

**Phase II Building
for
Greater Little Rock
Baptist Church**



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New Family Life Center
Proposal No. One
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01 GENERAL CONDITIONS

01000 Project Scope

The project consists of a 24,000 square foot Family Life Center with integral areas for gymnasium, administration offices, main lobby, classrooms, restrooms and mechanical spaces.

The building will be classified as mixed occupancy by the Florida Building Code .

01100 Construction Materials Overview

The building will be Type IV construction as defined by the Florida Building Code. In compliance with the building type specified and in accordance with previous discussions with the church the building will be constructed utilizing the following materials:

FOUNDATIONS AND SLABS ON GRADE: Reinforced cast in place concrete utilizing spread, strip and monolithic footings.

EXTERIOR WALLS: Pre-engineered metal building framing with insulated metal wall panels and brick veneer.

INTERIOR BEARING WALLS: Sixteen gauge metal studs or 8" concrete block masonry.

INTERIOR NON-BEARING WALLS: Light gauge metal studs and drywall.

STRUCTURAL FRAMING: Pre-engineer metal building frames with 'Z' shaped roof purlins and wall girts.

FLOORS ABOVE GRADE: Concrete topping over metal decking supported by steel joists, purlins or beams.

ROOF: Metal standing seam roof with a 20 year material warranty.

01500 Architecture & Engineering

A mutually satisfactory set of working drawings will be prepared by licensed professionals qualified to practice in the state in which the building is to be constructed.

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These drawings will be adequate for the purposes of obtaining building permits and properly defining the work to the various trades and crafts employed on the project.

01550 Permits, Fees & Taxes

It has been assumed in our proposal that the Owner has the legal right to build on the property involved, and that the land is properly zoned for the type of occupancy proposed. It has also been assumed that the local, state and federal environmental protection laws can be complied with by the intended occupancy and use of the building. We have based environmental design on criteria normally required by the various governing agencies. Special construction and design criteria specifically required for this site may result in additional costs to the Owner. However, based on past experience we feel that the design criteria utilized will be adequate to satisfy the requirements of the governing agencies.

We will obtain necessary permits and licenses required for this project

Permits that may be required for highway access or other work on the highway right-of-way, such permits and costs therefrom are not included and will be an extra to the contract if required..

Sales taxes are included in our proposal.

01600 Job Mobilization

A construction office will be installed on each site, as soon as site work permits, to facilitate construction progress and communications, if deemed necessary by the contractor.

Temporary electric service, water service, and sanitary facilities will be installed as appropriate.

It is our intent to erect a project sign identifying our companies participation in the project.

02 SITE WORK (See Allowances)

02050 Site Clearing & Grading

The site will be graded, where necessary, to slope away from the building. If existing natural drainage ways are disturbed by the building as sited, such drainage ways will be relocated in swales suitably sloped to minimize erosion.

Existing trees will be preserved as much as practical, although we cannot guarantee their continued health for obvious reasons.

Topsoil will be wasted on site, or hauled off site if necessary.

If subterranean or concealed conditions exist that require additional equipment, material, or labor to execute required clearing and grading, the cost will be billed as an extra to our base proposal.

02100 Excavations

Excavation for foundations, pits, and trenches will be made as necessary. It is assumed normal machine and hand excavations will be used. If subterranean or concealed conditions are encountered that require additional equipment, labor, or material, the cost will be billed as an extra to our base proposal.

The removal of surface storm water from excavations, pits, and trenches is included in our proposal. If underground water is encountered, dewatering will be billed as an extra to our proposal.

Backfill within the building limits for the slabs-on-grade will be suitably compacted to minimize settlement.

02150 Building Fill

Building fill to be sand, clean and free of loam, clay, lumps organic material or other deleterious substances. Fill to be placed and compacted in 8-12" lifts.

02161 Geotechnical Investigation (See Allowances)

A geotechnical report has not been prepared by, nor provided to, the contractor in preparing this proposal. Sitework quantities related to excavations were estimated assuming normal soil conditions having a minimum load bearing capacity of 1,500 psf.

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An allowance for geotechnical investigation is included for the purposes of designing the stormwater drainage system. If poor load bearing conditions or other unexpected soils conditions are encountered or discovered in the geotechnical investigation report, a change to the contract will be in order.

02200 Bituminous Paving

New 1½" thick asphalt paving will be installed as necessary for the new parking lot located on the south side of Strong Street, between 'A' and 'B' Streets.

Paving will be placed over properly compacted subgrade. The base course will be clay, 6" thick or compacted gravel as deemed most cost efficient at the time of construction.

02400 Compaction Testing

Building fill, footings, and other load bearing excavations shall be tested by an independent testing laboratory, paid for by the contractor, to achieve 95% modified proctor.

02450 Landscaping (See Allowances)

Landscaping including trees, shrubs, plants, sod and irrigation system will be installed as per the City of Pensacola Land Development Code.

02700 Sub-soil Treatment

The compacted soil for the floor slabs will be treated against termites by a professional pest control company. A one (1) year warranty is included in the cost of the pre-treatment. The Owner may purchase an extended warranty from the pest control company.

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03 CONCRETE

03000 Concrete Foundations

Reinforced concrete foundations will be constructed and will be properly engineered with suitable steel reinforcing for the loads imposed by the structure and its attendant live loads.

Concrete used in foundations shall attain 3,000 psi compressive strength in 28 days.

03050 Concrete Slabs on Grade

Concrete slabs on grade will be placed over a fine grade with clean granular material. Concrete slabs will be 4" thick, reinforced with 6x6x10/10 wire mesh.

Concrete compressive strength will be 3,000 psi.

Expansion/contraction joints will be installed to minimize cracking and differential settlement.

Concrete slabs will be finished with a steel trowel and receive a polyethylene or similar vapor barrier under all interior slabs.

Slabs will be generally plane and level, except in those areas where plane of slabs will be pitched for drainage as appropriate.

03060 Concrete Walks

Concrete sidewalks on grade will be placed over a fine grade with clean granular material. Sidewalk slabs will be 4" thick, and may be reinforced with 6x6x10/10 wire mesh or a fibermesh concrete reinforcing additive.

Concrete compressive strength will be 2,500 psi.

Expansion/contraction joints will be placed minimize cracking and differential settlement.

Exterior slabs will be given a broom finish and be sloped as required to facilitate surface drainage and prevent water from ponding on surface of sidewalk.

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04 MASONRY

04000 Concrete Unit Masonry

Concrete masonry walls to be constructed using lightweight units conforming to ASTM C-90 or UL listed as required at the four (4) hour firewalls. Joints to be tooled where exposed and struck flush where concealed. All concrete masonry units to be laid in running bond with job cutting done by power saw.

Joint reinforcing to be provided at alternate courses and shall be either truss or ladder type of galvanized material.

04100 Brick Veneer

Brick masonry veneer to be constructed using modular face brick to match the existing Sanctuary as closely as possible. Joints to be tooled with weeps formed by omitting head joints at 48" on center. Brick to be laid in running bond with rowlock course used at window sills.

Brick veneer to be bonded to the supporting wall substrate with corrugated, galvanized wall ties.

Lintel angles will be used to support the brick over all wall openings.

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05 METALS

05500 Miscellaneous Metals

Miscellaneous metals (handrails, ladders, lintels, framing anchors, etc.) to be furnished as shown on plans or as necessary to complete other portions of the work.

Ferrous metals to be galvanized where exposed to weather and prime painted in non-exposed areas.

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06 CARPENTRY

06000 Carpentry

Rough carpentry to be of #2 southern yellow pine, or better, S4S and kiln dried. Pressure treated lumber to be used where in direct contact with concrete, masonry or exposed to the weather.

Finish carpentry shall be douglas fir or western pine finger jointed if receiving paint finish and clear if receiving stain finish.

Members shall be closely fitted and accurately set to required lines and levels, then rigidly secured in place. Nail size and spacing shall be sufficient to develop maximum strength of the connection without splitting members.

07 THERMAL & MOISTURE PROTECTION

07550 Building Insulation

Insulation at the exterior walls of the building to receive R-13 kraft faced insulation.

Insulation at exterior of building at pre-engineered building structure to receive fiberglass blankets (4" at walls and roof) with white polypropylene laminated to 11# Kraft paper reinforced with glass fiber scrim facing. Insulation shall be installed between structural members in a tight secure manner.

Suspended ceiling insulation (acoustical and drywall) shall be 6" unfaced fiberglass batts unless noted otherwise on plans. Insulation shall lay on top of suspended ceiling tiles. Ceiling insulation shall be installed in such a manner as to provide a complete uniform coverage of the ceiling area.

All insulation shall be installed in strict accordance with manufacturers printed instructions.

08 DOORS & WINDOWS

08000 Aluminum Entrances & Storefront

Aluminum storefront and entry doors to be as manufactured by a nationally recognized firm engaged in the manufacture of this product. All material utilized on the job will be by one manufacturer.

Aluminum framing shall be 1-3/4" x 4 1/2" rectangular sections with anodized bronze finish.

Glass at perimeter of building at climate controlled areas to be clear insulated type. Tempered glass shall be installed as required by code. Entry door glass to be single pane.

All glazing above the first floor will be impacted rated against flying debris as required by the Florida Building Code. All glazing at the first floor level shall be non-impacted rated glass and shall be protected with an approved removal protective covering such as AmorPanel.

View windows in rated partitions and doors shall be glazed with wire glass.

08150 Metal Windows

Aluminum windows of the type and sizes shown on plans shall conform with all current requirements of AAMA specifications. All joints of the frame shall be of rigid construction joined with screws, and assembled in a manner to provide permanent water tight joints. Windows shall be fabricated from 6063-75 extruded aluminum alloy having a minimum thickness of .062".

Windows shall be factory glazed with 1/2" insulating glass. The glass will be bedded with a type of material that will have a firm elasticity and will not become brittle during glazed units serviceable life. The glazing bead shall be extruded vinyl. All glazing above the first floor will be impacted rated against flying debris as required by the Florida Building Code. All glazing at the first floor level shall be non-impacted rated glass and shall be protected with an approved removal protective covering such as AmorPanel.

08300 Hardware

Entry locks, panic devices, deadbolts, passage locks and privacy locks shall be provided as appropriate at each door opening. Unless stated otherwise, hardware throughout the project shall be as manufactured by the Falcon Lock Company or equal.

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08331 Rolling Counter Door

A 6'0" x 4'0" Cookson counter shutter, model CD8-1 with aluminum curtain, hood and locking bottom bar will be installed as shown at the kitchen pass-thru window. The shutter will be surface mounted and manually operated.

08500 Metal Doors & Frames

Hollow metal doors and frames will be provided as shown on plans or schedules. Door jambs will be 16 gage metal and door leafs will be 20 gage metal.

Interior doors will have knock down drywall frames with wood leafs. Exterior doors will have welded frames with insulated leafs and shall be rated as required by the Florida Building Code for installation on the exterior building envelope.

Doors shall be installed plumb and true with 3 anchors per jamb to secure a rigid installation.

Standard door sizes shall be used throughout, and doors shall be prepared to receive hardware indicated on plans and schedules.

08600 Wood Door Leafs

Wood doors to be birch veneer solid core leafs, 1-3/4" thick, set in hollow metal frames. Doors and frames shall be standard sizes throughout and be prepared to receive hardware indicated on plans and schedules.

Door leafs to be sealed and finished as soon as possible after hanging to prevent premature weathering.

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09 FINISHES

09100 Suspended Acoustical Ceilings

Ceiling grid to be standard 2x4 and 2x2 size, white in color, supported by 12 gage galvanized hanger wire.

Ceiling tile to be 5/8" mineral board lay in panels with random fissured texture in the classrooms, corridors and administration area. Vinyl covered gypsum board tiles shall be installed in the kitchen.

Ceiling grid to be installed level with a tolerance of 1/8" in 12 feet. Acoustical panels to be installed in coordination with suspension system, with edges concealed by grid. All members to be aligned for true level surface, straight lines and square corners.

09200 Hard Tile (See Allowances)

Ceramic, Quarry and Porcelain tile shall be standard grade and size tile as manufactured by Florida Tile or equal.

Tile shall be selected from manufacturers standard color offerings for tile and grout.

Tile shall be thin set over concrete subfloor or water resistant wallboard and be installed in accordance with the Tile Council of America's "Handbook for Ceramic Tile Installation".

Ceramic tile floors, base and 4'0" wainscot shall be installed in the group toilets. Quarry tile and base will be installed in the kitchen

09280 Floor Covering (See Allowances)

A 26 oz., level loop nylon carpet will be installed in the administration offices. Carpet to have a Class B flame spread rating. Carpet shall be selected from manufacturer's standard color offerings.

Metro floor, commercial grade vinyl tile which simulates granite or slate tile will be installed in the entry lobbies.

Commercial grade vinyl composition tile floors will be installed in the stairs, pantry, kitchen, equipment, administration toilets, storage and janitor's closets, classrooms, exercise rooms, corridors and other areas not designated to receive carpet, Metro floor,

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wood floor, hard tile or sealed concrete.. Floor tiles will measure 12" x 12" and be 1/8" thick. Tile shall be selected from manufacturer's standard color offerings.

Carpet and resilient flooring to be glued down over clean subfloor with cracks and joints filled with material recommended for such application.

Vinyl cove base shall be installed in rooms not scheduled to receive hard tile floors and base. Base shall be selected from manufacturer's standard color offerings.

09550 Wood Athletic Flooring (See Allowances)

Basketball court flooring to be Robbins Bio-cushion LP, floating athletic wood floor system using XL 450 Northern Hard Maple over two layers of plywood and Zero G Shock Pad. Vent cove base will be installed at the perimeter walls.

Game lines for basketball and volleyball shall be field painted with contrasting line colors for different sports. Wood reducer strips will be provided at floor transitions.

09600 Gypsum Wallboard

Gypsum drywall boards to be 5/8" thick and fire rated. Joint system treatment shall be as recommended by manufacturer. Drywall shall be installed over metal studs as described in United States Gypsum drywall handbook, latest edition.

High impacted rated gypsum drywall will be installed in the gym on all walls, other than masonry walls, to an elevation of 16' above finish floor. Standard 5/8" thick drywall will be installed from 16' above finish floor to the finish ceiling/roof elevation.

Suspended drywall ceilings to be attached to metal concealed grid or studs supported by 12 gage hanger wires spaced to maintain deflection less than 1/360th of span.

Fire rated assemblies incorporated in the work shall comply with the requirements of one of the following:

Florida Building Code
Factory Mutual Research Corporation
Underwriters Laboratory Incorporated
Fire Resistance Design Manual of the Gypsum Association

Wall surfaces to receive an "orange peel" texture. Ceilings to be finished smooth.

09900 Painting & Caulking

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Painting materials to be by Sherwin Williams or equal.

Interior architectural woodwork and wood doors to receive one coat of stain and two coats or clear finish.

Interior drywall surfaces to receive one coat of primer and two coats of interior latex paint.

Interior masonry units to receive one coat of block filler and two coats of latex enamel paint.

The finish sheen of paint for interior and drywall and masonry walls shall be flat or eggshell; for metals and wood trim the sheen shall be semi-gloss or gloss.

Interior ferrous metal, stairs, rails, door jambs, and metal doors to receive two coats of enamel.

All painting to be performed in accordance with manufacturers recommended procedures.

10 SPECIALTIES

10130 Signage

Engraved plastic signs depicting numerals or informative words shall be provided at all rooms.

Signs shall comply with ADA requirements.

10160 Toilet Accessories

Toilet accessories shall be as manufactured by Bobrick or equal.

Soap dispensers, paper towel dispensers, waste receptacles, toilet paper dispensers, handicap grab bars, robe hooks, and shower curtain rods shall be provided as appropriate at each toilet and shower stall.

Accessories shall be chrome plated brass and installed in accordance with manufacturers standard procedures.

10170 Fire Extinguishers

Fire extinguishers will be as manufactured by Larsen, Kidde or equal.

Type 1A light hazard fire extinguishers will be provided and installed at appropriate location throughout the building.

Extinguishers shall be installed in semi-recessed cabinets at corridors and lobby area and be surface mounted at other locations.

10700 Toilet Partitions & Privacy Stalls

Toilet partitions to be by Bobrick, Sanymetal, Ampco, or equal. Partitions to be plastic laminate, floor supported and overhead braced and selected from manufacturers standard colors. Hardware to be stainless steel or Zamac plated cast alloy. Exposed fasteners shall be one way theft resistant fasteners.

Partitions to be installed plumb and true, and anchored securely to floors, walls, and ceilings, following manufacturers recommended procedures.

11 EQUIPMENT (See Allowances)

11150 Athletic Equipment (See Allowances)

Six (6) basketball goals with rectangular backboards will be furnished and installed.

One volleyball net assembly with recessed floor sleeves for posts shall be provided and installed.

11250 Food Service Equipment (See Allowances)

A commercial grade kitchen with equipment as shown and detailed on the proposal drawings by Kesco shall be installed at the north end of the gymnasium.

11612 Folding/Portable Stage (See Allowances)

An 18' x 12' x 16-24" portable stage unit with two (2) sets of portable steps, guardrails, pleated skirting and transport carts will be furnished. The stage units will have hardboard flooring anchored to folding, tubular steel frames.

11650 Aluminum Bleachers (See Allowances)

Mill finished aluminum bleachers will be provided for the gymnasium. They will have casters mounted to the back for portability. The bleachers will consist of three (3) units 15' long by three (3) risers high allowing a seating capacity of approximately ninety (90) people.

12 FURNISHINGS

12400 Casework

Casework shall consist of vanities in the toilets.

Cabinets to be custom fabricated in accordance with the Architectural Wood Institutes specifications for custom grade cabinet work. Tops to be plastic laminate over MDF board.

A stainless steel serving counter with rolled edges will be installed at the kitchen pass-thru window.

12567 Tables and Chairs

Folding tables, stack chairs and storage carts for each will be furnished by the Owner.

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13 SPECIAL CONSTRUCTION

13000 Pre-Engineered Building

Pre-engineered buildings to be by Butler manufacturing Company. Building to be custom fabricated and designed to accommodate wind load and live load requirements of the Florida Building Code.

Structural framing configuration to be Butler Manufacturing's Widespan Envelope System.

Building structurals, roof and wall sheets will be computer pre-punched for perfect alignment and to decrease erection time.

Intermediate frames to be rigid frame type with solid web columns and beams.

Endwalls to be beam and post type.

Roof structurals to be continuous span Z purlins spaced as required to resist the wind loads, dead loads and live loads required by the building code.

Wind bracing to be attained by use of round brace rods or wind posts at standard locations.

Roof panels to be Butler 24 gage MR-24 standing seam, "Galvalume" coated steel panels.

Gable trim to be provided at endwalls.

Gutters and down spouts to be provided at sidewalls.

Pipe flashing to be provided at all plumbing roof penetrations.

Wall panels shall be 2" thick (U value of .069, R-14.5) ThermaWall™ panels as furnished by Butler Manufacturing Company and installed in accordance with manufacturer's instructions. The panels shall be steel faced, shop assembled, factory foamed, insulated panel units. The panels shall have double tongue and groove, side joint design and fasteners concealed within the side joint. Material for the flat exterior face shall be ASTM A 653, Grade 40, 22 gage steel all corrugated panel exterior face shall be 26 gage. Panel material for the interior face shall be ASTM A 653, Grade 40, 26 gage steel. The core shall be poured-in-place polyurethane foam with a minimum 93% closed

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cell structure. The exterior face of the panel shall receive Butler's Texturecote TM, baked on simulated stucco finish.

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CONVEYING SYSTEMS

14200 Hydraulic Elevator

A two stop hydraulic elevator with 2,100 pound maximum capacity will be furnished and installed as shown on the drawings. The car enclosure will be finished with plastic laminate panels on the side and rear walls, satin stainless steel car front and door, satin stainless steel handrail on rear, telephone cabinet, down lights and ceiling.

Doors will be single slide, with a #4 stainless steel finish on each face and a finished opening of 3'0" x 7'0".

Telephone instrument and telephone service to elevator will be provided by the Owner.

15 MECHANICAL SYSTEMS

15100 Plumbing

A complete plumbing system will be furnished and installed as shown on plans and will comply with the Florida Plumbing Code.

Handicap toilets will be provided as required by code.

Plumbing fixture manufacturers shall be as follows:

Water closets:	American Standard or equal
Urinals:	American Standard or equal
Lavatories:	American Standard or equal
Fiberglass Shower:	American Standard or equal
Water heater:	Rheem or equal
Water cooler:	Oasis or equal
Floor drains:	Zurn or equal
Floor sinks:	Zurn or equal
Mop sink:	Mustee or equal

Hot and cold water lines to be run in type L hard copper. Waste lines to be run in DWV schedule 40 PVC.

The main water service will be installed from the building to the existing water line serving the Sanctuary.

It has been assumed that the new building's sewer main can be tied into the existing sewer main for Sanctuary building. If not, a change will be in order to route the sewer to another tap or to upgrade the existing sewer line to accommodate the additional effluent.

If a road bore is required to obtain a water and/or sewer tap an add to the contract will be required. Tap fees for water and sewer connections are not included in this contract.

15700 Heating, Ventilating and Air Conditioning

A complete HVAC system will be furnished and installed and will comply with the Florida Mechanical Code.

Duct work to be fabricated of rigid fiberglass duct board where concealed and ductsox TM where exposed.

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Grilles, registers and diffusers shall be by Hart and Cooly or Metalaire.

Split system, high efficiency heat pump heating and cooling units are to be used throughout the project. Controls to be manufacturers standard thermostat, manual changeover, with Fan-on-off-auto feature. Each thermostat to have a tamper proof cover.

Zones and capacities are as follows:

AREA/LOCATION	UNIT SIZE (TONS)	VOLTAGE
Administration	10	3Ø 208V
Outreach	3	1Ø 208V
1st Floor Education	6.5	3Ø 208V
Day Care	6	3Ø 208V
Gym	2@40	3Ø 208V
Kitchen	2	1Ø 208V
2nd Floor Education	10	3Ø 208V
Youth, Women & Women	10	3Ø 110V

Toilet ventilators to be ceiling mounted exhaust fans with ducted connections to each toilet room.

15900 Fire Sprinkler System

It has been determined that a fire sprinkler system is not required by the Florida Building Code. However, should the City of Pensacola Fire Department require one, a change to the contract will be in order and it will be installed as specified below.

A complete wet pipe fire sprinkler system will be installed throughout the building. All sprinkler system mains and branches will be made of steel pipe. Sprinkler heads installed in drywall or lay-in ceilings will be semi-recessed with a white painted finish. All heads installed in areas without finished ceilings will be pendant mount with a chrome finish.

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The fire sprinkler system will be installed by a State of Florida licensed sprinkler contractor in accordance with NFPA 13.

A six inch fire main with backflow preventer will be extended to the building from the ECUA water main.

16 ELECTRICAL SYSTEMS

16000 Electrical

A complete electrical system shall be furnished and installed and will comply with the national Electrical Code.

All wiring to be in conduit. Copper wire to be used on circuits of 100 ampacity or less. Aluminum wire to be use on circuits over 100 amp capacity.

Telephone and data cabling will be installed by others.

A 1000 amp, 3 phase overhead electrical service will be installed. It has been assumed that the service from Gulf Power Company will be overhead to the point-of-connection without additional costs. If an additional utility company charge is required to obtain power to the building, the Owner shall be responsible for paying the fee(s).

Emergency lighting, Exit lighting and fire alarm systems will be provided per Electrical Code.

Site lighting will be provided by wall mounted Wall Packs.

The gymnasium will have a dual lighting system (metal halide lighting for sporting or general events with incandescent with dimming for assembly events) or compact fluorescent high-bay, multi-level lighting system.

Lighting fixtures manufacturers shall be as follows:

Lay in fluorescent:	USI Columbia, Lithonia or equal
Surface mounted fluorescent:	USI Columbia, Lithonia or equal
Exterior lights:	Day-Brite/Benjamin, or equal
Exit lights:	Prescolite or equal
Emergency lights:	Lithonia or equal
Incandescent	Progress or Thomas or equal
Load centers & panels:	Westinghouse or ITE or equal

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ALLOWANCES

02	Site Work (excluding 02161, 02450 and 02700).....	\$200,000.00
02161	Geotechnical Investigation.....	\$2,500.00
02450	Landscaping.....	\$10,000.00
09200	Hard Tile.....	\$22,000.00
09280	Floor Covering.....	\$35,000.00
09550	Wood Athletic Flooring.....	\$66,000.00
11150	Athletic Equipment.....	\$108,000.00
11250	Food Service Equipment.....	\$74,800.00
16213	Folding/Portable Stage.....	16,215.00