROJECTION SCREENS	6/13/16		
12	FURNISHINGS			
	12 21 00 WINDOW TREATMENTS	6/13/16		
	12 24 13 ROLLER WINDOW SHADES	6/13/16		
	12 36 61 SOLID SURFACING COUNTERTOPS	6/13/16		
	12 93 13 BICYCLE RACKS	6/13/16		
14	CONVEYING EQUIPMENT			
	14 24 00 HYDRAULIC ELEVATORS	6/13/16		
21	FIRE SUPPRESSION			
	21 05 00 COMMON WORK RESULTS FOR FIRE SUPPRESSION	6/13/16		
	21 13 13 WET-PIPE SPRINKLER SYSTEMS	6/13/16		
22	PLUMBING			
	22 05 00 COMMON WORK RESULTS FOR PLUMBING	6/13/16		
	22 05 13 COMMON MOTOR REQUIREMENTS FOR PLUMBING EQUIPMENT	6/13/16		
	22 05 23 GENERAL-DUTY VALVES FOR PLUMBING PIPING	6/13/16		
	22 05 29 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	6/13/16		
	22 05 53 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	6/13/16		
	22 07 00 PLUMBING INSULATION	6/13/16		
	22 11 16 DOMESTIC WATER PIPING	6/13/16		
	22 11 19 DOMESTIC WATER PIPING SPECIALTIES	6/13/16		
	22 13 16 SANITARY WASTE AND VENT PIPING	6/13/16		
	22 13 19 SANITARY WASTE PIPING SPECIALTIES	6/13/16		
	22 14 16 STORM DRAINAGE PIPING	6/13/16		
	22 14 23 STORM DRAINAGE PIPING SPECIALTIES	6/13/16		
	22 15 13 GENERAL-SERVICE COMPRESSED-AIR PIPING	6/13/16		
	22 15 19 GENERAL SERVICE PACKAGED AIR COMPRESSORS AND RECEIVERS	6/13/16		
	22 16 17 LIQUIFIED-PETROLEUM GAS PIPING	6/13/16		
	22 33 00 ELECTRIC DOMESTIC WATER HEATERS	6/13/16		
	22 34 00 FUEL-FIRED DOMESTIC WATER HEATERS	6/13/16		
	22 40 00 PLUMBING FIXTURES	6/13/16		
23	HEATING VENTILATING AND AIR CONDITIONING			
	23 05 00 COMMON WORK RESULTS FOR HVAC	6/13/16		
	23 05 13 COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	6/13/16		
	23 05 23 GENERAL-DUTY VALVES FOR HVAC PIPING	6/13/16		
	23 05 29 HANGERS AND SUPPORTS FOR HVAC AND EQUIPMENT	6/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
 Suncoast Technical College
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 North Port, FL 34289



Specifications Log (Exhibit D)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Division	Section Number & Specification Title	Issuance Date	Revision Date	Revision Date
	23 05 48 VIBRATION AND WIND RESTRAINT CONTROLS FOR HVAC PIPING AND EQUIPMENT	6/13/16		
	23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	6/13/16		
	23 05 93 TESTING, ADJUSTING, AND BALANCING FOR HVAC	6/13/16		
	23 07 00 HVAC INSULATION	6/13/16		
	23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC	6/13/16		
	23 21 13 HYDRONIC PIPING	6/13/16		
	23 21 23 HYDRONIC PUMPS	6/13/16		
	23 23 00 REFRIGERANT PIPING	6/13/16		
	23 25 00 HVAC WATER TREATMENT	6/13/16		
	23 29 23 VARIABLE-FREQUENCY MOTOR CONTROLLERS	6/13/16		
	23 31 13 METAL DUCTS	6/13/16		
	23 33 00 AIR DUCT ACCESSORIES	6/13/16		
	23 34 23 HVAC POWER VENTILATORS	6/13/16		
	23 36 00 AIR TERMINAL UNITS	6/13/16		
	23 37 13 DIFFUSERS, REGISTERS, AND GRILLES	6/13/16		
	23 37 23 HVAC GRAVITY VENTILATORS	6/13/16		
	23 63 13 AIR-COOLED REFRIGERANT CONDENSERS	6/13/16		
	23 64 26 ROTARY-SCREW WATER CHILLERS	6/13/16		
	23 66 00 THERMAL ENERGY STORAGE SYSTEM (ICE TANKS)	6/13/16		
	23 73 13 MODULAR INDOOR CENTRAL-STATION AIR-HANDLING UNITS	6/13/16		
	23 81 26 SPLIT-SYSTEM AIR CONDITIONERS	6/13/16		
	23 82 39 ELECTRIC DUCT HEATERS	6/13/16		
23	APPENDIX			
	EQUIPMENT CHECKLISTS	6/13/16		
26	ELECTRICAL			
	26 05 00 COMMON WORK RESULTS FOR ELECTRICAL	6/13/16		
	26 05 19 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES	6/13/16		
	26 05 23 CONTROL-VOLTAGE ELECTRICAL POWER CABLES	6/13/16		
	26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	6/13/16		
	26 05 29 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	6/13/16		
	26 05 33 RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS	6/13/16		
	26 05 36 CABLE TRAYS FOR ELECTRICAL SYSTEMS	6/13/16		
	26 05 39 UNDERFLOOR RACEWAYS FOR ELECTRICAL SYSTEMS	6/13/16		
	26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS	6/13/16		
	26 05 73 OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY	6/13/16		
	26 09 23 LIGHTING CONTROL DEVICES	6/13/16		
	26 22 00 LOW-VOLTAGE TRANSFORMERS	6/13/16		
	26 24 13 SWITCHBOARDS	6/13/16		
	26 24 16 PANELBOARDS	6/13/16		
	26 27 26 WIRING DEVICES	6/13/16		

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JOINT PROJECT AGREEMENT "EXHIBIT A"

SCTI South Campus
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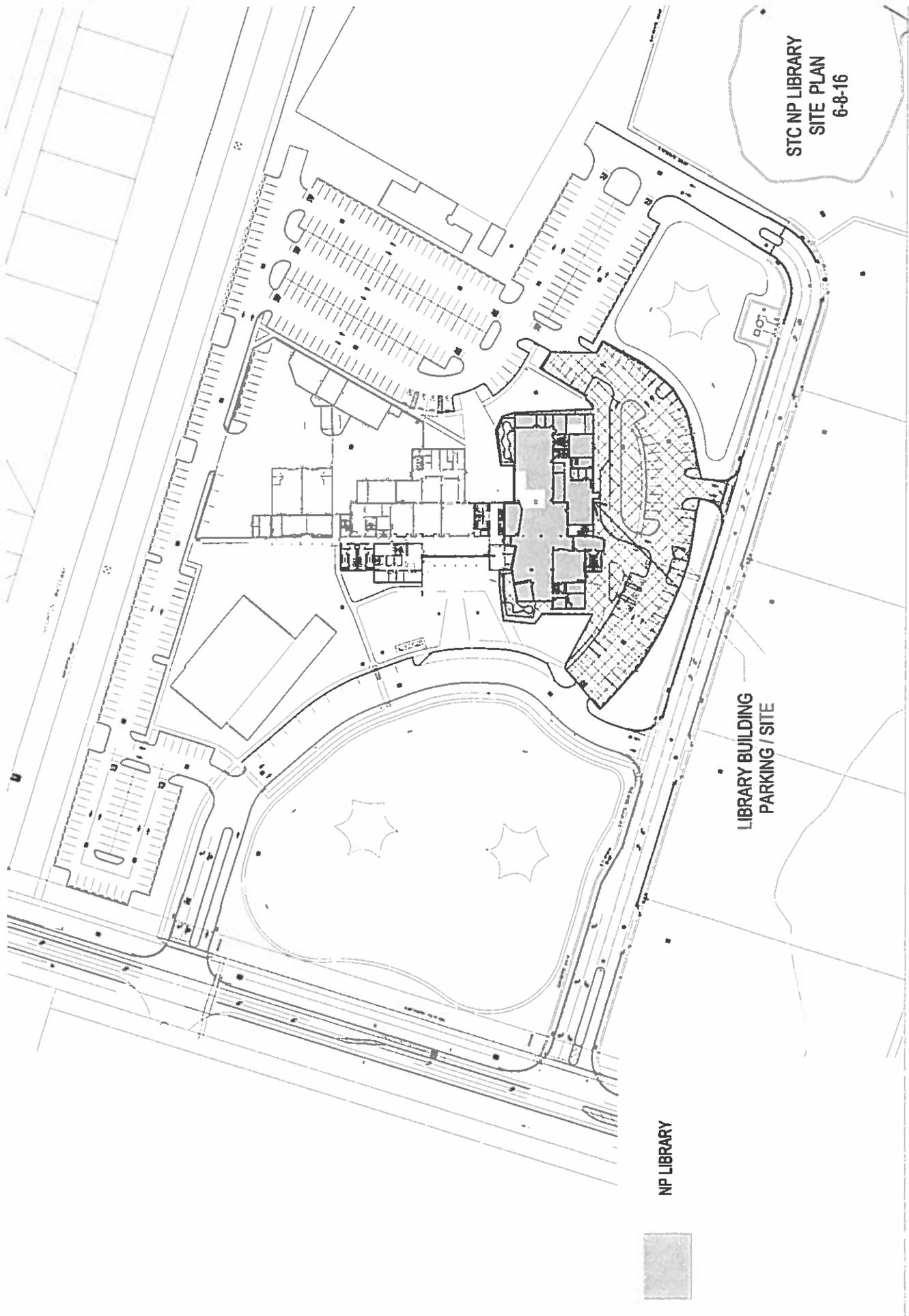
Specifications Log (Exhibit D)

Architect: Schenkel Shultz Architecture
Plans Development Stage: 100% Construction Docs

Division	Section Number & Specification Title	Issuance	Revision	Revision
		Date	Date	Date
	26 28 13 FUSES	6/13/16		
	26 28 16 ENCLOSED SWITCHES AND CIRCUIT BREAKERS	6/13/16		
	26 29 13 ENCLOSED CONTROLLERS	6/13/16		
	26 41 13 LIGHTNING PROTECTION FOR STRUCTURES	6/13/16		
	26 43 13 SURGE PROTECTIVE DEVICES (SPDs)	6/13/16		
	26 51 00 INTERIOR LIGHTING	6/13/16		
	26 56 00 EXTERIOR LIGHTING	6/13/16		
27	COMMUNICATIONS			
	27 05 00 COMMON WORK RESULTS FOR COMMUNICATIONS	6/13/16		
	27 11 00 COMMUNICATIONS EQUIPMENT ROOM FITTINGS	6/13/16		
	27 13 00 COMMUNICATIONS BACKBONE CABLING	6/13/16		
	27 15 00 COMMUNICATIONS HORIZONTAL CABLING	6/13/16		
	27 51 16 AUDIO/VISUAL SYSTEMS	6/13/16		
	27 51 23 INTERCOMMUNICATION SYSTEM	6/13/16		
	27 52 34 CELLULAR REPEATER SYSTEM	6/13/16		
	27 53 13 WIRELESS CLOCK SYSTEM	6/13/16		
28	ELECTRONIC SAFETY AND SECURITY			
	28 05 00 COMMON WORK RESULTS FOR ELECTRONIC SAFETY AND SECURITY	6/13/16		
	28 05 13 CONDUCTORS AND CABLES FOR ELECTRONIC SAFETY AND SECURITY	6/13/16		
	28 31 11 DIGITAL, ADDRESSABLE FIRE ALARM SYSTEM	6/13/16	6/20/16	
	28 35 00 EMERGENCY COMMUNICATION STATIONS	6/13/16		
31	EARTHWORK			
	31 22 19 FINISH GRADING	6/13/16		
	31 31 16 TERMITE TREATMENT	6/13/16		
	EXTERIOR IMPROVEMENTS			
32	32 14 13 PRECAST UNIT PAVING	6/13/16		
	32 31 13 CHAIN LINK FENCES AND GATES	6/13/16		
	32 80 00 IRRIGATION	6/13/16		
	32 91 13 SOIL PREPARATION	6/13/16		
	32 93 00 PLANTS	6/13/16		
	32 94 56 GREEN SCREEN - WALL MOUNTED MODULAR PANELS	6/13/16		

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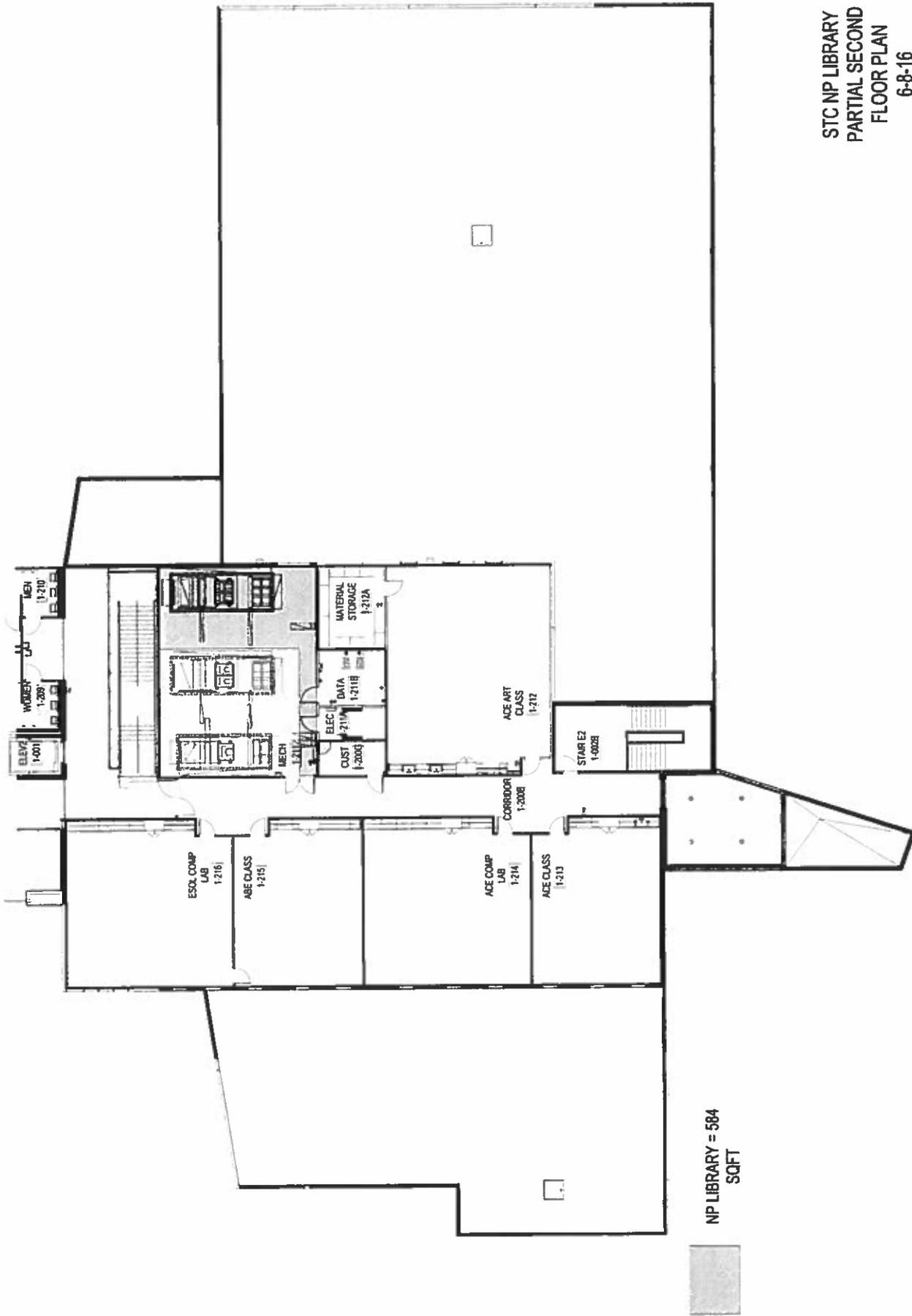


STC NP LIBRARY
SITE PLAN
6-8-16

LIBRARY BUILDING
PARKING / SITE

NP LIBRARY

STC NP LIBRARY
PARTIAL SECOND
FLOOR PLAN
6-8-16



JOINT PROJECT AGREEMENT "EXHIBIT C"
Cost Allocation Summary

Allocation by total Project Square Footage	Total	School Board of Sarasota County	Sarasota County
Project Interior Square Footage by user	77,433sf	55,112sf	22,321sf
Share	100%	71%	29%

	Description	Cost	Allocation to Sarasota County	Sarasota County Allocation
1	Land Allocation	\$50,000/acre	3 acres	\$ 150,000
2	Architectural/Engineering Design Fees	\$ 1,041,991	29%	\$ 302,177
3	Additional Architectural/Engineering Fees requested by County	\$ 26,890	100%	\$ 26,890
4	Preconstruction Services	\$ 110,000	29%	\$ 31,900
5	Building Construction - Library Only	\$209/SF	22,321 Sq Ft	\$ 4,665,089
6	Site Construction (site work related to the Joint Project Only)	\$ 2,400,000	29%	\$ 696,000
	Subtotal			\$ 5,872,056
	Allowances and Contingencies:			
7	Construction Manager Contingency (use authorized by County)	\$ 200,000	100%	\$ 200,000
8	Owner's Construction Contingency (use directed by County)	\$ 200,000	100%	\$ 200,000
9	Surveying/Testing/Inspections fee allowance	Not To Exceed	29% of actual	\$ 147,500
10	Building Commissioning fee allowance	Not To Exceed	29% of actual	\$ 21,620
11	Surveillance/Access Control/CCTV/FF&E allowance (shared items outside of GMP)	Not To Exceed	29% of actual	\$ 137,000
	Subtotal - Allowances and Contingencies			\$ 706,120
12	State Legislature Appropriation			\$ (1,000,000)
	Total County Allocation	Not To Exceed		\$ 5,578,176

7/5/2016

Willis Smith Construction - STC North Port Bid Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	1 2016	Half 2, 2016	Half 1, 2017	Half 2,
								MAM	J A S O N D	J F M A M J J A S	
1		Precon	113 days	Fri 4/1/16	Tue 9/6/16						
2		Site GMP Approval	23 days	Fri 4/1/16	Tue 5/3/16						
3		SWFWMD Permit Campus	34 days	Fri 4/1/16	Wed 5/18/16		13				
4		SWFWMD Permit Outparcels	46 days	Fri 4/1/16	Fri 6/3/16						
5		Building Drawings - Bid/permit set	52 days	Fri 4/1/16	Mon 6/13/16		6,7,8				
6		Permitting - Site	61 days	Tue 6/14/16	Tue 9/6/16	5					
7		Permitting - Building	25 days	Tue 6/14/16	Mon 7/18/16	5					
8		Subcontractor Bidding	13 days	Tue 6/14/16	Thu 6/30/16	5	10,9				
9		Scope Review/GMP	16 days	Fri 7/1/16	Fri 7/22/16	8	10				
10		SBSC Board Approval/Bd Meeting 8/2/16	7 days	Mon 7/25/16	Tue 8/2/16	8,9	11				
11		SBSC Issue NTP	3 days	Wed 8/3/16	Fri 8/5/16	10	23				
12		Site Work	293 days	Thu 5/19/16	Mon 7/3/17						
13		Clearing	30 days	Thu 5/19/16	Wed 6/29/16	3	1455+22 days				
14		Excavate pond 2A	30 days	Mon 6/20/16	Fri 7/29/16	1355+22 days	1555+11 days,16,18				
15		Building pad	14 days	Tue 7/5/16	Fri 7/22/16	1455+11 days					
16		Excavate pond 2B and 3	20 days	Mon 8/1/16	Fri 8/26/16	14	1755				
17		Fill and rough grade site	50 days	Mon 8/1/16	Fri 10/7/16	1655					
18		Underground site utilities	100 days	Mon 8/1/16	Fri 12/16/16	14					
19		Final site grading	20 days	Tue 4/18/17	Mon 5/15/17	39	22				
20		Site concrete & asphalt	30 days	Tue 4/18/17	Mon 5/29/17	39	2255+20 days,21				
21		Off-site improvements	25 days	Tue 5/30/17	Mon 7/3/17	20					
22		Landscaping and irrigation	30 days	Tue 5/16/17	Mon 6/26/17	19,2055+20 days					
23		Buildings 1, 2, 3, 4	230 days	Mon 8/8/16	Fri 6/23/17	11	65				
24		Footings and underslab utilities	15 days	Mon 8/8/16	Fri 8/26/16	14	25				
25		Prep and pour pad	10 days	Mon 8/29/16	Fri 9/9/16	24	2655,27				
26		Casting beds	5 days	Mon 8/29/16	Fri 9/2/16	2555	27				
27		Prep and pour tilt wall panels	20 days	Mon 9/12/16	Fri 10/7/16	25,26	30,28				
28		Field measure glazing	5 days	Mon 10/10/16	Fri 10/14/16	27	29				
29		Fab aluminum, procure glass	40 days	Mon 10/17/16	Fri 12/9/16	28	37				
30		Cure tilt panels	20 days	Mon 10/10/16	Fri 11/4/16	27	31				
31		Stand panels	15 days	Mon 11/7/16	Fri 11/25/16	30	32				
32		Structural steel	35 days	Mon 11/28/16	Fri 1/13/17	31	36,37,4155+10 days				
33		Caulk panel to panel joints	15 days	Mon 1/16/17	Fri 2/3/17	32					
34		Pour second floor slab	5 days	Mon 12/19/16	Fri 12/23/16	3255+15 days					
35		Install stairs	15 days	Mon 1/16/17	Fri 2/3/17	32					
36		Roofing	15 days	Mon 1/16/17	Fri 2/3/17	32	38				
37		Glazing (frames and windows)	25 days	Mon 1/16/17	Fri 2/17/17	32,29	38				
38		Dry-in (milestone)	1 day	Mon 2/20/17	Mon 2/20/17	36,37	4055,49,39				
39		Paint exterior of building	40 days	Tue 2/21/17	Mon 4/17/17	38	19,20				
40		Energize permanent power	15 days	Mon 2/20/17	Fri 3/10/17	3855	47,49				
41		Interior masonry walls (1st and 2nd floor)	30 days	Mon 12/12/16	Fri 1/20/17	3255+10 days	4255+10 days,4455+				
42		Interior framing + soffits	35 days	Mon 12/26/16	Fri 2/10/17	4155+10 days	4355+5 days				
43		MEP wall rough in	25 days	Mon 1/2/17	Fri 2/3/17	4255+5 days	4555+15 days				
44		MEP overhead rough in	30 days	Mon 12/26/16	Fri 2/3/17	4155+10 days	47				
45		Drywall - hang and finish + soffits	30 days	Mon 1/23/17	Fri 3/3/17	4355+15 days	4655+10 days,47,49				
46		Paint - prime and first coat	15 days	Mon 2/6/17	Fri 2/24/17	4555+10 days	5055+10 days,5155+				
47		Start HVAC systems	15 days	Mon 3/13/17	Fri 3/31/17	44,45,40	4855+5 days				
48		Dry out interior for flooring	20 days	Mon 3/20/17	Fri 4/14/17	4755+5 days	62,56,57,61				
49		Install elevator	20 days	Mon 3/13/17	Fri 4/7/17	38,40,45					
50		Acoustical ceiling grid	20 days	Mon 2/20/17	Fri 3/17/17	4655+10 days	52				
51		MEP wall trim-out	15 days	Mon 2/20/17	Fri 3/10/17	4655+10 days	58				
52		MEP ceiling trim out	20 days	Mon 3/20/17	Fri 4/14/17	50	57,59				
53		Restroom tile	15 days	Mon 3/6/17	Fri 3/24/17	45	54FS+20 days				
54		Restroom trim out	10 days	Mon 4/24/17	Fri 5/5/17	53FS+20 days	55				
55		Restroom toilet partitions and accessories	10 days	Mon 5/8/17	Fri 5/19/17	54					
56		Casework - library, classroom, offices	25 days	Mon 4/17/17	Fri 5/19/17	46,48	5855+5 days				
57		Acoustical Ceiling Tiles	20 days	Mon 4/17/17	Fri 5/12/17	52,48	67				
58		Hang doors and hardware	15 days	Mon 4/24/17	Fri 5/12/17	51,5655+5 days	6255+10 days,67,60				
59		Dryfall ceiling paint	10 days	Mon 4/17/17	Fri 4/28/17	52					
60		Final coat paint	15 days	Mon 5/8/17	Fri 5/26/17	5855+10 days	64				
61		Terrazo	20 days	Mon 5/22/17	Fri 6/16/17	48,5855+20 days					
62		Flooring (everything except RR tile and terraz)	30 days	Mon 5/8/17	Fri 6/16/17	48,5855+10 days	6355+15 days,6455+				
63		Kitchen equipment	20 days	Mon 5/29/17	Fri 6/23/17	6255+15 days					
64		Specialties - lockers, other specialty eqt	20 days	Mon 5/29/17	Fri 6/23/17	60,6255+10 days					
65		Building Final/Startup/Certifications	37 days	Mon 6/26/17	Tue 8/15/17	23					
66		Final clean	10 days	Mon 6/26/17	Fri 7/7/17		72				
67		Certify/startup elevator	5 days	Mon 6/26/17	Fri 6/30/17	57,58	70				
68		Final Inspections	5 days	Mon 6/26/17	Fri 6/30/17		69,70				
69		Certify/startup fire sprinklers and fire alarm	5 days	Mon 7/3/17	Fri 7/7/17	68	70				
70		CD/Substantial Completion	5 days	Mon 7/10/17	Fri 7/14/17	67,68,69	71,72				
71		Punchwork	20 days	Mon 7/17/17	Fri 8/11/17	70	73				
72		Owner Move-In	20 days	Mon 7/17/17	Fri 8/11/17	66,70					
73		Final Completion	2 days	Mon 8/14/17	Tue 8/15/17	71					

Project: STC North Port
Date: Mon 6/13/16

Task	Inactive Task	Start only
Split	Inactive Milestone	Finish only
Milestone	Inactive Summary	Deadline
Summary	Manual Task	Critical
Project Summary	Duration only	Critical Split
External Tasks	Manual Summary Rollup	Progress
External Milestone	Manual Summary	Manual Progress

