City of Tarpon Springs, Florida

Board of Commissioners
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711
http://www.ctsfl.us/agenda.htm

REGULAR SESSION
AGENDA
TUESDAY, JULY 14, 2026
6:00 PM - CITY HALL AUDITORIUM

CALL TO ORDER

ROLL CALL

REFLECTION: Chaplain Adrian Murray, AdventHealth Hospital

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

1. Citizenship Award: Dave Gillaume **(Commissioner Mike Eisner and Megan McIntyre, Cultural & Civic Services Interim Director)**

PROCLAMATIONS

2. Parks And Recreation Month **(Commissioner Mike Eisner)**

PUBLIC COMMENTS

CONSENT AGENDA

3. Attorney Fee: Unice Salzman P.A. Invoices 90885, 91183 **(Andrew Salzman City Attorney, Mark Lecouris City Manager)**
4. Extend File No. 230097-C-AS, Fencing, Gate Operators, And Handrails **(Janina Lewis, Procurement Services Director)**
5. Award File No. 260175-N-PH, Repair Services For Godwin Pumps **(Chris Cotta Public Works Director, Jake Schaff Fleet Manager, Janina Lewis Procurement Services Director)**
6. Award File No. 260176-N-PH, Single Source Purchase Of Vactor And Elgin Original Equipment Manufacturer (OEM) Parts And Service **(Chris Cotta Public Works Director, Jake Schaff Fleet Manager, Janina Lewis Procurement Services Director)**
7. Amendment To Pinellas County Community Development Block Grant Subaward Agreement No. CD25TSCCG **(P.J. Harbert, Grant Project Specialist)**
8. Approve Fire Station 70 Funding Agreement With Pinellas County **(Craig Misener, Fire Chief)**
9. Federal Bureau Of Investigation (FBI) Memorandum Of Understanding **(Taurean Mathis, Assistant Police Chief)**
10. Award File No. 260178-N-PH, Single Source Purchase Of Cummins Original Equipment Manufacturer (OEM) Parts And Service **(Chris Cotta Public Works Director, Jake Schaff Fleet Manager, Janina Lewis Procurement Services Director)**
11. Approve Novation For File No. 250089-C-PH, Utility Billing Services **(Tom Kiger Public Services Director, Janina Lewis Procurement Services Director)**
12. Award File No. 260188-C-PH, Golf Course Irrigation System Upgrade **(Tom Kiger Public Services Director, Jamie Taylor Public Services Assistant Director, Janina Lewis Procurement Services Director)**

13. Award File No. 270001-C-PH, Purchase Of Computer Aided Dispatch (CAD) System/Automated Report Management System (ARMS) Services, And Crime Scene And Fingerprint Agreement **(Taurean Mathis Assistant Police Chief, Janina Lewis Procurement Services Director)**

ORDINANCES AND RESOLUTIONS

14. **Ordinance 2026-11*;* (2nd Reading)** Vacating a portion of the Lake Butler Heights Subdivision Plat **(Application #24-58)(Legislative)(Allie Keen, Interim Planning Director)**
15. **Resolution 2026-23;** Site Plan Approval For Construction Of A 32-Unit Single-Family Attached Residential Subdivision On Property On The South Side Of Mango Street At 96 Feet East Of Disston Avenue **(Application 24-34)(Quasi-Judicial)(Allie Keen, Interim Planning Director)**

BOARD AND STAFF COMMENTS

ADJOURNMENT

City of Tarpon Springs, Florida

PROCLAMATION

WHEREAS, Parks and Recreation bring individuals together, promote health and wellness, and contribute to the development of stronger, more resilient communities; and

WHEREAS, our Parks and Recreation Departments give community members spaces to unwind, enjoy activities, and participate in programs that support youth learning, growth, and development, while also offering outdoor areas for older residents to easily spend time outside and maintain both their physical and mental well-being; and

WHEREAS, Parks and Recreation Month serves as an occasion to acknowledge the valuable contributions made by our committed employees and volunteers, who maintain our parks and facilitate recreational opportunities for residents and visitors alike; and

WHEREAS, it is fitting to formally acknowledge the commitment and professionalism demonstrated by our Parks & Parkways Maintenance Supervisor, James Burke and his team, and our Recreation Superintendent, Jamie Taylor and his staff, for the substantial contributions provided daily by these departments.

NOW, THEREFORE, I, John M. Koulianos, by virtue of the authority vested in me as Mayor of the City of Tarpon Springs, Florida, do hereby proclaim July 2026 as

PARKS AND RECREATION MONTH

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Tarpon Springs, Florida to be affixed this 14th day of July 2026.

City Clerk & Collector

Mayor

UNICE SALZMAN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

June 01, 2026
Account No: 1924-0000M
Invoice No: 90885

Attn: Charles Rudd

City of Tarpon Springs/General

7-2-2026

		Description	Hours	
05/04/2026	AJS	Telephone conference with Bob Robertson; Telephone conference with Mayor Koulianos regarding several issues; Telephone conference with Commissioner Eisner; Review correspondence from and prepare an email to Jordan Van Loo.	1.80	405.00
	AJS	Prepare for and attend Heritage Preservation meeting.	1.50	337.50
05/05/2026	AJS	Prepare for and attend office hours.	7.00	1,575.00
05/06/2026	AJS	Handle City Manager issues; Telephone conference with Chief Young; Review correspondence from Patty Hall; Review Aquatic Weed documents; Prepare e-mail to Patty Hall; Review correspondence from Janina Lewis; Review and analysis of Bandes Announcement documents; Prepare e-mail to Janina Lewis;	4.80	1,080.00
05/07/2026	AJS	Telephone conference with Mayor Koulianos regarding several issues; Telephone conference with Mark LeCouris; Review correspondence from City Clerk regarding Public Records; Review correspondence from Janina Lewis; Review and analysis of Legal Shield Plans; Prepare e-mail to Janina Lewis; Review correspondence from Megan Araya; Review and analysis of Elevate Florida Program; Prepare e-mail to Megan Araya; Review correspondence from Keith Meade; Telephone conference with Keith Meade; Review correspondence from Attorney Tankel; Telephone conference with Attorney Tankel; Prepare e-mail to Attorney Koulianos regarding records; Review correspondence from Keith Meade; Prepare e-mail to Attorney Koulianos; Telephone conference with Assistant City Manager regarding Code Enforcement; Review correspondence from Chief Mathis; Review and analysis of Memorandum of Understanding; Prepare e-mail to Chief Mathis; Telephone conference with Chief Young regarding several issues.	5.00	1,125.00
05/08/2026	AJS	Review correspondence from Anela Saday; Review and analysis of revised documents for Water Meters and Equipment; Prepare e-mail to Anela Saday; Review correspondence from Anela Saday; Review and analysis of documents concerning the new Water Meter Replacement Project for utilities; Prepare e-mail to Anela Saday; Review correspondence from Anela Saday;		

			Hours	
		Review and analysis of Pattison Outdoor U.S. documents; Prepare e-mail to Anela Saday; Prepare Agreement; Prepare e-mail to Mark LeCouris; Review and revise Agreement.	4.60	1,035.00
05/11/2026	AJS	Review correspondence from Patty Hall; Review and analysis of Invitation to Bid regarding Police Ammunition; Review correspondence from Chief Young; Review External Information Security Policy, Facial Recognition Policy; Review Cyber Security Awareness; Telephone conference with Erin Jackson.	4.30	967.50
05/12/2026	AJS	Prepare for and attend office hours; Review correspondence from Deputy Police Chief; Review and analysis of Mutual Aid Agreement; Prepare e-mail to Deputy Police Chief; Review Resident issue; Telephone conference with City Clerk and Deputy City Clerk.	4.80	1,080.00
	AJS	Prepare for and attend Commission Meeting.	3.50	787.50
05/13/2026	AJS	Telephone conference with Commissioner Eisner regarding several issues; Review correspondence from Anela Saday; Review and analysis of WWTF Electrical MCL Project Bid documents; Prepare e-mail to Anela Saday; Review correspondence from and prepare an email to Megan McIntyre regarding Public Art Committee.	4.30	967.50
05/14/2026	AJS	Review correspondence from Janina Lewis; Review and analysis of Beckett Bridge documents; Prepare e-mail to Janina Lewis; Review correspondence from Janina Lewis; Review and analysis of Bid document modifications regarding Fuel Price Adjustment; Prepare e-mail to Janina Lewis; Prepare e-mail to Attorney Papas regarding Harbour Watch; Prepare for and attend Code Enforcement Meeting.	6.20	1,395.00
05/15/2026	AJS	Prepare e-mail to Police Chief and Deputy Chief; Telephone conference with Deputy Chief; Prepare e-mail to Attorney Tankel regarding Public Records.	0.50	112.50
05/18/2026	AJS	Review and analysis of Sheriff's report; Review correspondence from Chief Young; Review and analysis of Resident issue; Prepare for and attend Planning and Zoning meeting.	3.80	855.00
05/19/2026	AJS	Prepare for and attend office hours; Telephone conference with Commissioner Eisner regarding several issues.	5.20	1,170.00
05/20/2026	AJS	Review correspondence from Tabatha Adkins regarding Resolution; Analysis of same; Prepare e-mail to Tabitha Adkins; Review correspondence from Deputy Police Chief regarding Public Records; Review correspondence from Jordan Van Loo; Review and analysis of Pattison contract; Prepare e-mail to Jordan Van Loo; Review correspondence from Patty Hall; Review and analysis of Sidewalk Agreement; Prepare e-mail to Patty Hall; Review correspondence from PJ Harbert; Review and analysis of Lift Station Resolution; Prepare e-mail to PJ Harbert.	3.20	720.00
05/21/2026	AJS	Review correspondence from City Clerk regarding elections; Review correspondence from Patty Hall; Review and analysis of Field and Turf documents; Prepare e-mail to Patty Hall; Review correspondence from Patty		

City of Tarpon Springs

June 01, 2026
Account No: 1924-0000M
Invoice No: 90885

City of Tarpon Springs/General

			Hours	
		Hall; Review and analysis of Fleet purchase documents; Prepare e-mail to Patty Hall; Review correspondence from Florida League regarding litigation.	2.10	472.50
05/22/2026	AJS	Review correspondence from Patty Hall; Review and analysis of Replacement Dump Truck; Prepare e-mail to Patty Hall; Review correspondence from City Manager; Analysis of Drug Free Workplace Policy; Prepare e-mail to City Manager.	3.80	855.00
05/26/2026	AJS	Prepare for and attend office hours; Attend meeting with Allie Keen, Pat McNeese and Cyndi Tarapani; Prepare for and attend Commission Meeting.	8.50	1,912.50
05/27/2026	AJS	Prepare for and attend Board of Adjustment Meeting.	2.00	450.00
05/28/2026	AJS	Review Public Records issue; Analysis of the same.	0.30	67.50
05/29/2026	AJS	Review correspondence from Patty Hall; Review and analysis of Police Ammunition Bid documents; Prepare e-mail to Patty Hall; Review correspondence from Florida League regarding claim; Review correspondence from Florida League regarding Boutel; Review Notice of Injury; Review correspondence from Anela Saday; Review and analysis of Electric Motor and Pump Repair Services documents; Prepare e-mail to Anela Saday; Review correspondence from Janina Lewis; Review and analysis of contract updates; Prepare e-mail to Janina Lewis.	4.40	990.00
		For Current Services Rendered	81.60	18,360.00
		Total Current Work		18,360.00
		Balance Due		$18,360.00

UNICE SALZMAN, P.A.
ATTORNEYS AT LAW
1815 Little Road, 2nd Floor
Trinity, Florida 34655
727-723-3772
Tax I.D No. 59-3664875

July 01, 2026
Account No: 1924-0000M
Invoice No: 91183

City of Tarpon Springs
324 E. Pine St.
Tarpon Springs FL 34689

Attn: Charles Rudd

7-6-26

City of Tarpon Springs/General

		Description	Hours	
06/01/2026	AJS	Review Complaint regarding Larenas; Review correspondence from Tony Mannello; Analysis of same; Review and revise language for Agreement; Prepare e-mail to Tony Mannello; Review correspondence from Jordan Van Loo; Review and analysis of sewer impact fees ad; Prepare e-mail to Jordan Van Loo; Review correspondence from Deputy City Clerk regarding Public Records; Review correspondence from Chris Cotta; Review and analysis of change to Hold Harmless; Prepare e-mail to Chris Cotta; Prepare for and attend Heritage Preservation Board Meeting.	6.50	1,462.50
06/02/2026	AJS	Prepare for and attend office hours; Review correspondence regarding a Public Records issue.	3.20	720.00
06/03/2026	AJS	Review correspondence from Anela Saday; Review and analysis of Well Repair and Mainstream documents; Prepare an email to Anela Saday; Review correspondence from Janina Lewis; Review and analysis of Stormwater documents; Prepare an email to Anela Saday.	2.20	495.00
06/08/2026	AJS	Review correspondence from Michael Gimbert; Analysis of same; Prepare for and attend office hours; Review correspondence from Chief Young regarding Florida Police Chiefs Association; Review correspondence from Patty Hall; Review and analysis of Concrete Mix documents; prepare an email to Patty Hall; Review correspondence from Janina Lewis regarding Purchase Order; Review and analysis of documents; Review correspondence from City Manager regarding ADA issue.	4.80	1,080.00
06/09/2026	AJS	Review correspondence from the Building Official; Analysis of private provider issue; Prepare email to the Building Official; Review correspondence from the City Clerk regarding the resolution; Prepare for and attend the Commission meeting.	3.80	855.00
06/10/2026	AJS	Review correspondence from Tabatha Akins; Analysis of issue; Prepare email to Tabatha Akins.	0.40	90.00
06/11/2026	AJS	Prepare for and attend the Code Enforcement Board meeting; Telephone		

			Hours	
		conference with Mayor Koulianos regarding several issues.	2.20	495.00
06/12/2026	AJS	Prepare an email to City Manager regarding Property Tax lawsuit; Review correspondence from Janina Lewis; Review and analysis of contractual language changes; Prepare an email to Janina Lewis.	1.20	270.00
06/15/2026	EBE	Attend Tarpon Springs Planning & Zoning Board monthly meeting at City Hall.	4.30	688.00
	AJS	Review correspondence from Allie Keen; Review and analysis of Sidewalk Agreement; Prepare e-mail to Allie Keen; Review correspondence from Chief Young; Review and analysis of PRIME Interlocal Agreement.	2.80	630.00
06/16/2026	AJS	Prepare for and attend office hours.	4.20	945.00
06/17/2026	AJS	Review correspondence from Anela Saday; Review and analysis of OVIVO documents; Prepare e-mail to Anela Saday; Review correspondence from Anela Saday; Review Flygt Submersible Pump documents; Prepare e-mail to Anela Saday; Review an email from and prepare an email to Patty Hall regarding Agenda Memos; Review correspondence from Allie Keen; Review and analysis of Interlocal for Planning and Mapping Services; Prepare e-mail to Allie Keen; Telephone conference with City Manager; Telephone conference with Commissioner Eisner regarding meeting.	4.80	1,080.00
06/19/2026	AJS	Review correspondence from Jordan Van Loop; Review and analysis of Notice; Prepare an email to Jordan Van Loop; Review E-Bike document; Telephone conference with Mayor Koulianos regarding several issues.	1.60	360.00
06/22/2026	AJS	Review correspondence from Tabatha Adkins; Review and analysis of Roth options; Review correspondence from Attorney Tankel; Review and analysis of Public Records request; Prepare an email to Attorney Tankel; Review correspondence from Chief Misener; Review and analysis of Training Facility Agreement; Prepare an email to Chief Misener; Review correspondence from PJ Harbert; Review and analysis of Amendment to Block Grant; Prepare an email to PJ Harbert; Review correspondence from Chief Misener; Review and analysis of County Funding Agreement; Prepare an email to Chief Misener; Review correspondence from Attorney Tankel; Review of same; Prepare e-mail to Chief Young and Chief Mathis.	4.20	945.00
06/24/2026	AJS	Review email from and prepare an email to Attorney Tankel regarding Public Records; Prepare an email to Attorney Pappas regarding Harbor Watch; Review correspondence from Chief Young; Review and analysis of Memorandum of Understanding for Safe Streets; Prepare an email to Chief Young; Prepare for and attend Board of Adjustment meeting.	2.60	585.00
06/25/2026	AJS	Review correspondence from Chief Young; Review and analysis of Ancillary Contract; Prepare an email to Chief Young; Review correspondence from Attorney Tankel regarding Public Records; Review correspondence from City Manager regarding Planning and Zoning; Review correspondence from Deputy Chief; Review and analysis of FBI Reimbursement Agreement; Prepare e-mail to Deputy Chief.	2.60	585.00

City of Tarpon Springs

July 01, 2026
Account No: 1924-0000M
Invoice No: 91183

City of Tarpon Springs/General

			Hours	
06/26/2026	AJS	Review applicable statutes, policies,and procedures regarding E-Bikes; Prepare Ordinance; Review email from and prepare an email to Sgt. Miller regarding Ordinance.	2.80	630.00
06/29/2026	AJS	Review and revise draft of E-Bike Ordinance; Prepare an email to Sgt. Miller; Review correspondence from Janina Lewis; Review and analysis of Data Processing Agreement; Prepare an email to Janina Lewis; Review correspondence from Tabatha Atkins regarding payout; Review correspondence from Chief Young regarding E-Bikes; Review correspondence from City Clerk; Review and analysis of E-Portal Amendments; Review correspondence from and prepare an email to Tabatha Atkins regarding meeting; Review correspondence from Sgt. Miller; Review and revise E-Bike Ordinance; Prepare an email to Sgt. Miller; Review correspondence from City Manager; Analysis of same.	4.30	967.50
06/30/2026	AJS	Prepare for and attend office hours; Telephone conference with Mayor Koulianos; Review correspondence from Trish Hickey regarding a Resident issue.	4.50	1,012.50
		For Current Services Rendered	63.00	13,895.50
		Total Current Work		13,895.50
		Balance Due		$13,895.50

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Extend File No. 230097-C-AS, Fencing, Gate Operators, and Handrails **(Janina Lewis, Procurement Services Director)**

Recommendation

Extend File No. 230097-C-AS, Fencing, Gate Operators, and Handrails, utilizing Pinellas County Contract No. 21-0031-B-(BW), a Tampa Bay Area Purchasing Cooperative Contract, to Smith Industries, Inc., d/b/a Smith Fence Company (Smith Fence), through February 12, 2027, for various fencing and gate operator repairs, in an estimated annual amount not to exceed $100,000, for Citywide use. Purchase Orders will only be issued against approved budgets.

Background

On June 22, 2021, Pinellas County approved Contract No. 21-0031-B-(BW), Fencing, Gate Operator, and Handrails – a Tampa Bay Area Purchasing Cooperative Contract with Smith Fence for a five (5) year period effective through June 21, 2026. On December 18, 2025, Pinellas County extended the contract for an additional year, effective through February 12, 2027. The City of Tarpon Springs is a member of the Tampa Bay Area Purchasing Cooperative and was listed on the bid solicitation as a participant. On February 14, 2023, the Board approved the use of this contract. The purpose of this contract is to provide as-needed products for fencing, gate operators, and handrails for Citywide use (see attached memo).

Funding

Funding will be identified as orders are placed.

Strategic Plan Objective

N/A

CITY OF TARPON SPRINGS

PUBLIC WORKS DEPARTMENT

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5610

MEMORANDUM

TO: Janina Lewis, Procurement Services Director

THROUGH: Chris Cotta, Public Works Director

FROM: James Burke, Parks and Parkways Maintenance Supervisor

DATE: 06/15/2026

SUBJECT: Extend File No. 230097-C-AS, , Utilizing the Pinellas County cooperative contract

RECOMMENDATION:

Authorization to renew File No. 230097-C-AS, for fencing, gate operators, handrails, and fence repairs establishing an upper limit of $100,000.

BACKGROUND:

The purpose of this contract is to purchase commercial fencing products utilized for safety, repairs and projects throughout the city. The agreement is effective through February 12, 2027, at which time it will be reviewed for potential renewal or replacement.

FUNDING:

The funding source will be identified by the division utilizing the contract.

Pinellas County Purchasing Department
Board of County Commissioners
Pinellas County

400 S Ft Harrison Ave
6th Floor Annex Bldg
Clearwater FL 33756

The Standard Purchase Order Number must appear on all packages, shipping notices, invoices and correspondence

PO Date	09-FEB-2023
Revision Date	18-DEC-2025
Buyer/Phone No	James Mclane 727-464-3788
Sales Tax Exempt No	85-8013287050C-7
Requisitioner	
Director Approval	
Quote/Contact	

Supplier:
Smith Industries Inc DBA Smith Fence Company
4460 107th Cir N
Clearwater FL 33762
727-573-5440

Ship To:
Various
See Below or See Standard PO
Clearwater, FL 33756
727-464-3311

Invoice To:
Finance Division Accounts Payable
Board of County Commissioners Pinellas County
PO Box 2438
Clearwater, FL 33757
727-464-8389 -
FinanceAccountsPay@MyPinellasClerk.gov

Notes:
Revision No. 3 dated 12/18/2025 - Third Amendment exercises the first and final twelve-month extension and increases the contract $1,000,000.00, revised not to exceed contract amount of $3,790,868.20, effective through February 12, 2027. Board of County Commissioners approved 12/16/2025. JAM

02/11/2025 Rev. 2 Second Amendment provides for temporary fencing requirements (lines 123, 124), no fiscal impact associated with this amendment.

12/9/2024 - Revision No. 1, First Amendment to increase the contract in the amount of $250,000.00 for a new contract total of $2,790,868.20, added to unspecified line.

23-0054-ITB-Services Fencing, Gate Operators and Handrails (Co-Op)

Approved by the Board of County Commissioners on February 14, 2023.

Pricing, terms and conditions as per the attached Goods and Services Agreement.
Notes:

Supplier No	Payment Terms	Freight Terms	FOB	Ship Via
4331	Net 45	Freight Included	Destination	Best Way
Effective Start Date		**Effective End Date**	**Delivery Date**	**Amount Agreed**
14-FEB-2023		12-FEB-2027		$3,790,868.20

This Blanket Purchase Agreement (BPA) is not a guaranteed amount. It may be increased or decreased during the contract period internally. Standard Purchase Order(s) will be issued against the BPA as services or goods are needed. The SPO will contain a statement "This PO Line references BPA Number" so you may identify that services should begin. Any other direction to provide goods or services other than a SPO authorized by the Purchasing Department may result in non-payment.

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
1	330.13.100116 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 4'0" W/LINE POSTS & TOP RAILS		Foot (Feet)	25.0000	.0000
2	330.13.101275 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 6'0" W/LINE POSTS & TOP RAILS		Foot (Feet)	34.0000	.0000
3	330.13.100901 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 6'0" W/TENSION WIRE		Foot (Feet)	28.0000	.0000

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
4	330.13.102778 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 6'0" W/TOP RAIL & 3 STRANDS OF BARB WIRE		Foot (Feet)	35.0000	.0000
5	330.13.101999 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 7'0" W/LINE POST & TOP RAILS		Foot (Feet)	46.0000	.0000
6	330.13.101619 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 8'0" W/LINE POSTS & TOP RAILS		Foot (Feet)	50.0000	.0000
7	330.13.101620 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 10'0" W/LINE POSTS & TOP RAILS		Foot (Feet)	61.0000	.0000
8	330.13.100509 FENCE FABRIC, CHAIN LINK W/ 1.2 OZ ZINC COATING, 12'0" W/LINE POSTS & TOP RAILS		Foot (Feet)	71.0000	.0000
9	330.13.101276 POST, FENCE, END, 4'		Each	155.0000	.0000
10	330.13.102000 POSTS, 4' PULL		Each	211.0000	.0000
11	330.13.101622 POST, CHAIN LINK FENCE, CORNER, 4'		Each	211.0000	.0000
12	330.13.101277 POST, CHAIN LINK FENCE, END, 6'		Each	175.0000	.0000
13	330.13.102404 POST, CHAIN LINK FENCE, PULL 6'		Each	239.0000	.0000
14	330.13.101278 POST, CHAIN LINK FENCE, CORNER, 6'		Each	239.0000	.0000
15	330.13.100117 POST, CHAIN LINK FENCE, END, 7'		Each	329.0000	.0000
16	330.13.102405 POST, CHAIN LINK FENCE, PULL 7'		Each	485.0000	.0000
17	330.13.102001 POST, CHAIN LINK FENCE, CORNER, 7'		Each	485.0000	.0000
18	330.13.101623 POST, CHAIN LINK FENCE, END, 8'		Each	361.0000	.0000
19	330.13.102779 POST, CHAIN LINK FENCE, PULL 8'		Each	525.0000	.0000
20	330.13.100118 POST, CHAIN LINK FENCE, CORNER, 8'		Each	525.0000	.0000
21	330.13.102002 POSTS, 10' 0" END		Each	400.0000	.0000
22	330.13.102003 POSTS, 10' 0" CORNER		Each	575.0000	.0000
23	330.13.100510 POST, CHAIN LINK FENCE, END 12'		Each	450.0000	.0000

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
24	330.13.102406 POST, CHAIN LINK FENCE, PULL 12'		Each	600.0000	.0000
25	330.13.102780 POST, CHAIN LINK FENCE, CORNER 12'		Each	600.0000	.0000
26	330.13.101378 Addition of Welded Plate to Post w/Anchors, includes hardware		Each	75.0000	.0000
27	330.13.100131 STEEL STRAIN, 4' VINYL COATED FABRIC, 9 GAUGE CORE		Linear Foot (Feet)	18.0000	.0000
28	330.13.100520 STEEL STRAIN, 6' VINYL COATED FABRIC, 9 GAUGE CORE		Linear Foot (Feet)	23.0000	.0000
29	330.13.101289 STEEL STRAIN, 8' VINYL COATED FABRIC, 9 GAUGE CORE		Linear Foot (Feet)	28.0000	.0000
30	330.13.100521 FENCE, 4' VINYL COATED W/LINE POST & TOP RAIL		Linear Foot (Feet)	30.0000	.0000
31	330.13.102019 FENCE, 4' VINYL COATED W/OUT TOP RAIL		Linear Foot (Feet)	30.0000	.0000
32	330.13.100132 FENCE, 6' VINYL COATED W/LINE POST & TOP RAIL		Linear Foot (Feet)	41.0000	.0000
33	330.13.100907 FENCE, 8' VINYL COATED W/LINE POST & TOP RAIL		Linear Foot (Feet)	59.0000	.0000
34	330.13.100908 POST, 4' VINYL COATED, END-PULL-CORNER		Each	188.0000	.0000
35	330.13.102794 POST, 6' VINYL COATED, END-PULL-CORNER		Each	222.0000	.0000
36	330.13.100909 POST, 8' VINYL COATED, END-PULL-CORNER		Each	582.0000	.0000
37	330.13.100910 FENCE, 6' WHITE PVC, TONGUE AND GROVE		Linear Foot (Feet)	47.0000	.0000
38	330.13.101632 GATE, 4' X 4' SINGLE VINYL COATED		Each	650.0000	.0000
39	330.13.101633 GATE, 4' X 6' SINGLE VINYL COATED		Each	700.0000	.0000
40	330.13.101290 GATE, 4' X 8' SINGLE VINYL COATED		Each	800.0000	.0000
41	330.13.100133 GATE, 6' X 4' SINGLE VINYL COATED		Each	700.0000	.0000

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
42	330.13.102411 GATE, 6' X 6' SINGLE VINYL COATED		Each	875.0000	.0000
43	330.13.100134 GATE, 6' X 8' SINGLE VINYL COATED		Each	1,000.0000	.0000
44	330.13.100135 GATE, 8' X 4' SINGLE VINYL COATED		Each	875.0000	.0000
45	330.13.101634 GATE, 8' X 6' SINGLE VINYL COATED		Each	1,025.0000	.0000
46	330.13.101635 GATE, 8' X 8' SINGLE VINYL COATED		Each	1,175.0000	.0000
47	330.13.102795 GATE, 4' X 6' WHITE PVC W/GATE POST AND HARDWARE		Each	900.0000	.0000
48	330.13.101291 GATE, 5' X 6' WHITE PVC W/GATE POST AND HARDWARE		Each	925.0000	.0000
49	330.13.100911 GATE, 6' X 6' WHITE PVC W/GATE POST AND HARDWARE		Each	925.0000	.0000
50	330.13.101389 6' X 10' White PVC Gate w/Swing		Each	1,125.0000	.0000
51	330.13.101390 Deduction to exclude Top Rail Deduction is -$1.96		Linear Foot (Feet)	2.0000	.0000
52	330.13.100130 FENCING MATERIALS, 6' PRIVACY, PDS VINYL SLAT		Linear Foot (Feet)	16.0000	.0000
53	988.15.102684 Fencing Materials, 8' privacy fencing materials, PDS vinyl slat		Linear Foot (Feet)	20.0000	.0000
54	330.13.102409 FENCING MATERIALS, 6' WOOD STOCKADE (PRESSURE TREATED PINE)		Linear Foot (Feet)	21.0000	.0000
55	988.15.102685 Fencing Materials, 8' Wood Stockade (pressure treated pine)		Linear Foot (Feet)	23.0000	.0000
56	330.13.102017 FENCING MATERIALS, 4' FIELD FENCE, FENCE TYPE A		Linear Foot (Feet)	34.0000	.0000
57	330.13.101381 Razor Wire, 30"(50" Roll)		Each	1,200.0000	.0000
58	988.15.102686 Barbed Wire, metallic 50'		Roll (s)	450.0000	.0000
59	988.15.102687 Barbed Wire, PVC coated 50'		Roll (s)	600.0000	.0000
60	330.13.101386 Roller Chain #40 Steel		Linear Foot (Feet)	125.0000	.0000

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
61	988.15.100975 GATE, 4'0" CHAIN LINK FENCE, 16' CANTILEVER		Each	2,660.0000	.0000
62	988.15.100198 GATE, 4'0" CHAIN LINK FENCE, 20' CANTL		Each	2,850.0000	.0000
63	330.13.100512 GATE, 4'0" CHAIN LINK FENCE, 24' CANTL		Each	3,050.0000	.0000
64	330.13.100513 GATE, 4'0" CHAIN LINK FENCE, 12' SWING		Each	850.0000	.0000
65	330.13.102004 GATE, 4'0" CHAIN LINK FENCE, 10' SWING		Each	725.0000	.0000
66	330.13.100902 GATE, 4'0" CHAIN LINK FENCE, 8' SWING		Each	685.0000	.0000
67	330.13.101625 GATE, 4'0" CHAIN LINK FENCE, 6' SWING		Each	650.0000	.0000
68	330.13.100119 GATE, 4'0" CHAIN LINK FENCE, 4' SWING		Each	575.0000	.0000
69	330.13.102787 GATE, 6'0", CHAIN LINK FENCE, 16' CANTILEVER		Each	3,240.0000	.0000
70	988.15.100976 GATE, CHAIN LK FENCE, 6'0", 20' CANTILEVER		Each	3,530.0000	.0000
71	988.15.100977 GATE, CHAIN LINK FENCE 6'0", 12' SWING		Each	1,050.0000	.0000
72	330.13.102006 GATE, 6'0" CHAIN LINK FENCE, 10' SWING		Each	850.0000	.0000
73	330.13.101280 GATE, 6'0" CHAIN LINK FENCE, 8' SWING		Each	800.0000	.0000
74	330.13.102407 GATE, 6'0" CHAIN LINK FENCE, 6' SWING		Each	730.0000	.0000
75	330.13.101281 GATE, 6'0" CHAIN LINK FENCE, 4' SWING		Each	625.0000	.0000
76	330.13.102788 GATE, 6'0" CHAIN LINK FENCE, 20' SLIDE		Each	1,860.0000	.0000

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
77	330.13.100903 GATE, 7' CHAIN LINK FENCE, 16' CANTLVR		Each	3,450.0000	.0000
78	330.13.102408 GATE, 7'0" CHAIN LINK FENCE, 24' CANTLVR		Each	4,150.0000	.0000
79	330.13.100904 GATE, 7'0" CHAIN LINK FENCE, 12' SWING		Each	1,100.0000	.0000
80	988.15.102857 GATE, 7'0" CHAIN LINK FENCE, 10' SWING		Each	1,035.0000	.0000
81	330.13.100516 GATE, 7'0" CHAIN LINK FENCE, 8' SWING		Each	950.0000	.0000
82	330.13.101284 GATE, 7'0" CHAIN LINK FENCE, 6' SWING		Each	785.0000	.0000
83	330.13.102009 GATE, 7'0" CHAIN LINK FENCE, 4' SWING		Each	715.0000	.0000
84	988.15.102087 GATE, 8' CHAIN LINK FENCE, 16' CANTLVR		Each	3,725.0000	.0000
85	330.13.101628 GATE, 8'0" CHAIN LINK FENCE, 24' CANTLVR		Each	4,525.0000	.0000
86	330.13.100906 GATE, 8'0" CHAIN LINK FENCE, 12' SWING		Each	1,190.0000	.0000
87	330.13.100124 GATE, 8'0" CHAIN LINK FENCE, 10' SWING		Each	1,090.0000	.0000
88	330.13.102012 GATE, 8'0" CHAIN LINK FENCE, 8' SWING		Each	1,100.0000	.0000
89	330.13.101285 GATE, 8'0" CHAIN LINK FENCE, 6' SWING		Each	825.0000	.0000
90	330.13.100518 GATE, 8'0" CHAIN LINK FENCE, 4' SWING		Each	750.0000	.0000
91	988.15.102688 Gate, 10'0" Chain Link Fence, 16' cantilever		Each	4,225.0000	.0000
92	988.15.102689 Gate, 10'0" Chain Link Fence, 24' cantilever		Each	5,230.0000	.0000
93	988.15.102690 Gate, 10'0" Chain Link Fence, 12' single swing gate		Each	1,350.0000	.0000

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
94	988.15.102691 Gate, 10'0" Chain Link Fence, 10' single swing gate		Each	1,250.0000	.0000
95	988.15.102692 Gate, 10'0" Chain Link Fence, 8' single swing gate		Each	1,150.0000	.0000
96	988.15.102693 Gate, 10'0" Chain Link Fence, 6' single swing gate		Each	925.0000	.0000
97	988.15.102694 Gate, 10'0" Chain Link Fence, 4' single swing gate		Each	825.0000	.0000
98	330.13.100127 GATE, 12'0" CHAIN LINK FENCE 16' CANTLUR		Each	4,730.0000	.0000
99	330.13.102790 GATE, 12'0" CHAIN LINK FENCE 24' CANTLUR		Each	5,930.0000	.0000
100	330.13.102015 GATE, 12'0" CHAIN LINK FENCE 12', SWING		Each	1,515.0000	.0000
101	330.13.101286 GATE, 12'0" CHAIN LINK FENCE 10', SWING		Each	1,395.0000	.0000
102	330.13.101630 GATE, 12'0" CHAIN LINK FENCE 8', SWING		Each	1,275.0000	.0000
103	330.13.100128 GATE, 12'0" CHAIN LINK FENCE 6', SWING		Each	1,000.0000	.0000
104	330.13.101631 GATE, 12'0" CHAIN LINK FENCE 4', SWING		Each	885.0000	.0000
105	330.13.101379 Wheel Assembly, 5", for Roll Gate, w/hardware		Each	215.0000	.0000
106	330.13.101380 Wheel Assembly, 8", for Roll Gate, w/hardware		Each	230.0000	.0000
107	330.13.102018 HANDRAIL, 3 RAIL STEEL, FDOT INDEX NO. 800-BICYLE		Linear Foot (Feet)	97.0000	.0000
108	330.13.102410 HANDRAIL, 3 RAIL ALUMINUM, FDOT INDEX NO. 870		Linear Foot (Feet)	96.0000	.0000
109	330.13.102793 HANDRAIL, 2 RAIL STEEL, FDOT INDEX NO. 880 PEDESTRIAN RAIL		Linear Foot (Feet)	95.0000	.0000

Line	County Item Number / Description	Quantity	UOM	Unit Price	Amount
110	330.13.101288 HANDRAIL, 2 RAIL ALUMINUM, FDOT INDEX NO. 870 PEDESTRIAN RAIL		Linear Foot (Feet)	94.0000	.0000
111	330.13.101383 REPLACE – 3 Rail Steel Handrail – FDOT Index No. 800 Bicycle w/hardware		Linear Foot (Feet)	100.0000	.0000
112	330.13.101385 REPLACE – 3 Rail Aluminum Handrail – FDOT Index No. 870 Bicycle w/hardware		Linear Foot (Feet)	99.0000	.0000
113	988.15.102695 REPLACE - 2 Rail Steel - FDOT Index No. 860 Pedestrian, with hardware		Linear Foot (Feet)	99.0000	.0000
114	330.13.101388 REPLACE – 2 Rail Steel Aluminum – FDOT Index No. 870 Bicycle w/hardware		Linear Foot (Feet)	97.0000	.0000
115	330.13.101387 REPLACE – 2 Rail Steel Handrail – FDOT Index No. 880 Bicycle w/hardware		Linear Foot (Feet)	99.0000	.0000
116	330.13.105550 Gate Operators, Cost Plus 40%, Not to Exceed $771,400.00.		Dollar (s)	1.0000	.0000
117	330.13.102791 FENCE, REMOVAL OF OLD		Linear Foot (Feet)	5.0000	.0000
118	330.13.100356 Fencing - Installation & Removal - Rate Charges Mon-Fri 8AM-5PM Straight Time		Hour (s)	125.0000	.0000
119	330.13.100357 Fencing - Installation & Removal - Rate Charges Mon-Fri Overtime and Holiday		Hour (s)	200.0000	.0000
120	330.13.100358 Fencing - Repair & Replacement - Rate Charges		Hour (s)	125.0000	.0000
121	330.13.100359 Additional Clearing with Bush Hog		Hour (s)	500.0000	.0000
122	000.00.104661 Unspecified		Each	1.0000	.0000
	40% Mark-Up from Cost. Unspecified not to exceed $400,000.00. 12/9/2024-First Amendment fully executed to add $250,000.00 to unspecified line for a new not to exceed amount of $650,000.00				
123	6'h Chain Link Fence - Driven Post or Panels with Stands		Foot (Feet)	10.0000	.0000
124	6'h Windscreen - Black or Green		Foot (Feet)	3.5000	.0000
	TOTAL				

It is hereby certified that all provisions of the laws of Florida were complied with in issuing this order, and that there are sufficient and properly appropriated funds to liquidate this obligation. This purchase order is governed by the terms and conditions below. Notice: Vendors doing business with Pinellas County are required to show proof of current Pinellas Construction licenses, if applicable	**Board of County Commissioners** Pinellas County, Florida Merry Celeste (Authorized Signature)

PURCHASE ORDER

02/21/23
ORDER DATE

CITY OF TARPON SPRINGS
324 E. PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34689

230377
No.

SMITH FENCE COMPANY
SMITH INDUSTRIES INC.
4699 110TH AVE NORTH
CLEARWATER, FL 33762

CITY OF TARPON SPRINGS

LOCATIONS AND QUANTITIES
SPECIFIED FOLLOWING ITEM

230097-C-AS

11861

QUANTITY	UNIT	COMMODITY #	DESCRIPTION	ITEM	UNIT COST	TOTAL
			BLANKET - CITYWIDE FENCING, GATE OPERATORS & HANDR			
			EFFECTIVE DATE: 02/14/23 EXPIRATION DATE: 02/13/24 NOT TO EXCEED: 150000.00			
			REMARKS: In Accordance with File No. 230097-C-AS, BOC Approved 02/14/2023, and Contract No. 21-0031-B-(BW) Tampa Bay Co-Op effective through June 21, 2026 Commodity Code: 960 015			

Tax Exemption No. 85-8012621696C-2
Federal ID No. 59-6000437

BILLING INSTRUCTIONS:

1. Our Purchase Order Number MUST appear on all Packages, Invoices, etc.
2. Your Invoice must state list price, price to city and terms. - Provide 2 (two) copies.
3. Unless otherwise stated, all prices are delivered F.O.B., Tarpon Springs, Florida.
4. See Purchase Order Terms and Conditions on the reverse hereof.
5. Mail Original Invoice to:

FINANCE DEPARTMENT, CITY OF TARPON SPRINGS, P.O. BOX 5004, TARPON SPRINGS, FL 34688-5004.

This Form contains an Electronic Signature

AUTHORIZED SIGNATURE

VENDOR COPY

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director JL

FROM: Anela Saday, CPPB, Senior Procurement Analyst AS

DATE: 02/14/2023

SUBJECT: Award File No. 230097-C-AS, Fencing, Gate Operators, and Handrails, Utilizing Pinellas County Contract No. 21-0031-B(BW), a Tampa Bay Area Purchasing Cooperative Contract

RECOMMENDATION:

Award File No. 230097-C-AS, Fencing, Gate Operators, and Handrails, utilizing Pinellas County Contract No. 21-0031-B-(BW), a Tampa Bay Area Purchasing Cooperative Contract, to Smith Industries, Inc., d/b/a Smith Fence Company (Smith Fence), through June 21, 2026, for various fencing and gate operator repairs, in an estimated annual amount not to exceed $150,000, for Citywide use. This amount includes a contingency for unforeseen repairs, as needed. Purchase Orders will only be issued against approved budgets.

BACKGROUND:

On June 22, 2021, Pinellas County approved Contract No. 21-0031-B-(BW), Fencing, Gate Operator, and Handrails – a Tampa Bay Area Purchasing Cooperative Contract with Smith Fence for a five (5) year period. The City of Tarpon Springs is a member of the Tampa Bay Area Purchasing Cooperative and was listed on the bid solicitation as a participant. Staff from Public Works and Public Services Departments identified various fencing and gate operator repair projects and estimates (see Exhibit A). The purpose of this contract is to provide as needed products for fencing, gate operators, and handrails for Citywide use (see attached memo).

FUNDING: Funding will be identified as orders are placed.

Accepted: _____
City Manager

Attest: _____
City Clerk

CITY OF TARPON SPRINGS, FLORIDA SEAL PINELLAS COUNTY

EXHIBIT A

Scheduled Fencing & Gate Operator Repairs and Maintenance Estimates

Public Services Department:

- Planned gate repairs at Wastewater Treatment Facility = $4,000
- Security gate & fencing repairs at RO Water Treatment Plant = $5,000
- Fencing repairs at multiple lift stations for Utilities Maintenance = $5,000
- Fencing repairs discovered during recent safety audit for Recreation = $12,000
- Fencing & gate operator repairs for Cemetery = $26,000

Public Works Department:

- Fencing repairs for Streets and Stormwater = $10,000
- Playground fencing repairs at the Sports Complex for Parks = $7,000
- Fencing repairs at Rotary Field for Parks = $2,000
- Fencing repairs at Riverside Tennis Courts for Parks = $65,000

*Estimates only

Public Works Department
Office of the Director

To: Janina Lewis, Procurement Services Director

Thru: Tom Funcheon, Public Works Director, Public Works Dept.

From: Tracy Wallace, Parks Supervisor, Parks & Parkways Division

Date: February 14, 2023

Subject: Authorize the use of the Tampa Bay Area Purchasing Cooperative Contract No. 21-0031-B-(BW) for Fencing, Gate Operators and Handrails, with Smith Industries, Inc. for various fencing and gate operator repairs

RECOMMENDATION:

Authorize the use of the Tampa Bay Area Purchasing Cooperative Contract No. 21-0031-B-(BW) for Fencing, Gate Operators and Handrails, for Smith Industries, Inc. d/b/a Smith Fence Company (Smith Fence), for as needed fencing and gate operator repairs, in an estimated annual amount not to exceed $150,000, for Citywide use.

BACKGROUND:

Public Works identified an estimated $84,000 in fencing repairs needed for Riverside Tennis Courts, Rotary Field, Sports Complex, and Streets & Stormwater Division. The Public Services Department also identified an estimated $52,000 in fencing repairs for the Wastewater Treatment Facility, RO Water Treatment Plant, multiple lift stations, Recreation Center, and Cemetery. The purpose of this contract is to furnish and install or repair as needed fencing, gate operator, handrails, and installations at various City owned facilities. The requested amount includes a contingency for unforeseen costs. Repairing the City's damaged fencing and gate operators is integral in maintaining security, public safety, and visual aesthetics of City owned facilities.

Funding will be identified as orders are placed.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement") is made as of this 22 day of June, 2021 ("Effective Date"), by and between Pinellas County, a political subdivision of the State of Florida ("County"), and Smith Industries Inc DBA Smith Fence Company, ("Contractor") (individually, "Party," collectively, "Parties").

WITNESSETH:

WHEREAS, the County requested proposals pursuant to Contract No. 21-0031-B-BW ("ITB") for Fencing, Gate Operators and Handrails – A Tampa Bay Cooperative Contract services; and

WHEREAS, based upon the County's assessment of Contractor's proposal, the County selected the Contractor to provide the Services as defined herein; and

WHEREAS, Contractor represents that it has the experience and expertise to perform the Services as set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants, agreements, terms and conditions herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the Parties agree as follows:

1. **Definitions.**

A. "**Agreement**" means this Agreement, including all Exhibits, which are expressly incorporated herein by reference, and any amendments thereto.

B. "**County Confidential Information**" means any County information deemed confidential and/or exempt from Section 119.07, Florida Statutes, and Section 24(a), Article 1 of the Florida Constitution, or other applicable law, including any other information designated in writing by the County as County Confidential Information.

C. "**Contractor Confidential Information**" means any Contractor information that is designated as confidential and/or exempt by Florida's public records law, including information that constitutes a trade secret pursuant to Chapter 688, Florida Statutes, and is designated in this Agreement or in writing as a trade secret by Contractor (unless otherwise determined to be a public record by applicable Florida law). Notwithstanding the foregoing, Contractor Confidential Information does not include information that: (i) becomes public other than as a result of a disclosure by the County in breach of the Agreement; (ii) becomes available to the County on a non-confidential basis from a source other than Contractor, which is not prohibited from disclosing such information by obligation to Contractor; (iii) is known by the County prior to its receipt from Contractor without any obligation or confidentiality with respect thereto; or (iv) is developed by the County independently of any disclosures made by Contractor.

D. "**Contractor Personnel**" means all employees of Contractor, and all employees of subcontractors of Contractor, including, but not limited to temporary and/or leased employees, who are providing the Services at any time during the project term.

E. "**Services**" means the work, duties and obligations to be carried out and performed safely by Contractor under this Agreement, as described throughout this Agreement and as specifically described in Exhibit A ("Statement of Work") attached hereto and incorporated herein by reference. As used in this Agreement, Services shall include any component task, subtask, service, or function inherent, necessary, or a customary part of the Services, but not specifically described in this Agreement, and shall include the provision of all standard day-to-day administrative, overhead, and internal expenses, including costs of bonds and insurance as required herein, labor, materials, equipment, safety equipment, products, office supplies, consumables, tools, postage, computer hardware/software, telephone charges, copier usage, fax charges, travel, lodging, and per diem and all other costs required to perform Services except as otherwise specifically provided in this Agreement.

2. **Conditions Precedent.** This Agreement, and the Parties' rights and obligations herein, are contingent upon and subject to the Contractor securing and/or providing the performance security, if required in Section 3, and the insurance coverage(s) required in Section 13, within ten (10) days of the Effective Date. No Services shall be performed by the Contractor and the County shall not incur any obligations of any type until Contractor satisfies these conditions. Unless waived in writing by the County, in the event the Contractor fails to satisfy the conditions precedent within the time required herein, the Agreement shall be deemed not to have been entered into and shall be null and void.

3. **Services.**

A. Services. The County retains Contractor, and Contractor agrees to provide the Services. All Services shall be performed to the satisfaction of the County, and shall be subject to the provisions and terms contained herein and the Exhibits attached hereto.

B. Services Requiring Prior Approval. Contractor shall not commence work on any Services requiring prior written authorization in the Statement of Work without approval from Public Works Program Coordinator.

C. Additional Services. From the Effective Date and for the duration of the project, the County may elect to have Contractor perform Services that are not specifically described in the Statement of Work attached hereto but are related to the Services ("Additional Services"), in which event Contractor shall perform such Additional Services for the compensation specified in the Statement of Work attached hereto. Contractor shall commence performing the applicable Additional Services promptly upon receipt of written approval as provided herein.

D. De-scoping of Services. The County reserves the right, in its sole discretion, to de-scope Services upon written notification to the Contractor by the County. Upon issuance and receipt of the notification, the Contractor and the County shall enter into a written amendment reducing the appropriate Services Fee for the impacted Services by a sum equal to the amount associated with the de-scoped Services as defined in the payment schedule in this Agreement, if applicable, or as determined by mutual written consent of both Parties based upon the scope of work performed prior to issuance of notification.

E. Independent Contractor Status and Compliance with the Immigration Reform and Control Act. Contractor is and shall remain an independent contractor and is neither agent, employee, partner, nor joint venturor of County. Contractor acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 located at 8 U.S.C. 1324, et seq, and regulations relating thereto, as either may be amended from time to time. Failure to comply with the above provisions shall be considered a material breach of the Agreement.

F. Non-Exclusive Services. This is a non-exclusive Agreement. During the term of this Agreement, and any extensions thereof, the County reserves the right to contract for another provider for similar services as it determines necessary in its sole discretion.

G. Project Monitoring. During the term of the Agreement, Contractor shall cooperate with the County, either directly or through its representatives, in monitoring Contractor's progress and performance of this Agreement.

4. **Term of Agreement.**

A. Initial Term. The term of this Agreement shall commence on the Effective Date and shall remain in full force for sixty (60) months or until termination of the Agreement, whichever occurs first.

B. Term Extension. The Parties may extend the term of this Agreement for one (1) additional twenty-four(24) month period(s) pursuant to the same terms, conditions, and pricing set forth in the Agreement by mutually executing an amendment to this Agreement, as provided herein.

5. Compensation and Method of Payment.

A. Services Fee. As total compensation for the Services, the County shall pay the Contractor the sums as provided in this Section 5 ("Services Fee"), pursuant to the terms and conditions as provided in this Agreement. It is acknowledged and agreed by Contractor that this compensation constitutes a limitation upon County's obligation to compensate Contractor for such Services required by this Agreement, but does not constitute a limitation upon Contractor's obligation to perform all of the Services required by this Agreement. In no event will the Services Fee paid exceed the not-to-exceed sums set out in subsections 5.B. and C., unless the Parties agree to increase this sum by written amendment as authorized in Section 21 of the Agreement.

The County agrees to pay the Contractor the not-to-exceed sum of $2,252,315.00, for Services completed and accepted as provided in Section 15 herein if applicable, payable on a fixed-fee basis for the deliverables as set out in Exhibit **C**, payable upon submittal of an invoice as required herein.

The following municipalities are cooperative participants of this Tampa Bay Area Purchasing Cooperative (Cooperative) contract: City of Clearwater, City of Dunedin, City of Pinellas Park, City of St. Petersburg, City of Tarpon Springs, Hillsborough County Aviation Authority, Pinellas County School Board.

The Cooperative participants are responsible for the issuance of their own awards and funding in the not-to-exceed sum of $2,656,040.50 for the sixty (60) month term. Services shall be completed and accepted for the Cooperative locations as provided in Exhibit A herein, payable on a fixed- fee basis for the deliverables as set out in Exhibit **C**.

The combined County and Cooperative not-to-exceed expenditure for the sixty-month term is **$4,908,355.50**.

B. Travel Expenses.

☒ The Services Fee includes all travel, lodging and per diem expenses incurred by Contractor in performing the Services.

C. Taxes. Contractor acknowledges that the County is not subject to any state or federal sales, use, transportation and certain excise taxes.

D. Payments. Contractor shall submit invoices for payments due as provided herein and authorized reimbursable expenses incurred with such documentation as required by County. Invoices shall be submitted to

☒ the designated person as set out in Section 18 herein.

For time and materials Services, all Contractor Personnel shall maintain logs of time worked, and each invoice shall state the date and number of hours worked for Services authorized to be billed on a time and materials basis. All payments shall be made in accordance with the requirements of Section 218.70 et seq., Florida Statutes, "The Local Government Prompt Payment Act." The County may dispute any payments invoiced by Contractor in accordance with the County's Invoice Payments Dispute Resolution Process established in accordance with Section 218.76, Florida Statutes, and any such disputes shall be resolved in accordance with the County's Dispute Resolution Process.

6. **Personnel.**

A. Qualified Personnel. Contractor agrees that each person performing Services in connection with this Agreement shall have the qualifications and shall fulfill the requirements set forth in this Agreement.

B. Approval and Replacement of Personnel. The County shall have the right to approve all Contractor Personnel assigned to provide the Services, which approval shall not be unreasonably withheld. Prior to commencing the Services, the Contractor shall provide at least ten (10) days written notice of the names and qualifications of the Contractor Personnel assigned to perform Services pursuant to the Agreement. Thereafter, during the term of this Agreement, the Contractor shall promptly and as required by the County provide written notice of the names and qualifications of any additional Contractor Personnel assigned to perform Services. The County, on a reasonable basis, shall have the right to require the removal and replacement of any of the Contractor Personnel performing Services, at any time during the term of the Agreement. The County will notify Contractor in writing in the event the County requires such action. Contractor shall accomplish any such removal within forty-eight (48) hours after receipt of notice from the County and shall promptly replace such person with another person, acceptable to the County, with sufficient knowledge and expertise to perform the Services assigned to such individual in accordance with this Agreement. In situations where individual Contractor Personnel are prohibited by applicable law from providing Services, removal and replacement of such Contractor Personnel shall be immediate and not subject to such forty-eight (48) hour replacement timeframe and the provisions of Section 7. A.1. shall apply if minimum required staffing is not maintained.

7. **Termination.**

A. Contractor Default Provisions and Remedies of County.

1. Events of Default. Any of the following shall constitute a "Contractor Event of Default" hereunder: (i) Contractor fails to maintain the staffing necessary to perform the Services as required in the Agreement, fails to perform the Services as specified in the Agreement, or fails to complete the Services within the completion dates as specified in the Agreement; (ii) Contractor breaches Section 9 (Confidential Information); (iii) Contractor fails to gain acceptance of a deliverable per Section 15, if applicable, for two (2) consecutive iterations; or (iv) Contractor fails to perform or observe any of the other material provisions of this Agreement.

2. Cure Provisions. Upon the occurrence of a Contractor Event of Default as set out above, the County shall provide written notice of such Contractor Event of Default to Contractor ("Notice to Cure"), and Contractor shall have thirty (30) calendar days after the date of a Notice to Cure to correct, cure, and/or remedy the Contractor Event of Default described in the written notice.

3. Termination for Cause by the County. In the event that Contractor fails to cure a Contractor Event of Default as authorized herein, or upon the occurrence of a Contractor Event of Default as specified in Section 7.A.1.(iii), the County may terminate this Agreement in whole or in part, effective upon receipt by Contractor of written notice of termination pursuant to this provision, and may pursue such remedies at law or in equity as may be available to the County.

B. County Default Provisions and Remedies of Contractor.

1. Events of Default. Any of the following shall constitute a "County Event of Default" hereunder: (i) the County fails to make timely undisputed payments as described in this Agreement; (ii) the County breaches Section 9 (Confidential Information); or (iii) the County fails to perform any of the other material provisions of this Agreement.

2. Cure Provisions. Upon the occurrence of a County Event of Default as set out above, Contractor shall provide written notice of such County Event of Default to the County ("Notice to Cure"), and the County shall have thirty (30) calendar days after the date of a Notice to Cure to correct, cure, and/or remedy the County Event of Default described in the written notice.

3. Termination for Cause by Contractor. In the event the County fails to cure a County Event of Default as authorized herein, Contractor may terminate this Agreement in whole or in part effective on receipt by the County of written notice of termination pursuant to this provision, and may pursue such remedies at law or in equity as may be available to the Contractor.

C. Termination for Convenience. Notwithstanding any other provision herein, the County may terminate this Agreement, without cause, by giving thirty (30) days advance written notice to the Contractor of its election to terminate this Agreement pursuant to this provision.

8. **Time is of the Essence.** Time is of the essence with respect to all provisions of this Agreement that specify a time for performance, including the Services as described in Exhibits attached hereto; provided, however, that the foregoing shall not be construed to limit a Party's cure period allowed in the Agreement.

9. **Confidential Information and Public Records.**

A. County Confidential Information. Contractor shall not disclose to any third party County Confidential Information that Contractor, through its Contractor Personnel, has access to or has received from the County pursuant to its performance of Services pursuant to the Agreement, unless approved in writing by the County Contract Manager. All such County Confidential Information will be held in trust and confidence from the date of disclosure by the County, and discussions involving such County Confidential Information shall be limited to Contractor Personnel as is necessary to complete the Services.

B. Contractor Confidential Information. All Contractor Confidential Information received by the County from Contractor will be held in trust and confidence from the date of disclosure by Contractor and discussions involving such Contractor Confidential Information shall be limited to the members of the County's staff and the County's subcontractors who require such information in the performance of this Agreement. The County acknowledges and agrees to respect the copyrights, registrations, trade secrets and other proprietary rights of Contractor in the Contractor Confidential Information during and after the term of the Agreement and shall at all times maintain the confidentiality of the Contractor Confidential Information provided to the County, subject to federal law and the laws of the State of Florida related to public records disclosure. Contractor shall be solely responsible for taking any and all action it deems necessary to protect its Contractor Confidential Information except as provided herein. Contractor acknowledges that the County is subject to public records legislation, including but not limited to Chapter 119, Florida Statutes, and the Florida Rules of Judicial Administration, and that any of the County's obligations under this Section may be superseded by its obligations under any requirements of said laws.

C. **Public Records.** Contractor acknowledges that information and data it manages as part of the services may be public records in accordance with Chapter 119, Florida Statutes and Pinellas County public records policies. Contractor agrees that prior to providing services it will implement policies and procedures to maintain, produce, secure, and retain public records in accordance with applicable laws, regulations, and County policies, including but not limited to the Section 119.0701, Florida Statutes. Notwithstanding any other provision of this Agreement relating to compensation, the Contractor agrees to charge the County, and/or any third parties requesting public records only such fees allowed by Section 119.07, Florida Statutes, and County policy for locating and producing public records during the term of this Agreement.

If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contact the Pinellas County Board of County Commissioners, Purchasing and Risk Management Department, Operations Manager custodian of public records at 727-464-3311, purchase@pinellascounty.org, Pinellas County Government, Purchasing and Risk Management Department, Operations Manager, 400 S. Ft. Harrison Ave, 6th Floor, Clearwater, FL 33756.

10. **Audit.** Contractor shall retain all records relating to this Agreement for a period of at least five (5) years after final payment is made. All records shall be kept in such a way as will permit their inspection pursuant to Chapter 119, Florida Statutes. In addition, County reserves the right to examine and/or audit such records.

11. **Compliance with Laws.**
Contractor shall comply with all applicable federal, state, county and local laws, ordinances, rules and regulations in the performance of its obligations under this Agreement, including the procurement of permits and certificates where required, and including but not limited to laws related to Workers Compensation, Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973, Minority Business Enterprise (MBE), occupational safety and health and the environment, equal employment opportunity, privacy of medical records and information, as applicable. Failure to comply with any of the above provisions shall be considered a material breach of the Agreement.

12. **Public Entities Crimes**
Contractor is directed to the Florida Public Entities Crime Act, Section 287.133, Florida Statutes, as well as Florida Statute 287.135 regarding Scrutinized Companies, and represents to County that Contractor is qualified to transact business with public entities in Florida, and to enter into and fully perform this Agreement subject to the provisions state therein. Failure to comply with any of the above provisions shall be considered a material breach of the Agreement.

13. **Liability and Insurance.**

A. **Insurance.** Contractor shall comply with the insurance requirements set out in Exhibit B, attached hereto and incorporated herein by reference.

B. **Indemnification.** Contractor agrees to indemnify, pay the cost of defense, including attorney's fees, and hold harmless the County, its officers, employees and agents from all damages, suits, actions or claims, including reasonable attorney's fees incurred by the County, of any character brought on account of any injuries or damages received or sustained by any person, persons, or property, or in any way relating to or arising from the Agreement; or on account of any act or omission, neglect or misconduct of Contractor; or by, or on account of, any claim or amounts recovered under the Workers' Compensation Law or of any other laws, regulations, ordinance, order or decree; or arising from or by reason of any actual or claimed trademark, patent or copyright infringement or litigation based thereon; except only such injury or damage as shall have been occasioned by the sole negligence of the County.

C. **Liability.** Neither the County nor Contractor shall make any express or implied agreements, guaranties or representations, or incur any debt, in the name of or on behalf of the other Party. Neither the County nor Contractor shall be obligated by or have any liability under any agreements or representations made by the other that are not expressly authorized hereunder. The County shall have no liability or obligation for any damages to any person or property directly or indirectly arising out of the operation by Contractor of its business, whether caused by Contractor's negligence or willful action or failure to act.

D. **Contractor's Taxes.** The County will have no liability for any sales, service, value added, use, excise, gross receipts, property, workers' compensation, unemployment compensation, withholding or other taxes, whether levied upon Contractor or Contractor's assets, or upon the County in connection with Services performed or business conducted by Contractor. Payment of all such taxes and liabilities shall be the responsibility of Contractor.

14. County's Funding. The Agreement is not a general obligation of the County. It is understood that neither this Agreement nor any representation by any County employee or officer creates any obligation to appropriate or make monies available for the purpose of the Agreement beyond the fiscal year in which this Agreement is executed. No liability shall be incurred by the County, or any department, beyond the monies budgeted and available for this purpose. If funds are not appropriated by the County for any or all of this Agreement, the County shall not be obligated to pay any sums provided pursuant to this Agreement beyond the portion for which funds are appropriated. The County agrees to promptly notify Contractor in writing of such failure of appropriation, and upon receipt of such notice, this Agreement, and all rights and obligations contained herein, shall terminate without liability or penalty to the County.

15. Acceptance of Services. For all Services deliverables that require County acceptance as provided in the Statement of Work, the County, through the Departments' Project Manager or designee, will have ten (10) calendar days to review the deliverable(s) after receipt or completion of same by Contractor, and either accept or reject the deliverable(s) by written notice to *Smith Industries Inc DBA Smith Fence Company*. If a deliverable is rejected, the written notice from the County will specify any required changes, deficiencies, and/or additions necessary. Contractor shall then have seven (7) calendar days to revise the deliverable(s) to resubmit and/or complete the deliverable(s) for review and approval by the County, who will then have seven (7) calendar days to review and approve, or reject the deliverable(s); provided however, that Contractor shall not be responsible for any delays in the overall project schedule that result from the County's failure to timely approve or reject deliverable(s) as provided herein. Upon final acceptance of the deliverable(s), the County will accept the deliverable(s) in writing.

16. Subcontracting/Assignment.

A. Subcontracting. Contractor is fully responsible for completion of the Services required by this Agreement and for completion of all subcontractor work, if authorized as provided herein. Contractor shall not subcontract any work under this Agreement to any subcontractor other than the subcontractors specified in the proposal and previously approved by the County, without the prior written consent of the County, which shall be determined by the County in its sole discretion.

B. Assignment.

☒ This Agreement, and all rights or obligations hereunder, shall not be assigned, transferred, or delegated in whole or in part, including by acquisition of assets, merger, consolidation, dissolution, operation of law, change in effective control of the Contractor, or any other assignment, transfer, or delegation of rights or obligations, without the prior written consent of the County. The Contractor shall provide written notice to the County within fifteen (15) calendar days of any action or occurrence assigning the Agreement or any rights or obligations hereunder as described in this section. In the event the County does not consent to the assignment, as determined in its sole discretion, the purported assignment in violation of this section shall be null and void, and the County may elect to terminate this Agreement by providing written notice of its election to terminate pursuant to this provision upon fifteen (15) days' notice to Contractor.

17. Survival. The following provisions shall survive the expiration or termination of the Term of this Agreement: 7, 9, 10, 13 20, 23, and any other which by their nature would survive termination.

18. Notices. All notices, authorizations, and requests in connection with this Agreement shall be deemed given on the day they are: (1) deposited in the U.S. mail, postage prepaid, certified or registered, return receipt requested; or (2) sent by air express courier (e.g., Federal Express, Airborne, etc.), charges prepaid, return receipt requested; or (iii) sent via email and addressed as set forth below, which designated person(s) may be amended by either Party by giving written notice to the other Party:

For County:

Attn:
David Deranzio
Public Works Program Coordinator
22211 US Hwy 19 N, BLDG 1
Clearwater FL 33765
dderanzio@pinellascounty.org

For Contractor:

Attn:
Tommy Smith
Vice President
4699 110th Avenue North
Clearwater FL 33762

with a copy to:
Merry Celeste
Division Director of Purchasing & Risk Management
Pinellas County Purchasing Department
400 South Fort Harrison Avenue
Clearwater, FL 33756
mceleste@pinellascounty.org

19. Conflict of Interest.

A. The Contractor represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of the Services required hereunder, and that no person having any such interest shall be employed by Contractor during the agreement term and any extensions.

B. The Contractor shall promptly notify the County in writing of any business association, interest, or other circumstance which constitutes a conflict of interest as provided herein. If the Contractor is in doubt as to whether a prospective business association, interest, or other circumstance constitutes a conflict of interest, the Contract may identify the prospective business association, interest or circumstance, the nature of work that the Contractor may undertake and request an opinion as to whether the business association, interest or circumstance constitutes a conflict of interest if entered into by the Contractor. The County agrees to notify the Contractor of its opinion within (10) calendar days of receipt of notification by the Contractor, which shall be binding on the Contractor.

20. Right to Ownership. All work created, originated and/or prepared by Contractor in performing Services pursuant to the Agreement, to the extent that such work, products, documentation, materials or information are described in or required by the Services (collectively, the "Work Product") shall be County's property when completed and accepted, if acceptance is required in this Agreement, and the County has made payment of the sums due therefore. The ideas, concepts, know-how or techniques developed during the course of this Agreement by the Contractor or jointly by Contractor and the County may be used by the County without obligation of notice or accounting to the Contractor. Any data, information or other materials furnished by the County for use by Contractor under this Agreement shall remain the sole property of the County.

21. Amendment. This Agreement may be amended by mutual written agreement of the Parties hereto.

22. Severability. The terms and conditions of this Agreement shall be deemed to be severable. Consequently, if any clause, term, or condition hereof shall be held to be illegal or void, such determination shall not affect the validity or legality of the remaining terms and conditions, and notwithstanding any such determination, this Agreement shall continue in full force and effect unless the particular clause, term, or condition held to be illegal or void renders the balance of the Agreement impossible to perform.

23. Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida (without regard to principles of conflicts of laws). The Parties agree that all actions or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the state or federal (if permitted by law and a Party elects to file an action in federal court) courts located in or for Pinellas County, Florida. This choice of venue is intended by the Parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the Parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. Each Party waives any right it may have to assert the doctrine of *forum non conveniens* or similar doctrine or to object to venue with respect to any proceeding brought in accordance with this section.

24. Waiver. No waiver by either Party of any breach or violation of any covenant, term, condition, or provision of this Agreement or of the provisions of any ordinance or law, shall be construed to waive any other term, covenant, condition, provisions, ordinance or law, or of any subsequent breach or violation of the same.

25. Due Authority. Each Party to this Agreement represents and warrants that: (i) it has the full right and authority and has obtained all necessary approvals to enter into this Agreement; (ii) each person executing this Agreement on behalf of the Party is authorized to do so; (iii) this Agreement constitutes a valid and legally binding obligation of the Party, enforceable in accordance with its terms.

26. No Third Party Beneficiary. The Parties hereto acknowledge and agree that there are no third party beneficiaries to this Agreement. Persons or entities not a party to this Agreement may not claim any benefit from this Agreement or as third party beneficiaries hereto.

27. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties and supersedes all prior negotiations, representations or agreements either oral or written.

(Signature Page Follows)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first written.

PINELLAS COUNTY, FLORIDA
By and through its
Board of County Commissioners

By

Dave Eggers, Chair, Board of County Commissioners

ATTEST:
Ken Burke,
Clerk of the Circuit Court

By:
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS PINELLAS COUNTY, FLORIDA SEAL

Approved as to Form

By:
Office of the County Attorney

Smith Industries Inc. dba Smith Fence Company
Name of Firm

By:
Signature

Tommy Smith
Print Name

President
Title

SERVICES AGREEMENT

EXHIBIT A

STATEMENT OF WORK

SPECFICIATIONS

A. **OBJECTIVE** - To award a contract to provide security and safety materials and services for County owned and maintained properties; requirements include Cooperative participants.

B. **REQUIREMENTS**

1. **Standard Services Agreement -** The awarded contractor will be required to execute the attached standard services agreement. No exceptions to the standard services agreement will be executed.

2. **Job Quotes –** Prior to beginning work, the awarded contractor will provide the requesting department with a quote that includes labor and materials to be used, as well as start date and completion time frame. Quote must be approved by the department and a purchase order issued prior to initiation of work. All quotes shall be provided within five (5) days from the date of request at no charge.

3. **Two (2) Man Crew with Tools –** All-inclusive rate billed at hourly unit price for:
   a. Group 9 – Installation, removal, repair, and replacement of fencing
   b. Group 11 – Additional Clearing per Hour – Bush Hog – Provide all labor and equipment (commercial grade) to excavate debris and vegetation within the work limits as directed by the County. Removal of vegetation does not include roots and rhizomes. This work includes removal of all trees that are less than 4" and located within the work area.

4. **Repairs -**
   a. Repairs must be completed within two (2) weeks of receipt of standard purchase order or as otherwise scheduled by the County.
   b. Contractor shall respond to the department's request by visiting the site within forty-eight (48) hours of notification. Job quote to be provided as per Section E., Requirements – 2. Job Quotes.
   c. Emergency requests for temporary fencing for security purposes shall be responded to within twenty-four (24) hours with work completed in forty-eight (48) hours.

5. **Warranty -** Standard manufacturer's warranty shall be in effect for all materials incorporated into the work of this contract. Services/Work will be guaranteed for eighteen (18) months, after the date of completion of work order.

C. **SCOPE** - The awarded contractor shall provide all materials, tools, labor, supervision, quality control, vehicles, equipment, disposal fees, management and transportation necessary to perform this contract. All costs shall be factored into the individual line item unit price, measurable per the unit defined in the bid summary pages.

1. **Installation:** Installation of fence shall be in accordance with ASTM F 567, and with the following:
   a. Post spacing shall be spaced a maximum of 10'0"o.c. Terminal spans may be less, to a minimum of 7'0" in order to adjust line spans to even footage.

   b. Post foundations (footings) shall be:
      1) A minimum of 24" deep plus 3 inches for each increase in fabric height above 4 feet.
      2) The diameter of the post foundation shall be four (4) times the post diameter.

3) If set into solid rock or concrete, the depth of the post hole shall be three (3) times the diameter of the post and the hole diameter shall be ½ inch greater than the diameter of the post.
4) Gate post foundations shall be in accordance with ASTM F 567, Table 2.

2. **Bracing** - Horizontal brace rails shall be provided on each terminal, corner and gate post and shall extend from these posts to the first adjacent line post. Diagonal brace (truss) rods shall extend back to the terminal, corner, or gate post and shall be furnished with a tightener or turnbuckle.
   a. No brace is required for fabric heights 6 feet or less where a top rail is used.
   b. On all fabric heights greater than 6 feet, a brace rail is required, even if a top rail is used:
      1) When a top rail is used, attach the brace at the halfway point above grade.
      2) When a top rail is not used, attach the brace at the two-thirds point above grade.
      3) Pull posts shall be used as breaks in vertical grades of 15" and at approximately 330-foot centers except that this maximum may be reduced on curves where the degree of curvature is greater than 3°. Pull posts shall be braced in both directions.

D. **MATERIALS:** All materials shall be as described and conform to the specifications referenced below:

1. Referenced Specifications –

American Society for Testing and Measurements (ASTM):
A 121 – Metallic Coated Steel Barbed Wire
A.392 – Zinc – Coated Steel Chain Link Fence Fabric
A 491 – Aluminum-Coated Steel Chain Link Fence Fabric
A 824 – Metallic Coated Steel Mar celled Tension Wire for use with Chain Link Fence.
F 567 – Installation of Chain Link Fence
F 626 – Fence Fittings
F 668 – Polyvinyl Chloride (PVC) and other Organic Polymer Coated Steel Chain Link Fence Fabric
F 900 – Industrial and Commercial Swing Gates
F 934 – Standard Colors for Polymer – Coated Chain Link Fence Materials
F 1043 – Strength and Protective Coatings on Metal Industrial Chain Link Fence Framework
F 1083 – Pipe, Steel, Hot-Dipped Zinc-coated (Galvanized) Welded, for Fence Structures
F 1664 – Polyvinyl Chloride (PVC) and other Organic Polymer Coated Steel Tension Wire used with Chain Link Fence
F 1665 – Polyvinyl Chloride (PVC) and other Organic Polymer Coated Steel Barbed Wire used with Chain Link Fence
F 1910 – Long Barbed Tape Obstacles

2. Chain Link Fence Fabric -
   a. Galvanized chain link fence fabric shall be zinc-coated steel conforming to the requirements of American Society for Testing and Materials (ASTM) A 392.
      1) The coated wire diameter shall be 9-gage (0.148" ± 0.005").
      2) The mesh size of the woven fabric shall be 2" ± 1/8".
      3) The fabric height shall be from 4 feet to 12 feet, in one-foot increments, as indicated.
      4) The zinc coating weight shall be Class 1, not less than 1.2 oz. /ft. of uncoated wire surface.
      5) Fabric shall be supplied in rolls of not less than 50 ft. allowable variance –6".

   b. Polyvinyl Chloride (PVC) coated steel chain link fence fabric shall conform to the requirements of ASTM F 668.
      1) The core wire diameter shall be 9-gage (0.148" ± 0.005").

2) The PVC coating shall be Class 2a, extruded and adhered.
3) The fabric height shall be from 4 feet to 12 ft., in one-foot (ft.) increments, as indicated.
   i. The PVC color shall be as indicated and conform to ASTM F 934.
   ii. Fabric shall be supplied in rolls of not less than 25 ft. allowable variance –3".

c. Fabric heights greater than 12 ft. shall be woven from pre-coated strand with the following finishes:
   1) PVC coated steel in accordance with ASTM F 668.
   2) Aluminum coated steel in accordance with ASTM F 491.

3. Framework -
   a. Framework shall be round tubular pipe in either of the following types:

   1) Type I-schedule 40 pipe conforming to the requirements of ASTM specifications F1083 and F1043 Group I-A, Type A, coating internal and external, minimum average zinc coating weight 1.8 oz./ft of surface.
   2) Type II- high strength pipe conforming to the requirements of ASTM specification F1043, Group I-C, heavy Industrial, Type B or D internal coating. Type B external coating.
   3) Framework for PVC coated chain link systems shall be either Type I, with supplemental PVC coating in accordance with ASTM 1043, or Type II, with supplemental polyester powder coating in accordance with ASTM F1043. Color shall be in accordance with ASTM F934.
   4) Allowable variance for outside diameter (o.d.) wall thickness, and weight per foot shall be as required by ASTM specifications F1043 and F1083.

   b. Framework shall be of the following dimensions for the corresponding fence height and use:

TABLE 1 - FRAMEWORK REQUIREMENTS

Fence Height Ft.	Description	NPS sizes	o.d. inches	Minimum Length of Post	Type I		Type II	
					Wall Inches	Weight lb./ft.	Wall in inches	Weight lb./ft.
4	End, corner, or pull post Line post Rail (if required)	2 1-1/2 1-1/4	2.375 1.900 1.660	6'6" 6'	0.154 0.145 0.140	3.85 2.72 2.27	0.130 0.120 0.110	3.12 2.28 1.84
5	End, corner or pull post Line Post	2 1-1/2 1-1/4	2.375 1.900 1.660	7'9" 7'3"	0.154 0.145 0.140	3.65 2.72 2.27	0.130 0.120 0.110	3.12 2.28 1.84
6	End, corner, or pull post Line post Rail (if required)	2 1-1/2 1-1/4	2.375 1.900 1.660	9' 8'6"	0.154 0.145 0.140	3.65 2.72 2.27	0.130 0.120 0.110	3.12 2.28 1.84
7	End, corner or pull post Line post Rail (if required)	2 1/2 2 1 1/4	2.875 2.375 1.660	10'3" 9'9"	0.203 0.154 0.140	5.79 3.65 2.27	0.160 0.130 0.110	4.64 3.12 1.84
8	End, corner or pull post Line post Rail (if required)	2 1/2 2 1 1/4	2.875 2.375 1.660	11'6" 11'	0.203 0.154 0.140	5.79 3.65 2.27	0.160 0.130 0.110	4.64 3.12 1.84

9	End, corner or pull post Line post Rail (if required)	2 1/2 2 1 1/4	2.875 2.375 1.660	12'9" 12'3"	0.203 0.154 0.140	5.79 3.65 2.27	0.160 0.130 0.110	4.64 3.12 1.84
10	End, corner or pull post Line post Rail (if required)	2 1/2 2 1 1/4	2.875 2.375 1.660	14' 13'6"	0.203 0.154 0.140	5.79 3.65 2.27	0.160 0.130 0.110	4.64 3.12 1.84
11	End, corner or pull post Line post Rail (if required)	2 1/2 2 1 1/4	2.875 2.375 1.660	15'3" 14'9"	0.203 0.154 0.140	5.79 3.65 2.27	0.160 0.130 0.110	4.64 3.12 1.84
12	End, corner or pull post Line post Rail (if required)	2 1/2 2 1 1/4	2.875 2.375 1.660	16'6" 16'	0.203 0.154 0.140	5.79 3.65 2.27	0.160 0.130 0.110	4.64 3.12 1.84

4. **Gates -**
   a. Swing-gate frames shall be fabricated in accordance with ASTM specification F900 using either Type I or Type II round tubular pipe. For fabric heights 6 foot (ft.) or less-fabricate frames using NPS 1-1/4" (1.660" o.d.) Pipe.
      1) For fabric height over 6 ft.-fabricate frames using NPS 1-1/2" (1.900" o.d.) pipe.
      2) Interior bracing, if required, shall be NPS 1-1/4 (1.660" o.d.) pipe.
         (a) Horizontal bracing is required for frames 5 ft. or higher.
         (b) Vertical bracing required for frames 12' and wider. Vertical braces shall have a maximum spacing of 8 ft.
   b. Fabric cover – the fabric used to cover the fence frame shall be the same type and quality as that used on the adjacent fence.
   c. Gates with barbed wire shall have vertical frames to accept three strands of barbed wire.
   d. Gates posts shall be either Type I or Type II round tubular pipe in the following sizes for single swing gates or one leaf of double gates.
      1) Length of gate posts shall be as for end, corner or pull posts, in Table 1, for the height of fence fabric.

TABLE 2: GATE POST SIZES

Gate Fabric Height, ft.	Gate Leaf Width, ft.	Type 1 or Type II	
		NPS Size	o.d. inches
6 ft. or less	Up to and including 4 ft.	2	2.375
	Over 4 ft. to 10 ft.	2 ½	2.875
	Over 10 ft. to 18 ft.	4	4.00
Over 6 ft.	Up to and including 6 ft.	2 ½	2.875
	Over 6 ft. to 12 ft.	4	4.000
Over 6 ft. (Type I pipe only)	Over 12 ft. to 18 ft.	6	6.875
	Over 18 ft. to 24 ft.	8	8.875

5. **Braces** – corner, end (terminal) gate and pull posts for chain link fence shall be braced with a brace assembly consisting of:

a. NPS 1-1/4 (1.660" o.d.) pipe brace rail and
b. 3/8" truss rod with tightener, and
c. Other miscellaneous fittings to complete the installation.

6. **Tension Wire -**
   a. Metallic coated tension wire
      1) Tension wire, top and/or bottom, if required, shall be 7 gauge steel wire.
      2) Tension wire shall conform to ASTM A824, Type II, zinc coated, Class 2.
   b. PVC coated tension wire
      1) Tension wire, top and/or bottom, if required, shall conform to ASTM F 1664.
      2) The PVC coating class shall be Class 2a or 2b.
      3) The metallic coated core wire shall be either 9 gage (Class 2a coated) or 7 gage (Class 2b coated).

7. **Barbed Wire -**
   a. Metallic coated barbed wire.
      1) Metallic coated barbed wire shall conform to ASTM A 121, Design Number 12-4-5-14R (12 ½ galvanized (gal) x 4 point barbs x 5 inch spacing, 14-gage round barbs).
      2) Coating shall be Type Z (zinc coated), Class 3.

   b. PVC coated barbed wire
      1) PVC coated barbed wire shall conform to ASTM F 1665. Type I (Standard).
      2) The PVC coating class shall be Class 2a or Class 2b.
      3) The metallic coated core wire shall be 14 gage (0.080") and shall be zinc coated and shall have a zinc coating weight not less than 0.25 oz. /2ft.

8. **Barbed Tape –**
   a. Barbed tape shall be either 24" or 30 "single coil concertina.
   b. Barbed tape shall have stainless steel barbs and core wire.
   c. Barbed tape shall conform to the requirements of ASTM F 1910.
   d. The diameter of the barbed tape obstacle in packaged condition shall be [18", 24", 24/30" (double coil), 30", 36" 40" or 60"]. +/-2".
   e. The tape shall be fabricated from 0.025" [AISI 430 series stainless steel with a minimum Rockwell hardness of (30N) 37].
   f. Each loop shall contain barb clusters spaced 4" on center, and each barb cluster shall have 4 needle-sharp barbs with an average barb length of 1.2" as measured from the center of the cluster.
   g. Barbs [shall/shall not] be alternately offset from the tape centerline 0.15" to 0.45".
   h. The tape shall be permanently cold clenched a minimum of 230 around a 0.098" diameter [AISI 304 spring quality austenitic stainless steel core wire] having a minimum tensile strength of [180,000] psi.
   i. The finished reinforced barbed tape shall have two continuous cut-resistant strengthening flanges, which shall be cut away at each barb root to permit maximum barb penetration.
   j. Each roll will consist of [0, 31, 33, 51, 81, or 101] loops with adjacent loops clipped at [0, 3, 5, 7, or 8] equally spaced locations around the circumference to provide the concertina effect.
   k. These clips shall be fabricated from 0.065" x 0.375" stainless steel and shall be capable of withstanding a minimum pull load of 200 lbs.
   l. Each roll of barbed tape shall cover [10, 15, 20, 25 or 50] linear feet when properly installed.

9. **Miscellaneous Fittings and Accessories -**

   a. Fabric ties – 9-gauge aluminum alloy wire conforming to ASTM F 626.

b. Other miscellaneous fittings such as post caps, rail ends, brace and tension bands, barbed wire arms and other fittings as may be necessary to complete the installation, shall be of pressed steel or malleable iron and shall conform to the requirements of ASTM F 626.

10. **Wheatland Razor Tape – Sizes and Specifications -**

Product Name	Diameter Inches (mm)		Tape Material	Core Wire	Loops per Roll	Clips per Roll	Weight per Roll (lbs.) (kg)		Length per Roll/ Attachment spacing (ft.)	(m)
Commercial Barrier	18 24	450 600	430 SS 430 SS	Galv Galv	33 33	—— ——	12.4 16.5	5.6 7.5	50 ft @ 18" 50 ft @ 18"	15m @ 450 mm 15m @ 450 mm
Barrier	24 30 36	600 750 900	430 SS 430 SS 430 SS	Galv Galv Galv	31 31 31	3 3 3	15.6 19.5 23.4	7.1 8.8 10.6	20 ft @ 16" 20 ft @ 16" 20 ft @ 16"	6.1 m @ 400mm 6.1 m @ 400 mm 6.1 m @ 400 mm
Super Barrier	30 36 40 60	750 900 1,000 1,500	430 SS 430 SS 430 SS 430 SS	304 SS 304 SS 304 SS 304 SS	51 51 81 81	5 5 7 9	32.0 38.4 66.0 102.0	14.5 17.4 30.9 46.3	25 ft @ 12" 25 ft @ 12" 40 ft @ 12" 40 ft @ 12"	7.6 m @ 300 mm 7.6 m @ 300 mm 12 m @ 300 mm 12 m @ 300 mm
Double Barrier	24/30	600/750	430 SS	Galv	31/31	3/3	35.1	15.9	20 ft @ 16"	6.1 m @ 400 mm
Triple Barrier	18/24 /30	450/ 600/750	430SS	Galv	31/31/31	3/3/3	47.5	21.5	20 ft @ 16"	6.1 m @ 400 mm

11. **Vinyl Fencing: (White)**
   a. Fabric: 48" 6 GA., 2" Mesh KK Extruded PVC
   b. Top Rail: 1-5/8" O.D. Spectra SS-40 Pipe, 1.83 lbs. per foot. Top rail 21' inn length, joined with 1-5/8" vinyl coated sleeve.
   c. Line Post: 2" O.D. Spectra SS-40 Pipe, 2.28 lbs. per foot. Line posts set 10' on center maximum spacing. Concrete footing: 6" diameter, 18" depth.
   d. Terminal Post: 2-1/2" O.D. Spectra SS-40 Pipe, 3.12 lbs. per foot.
   e. Concrete footing: 6" diameter, 24" depth.
   f. Gates: SINGLE SWING GATE: Framework of 1-5/8" Spectra SS-40 pipe, 1.83 lbs per foot. DOUBLE SWING GATE: Framework of 1-5/8" Spectra SS-40 pipe, 1.83 lbs per foot. Gates braced and trussed as necessary. Same fabric as fence.
   g. Gate Post: SINGLE SWING GATE: 2-1/2" O.D. Spectra SS-40 Pipe, 3.12 lbs. per foot. Concrete footing: 6" diameter, 24" depth.
   h. DOUBLE SWING GATE: 2-1/2" O.D. spectra SS-40 Pipe, 3.12 lbs. per foot.
   i. Concrete footing: 6" diameter, 24" depth.
   j. Tension Wire: 6 GA. Vinyl Coated Coil Spring Tension Wire attached to bottom of fence fabric with 9 GA. Vinyl coated steel hog ring spaced 24" on center.
   k. Fittings: Vinyl coated regular brace band & carriage bolt, vinyl coated combo rail-end, vinyl coated steel loop cap, vinyl coated aluminum cap, 3/16" X ¾" vinyl coated steel tension bar, vinyl coated regular tension band & carriage bolt.
   l. Tie Wire: 8-1/2" 9GA. Vinyl steel tie wire spaced 15" on center for line posts & 24" on center for rails.
   m. Post Footing: Sakcrete concrete.

12. Handrail, Pedestrian and Bicycle:

The work and materials specified under this Section shall be constructed in accordance with the Florida Department of Transportation (FDOT) Design Standards Index 800 Series for Fencing and Pedestrian Railing as further described in the line items of Group 8.

Standards can be viewed at: https://www.fdot.gov/design/standardplans/current/dgns.shtm

Work items include:

a. New - Rail, Steel or Aluminum, Various with Hardware – Includes all hardware, brackets, end caps, and incidentals necessary to install new designated rail. Measured per linear foot.

b. Replacement – Rail, Steel or Aluminum, Various - includes the removal of and disposal of unsalvageable damaged rail and replacement wit new designated rail and includes all necessary hardware. Measured per linear foot.

c. Maintenance of Traffic (MOT) – The Contractor shall be responsible to maintain traffic within the limits of the project for the duration of work in accordance with the requirements of the FDOT Design Standards, Index 600. Maintenance of traffic shall be factored into contract unit pricing.

13. Gate Operators:

a. Gate Operator Equipment - Operator's manufacturers may be, but are not limited to: Viking, Hy-Security, Stanley, B&B, Chamberlain and Automation Corporation.

b. Control Systems & Accessories - may be, but are not limited to: Door-King, IEI-Door-Gard, and EDKO in Ground Loop Detectors, AAID Long Range WEGAN Vehicle ID Readers, EDKO Photocells, DITK Surge Suppressors, Ground Rods and Safety Edge with Receiver & Transmitter.

c. Gate Operator Repairs – The contractor shall be required to respond (on site) within twenty-four (24) hours of notification to perform normal repairs or adjustments.

SERVICES AGREEMENT

EXHIBIT B

INSURANCE REQUIREMENTS

The recommended vendor must provide a certificate of insurance and endorsement in accordance with the insurance requirements listed below, prior to award of contract. Failure to provide the required insurance within the requested timeframe may result in your bid submittal deemed non-responsive.

The Contracted vendor shall obtain and maintain, and require any sub-contractors to obtain and maintain, at all times during its performance of the Agreement, insurance of the types and in the amounts set forth. For projects with a Completed Operations exposure, Contractor shall maintain coverage and provide evidence of insurance for two (2) years beyond final acceptance. All insurance policies shall be from responsible companies duly authorized to do business in the State of Florida and have an AM Best rating of A- VIII or better.

a) Bid submittals should include, the Bidder's current Certificate(s) of Insurance in accordance with the insurance requirements listed below. If Bidder does not currently meet insurance requirements, bidder shall also include verification from their broker or agent that any required insurance not provided at that time of submittal will be in place prior to the award of contract.

b) Bidder shall email certificate that is compliant with the insurance requirements to **Bryant Jasper-Williams at brwilliams@pinellascounty.org.** If certificate received with bid was a compliant certificate no further action may be necessary. The Certificate(s) of Insurance shall be signed by authorized representatives of the insurance companies shown on the Certificate(s). **A copy of the endorsement(s) referenced in paragraph d) for Additional Insured shall be attached to the certificate(s) referenced in this paragraph.** The certificate must name Pinellas County, a Political Subdivision of the State of Florida **400 S fort Harrison Avenue Clearwater, FL 33756**, as certificate holder. Certificate marked "Sample", or blank certificate holder information are not compliant.

c) Approval by the County of any Certificate(s) of Insurance does not constitute verification by the County that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate(s) of Insurance is in compliance with the requirements of the Agreement. County reserves the right to require a certified copy of the entire insurance policy, including endorsement(s), at any time during the Bid and/or contract period.

d) All policies providing liability coverage(s), other than professional liability and workers compensation policies, obtained by the Bidder and any subcontractors to meet the requirements of the Agreement shall be endorsed to include **Pinellas County a Political subdivision of the State of Florida** as an Additional Insured.

e) If any insurance provided pursuant to the Agreement expires or cancels prior to the completion of the Work, you will be notified by CTrax, the authorized vendor of Pinellas County. Upon notification, renewal Certificate(s) of Insurance and endorsement(s) shall be furnished to Pinellas County Risk Management at InsuranceCerts@pinellascounty.org and to CTrax c/o JDi Data at PinellasSupport@ididata.com by the Bidder or their agent prior to the expiration date.

(1) Bidder shall also notify County within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, nonrenewal or adverse material change in coverage received by said Bidder from its insurer Notice shall be given by email to Pinellas County Risk Management at InsuranceCerts@pinellascounty.org. Nothing contained herein shall absolve Bidder of this requirement to provide notice.

(2) Should the Bidder, at any time, not maintain the insurance coverages required herein, the County may terminate the Agreement, or at its sole discretion may purchase such coverages necessary for the protection of the County and charge the Bidder for such purchase or offset

the cost against amounts due to bidder for services completed. The County shall be under no obligation to purchase such insurance, nor shall it be responsible for the coverages purchased or the insurance company or companies used. The decision of the County to purchase such insurance shall in no way be construed to be a waiver of any of its rights under the Agreement.

f) The County reserves the right, but not the duty, to review and request a copy of the Contractor's most recent annual report or audited financial statement when a self-insured retention (SIR) or deductible exceeds $50,000.

g) If subcontracting is allowed under this Bid, the Prime Bidder shall obtain and maintain, at all times during its performance of the Agreement, insurance of the types and in the amounts set forth; and require any subcontractors to obtain and maintain, at all times during its performance of the Agreement, insurance limits as it may apply to the portion of the Work performed by the subcontractor; *but in no event will the insurance limits be less than $500,000 for Workers' Compensation/Employers' Liability, and $1,000,000 for General Liability and Auto Liability if required below.*

(1) All subcontracts between Bidder and its subcontractors shall be in writing and are subject to the County's prior written approval. Further, all subcontracts shall (1) require each subcontractor to be bound to Bidder to the same extent Bidder is bound to the County by the terms of the Contract Documents, as those terms may apply to the portion of the Work to be performed by the subcontractor; (2) provide for the assignment of the subcontracts from Bidder to the County at the election of Owner upon termination of the Contract; (3) provide that County will be an additional indemnified party of the subcontract; (4) provide that the County will be an additional insured on all insurance policies required to be provided by the subcontractor except workers compensation and professional liability; (5) provide waiver of subrogation in favor of the County and other insurance terms and/or conditions as outlined below; (6) assign all warranties directly to the County; and (7) identify the County as an intended third-party beneficiary of the subcontract. Bidder shall make available to each proposed subcontractor, prior to the execution of the subcontract, copies of the Contract Documents to which the subcontractor will be bound by this Section C and identify to the subcontractor any terms and conditions of the proposed subcontract which may be at variance with the Contract Documents.

h) Each insurance policy and/or certificate shall include the following terms and/or conditions:

(1) The Named Insured on the Certificate of Insurance and insurance policy must match the entity's name that responded to the solicitation and/or is signing the agreement with the County. If Bidder is a Joint Venture per Section A. titled Joint Venture of this Bid, Certificate of Insurance and Named Insured must show Joint Venture Legal Entity name and the Joint Venture must comply with the requirements of Section C with regard to limits, terms and conditions, including completed operations coverage.

(2) Companies issuing the insurance policy, or policies, shall have no recourse against County for payment of premiums or assessments for any deductibles which all are at the sole responsibility and risk of Contractor.

(3) The term "County" or "Pinellas County" shall include all Authorities, Boards, Bureaus, Commissions, Divisions, Departments and Constitutional offices of County and individual members, employees thereof in their official capacities, and/or while acting on behalf of Pinellas County.

(4) The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by County or any such future coverage, or to County's Self-Insured Retentions of whatever nature.

(5) All policies shall be written on a primary, non-contributory basis.

(6) Any Certificate(s) of Insurance evidencing coverage provided by a leasing company for either workers compensation or commercial general liability shall have a list of covered employees certified by the leasing company attached to the Certificate(s) of Insurance. The County shall have the right, but not the obligation to determine that the Bidder is only using employees named on such list to perform work for the County. Should employees not named be utilized by Bidder, the County, at its option may stop work without penalty to the County until proof of coverage or removal of the employee by the contractor occurs, or alternatively find the Bidder to be in default and take such other protective measures as necessary.

Insurance policies, other than Professional Liability, shall include waivers of subrogation in favor of Pinellas County from both the Bidder and subcontractor(s).

i) The minimum insurance requirements and limits for this Agreement, which shall remain in effect throughout its duration and for two (2) years beyond final acceptance for projects with a Completed Operations exposure, are as follows:

(1) Workers' Compensation Insurance

Limit Florida Statutory

Employers' Liability Limits

Per Employee	$ 500,000
Per Employee Disease	$ 500,000
Policy Limit Disease	$ 500,000

(2) Commercial General Liability Insurance including, but not limited to, Independent Contractor, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury. **No explosion, collapse, or underground damage exclusions allowed.**

Limits

Combined Single Limit Per Occurrence	$ 1,000,000
Products/Completed Operations Aggregate	$ 2,000,000
Personal Injury and Advertising Injury	$ 1,000,000
General Aggregate	$ 2,000,000

(3) Business Automobile or Trucker's/Garage Liability Insurance covering owned, hired, and non-owned vehicles. If the Bidder does not own any vehicles, then evidence of Hired and Non-owned coverage is sufficient. Coverage shall be on an "occurrence" basis, such insurance to include coverage for loading and unloading hazards, unless Bidder can show that this coverage exists under the Commercial General Liability policy.

Limit

Combined Single Limit Per Accident	$ 1,000,000

(4) Excess or Umbrella Liability Insurance excess of the primary coverage required, in paragraphs (1), (2), and (3) above: **No explosion, collapse, or underground damage exclusions allowed.**

Limits

Each Occurrence	$ 1,000,000
General Aggregate	$ 1,000,000

(5) Property Insurance Bidder will be responsible for all damage to its own property, equipment and/or materials.

SERVICES AGREEMENT

EXHIBIT C

PAYMENT SCHEDULE

Section F - Bid Submittal and Summary									
21-0031-B BW									
Fencing, Gate Operators and Handrails					Please complete shaded area only.				
GROUP 1 - CHAIN LINK FENCE FABRIC, W/ 1.2 OZ ZINC COATING PER SQ. FT., ASTM STANDARD.									
ITEM	DESCRIPTION	EST COUNTY 60 -MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	4' 0" with line posts & top rails	2,964	1,600	4,564	FT	$11.90	$35,271.60	$19,040.00	$54,311.60
2	6' 0" with line posts & top rails	10,381	13,500	23,881	FT	$15.75	$163,503.90	$212,625.00	$376,128.90
3	6' 0" with tension wire	288	500	788	FT	$11.25	$3,240.00	$5,625.00	$8,865.00
4	6' 0" with top rail & 3 strands of barb wire	1150	4,000	5,150	FT	$16.20	$18,623.52	$64,800.00	$83,423.52
5	7' 0" with line posts & top rails	6	0	6	FT	$18.75	$112.50	$0.00	$112.50
6	8' 0" with line posts & top rails	959	1,200	2,159	FT	$20.75	$19,896.10	$24,900.00	$44,796.10
7	10' 0" with line posts & top rails	64	500	564	FT	$25.40	$1,615.44	$12,700.00	$14,315.44
8	12' 0" with line posts & top rails	421	50	471	FT	$31.95	$13,457.34	$1,597.50	$15,054.84
					TOTAL GROUP 1		$255,719.40	$341,287.50	$597,006.90
GROUP 2 - END & CORNER POSTS, COMPLETE W/ BRACES PER SPECIFICATIONS									
ITEM	DESCRIPTION	EST COUNTY 60 MONTH	EST CO-OP 60 MONTH	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	4" end posts	106	35	141	EA	61.00	$6,441.60	$2,135.00	$8,576.60
2	4" pull posts	7	10	17	EA	45.00	$324.00	$450.00	$774.00
3	4" corner posts	76	15	91	EA	79.00	$5,972.40	$1,185.00	$7,157.40
4	6" end posts	227	520	747	EA	71.00	$16,102.80	$36,920.00	$53,022.80
5	6" pull posts	46	210	256	EA	52.00	$2,371.20	$10,920.00	$13,291.20
6	6" corner posts	76	315	391	EA	92.00	$6,985.20	$28,980.00	$35,935.20
7	7" end posts	37	0	37	EA	167.00	$6,212.40	$0.00	$6,212.40
8	7" pull posts	1	0	1	EA	104.00	$104.00	$0.00	$104.00
9	7" corner posts	16	0	16	EA	245.00	$3,822.00	$0.00	$3,822.00
10	8" end posts	91	35	126	EA	168.00	$15,321.60	$5,880.00	$21,201.60
11	8" pull posts	7	0	7	EA	106.00	$763.20	$0.00	$763.20
12	8" corner posts	46	4	50	EA	246.00	$11,217.60	$984.00	$12,201.60
13	10' 0" end posts	1	0	1	EA	192.00	$230.40	$0.00	$230.40
14	10' 0" corner posts	7	0	7	EA	270.00	$1,944.00	$0.00	$1,944.00
15	12' 0" end posts	7	0	7	EA	222.00	$1,598.40	$0.00	$1,598.40
16	12' 0" pull posts	16	2	18	EA	135.00	$2,106.00	$270.00	$2,376.00
17	12' 0" corner posts	7	0	7	EA	296.00	$2,131.20	$0.00	$2,131.20
18	Addition of Welded Plate to Post w/Anchors, Includes hardware	197	0	197	EA	35.00	$6,888.00	$0.00	$6,888.00
					TOTAL GROUP 2		$90,506.00	$87,724.00	$178,230.00

SERVICES AGREEMENT

EXHIBIT C

PAYMENT SCHEDULE

GROUP 3 - VINYL FENCING, GATES, POSTS, TOP RAILS, AND CORNER POSTS W/HARDWARE (White)									
ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	4' Vinyl Coated Fabric, 9 gauge core steel strain, vinyl coated	60	400	460	LF	$1.25	$75.00	$500.00	$575.00
2	6' Vinyl Coated Fabric, 9 gauge core steel strain, vinyl coated	3,000	3,400	6400	LF	$1.85	$5,550.00	$6,290.00	$11,840.00
3	8' Vinyl Coated Fabric, 9 gauge core steel strain, vinyl coated	600	1,000	1600	LF	$2.45	$1,470.00	$2,450.00	$3,920.00
4	4' Vinyl coated fence system w/line post & top rail	300	4,500	4800	LF	$15.70	$4,710.00	$70,650.00	$75,360.00
5	4' Vinyl coated fence system w/out top rail	1	0	1	LF	$12.70	$12.70	$0.00	$12.70
6	6' Vinyl coated fence system w/line post & top rail	4,200	2,500	6600	LF	$20.75	$87,150.00	$53,950.00	$141,100.00
7	8' Vinyl coated fence system w/line post & top rail	12	1,500	1512	LF	$25.20	$302.40	$37,800.00	$38,102.40
8	4' Vinyl coated end-pull-corner post	18	2	20	EA	$88.00	$1,584.00	$176.00	$1,760.00
9	6' Vinyl coated end-pull-corner post	90	555	645	EA	$105.00	$9,450.00	$58,275.00	$67,725.00
10	8' Vinyl coated end-pull-corner post	4	200	204	EA	$290.00	$1,044.00	$58,000.00	$59,044.00
11	6' White PVC tongue and grove fence (Specifications Attached)	180	450	630	LF	$24.00	$4,320.00	$10,800.00	$15,120.00
12	4' x 4' single vinyl coated gate	6	11	17	EA	$223.00	$1,338.00	$2,453.00	$3,791.00
13	4' x 6' single vinyl coated gate	3	11	14	EA	$305.00	$915.00	$3,355.00	$4,270.00
14	4' x 8' single vinyl coated gate	12	6	18	EA	$365.00	$4,380.00	$2,190.00	$6,570.00
15	6' x 4' single vinyl coated gate	10	30	40	EA	$325.00	$3,120.00	$9,750.00	$12,870.00
16	6' x 6' single vinyl coated gate	12	16	28	EA	$472.00	$5,664.00	$7,552.00	$13,216.00
17	6' x 8' single vinyl coated gate	1	6	7	EA	$560.00	$560.00	$3,360.00	$3,920.00
18	8' x 4' single vinyl coated gate	6	10	16	EA	$411.00	$2,466.00	$4,110.00	$6,576.00
19	8' x 6' single vinyl coated gate	6	10	16	EA	$530.00	$3,180.00	$5,300.00	$8,480.00
20	8' x 8' single vinyl coated gate	6	10	16	EA	$715.00	$4,290.00	$7,150.00	$11,440.00
21	4' x 6' white PVC gate w/gate post and hardware	4	0	4	EA	$590.00	$2,124.00	$0.00	$2,124.00
22	5' x 6' white PVC gate w/gate post and hardware	4	3	7	EA	$600.00	$2,400.00	$1,800.00	$4,200.00
23	6' x 6' white PVC gate w/gate post and hardware	4	3	7	EA	$610.00	$2,440.00	$1,830.00	$4,270.00
24	6' x 10' white PVC gate w/swing	1	0	1	EA	$1,100.00	$1,100.00	$0.00	$1,100.00
25	Deduction to exclude Top Rail	12	0	12	LF	$3.00	$36.00	$0.00	$36.00
					TOTAL GROUP 3		$149,661.10	$347,741.00	$497,422.10

SERVICES AGREEMENT

EXHIBIT C

PAYMENT SCHEDULE

GROUP 4 - ADDITIONAL FENCING MATERIALS

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	6' Privacy Fencing Material, PDS vinyl slat	78	1,500	1,578	LF	$9.25	$721.50	$13,875.00	$14,596.50
2	8' Privacy Fencing Materials, PDS vinyl slat	120	0	120	LF	$13.00	$1,560.00	$0.00	$1,560.00
3	6' Wood Stockade (Pressure Treated Pine)	24	0	24	LF	$17.00	$408.00	$0.00	$408.00
4	8' Wood Stockade (Pressure Treated Pine)	30	0	30	LF	$34.00	$1,020.00	$0.00	$1,020.00
5	4' Field Fence (FDOT Specifications Attached) Fence Type A	9,600	200	9,800	LF	$5.75	$55,200.00	$1,150.00	$56,350.00
6	Razor Wire, 30"	16	20	36	50' Roll	$725.00	$11,310.00	$14,500.00	$25,810.00
7	Barbed Wire, metallic	16	0	16	50' Roll	$40.00	$624.00	$0.00	$624.00
8	Barbed Wire, PVC coasted	16	0	16	50' Roll	$45.00	$720.00	$0.00	$720.00
9	Roller Chain #40 Steel	30	0	30	LF	$5.00	$150.00	$0.00	$150.00
					TOTAL GROUP 4		$71,713.50	$29,525.00	$101,238.50

GROUP 5A - GATES, INCLUDING POSTS & HARDWARE FOR 4' 0" FENCE

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	6	1	7	EA	$1,138.00	$6,828.00	$1,138.00	$7,966.00
2	20' cantilever gate	6	0	6	EA	$1,254.00	$7,524.00	$0.00	$7,524.00
3	24' cantilever gate	6	0	6	EA	$1,312.00	$7,872.00	$0.00	$7,872.00
4	12' single swing gate	6	3	9	EA	$425.00	$2,550.00	$1,275.00	$3,825.00
5	10' single swing gate	6	4	10	EA	$373.00	$2,238.00	$1,492.00	$3,730.00
6	8' single swing gate	12	0	12	EA	$301.00	$3,612.00	$0.00	$3,612.00
7	6' single swing gate	12	22	34	EA	$250.00	$3,000.00	$5,500.00	$8,500.00
8	4' single swing gate	12	7	19	EA	$185.00	$2,220.00	$1,295.00	$3,515.00
					TOTAL GROUP 5A		$35,844.00	$10,700.00	$46,544.00

GROUP 5B - GATES, INCLUDING POSTS & HARDWARE FOR 6' 0" FENCE

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	9	5	14	EA	$1,423.00	$12,807.00	$7,115.00	$19,922.00
2	20' cantilever gate	9	0	9	EA	$1,595.00	$14,355.00	$0.00	$14,355.00
3	12' single swing gate	9	5	14	EA	$612.00	$5,508.00	$3,060.00	$8,568.00
4	10' single swing gate	9	10	19	EA	$534.00	$4,806.00	$5,340.00	$10,146.00
5	8' single swing gate	19	22	41	EA	$426.00	$8,094.00	$9,372.00	$17,466.00
6	6' single swing gate	56	40	96	EA	$350.00	$19,740.00	$14,000.00	$33,740.00
7	4' single swing gate	29	32	61	EA	$252.00	$7,308.00	$8,064.00	$15,372.00
8	20' slide gate	9	1	10	EA	$985.00	$8,865.00	$985.00	$9,850.00
					TOTAL GROUP 5B		$81,483.00	$47,936.00	$129,419.00

GATE 5C - GATES, INCLUDING POSTS & HARDWARE FOR 7' 0" FENCE

ITEM	DESCRIPTION	ESTIMATED COUNTY 60 MONTH QUANTITY	ESTIMATED CO-OP 60 MONTH QUANTITY	TOTAL 60 MONTH QUANTITY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	4	0	4	EA	$1,485.00	$5,940.00	$0.00	$5,940.00
2	24' cantilever gate	4	0	4	EA	$1,865.00	$7,460.00	$0.00	$7,460.00
3	12' single swing gate	4	0	4	EA	$681.00	$2,724.00	$0.00	$2,724.00
4	10' single swing gate	4	0	4	EA	$594.00	$2,376.00	$0.00	$2,376.00
5	8' single swing gate	4	0	4	EA	$505.00	$2,020.00	$0.00	$2,020.00
6	6' single swing gate	4	20	24	EA	$383.00	$1,532.00	$7,660.00	$9,192.00
7	4' single swing gate	4	20	24	EA	$295.00	$1,180.00	$5,900.00	$7,080.00
					TOTAL GROUP 5C		$23,232.00	$13,560.00	$36,792.00

GROUP 5D - GATES, INCLUDING POST & HARDWARE FOR 8' 0" FENCE

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	1	0	1	EA	$1,595.00	$1,595.00	$0.00	$1,595.00
2	24" cantilever gate	4	0	4	EA	$2,029.00	$8,116.00	$0.00	$8,116.00
3	12' single swing gate	1	0	1	EA	$762.00	$762.00	$0.00	$762.00
4	10' single swing gate	1	0	1	EA	$664.00	$664.00	$0.00	$664.00
5	8' single swing gate	4	6	10	EA	$563.00	$2,252.00	$3,378.00	$5,630.00
6	6' single swing gate	9	8	17	EA	$426.00	$3,834.00	$3,408.00	$7,242.00
7	4' single swing gate	12	11	23	EA	$326.00	$3,912.00	$3,586.00	$7,498.00
					TOTAL GROUP 5D		$21,135.00	$10,372.00	$31,507.00

SERVICES AGREEMENT

EXHIBIT C

PAYMENT SCHEDULE

GROUP 5B - GATES, INCLUDING POSTS & HARDWARE FOR 6' 0" FENCE

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	9	5	14	EA	$1,423.00	$12,807.00	$7,115.00	$19,922.00
2	20' cantilever gate	9	0	9	EA	$1,595.00	$14,355.00	$0.00	$14,355.00
3	12' single swing gate	9	5	14	EA	$612.00	$5,508.00	$3,060.00	$8,568.00
4	10' single swing gate	9	10	19	EA	$534.00	$4,806.00	$5,340.00	$10,146.00
5	8' single swing gate	19	22	41	EA	$426.00	$8,094.00	$9,372.00	$17,466.00
6	6' single swing gate	56	40	96	EA	$350.00	$19,740.00	$14,000.00	$33,740.00
7	4' single swing gate	29	32	61	EA	$252.00	$7,308.00	$8,064.00	$15,372.00
8	20' slide gate	9	1	10	EA	$985.00	$8,865.00	$985.00	$9,850.00
					TOTAL GROUP 5B		$81,483.00	$47,936.00	$129,419.00

GATE 5C - GATES, INCLUDING POSTS & HARDWARE FOR 7' 0" FENCE

ITEM	DESCRIPTION	ESTIMATED COUNTY 60 MONTH QUANTITY	ESTIMATED CO-OP 60 MONTH QUANTITY	TOTAL 60 MONTH QUANTITY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	4	0	4	EA	$1,485.00	$5,940.00	$0.00	$5,940.00
2	24' cantilever gate	4	0	4	EA	$1,865.00	$7,460.00	$0.00	$7,460.00
3	12' single swing gate	4	0	4	EA	$681.00	$2,724.00	$0.00	$2,724.00
4	10' single swing gate	4	0	4	EA	$594.00	$2,376.00	$0.00	$2,376.00
5	8' single swing gate	4	0	4	EA	$505.00	$2,020.00	$0.00	$2,020.00
6	6' single swing gate	4	20	24	EA	$383.00	$1,532.00	$7,660.00	$9,192.00
7	4' single swing gate	4	20	24	EA	$295.00	$1,180.00	$5,900.00	$7,080.00
					TOTAL GROUP 5C		$23,232.00	$13,560.00	$36,792.00

GROUP 5D - GATES, INCLUDING POST & HARDWARE FOR 8' 0" FENCE

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	1	0	1	EA	$1,595.00	$1,595.00	$0.00	$1,595.00
2	24' cantilever gate	4	0	4	EA	$2,029.00	$8,116.00	$0.00	$8,116.00
3	12' single swing gate	1	0	1	EA	$762.00	$762.00	$0.00	$762.00
4	10' single swing gate	1	0	1	EA	$664.00	$664.00	$0.00	$664.00
5	8' single swing gate	4	6	10	EA	$563.00	$2,252.00	$3,378.00	$5,630.00
6	6' single swing gate	9	8	17	EA	$426.00	$3,834.00	$3,408.00	$7,242.00
7	4' single swing gate	12	11	23	EA	$326.00	$3,912.00	$3,586.00	$7,498.00
					TOTAL GROUP 5D		**$21,135.00**	**$10,372.00**	**$31,507.00**

GROUP 5E - GATES, INCLUDING POST & HARDWARE FOR 10' 0" FENCE

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	TOTAL	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	1	0	1	EA	$1,630.00	$1,630.00	$0.00	$1,630.00
2	24' cantilever gate	4	0	4	EA	$2,065.00	$8,260.00	$0.00	$8,260.00
3	12' single swing gate	1	0	1	EA	$880.00	$880.00	$0.00	$880.00
4	10' single swing gate	1	0	1	EA	$760.00	$760.00	$0.00	$760.00
5	8' single swing gate	4	0	4	EA	$640.00	$2,560.00	$0.00	$2,560.00
6	6' single swing gate	9	0	9	EA	$482.00	$4,338.00	$0.00	$4,338.00
7	4' single swing gate	12	0	12	EA	$365.00	$4,380.00	$0.00	$4,380.00
					TOTAL GROUP 5E		**$22,808.00**	**$0.00**	**$22,808.00**

GROUP 5F - GATES, INCLUDING POST & HARDWARE FOR 12' 0" FENCE

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	16' cantilever gate	4	0	4	EA	$2,120.00	$8,480.00	$0.00	$8,480.00
2	24' cantilever gate	4	0	4	EA	$2,780.00	$11,120.00	$0.00	$11,120.00
3	12' single swing gate	4	0	4	EA	$1,080.00	$4,320.00	$0.00	$4,320.00
4	10' single swing gate	4	0	4	EA	$930.00	$3,720.00	$0.00	$3,720.00
5	8' single swing gate	4	0	4	EA	$778.00	$3,112.00	$0.00	$3,112.00
6	6' single swing gate	1	0	1	EA	$565.00	$565.00	$0.00	$565.00
7	4' single swing gate	4	0	4	EA	$430.00	$1,720.00	$0.00	$1,720.00
8	Wheel Assembly, 5", for Roll Gate, w/hardware	30	1	31	EA	$30.00	$900.00	$30.00	$930.00
9	Wheel Assembly, 5", for Roll Gate, w/hardware	30	1	31	EA	$40.00	$1,200.00	$40.00	$1,240.00
					TOTAL GROUP 5F		**$35,157.00**	**$70.00**	**$35,227.00**

SERVICES AGREEMENT

EXHIBIT C

PAYMENT SCHEDULE

GROUP 6 – HANDRAIL - PEDESTRIAN AND BICYCLE:

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED (CONTRACT) PRICE
1	3 Rail Steel Handrail – FDOT Index No. 800 Bicycle w/hardware	72	500	572	LF	$50.00	$3,600.00	$25,000.00	$28,600.00
2	3 Rail Aluminum – FDOT Index No. 870 Bicycle, w/hardware	48	500	548	LF	$42.00	$2,016.00	$21,000.00	$23,016.00
3	2 Rail Steel – FDOT Index No. 860 Pedestrian w/hardware	30	1,000	1030	LF	$42.00	$1,260.00	$42,000.00	$43,260.00
4	2 Rail Aluminum – FDOT Index No. 870 Bicycle, w/hardware	750	1,000	1750	LF	$38.00	$28,500.00	$38,000.00	$66,500.00
5	REPLACE - 3 Rail Steel Handrail – FDOT Index No. 800 Bicycle w/hardware	150	0	150	LF	$53.00	$7,950.00	$0.00	$7,950.00
6	REPLACE - 3 Rail Aluminum – FDOT Index No. 870 Bicycle, w/hardware	540	0	540	LF	$44.00	$23,760.00	$0.00	$23,760.00
7	REPLACE - 2 Rail Steel – FDOT Index No. 860 Pedestrian w/hardware	30	0	30	LF	$45.00	$1,350.00	$0.00	$1,350.00
8	REPLACE - 2 Rail Aluminum – FDOT Index No. 870 Bicycle, w/hardware	300	0	300	LF	$40.00	$12,000.00	$0.00	$12,000.00
9	REPLACE - 2 Rail Steel – FDOT Index No. 860 Pedestrian w/hardware	30	0	30	LF	$45.00	$1,350.00	$0.00	$1,350.00
					TOTAL GROUP 6		$81,786.00	$126,000.00	$207,786.00

GROUP 7 – GATE OPERATORS

ESTIMATED COUNTY 60 MONTH USAGE	EST CO-OP 60 MONTH QTY	TOAL 60 MONTH QTY	MARK UP FROM COST	Total Cost
$335,000.00	$0.00	$335,000.00	20%	$402,000.00

GROUP 8 – REMOVAL AND DISPOSAL OF OLD FENCE UP TO AND INCLUDING 6' HIGH

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED CONTRACT PRICE
1	Removal of Old Fence up to and including 6' high	4,200	1,500	5,700	LF	$1.75	$7,350.00	$2,625.00	$9,975.00
					TOTAL GROUP 8		$7,350.00	$2,625.00	$9,975.00

GROUP 9 - INSTALLATION AND REMOVAL OF FENCING (Includes Temporary)

ITEM	DESCRIPTION	ESTIMATED COUNTY 60 MONTH QUANTITY	ESTIMATED CO-OP 60 MONTH QUANTITY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED CONTRACT PRICE
1	RATE CHARGES MONDAY THROUGH FRIDAY 8:00 A.M. – 5:00 P.M. (straight time)	3,180	1,100	4,280	Hour	$100.00	$318,000.00	$110,000.00	$428,000.00
2	RATE CHARGES MONDAY THROUGH FRIDAY (over time/Holiday)	76	20	96	Hour	$150.00	$11,700.00	$3,000.00	$14,700.00
					TOTAL GROUP 9		$329,700.00	$113,000.00	$442,700.00

GROUP 10 – REPAIR AND REPLACEMENT OF FENCING

ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED CONTRACT PRICE
1	RATE CHARGES	900	15,240	16,140	Hour	$100.00	$90,000.00	$1,524,000.00	$1,614,000.00
					TOTAL GROUP 10		$90,000.00	$1,524,000.00	$1,614,000.00

SERVICES AGREEMENT

EXHIBIT C

PAYMENT SCHEDULE

GROUP 11 ADDITIONAL CLEARING PER HOUR:									
ITEM	DESCRIPTION	EST COUNTY 60 MONTH QTY	EST CO-OP 60 MONTH QTY	TOTAL 60 MONTH QTY	UOM	UNIT PRICE	TOTAL PRICE COUNTY	TOTAL PRICE CO-OP	TOTAL COMBINED CONTRACT PRICE
1	CLEARING WITH BUSH HOG	42	15	57	Hour	$100.00	$4,200.00	$1,500.00	$5,700.00
					TOTAL GROUP 11		$4,200.00	$1,500.00	$5,700.00
	UNSPECIFIED WORK (60 Months)	$550,000.00							
	% Mark-Up from Cost	20%							
		5 Year Totals							
		County Total	Coop Total	Count and COOP Total					
	TOTAL GROUP 1:	$255,719.40	$341,287.50	$597,006.90					
	TOTAL GROUP 2	$90,506.00	$87,724.00	$178,230.00					
	TOTAL GROUP 3	$149,681.10	$347,741.00	$497,422.10					
	TOTAL GROUP 4	$71,713.50	$29,525.00	$101,238.50					
	TOTAL GROUP 5A	$35,844.00	$10,700.00	$46,544.00					
	TOTAL GROUP 5B	$81,483.00	$47,936.00	$129,419.00					
	TOTAL GROUP 5C	$23,232.00	$13,560.00	$36,792.00					
	TOTAL GROUP 5D	$21,135.00	$10,372.00	$31,507.00					
	TOTAL GROUP 5E	$22,808.00	$0.00	$22,808.00					
	TOTAL GROUP 5F	$35,157.00	$70.00	$35,227.00					
	TOTAL GROUP 6	$81,786.00	$126,000.00	$207,786.00					
	TOTAL GROUP 7	$402,000.00	$0.00	$402,000.00					
	TOTAL GROUP 8	$7,350.00	$2,625.00	$9,975.00					
	TOTAL GROUP 9	$329,700.00	$113,000.00	$442,700.00					
	TOTAL GROUP 10	$90,000.00	$1,524,000.00	$1,614,000.00					
	TOTAL GROUP 11	$4,200.00	$1,500.00	$5,700.00					
	TOTAL FOR GROUPS 1 THROUGH 11	$1,702,315.00	$2,656,040.50	$4,358,355.50					
	UNSPECIFIED WORK	$550,000.00	$0.00	$550,000.00					
		County 5 Year Total	Co-op 5 year total	County and Co-op 5 year total					
	GRAND TOTAL	$2,252,315.00	$2,656,040.50	$4,908,355.50					

PAYMENT/INVOICES:
SUPPLIER shall submit invoices for payment due as provided herein with such documentation as required by Pinellas County and all payments shall be made in accordance with the requirements of Section 218.70 *et. seq*, Florida Statutes, "The Local Government Prompt Payment Act." Invoices shall be submitted to the address below unless instructed otherwise on the purchase order, or if no purchase order, by the ordering department:

Finance Division Accounts Payable
Pinellas County Board of County Commissioners
P. O. Box 2438
Clearwater, FL 33757

Each invoice shall include, at a minimum, the Supplier's name, contact information and the standard purchase order number. In order to expedite payment, it is recommended the Supplier also include the information shown in below. The County may dispute any payments invoiced by SUPPLIER in accordance with the County's Dispute Resolution Process for Invoiced Payments, established in accordance with Section 218.76, Florida Statutes, and any such disputes shall be resolved in accordance with the County's Dispute Resolution Process.

INVOICE INFORMATION:

Supplier Information Company name, mailing address, phone number, contact name and email address as provided on the PO

Remit To	Billing address to which you are requesting payment be sent
Invoice Date	Creation date of the invoice
Invoice Number	Company tracking number
Shipping Address	Address where goods and/or services were delivered
Ordering Department	Name of ordering department, including name and phone number of contact person
PO Number	Standard purchase order number
Ship Date	Date the goods/services were sent/provided
Quantity	Quantity of goods or services billed
Description	Description of services or goods delivered
Unit Price	Unit price for the quantity of goods/services delivered
Line Total	Amount due by line item
Invoice Total	Sum of all of the line totals for the invoice

Pinellas County offers a credit card payment process (ePayables) through Bank of America. Pinellas County does not charge vendors to participate in the program; however, there may be a charge by the company that processes your credit card transactions. For more information please visit Pinellas County purchasing website at www.pinellascounty.org/purchase.

EXHIBIT E

DISPUTE RESOLUTION FOR PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS IN MATTERS OF INVOICE PAYMENTS:

Payment of invoices for work performed for Pinellas County Board of County Commissioners (County) is made, by standard, in arrears in accordance with Section 218.70, et. seq., Florida Statutes, the Local Government Prompt Payment Act.

If a dispute should arise as a result of non-payment of a payment request or invoice the following Dispute Resolution process shall apply:

A. Pinellas County shall notify a vendor in writing within ten (10) days after receipt of an improper invoice, that the invoice is improper. The notice should indicate what steps the vendor should undertake to correct the invoice and resubmit a proper invoice to the County. The steps taken by the vendor shall be that of initially contacting the requesting department to validate their invoice and receive a sign off from that entity that would indicate that the invoice in question is in keeping with the terms and conditions of the agreement. Once sign off is obtained, the vendor should then resubmit the invoice as a "Corrected Invoice" to the requesting department which will initiate the payment timeline.

1.) Requesting department for this purpose is defined as the County department for whom the work is performed.

2.) Proper invoice for this purpose is defined as an invoice submitted for work performed that meets prior agreed upon terms or conditions to the satisfaction of Pinellas County.

B. Should a dispute result between the vendor and the County about payment of a payment request or an invoice then the vendor should submit their dissatisfaction in writing to the Requesting Department. Each Requesting Department shall assign a representative who shall act as a "Dispute Manager" to resolve the issue at departmental level.

C. The Dispute Manager shall first initiate procedures to investigate the dispute and document the steps taken to resolve the issue in accordance with section 218.76 Florida Statutes. Such procedures shall be commenced no later than forty-five (45) days after the date on which the payment request or invoice was received by Pinellas County, and shall not extend beyond sixty (60) days after the date on which the payment request or invoice was received by Pinellas County.

D. The Dispute Manager should investigate and ascertain that the work, for which the payment request or invoice has been submitted, was performed to Pinellas County's satisfaction and duly accepted by the Proper Authority. Proper Authority for this purpose is defined as the Pinellas County representative who is designated as the approving authority for the work performed in the contractual document. The Dispute Manager shall perform the required investigation and arrive at a solution before or at the sixty (60) days timeframe for resolution of the dispute, per section 218.76, Florida Statutes. The County Administrator or his or her designee shall be the final arbiter in resolving the issue before it becomes a legal matter. The County Administrator or his or her designee will issue their decision in writing.

E. Pinellas County Dispute Resolution Procedures shall not be subject to Chapter 120 of the Florida Statutes. The procedures shall also, per section 218.76, Florida Statutes, not be intended as an administrative proceeding which would prohibit a court from ruling again on any action resulting from the dispute.

DISPUTE RESOLUTION FOR PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS IN MATTERS OF INVOICE PAYMENTS:

F. Should the dispute be resolved in the County's favor interest charges begin to accrue fifteen (15) days after the final decision made by the County. Should the dispute be resolved in the vendor's favor the County shall pay interest as of the original date the payment was due.

G. For any legal action to recover any fees due because of the application of sections 218.70 et. seq., Florida Statutes, an award shall be made to cover court costs and reasonable attorney fees, including those fees incurred as a result of an appeal, to the prevailing party If it is found that the non-prevailing party held back any payment that was the reason for the dispute without having any reasonable lawful basis or fact to dispute the prevailing party's claim to those amounts.

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 260175-N-PH, Repair Services for Godwin Pumps **(Chris Cotta Public Works Director, Jake Schaff Fleet Manager, Janina Lewis Procurement Services Director)**

Recommendation

Award File No. 260175-N-PH, Single Source Purchase for the repair of Godwin pumps to Xylem Dewatering Solutions, Inc. in an estimated annual amount of $30,000.00 for the period of July 22, 2026 through July 21, 2027 for the Public Works Department – Fleet Maintenance.

Background

The purpose of this contract is to provide repair parts and services for approximately 20 Godwin pumps (see attached memo). Xylem Dewatering Solutions is the sole authorized dealer for Godwin Pumps OEM equipment, parts and service in the Tampa Bay area. A single source notification was posted on the City's bidding website, Bonfire, and the Procurement Services Department received no challenges to this notification.

Funding

Funding will be identified as parts and services are needed.

Strategic Plan Objective

N/A

City of Tarpon Springs, Florida

Public Works Dept.
325 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5606

To: Janina Lewis, Procurement Services Director

Through: Chris Cotta, Public Works Director

From: Jake Schaff, Fleet Manager

Date: June 12, 2026

Re: Authorize File No. 260175-N-PH, Sole Source Contract for Repair Services for Godwin Pumps

Recommendation:

Authorize single source Contract File No. 250196-N-PH, with Xylem Dewatering Solutions, effective July 22, 2026, through July 21, 2027, in an estimated annual amount of $30,000, for the Public Works Department- Vehicle Maintenance Division.

Background:

The City currently owns and operates approximately 20 units of Godwin Pumps brand equipment. Proper maintenance of this equipment is essential to Public Works' and Public Services operations and longevity of the equipment's lifespan. Xylem Dewatering Solutions is the sole authorized dealer for Godwin Pumps OEM equipment, parts and service in the Tampa Bay area. Authorization of this contract will allow the Vehicle Maintenance Department to make as needed purchases of Godwin Pumps OEM equipment, parts and services required to maintain the City's equipment.

Funding:

Funding will be determined as needed.

Dewatering Solutions
202 Winston Creek Parkway, Lakeland, FL 33810
Tel +1.863.682.8800 Fax +1.863.682.8800

June 12, 2026

City of Tarpon Springs
Attention: Jake Schaff

Subject: Godwin Pumps Products – Sales and Service

Dear Mr. Schaff:

Xylem Dewatering Solutions, Inc., is the sole manufacturer of the Godwin Pumps of America products. Xylem Dewatering Solutions, Inc., is the sole or exclusive representative within the state of Florida for the purchase of new products, OEM repair / replacement parts, maintenance, repair services, field services, and technical support.

No other representative can sell products, repair / replacement parts, maintenance, repair / replacement services, field services and technical support for Xylem Dewatering Solutions, Inc.

Xylem Dewatering Solutions, Inc. services the State of Florida from (4) locations:

202 Winston Creek Parkway in Lakeland, FL 33810
1201 NW 18th Street in Pompano Beach, FL 33069
455 Harvest Time Drive in Sanford, FL 32771

All facilities are directly supported by Xylem Dewatering Solutions, Inc. corporate facility located at One Floodgate Road in Bridgeport, New Jersey, 08014.

Sincerely,
Xylem Dewatering Solutions, Inc.

Billy Weis
Service Center Manager
Xylem Dewatering Solutions, Inc.

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

May 29, 2026

NOTICE OF INTENT TO SINGLE SOURCE

FILE NUMBER: 260175-N-PH

Repair Services for Godwin Pumps

The City of Tarpon Springs intends to recommend the award of a single source purchase agreement for an Estimated Annual Amount of $30,000.00 to Xylem Dewatering Solutions, Inc.

Vendors who believe they can meet or exceed the above stated requirement must provide convincing technical data sufficient to support their position. The City of Tarpon Springs Procurement Services office must receive replies to this notice not later than close of business on June 19, 2026. After this date, an award will be made. Responses to this notice will be used to determine whether bona fide competition exists.

Send written responses via Bonfire, to City of Tarpon Springs Procurement Services, 324 E. Pine St., Tarpon Springs, Florida, 34689, Attention Patty Hall, CPPB, Senior Procurement Analyst, or email to phall@ctsfl.us. For further information call (727) 943-4870.

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 260176-N-PH, Single Source Purchase of Vactor and Elgin Original Equipment Manufacturer (OEM) Parts and Service **(Chris Cotta Public Works Director, Jake Schaff Fleet Manager, Janina Lewis Procurement Services Director)**

Recommendation

Award File No. 260176-N-PH, Single Source Purchase of Vactor and Elgin Original Equipment Manufacturer (OEM) Parts and Service to Environmental Products Group in an estimated annual amount of $150,000.00 for the period of July 26, 2026 through July 25, 2027 for the Public Works Department – Fleet Maintenance Division.

Background

This contract is to provide OEM parts and service for the City's Vactor and Elgin powered vehicles and equipment which are used city-wide (see attached memo). Environmental Products Group is the sole authorized dealer of Vactor and Elgin products and repair services in the Tampa Bay area. A single source notification was posted on the City's bidding website, Bonfire, and the Procurement Services Department received no challenges to this notification.

Funding

Funding will be identified as parts and services are needed.

Strategic Plan Objective

N/A

City of Tarpon Springs, Florida

Public Works Dept.
325 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5606

To: Janina Lewis, Procurement Services Director

Through: Chris Cotta, Public Works Director

From: Jake Schaff, Fleet Manager

Date: June 12, 2026

Re: Authorize File No. 2600176-N-PH, Sole Source Contract for OEM Vactor and Elgin Parts and Service

Recommendation:

Authorize single source Contract File No. 2600176-N-PH, with Environmental Products Group, effective July 26, 2026, through July 25, 2027, in an estimated annual amount of $150,000, for the Public Works Department- Vehicle Maintenance Division (Fleet).

Background:

The City currently owns and operates an Elgin Streetsweeper utilized by the Stormwater Division and three Vactor vacuum truck utilized by the Sewage Collections Division and Stormwater Division. Proper maintenance of this equipment is essential to Public Works' and Public Services operations and longevity of the equipment's lifespan. Environmental Products Group is the sole authorized dealer for both Elgin and Vactor OEM equipment, parts and service in the Tampa Bay area. Authorization of this contract will allow Fleet to make as needed purchases of Elgin and Vactor OEM equipment, parts and services required to maintain the City's equipment.

Funding:

Funding will be determined as needed.

FEDERAL SIGNAL
Environmental Solutions

Advancing security and well-being.

June 12th, 2026

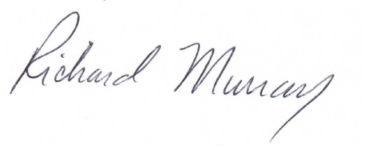
Jake Schaff
City of Tarpon Springs

Mr. Schaff,

Thank you and everyone involved within the City for your interest in Vactor sewer cleaners. Environmental Products Group is the sole source for Vactor equipment, parts and service in the State of Florida east of the Apalachicola River. Environmental Products Group is the only factory authorized sales and service center for Vactor products, parts and service in this area.

This statement is submitted on behalf of Federal Signal Corporation, Vactor Manufacturing and Environmental Products Group. If you have any questions or concerns regarding this matter, please do not hesitate to call me.

Sincerely,



Richard Murray
Regional Sales Manager
Vactor Manufacturing
(630)-659-5673
rmurray@fsepg.com

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

May 29, 2026

NOTICE OF INTENT TO SINGLE SOURCE

FILE NUMBER: 260176-N-PH

OEM Vactor and Elgin Parts and Service

The City of Tarpon Springs intends to recommend the award of a single source purchase agreement for an Estimated Annual Amount of $55,000.00 to Environmental Products Group for Vactor and Elgin equipment, parts and service.

Contractors who believe they can meet or exceed the above stated requirement must provide convincing technical data sufficient to support their position. The City of Tarpon Springs Procurement Services office must receive replies to this notice not later than close of business on June 19, 2026. After this date, an award will be made. Responses to this notice will be used to determine whether bona fide competition exists.

Send written responses to City of Tarpon Springs Procurement Services, 324 E. Pine St., Tarpon Springs, Florida, 34689, Attention Patty Hall, CPPB, Senior Procurement Analyst, via the Bonfire portal, or email to phall@ctsfl.us. For further information call (727) 943-4870.

Project Administration Department

324 East Pine Street
Tarpon Springs FL 34689
(727) 942-5638

Memorandum

Date: July 14, 2026

To: Mayor, Board of Commissioners, and City Manager

Through: Thomas Kiger, Public Services Director

From: P.J. Harbert, Grant Project Specialist

Subject: Approve Amendment to Pinellas County Community Block Development Grant Subaward Agreement No. CD25TSCCG

Recommendation
Approval is recommended for the Mayor or his designee per City resolution to execute a Community Development Block Grant (CDBG) Program Subaward Subrecipient Agreement Amendment with Pinellas County for the purpose of extending the grant expiration date from 09/30/2025 to 12/31/2026. This funding is a pass-through grant from Pinellas County through the United States Department of Housing and Urban Development (HUD).

Summary
Through the original subrecipient agreement, Pinellas County agreed to partner with the City to fund the Community Center facility improvements, specifically replacing the gymnasium floor. The City was awarded $142,895.00 through the CDBG funds.

The agreement document is attached.

The City Attorney has reviewed this document.

This instrument was prepared by:
Marcella Faucette, Pinellas County Housing
and Community Development Department
310 Court Street, 1st Floor
Clearwater, FL 33756

FIRST AMENDMENT TO
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBAWARD
LAND USE RESTRICTION AND SUBRECIPIENT AGREEMENT WITH
CITY OF TARPON SPRINGS
(Agreement No.: CD25TSCCG)

THIS FIRST AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM SUBAWARD LAND USE RESTRICTION AND SUBAWARD SUBRECIPIENT AGREEMENT (hereinafter FIRST AMENDMENT), is made and entered into by and between **Pinellas County** (hereinafter COUNTY), a political subdivision of the State of Florida, having its principal office at 315 Court Street, Clearwater, Florida 33756, and **City of Tarpon Springs** (hereinafter CITY), a Florida Municipality, having its principal office at 324 Pine Street, Tarpon Springs, Florida 34689.

THIS FIRST AMENDMENT shall be properly filed and recorded by the County in the official public records of Pinellas County, Florida and shall constitute an amendment to the restriction upon the use of the property, subject to and in accordance with the terms contained herein:

WHEREAS, COUNTY entered into a Community Development Block Grant Program Subaward Land Use Restriction and Subrecipient Agreement, Agreement No.: **CD25TSCCG** (AGREEMENT), with CITY on January 22, 2026, to provide, through the Pinellas County Housing and Community Development Department (DEPARTMENT), **$142,895.00 (One Hundred Forty-Two Thousand, Eight Hundred Ninety-Five and 00/100 Dollars)** in Community Development Block Grant (CDBG) funds to AGENCY for facility improvements, as recorded in Official Records Book 23437, Pages 2411-2445 (hereinafter the AGREEMENT); and

WHEREAS, the 2025-2026 Action Plan, approved by the Board in Resolution 25-52, identified funding be provided to CITY for facility improvements, including replacing the gymnasium floor, at the CITY'S Community Center located at 400 South Walton Avenue, Tarpon Springs, Florida 34689, within the locally designated Tarpon Springs Target Area, a low- and moderate-income area, (hereinafter the PROJECT); and

WHEREAS, due to summer camp activities currently occurring in the community center's gymnasium, there has been a delay in the commencement of the rehabilitation project, the CITY will not be able to complete the PROJECT on or before the AGREEMENT expiration date of September 30, 2026; and

WHEREAS, the COUNTY will extend the AGREEMENT expiration date three (3) months to **December 31, 2026**, to allow time for PROJECT completion; and

WHEREAS, as a result of the extension of the term of the AGREEMENT for the PROJECT, the restricted period of the land use restriction will be extended three (3) months to **January 1, 2037**; and

NOW, THEREFORE, in consideration of the promises and mutual covenants, contained herein and for other good and valuable considerations, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

Article 1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

Article 2. Amended Terms and Conditions. The terms and conditions of the AGREEMENT are hereby amended and restated as follows:

3. TERM OF SPECIFIC PERFORMANCE AGREEMENT; EFFECTIVE DATE

This Agreement shall become valid and binding upon proper execution by the parties hereto, and unless terminated pursuant to the term herein, shall continue in full force and effect until **December 31, 2026**, or until COUNTY'S full and complete disbursement of funding to AGENCY, whichever comes first. AGENCY may use funds provided herein to cover eligible PROJECT expenses incurred by the AGENCY between **October 1, 2025, and December 31, 2026.**

Notwithstanding the termination of the AGREEMENT, the use restrictions referenced in section 7. Reversion of Assets; Land Use Restrictions, shall remain in full force and effect, restricting the use of the PROPERTY to the use outlined herein, from the Effective Date of this AGREEMENT until the end of the Restricted Period referenced in section 7. Reversion of Assets; Land Use Restrictions.

5. SPECIFIC GRANT INFORMATION

(e)	Subaward Period of Performance Start and End Date	10/01/2025 - 12/31/2026

7. REVERSION OF ASSETS; LAND USE RESTRICTIONS

b) Restricted Period: Notwithstanding the termination of the AGREEMENT, the land use restrictions referenced herein shall remain in full force and effect, restricting the use of the PROPERTY to the use outlined herein, from the Effective Date of this AGREEMENT until **January 1, 2037** (hereinafter the "Restricted Period").

Article 3. Terms and Conditions. Except as otherwise stated herein, the terms and conditions of the Agreement shall remain in full force and effect.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed on the last date of execution as shown below.

Signed, sealed, and delivered in the presence of:

PINELLAS COUNTY, FLORIDA
a political subdivision of the State of Florida

By: _____
Name: Barry A. Burton
Title: County Administrator
Address: 315 Court Street, Clearwater, FL 33756

Date: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this ____ day of **June 2026,** by **Barry A. Burton, County Administrator, Pinellas County**, a political subdivision of the State of Florida, who is ( ) personally known to me or ( ) who has produced _____ _____as identification.

_____
(Signature)

(NOTARY STAMP/SEAL ABOVE)

_____
(Name of Notary, typed, printed, or stamped)

Signed, sealed, and delivered in the presence of:

AGENCY: City of Tarpon Springs
a Florida Municipality

By: _____
Name: John Koulianos, Mayor
Address: 324 Pine Street
Tarpon Springs, FL 34689

Date: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this ____ day of **June 2026,** by **John Koulianos, Mayor of City of Tarpon Springs**, a Florida Municipality, on behalf of the City, who is ( ) personally known to me or ( ) who has produced _____ _____as identification.

_____
(Signature)

(NOTARY STAMP/SEAL ABOVE)

_____
(Name of Notary, typed, printed, or stamped)

FIRE STATION 70 FUNDING AGREEMENT

THIS AGREEMENT ("Agreement") is entered into this ____ day of _____, 2026, between the City of Tarpon Springs, a Florida municipal corporation, ("City"), and Pinellas County, a political subdivision of the State of Florida, ("County") (collectively "Parties").

WITNESSETH:

WHEREAS, City provides fire and emergency medical services ("EMS") under contract with the County for the City's area of unincorporated Pinellas County; and

WHEREAS, the City has presented to the County a need for a new fire station to replace the existing Fire Station 70 which is past its serviceable and safe useful life; and

WHEREAS, the County has reviewed City's request and confirms the need for a new fire station to replace the existing Fire Station 70 serving the City of Tarpon Springs; and

WHEREAS, the County has Fire District funds, which are being made available to provide funding assistance for the construction of the new fire station; and

WHEREAS, County has agreed to enter into this Agreement to provide funding to assist the City in their construction of a new fire station; and

WHEREAS, this Agreement is entered between the Parties pursuant to Section 163.01, Florida Statutes.

NOW THEREFORE, the Parties agree as follows:

1. **Recitations.** The above recitations are true and correct and are incorporated herein by reference.

2. **Project.** The City shall be responsible for all aspects of land acquisition, design, construction, operation and future maintenance of its Fire Station facility. The County is solely providing funding support for the project. The new fire station will replace the existing facility at Pinellas County Parcel ID No. 14-27-15-89226-000-0175 with an address of _1201 Gulf Road, Tarpon Springs, FL 34689.

3. **Term**. The term of this Agreement ("Term") shall commence on date approved and signed by the County and shall end on September 30, 2027.

4. **Funding**.

   A. The County shall provide up to $640,257.78 ("County Funds") to pay for the Project in accordance with this Agreement. County Funds may be used by City for the following to include, but not limited to, land acquisition, engineering, site preparation, design, construction, and associated costs directly related to the Project.

B. The actual cost to the County shall not exceed the proportionate share of the Project cap of $640,257.78 (in FY 2026-27) without an amendment to this Agreement subject to the approval of the Board of County Commissioners.

C. City shall provide documentation to include purchase orders, invoices, and proof of payment for reimbursement of actual expenses incurred during the land acquisition, design and construction of the Project. Such request for reimbursement shall include a cover letter/invoice from the City recapping the expenses. City shall remit documented expenses to the County periodically during each fiscal year up to the cap for each fiscal year and subject to the Project cap.

D. The County shall make payment to City for invoiced work within forty-five (45) days in accordance with 218.70, *et seq.*, the Florida Prompt Payment Act.

E. All invoices shall be sent to the County per Section 14.

F. Funding is derived from the millage rate levied on the City of Tarpon Springs fire district property owners. County funds are budgeted to the following cap each Fiscal Year for disbursement as follows:

FY 2026-27 Up to $640,257.78

The County agrees to fund its proportionate share of 9.34% in FY 2026-27.

G. No funds shall be paid prior to the start of FY27 or October 1, 2026.

5. **Use of Funds**. The County Funds shall be used solely and exclusively for the Project as approved by the County, and any funds not so utilized at the end of the Project shall be returned to the County. Should the City fail to occupy and operate the fire station facility by December 31, 2027, the City shall return the original funding amount to the County. Should the City cease continuous operation of the fire station prior to the expiration of a 120-month period ending December 31, 2037, the City shall return a pro-rated portion of the original funding amount to the County. The terms of this paragraph shall survive termination of this Agreement.

6. **Compliance with Federal, State, County, and Local Laws**. The Parties shall comply with all federal, state, county, and local laws, regulations, and ordinances at all times.

7. **Termination of Agreement**.

A. This Agreement may be terminated by either party upon fifteen (15) days written notice if conditions arise that, in the sole discretion of the party terminating, require such termination in the public interest.

B. Notice of any termination shall be given in accordance with Section 14 of this Agreement.

8. **Parties' Liabilities**.

A. The County's liability and obligations to City or any person having a claim pursuant to this Agreement shall be limited solely to the amount of the County Funds committed herein and the terms and conditions of this Agreement.

B. City's liability and obligations to the County shall be to deliver a completed Project and refund any unused portion of the funds received from the County to the County in the event of termination or breach of this Agreement.

9. **Indemnification**. To the greatest extent of applicable law, City agrees to indemnify and defend County, its officers, and employees against all claims of any nature whatsoever arising out of the Project. Nothing herein is intended to serve as a waiver of sovereign immunity by either the County or the City. Nothing herein shall be construed as consent by the County or City to be sued by third parties in any matter arising out of this Agreement. The terms of this paragraph shall survive termination of this Agreement.

10. **Discrimination**. City and the County shall not discriminate against any person in violation of federal, state, or local law and ordinances.

11. **Assignment**. This Agreement may not be assigned by City without the written consent of the County.

12. **Severability**. Should any section or part of any section of this Agreement be rendered void, invalid, or unenforceable by any court of law, for any reason, such a determination shall not render void, invalid, or unenforceable any other section or any part of any section of this contract.

13. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties, and no change will be valid unless made by supplemental written agreement executed by both Parties.

14. **Notices**. All notices, requests, demands, or other communications required by law or this Agreement shall be in writing and shall be deemed to have been served as of the delivery date appearing upon the return receipt if sent by certified mail or the actual date of delivery. The primary contact for each of the Parties is:

    Fire Chief
    Tarpon Springs Fire Rescue
    444 Huey Avenue | Tarpon Springs, FL 34689.

    SES Bureau Director
    10750 Ulmerton Road
    Largo, Florida 33778.

15. **Waiver**. No act of omission or commission of either party, including without limitation, any failure to exercise any right, remedy, or recourse, shall be deemed to be a waiver, release, or modification of the same. Such a waiver, release, or modification is to be affected only through a written modification to this Agreement.

16. **Governing Law and Venue**. This Agreement is to be construed in accordance with the laws of the State of Florida. Venue for any cause of action or claim asserted by either party hereto brought in state courts shall be in Pinellas County, Florida. Venue for any action brought in federal court shall be in the Middle District of Florida, Tampa Division, unless a division shall be created in District or Pinellas County, in which case action shall be brought in that division.

17. **Due Authority**. Each party to this Agreement represents and warrants to the other party that (i) they are duly organized, qualified, and existing entities under the laws of the State of Florida, and (ii) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

18. **Headings**. The paragraph headings are inserted herein for convenience and reference only, and in no way define, limit, or otherwise describe the scope or intent of any provisions hereof.

19. **Approval**. This Agreement is subject to approval of the City of Tarpon Springs City Council and the Pinellas County Board of County Commissioners.

20. **Fiscal Non-Funding**. In the event that sufficient budgeted funds are not available for a new fiscal period, the County shall notify City of such occurrence, and the contract shall terminate on the last day of the then-current fiscal period without penalty or expense to the County.

21. **Only Agreement of the Parties**. This Agreement replaces and supersedes and replaces all prior Agreements of the Parties governing the construction of a Fire Station in City. The Parties agree that this document extends the agreement of the Parties regarding this construction but allocates no additional funds beyond the prior agreements.

22. **Force Majeure.** The City shall be excused from the performance of the obligations under paragraph 5, Use of Funds, to the extent that such performance is prevented by force majeure. Force Majeure shall be defined as fire, natural disaster, acts of God, acts of war, terrorism, civil disorders, decrees of government bodies, voluntary or involuntary compliance with any regulation, law or order of the government, failure or default of public utilities, pandemic, epidemic, riot, strikes, labor or supply disruptions or similar causes beyond the control of the City.

[Signature Page to Follow]

IN WITNESS WHEREOF the parties hereto, by and through their undersigned authorized officers have caused this Agreement to be executed on this _____ day of _____, 2026.

ATTEST:
KENNETH BURKE, CLERK

by: _____
Deputy Clerk

PINELLAS COUNTY
By and through its Board of County Commissioners

by: _____
Chairman

Approved as to form:

by: _____
County Attorney

Countersigned:

by: _____
Mayor

CITY OF TARPON SPRINGS, FLORIDA

by: _____
City Manager

Approved as to form:

by: _____
City Attorney

Attest:

by: _____
City Clerk

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Andrew Salzman, City Attorney
Irene Jacobs, City Clerk & Collector
Mark LeCouris, City Manager
From: Taurean Mathis, Police Major
Subject: Federal Bureau of Investigation (FBI) Memorandum of Understanding **(Taurean Mathis, Assistant Police Chief)**

Recommendation

Approve the authorization for the Chief of Police (TSPD) to sign the MOU with the Federal Bureau of Investigation (FBI).

Background

This Memorandum of Understanding (MOU) is entered into by and between the Federal Bureau of Investigation (FBI) and the Tarpon Springs Police Department (participating agencies) (collectively: the Parties). Nothing in this MOU should be construed as limiting or impeding the basic spirit of cooperation which exists between these agencies.

Authority for the FBI to enter into this agreement can be found at Title 28, United States Code (U.S.C.), Section (S) 533; 34 U.S.C. S 1021 1 ; Title 28, Code of Federal Regulations (C.F.R.), S 0.85; and applicable United States Attorney General's Guidelines.

The purpose of this MOU is to delineate the responsibilities of Tampa Safe Streets Task Force (SST F) personnel; formalize relationships between participating agencies for policy guidance, planning, training, public and media relations; and maximize inter-agency cooperation. This MOU is not intended, and should not be construed, to create any right or benefit, substantive or procedural, enforceable at law or otherwise by any third patty against the parties, the United States, or the officers, employees, agents, or other associated personnel thereof. No assignment of rights, duties, or obligations of this MOU shall be made by any party without the express written approval of a duly authorized representative of all other parties.

The mission of the SSTF is to identify and target for prosecution criminal enterprise groups responsible for drug trafficking, money laundering, alien smuggling, crimes of violence such as murder and aggravated assault, robbery, and violent street gangs, as well as to intensely focus on the apprehension of dangerous fugitives where there is or may be a federal investigative interest. The SST F will enhance the effectiveness of federal/state/local law enforcement resources through a well-coordinated initiative seeking the most effective investigative/prosecutive avenues by which to convict and incarcerate dangerous offenders.

The City Attorney has reviewed the MOU and advised that it is legally sufficient.

Funding

None

Strategic Plan Objective

B.3.2

FEDERAL BUREAU OF INVESTIGATION
TAMPA SAFE STREETS TASK FORCE
MEMORANDUM OF UNDERSTANDING

PARTIES

1. This Memorandum of Understanding (MOU) is entered into by and between the **Federal Bureau of Investigation (FBI)** and the **Tarpon Springs Police Department** (participating agencies) (collectively: the Parties). Nothing in this MOU should be construed as limiting or impeding the basic spirit of cooperation which exists between these agencies.

AUTHORITIES

2. Authority for the FBI to enter into this agreement can be found at Title 28, United States Code (U.S.C.), Section (§) 533; 34 U.S.C. § 10211; Title 28, Code of Federal Regulations (C.F.R.), § 0.85; and applicable United States Attorney General's Guidelines.

PURPOSE

3. The purpose of this MOU is to delineate the responsibilities of Tampa Safe Streets Task Force (SSTF) personnel; formalize relationships between participating agencies for policy guidance, planning, training, public and media relations; and maximize inter-agency cooperation. This MOU is not intended, and should not be construed, to create any right or benefit, substantive or procedural, enforceable at law or otherwise by any third party against the parties, the United States, or the officers, employees, agents, or other associated personnel thereof. No assignment of rights, duties, or obligations of this MOU shall be made by any party without the express written approval of a duly authorized representative of all other parties.

MISSION

4. The mission of the SSTF is to identify and target for prosecution criminal enterprise groups responsible for drug trafficking, money laundering, alien smuggling, crimes of violence such as murder and aggravated assault, robbery, and violent street gangs, as well as to intensely focus on the apprehension of dangerous fugitives where there is or may be a federal investigative interest. The SSTF will enhance the effectiveness of federal/state/local law enforcement resources through a well-coordinated initiative seeking the most effective investigative/prosecutive avenues by which to convict and incarcerate dangerous offenders.

SUPERVISION AND CONTROL

A. Supervision

5. Overall management of the SSTF shall be the shared responsibility of the participating agency heads and/or their designees.

6. The Special Agent in Charge (SAC) of the FBI Tampa Field Office shall designate one Supervisory Special Agent (SSTF Supervisor) to supervise the SSTF. The SSTF Supervisor may designate a Special Agent to serve as the SSTF Coordinator. Either the SSTF Supervisor or the SSTF Coordinator shall oversee day-to-day operational and investigative matters pertaining to the SSTF.

7. Conduct undertaken outside the scope of an individual's SSTF duties and assignments under this MOU shall not fall within the oversight responsibility of the SSTF Supervisor or SSTF Coordinator.

8. SSTF personnel will report to his or her respective agency for personnel and administrative matters. Each participating agency shall be responsible for the pay, overtime, leave, performance appraisals, and other personnel matters relating to its employees detailed to the SSTF. The FBI and the participating agency may provide for overtime reimbursement by the FBI by separate written agreement.

9. All FBI personnel will adhere to the FBI's ethical standards, including Department of Justice (DOJ)/FBI regulations relating to outside employment and prepublication review matters, and will remain subject to the Supplemental Standards of Ethical conduct for employees of the DOJ.

10. All SSTF personnel, which includes Task Force Officers, Task Force Members, and Task Force Participants must adhere to the applicable U.S. Attorney General's Guidelines and Domestic Investigations and Operations Guide (DIOG).

11. SSTF personnel will continue to report to their respective agency heads for non-investigative administrative matters not detailed in this MOU.

12. Continued assignment of personnel to the SSTF will be based on performance and at the discretion of appropriate management. The FBI SAC and SSTF Supervisor will also retain discretion to remove any individual from the SSTF.

B. **Case Assignments**

13. The FBI SSTF Supervisor will be responsible for opening, monitoring, directing, and closing SSTF investigations in accordance with existing FBI policy and the applicable United States Attorney General's Guidelines.

14. Assignments of cases to personnel will be based on, but not limited to, experience, training and performance, in addition to the discretion of the SSTF Supervisor.

15. For FBI administrative purposes, SSTF cases will be entered into the relevant FBI computer system.

16. SSTF personnel will have equal responsibility for each case assigned. SSTF personnel will be responsible for complete investigation from predication to resolution.

C. **Resource Control**

17. The head of each participating agency shall determine the resources to be dedicated by that agency to the SSTF, including personnel, as well as the continued dedication of those resources. The participating agency head or designee shall be kept fully apprised of all investigative developments by his or her subordinates.

OPERATIONS

A. **Investigative Exclusivity**

18. It is agreed that matters designated to be handled by the SSTF will not knowingly be subject to non-SSTF law enforcement efforts by any of the participating agencies. It is incumbent on each agency to make proper internal notification regarding the SSTF's existence and areas of concern.

19. It is agreed that there is to be no unilateral action taken on the part of the FBI or any participating agency relating to SSTF investigations or areas of concern as described in paragraph 4. All law enforcement actions will be coordinated and cooperatively carried out.

20. SSTF investigative leads outside of the geographic areas of responsibility for FBI Tampa Field Office will be communicated to other FBI offices for appropriate investigation.

B. **Confidential Human Sources**

21. The disclosure of FBI informants, or Confidential Human Sources (CHSs), to non-SSTF personnel will be limited to those situations where it is essential to the effective performance of the SSTF and only with prior FBI approval. These disclosures will be consistent with applicable FBI guidelines and policy.

22. Non-FBI SSTF personnel may not make any further disclosure of the identity of an FBI CHS, including to other individuals assigned to the SSTF. No documents or information which identify, tend to identify, or may indirectly identify an FBI CHS may be released without prior FBI approval.

23. In those instances where a participating agency provides a CHS, the FBI may, at the discretion of the SAC, become solely responsible for the CHS's continued development, operation, and compliance with necessary administrative procedures regarding operation and payment as set forth by the FBI.

24. The United States Attorney General's Guidelines and FBI policy and procedure for operating FBI CHSs shall apply to all FBI CHSs opened and operated in furtherance of SSTF investigations. Documentation of, and any payments made to, FBI CHSs shall be in accordance with FBI policy and procedure.

25. Operation, documentation, and payment of any CHS opened and operated in furtherance of an SSTF investigation must be in accordance with the United States Attorney General's Guidelines, regardless of whether the handling agency is an FBI SSTF participating agency. Documentation of state, county, or local CHSs opened and operated in furtherance of SSTF investigations shall be maintained at an agreed upon location.

C. **Reports and Records**

26. All investigative reporting will be prepared in compliance with existing FBI policy. Subject to pertinent legal and/or policy restrictions, copies of pertinent documents created by SSTF personnel will be made available for inclusion in the respective investigative agencies' files as appropriate.

27. SSTF reports prepared in cases assigned to SSTF personnel will be maintained at an FBI approved location; original documents will be maintained by the FBI.

28. Records and reports generated in SSTF cases which are opened and assigned by the FBI SSA with designated oversight for investigative and personnel matters will be maintained in the FBI investigative file for SSTF.

29. SSTF investigative records maintained at the Tampa Field Office of the FBI will be available to all SSTF personnel, as well as their supervisory and command staff subject to pertinent legal, administrative and/or policy restrictions.

30. All evidence and original tape recordings (audio and video) acquired by the FBI during the course of the SSTF investigations will be maintained by the FBI. The FBI's rules and policies governing the submission, retrieval and chain of custody will be adhered to by SSTF personnel.

31. All SSTF investigative records will be maintained at an approved FBI location. Placement of all or part of said information into participating agency files rests with the discretion of supervisory personnel of the concerned agencies, subject to SSTF Supervisor approval.

32. Classified information and/or documents containing information that identifies or tends to identify an FBI CHS shall not be placed in the files of participating agencies unless appropriate FBI policy has been satisfied and only with prior FBI approval.

INFORMATION SHARING

33. Records or reports created or obtained by the SSTF are the property of the FBI and disclosure of such records, if it occurs, shall be pursuant to applicable federal law, with the approval of FBI. If such records are shared outside of the SSTF with state and/or local law enforcement agencies, such records are merely loaned to the non-Federal agency and are subject to retrieval by the FBI at its discretion. In the event that the Tarpon Springs Police Department receives a request pursuant to Florida's public records statute, Chapter 119, the civil or criminal discovery process, or other judicial, legislative, or administrative process, to disclose SSTF records, the Tarpon Springs Police Department will immediately notify the FBI of any such request in order to allow sufficient time for the FBI to seek to prevent disclosure through appropriate channels, if necessary.

34. No information possessed by the FBI, to include information derived from informal communications between SSTF personnel and FBI employees not assigned to the SSTF, may be disseminated by SSTF personnel to non-SSTF personnel without the approval of the SSTF Supervisor and in accordance with the applicable laws and internal regulations, procedures or agreements between the FBI and the participating agencies that would permit the participating agencies to receive that information directly. Likewise, SSTF personnel will not provide any participating agency information to the FBI that is not otherwise available to it unless authorized by appropriate participating agency officials.

35. The Parties acknowledge that this MOU may provide SSTF personnel with access to information about U.S. persons which is protected by the Privacy Act of 1974 and/or Executive Order 12333. The Parties expressly agree that all such information will be handled lawfully pursuant to the provisions thereof. The Parties further agree that if this access to information by SSTF personnel requires a change in privacy compliance documents, those changes will be accomplished prior to access being granted.

36. Each Party that discloses PII is responsible for making reasonable efforts to ensure that the information disclosed is accurate, complete, timely, and relevant.

37. The FBI is providing access to information from its records with the understanding that in the event the recipient becomes aware of any inaccuracies in the data, the recipient will promptly notify the FBI so that corrective action can be taken. Similarly, if the FBI becomes aware that information it has received pursuant to this MOU is inaccurate, it will notify the contributing Party so that corrective action can be taken.

38. Each Party is responsible for ensuring that information it discloses was not knowingly obtained or maintained in violation of any law or policy applicable to the disclosing Party, and that information is only made available to the receiving Party as may be permitted by laws, regulations, policies, or procedures applicable to the disclosing Party.

39. Each Party will immediately report to the other Party each instance in which data received from the other Party is used, disclosed, or accessed in an unauthorized manner (including any data losses or breaches).

40. Each party agrees to provide, upon request, details regarding the handling and maintenance of data in electronic and paper recordkeeping systems maintained pursuant to the provisions of this MOU, in order to allow the other party to ensure that appropriate security and privacy protections are in place. Such information shall be provided to the extent allowable by the laws, regulations and policies governing each party.

PROSECUTIONS

41. SSTF investigative procedures, whenever practicable, are to conform to the requirements which would allow for either federal or state prosecution.

42. A determination will be made on a case-by-case basis whether the prosecution of SSTF cases will be at the state or federal level. This determination will be based on the evidence obtained and a consideration of which level of prosecution would be of the greatest benefit to the overall objectives of the SSTF.

43. In the event that a state or local matter is developed that is outside the jurisdiction of the FBI or it is decided to prosecute a SSTF case at the state or local level, the FBI agrees to provide all relevant information to state and local authorities in accordance with all applicable legal limitations.

A. Investigative Methods/Evidence

44. For cases assigned to an FBI Special Agent or in which FBI CHSs are utilized, the Parties agree to conform to federal standards concerning evidence collection, processing, storage, and electronic surveillance. However, in situations where the investigation will be prosecuted in the State Court where statutory or common law of the state is more restrictive than the comparable federal law, the investigative methods employed by FBI case agents shall conform to the requirements of such statutory or common law pending a decision as to venue for prosecution.

45. In all cases assigned to state, county, or local law enforcement participants, the parties agree to utilize federal standards pertaining to evidence handling and electronic surveillance activities as outlined in the DIOG to the greatest extent possible. However, in situations where the statutory or common law of the state is more restrictive than the comparable federal law, the investigative methods employed by state and local law

enforcement agencies shall conform to the requirements of such statutory or common law pending a decision as to venue for prosecution.

46. The use of other investigative methods (search warrants, interceptions of oral communications, etc.) and reporting procedures in connection therewith will be consistent with the policies and procedures of the FBI.

B. Undercover Operations

47. All SSTF undercover operations will be conducted and reviewed in accordance with FBI guidelines and the Attorney General's Guidelines on Federal Bureau of Investigation Undercover Operations. All participating agencies may be requested to enter into an additional agreement if an employee of the participating agency is assigned duties which require the officer to act in an undercover capacity.

USE OF LESS-THAN-LETHAL-DEVICES[1]

48. The parent agency of each individual assigned to the SSTF will ensure that while the individual is participating in FBI-led task force operations in the capacity of a task force officer, task force member, or task force participant, the individual will carry only less-lethal devices that the parent agency has issued to the individual, and that the individual has been trained in accordance with the agency's policies and procedures.

49. The parent agency of each individual assigned to the SSTF will ensure that the agency's policies and procedures for use of any less-lethal device that will be carried by the task force officer, task force member, or task force participant are consistent with the DOJ policy statement on the Use of Less-Than-Lethal Devices.[2]

[1] Pursuant to Section VIII of the DOJ Less-Than-Lethal Devices Policy dated May 16, 2011, all state/local officers participating in joint task force operations must be made aware of and adhere to the policy and its limits on DOJ officers.

[2] Less-lethal – When use of force is required, but deadly force may not be appropriate, law enforcement officers may employ less-lethal weapons to gain control of a subject. Less-lethal weapons are designed to induce a subject to submit or comply with directions. These weapons give law enforcement officers the ability to protect the safety of officers, subjects, and the public by temporarily incapacitating subjects. While less-lethal weapons are intended to avoid causing any serious harm or injury to a subject, significant injuries and death can occur from their use.

The term "less-than-lethal" is synonymous with "less-lethal", "non-lethal", "non-deadly", and other terms referring to devices used in situations covered by the DOJ Policy on the Use of Less-Than-Lethal Devices. "Less-lethal" is the industry standard and the terminology the FBI has elected to utilize in reference to this policy.

DEADLY FORCE AND SHOOTING INCIDENT POLICIES

50. SSTF personnel will follow their own agencies' policies concerning firearms discharge and use of deadly force.

DEPUTATIONS

51. Local and state law enforcement personnel designated to the SSTF, subject to a limited background inquiry, shall be sworn as federal task force officers by acquiring Title 18 U.S.C. authority (via the United States Marshals Service) and Title 21 U.S.C. authority (via the FBI, to participate in federal drug investigations). The FBI will secure the required deputation authorization(s). The deputation(s) should remain in effect throughout the tenure of each investigator's assignment to the SSTF or until the termination of the SSTF, whichever comes first.

52. Deputized SSTF personnel will be subject to the rules and regulations pertaining to such deputation. Administrative and personnel policies imposed by the participating agencies will not be voided by deputation of their respective personnel.

53. State, local, tribal, and territorial law enforcement officers (LEOs) who serve on the SSTF must be federally deputized under Title 18. They must also be deputized under Title 21 to participate in federal drug investigations. The FBI may likewise require federal LEOs who serve on the SSTF to be deputized while assigned to the SSTF. The FBI will secure the required authorization for deputations, as needed.

54. Under the terms of this MOU, the Participating Agency agrees that non-LEOs detailed to the SSTF will not: (1) participate in law enforcement activities; (2) carry a weapon, either lethal or non-lethal; or (3) participate in the execution of search/arrest warrants.

VEHICLES

55. In furtherance of this MOU, employees of participating agencies may be permitted to drive FBI owned or leased vehicles for official SSTF business and only in accordance with applicable FBI rules and regulations, including those outlined in the FBI Government Vehicle Use Policy Guide (1093PG). The assignment of an FBI owned or leased vehicle to participating agency SSTF personnel will require the execution of a separate Vehicle Use Agreement.

56. The participating agencies agree that FBI vehicles will not be used to transport passengers unrelated to SSTF business.

57. Neither the FBI nor the United States shall not be responsible for any civil liability arising from the use of an FBI owned or leased vehicle by SSTF personnel while engaged in any conduct other than their official duties and assignments pursuant to their federal deputation on the SSTF.

58. To the extent permitted by applicable law, Tarpon Springs Police Department agrees to hold harmless the FBI and the United States for any claim for property damage or personal injury arising from any use of an FBI owned or leased vehicle by SSTF personnel which is outside the scope of their official duties and assignments.

SALARY/OVERTIME COMPENSATION

59. The FBI and each participating agency remain responsible for all personnel costs for their SSTF representatives, including salaries, overtime payments and fringe benefits consistent with their respective agency, except as described in paragraph 60 below.

60. Subject to funding availability and legislative authorization, the FBI will reimburse to participating agencies the cost of overtime worked by non-federal SSTF personnel assigned full-time to SSTF, provided overtime expenses were incurred as a result of SSTF-related duties, and subject to the provisions and limitations set forth in a separate Cost Reimbursement Agreement to be executed in conjunction with this MOU. A separate Cost Reimbursement Agreement must be executed between the FBI and the participating agencies for full-time employee(s) assigned to SSTF, consistent with regulations and policy, prior to any reimbursement by the FBI. Otherwise, overtime shall be compensated in accordance with applicable participating agency overtime provisions and shall be subject to the prior approval of appropriate personnel.

PROPERTY AND EQUIPMENT

61. Property utilized by the SSTF in connection with authorized investigations and/or operations and in the custody and control and used at the direction of the SSTF, will be maintained in accordance with the policies and procedures of the agency supplying the equipment. Property damaged or destroyed which was utilized by SSTF in connection with authorized investigations and/or operations and is in the custody and control and used at the direction of SSTF, will be the financial responsibility of the agency supplying said property.

FUNDING

62. This MOU is not an obligation or commitment of funds, nor a basis for transfer of funds, but rather is a basic statement of the understanding between the parties hereto of the tasks and methods for performing the tasks described herein. Unless otherwise agreed in writing, each party shall bear its own costs in relation to this MOU. Expenditures by each party will be subject to its budgetary processes and to the availability of funds and resources pursuant to applicable laws, regulations, and policies. The parties expressly acknowledge that the above language in no way implies that Congress will appropriate funds for such expenditures.

FORFEITURES

63. The FBI shall be responsible for processing assets seized for federal forfeiture in conjunction with SSTF operations.

64. Asset forfeitures will be conducted in accordance with federal law, and the rules and regulations set forth by the FBI and DOJ. Forfeitures attributable to SSTF investigations may be equitably shared with the agencies participating in the SSTF.

DISPUTE RESOLUTION

65. In cases of overlapping jurisdiction, the participating agencies agree to work in concert to achieve the SSTF's objectives.

66. The participating agencies agree to attempt to resolve any disputes regarding jurisdiction, case assignments, workload, etc., at the field level first before referring the matter to supervisory personnel for resolution.

MEDIA RELEASES

67. All media releases and statements will be mutually agreed upon and jointly handled according to FBI and participating agency guidelines.

68. Press releases will conform to DOJ Guidelines regarding press releases. No release will be issued without FBI final approval.

SELECTION TO SSTF AND SECURITY CLEARANCES

69. If a participating agency candidate for the SSTF will require a security clearance, he or she will be contacted by FBI security personnel to begin the background investigation process prior to the assigned start date.

70. If, for any reason, the FBI determines that a participating agency candidate is not qualified or eligible to serve on the SSTF, the participating agency will be so advised and a request will be made for another candidate.

71. Upon being selected, each candidate will receive a comprehensive briefing on FBI field office security policies and procedures. During the briefing, each candidate will execute non-disclosure agreements (SF-312 and FD-868), as may be necessary or required by the FBI.

72. Before receiving unescorted access to FBI space identified as an open storage facility, SSTF personnel will be required to obtain and maintain a "Top Secret" security clearance. SSTF personnel will not be allowed unescorted access to FBI space unless they have received a Top Secret security clearance.

73. Upon departure from the SSTF, each individual whose assignment to the SSTF is completed will be given a security debriefing and reminded of the provisions contained in the non-disclosure agreement to which he or she previously agreed.

LIABILITY

74. The participating agencies acknowledge that this MOU does not alter the applicable law governing civil liability, if any, arising from the conduct of personnel assigned to the SSTF.

75. Each party agrees to notify the other in the event of receipt of a civil claim arising from the SSTF. Both parties agree to cooperate fully with one another in the event of any investigation arising from alleged negligence or misconduct arising from the operational relationship. Nothing in this paragraph prevents any party from conducting an independent administrative review of any incident giving rise to a claim. In the event that a civil claim or complaint is brought against a state or local officer assigned to the SSTF, the officer may request legal representation and/or defense by DOJ, under the circumstances and pursuant to the statutes and regulations identified below.

76. COMMON LAW TORT CLAIMS

    A. Congress has provided that the exclusive remedy for the negligent or wrongful act or omission of an employee of the U.S. Government, acting within the scope of his or her employment, shall be an action against the United States under the Federal Tort Claims Act, 28 U.S.C. § 1346(b), and §§ 2671-2680.

    B. Notwithstanding any other provision contained in this MOU, for the limited purpose of defending civil claims arising out of SSTF activity, any employee detailed from a Participating Agency who is acting within the course and scope of his or her official duties and assignments pursuant to this MOU may be considered an "employee" of the U.S. government, as defined at 28 U.S.C. § 2671. See 5 U.S.C. § 3374(c)(2).

    C. Under the Federal Employee Liability Reform and Tort Compensation Act of 1998 (commonly known as the Westfall Act), see 28 U.S.C. § 2679(b)(l), if an employee of the United States is named as a defendant in a civil action, the Attorney General or his or her designee may certify that the defendant acted within the scope of his or her employment at the time of the incident giving rise to the suit. 28 U.S.C. § 2679(d)(1)&(2). The United States can then be substituted for the employee as the sole defendant with respect to any tort claims alleged in the action. 28 U.S.C. § 2679(d)(1)&(2). Decisions to certify that an employee was acting within the scope of his or her employment at the time of the incident giving rise to the suit, see 28 U.S.C. § 2679(d)(1)&(2), are made on a case-by case-basis, and such certification cannot be guaranteed.

D. If the Attorney General declines to certify that an employee was acting within the scope of employment, "the employee may at any time before trial petition the court to find and certify that the employee was acting within the scope of his office or employment." 28 U.S. C. § 2679(d)(3)."

77. For the limited purpose of defending against a civil claim arising from an alleged violation of the U.S. Constitution pursuant to 42 U.S.C. § 1983 or Bivens v. Six Unknown Named Agents of the Federal Bureau of Narcotics, 403 U.S. 388 (1971): An individual assigned to the SSTF who is named as a defendant in a civil action as a result of or in connection with the performance of his or her official duties and assignments pursuant to this MOU may request individual-capacity representation by DOJ to defend against the claims. 28 C.F.R. §§ 50.15, 50.16. Any such request for individual-capacity representation must be made in the form of a letter from the individual defendant to the U.S. Attorney General. The letter should be provided to Chief Division Counsel (CDC) for the FBI Tampa Field Office, who will then coordinate the request with the FBI Office of the General Counsel. In the event of an adverse judgment against the individual, he or she may request indemnification from DOJ. 28 C.F.R. § 50.15(c)(4). Requests for DOJ representation and indemnification are determined by DOJ on a case-by-case basis. The FBI cannot guarantee the United States will provide legal representation or indemnification to any SSTF personnel.

78. Liability for any conduct by SSTF personnel undertaken outside of the scope of their duties and assignments pursuant to their federal deputation on the SSTF shall not be the responsibility of the FBI or the United States.

DURATION

79. The term of this MOU is for the duration of the SSTF's operations, contingent upon approval of necessary funding, but may be terminated at any time upon written mutual consent of the agency involved.

80. Any participating agency may withdraw from the SSTF at any time by written notification to the SSA with designated oversight for investigative and personnel matters or program manager of the SSTF at least 30 days prior to withdrawal.

81. Upon termination of this MOU, all equipment provided to the SSTF will be returned to the supplying agency/agencies. In addition, when an entity withdraws from the MOU, the entity will return equipment to the supplying agency/agencies. Similarly, remaining agencies will return to a withdrawing agency any unexpended equipment supplied by the withdrawing agency during any SSTF participation.

MODIFICATIONS

82. This agreement may be modified at any time by written consent of all involved agencies.

83. Modifications to this MOU shall have no force and effect unless such modifications are reduced to writing and signed by an authorized representative of each participating agency.

SIGNATORIES

_____ _____

Rodney E. Crawford
Special Agent in Charge
Federal Bureau of Investigation
Tampa Field Office

Date

_____ _____

Jeffrey P. Young
Chief of Police
Tarpon Springs Police Department

Date

FEDERAL BUREAU OF INVESTIGATION
JOINT TERRORISM TASK FORCE
Cost Reimbursement Agreement

FCTF File No:

Pursuant to Congressional appropriations, the Federal Bureau of Investigation (FBI) receives authority to pay overtime for police officers assigned to the formalized Safe Streets Task Force (SSTF), as set forth below, for expenses necessary for detection, investigation, and prosecution of crimes against the United States. It is hereby agreed between the FBI and Tarpon Springs Police Department, located at 444 South Huey Avenue, Tarpon Springs, Florida 34689, Taxpayer Identification Number: _____ and Telephone Number: 727-938-2849, that:

1. This Agreement is entered into pursuant to, and as an annex to, the FBI SSTF Memorandum of Understanding (MOU) signed by the Tarpon Springs Police Department's Chief Jeffrey P. Young on _____, and shall be read and interpreted in conformity with all terms of that document.

2. Commencing upon execution of this Agreement, the FBI will, subject to availability of required funding, reimburse Tarpon Springs Police Department for overtime payments made to officers assigned to and working full time on SSTF related matters.

3. Requests for reimbursement shall be made on a monthly basis utilizing the United States Department of the Treasury Invoice Processing Platform (IPP) software system and shall be submitted to the FBI Tampa Field Office immediately after the first of the month which follows the month for which reimbursement is requested. The reimbursement request shall be approved by the appropriate Supervisor (or their designee) at Tarpon Springs Police Department prior to the invoice submission in IPP. The invoice submitted in IPP will automatically route to the FBI SSTF personnel for their review, approval, and processing for payment.

4. Overtime reimbursement payments from the FBI will be made via electronic funds transfer (EFT) directly to Tarpon Springs Police Department using the FBI's Unified Financial Management System (UFMS). To facilitate EFT, Tarpon Springs Police Department shall establish an account online in the System for Award Management (SAM) at www.SAM.gov. Verification of Tarpon Springs Police Department banking information is required on an annual basis in order to keep payment information current. For additional information regarding the UFMS and SAM, contact the FBI Tampa Financial Liaison Specialist.

5. Overtime reimbursements will be calculated at the usual rate for which the individual officer's time would be compensated in the absence of this Agreement. However, said reimbursement, per officer, shall not exceed monthly and/or annual limits established annually by the FBI. The limits, calculated using Federal pay tables, will be in effect for the Federal fiscal year running from October 1st of one year through September 30th of the following year, unless changed during the period. The FBI reserves the right to change the reimbursement limits, upward or downward, for subsequent periods based on fiscal priorities and appropriations limits. The FBI will notify Tarpon Springs Police Department of the applicable annual limits prior to October 1st of each year.

6. The number of Tarpon Springs Police Department officers assigned full-time to the SSTF and entitled to overtime reimbursement by the FBI shall be approved by the FBI in advance of each fiscal year. Based on the needs of the SSTF, this number may change periodically, upward or downward, as approved in advance by the FBI.

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7. Prior to submission of any overtime reimbursement requests, Tarpon Springs Police Department shall prepare an official document setting forth the identity of each officer assigned full-time to the SSTF, along with the regular and overtime hourly rates for each officer. Should any officers change during the fiscal year, a similar statement shall be prepared regarding the new officers prior to submitting any overtime reimbursement requests for the officers. If the rate changes during the fiscal year for a previously assigned officer, an updated letter shall be attached with the invoice submission in IPP that reflects the new rate. The updated letter shall be mailed to the Tampa Field Office SSTF personnel to maintain in FBI records.

8. Each request for reimbursement shall be submitted via IPP to the FBI. The request for reimbursement shall include an invoice number, invoice date, the name, overtime compensation rate, number of reimbursable hours claimed, and the dates of those hours for each officer for whom reimbursement is sought. An attachment signed and dated by an authorized Agency representative noting the dates and hours for each officer overtime reimbursement claimed shall be uploaded in IPP as supporting documentation for the invoice to confirm the information described in this paragraph is accurate, and the personnel for whom reimbursement is claimed were assigned full-time to the SSTF.

9. Requests for reimbursement shall be submitted monthly, and all requests shall be received by the FBI no later than December 31st of the next fiscal year for which the reimbursement applies. For example, reimbursements for the fiscal year ending September 30, 2026, shall be received by the FBI monthly and not later than December 31, 2026. The FBI is not obligated to reimburse any requests received untimely and not in accordance herewith.

10. This Agreement is effective upon signatures of the parties and will remain in effect for the duration of Tarpon Springs Police Department's participation on the SSTF, contingent upon approval of necessary funding, and unless terminated in accordance with the provisions herein. This Agreement may be modified at any time by written consent of the parties or based on changing business operations and practices of the FBI. It may be terminated at any time upon mutual consent of the parties, or unilaterally upon written notice from the terminating party to the other party at least 30 days prior to the termination date.

Signatories:

_____

Rodney E. Crawford
Special Agent in Charge
Tampa Field Office
Federal Bureau of Investigation

Date: _____

_____

Jeffrey P. Young.
Chief of Police
Tarpon Springs Police Department

Date: _____

_____

Lianabel Cardona
Financial Liaison Specialist
Federal Bureau of Investigation

Date:_____

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Revised 05/24/2022

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 260178-N-PH, Single Source Purchase of Cummins Original Equipment Manufacturer (OEM) Parts and Service **(Chris Cotta Public Works Director, Jake Schaff Fleet Manager, Janina Lewis Procurement Services Director)**

Recommendation

Award File No. 260178-N-PH, Single Source Purchase of Cummins Original Equipment Manufacturer (OEM) Parts and Service to Cummins Power South, LLC in an estimated annual amount of $75,000.00 for the period of July 26, 2026 through July 25, 2027 for the Public Works Department – Fleet Maintenance.

Background

This contract is to provide OEM parts and service for the City's Cummins powered vehicles and equipment which are used city-wide. Cummins Power South, LLC is the sole provider of Cummins products for engines, parts and service throughout the State of Florida, utilizing proprietary tools and software. A single source notification was posted on the City's bidding website, Bonfire, and the Procurement Services Department received no challenges to this notification.

Funding

Funding will be identified as parts and services are needed.

Strategic Plan Objective

N/A

City of Tarpon Springs, Florida

Public Works Dept.
325 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5606

To: Janina Lewis, Procurement Services Director

Through: Chris Cotta, Public Works Director

From: Jake Schaff, Fleet Manager

Date: June 12, 2026

Re: Authorize File No. 2600178-N-PH, Sole Source Contract for Cummins OEM Parts and Service

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Recommendation:

Authorize single source Contract File No. 2600178-N-PH, with Cummins Power South LLC, effective July 26, 2026, through July 25, 2027, in an estimated annual amount of $75,000, for the Public Works Department- Vehicle Maintenance Division (Fleet).

Background:

Authorization of this contract will allow Fleet to make as needed purchases of Cummins OEM equipment, parts and service required to maintain the City's Cummins powered vehicles and equipment which are used by the Public Services & Public Works Departments. Cummins Power South is the sole authorized OEM parts and service provider in the Tampa Bay Area.

Funding:

Funding will be determined as needed.

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

May 29, 2026

NOTICE OF INTENT TO SINGLE SOURCE

FILE NUMBER: 260178-N-PH

OEM Cummins Parts and Service

The City of Tarpon Springs intends to recommend the award of a single source purchase agreement for an Estimated Annual Amount of $75,000.00 to Cummins Power South, LLC for OEM Cummins Parts and Services.

Contractors who believe they can meet or exceed the above stated requirement must provide convincing technical data sufficient to support their position. The City of Tarpon Springs Procurement Services office must receive replies to this notice not later than close of business on June 19, 2026**.** After this date, an award will be made. Responses to this notice will be used to determine whether bona fide competition exists.

Send written responses to City of Tarpon Springs Procurement Services, 324 E. Pine St., Tarpon Springs, Florida, 34689, Attention Patty Hall, CPPB, Senior Procurement Analyst, or email to phall@ctsfl.us. For further information call (727) 943-4870.

Sales and Service

6/23/2026

City of Tarpon Springs
324 East Pine Street
Tarpon Springs, FL 34689
Attn: Patty Hall

Re: Sole Source Letter

Dear Patty,

Cummins Inc. is the sole manufacturer of Cummins products for engines, power generation equipment, and parts throughout North America. This letter serves as notification that Cummins Inc. dba Cummins Sales and Service ("Cummins Sales and Service") is a factory authorized provider of Cummins products and services, including but not limited to transit parts and services, and warranty services, for Cummins Power Generation Products throughout North America. Cummins Sales and Service is also the only factory authorized provider able to authorize other entities as service provider locations and/or dealer locations. Cummins Sales and Service delivers genuine Cummins and Onan parts for Cummins branded Diesel and LNG/CNG engines, Onan diesel and gas generators, and Onan Automatic Transfer Switches and Switchgear.

Cummins Inc. uses proprietary tools and software to diagnose and repair Cummins products, which are exclusive to factory authorized repair locations. Cummins Sales and Service is the only factory authorized provider able to authorize others to utilize the necessary programming and troubleshooting software capabilities for Cummins Power Products. Technicians are factory trained and qualified to work on all mid-range, heavy duty, High Horsepower and LNG Cummins engines as well as Power Generation equipment.

Regards,

Kathleen Bryant
Kathleen Bryant
Bids and Contracts Manager

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Anela Saday, Senior Procurement Analyst
Subject: Approve Novation for File No. 250089-C-PH, Utility Billing Services **(Tom Kiger Public Services Director, Janina Lewis Procurement Services Director)**

Recommendation

Approve Novation for File No. 250089-C-PH, Utility Billing Services, utilizing Florida Municipal Power Agency (FMPA) RFP No. 2024-209, Utility Call Center Support Services, to change the Contractor from ENCO Utility Services Florida, LLC (FEIN 20-2160616) to Cerida Investment Corp. (FEIN 01-0555142) d/b/a AnswerNet, Inc., effective June 1, 2026 through December 31, 2029, for the Public Services Department – Utility Billing Division.

Background

On December 17, 2024, FMPA awarded Contract RFP No. 2024-209, Utility Call Center Support Services to ENCO Utility Services Florida, LLC (ENCO Utility Services). On January 21, 2025, the BOC awarded Contract File No. 250089-C-PH. The subject Contract provides folds, inserts, and applies postage, and mails all utility bills and shutoff notices for City residents. Other services include special requested mailings that are separate from utility bills for elections, hurricanes, and special clean-up events, etc. City staff were recently notified that ENCO Utility Services was acquired by Cerida Investment Corp., d/b/a AnswerNet, Inc. effective June 1, 2026. Approval of this novation will ensure uninterrupted utility billing services for the City and transfer all Contract terms, conditions, and subsequent payment(s) to the new entity (see attached memo).

Funding

Account no. 402-8803-536.3400 – Water-Sewer Combination Services/Other Contractual Services

Strategic Plan Objective

N/A

City of Tarpon Springs, Florida

Utility Billing
Public Services Department
324 E. Pine Street
Tarpon Springs, FL 34689
(727) 942-5622

MEMORANDUM June 25,2026

TO: Janina Lewis, Procurement Services Director

FROM: Thomas Kiger, Public Services Director TK

SUBJECT: Contract Novation – File No. 250089-C-PH, Utility Billing Services

RECOMMENDATION:

Approve a novation for Contract File No. 250089-C-PH, Utility Billing Services, effective through December 31, 2029, to transfer the Contract and subsequent payments from Enco Utility Services of Florida LLC (Enco Utility Services) to Cerida Investment Corp. d/b/a AnswerNet, effective June 1, 2026.

BACKROUND:

Enco Utility Services produces folds, inserts, applies postage, and mails all utility bills and shut-off notices for City residents. The Contract also provides special requested mailings that are separate from the utility bills for elections, hurricanes, special clean ups, etc.

City staff were recently informed that Enco Utility Services was acquired by Cerida Investment Corp., doing business as AnswerNet effective June 1, 2026. Approval of this novation will ensure uninterrupted utility billing services for the City and provide timely payments.

June 1, 2026

Dear Enco Utility Services Client,

We are excited to announce that effective June 1, 2026, the Enco Utility Services team is joining Cerida Investment Corporation dba AnswerNet (AnswerNet.com). The goal of this letter is to welcome you to AnswerNet and to officially communicate the details that we think are important to you and your utility operation.

Welcome to the AnswerNet family!

By way of introduction, I am Gary Pudles, the owner and President of Cerida Investment Corporation dba AnswerNet ("AnswerNet"). Based in Horsham, PA,. AnswerNet is a full service business process outsourcing (BPO) and technology provider. We offer an integrated suite of human and automated services designed to support your utility business operations, including omnichannel call center operations, billing, print and mail, and advanced technological solutions. We currently have nearly 10,000 clients including over 250 utility and retail energy clients.

AnswerNet traces its roots back to the 1920s when part of the company was known as the Western Union Telephone Answering Service. We began our current operations in 1998 when the company was formed and acquired its first telemessaging call center in Allentown, Pennsylvania. Since that time we've added document fulfillment, billing (software and preparation outsourcing), print, and mail, remittance (also known as keying and caging) and other administrative support services for businesses of all sizes. Today, we have grown to over 1200 employees operating through 35 remote and facility-based teams throughout the US and Canada. In other words, we have both scale and experience to work with you now and as your needs change in the future.

As we welcome you to AnswerNet, please rest assured that the former Enco team (now the AnswerNet team) will seamlessly continue providing the same high-quality services you rely on today., We are keeping most of the existing Enco delivery team, to ensure that we continue to provide knowledgeable, uninterrupted support.

You will be happy to learn that Bob Brink, Shann Edmonds, Niki Graves, Kristina Bautista, and Marisela Corona are joining the AnswerNet team and will continue to serve as key contacts for your account. Dawn Standard is also staying with us but will be moving to a new role.

In preparation for this exciting combination, the Enco and AnswerNet teams have been working together to upgrade Enco's call center systems and work distribution technologies. Officially launching on June 1st, these upgrades will allow us to offer an expanded suite of services to help you to continue to run your utility business your way. More about this in our next communication.

Finally, a few operational changes.

All outstanding Enco invoices, including those that were sent prior to closing but that are now or soon coming due should be paid to AnswerNet as follows:

Effective immediately, all mail (including payments of invoices) should be directed to the Enco-AnswerNet at 5 Walnut Grove Drive, Suite 350, Horsham, PA 19044.

For those who pay by credit card, we have put up a temporary online credit card payment system on the Encous.com web site (where you have historically made credit card payments). Starting today, the name Cerida Investment Corp will be reflected on your credit card statement.

For those who prefer to pay by ACH, we are attaching new ACH instructions.

Our W-9, certificate of insurance, service agreement assignment, and our SOC3 (verifying we are SOC 2 Level 1) are also attached for your records.

To make this integration as effortless as possible for you, our team will be contacting you over the next few weeks to introduce you to AnswerNet and to answer any questions you may have about your services and our company. You can always reach out to the team at encomanagers@answernet.com or reach us at (714-283-6080).

Again, welcome to our family of clients. Of course, I am always available via phone at 267-942-6000 or by email at gary@answernet.com.

Looking forward to working with you.

Sincerely,

Gary A. Pudles

Gary A. Pudles
President & CEO

answerNet

June 1, 2026

Assignment of Service Agreement — Enco Utility Services to Cerida Investment Corporation d/b/a AnswerNet

Dear Valued Customer,

Cerida Investment Corporation dba AnswerNet, recently completed an asset purchase agreement with Enco Utility Services, ("Enco") the business process outsourcer with which you have been doing business. We want you to know that this transition was undertaken with your continued satisfaction firmly in mind, and we are committed to ensuring that your experience remains seamless throughout this process.

As part of this acquisition, AnswerNet has assumed all of Enco's rights and obligations under your existing service agreement (the "Agreement"). This means that your Agreement has been assigned from Enco to AnswerNet, effective as of June 1, 2026. All of the terms and conditions of your Agreement remain in full force, nothing about your service commitments, pricing, or contract terms is changing as a result of this assignment.

AnswerNet is a nationwide provider of call center, print and mail, remittance and billing services with decades of experience serving clients across a wide range of industries. We are proud to welcome you to the AnswerNet family and look forward to building on the relationship Enco has worked hard to establish with you.

We respectfully ask that you acknowledge and consent to this assignment by signing and returning a copy of this letter to us at your earliest convenience. A signature block has been provided below for your convenience. Please return the signed copy to our Legal Department by email at **legal@answernet.com**.

Please note that if we do not receive a response from you by Friday June 5, 2026, we will proceed on the basis that you have no objection to the assignment of your Agreement to AnswerNet and that you consent to the same.

Should you have any questions or concerns regarding this assignment or the acquisition generally, please do not hesitate to reach out to our Legal Department at **legal@answernet.com**. We are happy to assist and want to make this transition as smooth as possible for you.

Thank you for your continued trust and partnership. We look forward to serving you.

Sincerely,

Gary A. Pudles
President & C.E.O.
Cerida Investment Corporation dba AnswerNet.

With Approval By,

Hala Fathi, CFO
Enco Utility Services, LLC and its affiliated entities

CUSTOMER ACKNOWLEDGMENT AND CONSENT TO ASSIGNMENT

The undersigned hereby acknowledges receipt of this letter and consents to the assignment of the Agreement, previously entered into with Enco, to Cerida Investment Corporation, effective as of June 1, 2026. The undersigned further acknowledges that Cerida Investment Corporation. has assumed all rights and obligations of Enco under the Agreement and agrees to continue to be bound by the terms and conditions thereof.

Agreed and Accepted:

_____
Authorized Signature

_____
Printed Name

_____
Title

_____
Company Name

Date: _____

CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners

THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director

FROM: Patty Hall, Senior Procurement Analyst

DATE: 1/21/2025

SUBJECT: Award File No. 250089-C-PH, Utility Call Center Support Services (Utility Billing), Florida Municipal Power Agency RFP No. 2024-209 to ENCO Utility Services

RECOMMENDATION:

Award File No. 250089-C-PH, Utility Call Center Support Services (Utility Billing), Florida Municipal Power Agency (FMPA) RFP No. 2024-209 to ENCO Utility Services in an annual amount not to exceed $200,000.00 through December 31, 2029, for the Finance Department.

BACKGROUND:

On December 17, 2024, FMPA awarded Contract No. 2024-209 for Utility Call Center Support Services to ENCO Utility Services through December 31, 2029. This contract was competitively solicited and is available for use by Florida municipalities. The purpose of this contract is to provide utility billing services which include printing, processing and mailing utility bills, delinquent notices and other separate literature mailings per departmental requests (see attached memo).

FUNDING: Funding is budgeted in the FY 2025 budget in account 402-8803-536.3400

Accepted by: _____
City Manager

Attest _____
City Clerk

City of Tarpon Springs, Florida

MEMORANDUM **JANUARY 2, 2025**

TO: Janina Lewis, Procurement Services Director

FROM: Ron Harring, Finance Director

SUBJECT: Continue Contract with ENCO Utility Services Florida

RECOMMENDATION;

Continue services with ENCO.

BACKGROUND:

ENCO Utility Services Florida produces, folds, inserts, applies postage and mails all utility bills and shut-off notices. ENCO also produces folds and inserts requested additional mailings in with the utility bills. ENCO also produces and mails special requested mailings that are separate from the utility bills such as for Election, Hurricane, Special Clean ups etc.

ENCO has done an exceptional job in the mailing of utility bills and shut off notices.
They have also been asked to produce and mail numerous inserts with the utility bills or as separate mailings. These additional inserts have been very important in providing information to the residents of the City for information on Hurricanes, Elections etc.
ENCO has been very responsive and timely in the production utility bills and inserts.
The inserts have been an important and valuable communication method for the City of Tarpon Springs.

Sharon Samuels
Procurement Lead

MEMORANDUM

TO: FMPA Members

FROM: Sharon Samuels

DATE: December 17, 2024

SUBJECT: Utility Call Center Support Services (RFP# 2024-209) - Award

****

FMPA issued competitive solicitation for Utility Call Center Support Services - RFP# 2024-209. In response, FMPA received proposals from the 21 bidders below:

Amerdial, Inc. of Canton, OH;
AnswerNET, Inc of Willow Grove, PA;
ARCsmart Solutions of Gilbert, AZ;
Dash BPO, LLC of Orlando, FL;
Data Listing Serv. DBA The Connection of Bloomington, MN;
Daupler of Overton Park, KS;
ENCO Utility Services Florida of Tallahassee, FL;
EnergyCare, LLC of Henderson, NV;
First Credit Services, Inc. of Piscataway, NJ;
Gilson Software Solutions of Ft. Lauderdale, FL;
Ivox Solutions of St. Lucie, FL;
Keystone Exteriors DBA Keystone Utility Systems of Luzerne, PA;
McGhee & Associates LLC of KS;
One Touch Direct, LLC of Tampa, FL;
Optimum CX, LLC of Stateline, NV;
Over the Ridge DBA Resolution One of Tampa, FL;
ROI CX Solutions of American Fork, UT;
Southwest Call Center of Lake Charles, LA;
Talk2Rep,Inc DBA OutPLEX of Ft. Lauderdale, FL;
Transworld Systems, Inc. of Lake Forest, IL;
UnifyCX, LLC of Louisville, KY;

The members participating in the FMPA Utility Call Center Support Services RFP have reviewed the proposals received in response to this solicitation. Pursuant to Section 9, Rights of Rejection of the RFP document, the Review Team indicated award to more than one bidder. The award for three (3) bidders is as follows:

AnswerNET, Inc
3930 Commerce Ave
Willow Grove, PA 10909
P: 267-942-6000
Email: deborah.shulze@answernet.com

Daupler
8024 Conser St.
Overland Park, KS 66204
P: 888-201-5652
Email: chad@daupler.com

ENCO Utility Services
2639 N Monroe St., Ste.117
Tallahassee, FL 32303
P: 951-766-4779
Email: demeritte@encous.com

These awarded bidders will extend the bid prices and terms to all FMPA Members as stated in our bid document. FMPA will move forward with next steps to execute the services agreement with each bidder.

The award agreement is effective through December 2029; at that time the agreement may be renewed by mutual consent.

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 260188-C-PH, Golf Course Irrigation System Upgrade **(Tom Kiger Public Services Director, Jamie Taylor Public Services Assistant Director, Janina Lewis Procurement Services Director)**

Recommendation

Award File No. 260188-C-PH, Golf Course Irrigation System Upgrade, to Wesco Turf utilizing Omnia Partners Contract No. 2023261, in an estimated amount of $110,000 for the Public Services Department – Golf Course.

Background

This contract is to install a new Toro irrigation control system at the Golf Course. The current system was installed in 1991 and is at end of life, and will no longer be supported after October 15, 2026. The total cost of the project is quoted at $104,542.46. The remaining amount of $5,457.54 is requested as a contingency for small equipment needs that may be identified during installation (see attached memo). Wesco Turf is an authorized distributor for The Toro Company. The Omnia Partners Contract No. 2023261 was competitively solicited and is available for use by other governmental agencies.

Funding

407-4902-573-63.00, Golf Course Enterprise Fund

Strategic Plan Objective

N/A

Public Services Department
Recreation Division

Memorandum

Date: July 2, 2026

To: Janina Lewis, Procurement Services Director

Through: Thomas Kiger, Public Services Director 

From: Jamie Taylor, Public Services Assistant Director

Subject: Golf Course Irrigation System Update

Recommendation
To approve the replacement of the golf course irrigation system control boxes with WescoTurf in a total amount not to exceed $110,000.00.

Background
The golf course irrigation system control boxes were installed in 1991 and are at end of life. Additionally, the software vendor is sunsetting support for the existing software after October 15th. The age of the system contributes to operational challenges, as the system operates on a wire system that handles lightning issues poorly, resulting in excessive downtime after weather events.

The entire irrigation system is currently a Toro irrigation system. The new control system will also be a Toro irrigation control system, which will eliminate downtime and ensure compatibility with existing equipment. The new controllers will feature wireless communications, improving operations, communication, and irrigation management.

This project has been included in the golf CIP since 2023, and will only be funded from golf course enterprise fund reserves. No general fund funds will be used for this project. Golf course management negotiated a buy-one-get-one discount on the irrigation control boxes if the project is procured prior to October. Although originally scheduled for FY2027, issuing this PO in late FY2026 will have a minimal impact on cash reserves, while allowing the course to get better early pricing from the vendor and allow time for installation prior to loss of support for the existing system. The total cost of the project is quoted at $104,542.46, and the requested spending authorization is $110,000 to allow contingency for minor small equipment needs that may be identified during installation.

Funding

The funding source is from the Golf Course Enterprise Fund 407-4902-572.6300 account. This item was budgeted in the golf course CIP plan and long-term business plan. We are utilizing Sourcewell Omnia Partners Contract 2023261.

2101 Cantu Court, Sarasota FL 34232
300 Technology Park, Lake Mary FL 32746
7037-37 Commonwealth Avenue, Jacksonville FL 32220

Q-39932
Date: June 30, 2026

Prepared For:
Justin Pawlicki
Superintendent
Tarpon Springs Golf Course
1310 S Pinellas Ave
Tarpon Springs, FL 34689

Ship To:

Thank you for your interest in Wesco Turf. Per your request, I am pleased to submit the enclosed proposal. All pricing is valid for thirty (30) calendar days from the date of quotation unless otherwise noted. Pipe and wire pricing is valid for seven (7) days.

Qty	Model No.	Description	Unit Price	Extended Price
1	LYNX-BOUNTY	LYNX CE FULL CENTRAL UPGRADE ONE YEAR NSN	$5,500.000	$5,500.00
2	G4-32P6R4	OSMAC G4 32 STATION GR LEVEL 4	$9,557.300	$19,114.60
1	G4-32P6R4	OSMAC G4 32 STATION GR LEVEL 4	$0.000	$0.00
4	G4-48P6R4	OSMAC,G4 48 STATIONS GRN LVL 4	$11,730.400	$46,921.60
2	G4-48P6R4	OSMAC,G4 48 STATIONS GRN LVL 4	$0.000	$0.00
1	IRRDATALABOR	Site Pro to Lynx data Conversion 18 holes	$3,000.000	$3,000.00
1	LSFI-K	LYNX SMART FIELD INTERFACE- SINGLE RADIO	$15,515.500	$15,515.50
1	AA107T50BNC-N	ANTENNA AND 50' CABLE KIT NMALE X NMALE W/ SURGE PROTECT	$1,042.670	$1,042.67
1	1820039P	CADWELD GT1161GPLUS (2 CONN, 6 & 8 AWG)	$25.000	$25.00
9	GRCA0508	5/8 ACORN GRND CLMP	$4.430	$39.87
18	GEM25A	GROUND ENHANCEMENT MATERIAL 25# BAG	$59.400	$1,069.20
9	588CU	5/8X8 CU BONDED STL GRD PROD GROUND ROD	$42.610	$383.49
1	EZTM-50	TELESCOPING MAST 50'	$210.000	$210.00
1	EZ30-12	12" WALL MOUNT "Y" TYPE W/ BOLTS, 1.25" MAST	$20.530	$20.53
9	IRR.FSLABOR	INSTALL G4 SATELLITES & REMOVAL OF OLD SATELLITES	$1,300.000	$11,700.00

Terms:	Net 30
Sub-Total Toro	$101,751.70
Sub-Total Allied	$2,790.76
Sub-Total	$104,542.46
Total	$104,542.46

WESCO TURF INC.

Q-39932

Please indicate your acceptance of this quote as an order by signing below and returning via email to tina.neuzil@wescoturf.com or fax to Wesco Turf at 941.487.6889. Payment terms are subject to credit approval. Time of delivery may vary; please check when placing order.

Signed: _____

Name: _____

Date: _____

PO Number: _____

Date for Material Delivery to Job Site: _____

Contact Name/Number for Offloading: _____

Requested Ship-to Address: _____

_____

Material to be Invoiced to: Club____ Contractor ____

Thank you for considering Wesco Turf, Inc. for your irrigation needs. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Tina Neuzil

Irrigation Territory Manager
(941) 915-7965, tina.neuzil@wescoturf.com

The materials list provided is for estimation purposes only and is provided as a professional courtesy for our customer's convenience. It is the responsibility of the customer to verify quantities, price extensions and miscellaneous materials not provided in the above estimate.

Terms and Conditions: All pricing is valid for thirty (30) calendar days from date of quotation unless otherwise noted. Pipe and wire pricing is valid for seven (7) calendar days. Additional materials listed in the above quotation are not subject to price protection and will require new pricing at time of purchase. All direct shipments require carton quantities as specified by the vendor. Acceptance of materials constitutes customer's agreement to comply with credit terms and conditions as specified in Wesco Turf's credit application.

Freight: All materials are subject to freight and handling charges not included in the above pricing. This includes but is not limited to non-Toro products, direct shipments from the manufacturer and express shipping. Customer is responsible for having the proper equipment on site for unloading of materials at time of delivery.

Material/Shipping Discrepancies: Discrepancies regarding quantities shipped must be reported immediately. All pipe, Toro and non-Toro shipping errors or shortage of material must be accounted for and documented on the delivery and acceptance paperwork at time of arrival.

Return Policy: All returns must be pre-approved and accompanied by an RGA (Return Goods Authorization) in order to receive credit. Only materials and products currently sold by Wesco Turf will be considered for return. Materials must be of current design and do not include obsolete materials. Returned goods must be in original package and are subject to a minimum of 25% restocking plus return freight to vendor. Wesco will not be responsible for any pipe returns. Pipe returns will be the responsibility of the customer and outside vendor. Customers are advised not to issue immediate debit memos on returned material. Wesco Turf will issue credit to the customer's account upon inspection and completion of the receiving process. All pre-authorized returns scheduled for pick up must be palletized and accessible upon arrival. Multiple pallet returns will require separate packing slips. All returns must be made within 90 days of receipt to receive credit less associated restock fees. Product exceeding ninety-day (90) time frame may be negotiated at a lesser value or denied credit.

Cancellation Policy: Cancellations will be considered for requests made within 48 hours of placing an order. All cancellations must be provided in written format and documented by all parties involved. Cancellation requests will not be entertained if the order has been communicated to outside vendors or has been shipped. Customers will be responsible for all restock fees incurred by Wesco Turf, Inc.

City of Mesa, AZ

Contract 2023261

for

Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Equipment

with

The Toro Company

Effective: April 1, 2024

The following documents comprise the executed contract between the City of Mesa, AZ and The Toro Company, effective April 1, 2024:

I. Signed Contract
II. Council Approval
III. Negotiations
IV. Supplier Response
V. RFP Amendment
VI. Original RFP

AGREEMENT PURSUANT TO SOLICITATION

CITY OF MESA AGREEMENT NUMBER 2023261
GROUNDS MAINTENANCE EQUIPMENT, PARTS, ACCESSORIES, SUPPLIES, RELATED SERVICES AND EQUIPMENT

CITY OF MESA, Arizona ("City")

Department Name	City of Mesa – Purchasing Division
Mailing Address	P.O. Box 1466
	Mesa, AZ 85211-1466
Delivery Address	20 East Main St, Suite 450
	Mesa, AZ 85201
Attention	Jess Romney, NIGP-CPP, CPPB Procurement Supervisor
E-Mail	Jess.Romney@MesaAZ.gov
Phone	(480) 644-5798

With a copy to: City of Mesa – PRCF
Attn: Tyler Dees
Parks Maintenance Supervisor
P.O. Box 1466
Mesa, AZ 85211-1466
Tyler.Dees@MesaAZ.gov

AND

THE TORO COMPANY, ("Contractor")

Mailing Address	8111 Lyndale Ave South
	Bloomington, MN 55420
Remit to Address	
Attention	Jon Stodola Government Sales Manager
E-Mail	Jon.Stodola@Toro.com
Phone	(952) 887-7937
Fax	

CITY OF MESA AGREEMENT PURSUANT TO SOLICITATION

This Agreement pursuant to Solicitation ("Agreement") is entered into this 3rd day of October 2023, by and between the City of Mesa, Arizona, an Arizona municipal corporation ("City"), and **The Toro Company**, a(n) Delaware corporation ("Contractor"). The City and Contractor are each a "Party" to the Agreement or together are "Parties" to the Agreement.

RECITALS

A. The City issued Solicitation number **2023261** ("Solicitation") for **Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Equipment**, to which Contractor provided a response ("Response"); and

B. The City Selected Contractor's Response as being in the best interest of the City and wishes to engage Contractor in providing the services/materials described in the Solicitation and Response.

In consideration of the reciprocal promises contained in the Agreement, and for other valuable and good consideration, which the Parties acknowledge the receipt and sufficiency of, the Parties agree to the following Terms & Conditions.

TERMS & CONDITIONS

1. **Term**. This Agreement is for a term beginning on **April 1, 2024,** and ending on **March 31, 2029**. The use of the word "Term" in the Agreement includes the aforementioned period as well as any applicable extensions or renewals in accordance with this Section 1.

    1.1 **Renewals.** On the mutual written agreement of the Parties, the Term may be renewed up to a maximum of two (2) years. Any renewal(s) will be a continuation of the same terms and conditions as in effect immediately before the expiration of the then-current term.

    1.2 **Extension for Procurement Processes**. Upon the expiration of the Term of this Agreement, including any renewals permitted herein, at the City's sole discretion this Agreement may be extended on a month-to-month basis for a maximum of six (6) months to allow for the City's procurement processes in the selection of a vendor to provide the services/materials provided under this Agreement. The City will notify the Contractor in writing of its intent to extend the Agreement at least thirty (30) calendar days before the expiration of the Term. Any extension under this Subsection 1.2 will be a continuation of the same terms and conditions as in effect immediately before the expiration of the then-current term.

2. **Scope of Work**. The Contractor will provide the necessary staff, services, and associated resources to provide the City with the services, materials, and obligations attached to this Agreement as **Exhibit A** ("Scope of Work") Contractor will be responsible for all costs and expenses incurred by Contractor that are incident to the performance of the Scope of Work unless otherwise stated in **Exhibit A**. Contractor will supply all equipment and instrumentalities necessary to perform the Scope of Work. If set forth in **Exhibit A**, the City will provide Contractor's personnel with adequate workspace and such other related facilities as may be required by Contractor to carry out the Scope of Work.

    The Agreement is based on the Solicitation and Response which are hereby incorporated by reference into the Agreement as if written out and included herein. In addition to the requirements specifically set forth in the Scope of Work, the Parties acknowledge and agree that the Contractor shall perform in accordance with all terms, conditions, specifications, and other requirements set forth within the Solicitation and Response unless modified herein.

3. **Orders**. Orders are placed with the Contractor by either a: (i) Purchase Order when for a one-time purchase; (ii) Notice to Proceed, or (iii) Delivery Order off of a Master Agreement for Requirement

Contract where multiple as-needed orders will be placed with the Contractor. The City may use the Internet to communicate with Contractor and to place orders as permitted under this Agreement

4. **Document Order of Precedence**. In the event of any inconsistency between the terms of the body of the Agreement, the Exhibits, the Solicitation, and Response, the language of the documents will control in the following order.

    a. Agreement
    b. Exhibits
        1. Mesa Standard Terms & Conditions
        2. Scope of Work
        3. Other Exhibits not listed above
    c. Solicitation including any addenda
    d. Contractor Response, including OMNIA Partners Agreement

5. **Payment.**

    5.1 **General**. Subject to the provisions of the Agreement, the City will pay Contractor the sum(s) described in **Exhibit B** ("Pricing") in consideration of Contractor's performance of the Scope of Work during the Term.

    5.2 **Prices**. All pricing shall be firm for the Term and all extensions or renewals of the Term except where otherwise provided in this Agreement and include all costs of the Contractor providing the materials/service including transportation, insurance, and warranty costs. No fuel surcharges will be accepted unless allowed in this Agreement. The City shall not be invoiced at prices higher than those stated in the Agreement.

    The Contractor further agrees that any reductions in the price of the materials or services covered by this Agreement will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

    No price modifications will be accepted without proper request by the Contractor and response by the City's Purchasing Division.

    City acknowledges that products and services subject to this agreement, are provided by Contractor's dealers and/or distributors, which are independent businesses and set their own prices. Contractor has no authority to set prices for its dealers, who do not participate in any offerings not subject to this Agreement.

    Supplier agrees to make the terms of this Agreement known to applicable dealers and/or distributors and to use reasonable efforts to encourage them to provide goods and services subject to the terms of this Agreement.

    5.3 **Invoices**. Payment will be made to Contractor following the City's receipt of a properly completed invoice. No terms set forth in any invoice, purchase order, or similar document issued by Contractor will be deemed accepted by the City; the terms of the contractual relationship between the Parties are as set forth in this Agreement. Any issues regarding billing or invoicing must be directed to the City Department/Division requesting the service or material from the Contractor. A properly completed invoice should contain, at a minimum, all of the following:

        a. Contractor name, address, and contact information;
        b. City billing information;
        c. City contract number as listed on the first page of the Agreement;
        d. Invoice number and date;
        e. Payment terms;
        f. Date of service or delivery;

g. Description of materials or services provided;
h. If materials provided, the quantity delivered and pricing of each unit;
i. Applicable Taxes;
j. If applicable, mileage or travel costs; and
k. Total amount due.

5.4 **Payment of Funds**. Contractor acknowledges the City may, at its option and where available use a Credit Card/Procurement Card to make payment for orders under the Agreement with no additional charge/fee, excluding those charged by third parties. Otherwise, payment will be through a traditional method of a check.

5.5 **Disallowed Costs, Overpayment**. If at any time the City determines that a cost for which payment was made to Contractor is a disallowed cost, such as an overpayment or a charge for materials/service not in accordance with the Agreement, the City will notify Contractor in writing of the disallowance; such notice will state the means of correction which may be, but is not limited to, adjustment of any future claim/invoice submitted by Contractor in the amount of the disallowance, or to require repayment of the disallowed amount by Contractor. Contractor will be provided with the opportunity to respond to the notice.

6. **Insurance**.

6.1 Contractor must obtain and maintain at its expense throughout the term of Contractor's agreement, at a minimum, the types and amounts of insurance set forth in this Section 6 from insurance companies authorized to do business in the State of Arizona; the insurance must cover the materials/service to be provided by Contractor under the Agreement. For any insurance required under the Agreement, Contractor will name the City of Mesa, its agents, representatives, officials, volunteers, officers, elected officials, and employees as additional insured, as evidenced by providing either an additional insured endorsement or proper insurance policy excerpts.

6.2 Nothing in this Section 6 limits Contractor's responsibility to the City. The insurance requirements herein are minimum requirements for the Agreement and in no way limit any indemnity promise(s) contained in the Agreement.

6.3 The City does not warrant the minimum limits contained herein are sufficient to protect Contractor and subcontractor(s) from liabilities that might arise out of performance under the Agreement by Contractor, its agents, representatives, employees, or subcontractor(s). Contractor is encouraged to purchase additional insurance as Contractor determines may be necessary.

6.4 Each insurance policy required under the Agreement must be in effect at or before the execution of the Agreement and remain in effect for the term of the Agreement.

6.5 Before the execution of the Agreement, Contractor will provide the City with a Certificate of Insurance (using an appropriate "ACORD" or equivalent certificate) signed by the issuer with applicable endorsements. The City reserves the right to request additional copies of any or all of the policies, endorsements, or notices relating thereto required under the Agreement.

6.6 When the City requires a Certificate of Insurance to be furnished, Contractor's insurance is primary of all other sources available. When the City is a certificate holder and/or an additional insured, Contractor agrees no policy will expire, be canceled, or be materially changed to affect the coverage available without advance written notice to the City.

6.7 The policies required by the Agreement must contain a waiver of transfer rights of recovery (waiver of subrogation) against the City, its agents, representatives, officials, volunteers, officers, elected officials, and employees for any claims arising out of the work of Contractor.

6.8 All insurance certificates and applicable endorsements are subject to review and approval by the City's Risk Management Division.

6.9 **Types and Amounts of Insurance**. Contractor must obtain and retain throughout the term of the Agreement, at a minimum, the following:

6.9.1 Worker's compensation insurance in accordance with the provisions of Arizona law. If Contractor operates with no employees, Contractor must provide the City with written proof Contractor has no employees. If employees are hired during the course of this Agreement, Contractor must procure worker's compensations in accordance with Arizona law.

6.9.2 The Contractor shall maintain at all times during the term of this contract, a minimum amount of $1 million per occurrence/$2 million aggregate Commercial General Liability insurance, including Products and Contractual Liability. For General Liability insurance, the City of Mesa, their agents, officials, volunteers, officers, elected officials, or employees shall be named as additional insured, as evidenced by providing an additional insured endorsement.

6.9.3 Automobile liability, bodily injury, and property damage with a limit of $1 million per occurrence including owned, hired, and non-owned autos.

7. **Requirements Contract**. The Agreement does not guarantee any purchases will be made (minimum or maximum). Orders will only be placed when the City identifies a need and issues a purchase order or a written notice to proceed. The City reserves the right to cancel purchase prior to the time any product within the purchase order has been shipped; any such cancellation will be in writing. Should a purchase order or notice to proceed be canceled. The City will not reimburse Contractor for any avoidable costs incurred after the receipt of cancellation including, but not limited to, lost profits, shipment of product, or performance of services.

8. **Notices.** All notices to be given pursuant to the Agreement will be delivered to the Contractor as listed on Page 1 of this Agreement. Notice will be delivered pursuant to the requirements set forth in the Mesa Standard Terms and Conditions that is attached to the Agreement as **Exhibit C**.

9. **Representations of Contractor**. To the best of Contractor's knowledge, Contractor agrees that:

a. Contractor has no obligations, legal or otherwise, inconsistent with the terms of the Agreement or with Contractor's undertaking of the relationship with the City;

b. Performance of the services called for by the Agreement do not and will not violate any applicable law, rule, regulation, or any proprietary or other right of any third party;

c. Contractor will not use in the performance of Contractor's responsibilities under the Agreement any proprietary information or trade secret of a former employer of its employees (other than City, if applicable); and

d. Contractor has not entered into and will not enter into any agreement, whether oral or written, in conflict with the Agreement.

10. **Mesa Standard Terms and Conditions**. **Exhibit C** to the Agreement is the Mesa Standard Terms and Conditions as modified by the Parties, which are incorporated by reference into the Agreement as though fully set forth herein. In the event of any inconsistency between the terms of the Agreement and the Mesa Standard Terms and Conditions, the language of the Agreement will control. The Parties or a Party are referred to as a "party" or "parties" in the Mesa Standard Terms and Conditions. The Term is referred to as the "term" in the Mesa Standard Terms and Conditions.

11. **Counterparts and Facsimile or Electronic Signatures**. This Agreement may be executed in two (2) or more counterparts, each of which will be deemed an original and all of which, taken together, will constitute one agreement. A facsimile or other electronically delivered signature to the Agreement will be deemed an original and binding upon the Party against whom enforcement is sought.

12. **Incorporation of Recitals and Exhibits.** All Recitals and Exhibits to the Agreement are hereby incorporated by reference into the Agreement as if written out and included herein. In the event of any inconsistency between the terms of the body of the Agreement and the Exhibits, the language of the Agreement will control.

    Exhibits to this Agreement are the following:

    - (A) Scope of Work
    - (B) Pricing
    - (C) Mesa Standard Terms and Conditions

13. **Attorneys' Fees**. The prevailing Party in any litigation arising out of the Agreement will be entitled to the recovery of its reasonable attorney's fees, court costs, and other litigation-related costs and fees from the other Party.

14. **Additional Acts**. The Parties agree to execute promptly such other documents and to perform such other acts as may be reasonably necessary to carry out the purpose and intent of the Agreement.

15. **Headings.** The headings of the Agreement are for reference only and will not limit or define the meaning of any provision of the Agreement.

By executing below, each Party acknowledges that it understands, approves, and accepts all of the terms of the Agreement and the attached exhibits.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY OF MESA, ARIZONA

By: _____

Edward Quedens
Printed Name

Business Services Director
Title

10/7/2023
Date

THE TORO COMPANY

By: Edric C. Funk

Edric Funk
Printed Name

Group Vice President
Title

10/04/2023
Date

REVIEWED BY:

By: _____
Jess Romney, NIGP-CPP, CPPB
Procurement Supervisor

EXHIBIT A
SCOPE OF WORK

1. **NATIONAL CONTRACT:** The City of Mesa, as the Principal Procurement Agency, as defined in the OMNIA Partners Documents (Exhibit D), has partnered with the OMNIA Partners to make this contract (also known as the "Master Agreement" in materials distributed by OMNIA Partners) available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. The City of Mesa is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "Participating Public Agency") and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on Exhibit D, or as otherwise agreed to. Exhibit D contains additional information on Omnia Partners and the cooperative purchasing agreement.

2. **GENERAL REQUIREMENTS:**

   A. **QUALIFIED FIRMS:** Contractor should meet the minimum qualifications;

      1. Be an authorized distributor or manufacturer.
      2. Have a strong national presence in the grounds maintenance equipment industry.
      3. Have a distribution model capable of delivering products nationwide.
      4. Have a demonstrated sales presence.
      5. Be able to meet the minimum requirements of the cooperative purchasing program detailed herein.
      6. Be able to provide the full range of equipment and services to meet the demands of the City and all agencies that opt to participate in the cooperative purchasing program with the City.

   B. **WAREHOUSING, DISTRIBUTION AND SALES FACILITIES:** The product specified in this solicitation is dependent upon an extensive manufacturer-to-customer supply chain distribution system. In order to be considered for award, each potential contractor is required to provide proof of an extensive distribution system.

   C. **WARRANTY:** Contractor shall warrant that all equipment and parts labeled as new and furnished are newly manufactured and free from defects in material and workmanship for no less than one (1) year from the date the equipment is delivered or installed. Warranty shall also guarantee accepted trade standards of quality, fitness for the intended uses, and conformance to promises or specified specifications. No other express or implied warranty shall eliminate the vendor's liability as stated herein.

   D. **MAINTENANCE FACILITIES:** The equipment specified in this agreement is dependent upon the availability of prompt professional service. Contractor, or it's dealers and/or distributors, is/are required to have existing maintenance facilities with sufficient parts inventory and trained technicians experienced in providing quality service on the equipment specified. Maintenance facilities are subject to inspection by the City to determine adequacy.

   E. **VENDOR PARTS AND SERVICE:** The Contractor, or it's dealers and/or distributors will maintain a factory authorized parts and service facility for normal and warranty service. The Contractor shall , encourage it's dealers and/or distributors, to use their best efforts to provide parts within twenty-four (24) hours and to use their best efforts to be on site to respond to service requests within twenty-four (24) hours.

   F. **CATALOGS:** Within ten (10) days after contract award and after request from City staff,

Contractor must submit complete price lists and catalogs of their product line in digital form or through a web link. Upon request from a using agency, Contractor shall provide, at no cost, these catalogs and price lists.

G. **MODIFICATIONS OF TERMS:** Participating Public Agencies commonly require a modification to a term of the Contract (e.g. governing law). The awarded Supplier and Participating Agencies may agree to modify terms on any specific purchase by a Participating Agency without being in conflict with the Contract.

3. **PRODUCT REQUIREMENTS:**

A. **PRODUCTS:** The Products to be included in this solicitation are as follows:

1. **SPORTS FIELDS AND GROUNDS EQUIPMENT:** A complete and comprehensive line of new unused Sports Fields and Grounds Equipment of the latest design and technology to include, but not limited to, mowing equipment, utility vehicles, spraying equipment, and turf cultivation equipment.

2. **GOLF COURSE MAINTENANCE EQUIPMENT:** A complete and comprehensive line of new unused Golf Course Maintenance Equipment of the latest design and technology to include, but not be limited to, mowing equipment, utility vehicles, spraying equipment, renovation and utility equipment and turf cultivation equipment.

3. **RELATED EQUIPMENT PARTS:** A complete and comprehensive line of Original Equipment Manufacturer (OEM) Sports Fields and Grounds Equipment Parts and Golf Course Maintenance Equipment Parts.

4. **USED EQUIPMENT:** Provide access to quality used equipment.

5. **BALANCE OF LINE:** Contractor may offer their balance of line for ground maintenance equipment items and accessories. The City reserves the right to accept or reject any or all balance of line items offered.

B. **CURRENT PRODUCTS:** All products being offered in this agreement and labeled as new shall be in current and ongoing production; shall be formally announced for general marketing purposes; shall be a model or type currently functioning in a user (paying customer) environment and capable of meeting or exceeding all specifications and requirements set forth in this solicitation.

C. **DEFECTIVE PRODUCT:** All defective products shall be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping or other like expenses shall be paid by the Contractor. Contractor should use reasonable efforts to deliver replacement products to the City within seven (7) days of initial notification.

D. **EQUIPMENT/RECALL NOTICES:** In the event of any recall notice, technical service bulletin, or other important notification affecting equipment purchased from this contract, a notice shall be sent to the Contract Representative. It shall be the responsibility of the Contractor to assure that all recall notices are sent directly to the agencies Contract Representative.

E. **EQUIPMENT STANDARDS AND GUIDELINES:** All riding equipment must comply with appropriate ASAE (American Society of Agricultural Engineers – www.asae.org), SAE (Society of Automotive Engineers – www.sae.org) and OSHA (Occupational Safety and Health Administration – www.osha.org) standards for roll-over protection. All vehicles must comply with appropriate ANSI (American National Standards Institute – www.ansi.org) standards as related to operation on slopes.

F. **SAFETY STANDARDS:** The Contractor shall certify that the equipment being offered is designed and includes operating features that comply with the safety standard promulgated under the Federal Occupational Safety and Health Act (OSHA).

During the term of this Contract, should there be modifications in federal and/or state laws and regulations regarding safety standards or other specifications and marketing procedures for the contracted item(s), the City of Mesa reserves the right to amend the Contract to provide for

the delivery of items which conform to such changes. As a result, the City will negotiate any necessary price changes with the Contractor. Should negotiations fail the City may cancel the Contract for the affected items.

4. **SERVICE REQUIREMENTS:** The City is interested in evaluating the following categories of value-add services for inclusion in this contract. The categories include but are not limited to the following.

   A. **FINANCING:** Describe financing options available such as lease programs and conditional sales contracts.

   B. **TRADE-INS:** Describe in detail the proposed trade-in program.

   C. **SAFETY:** All vendors performing services for the City or cooperative agencies are required and shall comply with all Occupational Safety and Health Administration (OSHA), State and County Safety and Occupational Health Standards and any other applicable rules and regulations. The supplier shall be held responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site area under this contract.

   D. **TRAINING:** The Contractor shall provide training for City of Mesa and other participating agency operators and service technicians at no cost to the City or agency. The Contractor will provide the following training for each equipment purchase:

      - Vehicle/equipment operators will be trained in the operation of all machine functions, including operator preventive maintenance.
      - Technicians will be trained in all operator functions, and in-depth preventive maintenance, troubleshooting and repair for all machine systems and components.
      - The trainer shall be factory-trained and thoroughly knowledgeable in subjects to be taught.

   E. **DELIVERY:** For City of Mesa purchases, equipment shall be delivered to various City of Mesa locations**.** All deliveries shall be made Monday through Thursday from 8:00 a.m. to 1:00 p.m., Mountain Standard Time. The Contractor shall be required to give the City a minimum of twenty-four (24) hour notice prior to delivery with the anticipated time of delivery and quantity of units to be delivered.

      The following documents are due upon delivery to the City or participating agency:

      1. M.S.O. (Manufacturer Statement of Origin)
      2. Warranty document
      3. Required manuals
      4. Title

   F. **REPAIR SERVICES:** The ability to provide repair services through authorized manufacturer's facilities or other avenues.

   G. **CUSTOMER SUPPORT SERVICES:** The policies on replacements, returns, restocking charges, after hours service, after sales support, out of stock, order tracing, technical feedback, quality assurance for orders and drop shipments.

TAB 3 - Program Description AND Method of Approach. Provide a detailed written response illustrating how your offer will meet the General Requirements of this solicitation for the City of Mesa and the national program. Clearly define the services/materials offered and Respondent's method of approach to including, but not limited, to the following criteria:

1. Distribution Network
   a. Describe how your firm proposes to distribute the equipment, accessories, parts and provide services nationwide.

      Toro has 22 commercial distributors nationwide that handle product fulfillment to customers. These are in the form of distributors that work primarily with our Commercial Division equipment (golf and grounds) with exclusive territories, and thousands of dealers that sell our Landscape Contractor Equipment (LCE), Irrigation, Sitework Systems (SWS), Ventrac, and BOSS snow products. Most of the distributors cover several states and have multiple offices. For instance; Simpson Norton Corporation, that services the City of Mesa, has offices in Goodyear, AZ; North Las Vegas, NV; and Albuquerque, NM.

      Toro Commercial products are manufactured in Tomah, Wisconsin and aggregated at our distribution center, also located in Tomah, for shipment to distribution. All of our distributors keep an inventory of products in local stock and can expect new shipments from Tomah within 6 - 30 days, typically. The distributors then conduct any set-up and checkout of the products prior to shipment. Each distributor has exclusive and protected territory to sell Toro Commercial products to end users. Please refer to the 'Tab 2_Toro Distribution List' attached for a listing of distributors and contacts.

   b. Identify all other companies/distributors/dealers or wholly owned subsidiaries that will be involved in processing, handling or shipping the products/services to Participating Public Agencies.

      Our distributors and dealers handle the sales, order processing, fulfillment, billing, and all service work associated with Toro products. See 'Tab 2_Toro Distribution List'.

   c. Provide the number, size and location of your firm's manufacturing, distribution facilities, warehouses, service facilities and retail networks as applicable. State the estimated dollar value of your inventory.

      Toro Commercial products are manufactured in Tomah, WI, and Windom, MN, and aggregated at our distribution center for shipment to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts etc. Toro Commercial channel has over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet.

   d. Describe your delivery commitment. What are your standard delivery days? Identify and describe any exceptions.

      Typically, equipment is setup and delivered to customer's designated delivery location 2 – 30 business days after receipt of the purchase order. Delivery times vary based on the type of equipment. Any delivery dates noted on the customer's PO are honored. If for some reason a deadline cannot be met, the salesperson will work closely with the customer to find a mutual solution. A Certificate of Delivery accompanies each piece of new Toro equipment. (See 'Tab 3_SNC Certificate of Delivery' attached). The customer retains a copy along with a binder including operator and parts manuals along with any other documentation pertaining to that specific piece of equipment. Updates for delivery dates are communicated by the salesperson.

e. Identify the supplier(s) and their business location(s) that will service the City of Mesa's account.

Simpson Norton Corporation has been a distributor for Toro equipment in Arizona since 1957. Their business is located in Goodyear, Arizona. There are four in-field technicians that cover the Phoenix metro area, including the City of Mesa. There is a complete service shop with four bays located at the corporate office in Goodyear.

Shelly Spencer – Sports Fields and Grounds Manager for Simpson Norton Corporation. Shelly will be the main contact person for the City of Mesa. Shelly is responsible for all contracts offered by the Simpson Norton Corporation. She processes all orders and purchase orders.

Fred Balzarini-Territory Manager is the salesman for the City of Mesa. Fred will provide the City of Mesa with equipment recommendations, quotes and training on new equipment.

In-Field service technicians will be dispatched as needed for any service/warranty needs.

f. Describe your dealer network and their role in providing products, services, etc. under the contract.

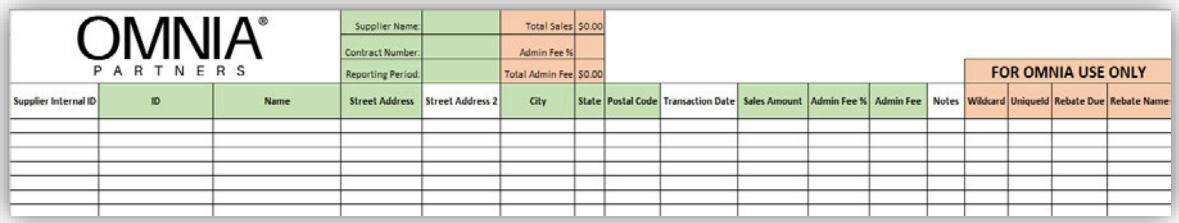
Toro has 22 commercial distributors nationwide that handle product fulfillment and service for customers. These are in the form of distributors that work primarily with our Commercial Division equipment (golf and grounds) with exclusive territories, and thousands of dealers that sell our Landscape Contractor Equipment (LCE), Irrigation, Sitework Systems (SWS), Ventrac, and BOSS snow products. Most of the distributors cover several states and have multiple offices. For instance; Simpson Norton Corporation, that services the City of Mesa, has offices in Goodyear, AZ; North Las Vegas, NV; and Albuquerque, NM.

See 'Tab 2_Toro Distribution List' for a complete list of authorized dealers, by category.

2. Reporting. Describe Respondent's reporting capabilities at the national level and Agency level. Provide sample standard reports.

Toro has been providing reporting to OMNIA Partners on a monthly bases as identified in the OMNIA Partners Administrative Agreement and will continue to comply with the requirements and format requested here within.

We will continue to provide Agency detail at the national and Agency level and provide Member numbers with each order, as available. Below is an example of the format Toro has been using for reporting sales to OMNIA Partners. Should the City of Mesa or OMNIA Partners' requirements change at any point throughout the term of this agreement, we will work with our administrative team to comply with updates or changes.



OMNIA PARTNERS			Supplier Name:		Total Sales	$0.00							FOR OMNIA USE ONLY			
			Contract Number:		Admin Fee %											
			Reporting Period:		Total Admin Fee	$0.00										
Supplier Internal ID	ID	Name	Street Address	Street Address 2	City	State	Postal Code	Transaction Date	Sales Amount	Admin Fee %	Admin Fee	Notes	Wildcard	UniqueId	Rebate Due	Rebate Name

3. Product Requirements.
   a. Provide a detailed written response illustrating how the equipment, accessories, parts, supplies and related services offered will meet the requirements of this solicitation for the City of Mesa and the national program. Offerors shall identify and describe the proposed product lines that meet the specifications located in the Product Requirements section of this solicitation (Section 4 of the Scope of Work).

      Toro offers a full line of mowing equipment from 21" rotary mowers to rotary mowers with up to 16' width of cut, reel mowers, aeration equipment, sprayers, debris removal equipment, material handling, greens rollers, zero-turn mowers, slope mowers, four wheel steer mowers, snow removal attachments, synthetic turf groomers, compact utility loaders, transport and utility vehicles to meet the needs of any golf course, park, sports field and general grounds maintenance facility. See attachment 'Tab 3_SFG Catalog' for a list of commercial equipment dedicated to the public sector.

      *Due to size limitations, we are unable to upload our entire product or parts catalogs.

      - SPORTS FIELDS AND GROUNDS EQUIPMENT

        Toro offers a complete and comprehensive line of new unused Sports Fields and Grounds Equipment of the latest design and technology to include, but not limited to, mowing equipment, utility vehicles, spraying equipment, and turf cultivation equipment.

      - GOLF COURSE MAINTENANCE EQUIPMENT

        Toro offers a complete and comprehensive line of new unused Golf Course Maintenance Equipment of the latest design and technology to include, but not be limited to, mowing equipment, utility vehicles, spraying equipment, renovation and utility equipment and turf cultivation equipment.

      - RELATED EQUIPMENT PARTS

        Toro provides a complete and comprehensive line of Original Equipment Manufacturer (OEM) Sports Fields and Grounds Equipment Parts and Golf Course Maintenance Equipment Parts.

      - USED EQUIPMENT

        Each of our distributors provide access to quality used and demonstrator (demo) equipment. (Quantities and products are based on availability.)

      - BALANCE OF LINE

        We are also including our Golf Irrigation, Residential Commercial Irrigation, Landscape Contractor Equipment (LCE), Sitework Systems (SWS), Ventrac, and BOSS equipment lines with our proposal.

   b. Specify locations and availability of replacement parts, and state the maximum time required to provide and install replacement parts. Also state the estimated dollar value of your parts inventory.

      Simpson Norton Corporation, that services the City of Mesa, has offices in Goodyear, AZ; North Las Vegas, NV; and Albuquerque, NM.

Due to the stocking level at our distributors and our logistics systems in place, we have achieved a 98% average same day parts fulfillment rate nationally.
As for repairs, each instance will differ in the scope of work but a timeframe will be agreed on with the customer for repair and return of product to the customer.

c. Detail any warranty and extended warranty programs available for both equipment and parts. If warranty agreements are required, please submit them, subject to negotiation by the City.

Toro's standard Commercial Products Warranty states that "Your Toro Commercial product will be free from defects in materials or workmanship for two years or 1500 operational hours, whichever occurs first. Lithium-ion products have a 4-year warranty on the battery except for Workman products and they carry a 5-year warranty. Where a warrantable condition exists, we will repair the Product at no cost to you including diagnosis, labor, parts and transportation." Our standard Commercial Parts Warranty states 'your Toro Commercial Part to be free from defects in material or workmanship for ninety days, 1 year for complete engines."

You can also purchase additional protection for your products through Toro Protection Plus (TPP). These are optional programs designed to provide you with budget protection and security after the initial 2 year warranty period. You can elect the Drive Train Protection or the Comprehensive Protection.,

Drive Train Protection: This program covers the engine, transmission/transaxle including; hydrostatic pumps, valves and motors; drive axles/drive assemblies including; all parts contained in the drive axle, PTO housing, 4-wheel drive assemblies, hydraulic drive pumps, valves, steel lines and motors within the frame.

Comprehensive Protection: This program covers all operational parts and assemblies for your mower, vehicle or other machinery against mechanical breakdown. The items not covered are; normal maintenance items, tune-ups, tires, batteries, blades, belts and hoses.

Used Equipment
Qualified used equipment can be covered with Toro Protection Plus Pre-owned.

See Warranty documents as follows:

The Toro Warranty

Two-Year or 1,500 Hours Limited Warranty

Conditions and Products Covered

The Toro Company warrants your Toro Commercial product ("Product") to be free from defects in materials or workmanship for 2 years or 1,500 operational hours*, whichever occurs first. This warranty is applicable to all products with the exception of Aerators (refer to separate warranty statements for these products). Where a warrantable condition exists, we will repair the Product at no cost to you including diagnostics, labor, parts, and transportation. This warranty begins on the date the Product is delivered to the original retail purchaser.
* Product equipped with an hour meter.

Instructions for Obtaining Warranty Service

You are responsible for notifying the Commercial Products Distributor or Authorized Commercial Products Dealer from whom you purchased the Product as soon as you believe a warrantable condition exists. If you need help locating a Commercial Products Distributor or Authorized Dealer, or if you have questions regarding your warranty rights or responsibilities, you may contact us at:

Toro Commercial Products Service Department
8111 Lyndale Avenue South
Bloomington, MN 55420-1196

952–888–8801 or 800–952–2740
E-mail: commercial.warranty@toro.com

Owner Responsibilities

As the product owner, you are responsible for required maintenance and adjustments stated in your *Operator's Manual*. Repairs for product issues caused by failure to perform required maintenance and adjustments are not covered under this warranty.

Items and Conditions Not Covered

Not all product failures or malfunctions that occur during the warranty period are defects in materials or workmanship. This warranty does not cover the following:

- Product failures which result from the use of non-Toro replacement parts, or from installation and use of add-on, or modified non-Toro branded accessories and products.
- Product failures which result from failure to perform recommended maintenance and/or adjustments.
- Product failures which result from operating the Product in an abusive, negligent, or reckless manner.
- Parts consumed through use that are not defective. Examples of parts which are consumed, or used up, during normal Product operation include, but are not limited to, brake pads and linings, clutch linings, blades, reels, rollers and bearings (sealed or greasable), bed knives, spark plugs, castor wheels and bearings, tires, filters, belts, and certain sprayer components such as diaphragms, nozzles, flow meters, and check valves.
- Failures caused by outside influence, including, but not limited to, weather, storage practices, contamination, use of unapproved fuels, coolants, lubricants, additives, fertilizers, water, or chemicals.
- Failure or performance issues due to the use of fuels (e.g. gasoline, diesel, or biodiesel) that do not conform to their respective industry standards.
- Normal noise, vibration, wear and tear, and deterioration. Normal "wear and tear" includes, but is not limited to, damage to seats due to wear or abrasion, worn painted surfaces, scratched decals or windows.

Parts

Parts scheduled for replacement as required maintenance are warranted for the period of time up to the scheduled replacement time for that part. Parts replaced under this warranty are covered for the duration of the original product warranty and become the property of Toro. Toro will make the final decision whether to repair any existing part or assembly or replace it. Toro may use remanufactured parts for warranty repairs.

Deep Cycle and Lithium-Ion Battery Warranty

Deep cycle and Lithium-Ion batteries have a specified total number of kilowatt-hours they can deliver during their lifetime. Operating, recharging, and maintenance techniques can extend or reduce total battery life. As the batteries in this product are consumed, the amount of useful work between charging intervals will slowly decrease until the battery is completely worn out. Replacement of worn out batteries, due to normal consumption, is the responsibility of the product owner. Note: (Lithium-Ion battery only): Refer to the battery warranty for additional information.

Lifetime Crankshaft Warranty (ProStripe 02657 Model Only)

The Prostripe which is fitted with a genuine Toro Friction Disc and Crank-Safe Blade Brake Clutch (integrated Blade Brake Clutch (BBC) + Friction Disc assembly) as original equipment and used by the original purchaser in accordance with recommended operating and maintenance procedures, are covered by a Lifetime Warranty against engine crankshaft bending. Machines fitted with friction washers, Blade Brake Clutch (BBC) units and other such devices are not covered by the Lifetime Crankshaft Warranty.

Maintenance is at Owner's Expense

Engine tune-up, lubrication, cleaning and polishing, replacement of filters, coolant, and completing recommended maintenance are some of the normal services Toro products require that are at the owner's expense.

General Conditions

Repair by an Authorized Toro Distributor or Dealer is your sole remedy under this warranty.

The Toro Company is not liable for indirect, incidental or consequential damages in connection with the use of the Toro Products covered by this warranty, including any cost or expense of providing substitute equipment or service during reasonable periods of malfunction or non-use pending completion of repairs under this warranty. Except for the Emissions warranty referenced below, if applicable, there is no other express warranty. All implied warranties of merchantability and fitness for use are limited to the duration of this express warranty.

Some states do not allow exclusions of incidental or consequential damages, or limitations on how long an implied warranty lasts, so the above exclusions and limitations may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Note Regarding Emissions Warranty

The Emissions Control System on your Product may be covered by a separate warranty meeting requirements established by the U.S. Environmental Protection Agency (EPA) and/or the California Air Resources Board (CARB). The hour limitations set forth above do not apply to the Emissions Control System Warranty. Refer to the Engine Emission Control Warranty Statement supplied with your product or contained in the engine manufacturer's documentation.

Countries Other than the United States or Canada

Customers who have purchased Toro products exported from the United States or Canada should contact their Toro Distributor (Dealer) to obtain guarantee policies for your country, province, or state. If for any reason you are dissatisfied with your Distributor's service or have difficulty obtaining guarantee information, contact your Authorized Toro Service Center.

374-0253 Rev I

Battery Limited Warranty

Battery

The rechargeable lithium-ion battery is warranted to be free from defects in materials and workmanship for a period of years as listed in the table below. Over time, battery consumption reduces the amount of energy capacity (Amp-hours) available per full charge. Energy consumption varies due to operating characteristics, accessories, turf, terrain, adjustments, and temperature.

Product	Warranty Period
Vista Shuttle Vehicle	5 years
Workman Lithium Utility Vehicle	5 years
Greensmaster eTriFlex 3370 Traction Unit	4 years
Greensmaster eFlex 1021/e1021 Greensmower	4 years
Groundsmaster e3200 Traction Unit	3 years or 2,000 hours

374-0335 Rev B

TORO PROTECTION PLUS COMMERCIAL EQUIPMENT PLAN

This plan is not an insurance policy. It is an agreement between you, the Customer, and The Toro Company or one of its wholly owned subsidiaries or affiliates ("Toro"). By acceptance of this Plan, Customer understands there are distinct coverages, terms and condition, and that coverage is for Toro products exclusively, and is subject to approval and acceptance by Toro.

COMPREHENSIVE PROTECTION

ALL OPERATIONAL PARTS, COMPONENTS, ASSEMBLIES OF THE MACHINE INDICATED ABOVE, including Toro manufactured options, accessories, and attachments not requiring independent Plan coverage purchased with and included in the Equipment Price indicated above, subject only to those exclusions stated on the back of this Plan.

TRANSPORTATION BENEFIT: If Customer incurs transportation Expenses due to the mechanical breakdown of a covered component, the Plan will pay up to $77 for mobile service or $0.58/mile (1000 mile limit) for pick-up/delivery per repair. If such charges exceed the benefit limit, Customer will be responsible for paying any excess.

DRIVETRAIN PROTECTION

ENGINE: All parts contained within the engine block, cylinder head, crankcase or motor housing; the engine block, cylinder head, crankcase or motor housing if damaged by the mechanical breakdown of a covered internal part.

MANUAL OR HYDROSTATIC TRANSMISSION OR TRANSAXLE: All parts contained within the transmission or transaxle case; the transmission or transaxle case if damaged by the mechanical breakdown of a covered internal part; hydrostatic or hydraulic pumps, valves and motors.

DRIVE AXLES/DRIVE ASSEMBLIES: All parts contained within the drive axle housings and 4 wheel drive assemblies; the drive axle housing if damaged by the mechanical breakdown of a covered internal part; hydraulic drive pumps, valves, steel lines and motors which are attached to the main frame of the machine.

TRANSPORTATION BENEFIT: If Customer incurs transportation Expenses due to the mechanical breakdown of a covered component, the Plan will pay up to one hour of posted shop labor rate for mobile service or $0.58/mile (1000 mile limit) for pick-up/delivery per repair. If such charges exceed the benefit limit, Customer will be responsible for paying any excess.

TORO PROTECTION PLUS
P. O. Box 19326 • Lenexa, KS 66285

800-976-TORO
(800-976-8676)

Customer Service: tppsales@toro.com
Claims Inquiries: tppclaims@toro.com

Rev. 12/1/2019

COMMERCIAL EQUIPMENT PLAN TERMS and CONDITIONS

MECHANICAL BREAKDOWN COVERAGE:

The Toro Company or one of its wholly owned subsidiaries or affiliates ("Toro") agrees to repair, replace or reimburse Customer for reasonable cost to repair or replace any covered part, component, or assembly of the covered machine if required due to a mechanical breakdown, subject only to the exclusions stated below. Mechanical Breakdown is defined as the sudden or unforeseen failure of a defective part, component or assembly", or, "faulty workmanship on a part, component or assembly as supplied by the manufacturer". Reasonable cost is defined as the amount charged for the repair or replacement of covered parts at prevailing labor rates, using Toro parts of like kind and quality, which may include approved used and/or remanufactured parts when necessitated or available.

TERM:

The term of the Plan shall be from the "Toro Warranty Start Date" indicated on the front of this Plan, through the Toro warranty period, to the end of the "PLUS" term indicated on the front of this Plan. The Plan coverage begins when the Toro warranty ends, whether due to hours of use or passage of time. Toro reserves the right to reassign the end date of the Plan's coverage when the "hours of use" ends the Toro warranty coverage prior to the passage of two calendar years.

LIMIT OF LIABILITY:

Coverage provided by this Plan is subject to the following limits: the total cost for any single repair shall be limited to a maximum of 25% of the Equipment Purchase Price indicated on the front of this Plan; the total cost for all repairs over the full term of this plan is limited to 50% of that Equipment Purchase Price, or $25,000, whichever is less.

CUSTOMER RESPONSIBILITIES:

In order to keep this Plan in force during its term, the covered Equipment must be serviced as recommended by Toro. If Customer performs own maintenance, a written record of service must be maintained, along with receipts showing dates of purchase of maintenance parts, lubricants and/or materials. In the event of a claim involving serviceable parts, and if requested, a copy of the service record and pertinent receipts must be furnished to Toro. The required servicing shall have a tolerance of 50 hours for those machines equipped with an hour meter.

IN THE EVENT OF A MECHANICAL BREAKDOWN, CUSTOMER MUST:

1. Use all reasonable means to protect the equipment from further damage;
2. Contact your Toro Distributor for assistance;
3. If requested, provide service record and receipts for required maintenance parts, lubricants or materials;
4. If Toro should deem necessary, allow them or representative to inspect damaged parts and/or machine.

EXCLUSIONS – COVERAGE SHALL NOT APPLY:

1. For repair or replacement of any covered part if a Mechanical Breakdown, per definition above, has not occurred.
2. For any breakdown caused by collision, fire, theft, vandalism, riot, explosion, lightning, earthquake, windstorm, hail, water, flood, other Act of God or environmental damage.
3. For liability of damage to property, or injury to or death of any person arising out of the operation, maintenance or use of the covered equipment.
4. For any breakdown caused by alterations, misuse, abuse, negligence, lack of normal or required maintenance, or for failure to protect the covered equipment from further damage when a breakdown has occurred.
5. When responsibility for the repair is covered by any Toro warranty or repairer's guarantee, or if Toro has announced responsibility through product or part recalls and/or repair bulletins.
6. For damage resulting from the failure to maintain proper levels of lubricants and/or coolants.
7. For loss of use, time, inconvenience, profits, or other consequential loss.
8. For damage to a covered part caused by the breakdown or failure of a non-covered part or component.
9. For any breakdown occurring while the hour meter is inoperative or if the hour meter has been tampered with or replaced.
10. For any breakdown caused by contamination or restriction of fuel, coolant or lubricant systems, or damage resulting from rust, corrosion, freezing or overheating.
11. For the cost of parts and/or labor due to the normal and routine maintenance described in the manufacturer's maintenance instructions for the equipment; or, for the lack of said maintenance
12. For the cost of maintenance/service including, but not limited to, engine tune-ups, adjustments, replacement of engine parts for the sole purpose of increasing operating performance, filters, spark plugs, spark plug wires, glow plugs, manual clutch facings, plastic or rubber parts/hoses, hydraulic hoses, or belts, unless required in connection with the repair of a covered part.
13. For exhaust system parts, brake linings, brake rotors or drums, tracks, solid wheels or pneumatic tires, wheel covers, lug nuts, batteries, battery cables, thermostats, freeze plugs, blades, external chains, or spray nozzles, unless required in connection with the repair of a covered part.
14. For bright metal, sheet metal, ornamentation, molding, paint, glass, LEDs/LCDs, lamps, lenses, trim, seats coverings, or fabrics, unless required in connection with the repair of a covered part.
15. For the costs of parts shipping, equipment storage, or state and local taxes. The cost of shop supplies or environmental fees exceeding 5% of parts and labor or $10.00 per repair, whichever is less.
16. Travel or transportation costs exceeding the Plan benefit.

TRANSFER PROVISION:

Coverage may be transferred to any new owner until such time as this Plan expires, subject to application approval and payment of $50 fee. Change in ownership of the equipment must be reported to TORO PROTECTION PLUS Administrators within 45 days of change of ownership.

CANCELLATION PROVISION:

This Plan may be cancelled by the Customer upon giving written notice to the Toro Distributor indicating when the cancellation is to be effective. In the event of cancellation, the Distributor will refund the unearned Plan price calculated on a Pro-Rata method reflecting the days in force, less any prior claim payments, or a minimum service charge of $50 (which ever is greater), unless otherwise prohibited by law. The days in force are calculated from the Toro Warranty Start Date indicated on the front of this plan to the effective cancellation date. If the equipment described and this Plan have been financed through a lender and Customer defaults in the repayment obligation to that lender, the Toro reserves the right to either cancel this Plan or transfer the rights under this Plan to that lender.

Rev. 12/1/2019

d. Describe in your offering if you currently have or are in the process of developing Hybrid and/or all Electric equipment.

Alternative Fuels

A number of years ago, The Toro Company saw the need to evaluate and approve the use of biodiesel fuels in our products. We conducted an extensive, multi-year test program to approve the use of biodiesel fuels. As a result of the testing, all Toro diesel products are approved for the use of B20 fuels. We made the necessary changes to the machines that allow the use of that mix. We are willing to work with specific customers and allow the use of B100 fuel is special situations. The machines will function well on B100 fuel but some caution must be taken. Cold temperatures can cause the fuel to jell. It is also necessary to change fuel filters on a more regular basis. We would be happy to work with you to use B100 fuel successfully.

Propane is another choice that we offer on a few products. Properly designed propane powered products can be a good choice. We have engineered the products to have the correct engines and fuel systems so that they perform up to customer expectations. Propane requires convenient access to a fuel supply. It is also a less dense fuel that is typically stored in cylindrical tanks. The product range is somewhat less than an equivalent gasoline powered machine. Propane powered machines also tend to struggle a bit in cold temperatures because it is necessary for the fuel to vaporize. If the customer has a readily available supply of fuel and the site and use practice allow, propane can be a lower cost and lower carbon impact choice.

With the full implementation of the Tier 4 final EPA emission requirements, all of our products are in full compliance with the applicable rules. These products work very well and have lower emissions and somewhat improved fuel economy.

Fuel Efficiency

One of the ways to reduce the impact of the product is to improve the fuel efficiency, essentially increase the “mileage” of the product. We have done some extensive studies on how fuel is used and have identified some improvements that we have implemented. We have implemented a technology that we call SmartCool™. It more actively decides when it is necessary to run the cooling system on the machine. This reduces fuel consumption in two ways. One, it does not waste energy to run the fan when it is not required. Secondly, it allows the machines systems to run at optimum temperature again assuring fuel is not wasted.

We have also implemented a technology that we call SmartPower™. In order to make sure that a product meets customer expectation, it is necessary to make sure that the machine has more power than needed in all conditions. As a result of extensive studies of machine usage, we found that the peak power demand were very short duration and were only in special situations. These peaks caused us to put a larger than necessary engine on the machine resulting more fuel consumption. SmartPower™ actively manages the power demand by monitoring the inputs from the operator and clipping the demands by not allowing the machine to exceed it capabilities. This allows us to utilize a smaller, more fuel efficient engine. Machine performance on machines with SmartPower™ is equivalent to machines that do not have the technology with lower fuel consumption. This feature allows an inexperienced operator to be more productive than a seasoned veteran.

The GM5900/5910 delivers improved horsepower efficiency through innovations to the hydraulic systems, the electric cooling system and cutting system improvements, which reduces power usage. Because of these innovations, we have a demonstrated up to a 30% improvement in fuel consumption.



Hybrid Electric

We see a lot of opportunity to use hybrid electric technology to improve the fuel efficiency of our products. Hybrid electric is beneficial when the peak power requirements are substantially larger than the average power. We have two products that are currently available. One Triflex greens mower and a fairway mower known as the Reelmaster 5010-H. Both products are true hybrids that have engines that charge batteries and power the implements with electric drives. The electric drives are designed for this application to be substantially more efficient than the drives that they replace. We have integrated an innovative technology that we call PowerMatch where the hybrid power system decides if the energy required to accomplish the task comes from the engine or the batteries. The net result is 20% fuel savings.



All Electric Products

We have been looking at all electric products for many years. Toro holds some of the original patents on electric mowers that date back to the 1920's. The fundamental challenge is that it takes approximately 800 pounds of lead-acid batteries to be equivalent to a gallon of gasoline or diesel fuel. As a result, it is difficult to get the performance that customers expect or that provide the run time that is needed because it is not possible to carry enough energy in batteries. Battery technology continues to improve both in performance and cost.

As of today, we have developed and offer for sale a Greensmaster® eFlex® and eTriFlex® greens mower that utilizes state of the art brushless DC electric motors and advanced Li-Ion battery system. The battery is designed to last for 5 years and provide sufficient runtime to mow the expected number of greens and to power the key desired accessories such as groomers and lights.



New to the market for 2024 is the Groundsmaster e3200 electric power out-front rotary mower. This is a 2 wheel drive unit with on-board charger, seat options and the choice of a 60” side discharge or rear discharge deck. The e3200 offers no compromise power and performance, and comes standard with 11 HyperCell batteries. HyperCell is a patent-pending Toro designed and developed lithium-ion battery technology that is good for the life of the machine. If needed, can be configured with up to 17 batteries to achieve all-day runtime in more challenging conditions. This unit operates more quietly than traditional diesel power units and produces zero tailpipe emissions. Because it uses no fuel, and requires less maintenance (i.e., filters, belts, fluids), the e3200 provides operational savings versus diesel powered units.





Toro also offers three utility vehicles powered by the patent-pending, Toro designed and developed, lithium-ion battery technology. Details below.

We have and continue to look for new applications of all electric products. It is very important that we understand the demands of the application and make sure that the components are appropriately sized for the application. We need to make sure that we provide adequate power (torque) for peak demands and sufficient capacity and cooling for the required runtime. We believe that we understand the customer needs and expectations so that our all-electric products now and in the future will be desired because they are superior products. We are in the process of developing additional electric products (and hybrid electric products) for release in the near future.

e. Indicate if any of the equipment you are offering has received any awards or nominations for excellence.

TTC is proud to have earned several awards in 2022 in recognition of our product innovation, environmental leadership and community support. These include:

- U.S. Environmental Protection Agency (EPA), WaterSense® 2022 Excellence Award, 8th consecutive year
- Association of Plastic Recyclers, 2022 Recycling Demand Champion
- Worth Magazine, 10 Most Sustainable Companies 2022
- FOCUS ON ENERGY® 2022 Energy Efficiency Excellence Award for the Tomah, Wisconsin, facility
- Equipment Today, 2022 Contractors' Top New Products
- Rental Magazine, 2022 Editor's Choice Award winner
- Construction Equipment, Top 100 New Products of 2022
- Wisconsin Department of Natural Resources, Green Tier Recipient, 10th consecutive year for the Tomah, Wisconsin, facility
- Green Industry Pros, 2022 Editor's Choice Awards
- Keep Riverside Clean & Beautiful, 2022 Sponsor of the Year Award

In addition, The Toro Company also received the Gold Medal for Innovation, awarded to the Reelmaster 5010-H at demopark + demogolf.

The Toro GrandStand MULTI FORCE was a new product award winner in the May/June 2016 issue of Landscape and Irrigation's "Twenty for 2016 New Product Awards". The award recognizes the GrandStand MUTLI FORCE as one of the standout new products to hit the market in 2016, based on innovation and application within the market.

f. Describe how the innovation and technology of your equipment differs from other equipment in the industry.

GM3500: Sidewinder® feature
The Sidewinder cutting units shift left and right a total of 24 inches (61 cm). This increases the cutting unit overhang for precise trimming. The tire tracks can also be shifted within the mowing path to reduce wear on the turf.

Greensmaster eTriFlex 3360 and 3370: Radius Dependent Speed (RDS) System
Provides optimal perimeter cut performance by maintaining consistent cutting unit clip rate in turns on each individual reel regardless of machine speed or turn angle. Individual wheel speed control is also maintained during turns for reduced wheel scrubbing on turf.

GM5900, GM4000, GM4100, GM4500, GM4700: SmartCool™ System
The SmartCool hydraulically driven cooling fan automatically reverses to blow off chaff buildup on the top and rear air intake screens. The reversal is triggered by rising coolant temperature, hydraulic oil temperature, or air intake temperature. Toro.com/5900

GM5910, GM4010, GM4110:
Factory installed safety cab, competitors have cabs installed by distributor. The factory-installed cab unit includes an integrated four post ROPS, and provides an exceptionally quiet and comfortable environment for the operator. The low profile air conditioning and heating unit is built into the headliner of the cab for increased clearance under trees and storage areas.

The front and rear windows open to allow fresh air to the interior of the cab and a front wiper and washer keeps the windshield clean.

GM7210: Polar Trac system, only zero-turn mower that converts to a winter tracked snow and ice removal/treatment machine

- Converts the Groundsmaster® 7210 into a snow removal machine complete with two rubber tracks and a climate control cab
- Track tread is designed for slick ground such as an ice rink
- Switch between snow attachments in minutes
- POLAR TRAC™ attachments: snow blower, rotary broom, angled snow blade, and v-plow

GM5900: InfoCenter™
The onboard InfoCenter monitors and displays machine functions to help keep diagnostic time down, and operating hours up.

Groundsmaster 5900 and 4000 series: bi-directional impact absorption on wing decks up to 5 mph.

Groundsmaster 4300-4WD: CrossTrax all–wheel drive system

Reelmaster 5010-H Hybrid Fueled Reel Mower
Patented PowerMatch technology – the first true hybrid system in a mower that smartly varies and seamlessly matches the power needed from two sources for traction and mowing depending on the workload encountered. The self-charging, 48 volt battery pack is the same type used in the auto industry, and is paired with a more fuel efficient, 24.8 hp diesel engine that results in fuel savings of 20% or more compared to similar mowers.

EdgeSeries Reels and EdgeMax Bedknives
Reduced maintenance through improved edge retention (resulting from use of more advanced reel blade material and improved design geometry).

ProCore 648s
Wheel Placement
The unique design places the wheels in front of the aeration head so adjacent passes can be made without running over cores or freshly aerated turf. This prevents damage to the turf and the fresh holes. Eliminating crushed cores makes cleanup easier, which in turn leads to a more efficient aeration process.

Series/Parallel 3WD
Patented system that improves traction by maintaining power to the wheels. This leads to improved performance on undulating turf and more consistent hole spacing.

TrueCore™ Ground Following System
System enables consistent hole depths of up to 4 inches to be achieved. It automatically adjusts the aeration head to maintain the desired tine depth on undulating turf. This leads to a consistent aeration result and uniform turf conditions.

RotaLink™ Tine Guide Mechanism
Ensures tines remain vertical as they enter and exit the ground. This produces consistently clean holes for better looking turf and easier top dressing fill.

Precision Balanced Drive System
Drive system is modeled after a 6-cylinder engine with precision balancing. This configuration eliminates hopping, rocking and uncomfortable vibration. This leads to less operator fatigue and discomfort, while providing a more productive aeration experience.

ProCore 864/1298
Tine Guide Mechanism
Ensures tines remain vertical as they enter and exit the ground. This produce consistently clean holes for better looking turf and easier top dressing fill.
Precision Balanced Drive System
Toro's precision balanced coring heads provide exceptionally smooth operation allowing the operator to run the unit in the up position. This simplifies operator interface and improves efficiency.

Articulating Coring Heads (1298)
The ProCore 1298 features two independent coring heads that articulate for exceptional ground following.

ProCore SR Series (deep tine)
Hydraulic depth control
Allows operator to easily and quickly adjust aeration depth on the fly from the tractor's seat
Intelligently Engineered
Unique geometry of the aerator maintains tine-to-turf engagement angle as depth is adjusted. This provides consistent aeration across the depth spectrum without additional adjustments

GreensPro Rollers
The overlapping smoothing rollers deliver uniform roll across the entire machine. Competitive models do not have feature resulting in a strip of unrolled turf between rolling heads
Integrated Trailer

The GreensPro features an integrated trailer allowing for simple and fast transport. Many competitive models require a separate trailer which makes transport slower and often requires flat ground for the roller to be dismounted
Familiar Steering
The GreensPro 1200 is controlled by a steering wheel which is familiar to most operators. Other rollers have a variety of steering techniques providing a steeper learning curve and can challenging and less safe for new operators.

ProStripe 560
Simple Height of Cut Adjustment
The cutting height on the ProStripe 560 can be adjusted via a single lever. Competitive models feature three points to adjust cutting height which is more complicated and more likely for error.

Split Rear Roller
The ProStripe 560 features a split differential allowing each half of the roller to move independently. This feature provides two key benefits: (1) It helps protect turf from scuffing in sharp turns; (2) It provides the needed flexibility for the ProStripe to mow a wider variety of locations competitive models cannot easily operate.

FieldPro 6040
Create ballfields that fans and players love with the Toro Field Pro 6040. This workhors features efficient operation with the innovative MultiTool™, ergonomic operator comfort, and incredible versatility in attachment options. The dedicated platform produces a consistent, superior infield playing surface regardless of starting conditions. Precision engineering means precise results.

- Consistent Results – The rugged chassis, commercial-grade components, and wide range of attachments produce major league playing surfaces for your home field.
- More Efficient – Four tools can be carried at once, dramatically reducing time spent preparing infields while allowing the operator to scarify, grade and drag smooth in a single pass.
- Increased Versatility – Dozens of Toro Sand Pro®, Bullseye™ and third-party attachments easily make the Field Pro 6040 the go-to, start-to-finish ball field maintenance machine.

MP 5800
- Exclusive 6 Diaphragm Pump provides not just the pressure but also the proper volume needed to maintain proper application rate.
- Elliptical chemical tank with side agitation nozzles – together with the 6 Diaphragm pump creates a rolling agitation action in the tank for a homogenous mix and also has the benefit of exceptional chemical mixing capabilities.
- Tri Truss booms with impact breakaway feature protects nozzle turrets and nozzles from damage.
- Exclusive Ultra Sonic Boom accessory kit that automatically maintains the proper 20” boom height, maintaining proper application rate.
- Available chemical loading Eductor kit that lowers down to waist height for safe and easy loading of chemicals.
- Exclusive available chemical tank Triple Rinse kit that automatically triple rinses the inside of the tank. The system can be operated while the machine is being driven.

GeoLink
GeoLink® is the industry’s first turf-based precision spray system. Turf professionals will benefit from substantial chemical savings thanks to individual nozzle control and sub-inch accuracy. Reporting is simple with GeoLink; application rates, coverage maps, area and volume data are easily downloaded for thorough record keeping. The weatherproof touchscreen is rugged enough to withstand the most challenging conditions and makes

- application programming straightforward with just the touch of a button.

Workman GTX utility vehicle
An unequalled combination of comfort, versatility, power and control make the Workman GTX simply superior to competitive utility vehicles.

- Comfort: incorporating a split frame and gimbal joint which isolate movement away from the operator while keeping the bed stable. This class-exclusive feature increase comfort, reduces operator fatigue, and increases safety by keeping all four wheels solidly on the ground.

- Versatility: Featuring hundreds of configurable options that include front and rear attachments, including trash can mount, hose reel, walk spreader mount, four and six foot flat bed options, and a bed rack with easily customizable attachment points for string trimmers and other tools. The Workman GTX can also be stretched from two to four seats with an extension kit.
- Power: choice of an EFI gasoline engine, 48-volt Lead-acid electric or Lithium-ion electric provide the performance to tow 1,500 lbs, or a total vehicle capacity of 1200 lbs.
- Control: Class-exclusive hydraulic disc brakes give reliable and consistent stopping power, while the coil-over shocks deliver a smoother ride, minimizing operator fatigue.

Workman MDX utility vehicle

Available in either gasoline or Lithium-ion electric. The Lithium Powered MDX utilizes Toro's patent-pending Lithium-ion HyperCell batteries that provide extended battery power for consistent performance over the life of the vehicle. The MDX Lithium quickly charges overnight, keeping you running all day long.

SRQ™ - Superior Ride Quality

SRQ™ combines a coil-over shock absorber suspension design with the Active In-Frame™ twister joint. Front suspension is Independent A-Frame design with coil-over shock absorbers. Rear suspension is Swing Arm design with coil-over shock absorbers. Benefits include operator comfort, safety, reduced operator fatigue, and productivity and efficiency gains.

Active In-Frame™ Twister Joint

The innovative Active In-Frame™ Twister Joint allows each axle to react independently to the terrain. The result is the smoothest ride over the most undulating surfaces. All four wheels maintain constant contact with the ground for better traction, stability and less potential turf damage.

Operator/Passenger Platform

Extended front frame for additional legroom to enhance SRQ™ benefits of operator and passenger comfort.

Payload Capacity

The Workman® MDX Series utility vehicles have the highest total payload capacities in their class for maximum productivity. Get more jobs done in less time. - 1,650 lbs. (748 kg);

Rugged Body Styling

New rugged injection-molded body styling. Latch opened hood design for ease of access for technicians.

Durable Plastic Cargo Bed

Double-walled composite bed can withstand the elements and heavy loads, and won't rust or dent.

Workman HDX Series utility vehicles

Tough Frames

The Workman® front space frame design is multi-dimensional or truss like, providing superior strength and torsional rigidity in rough terrain. The rear frame uses a C-channel design to provide superior strength in hauling heavy loads.

On Demand 4-wheel Drive
The Workman is available with an on-demand four-wheel drive system that delivers surefooted traction in forward and reverse, without damaging your turf.

Front Impact Bumper
A specially designed composite bumper with seven (7) energy absorbing crush zone cones protects the Workman to withstand impacts up to 3 mph (4.8 km/h) under full load with no permanent deformation.

DeDion Rear Axle
The DeDion rear axle design is an automotive technology which isolates the engine, transmission and main frame from all load forces, eliminating stress to these main components. The I-beam design provides superior ability to handle vertical loading, exactly the reason I-beams are used extensively in the construction industry.

Ride Quality
Independent front suspension consisting of two double A-frames with opposing dual coil springs and dual shock absorbers provides 5.75 in. (14.6 cm) of front suspension travel. Rear suspension design consists of a DeDion rear axle and dual independent leaf springs and shock absorbers to provide 3 in. (7.6 cm) of rear travel. Benefits include operator comfort, safety, reduced operator fatigue, productivity and efficiency gains.

Disc Brakes
4 wheel hydraulic disc brakes provide greater stopping power and easier servicing than traditional drum brakes.

Payload Capacity
The Workman® HDX vehicle provides a total payload capacity of up to 3,352 lbs. (1,524 kg).

Workman UTX
The Workman UTX is a straightforward, no-nonsense, 4-wheel drive utility vehicle built to stand up to the toughest tests without compromising performance. With standard commercial-grade components, the highest payload in its class, and a proprietary speed control system, it's designed for the rigors of a long work week, not a few hours of recreation on the weekends. The Workman UTX has the muscle to blast through snowdrifts while still maintaining the ability to regulate speed and sound in sensitive areas. To raise the standard further, every Workman UTX features an integrated plow mount, power steering, turn signals, brake lights, and a spray-on bed liner. UTX Series vehicles have up to 2,000lb. towing capacity and 1,250lb. cargo capacity.

- Commercial-Grade Tough
  With a rock-solid, high-strength steel frame, integrated plow mount, selectable 4WD with front and rear differential locks and oversized shocks, bearings and bushings the Workman UTX is up to any challenge.

- Capable of Doing Any Job
  A ton (2,000 lbs. / 907 kg) of towing, 25% more cargo capacity than competitors and two standard 2" (5 cm) receivers (front and rear) gives the Workman UTX the means to tackle any job.

- All-Day & All-Season Comfort
  2 or 4-passenger models make sure you have the room for you and your crew and a climate controlled cab keeps them comfortable in any conditions.
- Precision Control
  A proprietary system allows for the perfect amount of power to be applied to the job, no matter the desired ground speed. This can mean lower RPMs, and with it lower fuel consumption and sound, or higher RPMs for more power to push snow or haul a heavy load.
- Versatile Performance
  The Workman UTX is made to work in multiple environments. Its road ready with standard LED headlights, turn signals, hazards and brake lights and built to handle snow and ice like a BOSS®.

Vista

Built for work and designed for comfort, Toro Vista provides transportation across any property with ease. Vista is available in 4-, 6-, and 8-passenger models. The polar white body and assortment of accessories allow for easy customization no matter the venue. Toro Vista is the perfect choice for any campus, event space, resort, and more. Impress your guests with quick and convenient transportation in the Toro Vista

- Power – Choose between HyperCell® Lithium-ion Battery or EFI gas engine to power your 4, 6, or 8-passenger shuttle. Need more run time? Add an additional battery on your Lithium models.
- Heavy-Duty Frames – The frame of each shuttle size is specifically designed to handle the anticipated weight. No need to worry about a bowed frame after years of use.
- Comfort – Comfort was top of mind when designing the shuttle with both the driver and passengers in mind. Experience ample storage, legroom, independent suspension, and ergonomic design throughout.
- Parking Convenience – The electronically controlled parking brake seamlessly activates once the vehicle comes to a stop and deactivates when the driver presses the pedal (on Li models).

Pro Force Blower

Wireless Remote Control

Start or stop the engine of the blower for complete operational control. Adjust engine throttle up and down for high to low RPM range of operation. Rotate the nozzle 360 degrees in either direction.

Efficient Turbine-type Fan Assembly Design

Greater air flow to move debris further and finish the job faster.

Durable Nozzle

Single piece rotomolded plastic nozzle is more resistant to damage and is more durable for lower repair costs and less downtime.

Electronic Governor

Coupled with functionality of wireless remote control, the Kohler® electronic governor allows the operator to have precise engine speed control.

Fully Enclosed Exhaust System
Muffler enclosed in protective cage for increased operator safety.

Heavy-Duty Trailer & Tow Hitch
Height and length of tow hitch are adjustable to accommodate different towing utility vehicles. DOT approved trailer version also available.

Rugged Construction
Rugged construction, including 1/4" (6 mm) steel frame, provides years of trouble-free service.

g. All equipment offered must meet the current minimum Tier 4 Environmental Protection Agency (EPA) requirement.

All Toro equipment meets current Tier 4 Final requirements.

h. Describe how your firm will notify customers of new equipment, used equipment and services.

The Toro Company proactively markets new product and equipment services when new releases enter the marketplace. This is done by using a variety of communication mediums including microsites/website, national advertising (both digital and print), videos, authoring industry articles, and featuring the new products and/or services at the various industry trade shows. In addition to the exposure Toro directly provides, its Distributors also invest in communicating the new product and/or services by supplying its customer base with Newsletters and supporting demos and/or field days.

i. Completed “Sample Equipment Specifications” (Attachment C)

See attachment ‘Tab 3_Attachment C – Sample Equipment Specifications’

j. All responders must submit complete manufacturers' descriptive literature regarding the equipment they propose to furnish in attachment C. The literature shall be sufficient in detail in order to allow a full and fair evaluation of the bid submitted. *Failure to include this information may result in the bid being rejected.*

See ‘Tab 3_SP3040_5040 Golf Sell Sheet’; ‘Tab 3_Workman HD_Sell_Sheet’; ‘Tab 3_RM3100_Sell_Sheet’; ‘Tab 3_GM4100_4110_Sell_Sheet’; ‘Tab 3_z-master-4000-zero-turn-sell-sheet’ for descriptive literature and specification for each of the items referenced in Attachment C.

k. Submit all information that will aid the City in evaluating your proposal.

A unique offering that Toro has is MyTurf maintenance tracking system.
MyTurf is a web based system designed to allow you to track the Cost of Operating your fleet of turf equipment. Product information is loaded into the system and then when you have a maintenance task against that product you can track costs. This is a great tool to make business decisions as to whether to repair or replace a product. For your Toro products, the system gives you dynamic real time service bulletins, operator manuals parts catalogs, ordering availability and product schematics. MyTurf also allows you to use our Wireless Hour Meters that automatically update the system with the hours of operation of each piece of equipment. When the hours of operation reach a point where a maintenance procedure needs to be performed you will receive a notification. This helps assure that regular maintenance is not overlooked and extends the life of your equipment. Wireless Hour Meters are also available for non-Toro products to help you maintain your entire fleet of equipment.

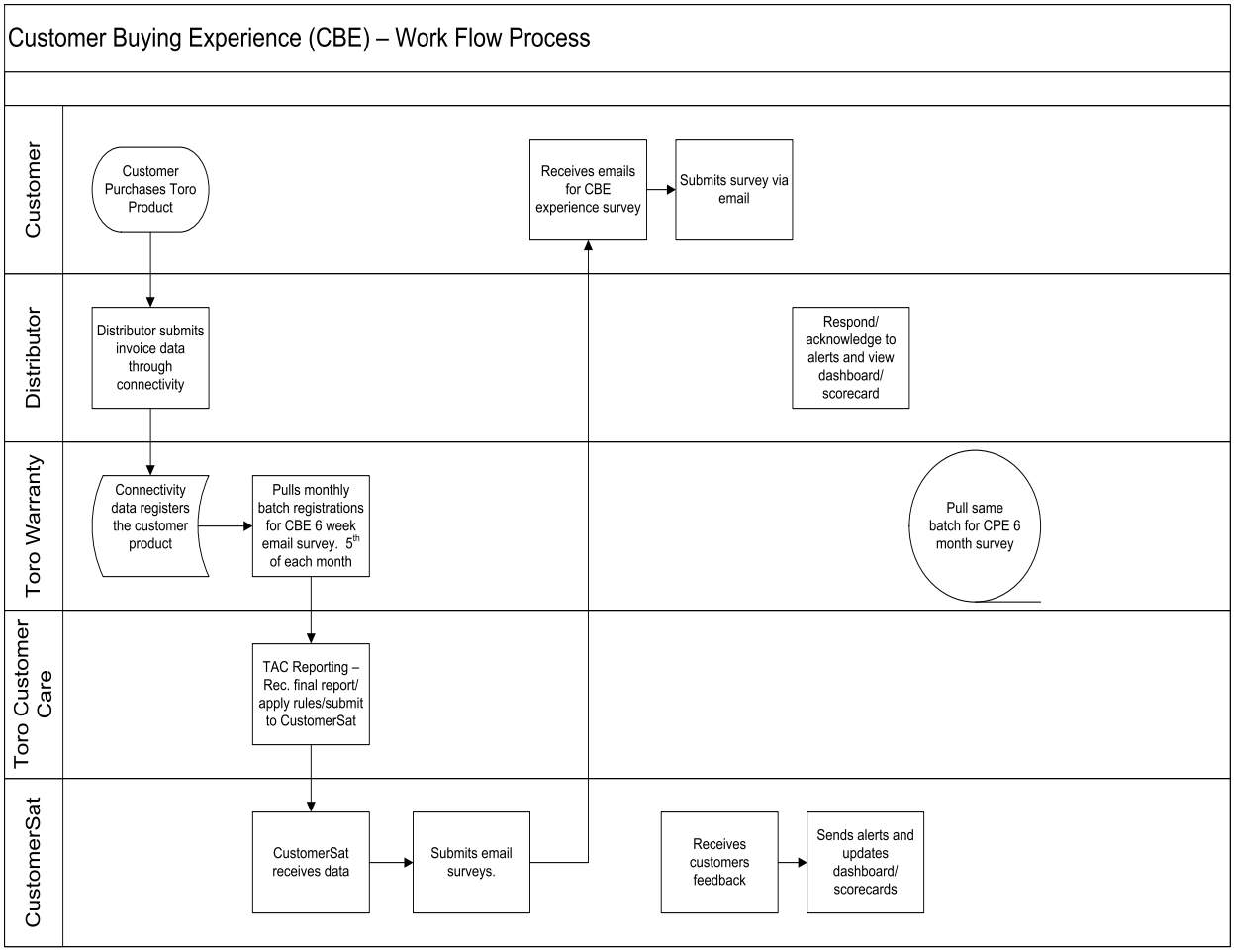
l. If Respondent requires additional agreements, a copy of the proposed agreement must be included with the proposal.

4. Services
   a. Provide a detailed written response illustrating how your firm or the authorized dealers will provide services to meet the requirements of this solicitation. Offerors should provide the proposed services that will meet the Service Requirements section of the Scope Work outlined in this solicitation. For each proposed category, describe and/or provide details explaining your capabilities. In your response include information such as:

      1. Provide detailed information explaining your service capabilities. CHARTS

         Toro utilizes our channel partners to provide service and support to our end user customers. For our Commercial division we have 22 distributors in the United States with many satellite offices to meet your needs. They have protected territories which allows them to make significant investments in their facilities and people to support the equipment and services they provide. The Toro Company provides technical assistance and support to our distributor operations teams. This includes troubleshooting equipment issues, providing updates to equipment, issuing service bulletins, working through warrantee issues, implementing performance standards and measurements, providing on-site support when needed for product quality concerns and developing action plans for improvement.

         We have processes in place to help our channel partners exceed the needs of our customers developed through our 100 years of experience. These include monitoring our customers opinion of our service and developing improvements as necessary to achieve Customer Satisfaction Index scores above 9. Below are some examples of our processes and reporting.



2. Provided detailed information explaining the service capabilities of your authorized dealers.

   Simpson Norton's service area covers the entire State of Arizona, New Mexico, Las Vegas, NV (Clark County) and parts of western Texas including El Paso and surrounding communities. Simpson Norton has a fleet of in-field repair trucks that will perform repair services on equipment at job site for both warranty and non-warranty repairs. Our Goodyear facility staffs seven full-time service technicians and staffs two full-time service technicians in our Las Vegas facility. Simpson Norton has two full-time in-field techs that reside in New Mexico. All Toro's Commercial distributors nationally have similar capabilities and resources.

3. Describe the maintenance programs offered. If a maintenance program is selected by the City, will your firm provide a loaner or rental machine if the machine is down for more than twenty-four (24) hours?

   Our distributors may offer a variety of maintenance programs depending on the need of the customer. These range from Time and Materials type services, Preventive maintenance contracts, Full Service maintenance contracts that include preventive maintenance and repairs. These programs are priced based on the specific needs of the customer, equipment age and condition. The distributor can provide pricing for these programs on a local level. Our distributors try to accommodate customers with a loaner when equipment is down.

4. Describe your preventative maintenance program (PMP) for each of the sample equipment (Attachment A). Provide the expected useful life and salvage value for each piece of equipment. Provide a list and per unit price of typical repair parts replaced during a piece of equipment's useful life. In addition, submit life cycle costing information based on 2,000 annual hours of service.

   Our experience shows that annual usage for the Southwest part of the United States is about 800 hours per year. Usage of equipment such as utility vehicles and bunker rakes is much less than that. We have included our preventive maintenance schedules and typical replacement parts, such as filters and blades, for each of the pieces identified in Attachment C, see attachment 'Tab 3_Cycle Cost Information'. As far as useful life and salvage value, there are so many variables that go along with this that it is difficult to provide information. It is dependent on how you operate the equipment, the conditions in which you operate, and the maintenance practices performed. We will note that Toro equipment typically has a higher residual value for off-lease items than our competitors.

b. Describe your training programs. The proposed training program shall include but not be limited to:

   1. How will equipment training be conducted?

      The Toro Company offers in-depth factory training at a reasonable cost to the end user. This training takes place at Toro's headquarters in Bloomington, MN. The dates vary year by year. Simpson Norton's salesperson can discuss these offerings as they are made available by The Toro Company. Local training is offered by Simpson Norton and the educational content varies depending on the end user's needs. Group training is offered by Simpson Norton each year. Dates and cost of training vary from year to year. Simpson Norton offers training Monday-Friday during normal business hours (excludes holidays). Certificates of completion are issued to each attendee after completion of training classes.

   2. Describe the training curriculum for the equipment operators.

      All new and used equipment delivered to the customer includes one-on-one or group training provided by the salesperson and service staff. Operator safety training for all product is offered in one or more of the following media: DVD, online video or paper manual, and provided with each new piece of equipment.

   3. Describe the training curriculum for the service technicians.

      The Toro World Headquarters offers factory training, including a Turf Technician Course. Topics include the following:

      - Cutting Unit Technology: Cutting unit set-up and adjustments
      - Traction Units: Electronic and hydraulic systems diagnostics, troubleshooting and testing
      - Tier4 Engine Systems: Overview of why and how they work
      - Spray Systems: Components, operation and calibration
      - Preventive maintenance systems, myTurf, TLC, Parts, and Toro Information Systems
      - Open forum and a tour of Toro's development and testing labs

      Local training is offered by Simpson Norton and the educational content varies depending on the end user's needs.

4. How will you accommodate various work shifts?

   Simpson Norton offers training Monday-Friday during normal business hours (excludes holidays). Additional arrangements can be accommodated upon request.

5. What type of documentation is provided with the proposed training?

   Operator manuals, repair manuals, etc. are provided with each new piece of equipment. Certificates of completion are issued to each attendee after completion of training classes.

6. Is a “train the trainer” program available? Is this training different than the regular initial training? Can training sessions be recorded for future use by the agency?

   A train the trainer program is available upon request, schedules permitting. These sessions can be conducted ‘live’ or online and may be recorded for future use by the agency.

c. Submit all information that will aid the City in evaluating your proposal.

   In order to provide the best customer service possible, distributor technicians undergo a rigorous training program consisting of online learning and practical hands-on exercises. The below curriculum is currently available to technicians.

Commercial Technical Education Pathways	Duration (min)*	Technical Basics	System Qualifications: Engine Control Systems	Toro Intermediate Hydraulics	Toro Intermediate Electrical/Electronics	Hybrid/Alternative Power Systems	Digital and Autonomous Solutions	Climate Control Systems	Product Qualifications: Reel Mowers	Rotary Mowers	Vehicles	Sprayers	Specialty Equipment
Commercial Technical Basics													
Basic Troubleshooting (GEARS) for Service Technicians	30	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Electrical	90	X	X	X	X	X	X	X	X	X	X	X	X
Toro Electrical Assessment	60	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Hydraulics	180	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Engines	60	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Drivelines	30	X	X	X	X	X	X	X	X	X	X	X	X
Charging and Starting System Basics - Delco Remy	120	X	X	X	X	X	X	X	X	X	X	X	X
Introduction to Lead Acid Batteries	25	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Agronomy	30	X	X	X	X	X	X	X	X	X	X	X	X
Product Courses													
Introduction to Commercial Products	15								X	X	X	X	X
Introduction to Reel Mowers	105								X				
Greensmaster 1000 Service Quick Hit	15								X				
Introduction to eTriFlex	100								X				
Greensmaster Flex 1018/1021 Service Quick Hit	15								X				
Introduction to Rotary Mowers	60									X			
Groundsmaster 3200/3300 Service Quick Hit	15									X			
Groundsmaster 3200/3300 Accessories Quick Hit	15									X			
ProLine H800 Service Quick Hit	15									X			
Introduction to Outcross 9060	60										X		
Workman Utility Vehicles Overview	15										X		
Workman UTX Commercial Service Quick Hit	20										X		
Introduction to Sprayers	90											X	
Introduction to Specialty Equipment	20												X
Bullseye Products: Introduction for Service	80												X
PC648 Overview & Maintenaince	20												X
Field Pro 6040 Commecial Service Quick Hit	15												X
Greensmaster 1000 Service Quick Hit	15								X				
Toro Systems													
Engine Control Systems													
Basic Tier 4	20		X						X	X			
Electronic Control Unit System	45		X						X	X	X		
High Pressure Common Rail (HPCR) Fuel Injection System	25		X						X	X	X		
Introduction to Yanmar SMARTASSIST Direct	45		X						X	X	X		
Yanmar Regeneration	15		X						X	X	X		
Troubleshooting Using SMARTASSIST Direct	15		X						X	X	X		
Yanmar Tier 4 Webinar Series	360		X						X	X			
Hybrid Systems													
Hybrid Technology	60					X			X				
Hybrid Webinar Series	240					X			X				
Introduction to Lithium-Ion Batteries (F20)	25					X			X		X		
Testing and Troubleshooting Lithium-Ion Systems (F21)	25					X			X		X		
Toro Electronics													
CAN Bus System Fundamentals	20				X	X	X		X	X	X	X	X
Cultivation, Agronomics & ACA													
Aeration Technology Overview	45												X
After Aeration Appearance and Troubleshooting	20												X
Introduction to Aftercut Appearance	15								X				
Troubleshooting Aftercut Appearance	10								X				
Webinar: Aftercut Appearance 2022 - 1 of 2	60								X				
Webinar: Troubleshooting Aftercut Appearance Webinar 2 of 2	60								X				
GeoSystems													
Introduction to GeoLink	70						X						
GeoLink Introductory Video Series	15						X						
GeoLink Solutions Product Quick Hit	15						X						
Introduction to AutoSteer	15						X						
Robotics Fundamentals	30						X						
Diagnostics													
Toro Diagnostic Software Tools	50		X	X	X	X	X	X	X	X	X	X	X
Instructor-Led Courses													
Teaming with Toro	24h	Optional, but recommended for all.											
Hands-On Tier 4	16h		X						X	X	X		
Hands-On eTriFlex Riding Greensmower	16h								X				
Hands-On Outcross	16h										X		
Hands-On Sprayers	16h											X	
Virtual GeoLink & AutoSteer	12h						X					X	

5. Ordering and Invoices
   a. Describe your ordering capacity (telephone, fax, internet, etc.). Provide details of the capabilities of your E Commerce website including ability to display contract pricing, on-line ordering, order tracking, search options, order history, technical assistance, lists, technical data and documentation, identification of alternate green products, etc.

      For Simpson Norton, orders can be called in, faxed, mailed and emailed. Office hours are M-F 6a.m. – 4p.m.

      www.Toro.com can be utilized to look up parts, parts breakdowns, technical data and documentation (most at no charge). Our myTurf service can also be used for parts lookup and ordering. Requests for tracking orders and order history can be completed by our staff as requested. The sales team can help identify alternative fuel products, etc.

   b. Describe the equipment delivery process and your delivery commitment. What are standard equipment delivery timeframes? Are there cut off dates and how are these dates communicated to customers.

      Typically, equipment is setup and delivered to the customer's designated delivery location 4-6 weeks after receipt of purchase order. Delivery times vary based on the type of equipment. Any delivery dates noted on the customer's PO are honored. If for some reason a deadline cannot be met, the salesman will work closely with the customer to find a mutual solution. A Certificate of Delivery accompanies each piece of new Toro equipment. (see 'Tab 3_SNC Certificate of Delivery' attached). The customer retains a copy along with a binder including operator parts manuals along with any other documentation pertaining to that specific piece of equipment. Updates for delivery dates are communicated by the salesman. There really are no cut off dates unless a customer is trying to order before a price increase. Again the salesman would communicate this information to the customer.

      Due to the volatility in pricing over the past few years, customer may opt to use a Budgetary Cap pricing model that locks in a not to exceed price at the time of order so the Agency can set a budget "cap" for their products. If prices do not increase to the budgetary cap amount, the product will be repriced at the time of delivery to the current contract price, whichever is lower.

   c. Describe your invoicing process. Is electronic invoicing available? Is summary invoicing available? Are there other options on how an agency receives an invoice? Submit sample invoices.

      Invoicing is done daily for all deliveries made that day. Invoices can be sent electronically (emailed) or mailed depending on the customer's needs. Statements are typically mailed, but can be setup to be sent electronically (email). See attachment 'Tab 3_Sample Invoice.

6. Other

   State and local governments may develop programs to incent their constituents to purchase alternative fuel products. Each agency would need to inquire with their state or local government agency to determine any current program. Toro will work with each agency to provide the required product for the rebate offered.

7. Describe any government rebate programs that are offered.

A volume-based “Smart Value Program” is part of our offering that incentivizes agencies to spend more and/or rewards agencies that have higher spend volumes by offering ‘Free Goods’ based on their total spend amount. As such, we encourage our dealers/distributors to work with their customers to review their usage on a regular basis and identify any costs savings opportunities that may exist. Agencies are then allowed to use these ‘Free Goods’ to purchase service, parts, or wholegoods based on the amount they receive. At minimum, this is done annually, but it is encouraged to be reviewed quarterly so that we can continue to identify additional support for agencies throughout the year. Smart Value goods are based on individual POs and may not be combined with multiple POs, unless approved by Toro. See below for details.

Toro Commercial Purchases	Customer Free Goods $	Toro Commercial Purchases	Customer Free Goods $
$200K-$249K	$4,500	$550K-$599K	$20,000
$250K-$299K	$6,000	$600K-$649K	$22,000
$300K-$349K	$10,000	$650K-$699K	$24,000
$350K-$399K	$12,000	$700K-$749K	$26,000
$400K-$449K	$14,000	$750K-$799K	$28,000
$450K-$499K	$16,000	$800K-$849K	$30,000
$500K-$549K	$18,000	$850K*	$32,000

*"Free Goods" increase $2,000 for every additional $50,000 in purchases.

ENHIBIT B
PRICING

DISCOUNT OFF LIST PRICE

For each of the product categories, provide a listing of product lines and the proposed discount off list price. Offeror's may insert additional lines as needed.

LIST	CATEGORY	DISCOUNT OFF
A	SPORTS FIELDS AND GROUNDS EQUIPMENT	
	Commercial Equipment	22.00%
	Specialty Vehicles	7.00%
	Bullseye Equipment	5.00%
	LCE Equipment	27%*
	LCE Snow Equipment	20.00%
	SWS Equipment	17.00%
	BOSS Snowplows and Accessories	18% - 25%*
	Ventrac 4520 Series	8.00%
	Ventrac SSV 2100 Series	3.00%
	Sentinel	35%-40%*
	Res Com Irrigation	35%-40%*
	Large Rotors	15.00%
B	GOLF COURSE MAINTENANCE EQUIPMENT	
	Commercial Equipment	22.00%
	Specialty Vehicles	7.00%
	Bullseye Equipment	5.00%
	LCE Equipment	27%*
	SWS Equipment	17.00%
	Ventrac 4520 Series	8.00%
	Golf Irrigation	40.00%
C	RELATED EQUIPMENT PARTS	
	Commercial Division Performance Parts (City of Mesa only) Pricing is reflected in	up to 50% off list
D	USED EQUIPMENT	
	Our distributors typically have off lease and trade in equipment available for sale	Depends on age, hours and conditioin
E	BALANCE OF LINE	
	All product categories are included in our response to the	
	SPORTS FIELDS AND GROUNDS EQUIPMENT (and/or)	
	GOLF COURSE MAINTENANCE EQUIPMENT	

DELIVERY: See Mesa Standard Terms and Conditions.

Vendor Name: __The Toro Company__ Date: _____

ENHIBIT B
PRICING

Toro Company Discounts by Category **OMNIA Contract 2017025**

The award provides discounts off Toro's current MSRP on the following Toro equipment:

- Commercial Equipment **22% off**
- Specialty Vehicles **7% off**
- Bullseye Products **5% off**
- Landscape Contractor Equipment (LCE) (A) **27% off**
- LCE Allied Products (B) **0% off**
- Landscape Contractor SNOW Equipment (LCE SNOW) **20% off**
- Site Works Systems (SWS) Equipment **17% off**
- Boss Equipment (Liquid De-Icing Products) **18% off**
- Boss Equipment (Snowrator Units Only) **$400 off**
- Boss Equipment (All other equipment) **25% off**
- Ventrac 4520 Wholegoods, Attachments and Accessories **8% off**
- Ventrac SSV Products **3% off**
- Golf Irrigation Wholegoods, Accessories and Attachments **40% off**
- Residential Commercial (ResCom) Irrigation Wholegoods, Attachments and Accessories (A/B) **40% off**
- Residential Commercial (ResCom) Irrigation Accessories (RA) **35% off**
- Residential Commercial (ResCom) Irrigation Allied Products (RB) **0% off**
- Sentinel Irrigation Wholegoods, Attachments, and Accessories (A/B) **40% off**
- Sentinel Irrigation Wholegoods, Attachments, and Accessories (RA) **35% off**
- Sentinel Irrigation Allied Products (RB) **0% off**
- Large Commercial Rotors **15% off**
- Used Equipment dependent on age, hours and condition
- Allied Products Provided by Third Party not to exceed list price

Smart Value Program:

In addition to the discount off of Toro's Commercial list price, this agreement offers the Smart Value Program, a volume incentive program. This program provides the customer with a level of dollars available to be used to purchase additional whole goods, accessories, attachments, parts or extended warranty based on the volume of purchase.

For additional information, contact your local Toro Commercial distributor. To find your local distributor, **click here**.

EXHIBIT C
MESA STANDARD TERMS AND CONDITIONS

1. **INDEPENDENT CONTRACTOR.** It is expressly understood that the relationship of Contractor to the City will be that of an independent contractor. Contractor and all persons employed by Contractor, either directly or indirectly, are Contractor's employees, not City employees. Accordingly, Contractor and Contractor's employees are not entitled to any benefits provided to City employees including, but not limited to, health benefits, enrollment in a retirement system, paid time off or other rights afforded City employees. Contractor employees will not be regarded as City employees or agents for any purpose, including the payment of unemployment or workers' compensation. If any Contractor employees or subcontractors assert a claim for wages or other employment benefits against the City, Contractor will defend, indemnify and hold harmless the City from all such claims.

2. **SUBCONTRACTING.** Contractor may not subcontract work under this Agreement without the express written permission of the City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein. City acknowledges that products and services subject to this agreement are provided by Contractor's dealers and/or distributors, which are independent businesses and set their own prices. Contractor has no authority to set prices for it's dealers and/or distributors and no authority to require them to provide goods or services subject to this Agreement.

3. **ASSIGNMENT.** This Agreement may not be assigned, either in whole or in part, without first receiving the City's written consent. Any attempted assignment, either in whole or in part, without such consent will be null and void and in such event the City will have the right, at its option, to terminate the Agreement. No granting of consent to any assignment will relieve Contractor from any of its obligations and liabilities under the Agreement.

4. **SUCCESSORS AND ASSIGNS, BINDING EFFECT.** This Agreement will be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.

5. **NO THIRD-PARTY BENEFICIARIES.** This Agreement is intended for the exclusive benefit of the parties. Nothing set forth in this Agreement is intended to create, or will create, any benefits, rights, or responsibilities in any third parties.

6. **NON-EXCLUSIVITY.** The City, in its sole discretion, reserves the right to request the materials or services set forth herein from other sources when deemed necessary and appropriate. No exclusive rights are encompassed through this Agreement.

7. **AMENDMENTS.** There will be no oral changes to this Agreement. This Agreement can only be modified in a writing signed by both parties. No charge for extra work or material will be allowed unless approved in writing, in advance, by the City and Contractor.

8. **TIME OF THE ESSENCE.** Time is of the essence to the performance of the parties' obligations under this Agreement. City acknowledges Contractor cannot control the timing of delivery of products and services provided by Contractor's dealers and/or distributors. Contractor agrees to use reasonable efforts to encourage its dealers and/or distributors to delivery products and services by contractually agreed upon delivery dates.

9. **COMPLIANCE WITH APPLICABLE LAWS.**

   a. **General.** Contractor must procure all permits/licenses and pay all charges and fees necessary and incidental to the lawful conduct of business. Contractor must stay fully informed of existing and future federal, state, and local laws, ordinances, and regulations that in any manner affect the fulfillment of this Agreement and must comply with the same at its own expense. Contractor bears full responsibility for training, safety, and providing necessary equipment for all Contractor personnel to achieve compliance throughout the term of the Agreement. Upon

request, Contractor will demonstrate to the City's satisfaction any programs, procedures, and other activities used to ensure compliance.

b. **Drug-Free Workplace.** Contractor is hereby advised that the City has adopted a policy establishing a drug-free workplace for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor will require a drug-free workplace for all Contractor personnel working under this Agreement. Specifically, all Contractor personnel who are working under this Agreement must be notified in writing by Contractor that they are prohibited from the manufacture, distribution, dispensation, possession, or unlawful use of a controlled substance in the workplace. Contractor agrees to prohibit the use of intoxicating substances by all Contractor personnel and will ensure that Contractor personnel do not use or possess illegal drugs while in the course of performing their duties.

c. **Federal and State Immigration Laws.** Contractor agrees to comply with the Immigration Reform and Control Act of 1986 (IRCA) in performance under this Agreement and to permit the City and its agents to inspect applicable personnel records to verify such compliance as permitted by law. Contractor will ensure and keep appropriate records to demonstrate that all Contractor personnel have a legal right to live and work in the United States.

   i. As applicable to Contractor, under the provisions of A.R.S. § 41-4401, Contractor hereby warrants to the City that Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all federal immigration laws and regulations that relate to their employees and A.R.S. § 23-214(A) (hereinafter collectively the “Contractor Immigration Warranty”).

   ii. A breach of the Contractor Immigration Warranty will constitute a material breach of this Agreement and will subject Contractor to penalties up to and including termination of this Agreement at the sole discretion of the City.

   iii. To ensure Contractor and its subcontractors are complying with the Contractor Immigration Warranty, the City retains the legal right to conduct random verification of the employment records of any Contractor or subcontractor employee who works on this Agreement, including the inspection of the papers of such employees. Contractor agrees to assist the City in regard to any random verification performed.

   iv. Neither Contractor nor any subcontractor will be deemed to have materially breached the Contractor Immigration Warranty if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by Sections 274a and 274b of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. § 23-214(A).

d. **Nondiscrimination.** Contractor understands and acknowledges that it is the policy of the City of Mesa to promote nondiscrimination. As such, Contractor represents and warrants that it does not discriminate against any person on the basis of race, color, ethnicity, national origin, age, disability, religion, sex, sexual orientation, gender identity, veteran's status, marital status, familial status, or genetic information (collectively, “protected status”) in employment, housing, or facilities, establishments, accommodations, services, commodities, or use offered to or enjoyed by the general public. Contractor further represents and warrants that it does not, on the basis of protected status, refuse to hire or employ or bar or discharge from employment any person, or to discriminate against such person in compensation, conditions, or privileges of employment. In performance of this Agreement, Contractor shall comply with all applicable federal, state, and local laws and executive orders regarding non-discrimination including, but not limited to, the following (as amended): Title VII of the U.S. Civil Rights Act of 1964; Section 504 of the Federal Rehabilitation Act; Age Discrimination Act of 1967; Equal Pay Act of 1963; and Americans with Disabilities Act of 1990.

e. **State Sponsors of Terrorism Prohibition.** Per A.R.S. § 35-392, Contractor must not be in violation of section 6(j) of the Federal Export Administration Act and subsequently prohibited by the State of Arizona from selling goods or services to the City.

f. **Israel Boycott Divestments.** In accordance with the requirements of A.R.S. § 35-393.01, by entering into this Agreement, Contractor certifies that it is not currently engaged in, and agrees for the duration of the Agreement to not engage in, a boycott of Israel.

g. **Forced Ethnic Uyghur Labor Prohibition.** In accordance with the requirements of A.R.S. § 35-394, Contractor certifies that it does not currently, and agrees for the duration of the contract that it will not, use (i) the forced labor of ethnic Uyghurs in the People's Republic of China; (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

h. **Termination for Violation of Forced Ethnic Uyghur Labor Prohibition.** If, after providing the certification described in (g), Contractor becomes aware that it is not in compliance with the certification, it shall notify the City within five (5) business days of becoming aware of the noncompliance. Contractor acknowledges that it must remedy the noncompliance and provide written certification of that within 180 days after notifying the City of its noncompliance. If Contractor fails to remedy the noncompliance and provide the written certification within 180 days, the contract shall terminate immediately.

10. **SALES/USE TAX, OTHER TAXES.**

a. Contractor is responsible for the payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's services under this Agreement including, by way of illustration but not limitation, federal and state income tax, Social Security tax, unemployment insurance taxes, and any other taxes or business license fees, as required. If any taxing authority should deem Contractor or Contractor employees an employee of the City or should otherwise claim the City is liable for the payment of taxes that are Contractor's responsibility under this Agreement, then Contractor will indemnify the City for any tax liability, interest, and penalties imposed upon the City.

b. The City is exempt from paying certain federal excise taxes and will furnish an exemption certificate upon request. The City is <u>not</u> exempt from state and local sales/use taxes.

11. **AMOUNTS DUE THE CITY.** Contractor must be current and remain current in all obligations, whether or not related to the Agreement, due to the City during the performance of services under the Agreement. Payments to Contractor may be offset by any delinquent amounts due the City or fees and charges owed to the City.

12. **PUBLIC RECORDS.** Contractor acknowledges that the City is a public body, subject to Arizona's public records laws (A.R.S. § 39-121 *et seq.*) and any documents related to this Agreement may be subject to disclosure pursuant to state law in response to a public records request or to subpoena or other judicial process.

12.1. If Contractor believes documents related to the Agreement contain trade secrets or other proprietary data, Contractor must have notified the City pursuant to Mesa Procurement Rules Section 2.1 or notified the City with a notification statement specifically identifying the trade secrets or other proprietary data that Contractor believes should remain confidential.

12.2. In the event the City determines it is legally required to disclose pursuant to law any documents or information Contractor deems confidential trade secrets or proprietary data, the City, to the extent possible, will provide Contractor with prompt written notice by certified mail, fax, email or other method that tracks delivery status of the requirement to disclose the information so Contractor may seek a protective order from a court having jurisdiction over the matter or obtain other appropriate remedies. The notice will include a time period for Contractor to seek court ordered protection or other legal remedies as deemed appropriate by Contractor. If Contractor does not obtain such court ordered protection by the expiration of said time period, the City may release the information without further notice to Contractor.

13. **AUDITS AND RECORDS.** Contractor must preserve the records related to this Agreement for six (6) years after completion of the Agreement. The City or its authorized agent reserves the right to inspect any records related to the performance of work specified herein. In addition, the City may inspect all payroll, billing or other relevant records kept by Contractor in relation to the Agreement. Contractor will permit such inspections and audits during normal business hours and upon reasonable notice by the City. The audit of records may occur at Contractor's place of business or at City offices, as determined by the City.

14. **BACKGROUND CHECK.** In accordance with the City's current background check policies, the City may conduct criminal, driver history, and all other requested background checks of Contractor personnel who would perform services under the Agreement who will have access to the City's information, data, or facilities. Any officer, employee, or agent that fails the background check must be replaced immediately for any reasonable cause not prohibited by law.

15. **SECURITY CLEARANCE AND REMOVAL OF CONTRACTOR PERSONNEL.** The City will have final authority, based on security reasons: (i) to determine when security clearance of Contractor personnel is required; (ii) to determine the nature of the security clearance, up to and including fingerprinting Contractor personnel; and (iii) to determine whether any individual or entity may provide services under this Agreement. If the City objects to any Contractor personnel for any reasonable cause not prohibited by law, then Contractor will, upon notice from the City, remove any such individual from performance of services under this Agreement.

16. **DEFAULT.**

a. A party will be in default of the Agreement if that party:

i. Is or becomes insolvent or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's capability to perform under the Agreement;

ii. Is the subject of a petition for involuntary bankruptcy not removed within sixty (60) calendar days;

iii. Conducts business in an unethical manner as set forth in the City Procurement Rules Article 7 or in an illegal manner;

iv. Fails to carry out any term, promise, or condition of the Agreement; or

v. Is debarred from participating in City procurements and solicitations in accordance with Article 6 of the City's Procurement Rules.

c. **Notice and Opportunity to Cure.** In the event a party is in default then the other party will provide written notice to the defaulting party of the default. The defaulting party will have thirty (30) days from receipt of the notice to cure the default, unless the default is of a nature that it is reasonably anticipated to affect the health, safety or welfare of the public and, in such an event, the non-defaulting party may require a minimum seven (7) days to cure the default from the date of receipt of the notice; the cure period may be extended by mutual agreement of the parties, but no cure period may exceed ninety (90) days. A default notice will be deemed to be sufficient if it is reasonably calculated to provide notice of the nature and extent of such default. Failure of the non-defaulting party to provide notice of the default does not waive any rights under the Agreement. Failure of the defaulting party to cure the default will entitle the non-defaulting party to the election of remedies specific to the party as set forth in section 17 below.

d. **Anticipatory Repudiation.** Whenever the City in good faith has reason to question Contractor's intent or ability to perform, the City may demand that Contractor give a written assurance of its intent and ability to perform. In the event demand is made and no written assurance is given within ten (10) calendar days, the City may treat this failure as an anticipatory repudiation of the Agreement entitling the City to terminate the Agreement in accordance with section 17(a) below.

17. **REMEDIES.** The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:

a. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.

b. The City may purchase the services (but not products) required under the Agreement from the open market, complete required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services (but not products) exceeds the contract price, the City may recover the excess cost by: (i) requiring reimbursement to the City within 30 days of receiving the request for reimbursement from City; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and/or performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as provided by law. Costs includes any and all fees, and expenses incurred in obtaining substitute services and expended in obtaining reimbursement, including, but not limited to, administrative expenses, attorneys' fees, and costs.

c. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.

d. Neither party will be liable for incidental, special, or consequential damages.

18. **CONTINUATION DURING DISPUTES.** Contractor agrees that during any dispute between the parties, Contractor will continue to perform its obligations until the dispute is settled, instructed to cease performance by the City, enjoined or prohibited by judicial action, or otherwise required or obligated to cease performance by other provisions in this Agreement.

19. **TERMINATION FOR CONVENIENCE.** The City reserves the right to terminate this Agreement, in part or in whole, for its sole convenience upon thirty (30) calendar days' written notice. Contractor acknowledges that, as with any termination permitted under this Agreement, in the event of a termination for convenience, Contractor is only entitled to payment in accordance with section 22 (Payment to Contractor Upon Termination); Contractor will not be entitled to any anticipated lost profits had the Agreement been performed to completion.

20. **TERMINATION FOR CONFLICT OF INTEREST (A.R.S. § 38-511).** Pursuant to A.R.S. § 38-511, the City may cancel this Agreement within three (3) years after its execution, without penalty or further obligation, if any person significantly involved in initiating, securing, drafting, or creating the Agreement for the City becomes an employee or agent of Contractor.

21. **TERMINATION FOR NON-APPROPRIATION AND MODIFICATION FOR BUDGETARY CONSTRAINT.** The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines it does not have funds to meet its obligations under this Agreement, the City will have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, the City agrees to provide written notice of its intent to terminate thirty (30) calendar days prior to the stated termination date.

22. **PAYMENT TO CONTRACTOR UPON TERMINATION.** Upon termination of this Agreement, Contractor will be entitled only to payment for those goods and services provided up to the date of termination, and any authorized expenses already incurred up to such date of termination. The City will make final payment within thirty (30) calendar days after the City has both completed its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.

23. **NON-WAIVER OF RIGHTS.** There will be no waiver of any provision of this Agreement unless approved in writing and signed by the waiving party. Failure or delay to exercise any rights or remedies provided herein or by law or in equity, or the acceptance of, or payment for, any services hereunder, will not release the other party of any of the warranties or other obligations of the Agreement and will not be deemed a waiver of any such rights or remedies.

24. **INDEMNIFICATION; LIABILITY.**

a. To the fullest extent permitted by law, except to the extent cause by City or it's agents, Contractor agrees to defend, indemnify, and hold the City, its officers, agents, and employees, harmless from and against any and all liabilities, demands, claims, suits, losses, damages, causes of action, fines or judgments, including costs, attorneys', witnesses', and expert witnesses' fees, and expenses incident thereto, relating to, arising out of, or resulting from: (i) the services provided by Contractor personnel under this Agreement; (ii) any negligent acts, errors, mistakes or omissions by Contractor or Contractor personnel; and (iii) Contractor or Contractor personnel's failure to comply with or fulfill the obligations established by this Agreement.

b. The City assumes no liability for the actions of Contractor Personnel and will not indemnify or hold Contractor Personnel or any third party harmless for Claims relating to, arising out of or resulting from, in whole or in part, this Agreement or use of Contractor Personnel-provided services or materials.

25. **WARRANTY.** Contractor warrants that the services and materials will conform to the requirements of the Agreement. Additionally, Contractor warrants that all services will be performed in a good, workman-like, and professional manner. The City's acceptance of services or materials provided by Contractor will not relieve Contractor from its obligations under this warranty. If the City reasonably determines any materials or services are of a substandard or unsatisfactory manner, Contractor, at no additional charge to the City, will provide materials or redo such services until in accordance with this Agreement and to the City's reasonable satisfaction.

Unless otherwise agreed, Contractor warrants that materials will be new, unused, of most current manufacture and not discontinued, will be free of defects in materials and workmanship, will be provided in accordance with manufacturer's standard warranty for at least one (1) year unless otherwise specified, and will perform in accordance with manufacturer's published specifications.

26. **THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES.** Contractor will do nothing to prejudice the City's right to recover against third parties for any loss, destruction, or damage to City property, and will at the City's request and expense, furnish to the City reasonable assistance and cooperation, including reasonable assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of the City in obtaining recovery.

27. **NO GUARANTEE OF WORK.** Contractor acknowledges and agrees: (i) it is <u>not</u> entitled to deliver any specific amount of materials or services, or any materials or services at all, under this Agreement; and (ii) the materials or services will be requested by the City on an as needed basis, at the sole discretion of the City. Any document referencing quantities or performance frequencies represent the City's best estimate of current requirements, but will not bind the City to purchase, accept, or pay for materials or services which exceed its actual needs.

28. **OWNERSHIP.** All deliverables, services, and information provided by Contractor or the City pursuant to this Agreement (whether electronically or manually generated) including without limitation, reports, test plans, and survey results, graphics, and technical tables, originally prepared in the performance of this Agreement, are the property of the City and will not be used or released by Contractor or any other person except with prior written permission by the City.

29. **USE OF NAME.** Contractor will not use the name of the City of Mesa in any advertising or publicity without obtaining the prior written consent of the City.

30. **PROHIBITED ACTS.** Contractor acknowledges the applicability of A.R.S. § 38-504 which prohibits a person who, within the preceding twelve (12) months, is or was a public officer or employee of the City from representing another person (including Contractor) before the City on any matter for which the officer or employee was directly concerned and personally participated in during their service or employment by a substantial and material exercise of administrative discretion. Further, while employed by the City and for two (2) years thereafter, public officers or employees are prohibited from disclosing or using, without appropriate authorization, any confidential information

acquired by such person in the course of his or her official duties at the City.

31. **FOB DESTINATION FREIGHT PREPAID AND ALLOWED.** All deliveries will be FOB destination freight prepaid and allowed for the City of Mesa. All other agencies will be FOB Toro dealer and/or distributor unless otherwise agreed.

32. **RISK OF LOSS**. Contractor agrees to bear all risks of loss, injury, or destruction of goods or equipment incidental to providing these services and such loss, injury, or destruction will not release Contractor from any obligation hereunder to the City of Mesa. All other agencies will bear the risk of loss from dealer and/or distributor.

33. **SAFEGUARDING CITY PROPERTY.** Contractor will be responsible for any damage or loss to City real or personal property when such property is the responsibility of or in the custody of Contractor or its personnel.

34. **WARRANTY OF RIGHTS.** Contractor warrants it has title to, or the right to allow the City to use, the materials and services being provided, and that the City may use same without suit, trouble or hindrance from Contractor or third parties.

35. **PROPRIETARY RIGHTS INDEMNIFICATION.** Without limiting the warranty in section 34, Contractor will without limitation and at its expense defend the City against all claims asserted by any person that anything provided by Contractor infringes a patent, copyright, trade secret or other intellectual property right and must, without limitation, pay the costs, damages and attorneys' fees awarded against the City in any such action, or pay any settlement of such action or claim. Each party agrees to notify the other promptly of any matters to which this provision may apply and to cooperate with each other in connection with such defense or settlement. If a preliminary or final judgment is obtained against the City's use or operation of the items provided by Contractor hereunder or any part thereof by reason of any alleged infringement, Contractor will, at its expense and without limitation, either: (a) modify the item so that it becomes non-infringing; (b) procure for the City the right to continue to use the item; (c) substitute for the infringing item other item(s) having at least equivalent capability; or (d) refund to the City an amount equal to the price paid, less reasonable usage, from the time of installation acceptance through cessation of use, which amount will be calculated on a useful life not less than five (5) years, plus any additional costs the City may incur to acquire substitute supplies or services.

36. **CONTRACT ADMINISTRATION.** The contract will be administered by the applicable Purchasing Officer and/or an authorized representative from the using department (collectively "Contractor Administrators"); all questions regarding the Agreement will be referred to the Contract Administrators. If authorized by the Contract Administrators, supplements or amendments may be written to the Agreement for the addition or deletion of services. Payment will be negotiated and determined by the Contract Administrators.

37. **FORCE MAJEURE.** Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including, but not limited to, acts of nature, acts of the public enemy, civil unrest, labor strikes, riots, fire, explosion, legislation, and governmental regulation. The party whose performance is so affected will within five (5) calendar days of the unforeseeable circumstance notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so, or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.

38. **COOPERATIVE USE OF CONTRACT.** The City has entered into various cooperative purchasing agreements with other Arizona government agencies, including the Strategic Alliance for Volume Expenditures (SAVE) cooperative. Under the SAVE Cooperative Purchasing Agreement, any contract may be extended for use by other municipalities, school districts and government agencies in the State of Arizona with the approval of Contractor. Any such usage by other entities must be

in accordance with the statutes, codes, ordinances, charter and/or procurement rules and regulations of the respective government agency.

The City currently holds or may enter into Intergovernmental Governmental Agreements (IGA) with numerous governmental entities. These agreements allow the entities, with the approval of Contractor, to purchase their requirements under the terms and conditions of this Agreement.

A contractor, subcontractor or vendor or any employee of a contractor, subcontractor or vendor who is contracted to provide services on a regular basis at an individual school shall obtain a valid fingerprint clearance card pursuant to title 41, chapter 12, article 3.1. A school district governing board shall adopt policies to exempt a person from the requirements of this subsection if the person's normal job duties are not likely to result in independent access to or unsupervised contact with pupils. A school district, its governing board members, its school council members, and its employees are exempt from civil liability for the consequences of adoption and implementation of policies and procedures pursuant to this subsection unless the school district, its governing board members, its school council members, or its employees are guilty of gross negligence or intentional misconduct.

Additionally, Contractor will comply with the governing body's fingerprinting policy of each individual school district and public entity. Contractor, subcontractors, vendors, and their employees will not provide services on school district properties until authorized by the school district.

Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. The City is not responsible for any disputes arising out of transactions made by others.

39. **FUEL CHARGES AND PRICE INCREASES.** No fuel surcharges will be accepted. No price increases will be accepted without proper request by Contractor and response by the City's Purchasing Division.

40. **NOTICES.** All notices to be given pursuant to this Agreement must be delivered to the parties at their respective addresses. Notices may be sent via personal delivery, certified or registered mail with postage prepaid, overnight courier, facsimile, or email. If provided by personal delivery, receipt will be deemed effective upon delivery. If sent via certified or registered mail, receipt will be deemed effective three (3) calendar days after being deposited in the United States mail. If sent via overnight courier, facsimile or email, receipt will be deemed effective two (2) calendar days after the sending thereof.

41. **GOVERNING LAW, FORUM.** This Agreement is governed by the laws of the State of Arizona. The exclusive forum selected for any proceeding or suit, in law or equity, arising from or incident to this Agreement will be Maricopa County, Arizona.

42. **INTEGRATION CLAUSE.** This Agreement, including all attachments and exhibits hereto, supersede all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties with respect to the work to be performed.

43. **PROVISIONS REQUIRED BY LAW.** Any provision required by law to be in this Agreement is a part of this Agreement as if fully stated herein.

44. **SEVERABILITY.** If any provision of this Agreement is declared void or unenforceable, such provision will be severed from this Agreement, which will otherwise remain in full force and effect. The parties will negotiate diligently in good faith for such amendment(s) of this Agreement as may be necessary to achieve the original intent of this Agreement, notwithstanding such invalidity or unenforceability.

45. **SURVIVING PROVISIONS.** Notwithstanding any completion, termination, or other expiration of this Agreement, all provisions which, by the terms of reasonable interpretation thereof, set forth rights and obligations that extend beyond completion, termination, or other expiration of this Agreement, will survive, and remain in full force and effect. Except as specifically provided in this

Agreement, completion, termination, or other expiration of this Agreement will not release any party from any liability or obligation arising prior to the date of termination.

46. **A.R.S. SECTIONS 1-501 and 1-502.** Pursuant to A.R.S §§ 1-501 and 1-502, any person who applies to the City for a local public benefit (the definition of which includes a grant, contract, or loan) must demonstrate his or her lawful presence in the United States. As this Agreement is deemed a local public benefit, if Contractor is an individual (natural) person or sole proprietorship, Contractor agrees to sign and submit the necessary documentation to prove compliance with the statutes if applicable.

47. **AUTHORITY.** Each party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each is properly authorized and empowered to enter into the Agreement. Each party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.

48. **PCI DSS COMPLIANCE.** In the event any Contractor engages in payment card transactions as a part of the services provided to City, Contractor shall comply with the Payment Card Industry Data Security Standards ("PCI DSS") and any amendments or restatements of the PCI DSS during the Term of this Agreement. Contractor accepts responsibility for the security of City's and/or any customer's credit card data in its possession, even if all or a portion of the services to City are subcontracted to third parties.

1.0 Scope of National Cooperative Contract

Capitalized terms not otherwise defined herein shall have the meanings given to them in the Master Agreement or in the Administration Agreement between Supplier and OMNIA Partners.

1.1 Requirement

The City of Mesa, AZ (hereinafter defined and referred to as "Principal Procurement Agency"), on behalf of itself and the National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("OMNIA Partners"), is requesting proposals for Grounds Maintenance, Equipment, Parts, Accessories, Supplies, Related Services and Equipment. The intent of this Request for Proposal is any contract between Principal Procurement Agency and Supplier resulting from this Request for Proposal ("Master Agreement") be made available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. The Principal Procurement Agency has executed a Principal Procurement Agency Certificate with OMNIA Partners, an example of which is included as Exhibit D, and has agreed to pursue the Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners as a Participating Public Agency in OMNIA Partners' cooperative purchasing program. Registration with OMNIA Partners as a Participating Public Agency is accomplished by Public Agencies entering into a Master Intergovernmental Cooperative Purchasing Agreement, an example of which is attached as Exhibit C, and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of the Master Intergovernmental Purchasing Cooperative Agreement or as otherwise agreed to. The terms and pricing established in the resulting Master Agreement between the Supplier and the Principal Procurement Agency will be the same as that available to Participating Public Agencies through OMNIA Partners.

All transactions, purchase orders, invoices, payments etc., will occur directly between the Supplier and each Participating Public Agency individually, and neither OMNIA Partners, any Principal Procurement Agency nor any Participating Public Agency, including their respective agents, directors, employees or representatives, shall be liable to Supplier for any acts, liabilities, damages, etc., incurred by any other Participating Public Agency. Supplier is responsible for knowing the tax laws in each state.

This Exhibit A defines the expectations for qualifying Suppliers based on OMNIA Partners' requirements to market the resulting Master Agreement nationally to Public Agencies. Each section in this Exhibit A refers to the capabilities, requirements, obligations, and prohibitions of competing Suppliers on a national level in order to serve Participating Public Agencies through OMNIA Partners.

These requirements are incorporated into and are considered an integral part of this RFP. OMNIA Partners reserves the right to determine whether to make the Master Agreement awarded by the Principal Procurement Agency available to Participating Public Agencies, in its sole and absolute discretion, and any party submitting a response to this RFP acknowledges that any award by the Principal Procurement Agency does not obligate OMNIA Partners to make the Master Agreement available to Participating Procurement Agencies.

1.2 Marketing, Sales and Administrative Support

During the term of the Master Agreement OMNIA Partners intends to provide marketing, sales, partnership development and administrative support for Supplier pursuant to this section that directly promotes the Supplier's products and services to Participating Public Agencies through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis.

OMNIA Partners will assign the Supplier a Director of Partner Development who will serve as the main point of contact for the Supplier and will be responsible for managing the overall relationship between the Supplier and OMNIA Partners. The Director of Partner Development will work with the Supplier to develop a comprehensive strategy to promote the Master Agreement and will connect the Supplier with appropriate stakeholders within OMNIA Partners including, Sales, Marketing, Contracting, Training, and Operations & Support.

The OMNIA Partners marketing team will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through channels that may include:

A. Marketing collateral (print, electronic, email, presentations)

B. Website

C. Trade shows/conferences/meetings

D. Advertising

E. Social Media

The OMNIA Partners sales teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through initiatives that may include:

A. Individual sales calls

B. Joint sales calls

C. Communications/customer service

D. Training sessions for Public Agency teams

E. Training sessions for Supplier teams

The OMNIA Partners contracting teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

A. Serving as the subject matter expert for questions regarding joint powers authority and state statutes and regulations for cooperative purchasing
B. Training sessions for Public Agency teams
C. Training sessions for Supplier teams
D. Regular business reviews to monitor program success
E. General contract administration

Suppliers are required to pay an Administrative Fee of 3% of the greater of the Contract Sales under the Master Agreement and Guaranteed Contract Sales under this Request for Proposal. Supplier will be required to execute the OMNIA Partners Administration Agreement (Exhibit B). At Supplier's option, Suppliers may pay additional fees beyond administrative fees, such as technology fees, to OMNIA Partners and/or a third party for additional support and/or access to OMNIA Partners' technology platform.

1.3 Estimated Volume

The dollar volume purchased under the Master Agreement is estimated to be approximately $35 Million. Agencies that are anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners, and volume growth into other Public Agencies through a coordinated marketing approach between Supplier and OMNIA Partners.

1.4 Award Basis

The basis of any contract award resulting from this RFP made by Principal Procurement Agency will, at OMNIA Partners' option, be the basis of award on a national level through OMNIA Partners. If multiple Suppliers are awarded by Principal Procurement Agency under the Master Agreement, those same Suppliers will be required to extend the Master Agreement to Participating Public Agencies through OMNIA Partners. Utilization of the Master Agreement by Participating Public Agencies will be at the discretion of the individual Participating Public Agency. Certain terms of the Master Agreement specifically applicable to the Principal Procurement Agency (e.g., governing law) are subject to modification for each Participating Public Agency as Supplier and such Participating Public Agency may agree without being in conflict with the Master Agreement as a condition of the Participating Agency's purchase and not a modification of the Master Agreement applicable to all Participating Agencies. Participating Agencies may request to enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in the Master Agreement (e.g., governing law, invoice requirements, order requirements, specialized delivery, diversity requirements such as minority and woman owned businesses, historically underutilized business, etc.) ("Supplemental Agreement"). It shall be the

responsibility of the Supplier to comply, when applicable, with the prevailing wage legislation in effect in the jurisdiction of the Participating Agency. It shall further be the responsibility of the Supplier to monitor the prevailing wage rates as established by the appropriate department of labor for any increase in rates during the term of the Master Agreement and adjust wage rates accordingly. In instances where supplemental terms and conditions create additional risk and cost for Supplier, Supplier and Participating Public Agency may negotiate additional pricing above and beyond the stated contract not-to-exceed pricing so long as the added price is commensurate with the additional cost incurred by the Supplier. Any supplemental agreement developed as a result of the Master Agreement is exclusively between the Participating Agency and the Supplier (Contract Sales are reported to OMNIA Partners).

All signed Supplemental Agreements and purchase orders issued and accepted by the Supplier may survive expiration or termination of the Master Agreement. Participating Agencies' purchase orders may exceed the term of the Master Agreement if the purchase order is issued prior to the expiration of the Master Agreement. Supplier is responsible for reporting all sales and paying the applicable Administrative Fee for sales that use the Master Agreement as the basis for the purchase order, even though Master Agreement may have expired.

1.5 Objectives of Cooperative Program

This RFP is intended to achieve the following objectives regarding availability through OMNIA Partners' cooperative program:

A. Provide a comprehensive competitively solicited and awarded national agreement offering the Products covered by this solicitation to Participating Public Agencies;

B. Establish the Master Agreement as the Supplier's primary go to market strategy to Public Agencies nationwide;

C. Achieve cost savings for Supplier and Public Agencies through a single solicitation process that will reduce the Supplier's need to respond to multiple solicitations and Public Agencies need to conduct their own solicitation process;

D. Combine the aggregate purchasing volumes of Participating Public Agencies to achieve cost effective pricing.

2.0 REPRESENTATIONS AND COVENANTS

As a condition to Supplier entering into the Master Agreement, which would be available to all Public Agencies, Supplier must make certain representations, warranties and covenants to both the Principal Procurement Agency and OMNIA Partners designed to ensure the success of the Master Agreement for all Participating Public Agencies as well as the Supplier.

2.1 Corporate Commitment

Supplier commits that (1) the Master Agreement has received all necessary corporate authorizations and support of the Supplier's executive management, (2) the Master

Agreement is Supplier's primary “go to market” strategy for Public Agencies, (3) the Master Agreement will be promoted to all Public Agencies, including any existing customers, and Supplier will transition existing customers, upon their request, to the Master Agreement, and (4) that the Supplier has read and agrees to the terms and conditions of the Administration Agreement with OMNIA Partners and will execute such agreement concurrent with and as a condition of its execution of the Master Agreement with the Principal Procurement Agency. Supplier will identify an executive corporate sponsor and a separate national account manager within the RFP response that will be responsible for the overall management of the Master Agreement.

2.2 Pricing Commitment

Supplier commits the not-to-exceed pricing provided under the Master Agreement pricing is its lowest available (net to buyer) to Public Agencies nationwide and further commits that if a Participating Public Agency is eligible for lower pricing through a national, state, regional or local or cooperative contract, the Supplier will match such lower pricing to that Participating Public Agency under the Master Agreement.

2.3 Sales Commitment

Supplier commits to aggressively market the Master Agreement as its go to market strategy in this defined sector and that its sales force will be trained, engaged and committed to offering the Master Agreement to Public Agencies through OMNIA Partners nationwide. Supplier commits that all Master Agreement sales will be accurately and timely reported to OMNIA Partners in accordance with the OMNIA Partners Administration Agreement. Supplier also commits its sales force will be compensated, including sales incentives, for sales to Public Agencies under the Master Agreement in a consistent or better manner compared to sales to Public Agencies if the Supplier were not awarded the Master Agreement.

3.0 SUPPLIER RESPONSE

Supplier must supply the following information for the Principal Procurement Agency to determine Supplier’s qualifications to extend the resulting Master Agreement to Participating Public Agencies through OMNIA Partners.

3.1 Company

A. Brief history and description of Supplier to include experience providing similar products and services.

The Toro Company (NYSE: TTC) is a leading worldwide provider of innovative solutions for the outdoor environment including turf, snow and ground engaging equipment, and irrigation and outdoor lighting solutions. With sales of $4.51 billion in fiscal 2022, Toro’s global presence extends to more than 90 countries. Through constant innovation and caring relationships built on trust and integrity, Toro and its family of brands have built a legacy of excellence by helping customers care for golf courses, landscapes, sports fields, public green spaces, commercial and residential properties and agricultural fields. For more information, visit www.toro.com.

The Toro Company is proud of its legacy of quality and innovation. Founded in 1914 to build tractor engines for The Bull Tractor Company, the company survived the tumultuous years of World War I by building steam steering engines for merchant ships to support the war effort. In 1920, Toro entered the turf industry when it mounted five reel mowers to the front of a Toro tractor to cut the fairways at The Minikahda Club in Minneapolis.

We take pride in our responsibility to employees, customers, shareholders and the environment. Since 1914, we have cultivated our reputation around trusted relationships and constant innovation to help anticipate the future needs of our customers. At the same time, we are building on a tradition of excellence around a number of strong brands to help customers care for golf courses, sports fields, public green spaces, commercial and residential properties, and agricultural fields.

Over the years, we have strengthened our position as a leading worldwide provider of turf and landscape maintenance equipment, and precision irrigation solutions due in large part to a strong network of distributors, dealers and retailers in nearly 80 countries around the world.

B. Total number and location of salespersons employed by Supplier.

The Toro Company's Commercial Division employs 14 Regional and District Sales Managers that call directly on customers and Distributors. These resources are located in Minnesota, Ohio, Indiana, Connecticut, Virginia, Florida and California.

Most customer activity for the Commercial Division products will be with our distributors sales force of approximately 200 sales representatives. These resources are located in every state except Alaska.

C. Number and location of support centers (if applicable) and location of corporate office.

The large majority of Toro's government business goes through our Commercial distributors. All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet. We also have thousands of LCE, SWS, BOSS, and Ventrac dealers to locally support their various products.

D. Annual sales for the three previous fiscal years.

The Toro Company has had sales for 2020, 2021 and 2022 of [redacted], [redacted] and [redacted] respectively.

a. Submit FEIN and Dunn & Bradstreet report.

See attached 'Tab 5_Form W-9_TTC' for confirmation of Toro's FEIN and 'Tab 2_TTC_DUNNS REPORT' for a copy of the Dunn & Bradstreet report.

E. Describe any green or environmental initiatives or policies.

Our focus on sustainability, including ESG priorities, underpins our purpose of enriching the beauty, productivity and sustainability of the land. Sustainability is the foundation of our strategic priorities, and we are committed to leveraging innovation to reduce the impact of our operations, products and services. We integrate sustainable considerations to deliver innovative products and solutions, and our corporate strategy, industry leadership and expertise help guide our efforts.

To direct our efforts, we conducted an internal sustainability materiality assessment to identify ESG areas and topics of importance to The Toro Company. As a result, we developed four sustainability pillars to guide strategic actions and disclose topics of importance.

- **Planning**: Commitment to embed sustainability into our culture by enhancing our strategic approach to sustainability initiatives, providing more transparency and supporting our pillars and program development.
- **People**: Commitment to promote the growth, development, health, safety and wellness of our employees and give back.
- **Product**: Commitment to develop innovative, safe and high-quality products that yield performance, productivity and environmental benefits for our customers.
- **Process**: Commitment to continuous improvement of operational and resource efficiency; energy, water, and waste management; and Lean management across our value chain.

Attached is a full 76-page, sustainability report, 'Tab 2_2022 Sustainability Report' that provides further information green initiatives and policies.

F. Describe any diversity programs or partners supplier does business with and how Participating Agencies may use diverse partners through the Master Agreement. Indicate how, if at all, pricing changes when using the diversity program. If there are any diversity programs, provide a list of diversity alliances and a copy of their certifications.

Our DEI Mission

At The Toro Company, we believe our best performance comes when our teams are diverse. We strive for diversity, equity and inclusivity throughout our organization to elevate collaboration, spark innovation, and unleash excellence in all that we do!

Reflected in our core values, it is important to respect what makes us each unique, so that all employees have the freedom to be their best selves at work and feel a genuine sense of belonging.

Diversity, Equity & Inclusion are part of The Toro Companies Fiber.

As a large publicly traded company, The Toro Company does not directly meet the requirements for any of the certifications listed below. However, many of the dealers/distributors we partner with do. We will work with agencies to help them meet their diversity goals by connecting with our channel partners and providing the classifications available.

G. Indicate if supplier holds any of the below certifications in any classified areas and include proof of such certification in the response:

   a. Minority Women Business Enterprise

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   b. Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   c. Historically Underutilized Business (HUB)

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   d. Historically Underutilized Business Zone Enterprise (HUBZone)

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   e. Other recognized diversity certificate holder

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

H. List any relationships with subcontractors or affiliates intended to be used when providing services and identify if subcontractors meet minority-owned standards. If any, list which certifications subcontractors hold and certifying agency.

Toro has a dedicated group of distributors and dealers that will handle the sales, order processing, fulfillment, billing, and all service work associated with Toro products. Some of these dealers/distributors hold various diversity certifications – many hold SBA certifications, and some hold WBE and/or MBE certifications.

I. Describe how supplier differentiates itself from its competitors.

As indicated above, we believe that Toro offers the strongest distributor network in the industry. Our Commercial distributors are dedicated to delivering quality Toro products and go through a rigorous training process for both sales and service. This provides you and your members the highest level of support throughout the entire lifecycle of your equipment.

In addition, Toro provide the widest array of grounds maintenance products, from fine-turf and rough-cut mowers to synthetic field groomers, transport and utility vehicles, irrigation systems/products, snow removal equipment, small construction equipment, hand-held products, turf renovation equipment, lighting, and more. We have everything your members need to help them "enrich the beauty, productivity and sustainability of the land."

Lastly, Toro and our distributors understand Government. We value the relationships we have with our end-user customers and help build an often lost connection between the end-user customer and their own purchasing departments. We look at it as a three-legged-stool with Toro Sales/Distribution, Agency Departments, and Agency Procurement. We believe we can help provide the best products, and purchasing mechanism - through a cooperative contract, saving agencies time and money.

J. Describe any present or past litigation, bankruptcy or reorganization involving supplier.

As a large, publicly traded company, The Toro Company is subject to litigation at any given time. However, nothing that would have any bearing on this solicitation and nothing related to bankruptcy or reorganization.

K. Felony Conviction Notice: Indicate if the supplier

a. is a publicly held corporation and this reporting requirement is not applicable;

b. is not owned or operated by anyone who has been convicted of a felony; or

c. is owned or operated by and individual(s) who has been convicted of a felony and provide the names and convictions.

L. Describe any debarment or suspension actions taken against supplier

3.2 Distribution, Logistics

A. Each offeror awarded an item under this solicitation may offer their complete product and service offering/a balance of line. Describe the full line of products and services offered by supplier.

Toro provides the broadest product line for all your Grounds Maintenance Equipment needs. We offer the highest quality products for golf courses, parks, sports fields and general grounds maintenance. This includes, many types of reel and rotary mowers, aerators, sprayers, bunker rakes, debris, groomers, topdressers, and utility vehicles. We offer walk behind, stand-on, and ride-on, large area, and zero-turn mowers. Our Siteworks Systems group offers small skid steers, trenching equipment, underground directional drilling equipment. We have both golf irrigation and residential commercial irrigation. Our BOSS group offers snow plows and spreaders.

B. Describe how supplier proposes to distribute the products/service nationwide. Include any states where products and services will not be offered under the Master Agreement, including U.S. Territories and Outlying Areas.

Toro sells through a dedicated network of Authorized Distributors and Dealers. Most of our distributors are privately owned companies that are the connection from Toro to the end-user customer. The sales managers report to the owners of these companies and will manage a team of representatives responsible for selling and marketing Toro products. Every area of the United States has a representative assigned for sales coverage from one of our distributors. We have included a listing of these distributors/dealers and a contact list with this proposal. See attachment 'Tab 2_Toro Distribution List'

C. Describe how Participating Agencies are ensured they will receive the Master Agreement pricing; include all distribution channels such as direct ordering, retail or in-store locations, through distributors, etc. Describe how Participating Agencies verify and audit pricing to ensure its compliance with the Master Agreement.

Toro utilizes a Quote Management System (QMS) that distributors use when configuring prices for Participating Agencies. An OMNIA Partners pricing program was developed that automatically applies the appropriate discount based on the category of product selected, as indicated within the program, ensuring accuracy and consistency by each distributor. In addition, distributors are incentivized through a rebate program to track all activities related to the OMNIA program, which encourages the use and accuracy of the program.

Participating Agencies may verify prices by contacting Toro to confirm current MSRP and product categories to determine the appropriate discount %(s) off MSRP as indicated within the program. Toro may provide confirmation on specific products, or provide a current MSRP price file to assist Agency with compliance.

D. Identify all other companies that will be involved in processing, handling or shipping the products/service to the end user.

Toro utilizes a local Distribution Network that provide all sales and service activities on behalf of The Toro Company. Toro dealers and distributors are thoroughly trained and certified in all aspects of their business. From ethical selling practices to service and support. These certifications are a standard requirement for our distributors and part of our overall culture.

See attachment 'Tab 2_Toro Distribution List' for a full list of Distributors/Dealers by category.

E. Provide the number, size and location of Supplier's distribution facilities, warehouses and retail network as applicable.

The large majority of Toro's government business goes through our Commercial distributors. All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size

depending on the services offered at the facility such as sales, service, parts etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet. We also have thousands of LCE, SWS, BOSS, and Ventrac dealers to locally support their various products.

See attachment 'Tab 2_Toro Distribution List' for a full list of Distributors/Dealers by location.

Most customer activity for the Commercial Division products will be with our distributors sales force of approximately 200 sales representatives. These resources are located in every state except Alaska.

3.3 Marketing and Sales

A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as supplier's primary go to market strategy for Public Agencies to supplier's teams nationwide, to include, but not limited to:

i. Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days

The Toro Company will release a Distributor Operating Bulletin (DOB) to its channel partners, endorsed by the executive sponsor Edric Funk, Group Vice President, Commercial. A press release will also be distributed to the marketplace as well as the various associations with which Toro is affiliated (e.g. GCSAA, STMA, NRPA, NIGP, etc.) This Press Release will be posted in the on-line Toro website media room and communicated via social media channels. Additionally Toro University hosts monthly webcasts and other training events where the contract has and will continue to be discussed.

ii. Training and education of Supplier's national sales force with participation from the Supplier's executive leadership, along with the OMNIA Partners team within first 90 days

Since November 2007, we have been training and implementing this contract with our distributor and dealer partners. If we are re-awarded the City of Mesa contract, we will continue to employ many different techniques to provide training. Initially, we will train the Toro sales and marketing team responsible for this implementation. We will provide Power Point presentations to our distributors that are co-authored by Toro and OMNIA Partners. We will implement individual conference calls by distributor to review the contract, discuss the benefits to the customer and the distributor and answer questions.

The Toro sales and marketing team will make sales calls with our channel partners and OMNIA Partners teams to our end user customers to discuss this contract and sign up new users. Our marketing department will create specific documents that provide our distributors and customers with an overview of the contract and the benefits to them. These marketing pieces

will be made available to all of our distributors and will be used at local and national trade shows.

As part of the ongoing training process, Toro representatives will drive participation in local and regional trade shows and conferences with our distributors where we model the selling of this contact to customers.

We will continue to train our sales force and engaging the resources we need to assure success of this contract.

B. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Supplier, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to:

i. Creation and distribution of a co-branded press release to trade publications

- A Press Release will be developed and released to the marketplace & industry associations
- Social Media - Toro FaceBook Page posting and LinkedIn posting as well as a Twitter communication
- email Blast – OMNIA Partners list
- email Blast – NIGP list
- email Blast – incorporated into Grounds for Success eNewsletter (to over 18K subscribers)

ii. Announcement, Master Agreement details and contact information published on the Supplier's website within first 90 days

This will be done through our Distributor Operating Bulletins.

iii. Design, publication and distribution of co-branded marketing materials within first 90 days

- OMNIA Partners logo would remain as a part of the National Ads in Government Sector publications
- Print collateral pieces would be updated and released
- A Webinar will be conducted with Distributor partners as a part of the Sports Fields & Grounds (SFG) market training
- Distributors will be hosting SFG open house events where the Contract will be a section of the presentations
- Training – Toro University both in person and on-line will take place in November, 2023

iv. Commitment to attendance and participation with OMNIA Partners at national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, Regional Cooperative Summits, etc.) and supplier-specific trade shows, conferences and meetings throughout the term of the Master Agreement

Toro plans to participate in various industry trade shows including NIGP & various local Chapter events (CAPPO, FAPPO, etc) as well as NAEP, etc.

v. Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by OMNIA Partners for partner suppliers. Booth space will be purchased and staffed by Supplier. In addition, Supplier commits to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by OMNIA Partners.

Toro has been participating in the NIGP Annual Form for more than 15 years and will continue to do so. We are also considered Executive Sponsors of this event as part of our NIGP Business Council agreement. Toro is extremely involved with all aspects of the NIGP, including the Annual Forum, Leadership Academy, Chapter Events, and in conjunction with the NIGP Governing Board. As such, we are committed to continue to participate in the Annual Forum, and committed to promoting our relationship at these events. However, we are choosing a more centralized position for our booth location within the tradeshow and feel that will give us the greatest exposure for our particular space and investment.

vi. Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement

We advertise both on-line and in print on an ongoing basis through many government trade publications. Where appropriate, will include the OMNIA Partners logo to identifying the contract and our relationship.

vii. Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, promotions, etc.)

Through our relationship with the OMNIA Partners we have provided case studies and developed White Papers with regards to cooperative purchasing on a national and local level. We also leverage government data using Onvia and Smart Procure systems. We are currently in the process of building a marketing calendar that will help us better align our resources and efforts with OMNIA on an ongoing basis and leverage each-other resources to promote our programs.

viii. Dedicated OMNIA Partners internet web-based homepage on Supplier's website with:

- OMNIA Partners standard logo;
- Copy of original Request for Proposal;
- Copy of Master Agreement and amendments between Principal Procurement Agency and Supplier;
- Summary of Products and pricing;
- Marketing Materials
- Electronic link to OMNIA Partners' website including the online registration page;
- A dedicated toll-free number and email address for OMNIA Partners

Toro.com/en/government would be updated to reflect the new contract

C. Describe how Supplier will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through OMNIA Partners. Include a list of current cooperative contracts (regional and national) Supplier holds and describe how the Master Agreement will be positioned among the other cooperative agreements.

Toro has acted in good faith to OMNIA Partners in developing and growing the current Grounds Equipment contract. We have proven ourselves over the last fifteen years to add value to our customers and to the OMNIA program. Our current contract has always been positioned as a tool for our customers to use to make procurement easier, reduce procurement costs, leverage pricing and reduce cycle time.

We currently hold several national cooperative contracts, including Sourcewell, Kinetic GPO, and NASPO ValuePoint. It is our position to train and educate our customers and distribution network on the benefits of each of these contracts and let the customers make a value judgment. Each of these contracts offer similar pricing on the products offered; however, some contracts may offer fewer products or higher administrative costs, which reduces the value for our distributors. The growth of our current contract over the past fifteen years is proof of the value we have towards our partnership with OMNIA and we look forward to continuing its growth for years to come.

D. Acknowledge Supplier agrees to provide its logo(s) to OMNIA Partners and agrees to provide permission for reproduction of such logo in marketing communications and promotions. Acknowledge that use of OMNIA Partners logo will require permission for reproduction, as well.

We have provided, and will continue to provide the use of the Toro logo to OMNIA Partners as long as each use of the logo is approved by Toro prior to publication and complies with our brand standards.

E. Confirm Supplier will be proactive in direct sales of Supplier's goods and services to Public Agencies nationwide and the timely follow up to leads established by OMNIA Partners. All sales materials are to use the OMNIA Partners logo. At a minimum, the Supplier's sales initiatives should communicate:

i. Master Agreement was competitively solicited and publicly awarded by a Principal Procurement Agency
ii. Best government pricing
iii. No cost to participate
iv. Non-exclusive

Toro acknowledges this requirement and will comply.

F. Confirm Supplier will train its national sales force on the Master Agreement. At a minimum, sales training should include:

i. Key features of Master Agreement
ii. Working knowledge of the solicitation process

iii. Awareness of the range of Public Agencies that can utilize the Master Agreement through OMNIA Partners

iv. Knowledge of benefits of the use of cooperative contracts

Toro and our distributors have a comprehensive knowledge of the features, processes, and benefits of our current City of Mesa/OMNIA Partners contract and will continue to provide online and in-person training to help Toro personnel and Toro's distribution network stay up-to-date on the current agreement, trends, etc. This training and support towards the contract and government business has been represented by the growth in sales across our distribution channel. Any changes to the contract, processes, or target customer will be communicated and individual training arranged for those that require it.

G. Provide the name, title, email and phone number for the person(s), who will be responsible for:

i. Executive Support
Edric Funk, Group Vice President
Edric.funk@toro.com
952-887-7328 Office

ii. Marketing
Josh Jans, Marketing Manager
Josh.jans@toro.com
952-948-4085 Office

iii. Sales
Jon Stodola, Regional Business Manager – Government Contracts-NA
Jon.stodola@toro.com
612-597-3224 Direct

iv. Sales Support
Ryan Miller, Government Contracts Manager
Ryan.miller@toro.com
330-749-9957 Direct

v. Financial Reporting
Kain Wagner, Finance Pricing Analyst
Kain.wagner@toro.com
952-887-8252 Office

vi. Accounts Payable
Michael Wallen, Associate Manager, Finance Global Shared Services
Michael.wallen@toro.com
952-887-7937

vii. Contracts
Ryan Miller, Government Contracts Manager
Ryan.miller@toro.com
330-749-9957 Direct

H. Describe in detail how Supplier's national sales force is structured, including contact information for the highest-level executive in charge of the sales team.

The Toro Company

Rick Olson – President & CEO

Edric Funk – Group Vice President

Edric reports to Rick Olson. Reporting to Edric are our directors of sales, marketing, technical operations, customer care and controller for Commercial Division. Edric can be reached at 952-887-7328 or edric.funk@toro.com.

Mike Read – Director, Commercial Sales

Mike reports to Edric and leads a team of Regional and District Sales Managers that have responsibility for growing sales in the United States and Canada. They are also responsible for goal setting with distributors, understanding distributor training and development needs, and implementing programs and contracts such as the City of Mesa/OMNIA Partners agreement. Mike can be reached at 951-785-3404 or mike.read@toro.com.

Jon Stodola – Regional Business Manager, Government Sales – NA

Jon reports to Mike and leads a team of government contract managers that assist in the accuracy, training, and maintenance of our government contracts. Jon and his team also work with Toro distribution to help educate them on the value of cooperative purchasing and all aspects of government purchasing.

Distribution

Most of our distributors are privately owned companies that are the connection from Toro to end use customer. The sales managers that report to the owners of these companies will manager a team of representatives responsible for selling and marketing Toro products. Every area of the United States has a representative assigned for sales coverage from one of our distributors. We have included a listing of these distributors and a contact list with this proposal.

See attachment 'Tab 2_Toro Distribution List' for a full list of Distributors/Dealers by location.

I. Explain in detail how the sales teams will work with the OMNIA Partners team to implement, grow and service the national program.

We will continue to proactively train our sales organization on the benefits and advantages of the OMNIA Partners agreement, how to position cooperative contracts within their current and prospective customer accounts, and how to navigate the maze of government purchasing.

We will also update all sales and marketing collateral with the new contract information, and work with OMNIA's marketing team to identify all marketing channels available to mutually promote the new agreement, and our overall partnership with the City of Mesa/OMNIA Partners.

In addition, we will continue to engage with the OMNIA Partners sales and management team to identify opportunities within the public sector. Currently, our distribution channel works with the OMNIA Partners Regional Manager group on a regular basis. We feel this team has been an extension of our sales team, and we provide training on our offerings so they have a better understanding of how we sell, and so they can better position The Toro Company when talking to members. This has been a proven strategy for many years.

J. Explain in detail how Supplier will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account set-up, timely contract administration, etc.

We communicate through our organization and our channel the best-demonstrated practices, success stories and updates to this contract. We overcome hurdles by demonstrating how other distributors are growing their business through the use of the contract and the use of the OMNIA Partners resources. This coordination and communication is part of what Mike Read's sales team is responsible for. As key contacts for the contract, Jon Stodola and Ryan Miller will interface with the City of Mesa and OMNIA Partners for regular updates and contract review/strategy meetings, as we have been doing for over fifteen years. Through this ongoing communication, as changes happen at Toro, such as acquiring a new company, we can make changes to the contract, and how it is marketed.

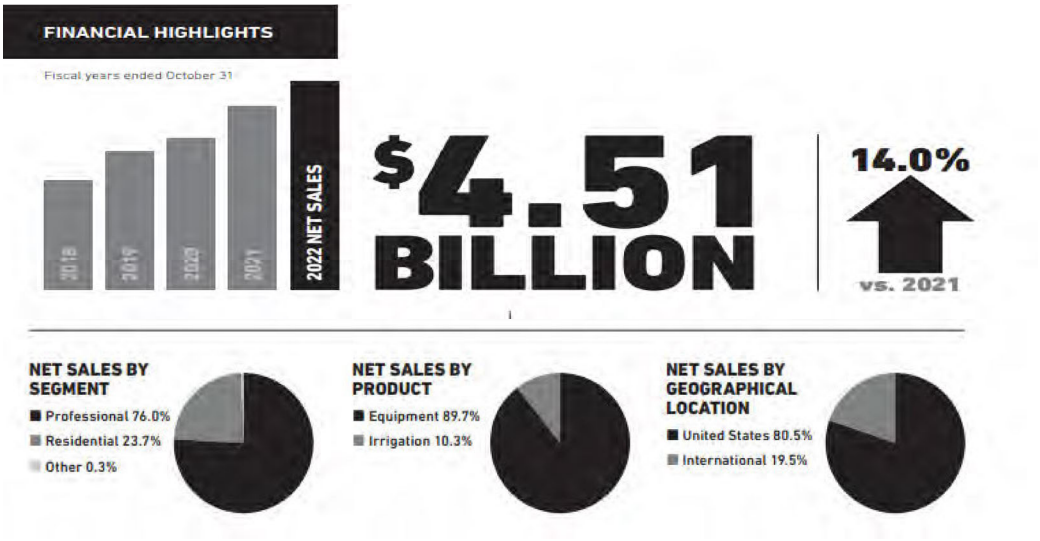
Realizing the need for consistent pricing across our distributors, Toro has created a OMNIA pricing Program within our national quote system (QMS). This assures the correct pricing is applied to the quote, the equipment is 'fit-up' correctly and pricing can be verified by our Programs Administration department.

We have a process in place that will require our distributors to assign the OMNIA Partners member number to their sales on this contract. This requires them to determine if the customer has already signed up as a participating agency or having them sign up prior to purchasing our products. This process requires time and support by our distributors but we have built these processes into our daily routine.

Toro provides access to "current" OMNIA Partners member lists in two areas – ToroConnect, an internal platform accessible only to Toro employees and our distribution channel, and through an online portal, Toro Sales Advantage. These resources are updated regularly and available to all Toro sales personnel.

K. State the amount of Supplier's Public Agency sales for the previous fiscal year. Provide a list of Supplier's top 10 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.

As we are a publicly traded Company, this detailed information is considered confidential. However below is a representation of The Toro Company's Financial Highlights for fiscal year 2022 by market and geographic location. Finally, we will commit to developing a list of customers to target for growth on this contract.



L. Describe Supplier's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.

Toro uses SAP as our mainframe through which our sales reporting function is housed. Our distributors electronically communicate all transactions to Toro through Connectivity by which we can collect sales data. We are also equipped to conduct Electronic Funds Transfer payments for our administration fees.

OMNIA Members will work directly with our distributors for all, quotes, orders, payment, and delivery of products fulfilled under this agreement. As independent business, their systems may vary by location. However, we have been servicing this agreement for fifteen years without any issues or concerns by Members, or by our distributors. As previously indicated in response to item C. of section 3.2 in this Attachment; Toro utilizes a Quote Management System (QMS) that distributors use when configuring prices for Participating Agencies. An OMNIA Partners pricing program was developed that automatically applies the appropriate discount based on the category of product selected, as indicated within the program, ensuring accuracy and consistency by each distributor. In addition, distributors are incentivized through a rebate program to track all activities related to the OMNIA program, which encourages the use and accuracy of the program.

M. Provide the Contract Sales (as defined in Section 12 of the OMNIA Partners Administration Agreement) that Supplier will guarantee each year under the Master Agreement for the initial three years of the Master Agreement ("Guaranteed Contract Sales").

[redacted] in year one
in year two
in year three

To the extent Supplier guarantees minimum Contract Sales, the Administrative Fee shall be calculated based on the greater of the actual Contract Sales and the Guaranteed Contract Sales.

N. Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.

i. Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).

ii. If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.

iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).

iv. If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional proposal.

Detail Supplier's strategies under these options when responding to a solicitation.

Toro understands the various options available to respond to Public Agencies when a Public Agency issues their own solicitation. We will take these options into consideration and continue to pursue the business in the best interest of the Public Agency and our Distributor.

See attachment 'Tab 2_Exceptions Taken' for details.

TERMS AND CONDITIONS

2. The Master Agreement and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation and Supplier's response thereto resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. OMNIA Partners shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency by or from Supplier under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to OMNIA Partners, its agents, employees, directors, and representatives under this Agreement including, but not limited to, Supplier's obligation to obtain appropriate insurance.

4. OMNIA Partners shall perform all of its duties, responsibilities and obligations as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency as set forth herein, and Supplier hereby acknowledges and agrees that all duties, responsibilities and obligations will be undertaken by OMNIA Partners solely in its capacity as the cooperative contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, OMNIA Partners shall not be: (i) construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or any Participating Public Agency; (ii) obligated, liable or responsible for any order for Product made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order for Product; and (iii) obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. OMNIA Partners makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

6. OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from the acts or omissions of Supplier in connection with the Master Agreement.

7. Supplier acknowledges that, in connection with its access to OMNIA Partners confidential information and/or supply of data to OMNIA Partners, it has complied with and shall continue to comply with all laws, regulations and standards that may apply to Supplier, including, without limitation: (a) United States federal and state information security and privacy statutes, regulations and/or best practices, including, without limitation, the Gramm-Leach-Bliley Act, the Massachusetts Data Security Regulations (201 C.M.R. 17.00 et. seq.), the Nevada encryption statute (N.R.S. § 603A), the California data security law (Cal. Civil Code § 1798.80 et. seq.) and California Consumer Privacy Act (Cal. Civil Code § 1798.100 et. seq.); and (b) applicable industry and regulatory standards and best practices (collectively, "**Data Regulations**").

With regard to Personal Information that Supplier collects, receives, or otherwise processes under the Agreement or otherwise in connection with performance of the Agreement, Supplier agrees that it will not: (i) sell, rent, release, disclose, disseminate, make available, transfer, or otherwise

City Council Report

Date: October 2, 2023

To: City Council

Through: Michael Kennington, Deputy City Manager/Chief Financial Officer

From: Edward Quedens, Business Services Director
Kristy Garcia, Procurement Administrator

Subject: Five-Year Term Contract with Two Years of Renewal Options for Grounds Maintenance Equipment, Parts, Accessories, Supplies, and Related Services and Equipment for the Parks, Recreation and Community Facilities Department **(Citywide)**

Recommendation

Council is requested to approve the award as recommended.

A committee representing the Parks, Recreation and Community Facilities Department (PRCF) and Purchasing evaluated responses. The evaluation committee recommends awarding the contract to the highest scored proposal from The Toro Company dba Toro at $352,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

Background / Discussion

City of Mesa, as the lead agency, solicited Request for Proposals for Turf and Grounds maintenance equipment, parts, accessories, supplies, related services, and equipment. The solicitation is in conjunction with Omnia Partners cooperative purchasing program. The resultant contract will benefit 40,000 plus member public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit.

This contract will enable the City to maintain the current fleet of grounds maintenance equipment in proper working condition, purchase new equipment as our current fleet ages, and help us keep the proper equipment inventory as more parks and sports fields come online. Maintaining the current fleet of turf and grounds maintenance equipment in proper working condition will minimize the cost of repairs on the equipment and positively affect the health of our park grounds landscaping. Secondly, the cooperative contract is a revenue source for the City as other agencies utilize this contract for their equipment purchases.

The City solicited Request for Proposals and received three responses; two responses met the minimum qualifications and one was non-responsive. Staff from Omnia Partners observed the evaluation process, however, they did not provide any input on the scoring. The evaluation committee evaluated the responses relative to the scoring criteria in the

solicitation and completed scoring of the responses in accordance with the City's established policies and procedures. Based on the evaluation results (Final Scoring), award is recommended to the highest-scored respondent.

Purchase Information

Action: Award
Procurement Type: Request for Proposals
Contract Number: 2023261
Local Consideration: Not applicable as there were no Mesa responses
Protests Received: None
Initial Contract Term: Five Years
Possible Renewals: Up to a maximum of two years subject to Administrative review and approval
Funding Source: PRCF budget through the General Fund (Cemetery and Parks Maintenance); Environmental Compliance Fee (Basin Maintenance); and Commercial Facilities Fund (Hohokam and Cubs, Riverview Park Maintenance, and Convention Center/Amphitheatre)

Proposal Responses and Final Scoring

Respondent	Total Points Possible / 500
The Toro Company dba Toro - Bloomington MN (Recommended)	418.13
ASW, LLC dba American LandMaster - Columbia, IN	209.93

Deemed as Non-Responsive:
A&E Landscape and Design – Did not submit the response forms, pricing, scope and qualifications as required per the solicitation.

EXCEPTIONS & CONFIDENTIAL INFORMATION

Exceptions (mark one).

Respondents shall indicate any and all exceptions taken to the provisions or specifications in this Solicitation. Exceptions that surface elsewhere in the Response and that do not also appear under this section shall be considered rejected by the City, invalid and of no contractual significance.

Other Forms or Documents: If the City is required by the awarded Respondent to complete and execute any other forms or documents in relation to this Solicitation, the terms, conditions, and requirements in this Solicitation shall take precedence to any and all conflicting or modifying terms, conditions or requirements of the Respondents forms or documents.

***Special Note – Any material exceptions taken to the City's Specifications and/or Standard Terms and Conditions may render a Bid Non-responsive.**

☐ No exceptions

☒ Exceptions Taken: Please describe exact sections to which exception is taken. If proposing new or modified language, your firm shall identify the requested language below or provide as additional attachment. The City reserves the right to accept or reject any requested exceptions listed in the below section or attached to the solicitation.

see attachment 'TAB 5_Exceptions Taken'

Confidential/Proprietary Information (mark one).

☐ No confidential/proprietary materials have been included with this Response.

☒ Confidential/Proprietary materials included with Response. Respondent must identify below any portion of their Response deemed confidential or proprietary and attach additional pages if necessary (See Mesa Standard Terms and Conditions related to Public Records). Requests to deem the entire bid as confidential will not be considered. The disclosure by the City of information deemed by Respondent as confidential or proprietary is governed by City of Mesa Procurement Rules.

All pricing submitted with this RFP

NOTICE OF SOLICITION DOCUMENT

Scope of Work; 3 General Requirements

C. WARRANTY: Offeror shall warrant that all equipment and parts labeled as new and furnished in their bid/offer are newly manufactured and free from defects in material and workmanship for no less than one (1) year from the date the equipment is delivered or installed. Warranty shall also guarantee accepted trade standards of quality, ~~fitness for the intended uses,~~ and conformance to promises or specified specifications. No other express or implied warranty shall eliminate the vendor's liability as stated herein.

D. MAINTENANCE FACILITIES: The equipment specified in this solicitation is dependent upon the availability of prompt professional service. In order to be considered for award, each potential contractor, or its dealers and/or distributors, is/are required to have existing maintenance facilities with sufficient parts inventory and trained technicians experienced in providing quality service on the equipment specified. Maintenance facilities are subject to inspection by the City to determine adequacy.

E. VENDOR PARTS AND SERVICE: The Contractor or it's dealers and/or distributors will maintain a factory authorized parts and service facility for normal and warranty service. The Contractor shall encourage it's or it's dealers and/or distributors ~~be capable of providing~~ to use their best efforts to provide parts within twenty-four (24) hours and ~~shall be capable of being~~ use their best efforts to be on site to respond to service requests within twenty-four (24) hours.

Scope of Work; 4 Product Requirements

C. DEFECTIVE PRODUCT: All defective products shall be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping or other like expenses shall be paid by the Contractor. Contractor should use reasonable efforts to deliver ~~All~~ replacement products ~~must be received by~~ to the City within seven (7) days of initial notification.

ATTACHMENT E
OMNIA PARTNERS DOCUMENTS

Exhibit A
Response for National Cooperative Contract

1.2 Marketing, Sales and Administrative Support

During the term of the Master Agreement OMNIA Partners intends to provide marketing, sales, partnership development and administrative support for Supplier pursuant to this section that directly promotes the Supplier's products and services to Participating Public Agencies through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis.

OMNIA Partners will assign the Supplier a Director of Partner Development who will serve as the main point of contact for the Supplier and will be responsible for managing the overall relationship between the Supplier and OMNIA Partners. The Director of Partner Development will work with the Supplier to develop a comprehensive strategy to promote the Master Agreement and will connect the Supplier with appropriate stakeholders within OMNIA Partners including, Sales, Marketing, Contracting, Training, and Operations & Support.

The OMNIA Partners marketing team will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through channels that may include:

A. Marketing collateral (print, electronic, email, presentations)
B. Website
C. Trade shows/conferences/meetings
D. Advertising
E. Social Media

The OMNIA Partners sales teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through initiatives that may include:

A. Individual sales calls
B. Joint sales calls
C. Communications/customer service
D. Training sessions for Public Agency teams

E. Training sessions for Supplier teams

The OMNIA Partners contracting teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

A. Serving as the subject matter expert for questions regarding joint powers authority and state statutes and regulations for cooperative purchasing
B. Training sessions for Public Agency teams
C. Training sessions for Supplier teams
D. Regular business reviews to monitor program success
E. General contract administration

Suppliers are required to pay an Administrative Fee of 23% of the greater of the Contract Sales under the Master Agreement and Guaranteed Contract Sales under this Request for Proposal. Supplier will be required to execute the OMNIA Partners Administration Agreement (Exhibit B). At Supplier's option, Suppliers may pay additional fees beyond administrative fees, such as technology fees, to OMNIA Partners and/or a third party for additional support and/or access to OMNIA Partners' technology platform.

Commented [JS1]: Maximum 2%

2.1 Corporate Commitment

Supplier commits that (1) the Master Agreement has received all necessary corporate authorizations and support of the Supplier's executive management, (2) the Master Agreement is one of Supplier's ~~primary~~ "go to market" strategies~~y~~ for Public Agencies, (3) the Master Agreement ~~will~~ may be promoted to all Public Agencies, including any existing customers, and Supplier will transition existing customers, upon their request, to the Master Agreement, and (4) that the Supplier has read and agrees to the terms and conditions of the Administration Agreement with OMNIA Partners and will execute such agreement concurrent with and as a condition of its execution of the Master Agreement with the Principal Procurement Agency. Supplier will identify an executive corporate sponsor and a separate national account manager within the RFP response that will be responsible for the overall management of the Master Agreement.

2.2 Pricing Commitment

Supplier, and its participating distributors and dealers, commits the not-to-exceed pricing provided under the Master Agreement pricing is its lowest available (net to buyer) to Public Agencies, excluding federal government offerings, nationwide and further commits that if a Participating Public Agency is eligible for lower pricing through a ~~national, state, regional or local or~~similarly situated cooperative contract,

the Supplier will match such lower pricing to that Participating Public Agency under the Master Agreement. Notwithstanding any other provision in this Agreement, it is acknowledged that products and services subject to this Agreement are provided by Supplier's dealers and/or distributors which are independent businesses and set their own prices. Supplier has no authority to set prices, delivery dates, or other performance terms for its dealers and/or distributors who do not participate in any offerings subject to this Master Agreement. Supplier agrees to make the terms of this Agreement known to applicable dealers and/or distributors and to use reasonable efforts to encourage them to provide goods and services subject to the terms of this Agreement.

3.3 Marketing and Sales

A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as one of ~~supplier's~~ Supplier's ~~primary~~ go to market ~~strategy~~ strategies for Public Agencies to supplier's teams nationwide, to include, but not limited to:

i. Executive leadership endorsement and sponsorship of the award as ~~the~~ a public sector go-to-market strategy within first 10 days

~~ii.~~ Training and education of Supplier's national sales force with participation from the Supplier's executive leadership, along with the OMNIA Partners team within first 90 days

M. Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.

i. Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).

ii. If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.

iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).

iv. If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional proposal.

~~iv.~~v. Respond to any bid separate from Master Agreement (Contract sales not reported to OMNIA Partners)

ATTACHMENT E
OMNIA PARTNERS DOCUMENTS

Exhibit B
Administration Agreement, Example

ADMINISTRATION AGREEMENT

THIS ADMINISTRATION AGREEMENT (this "**Agreement**") is made this ___ day of _____ 20__, between National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("**OMNIA Partners**"), and _____ ("**Supplier**").

RECITALS

WHEREAS, the City of Mesa, AZ (the "**Principal Procurement Agency**") has entered into a Master Agreement effective _____, Agreement No_____, by and between the Principal Procurement Agency and Supplier, (as may be amended from time to time in accordance with the terms thereof, the "**Master Agreement**"), as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein, for the purchase of Grounds Maintenance, Equipment, Parts, Accessories, Supplies, Related Services and Equipment (the "**Product**");

WHEREAS, said Master Agreement provides that any or all public agencies, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (collectively, "**Public Agencies**"), that register (either via registration on the OMNIA Partners website or execution of a Master Intergovernmental Cooperative Purchasing Agreement, attached hereto as Exhibit B) (each, hereinafter referred to as a "**Participating Public Agency**") may purchase Product at prices stated in the Master Agreement;

WHEREAS, Participating Public Agencies may access the Master Agreement which is offered through OMNIA Partners to Public Agencies;

WHEREAS, OMNIA Partners serves as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency;

WHEREAS, Principal Procurement Agency desires OMNIA Partners to proceed with administration of the Master Agreement; and

WHEREAS, OMNIA Partners and Supplier desire to enter into this Agreement to make available the Master Agreement to Participating Public Agencies and to set forth certain terms and conditions governing the relationship between OMNIA Partners and Supplier.

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, OMNIA Partners and Supplier hereby agree as follows:

DEFINITIONS

1. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings given to them in the Master Agreement.

TERMS AND CONDITIONS

2. The Master Agreement and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation and Supplier's response thereto resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. OMNIA Partners shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency by or from Supplier under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to OMNIA Partners, its agents, employees, directors, and representatives under this Agreement including, but not limited to, Supplier's obligation to obtain appropriate insurance.

4. OMNIA Partners shall perform all of its duties, responsibilities and obligations as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency as set forth herein, and Supplier hereby acknowledges and agrees that all duties, responsibilities and obligations will be undertaken by OMNIA Partners solely in its capacity as the cooperative contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, OMNIA Partners shall not be: (i) construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or any Participating Public Agency; (ii) obligated, liable or responsible for any order for Product made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order for Product; and (iii) obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. OMNIA Partners makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

6. OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from any grossly negligent acts, errors, mistakes or omissions by Supplier or Supplier's personnel in connection with the Master Agreement~~OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from the acts or omissions of Supplier in connection with the Master Agreement.~~

7. Supplier acknowledges that, in connection with its access to OMNIA Partners confidential information and/or supply of data to OMNIA Partners, it has complied with and shall continue to comply with all laws, regulations and standards that may apply to Supplier, including, without limitation: (a) United States federal and state information security and privacy statutes, regulations and/or best practices, including, without limitation, the Gramm-Leach-Bliley Act, the Massachusetts Data Security Regulations (201 C.M.R. 17.00 et. seq.), the Nevada encryption statute (N.R.S. § 603A), the California data security law (Cal. Civil Code § 1798.80 et. seq.) and California Consumer Privacy Act (Cal. Civil Code § 1798.100 et. seq.); and (b) applicable industry and regulatory standards and best practices (collectively, "**Data Regulations**").

With regard to Personal Information that Supplier collects, receives, or otherwise processes under the Agreement or otherwise in connection with performance of the Agreement, Supplier agrees that it will not: (i) sell, rent, release, disclose, disseminate, make available, transfer, or otherwise communicate orally, in writing, or by electronic or other means, such Personal Information to another business or third party for monetary or other valuable consideration; or (ii) retain, use, or disclose such Personal Information outside of the direct business relationship between Supplier and OMNIA Partners or for any purpose other than for the specific purpose of performance of the Agreement, including retaining, using, or disclosing such Personal Information for a commercial purpose other than for performance of the Agreement. By entering into the Agreement, Supplier certifies that it understands the specific restrictions contained in this Section 7 and will comply with them. For purposes hereof, "**Personal Information**" means information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household, and includes the specific elements of "personal information" as defined under Data Regulations, as defined herein. Supplier will reasonably assist OMNIA Partners in timely responding to any third party "request to know" or "request to delete" (as defined pursuant to Data Regulations) and will promptly provide OMNIA Partners with information reasonably necessary for OMNIA Partners to respond to such requests. Where Supplier collects Personal Information directly from Public Agencies or others on OMNIA Partners' behalf, Supplier will maintain records and the means necessary to enable OMNIA Partners to respond to such requests to know and requests to delete.

8. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OMNIA PARTNERS EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING OMNIA PARTNERS' PERFORMANCE AS A COOPERATIVE CONTRACT ADMINISTRATOR OF THE MASTER AGREEMENT. OMNIA PARTNERS SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF OMNIA PARTNERS IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TERM OF AGREEMENT; TERMINATION

9. This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the provisions of Sections 3 – 8 and 11 – 22, hereof and the indemnifications afforded by the Supplier to OMNIA Partners in the Master Agreement, to the extent such provisions survive any expiration or termination of the Master Agreement, shall survive the expiration or termination of this Agreement.

NATIONAL PROMOTION

10. OMNIA Partners and Supplier shall publicize and promote the availability of the Master Agreement's products and services to Public Agencies and such agencies' employees. Supplier shall encourage each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector) or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency's first sales order~~Supplier shall require each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector) or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency's first sales order~~. Upon request, Supplier shall make available to interested Public Agencies a copy of the Master Agreement and such price lists or quotes as may be necessary for such Public Agencies to evaluate potential purchases.

11. Supplier shall provide such marketing and administrative support as set forth in the solicitation resulting in the Master Agreement, including assisting in development of marketing materials as reasonably requested by Principal Procurement Agency and OMNIA Partners. Supplier shall be responsible for obtaining permission or license of use and payment of any license fees for all content and images Supplier provides to OMNIA Partners or posts on the OMNIA Partners website. Supplier shall indemnify, defend and hold harmless OMNIA Partners for use of all such content and images including copyright infringement claims. Supplier and OMNIA Partners each hereby grant to the other party a limited, revocable, non-transferable, non-sublicensable right to use such party's logo (each, the "**Logo**") solely for use in marketing the Master Agreement. Each party shall provide the other party with the standard terms of use of such party's Logo, and such party shall comply with such terms in all material respects. Both parties shall obtain approval from the other party prior to use of such party's Logo. Notwithstanding the foregoing, the parties understand and agree that except as provided herein neither party shall have any right, title or interest in the other party's Logo. Upon termination of this Agreement, each party shall immediately cease use of the other party's Logo.

ADMINISTRATIVE FEE, REPORTING & PAYMENT

12. An "Administrative Fee" shall be defined and due to OMNIA Partners from Supplier in the amount of three percent (2~~3~~%) ("**Administrative Fee Percentage**") multiplied by the total purchase amount paid to Supplier, less refunds and credits on returns, for the sale of

products and/or services to Principal Procurement Agency and Participating Public Agencies pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("**Contract Sales**"). From time to time the parties may mutually agree in writing to a lower Administrative Fee Percentage for a specifically identified Participating Public Agency's Contract Sales.

13. Supplier shall provide OMNIA Partners with an electronic accounting report monthly, in the format prescribed by OMNIA Partners, summarizing all Contract Sales for each calendar month. The Contract Sales reporting format is provided as Exhibit C ("**Contract Sales Report**"), attached hereto and incorporated herein by reference. Contract Sales Reports for each calendar month shall be provided by Supplier to OMNIA Partners by the 10th day of the following month. Failure to provide a Contract Sales Report within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion.

14. Administrative Fee payments are to be paid by Supplier to OMNIA Partners at the frequency and on the due date stated in Section 13, above, for Supplier's submission of corresponding Contract Sales Reports. Administrative Fee payments are to be made via Automated Clearing House (ACH) to the OMNIA Partners designated financial institution identified in Exhibit D. Failure to provide a payment of the Administrative Fee within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion. All Administrative Fees not paid when due shall bear interest at a rate equal to the lesser of one and one-half percent (1 1/2%) per month or the maximum rate permitted by law until paid in full.

15. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies under the Master Agreement. OMNIA Partners, or its designee, in OMNIA Partners' sole discretion, reserves the right to compare Participating Public Agency records with Contract Sales Reports submitted by Supplier for a period of four (4) years from the date OMNIA Partners receives such report. In addition, OMNIA Partners may engage a third party to conduct an independent audit of Supplier's monthly reports. In the event of such an audit, Supplier shall provide all materials reasonably requested relating to such audit by OMNIA Partners at the location designated by OMNIA Partners. In the event an underreporting of Contract Sales and a resulting underpayment of Administrative Fees is revealed, OMNIA Partners will notify the Supplier in writing. Supplier will have thirty (30) days from the date of such notice to resolve the discrepancy to OMNIA Partners' reasonable satisfaction, including payment of any Administrative Fees due and owing, together with interest thereon in accordance with Section 13, and reimbursement of OMNIA Partners' costs and expenses related to such audit.

GENERAL PROVISIONS

16. This Agreement, the Master Agreement and the exhibits referenced herein supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereto and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained or incorporated herein shall be valid or binding. In the event of any conflict between the provisions of this Agreement and the Master Agreement, as between OMNIA Partners and Supplier, the provisions of this Agreement shall prevail.

17. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any Administrative Fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

18. This Agreement and the parties' respective rights and obligations hereunder may be assigned at either party's reasonable discretion to an affiliate of such party, any purchaser of any or all or substantially all of the assets of a party hereto, or its successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise~~This Agreement and OMNIA Partners' rights and obligations hereunder may be assigned at OMNIA Partners' sole discretion to an affiliate of OMNIA Partners, any purchaser of any or all or substantially all of the assets of OMNIA Partners, or the successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise. Supplier may not assign its obligations hereunder without the prior written consent of OMNIA Partners~~.

19. All written communications given hereunder shall be delivered by first-class mail, postage prepaid, or overnight delivery on receipt to the addresses as set forth below.

A. OMNIA Partners:

OMNIA Partners
5001 Aspen Grove
Franklin, TN 37067
Attention: Legal Department - Public Sector Contracting

B. Supplier:

_____
_____
_____
_____

20. If any provision of this Agreement shall be deemed to be, or shall in fact be, illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever, and this Agreement will be construed by limiting or invalidating such provision to the minimum extent necessary to make such provision valid, legal and enforceable.

21. This Agreement may not be amended, changed, modified, or altered without the prior written consent of the parties hereto, and no provision of this Agreement may be discharged or waived, except by a writing signed by the parties. A waiver of any particular provision will not be deemed a waiver of any other provision, nor will a waiver given on one occasion be deemed to apply to any other occasion.

22. This Agreement shall inure to the benefit of and shall be binding upon OMNIA Partners, the Supplier and any respective successor and assign thereto; subject, however, to the limitations contained herein.

23. This Agreement will be construed under and governed by the laws of the State of Delaware, excluding its conflicts of law provisions and any action arising out of or related to this Agreement shall be commenced solely and exclusively in the state or federal courts in ~~Williamson County Tennessee.~~Delaware.

24. This Agreement may be executed in counterparts, each of which is an original but all of which, together, shall constitute but one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, or by .pdf or similar electronic transmission, will constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile, or by .pdf or similar electronic transmission, will be deemed to be their original signatures for any purpose whatsoever.

[INSERT SUPPLIER ENTITY NAME]	**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY, A DELAWARE CORPORATION D/B/A OMNIA PARTNERS, PUBLIC SECTOR**
Signature	Signature Sarah Vavra
Name	Name Sr. Vice President, Public Sector Contracting
Title	Title
Date	Date

NOTICE OF SOLICITION DOCUMENT

Draft Agreement; Terms and Conditions; Exhibit 1

2. Scope of Work. Except as otherwise specified in this Agreement, ~~T~~the Contractor will provide the necessary staff, services and associated resources to provide the City with the services, materials, and obligations attached to this Agreement as **Exhibit A** ("Scope of Work") Contractor will be responsible for all costs and expenses incurred by Contractor that are incident to the performance of the Scope of Work unless otherwise stated in **Exhibit A**. Contractor will supply all equipment and instrumentalities necessary to perform the Scope of Work. If set forth in **Exhibit A**, the City will provide Contractor's personnel with adequate workspace and such other related facilities as may be required by Contractor to carry out the Scope of Work.

5.2 Prices. All pricing shall be firm for the Term and all extensions or renewals of the Term except where otherwise provided in this Agreement, and include all costs of the Contractor providing the materials/service including transportation, insurance and warranty costs. No fuel surcharges will be accepted unless allowed in this Agreement. The City shall not be invoiced at prices higher than those stated in the Agreement.

The Contractor further agrees that any reductions in the price of the materials or services covered by this Agreement will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

No price modifications will be accepted without proper request by the Contractor and response by the City's Purchasing Division.

Notwithstanding any of the other provisions in this Agreement, City acknowledges that products and services subject to this agreement, are provided by Contractor's dealers and/or distributors, which are independent businesses and set their own prices. Contractor has no authority to set prices for it's dealers ~~of this agreement~~who do not participate in any offerings not subject to this Agreement.

Supplier agrees to make the terms of this Agreement known to applicable dealers and/or distributors and to use reasonable efforts to encourage them to provide goods and services subject to the terms of this Agreement.

5.4 Payment of Funds. Contractor acknowledges the City may, at its option and where available use a Credit Card/Procurement Card to make payment for orders under the Agreement with no additional charge/fee, excluding those charged by third parties. Otherwise, payment will be through a traditional method of a check.

7. **Requirements Contract**. ~~Contractor acknowledges and agrees the Agreement is a requirements contract;~~ The Agreement does not guarantee any purchases will be made (minimum or maximum). Orders will only be placed when the City identifies a need and issues a purchase order or a written notice to proceed. The City reserves the right to cancel purchase ~~orders or a notice to proceed within a reasonable period of time of issuance~~ prior to the time any product within the purchase order has been shipped; any such cancellation will be in writing. Should a purchase order or notice to proceed be canceled~~, the City agrees to reimburse Contractor for any actual and documented costs incurred by Contractor.~~ The City will not reimburse Contractor for any avoidable costs incurred after receipt of cancellation including, but not limited to, lost profits, shipment of product, or performance of services.

NOTICE OF SOLICITION DOCUMENT

Exhibit C
Mesa Standard Terms and Conditions

2. SUBCONTRACTING. Contractor may not subcontract work under this Agreement without the express written permission of the City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein. Notwithstanding the foregoing, City acknowledges that products and services subject to this agreement are provided by Contractor's dealers and/or distributors, which are independent businesses and set their own prices. Contractor has no authority to set prices for it's dealers and/or distributors and no authority to require them to provide goods or services subject to this Agreement in the event such dealers and/or distributors do not participate in this Agreement.

8. TIME OF THE ESSENCE. Time is of the essence to the performance of the parties' obligations under this Agreement. City acknowledges Contractor cannot control the timing of delivery of products and services provided by Contractor's dealers and/or distributors. Contractor agrees to use reasonable efforts to encourage its dealers and/or distributors to delivery products and services by contractually agreed upon delivery dates.

17. REMEDIES. The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:

a. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.

b. The City may purchase the services required under the Agreement from the open market, complete required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services exceeds the contract price, the City may recover the reasonable excess cost by: (i) requiring ~~immediate~~ reimbursement to the City within a commercially reasonable amount of time; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and/or performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as provided by law. Costs includes any and all reasonable~~,~~ fees, and expenses incurred in obtaining substitute services and expended in obtaining reimbursement, including, but not limited to, reasonable administrative expenses, attorneys' fees, and costs.

c. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.

d. Neither party will be liable for incidental, special, or consequential damages.

22. PAYMENT TO CONTRACTOR UPON TERMINATION. Upon termination of this Agreement, Contractor will be entitled only to payment for those goods and services ~~performed~~ provided up to the date of termination, and any authorized expenses already incurred up to such date of termination. The City will make final payment within thirty (30) calendar days after the City has both completed its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.

24. INDEMNIFICATION/LIABILITY.

a. To the fullest extent permitted by law, Contractor agrees to defend, indemnify, and hold the City, its officers, agents, and employees, harmless from and against any and all liabilities, demands, claims, suits, losses, damages, causes of action, fines or judgments, including costs,

attorneys', witnesses', and expert witnesses' fees, and expenses incident thereto, relating to, arising out of, or resulting from: (i) ~~the services provided by Contractor personnel under this Agreement; (ii)~~ any grossly negligent acts, errors, mistakes or omissions by Contractor or Contractor personnel; and (~~ii~~iii) Contractor or Contractor personnel's failure to comply with or fulfill the obligations established by this Agreement.

b. The City assumes no liability for the actions of Contractor Personnel and will not indemnify or hold Contractor Personnel or any third party harmless for Claims relating to, ~~arising out of or resulting from, in whole or in part, this Agreement or use of~~caused by Contractor Personnel or Contractor~~-~~provided services or materials.

26. THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES. Contractor will do nothing to prejudice the City's right to recover against third parties for any loss, destruction, or damage to City property, and will at the City's request and expense, furnish to the City reasonable assistance and cooperation, including reasonable assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of the City in obtaining recovery~~.~~ Provided that none of the foregoing shall require contractor to incur more than a negligible expense.

31. FOB DESTINATION FREIGHT PREPAID AND ALLOWED. All deliveries will be FOB destination freight prepaid and allowed for the City of Mesa. All other agencies will be FOB Toro dealer and/or distributor unless otherwise agreed.

32. RISK OF LOSS. Contractor agrees to bear all risks of loss, injury, or destruction of goods or equipment incidental to providing these services and such loss, injury, or destruction will not release Contractor from any obligation hereunder to the City of Mesa. All other agencies will bear the risk of loss from dealer and/or distributor.

37. FORCE MAJEURE. Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including, but not limited to, acts of nature, acts of the public enemy, civil unrest, labor strikes, riots, fire, explosion, legislation, and governmental regulation. The party whose performance is so affected will within five (5) calendar days of the unforeseeable circumstance notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so, or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.

TAB 1 - Letter of Transmittal. A brief letter of transmittal should be submitted that includes the following information:

1. The Respondent's understanding of the work to be performed.
2. A positive commitment to perform the service within the time period specified.
3. The names of key persons, representatives, project managers who will be the main contacts for the City regarding this Solicitation.

See attachment 'Tab 1_Letter of Transmittal'

TAB 2 - Qualifications. (Abilities, Experience and Expertise) The following information should be included:

1. A statement of Respondent's qualifications, abilities, experience and expertise in providing the requested goods and services.

   City of Mesa/OMNIA Partners contract has been one of Toro's primary go-to-market strategies for selling grounds maintenance equipment and parts to government agencies over the past 5+ years. We have been educating our distributors, dealers and customers regarding the benefits of the OMNIA Partners/National IPA contract for fifteen+ years. We regularly meet with OMNIA's management team to discuss successes and plan strategies to grow this business. Toro's executives are also very involved with the strategies associated with this contract.

   a. A description of what qualifies Respondent, financial and otherwise, to provide the City with these services/materials for the required period of time, including information demonstrating Respondent has the appropriate staffing, necessary resources, and a history of demonstrated competence.
   Include:
      i. A brief history and description of your company.

About The Toro Company

The Toro Company (NYSE: TTC) is a leading worldwide provider of innovative solutions for the outdoor environment including turf, snow and ground engaging equipment, and irrigation and outdoor lighting solutions. With sales of $4.51 billion in fiscal 2022, Toro's global presence extends to more than 90 countries. Through constant innovation and caring relationships built on trust and integrity, Toro and its family of brands have built a legacy of excellence by helping customers care for golf courses, landscapes, sports fields, public green spaces, commercial and residential properties and agricultural fields. For more information, visit www.toro.com.

The Toro Company is proud of its legacy of quality and innovation. Founded in 1914 to build tractor engines for The Bull Tractor Company, the company survived the tumultuous years of World War I by building steam steering engines for merchant ships to support the war effort. In 1920, Toro entered the turf industry when it mounted five reel mowers to the front of a Toro tractor to cut the fairways at The Minikahda Club in Minneapolis.

We take pride in our responsibility to employees, customers, shareholders and the environment. Since 1914, we have cultivated our reputation around trusted relationships and constant innovation to help anticipate the future needs of our customers. At the same time, we are building on a tradition of excellence around a number of strong brands to help customers care for golf courses, sports fields, public green spaces, commercial and residential properties, and agricultural fields.

Over the years, we have strengthened our position as a leading worldwide provider of turf and landscape maintenance equipment, and precision irrigation solutions due in large part to a strong network of distributors, dealers and retailers in nearly 80 countries around the world.

The Toro Company's Commercial Division employs 14 Regional and District Sales Managers that call directly on customers and Distributors. These resources are located in Minnesota, Ohio, Indiana, Connecticut, Virginia, Florida and California.

Most customer activity for the Commercial Division products will be with our distributors sales force of approximately 200 sales representatives. The resources are located in every state except Alaska.

ii. Number and location of support centers (if applicable).

The large majority of Toro's government business goes through our Commercial distributors. All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet. We also have thousands of LCE, SWS, BOSS, and Ventrac dealers to locally support their various products.

b. An assessment of the Respondent's ability to meet and satisfy the needs of the City, taking into consideration the requested services, additional services and expertise offered that exceed the requirements of the Solicitation, and the Respondent's inability to meet any of the requirements of the specifications.

The Toro Company and our distributor/dealer channel have been marketing and selling the National IPA/OMNIA Partners contract for 15+ years. Over this time, we have developed a standard training and education program that allows us to maintain a consistent level of knowledge through our channels and get new employees up-to-speed quickly.

In addition, Toro has many municipal partnerships that allow us to keep our finger on the pulse of public purchasing and government spending, which positions Toro and our government team as "thought leaders" in the government space. For example, Jon Stodola and Ryan Miller serve on the NIGP Business council and participate in National, and Chapter events throughout the Country. Jon also serves on the Supplier Advisor Committee with NCPP.

Within the golf industry, Toro is the market share leader by a wide margin. This is due primarily to our dedicated focus and support, and the strength and dedication of our channel partners.

Toro also offers the wideset array of products to serve the municipal market. Our response includes participation from Toro's Commercial, Landscape Contractor (LCE), Site Works Systems (SWS), Golf Irrigation and Residential Commercial Irrigation, Ventrac, and BOSS divisions. We are confident we represent the most complete offering for your ground maintenance equipment needs, not only for the City of Mesa, but also for other public agencies nationally.

c. References – A minimum of three (3) references, preferably from other public entities within the State of Arizona, for whom you have provided similar services. Include the name of the entity, contact person's names, phone numbers, e-mail addresses, mailing addresses, type of service provided, and dates the services were provided.

City of Goodyear
Charles Schneider, Fleet Superintendent
Municipal Services/Public works
4971 S. 157th Ave.
Goodyear, AZ 85338

623-208-0112 Cell | 623-882-7195 Office
Charles.Schneider@goodyearaz.gov
5+ Year Sales History for Commercial Grounds Maintenance Equipment and Service

City of Tempe
Chris Espino, Fleet Analyst
53 S. Priest Dr., Building D
Tempe, AZ 85281
480-350-8344 office
Chris_Espino@tempe.gov
5+ Year Sales History for Commercial Grounds Maintenance Equipment and Service

Town of Gilbert
Jerry Arms, Fleet Manager
50 E. Civic Center Drive
Gilber, AZ 85296
480-350-8516 office
Jerry.Arms@gilbertaz.gov
5+ Year Sales History for Commercial Grounds Maintenance Equipment and Service

City of Maricopa
Dave DeLong, Fleet Manager
45755 W. Edison Rd. Suite 110
Maricopa, AZ 85139
520-316-6950 office
dave.delong@moaricopa-az.gov
5+ Year Sales History for Commercial Grounds Maintenance Equipment and Service

d. Provide a response to the national program. Include a detailed response to Attachment E, OMNIA Partners response for National Cooperative contract. Responses should highlight experience, demonstrate a strong national presence, describe how Respondent will educate its national sales force about the contract, describe how products and services will be distributed Nationwide, include a plan for marketing the products and services Nationwide, and describe how volume will be tracked and reported to OMNIA Partners. The successful Respondent will be required to sign Attachment E, OMNIA Partners Administration Agreement. Respondents should have any reviews required to sign the document prior to submitting a response. Respondent's response should include any proposal exceptions to the OMNIA Partners Administration Agreement.

See attachment E.

2. Identification of senior and technical staff of Respondent to be assigned to the City. Staff named in the Response may not be substituted without permission of the City. Include in the Response resumes and relevant experience

Toro Staff

Edric Funk, executive sponsor for the City of Mesa and OMNIA Partners, Edric Funk was appointed group vice president, golf, grounds and irrigation in November 2022. He previously served as general manager of Sitework Systems from November 2020, and prior to that led The Toro Company's Center for Technology, Research and Innovation (CTRI) from July 2017 to October 2020. Funk joined The Toro Company in 1996 as a design engineer in the landscape contractor business. He also held roles in residential and landscape contractor, international and

commercial marketing, including as director, global product management for the commercial and international divisions.

Jon Stodola, PPSM – Regional Business Manager, Government Contracts – North America, has been with the Toro Company for 7+ year and works directly with our distribution team on education and positioning of the City of Mesa/OMNIA Partners contract. He serves on the NIGP Business Council, NCPP Supplier Advisory Committee, and participates in numerous industry associations, including, SIMA and APPA. He spent the previous 4 years with Office Depot where he served as a Government & Education Manager – North Central Plains, assisting representatives of K-12, Higher education, and State and Local Government in the design and implementation of customized procurement programs that addressed their financial goals and community objectives. He holds a PPSM (Public Procurement Suppliers Masters) designation through NIGP which provides foundational knowledge of the public procurement profession for non-government professionals. Jon will be one of the primary points of contact for OMNIA and the City of Mesa.

Ryan Miller, Government Contracts Manager – State, Local, and Education, has managed the government sales for Ventrac, a subsidiary of The Toro Company, since 2015 and has been working with Toro's Government sales team since 2020. He has completed the NIGP Supplier Essential training program which provides foundational knowledge of the public procurement profession for non-government personnel. Ryan will be one of the primary points of contact for OMNIA and the City of Mesa.

Josh Jans, Josh has been with the Toro company since 2021. He oversees marketing activities for The Toro Company's Commercial Sports Fields and Grounds business. This commercial segment includes Municipalities, K-12, Higher Education, and Professional Sports. Prior to his time at The Toro Company, Josh spent nearly a decade in Marketing and Brand Management roles within the packaged foods industry at General Mills and Post Consumer Brands. Josh will be the marketing lead responsible for all marketing efforts and working with the City of Mesa and OMNIA Partner's marketing teams.

Simpson Norton Staff

Shelly Lawrence, TSPC - Sports Fields & Grounds Manager and a Member of STMA.
Over 38 years in the industry with the last 19 years focused on Contracts and the municipal customer. Shelly will be the main contact person for this contract. She is the inside sales person. Her responsibilities include:

Contract maintenance. (100%)
Equipment recommendations and quotes. (50%)
Processes all purchase orders. (100%)

Joe Goodwin, TSPC – Vice-President and General Manager of Simpson Norton Corporation. Joe has been in industry for over 33 years with the past 27 years with Simpson Norton. Joe oversees the entire sales team for all divisions of business. Joe can provide equipment recommendations and quotes as needed.

Fred Balzarini, TSPC - Outside Sales Manager with over 31 years in the industry and the last 18 years with Simpson Norton focusing on Commercial / Government sales. Fred will provide customers with equipment recommendations, quotes and training on new equipment. (100%)

Mike MacDonald, TSPC – Outside Account Manager with 25 years in the industry and the last six years with Simpson Norton. Mike provides customers with equipment recommendations, quotes and training on new equipment. (100%)

Simpson Norton – Service Department

Mike Swichtenberg – Director of Operations - CSM (Certified Service Manager through National Association of Service Managers). Mike has been in the industry for 33-years, last 21 years with Simpson Norton Corporation. Mike oversees Service and Parts Operations as well as coordinates supplemental employee technical training.

Cheyenne Parra – Technical Support Manager – Toro System Certified Technician.
Cheyenne has been in the industry for eight years and the last six years with Simpson Norton Corporation. He is the main contact for Technical service issues and oversees In-Field Technicians and the in-house service department.

Ana Cano – Service Coordinator – Ana has been with Simpson Norton Corporation for one-year and is the main contact for In-Field Technician scheduling as well as pickup/delivery scheduling.

Curt Close – Shop Foreman – Curt has been with Simpson Norton Corporation for 47-years and is recognized as a top Toro Technician in the country.

All five of our In-Field and four in-house Shop Technicians are Toro Factory Certified in; 4-stroke gasoline engines, Diesel Engines, Electrical Systems, Hydraulic Systems, Driveline Systems, and Specialty Systems such as; Vehicles, Reel and Rotary Mowers, Sprayers, and Turf Cultivation Equipment. Each Technician is required to complete yearly Product and Service Certification updates. The extensive training these Technicians complete enables them to provide accurate diagnostics, which translates to quick turnaround time and ensures equipment is fixed right the first time. Simpson Norton Corporation's current turnaround time average is 3-7days.

In-Field Technicians;

Nick Nielsen – 22-years in the industry with the last 14-years at Simpson Norton Corporation. Fully certified in all Toro Systems.

Jose Guerrero – 15-years in the industry with the last 6-years at Simpson Norton Corporation. Fully certified in all Toro Systems.

Anibal Bojorquez – 20-years in the industry with the last 2-years at Simpson Norton Corporation. Partially certified in all Toro Systems.

Adrian Castillo – 9-years in the industry with the last 2-years at Simpson Norton Corporation. Fully certified in Vehicles, partially certified in all Toro Systems.

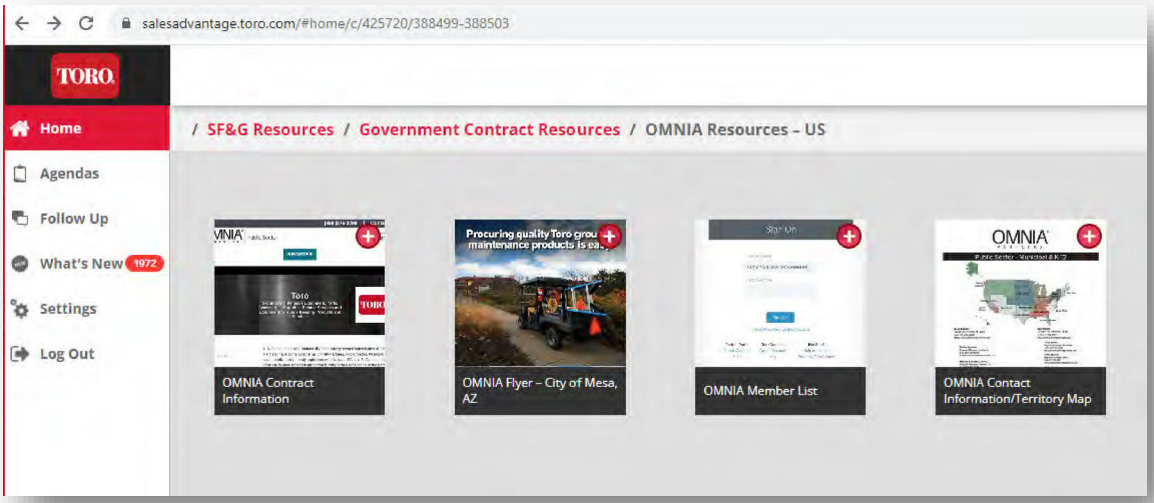
Jake Pennington – 27-years in the industry with the last 17-years at Simpson Norton Corporation. Fully certified in all Toro Systems.

Local training is provided to the customer at time of delivery by the salesman and a service technician assigned to that particular customer. Training is one-on-one or group training. Operator manuals, repair manuals and CD/DVD's etc. are provided at time of delivery and are reviewed with the customer for each piece of equipment. As per item (5. D.) in Scope of Work we acknowledge and accept these training requirements.

3. Please submit any additional qualification information that you feel is applicable to your qualifications and experience.

For the past fifteen year we have been marketing, advertising and selling the National IPA/OMNIA Partners agreement. Pictured below is our distributor microsite where we provide access to OMNIA

Partner resources, including links to the OMNIA Partners website, Member Lists, OMNIA Contacts and Marketing Materials (see example attached ‘Tab 2_Toro_OMNIA_Sell Sheet’).



Toro and our distribution channel have great relationships with OMNIA Partners. We are actively engaged with their national sales team to make joint sales calls and have strategic plans in place, which we are currently implementing, to grow this contract. They know our products and they know our people. We know each other’s strengths. We’ve had monthly calls with their 4 Group Vice Presidents to track our progress and collaborate on our strategy. Our Executives have relationships and they are involved with the process. Over the fifteen years we have develop a very strong partnership to drive growth.

ATTACHMENT E

Requirements for National Cooperative Contract To Be Administered by OMNIA Partners

The following documents are used in evaluating and administering national cooperative contracts and are included for Supplier's review and response.

Exhibit A – Response for National Cooperative Contract

Exhibit B – Administration Agreement, Example

Exhibit C – Master Intergovernmental Cooperative Purchasing Agreement, Example

Exhibit D – Principal Procurement Agency Certificate, Example

Exhibit E – Contract Sales Reporting Template

Exhibit F – Federal Funds Certifications

Exhibit G – New Jersey Business Compliance

Exhibit H – Advertising Compliance Requirement

1.0 Scope of National Cooperative Contract

Capitalized terms not otherwise defined herein shall have the meanings given to them in the Master Agreement or in the Administration Agreement between Supplier and OMNIA Partners.

1.1 Requirement

The City of Mesa, AZ (hereinafter defined and referred to as "Principal Procurement Agency"), on behalf of itself and the National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("OMNIA Partners"), is requesting proposals for Grounds Maintenance, Equipment, Parts, Accessories, Supplies, Related Services and Equipment. The intent of this Request for Proposal is any contract between Principal Procurement Agency and Supplier resulting from this Request for Proposal ("Master Agreement") be made available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. The Principal Procurement Agency has executed a Principal Procurement Agency Certificate with OMNIA Partners, an example of which is included as Exhibit D, and has agreed to pursue the Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners as a Participating Public Agency in OMNIA Partners' cooperative purchasing program. Registration with OMNIA Partners as a Participating Public Agency is accomplished by Public Agencies entering into a Master Intergovernmental Cooperative Purchasing Agreement, an example of which is attached as Exhibit C, and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of the Master Intergovernmental Purchasing Cooperative Agreement or as otherwise agreed to. The terms and pricing established in the resulting Master Agreement between the Supplier and the Principal Procurement Agency will be the same as that available to Participating Public Agencies through OMNIA Partners.

All transactions, purchase orders, invoices, payments etc., will occur directly between the Supplier and each Participating Public Agency individually, and neither OMNIA Partners, any Principal Procurement Agency nor any Participating Public Agency, including their respective agents, directors, employees or representatives, shall be liable to Supplier for any acts, liabilities, damages, etc., incurred by any other Participating Public Agency. Supplier is responsible for knowing the tax laws in each state.

This Exhibit A defines the expectations for qualifying Suppliers based on OMNIA Partners' requirements to market the resulting Master Agreement nationally to Public Agencies. Each section in this Exhibit A refers to the capabilities, requirements, obligations, and prohibitions of competing Suppliers on a national level in order to serve Participating Public Agencies through OMNIA Partners.

These requirements are incorporated into and are considered an integral part of this RFP. OMNIA Partners reserves the right to determine whether to make the Master Agreement awarded by the Principal Procurement Agency available to Participating Public Agencies, in its sole and absolute discretion, and any party submitting a response to this RFP acknowledges that any award by the Principal Procurement Agency does not obligate OMNIA Partners to make the Master Agreement available to Participating Procurement Agencies.

1.2 Marketing, Sales and Administrative Support

During the term of the Master Agreement OMNIA Partners intends to provide marketing, sales, partnership development and administrative support for Supplier pursuant to this section that directly promotes the Supplier's products and services to Participating Public Agencies through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis.

OMNIA Partners will assign the Supplier a Director of Partner Development who will serve as the main point of contact for the Supplier and will be responsible for managing the overall relationship between the Supplier and OMNIA Partners. The Director of Partner Development will work with the Supplier to develop a comprehensive strategy to promote the Master Agreement and will connect the Supplier with appropriate stakeholders within OMNIA Partners including, Sales, Marketing, Contracting, Training, and Operations & Support.

The OMNIA Partners marketing team will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through channels that may include:

A. Marketing collateral (print, electronic, email, presentations)

B. Website

C. Trade shows/conferences/meetings

D. Advertising

E. Social Media

The OMNIA Partners sales teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through initiatives that may include:

A. Individual sales calls

B. Joint sales calls

C. Communications/customer service

D. Training sessions for Public Agency teams

E. Training sessions for Supplier teams

The OMNIA Partners contracting teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

A. Serving as the subject matter expert for questions regarding joint powers authority and state statutes and regulations for cooperative purchasing
B. Training sessions for Public Agency teams
C. Training sessions for Supplier teams
D. Regular business reviews to monitor program success
E. General contract administration

Suppliers are required to pay an Administrative Fee of 3% of the greater of the Contract Sales under the Master Agreement and Guaranteed Contract Sales under this Request for Proposal. Supplier will be required to execute the OMNIA Partners Administration Agreement (Exhibit B). At Supplier's option, Suppliers may pay additional fees beyond administrative fees, such as technology fees, to OMNIA Partners and/or a third party for additional support and/or access to OMNIA Partners' technology platform.

1.3 Estimated Volume

The dollar volume purchased under the Master Agreement is estimated to be approximately $35 Million. Agencies that are anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners, and volume growth into other Public Agencies through a coordinated marketing approach between Supplier and OMNIA Partners.

1.4 Award Basis

The basis of any contract award resulting from this RFP made by Principal Procurement Agency will, at OMNIA Partners' option, be the basis of award on a national level through OMNIA Partners. If multiple Suppliers are awarded by Principal Procurement Agency under the Master Agreement, those same Suppliers will be required to extend the Master Agreement to Participating Public Agencies through OMNIA Partners. Utilization of the Master Agreement by Participating Public Agencies will be at the discretion of the individual Participating Public Agency. Certain terms of the Master Agreement specifically applicable to the Principal Procurement Agency (e.g., governing law) are subject to modification for each Participating Public Agency as Supplier and such Participating Public Agency may agree without being in conflict with the Master Agreement as a condition of the Participating Agency's purchase and not a modification of the Master Agreement applicable to all Participating Agencies. Participating Agencies may request to enter into a separate supplemental agreement to further define the level of service requirements over and above the minimum defined in the Master Agreement (e.g., governing law, invoice requirements, order requirements, specialized delivery, diversity requirements such as minority and woman owned businesses, historically underutilized business, etc.) ("Supplemental Agreement"). It shall be the

responsibility of the Supplier to comply, when applicable, with the prevailing wage legislation in effect in the jurisdiction of the Participating Agency. It shall further be the responsibility of the Supplier to monitor the prevailing wage rates as established by the appropriate department of labor for any increase in rates during the term of the Master Agreement and adjust wage rates accordingly. In instances where supplemental terms and conditions create additional risk and cost for Supplier, Supplier and Participating Public Agency may negotiate additional pricing above and beyond the stated contract not-to-exceed pricing so long as the added price is commensurate with the additional cost incurred by the Supplier. Any supplemental agreement developed as a result of the Master Agreement is exclusively between the Participating Agency and the Supplier (Contract Sales are reported to OMNIA Partners).

All signed Supplemental Agreements and purchase orders issued and accepted by the Supplier may survive expiration or termination of the Master Agreement. Participating Agencies' purchase orders may exceed the term of the Master Agreement if the purchase order is issued prior to the expiration of the Master Agreement. Supplier is responsible for reporting all sales and paying the applicable Administrative Fee for sales that use the Master Agreement as the basis for the purchase order, even though Master Agreement may have expired.

1.5 Objectives of Cooperative Program

This RFP is intended to achieve the following objectives regarding availability through OMNIA Partners' cooperative program:

A. Provide a comprehensive competitively solicited and awarded national agreement offering the Products covered by this solicitation to Participating Public Agencies;

B. Establish the Master Agreement as the Supplier's primary go to market strategy to Public Agencies nationwide;

C. Achieve cost savings for Supplier and Public Agencies through a single solicitation process that will reduce the Supplier's need to respond to multiple solicitations and Public Agencies need to conduct their own solicitation process;

D. Combine the aggregate purchasing volumes of Participating Public Agencies to achieve cost effective pricing.

2.0 REPRESENTATIONS AND COVENANTS

As a condition to Supplier entering into the Master Agreement, which would be available to all Public Agencies, Supplier must make certain representations, warranties and covenants to both the Principal Procurement Agency and OMNIA Partners designed to ensure the success of the Master Agreement for all Participating Public Agencies as well as the Supplier.

2.1 Corporate Commitment

Supplier commits that (1) the Master Agreement has received all necessary corporate authorizations and support of the Supplier's executive management, (2) the Master

Agreement is Supplier's primary “go to market” strategy for Public Agencies, (3) the Master Agreement will be promoted to all Public Agencies, including any existing customers, and Supplier will transition existing customers, upon their request, to the Master Agreement, and (4) that the Supplier has read and agrees to the terms and conditions of the Administration Agreement with OMNIA Partners and will execute such agreement concurrent with and as a condition of its execution of the Master Agreement with the Principal Procurement Agency. Supplier will identify an executive corporate sponsor and a separate national account manager within the RFP response that will be responsible for the overall management of the Master Agreement.

2.2 Pricing Commitment

Supplier commits the not-to-exceed pricing provided under the Master Agreement pricing is its lowest available (net to buyer) to Public Agencies nationwide and further commits that if a Participating Public Agency is eligible for lower pricing through a national, state, regional or local or cooperative contract, the Supplier will match such lower pricing to that Participating Public Agency under the Master Agreement.

2.3 Sales Commitment

Supplier commits to aggressively market the Master Agreement as its go to market strategy in this defined sector and that its sales force will be trained, engaged and committed to offering the Master Agreement to Public Agencies through OMNIA Partners nationwide. Supplier commits that all Master Agreement sales will be accurately and timely reported to OMNIA Partners in accordance with the OMNIA Partners Administration Agreement. Supplier also commits its sales force will be compensated, including sales incentives, for sales to Public Agencies under the Master Agreement in a consistent or better manner compared to sales to Public Agencies if the Supplier were not awarded the Master Agreement.

3.0 SUPPLIER RESPONSE

Supplier must supply the following information for the Principal Procurement Agency to determine Supplier’s qualifications to extend the resulting Master Agreement to Participating Public Agencies through OMNIA Partners.

3.1 Company

A. Brief history and description of Supplier to include experience providing similar products and services.

The Toro Company (NYSE: TTC) is a leading worldwide provider of innovative solutions for the outdoor environment including turf, snow and ground engaging equipment, and irrigation and outdoor lighting solutions. With sales of $4.51 billion in fiscal 2022, Toro’s global presence extends to more than 90 countries. Through constant innovation and caring relationships built on trust and integrity, Toro and its family of brands have built a legacy of excellence by helping customers care for golf courses, landscapes, sports fields, public green spaces, commercial and residential properties and agricultural fields. For more information, visit www.toro.com.

The Toro Company is proud of its legacy of quality and innovation. Founded in 1914 to build tractor engines for The Bull Tractor Company, the company survived the tumultuous years of World War I by building steam steering engines for merchant ships to support the war effort. In 1920, Toro entered the turf industry when it mounted five reel mowers to the front of a Toro tractor to cut the fairways at The Minikahda Club in Minneapolis.

We take pride in our responsibility to employees, customers, shareholders and the environment. Since 1914, we have cultivated our reputation around trusted relationships and constant innovation to help anticipate the future needs of our customers. At the same time, we are building on a tradition of excellence around a number of strong brands to help customers care for golf courses, sports fields, public green spaces, commercial and residential properties, and agricultural fields.

Over the years, we have strengthened our position as a leading worldwide provider of turf and landscape maintenance equipment, and precision irrigation solutions due in large part to a strong network of distributors, dealers and retailers in nearly 80 countries around the world.

B. Total number and location of salespersons employed by Supplier.

The Toro Company's Commercial Division employs 14 Regional and District Sales Managers that call directly on customers and Distributors. These resources are located in Minnesota, Ohio, Indiana, Connecticut, Virginia, Florida and California.

Most customer activity for the Commercial Division products will be with our distributors sales force of approximately 200 sales representatives. These resources are located in every state except Alaska.

C. Number and location of support centers (if applicable) and location of corporate office.

The large majority of Toro's government business goes through our Commercial distributors. All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet. We also have thousands of LCE, SWS, BOSS, and Ventrac dealers to locally support their various products.

D. Annual sales for the three previous fiscal years.

The Toro Company has had sales for 2020, 2021 and 2022 of [redacted], [redacted] and [redacted] respectively.

a. Submit FEIN and Dunn & Bradstreet report.

See attached 'Tab 5_Form W-9_TTC' for confirmation of Toro's FEIN and 'Tab 2_TTC_DUNNS REPORT' for a copy of the Dunn & Bradstreet report.

E. Describe any green or environmental initiatives or policies.

Our focus on sustainability, including ESG priorities, underpins our purpose of enriching the beauty, productivity and sustainability of the land. Sustainability is the foundation of our strategic priorities, and we are committed to leveraging innovation to reduce the impact of our operations, products and services. We integrate sustainable considerations to deliver innovative products and solutions, and our corporate strategy, industry leadership and expertise help guide our efforts.

To direct our efforts, we conducted an internal sustainability materiality assessment to identify ESG areas and topics of importance to The Toro Company. As a result, we developed four sustainability pillars to guide strategic actions and disclose topics of importance.

- **Planning**: Commitment to embed sustainability into our culture by enhancing our strategic approach to sustainability initiatives, providing more transparency and supporting our pillars and program development.
- **People**: Commitment to promote the growth, development, health, safety and wellness of our employees and give back.
- **Product**: Commitment to develop innovative, safe and high-quality products that yield performance, productivity and environmental benefits for our customers.
- **Process**: Commitment to continuous improvement of operational and resource efficiency; energy, water, and waste management; and Lean management across our value chain.

Attached is a full 76-page, sustainability report, 'Tab 2_2022 Sustainability Report' that provides further information green initiatives and policies.

F. Describe any diversity programs or partners supplier does business with and how Participating Agencies may use diverse partners through the Master Agreement. Indicate how, if at all, pricing changes when using the diversity program. If there are any diversity programs, provide a list of diversity alliances and a copy of their certifications.

Our DEI Mission

At The Toro Company, we believe our best performance comes when our teams are diverse. We strive for diversity, equity and inclusivity throughout our organization to elevate collaboration, spark innovation, and unleash excellence in all that we do!

Reflected in our core values, it is important to respect what makes us each unique, so that all employees have the freedom to be their best selves at work and feel a genuine sense of belonging.

Diversity, Equity & Inclusion are part of The Toro Companies Fiber.

As a large publicly traded company, The Toro Company does not directly meet the requirements for any of the certifications listed below. However, many of the dealers/distributors we partner with do. We will work with agencies to help them meet their diversity goals by connecting with our channel partners and providing the classifications available.

G. Indicate if supplier holds any of the below certifications in any classified areas and include proof of such certification in the response:

   a. Minority Women Business Enterprise

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   b. Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   c. Historically Underutilized Business (HUB)

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   d. Historically Underutilized Business Zone Enterprise (HUBZone)

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

   e. Other recognized diversity certificate holder

      ☐ Yes ☒ No

      If yes, list certifying agency: _____

H. List any relationships with subcontractors or affiliates intended to be used when providing services and identify if subcontractors meet minority-owned standards. If any, list which certifications subcontractors hold and certifying agency.

Toro has a dedicated group of distributors and dealers that will handle the sales, order processing, fulfillment, billing, and all service work associated with Toro products. Some of these dealers/distributors hold various diversity certifications – many hold SBA certifications, and some hold WBE and/or MBE certifications.

I. Describe how supplier differentiates itself from its competitors.

As indicated above, we believe that Toro offers the strongest distributor network in the industry. Our Commercial distributors are dedicated to delivering quality Toro products and go through a rigorous training process for both sales and service. This provides you and your members the highest level of support throughout the entire lifecycle of your equipment.

In addition, Toro provide the widest array of grounds maintenance products, from fine-turf and rough-cut mowers to synthetic field groomers, transport and utility vehicles, irrigation systems/products, snow removal equipment, small construction equipment, hand-held products, turf renovation equipment, lighting, and more. We have everything your members need to help them "enrich the beauty, productivity and sustainability of the land."

Lastly, Toro and our distributors understand Government. We value the relationships we have with our end-user customers and help build an often lost connection between the end-user customer and their own purchasing departments. We look at it as a three-legged-stool with Toro Sales/Distribution, Agency Departments, and Agency Procurement. We believe we can help provide the best products, and purchasing mechanism - through a cooperative contract, saving agencies time and money.

J. Describe any present or past litigation, bankruptcy or reorganization involving supplier.

As a large, publicly traded company, The Toro Company is subject to litigation at any given time. However, nothing that would have any bearing on this solicitation and nothing related to bankruptcy or reorganization.

K. Felony Conviction Notice: Indicate if the supplier

a. is a publicly held corporation and this reporting requirement is not applicable;

b. is not owned or operated by anyone who has been convicted of a felony; or

c. is owned or operated by and individual(s) who has been convicted of a felony and provide the names and convictions.

L. Describe any debarment or suspension actions taken against supplier

3.2 Distribution, Logistics

A. Each offeror awarded an item under this solicitation may offer their complete product and service offering/a balance of line. Describe the full line of products and services offered by supplier.

Toro provides the broadest product line for all your Grounds Maintenance Equipment needs. We offer the highest quality products for golf courses, parks, sports fields and general grounds maintenance. This includes, many types of reel and rotary mowers, aerators, sprayers, bunker rakes, debris, groomers, topdressers, and utility vehicles. We offer walk behind, stand-on, and ride-on, large area, and zero-turn mowers. Our Siteworks Systems group offers small skid steers, trenching equipment, underground directional drilling equipment. We have both golf irrigation and residential commercial irrigation. Our BOSS group offers snow plows and spreaders.

B. Describe how supplier proposes to distribute the products/service nationwide. Include any states where products and services will not be offered under the Master Agreement, including U.S. Territories and Outlying Areas.

Toro sells through a dedicated network of Authorized Distributors and Dealers. Most of our distributors are privately owned companies that are the connection from Toro to the end-user customer. The sales managers report to the owners of these companies and will manage a team of representatives responsible for selling and marketing Toro products. Every area of the United States has a representative assigned for sales coverage from one of our distributors. We have included a listing of these distributors/dealers and a contact list with this proposal. See attachment 'Tab 2_Toro Distribution List'

C. Describe how Participating Agencies are ensured they will receive the Master Agreement pricing; include all distribution channels such as direct ordering, retail or in-store locations, through distributors, etc. Describe how Participating Agencies verify and audit pricing to ensure its compliance with the Master Agreement.

Toro utilizes a Quote Management System (QMS) that distributors use when configuring prices for Participating Agencies. An OMNIA Partners pricing program was developed that automatically applies the appropriate discount based on the category of product selected, as indicated within the program, ensuring accuracy and consistency by each distributor. In addition, distributors are incentivized through a rebate program to track all activities related to the OMNIA program, which encourages the use and accuracy of the program.

Participating Agencies may verify prices by contacting Toro to confirm current MSRP and product categories to determine the appropriate discount %(s) off MSRP as indicated within the program. Toro may provide confirmation on specific products, or provide a current MSRP price file to assist Agency with compliance.

D. Identify all other companies that will be involved in processing, handling or shipping the products/service to the end user.

Toro utilizes a local Distribution Network that provide all sales and service activities on behalf of The Toro Company. Toro dealers and distributors are thoroughly trained and certified in all aspects of their business. From ethical selling practices to service and support. These certifications are a standard requirement for our distributors and part of our overall culture.

See attachment 'Tab 2_Toro Distribution List' for a full list of Distributors/Dealers by category.

E. Provide the number, size and location of Supplier's distribution facilities, warehouses and retail network as applicable.

The large majority of Toro's government business goes through our Commercial distributors. All of Toro's Commercial products are shipped from our warehouse in Tomah, Wisconsin to distribution. Distributors' facilities range in size

depending on the services offered at the facility such as sales, service, parts etc. Toro's Commercial Channel of distributors have over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet. We also have thousands of LCE, SWS, BOSS, and Ventrac dealers to locally support their various products.

See attachment 'Tab 2_Toro Distribution List' for a full list of Distributors/Dealers by location.

Most customer activity for the Commercial Division products will be with our distributors sales force of approximately 200 sales representatives. These resources are located in every state except Alaska.

3.3 Marketing and Sales

A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as supplier's primary go to market strategy for Public Agencies to supplier's teams nationwide, to include, but not limited to:

i. Executive leadership endorsement and sponsorship of the award as the public sector go-to-market strategy within first 10 days

The Toro Company will release a Distributor Operating Bulletin (DOB) to its channel partners, endorsed by the executive sponsor Edric Funk, Group Vice President, Commercial. A press release will also be distributed to the marketplace as well as the various associations with which Toro is affiliated (e.g. GCSAA, STMA, NRPA, NIGP, etc.) This Press Release will be posted in the on-line Toro website media room and communicated via social media channels. Additionally Toro University hosts monthly webcasts and other training events where the contract has and will continue to be discussed.

ii. Training and education of Supplier's national sales force with participation from the Supplier's executive leadership, along with the OMNIA Partners team within first 90 days

Since November 2007, we have been training and implementing this contract with our distributor and dealer partners. If we are re-awarded the City of Mesa contract, we will continue to employ many different techniques to provide training. Initially, we will train the Toro sales and marketing team responsible for this implementation. We will provide Power Point presentations to our distributors that are co-authored by Toro and OMNIA Partners. We will implement individual conference calls by distributor to review the contract, discuss the benefits to the customer and the distributor and answer questions.

The Toro sales and marketing team will make sales calls with our channel partners and OMNIA Partners teams to our end user customers to discuss this contract and sign up new users. Our marketing department will create specific documents that provide our distributors and customers with an overview of the contract and the benefits to them. These marketing pieces

will be made available to all of our distributors and will be used at local and national trade shows.

As part of the ongoing training process, Toro representatives will drive participation in local and regional trade shows and conferences with our distributors where we model the selling of this contact to customers.

We will continue to train our sales force and engaging the resources we need to assure success of this contract.

B. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to market the Master Agreement to current Participating Public Agencies, existing Public Agency customers of Supplier, as well as to prospective Public Agencies nationwide immediately upon award, to include, but not limited to:

i. Creation and distribution of a co-branded press release to trade publications

- A Press Release will be developed and released to the marketplace & industry associations
- Social Media - Toro FaceBook Page posting and LinkedIn posting as well as a Twitter communication
- email Blast – OMNIA Partners list
- email Blast – NIGP list
- email Blast – incorporated into Grounds for Success eNewsletter (to over 18K subscribers)

ii. Announcement, Master Agreement details and contact information published on the Supplier's website within first 90 days

This will be done through our Distributor Operating Bulletins.

iii. Design, publication and distribution of co-branded marketing materials within first 90 days

- OMNIA Partners logo would remain as a part of the National Ads in Government Sector publications
- Print collateral pieces would be updated and released
- A Webinar will be conducted with Distributor partners as a part of the Sports Fields & Grounds (SFG) market training
- Distributors will be hosting SFG open house events where the Contract will be a section of the presentations
- Training – Toro University both in person and on-line will take place in November, 2023

iv. Commitment to attendance and participation with OMNIA Partners at national (i.e. NIGP Annual Forum, NPI Conference, etc.), regional (i.e. Regional NIGP Chapter Meetings, Regional Cooperative Summits, etc.) and supplier-specific trade shows, conferences and meetings throughout the term of the Master Agreement

Toro plans to participate in various industry trade shows including NIGP & various local Chapter events (CAPPO, FAPPO, etc) as well as NAEP, etc.

v. Commitment to attend, exhibit and participate at the NIGP Annual Forum in an area reserved by OMNIA Partners for partner suppliers. Booth space will be purchased and staffed by Supplier. In addition, Supplier commits to provide reasonable assistance to the overall promotion and marketing efforts for the NIGP Annual Forum, as directed by OMNIA Partners.

Toro has been participating in the NIGP Annual Form for more than 15 years and will continue to do so. We are also considered Executive Sponsors of this event as part of our NIGP Business Council agreement. Toro is extremely involved with all aspects of the NIGP, including the Annual Forum, Leadership Academy, Chapter Events, and in conjunction with the NIGP Governing Board. As such, we are committed to continue to participate in the Annual Forum, and committed to promoting our relationship at these events. However, we are choosing a more centralized position for our booth location within the tradeshow and feel that will give us the greatest exposure for our particular space and investment.

vi. Design and publication of national and regional advertising in trade publications throughout the term of the Master Agreement

We advertise both on-line and in print on an ongoing basis through many government trade publications. Where appropriate, will include the OMNIA Partners logo to identifying the contract and our relationship.

vii. Ongoing marketing and promotion of the Master Agreement throughout its term (case studies, collateral pieces, presentations, promotions, etc.)

Through our relationship with the OMNIA Partners we have provided case studies and developed White Papers with regards to cooperative purchasing on a national and local level. We also leverage government data using Onvia and Smart Procure systems. We are currently in the process of building a marketing calendar that will help us better align our resources and efforts with OMNIA on an ongoing basis and leverage each-other resources to promote our programs.

viii. Dedicated OMNIA Partners internet web-based homepage on Supplier's website with:

- OMNIA Partners standard logo;
- Copy of original Request for Proposal;
- Copy of Master Agreement and amendments between Principal Procurement Agency and Supplier;
- Summary of Products and pricing;
- Marketing Materials
- Electronic link to OMNIA Partners' website including the online registration page;
- A dedicated toll-free number and email address for OMNIA Partners

Toro.com/en/government would be updated to reflect the new contract

C. Describe how Supplier will transition any existing Public Agency customers' accounts to the Master Agreement available nationally through OMNIA Partners. Include a list of current cooperative contracts (regional and national) Supplier holds and describe how the Master Agreement will be positioned among the other cooperative agreements.

Toro has acted in good faith to OMNIA Partners in developing and growing the current Grounds Equipment contract. We have proven ourselves over the last fifteen years to add value to our customers and to the OMNIA program. Our current contract has always been positioned as a tool for our customers to use to make procurement easier, reduce procurement costs, leverage pricing and reduce cycle time.

We currently hold several national cooperative contracts, including Sourcewell, Kinetic GPO, and NASPO ValuePoint. It is our position to train and educate our customers and distribution network on the benefits of each of these contracts and let the customers make a value judgment. Each of these contracts offer similar pricing on the products offered; however, some contracts may offer fewer products or higher administrative costs, which reduces the value for our distributors. The growth of our current contract over the past fifteen years is proof of the value we have towards our partnership with OMNIA and we look forward to continuing its growth for years to come.

D. Acknowledge Supplier agrees to provide its logo(s) to OMNIA Partners and agrees to provide permission for reproduction of such logo in marketing communications and promotions. Acknowledge that use of OMNIA Partners logo will require permission for reproduction, as well.

We have provided, and will continue to provide the use of the Toro logo to OMNIA Partners as long as each use of the logo is approved by Toro prior to publication and complies with our brand standards.

E. Confirm Supplier will be proactive in direct sales of Supplier's goods and services to Public Agencies nationwide and the timely follow up to leads established by OMNIA Partners. All sales materials are to use the OMNIA Partners logo. At a minimum, the Supplier's sales initiatives should communicate:

i. Master Agreement was competitively solicited and publicly awarded by a Principal Procurement Agency
ii. Best government pricing
iii. No cost to participate
iv. Non-exclusive

Toro acknowledges this requirement and will comply.

F. Confirm Supplier will train its national sales force on the Master Agreement. At a minimum, sales training should include:

i. Key features of Master Agreement
ii. Working knowledge of the solicitation process

iii. Awareness of the range of Public Agencies that can utilize the Master Agreement through OMNIA Partners

iv. Knowledge of benefits of the use of cooperative contracts

Toro and our distributors have a comprehensive knowledge of the features, processes, and benefits of our current City of Mesa/OMNIA Partners contract and will continue to provide online and in-person training to help Toro personnel and Toro's distribution network stay up-to-date on the current agreement, trends, etc. This training and support towards the contract and government business has been represented by the growth in sales across our distribution channel. Any changes to the contract, processes, or target customer will be communicated and individual training arranged for those that require it.

G. Provide the name, title, email and phone number for the person(s), who will be responsible for:

i. Executive Support
Edric Funk, Group Vice President
Edric.funk@toro.com
952-887-7328 Office

ii. Marketing
Josh Jans, Marketing Manager
Josh.jans@toro.com
952-948-4085 Office

iii. Sales
Jon Stodola, Regional Business Manager – Government Contracts-NA
Jon.stodola@toro.com
612-597-3224 Direct

iv. Sales Support
Ryan Miller, Government Contracts Manager
Ryan.miller@toro.com
330-749-9957 Direct

v. Financial Reporting
Kain Wagner, Finance Pricing Analyst
Kain.wagner@toro.com
952-887-8252 Office

vi. Accounts Payable
Michael Wallen, Associate Manager, Finance Global Shared Services
Michael.wallen@toro.com
952-887-7937

vii. Contracts
Ryan Miller, Government Contracts Manager
Ryan.miller@toro.com
330-749-9957 Direct

H. Describe in detail how Supplier's national sales force is structured, including contact information for the highest-level executive in charge of the sales team.

The Toro Company

Rick Olson – President & CEO

Edric Funk – Group Vice President

Edric reports to Rick Olson. Reporting to Edric are our directors of sales, marketing, technical operations, customer care and controller for Commercial Division. Edric can be reached at 952-887-7328 or edric.funk@toro.com.

Mike Read – Director, Commercial Sales

Mike reports to Edric and leads a team of Regional and District Sales Managers that have responsibility for growing sales in the United States and Canada. They are also responsible for goal setting with distributors, understanding distributor training and development needs, and implementing programs and contracts such as the City of Mesa/OMNIA Partners agreement. Mike can be reached at 951-785-3404 or mike.read@toro.com.

Jon Stodola – Regional Business Manager, Government Sales – NA

Jon reports to Mike and leads a team of government contract managers that assist in the accuracy, training, and maintenance of our government contracts. Jon and his team also work with Toro distribution to help educate them on the value of cooperative purchasing and all aspects of government purchasing.

Distribution

Most of our distributors are privately owned companies that are the connection from Toro to end use customer. The sales managers that report to the owners of these companies will manager a team of representatives responsible for selling and marketing Toro products. Every area of the United States has a representative assigned for sales coverage from one of our distributors. We have included a listing of these distributors and a contact list with this proposal.

See attachment 'Tab 2_Toro Distribution List' for a full list of Distributors/Dealers by location.

I. Explain in detail how the sales teams will work with the OMNIA Partners team to implement, grow and service the national program.

We will continue to proactively train our sales organization on the benefits and advantages of the OMNIA Partners agreement, how to position cooperative contracts within their current and prospective customer accounts, and how to navigate the maze of government purchasing.

We will also update all sales and marketing collateral with the new contract information, and work with OMNIA's marketing team to identify all marketing channels available to mutually promote the new agreement, and our overall partnership with the City of Mesa/OMNIA Partners.

In addition, we will continue to engage with the OMNIA Partners sales and management team to identify opportunities within the public sector. Currently, our distribution channel works with the OMNIA Partners Regional Manager group on a regular basis. We feel this team has been an extension of our sales team, and we provide training on our offerings so they have a better understanding of how we sell, and so they can better position The Toro Company when talking to members. This has been a proven strategy for many years.

J. Explain in detail how Supplier will manage the overall national program throughout the term of the Master Agreement, including ongoing coordination of marketing and sales efforts, timely new Participating Public Agency account set-up, timely contract administration, etc.

We communicate through our organization and our channel the best-demonstrated practices, success stories and updates to this contract. We overcome hurdles by demonstrating how other distributors are growing their business through the use of the contract and the use of the OMNIA Partners resources. This coordination and communication is part of what Mike Read's sales team is responsible for. As key contacts for the contract, Jon Stodola and Ryan Miller will interface with the City of Mesa and OMNIA Partners for regular updates and contract review/strategy meetings, as we have been doing for over fifteen years. Through this ongoing communication, as changes happen at Toro, such as acquiring a new company, we can make changes to the contract, and how it is marketed.

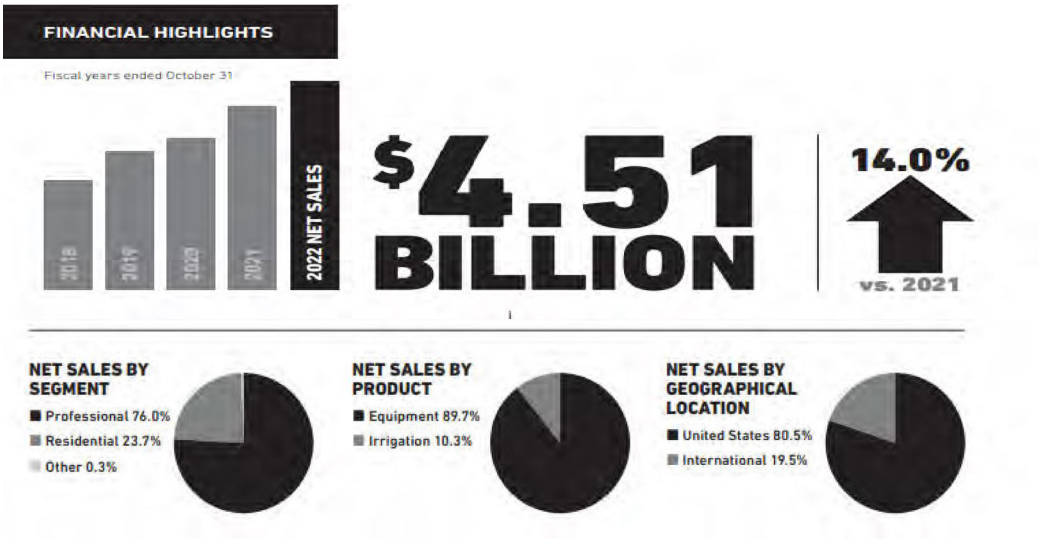
Realizing the need for consistent pricing across our distributors, Toro has created a OMNIA pricing Program within our national quote system (QMS). This assures the correct pricing is applied to the quote, the equipment is 'fit-up' correctly and pricing can be verified by our Programs Administration department.

We have a process in place that will require our distributors to assign the OMNIA Partners member number to their sales on this contract. This requires them to determine if the customer has already signed up as a participating agency or having them sign up prior to purchasing our products. This process requires time and support by our distributors but we have built these processes into our daily routine.

Toro provides access to "current" OMNIA Partners member lists in two areas – ToroConnect, an internal platform accessible only to Toro employees and our distribution channel, and through an online portal, Toro Sales Advantage. These resources are updated regularly and available to all Toro sales personnel.

K. State the amount of Supplier's Public Agency sales for the previous fiscal year. Provide a list of Supplier's top 10 Public Agency customers, the total purchases for each for the previous fiscal year along with a key contact for each.

As we are a publicly traded Company, this detailed information is considered confidential. However below is a representation of The Toro Company's Financial Highlights for fiscal year 2022 by market and geographic location. Finally, we will commit to developing a list of customers to target for growth on this contract.



L. Describe Supplier's information systems capabilities and limitations regarding order management through receipt of payment, including description of multiple platforms that may be used for any of these functions.

Toro uses SAP as our mainframe through which our sales reporting function is housed. Our distributors electronically communicate all transactions to Toro through Connectivity by which we can collect sales data. We are also equipped to conduct Electronic Funds Transfer payments for our administration fees.

OMNIA Members will work directly with our distributors for all, quotes, orders, payment, and delivery of products fulfilled under this agreement. As independent business, their systems may vary by location. However, we have been servicing this agreement for fifteen years without any issues or concerns by Members, or by our distributors. As previously indicated in response to item C. of section 3.2 in this Attachment; Toro utilizes a Quote Management System (QMS) that distributors use when configuring prices for Participating Agencies. An OMNIA Partners pricing program was developed that automatically applies the appropriate discount based on the category of product selected, as indicated within the program, ensuring accuracy and consistency by each distributor. In addition, distributors are incentivized through a rebate program to track all activities related to the OMNIA program, which encourages the use and accuracy of the program.

M. Provide the Contract Sales (as defined in Section 12 of the OMNIA Partners Administration Agreement) that Supplier will guarantee each year under the Master Agreement for the initial three years of the Master Agreement ("Guaranteed Contract Sales").

[redacted] in year one
in year two
in year three

To the extent Supplier guarantees minimum Contract Sales, the Administrative Fee shall be calculated based on the greater of the actual Contract Sales and the Guaranteed Contract Sales.

N. Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.

i. Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).

ii. If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.

iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).

iv. If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional proposal.

Detail Supplier's strategies under these options when responding to a solicitation.

Toro understands the various options available to respond to Public Agencies when a Public Agency issues their own solicitation. We will take these options into consideration and continue to pursue the business in the best interest of the Public Agency and our Distributor.

See attachment 'Tab 2_Exceptions Taken' for details.

Exhibit B
Administration Agreement, Example

ADMINISTRATION AGREEMENT

THIS ADMINISTRATION AGREEMENT (this "**Agreement**") is made this ___ day of _____ 20__, between National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("**OMNIA Partners**"), and _____ ("**Supplier**").

RECITALS

WHEREAS, the City of Mesa, AZ (the "**Principal Procurement Agency**") has entered into a Master Agreement effective _____, Agreement No_____, by and between the Principal Procurement Agency and Supplier, (as may be amended from time to time in accordance with the terms thereof, the "**Master Agreement**"), as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein, for the purchase of Grounds Maintenance, Equipment, Parts, Accessories, Supplies, Related Services and Equipment (the "**Product**");

WHEREAS, said Master Agreement provides that any or all public agencies, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (collectively, "**Public Agencies**"), that register (either via registration on the OMNIA Partners website or execution of a Master Intergovernmental Cooperative Purchasing Agreement, attached hereto as Exhibit B) (each, hereinafter referred to as a "**Participating Public Agency**") may purchase Product at prices stated in the Master Agreement;

WHEREAS, Participating Public Agencies may access the Master Agreement which is offered through OMNIA Partners to Public Agencies;

WHEREAS, OMNIA Partners serves as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency;

WHEREAS, Principal Procurement Agency desires OMNIA Partners to proceed with administration of the Master Agreement; and

WHEREAS, OMNIA Partners and Supplier desire to enter into this Agreement to make available the Master Agreement to Participating Public Agencies and to set forth certain terms and conditions governing the relationship between OMNIA Partners and Supplier.

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, OMNIA Partners and Supplier hereby agree as follows:

DEFINITIONS

1. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings given to them in the Master Agreement.

TERMS AND CONDITIONS

2. The Master Agreement and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation and Supplier's response thereto resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. OMNIA Partners shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency by or from Supplier under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to OMNIA Partners, its agents, employees, directors, and representatives under this Agreement including, but not limited to, Supplier's obligation to obtain appropriate insurance.

4. OMNIA Partners shall perform all of its duties, responsibilities and obligations as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency as set forth herein, and Supplier hereby acknowledges and agrees that all duties, responsibilities and obligations will be undertaken by OMNIA Partners solely in its capacity as the cooperative contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, OMNIA Partners shall not be: (i) construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or any Participating Public Agency; (ii) obligated, liable or responsible for any order for Product made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order for Product; and (iii) obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. OMNIA Partners makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

6. OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from the acts or omissions of Supplier in connection with the Master Agreement.

7. Supplier acknowledges that, in connection with its access to OMNIA Partners confidential information and/or supply of data to OMNIA Partners, it has complied with and shall continue to comply with all laws, regulations and standards that may apply to Supplier, including, without limitation: (a) United States federal and state information security and privacy statutes, regulations and/or best practices, including, without limitation, the Gramm-Leach-Bliley Act, the Massachusetts Data Security Regulations (201 C.M.R. 17.00 et. seq.), the Nevada encryption statute (N.R.S. § 603A), the California data security law (Cal. Civil Code § 1798.80 et. seq.) and California Consumer Privacy Act (Cal. Civil Code § 1798.100 et. seq.); and (b) applicable industry and regulatory standards and best practices (collectively, "**Data Regulations**").

With regard to Personal Information that Supplier collects, receives, or otherwise processes under the Agreement or otherwise in connection with performance of the Agreement, Supplier agrees that it will not: (i) sell, rent, release, disclose, disseminate, make available, transfer, or otherwise

communicate orally, in writing, or by electronic or other means, such Personal Information to another business or third party for monetary or other valuable consideration; or (ii) retain, use, or disclose such Personal Information outside of the direct business relationship between Supplier and OMNIA Partners or for any purpose other than for the specific purpose of performance of the Agreement, including retaining, using, or disclosing such Personal Information for a commercial purpose other than for performance of the Agreement. By entering into the Agreement, Supplier certifies that it understands the specific restrictions contained in this Section 7 and will comply with them. For purposes hereof, "**Personal Information**" means information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household, and includes the specific elements of "personal information" as defined under Data Regulations, as defined herein. Supplier will reasonably assist OMNIA Partners in timely responding to any third party "request to know" or "request to delete" (as defined pursuant to Data Regulations) and will promptly provide OMNIA Partners with information reasonably necessary for OMNIA Partners to respond to such requests. Where Supplier collects Personal Information directly from Public Agencies or others on OMNIA Partners' behalf, Supplier will maintain records and the means necessary to enable OMNIA Partners to respond to such requests to know and requests to delete.

8. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OMNIA PARTNERS EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING OMNIA PARTNERS' PERFORMANCE AS A COOPERATIVE CONTRACT ADMINISTRATOR OF THE MASTER AGREEMENT. OMNIA PARTNERS SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF OMNIA PARTNERS IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TERM OF AGREEMENT; TERMINATION

9. This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the provisions of Sections 3 – 8 and 11 – 22, hereof and the indemnifications afforded by the Supplier to OMNIA Partners in the Master Agreement, to the extent such provisions survive any expiration or termination of the Master Agreement, shall survive the expiration or termination of this Agreement.

NATIONAL PROMOTION

10. OMNIA Partners and Supplier shall publicize and promote the availability of the Master Agreement's products and services to Public Agencies and such agencies' employees. Supplier shall require each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector) or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency's first sales order. Upon request, Supplier shall make available to interested Public Agencies a copy of the Master Agreement and such price lists or quotes as may be necessary for such Public Agencies to evaluate potential purchases.

11. Supplier shall provide such marketing and administrative support as set forth in the solicitation resulting in the Master Agreement, including assisting in development of marketing materials as reasonably requested by Principal Procurement Agency and OMNIA Partners. Supplier shall be responsible for obtaining permission or license of use and payment of any license fees for all content and images Supplier provides to OMNIA Partners or posts on the OMNIA Partners website.

Supplier shall indemnify, defend and hold harmless OMNIA Partners for use of all such content and images including copyright infringement claims. Supplier and OMNIA Partners each hereby grant to the other party a limited, revocable, non-transferable, non-sublicensable right to use such party's logo (each, the "**Logo**") solely for use in marketing the Master Agreement. Each party shall provide the other party with the standard terms of use of such party's Logo, and such party shall comply with such terms in all material respects. Both parties shall obtain approval from the other party prior to use of such party's Logo. Notwithstanding the foregoing, the parties understand and agree that except as provided herein neither party shall have any right, title or interest in the other party's Logo. Upon termination of this Agreement, each party shall immediately cease use of the other party's Logo.

ADMINISTRATIVE FEE, REPORTING & PAYMENT

12. An "Administrative Fee" shall be defined and due to OMNIA Partners from Supplier in the amount of three percent (3%) ("**Administrative Fee Percentage**") multiplied by the total purchase amount paid to Supplier, less refunds and credits on returns, for the sale of products and/or services to Principal Procurement Agency and Participating Public Agencies pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("**Contract Sales**"). From time to time the parties may mutually agree in writing to a lower Administrative Fee Percentage for a specifically identified Participating Public Agency's Contract Sales.

13. Supplier shall provide OMNIA Partners with an electronic accounting report monthly, in the format prescribed by OMNIA Partners, summarizing all Contract Sales for each calendar month. The Contract Sales reporting format is provided as Exhibit C ("**Contract Sales Report**"), attached hereto and incorporated herein by reference. Contract Sales Reports for each calendar month shall be provided by Supplier to OMNIA Partners by the 10th day of the following month. Failure to provide a Contract Sales Report within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion.

14. Administrative Fee payments are to be paid by Supplier to OMNIA Partners at the frequency and on the due date stated in Section 13, above, for Supplier's submission of corresponding Contract Sales Reports. Administrative Fee payments are to be made via Automated Clearing House (ACH) to the OMNIA Partners designated financial institution identified in Exhibit D. Failure to provide a payment of the Administrative Fee within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion. All Administrative Fees not paid when due shall bear interest at a rate equal to the lesser of one and one-half percent (1 1/2%) per month or the maximum rate permitted by law until paid in full.

15. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies under the Master Agreement. OMNIA Partners, or its designee, in OMNIA Partners' sole discretion, reserves the right to compare Participating Public Agency records with Contract Sales Reports submitted by Supplier for a period of four (4) years from the date OMNIA Partners receives such report. In addition, OMNIA Partners may engage a third party to conduct an independent audit of Supplier's monthly reports. In the event of such an audit, Supplier shall provide all materials reasonably requested relating to such audit by OMNIA Partners at the location designated by OMNIA Partners. In the event an underreporting of Contract Sales and a resulting underpayment of Administrative Fees is revealed, OMNIA Partners will notify the Supplier in writing. Supplier will

have thirty (30) days from the date of such notice to resolve the discrepancy to OMNIA Partners' reasonable satisfaction, including payment of any Administrative Fees due and owing, together with interest thereon in accordance with Section 13, and reimbursement of OMNIA Partners' costs and expenses related to such audit.

GENERAL PROVISIONS

16. This Agreement, the Master Agreement and the exhibits referenced herein supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereto and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained or incorporated herein shall be valid or binding. In the event of any conflict between the provisions of this Agreement and the Master Agreement, as between OMNIA Partners and Supplier, the provisions of this Agreement shall prevail.

17. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any Administrative Fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

18. This Agreement and OMNIA Partners' rights and obligations hereunder may be assigned at OMNIA Partners' sole discretion to an affiliate of OMNIA Partners, any purchaser of any or all or substantially all of the assets of OMNIA Partners, or the successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise. Supplier may not assign its obligations hereunder without the prior written consent of OMNIA Partners.

19. All written communications given hereunder shall be delivered by first-class mail, postage prepaid, or overnight delivery on receipt to the addresses as set forth below.

A. OMNIA Partners:

OMNIA Partners
5001 Aspen Grove
Franklin, TN 37067
Attention: Legal Department - Public Sector Contracting

B. Supplier:

_____
_____
_____
_____

20. If any provision of this Agreement shall be deemed to be, or shall in fact be, illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever, and this Agreement will be construed by limiting or invalidating such provision to the minimum extent necessary to make such provision valid, legal and enforceable.

21. This Agreement may not be amended, changed, modified, or altered without the prior written consent of the parties hereto, and no provision of this Agreement may be discharged or

waived, except by a writing signed by the parties. A waiver of any particular provision will not be deemed a waiver of any other provision, nor will a waiver given on one occasion be deemed to apply to any other occasion.

22. This Agreement shall inure to the benefit of and shall be binding upon OMNIA Partners, the Supplier and any respective successor and assign thereto; subject, however, to the limitations contained herein.

23. This Agreement will be construed under and governed by the laws of the State of Delaware, excluding its conflicts of law provisions and any action arising out of or related to this Agreement shall be commenced solely and exclusively in the state or federal courts in Williamson County Tennessee.

24. This Agreement may be executed in counterparts, each of which is an original but all of which, together, shall constitute but one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, or by .pdf or similar electronic transmission, will constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile, or by .pdf or similar electronic transmission, will be deemed to be their original signatures for any purpose whatsoever.

[INSERT SUPPLIER ENTITY NAME]	**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY, A DELAWARE CORPORATION D/B/A OMNIA PARTNERS, PUBLIC SECTOR**
Signature	Signature Sarah Vavra
Name	Name Sr. Vice President, Public Sector Contracting
Title	Title
Date	Date

MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

This Master Intergovernmental Cooperative Purchasing Agreement (this "**Agreement**") is entered into by and between those certain government agencies that execute a Principal Procurement Agency Certificate ("**Principal Procurement Agencies**") with National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector, Communities Program Management, LLC, a California limited liability company d/b/a U.S. Communities, and/or NCPA LLC, a Texas limited liability company d/b/a National Cooperative Purchasing Alliance (collectively, "**OMNIA Partners**"), in its capacity as the cooperative administrator, to be appended and made a part hereof and such other public agencies ("**Participating Public Agencies**") who register to participate in the cooperative purchasing programs administered by OMNIA Partners and its affiliates and subsidiaries (collectively, the "**OMNIA Partners Parties**") by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector or any successor website), or by executing a copy of this Agreement.

RECITALS

WHEREAS, after a competitive solicitation and selection process by Principal Procurement Agencies, in compliance with their own policies, procedures, rules and regulations, a number of suppliers have entered into "**Master Agreements**" (herein so called) to provide a variety of goods, products and services ("**Products**") to the applicable Principal Procurement Agency and the Participating Public Agencies;

WHEREAS, Master Agreements are made available by Principal Procurement Agencies through the OMNIA Partners Parties and provide that Participating Public Agencies may purchase Products on the same terms, conditions and pricing as the Principal Procurement Agency, subject to any applicable federal and/or local purchasing ordinances and the laws of the State of purchase; and

WHEREAS, in addition to Master Agreements, the OMNIA Partners Parties may from time to time offer Participating Public Agencies the opportunity to acquire Products through other group purchasing agreements.

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, and of the mutual benefits to result, the parties hereby agree as follows:

1. Each party will facilitate the cooperative procurement of Products.

2. The Participating Public Agencies shall procure Products in accordance with and subject to the relevant federal, state and local statutes, ordinances, rules and regulations that govern Participating Public Agency's procurement practices. The Participating Public Agencies hereby acknowledge and agree that it is the intent of the parties that all provisions of this Agreement and that Principal Procurement Agencies' participation in the program described herein comply with all applicable laws, including but not limited to the requirements of 42 C.F.R. § 1001.952(j), as may be amended from time to time. The Participating Public Agencies further acknowledge and agree that they are solely responsible for their compliance with all applicable "safe harbor" regulations, including but not limited to any and all obligations to fully and accurately report discounts and

incentives.

3. The Participating Public Agency represents and warrants that the Participating Public Agency is not a hospital or other healthcare provider and is not purchasing Products on behalf of a hospital or healthcare provider; provided that the foregoing shall not prohibit Participating Public Agency from furnishing health care services so long as the furnishing of health care services is not in furtherance of a primary purpose of the Participating Public Agency.

4. The cooperative use of Master Agreements shall be in accordance with the terms and conditions of the Master Agreements, except as modification of those terms and conditions is otherwise required by applicable federal, state or local law, policies or procedures.

5. The Principal Procurement Agencies will make available, upon reasonable request, Master Agreement information which may assist in improving the procurement of Products by the Participating Public Agencies.

6. The Participating Public Agency agrees the OMNIA Partners Parties may provide access to group purchasing organization ("**GPO**") agreements directly or indirectly by enrolling the Participating Public Agency in another GPO's purchasing program, provided that the purchase of Products through the OMNIA Partners Parties or any other GPO shall be at the Participating Public Agency's sole discretion.

7. The Participating Public Agencies (each a "**Procuring Party**") that procure Products through any Master Agreement or GPO Product supply agreement (each a "**GPO Contract**") will make timely payments to the distributor, manufacturer or other vendor (collectively, "**Supplier**") for Products received in accordance with the terms and conditions of the Master Agreement or GPO Contract, as applicable. Payment for Products and inspections and acceptance of Products ordered by the Procuring Party shall be the exclusive obligation of such Procuring Party. Disputes between Procuring Party and any Supplier shall be resolved in accordance with the law and venue rules of the State of purchase unless otherwise agreed to by the Procuring Party and Supplier.

8. The Procuring Party shall not use this Agreement as a method for obtaining additional concessions or reduced prices for purchase of similar products or services outside of the Master Agreement. Master Agreements may be structured with not-to-exceed pricing, in which cases the Supplier may offer the Procuring Party and the Procuring Party may accept lower pricing or additional concessions for purchase of Products through a Master Agreement.

9. The Procuring Party shall be responsible for the ordering of Products under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a Procuring Party, and, to the extent permitted by applicable law, the Procuring Party shall hold non-procuring party harmless from any liability that may arise from the acts or omissions of the Procuring Party.

10. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE OMNIA PARTNERS PARTIES EXPRESSLY DISCLAIM ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING ANY PRODUCT, MASTER AGREEMENT AND GPO CONTRACT. THE OMNIA PARTNERS PARTIES SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF THE OMNIA PARTNERS PARTIES ARE ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHER, THE PROCURING PARTY ACKNOWLEDGES AND AGREES THAT THE OMNIA PARTNERS

PARTIES SHALL HAVE NO LIABILITY FOR ANY ACT OR OMISSION BY A SUPPLIER OR OTHER PARTY UNDER A MASTER AGREEMENT OR GPO CONTRACT.

11. This Agreement shall remain in effect until termination by either party giving thirty (30) days' written notice to the other party. The provisions of Paragraphs 6 - 10 hereof shall survive any such termination.

12. This Agreement shall take effect upon (i) execution of the Principal Procurement Agency Certificate, or (ii) registration on the OMNIA Partners website or the execution of this Agreement by a Participating Public Agency, as applicable.

Participating Public Agency:	**OMNIA Partners, as the cooperative administrator on behalf of Principal Procurement Agencies:** **NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY COMMUNITIES PROGRAM MANAGEMENT, LLC**
Authorized Signature	Signature Sarah E. Vavra
Name	Name Sr. Vice President, Public Sector Contracting
Title and Agency Name	Title
Date	Date

Exhibit D
Principal Procurement Agency Certificate, Example

PRINCIPAL PROCUREMENT AGENCY CERTIFICATE

In its capacity as a Principal Procurement Agency (as defined below) for National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("**OMNIA Partners**"), [PPA Name] agrees to pursue Master Agreements for Products as specified in the attached Exhibits to this Principal Procurement Agency Certificate.

I hereby acknowledge, in my capacity as _____ of and on behalf of **[PPA Name]** ("**Principal Procurement Agency**"), that I have read and hereby agree to the general terms and conditions set forth in the attached Master Intergovernmental Cooperative Purchasing Agreement regulating the use of the Master Agreements and purchase of Products that from time to time are made available by Principal Procurement Agencies to Participating Public Agencies nationwide through OMNIA Partners.

I understand that the purchase of one or more Products under the provisions of the Master Intergovernmental Cooperative Purchasing Agreement is at the sole and complete discretion of the Participating Public Agency.

Authorized Signature, [PPA Name]_____

_____
Signature

_____
Name

_____
Title

_____
Date

Exhibit E
Contract Sales Reporting Template

Contract Sales Report submitted electronically in Microsoft Excel:



OMNIA® PARTNERS			Supplier Name:		Total Sales	$0.00								FOR OMNIA USE ONLY			
			Contract Number:		Admin Fee %												
			Reporting Period:		Total Admin Fee	$0.00											
Supplier Internal ID	ID	Name	Street Address	Street Address 2	City	State	Postal Code	Transaction Date	Sales Amount	Admin Fee %	Admin Fee	Notes	Wildcard	Uniqueid	Rebate Due	Rebate Name

Toro has been providing reporting to OMNIA Partners on a monthly bases as identified in the Administrative Agreement and will continue to comply with the requirements and format requested here within.

Exhibit F
Federal Funds Certifications

FEDERAL CERTIFICATIONS
ADDENDUM FOR AGREEMENT FUNDED BY U.S. FEDERAL GRANT

TO WHOM IT MAY CONCERN:

Participating Agencies may elect to use federal funds to purchase under the Master Agreement. This form should be completed and returned.

DEFINITIONS

Contract means a legal instrument by which a non–Federal entity purchases property or services needed to carry out the project or program under a Federal award. The term as used in this part does not include a legal instrument, even if the non–Federal entity considers it a contract, when the substance of the transaction meets the definition of a Federal award or subaward

Contractor means an entity that receives a contract as defined in Contract.

Cooperative agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non–Federal entity that, consistent with 31 U.S.C. 6302–6305:

(a) Is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non–Federal entity to carry out a public purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal government or pass-through entity's direct benefit or use;

(b) Is distinguished from a grant in that it provides for substantial involvement between the Federal awarding agency or pass-through entity and the non–Federal entity in carrying out the activity contemplated by the Federal award.

(c) The term does not include:

(1) A cooperative research and development agreement as defined in 15 U.S.C. 3710a; or

(2) An agreement that provides only:

(i) Direct United States Government cash assistance to an individual;

(ii) A subsidy;

(iii) A loan;

(iv) A loan guarantee; or

(v) Insurance.

Federal awarding agency means the Federal agency that provides a Federal award directly to a non–Federal entity

Federal award has the meaning, depending on the context, in either paragraph (a) or (b) of this section:

(a)(1) The Federal financial assistance that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability; or

(2) The cost-reimbursement contract under the Federal Acquisition Regulations that a non–Federal entity receives directly from a Federal awarding agency or indirectly from a pass-through entity, as described in § 200.101 Applicability.

(b) The instrument setting forth the terms and conditions. The instrument is the grant agreement, cooperative agreement, other agreement for assistance covered in paragraph (b) of § 200.40 Federal financial assistance, or the cost-reimbursement contract awarded under the Federal Acquisition Regulations.

(c) Federal award does not include other contracts that a Federal agency uses to buy goods or services from a contractor or a contract to operate Federal government owned, contractor operated facilities (GOCOs).

(d) See also definitions of Federal financial assistance, grant agreement, and cooperative agreement.

Non–Federal entity means a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Nonprofit organization means any corporation, trust, association, cooperative, or other organization, not including IHEs, that:

(a) Is operated primarily for scientific, educational, service, charitable, or similar purposes in the public interest;
(b) Is not organized primarily for profit; and
(c) Uses net proceeds to maintain, improve, or expand the operations of the organization.

Obligations means, when used in connection with a non–Federal entity's utilization of funds under a Federal award, orders placed for property and services, contracts and subawards made, and similar transactions during a given period that require payment by the non–Federal entity during the same or a future period.

Pass-through entity means a non–Federal entity that provides a subaward to a subrecipient to carry out part of a Federal program.

Recipient means a non–Federal entity that receives a Federal award directly from a Federal awarding agency to carry out an activity under a Federal program. The term recipient does not include subrecipients.

Simplified acquisition threshold means the dollar amount below which a non–Federal entity may purchase property or services using small purchase methods. Non–Federal entities adopt small purchase procedures in order to expedite the purchase of items costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 CFR Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. 1908. As of the publication of this part, the simplified acquisition threshold is $250,000, but this threshold is periodically adjusted for inflation. (Also see definition of § 200.67 Micro-purchase.)

Subaward means an award provided by a pass-through entity to a subrecipient for the subrecipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Subrecipient means a non–Federal entity that receives a subaward from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program. A subrecipient may also be a recipient of other Federal awards directly from a Federal awarding agency.

Termination means the ending of a Federal award, in whole or in part at any time prior to the planned end of period of performance.

The following provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Per FAR 52.204-24 and FAR 52.204-25, solicitations and resultant contracts shall contain the following provisions.

52.204-24 Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (Oct 2020)

The Offeror shall not complete the representation at paragraph (d)(1) of this provision if the Offeror has represented that it "does not provide covered telecommunications equipment or services as a part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument" in paragraph (c)(1) in the provision at 52.204-26, Covered Telecommunications Equipment or Services—Representation, or in paragraph (v)(2)(i) of the provision at 52.212-3, Offeror Representations and Certifications-Commercial Items. The Offeror shall not complete the representation in paragraph (d)(2) of this provision if the Offeror has represented that it "does not use covered telecommunications equipment or services, or any equipment, system, or service that uses covered telecommunications equipment or services" in paragraph (c)(2) of the provision at 52.204-26, or in paragraph (v)(2)(ii) of the provision at 52.212-3.

(a) *Definitions.* As used in this provision—

Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause 52.204-25, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) *Prohibition*.

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract or extending or renewing a contract with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. Nothing in the prohibition shall be construed to—

(i) Prohibit the head of an executive agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) *Procedures.* The Offeror shall review the list of excluded parties in the System for Award Management (SAM) (https://www.sam.gov) for entities excluded from receiving federal awards for "covered telecommunications equipment or services".

(d) *Representation.* The Offeror represents that—

(1) It □ will, □ will not provide covered telecommunications equipment or services to the Government in the performance of any contract, subcontract or other contractual instrument resulting from this solicitation. The Offeror shall provide the additional disclosure information required at paragraph (e)(1) of this section if the Offeror responds "will" in paragraph (d)(1) of this section; and

(2) After conducting a reasonable inquiry, for purposes of this representation, the Offeror represents that—

It □ does, □ does not use covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror shall provide the additional disclosure information required at paragraph (e)(2) of this section if the Offeror responds "does" in paragraph (d)(2) of this section.

(e) *Disclosures.*

(1) Disclosure for the representation in paragraph (d)(1) of this provision. If the Offeror has responded "will" in the representation in paragraph (d)(1) of this provision, the Offeror shall provide the following information as part of the offer.

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.

(2) Disclosure for the representation in paragraph (d)(2) of this provision. If the Offeror has responded "does" in the representation in paragraph (d)(2) of this provision, the Offeror shall provide the following information as part of the offer:

(i) For covered equipment—

(A) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known);

(B) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and

(C) Explanation of the proposed use of covered telecommunications equipment and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

(ii) For covered services—

(A) If the service is related to item maintenance: A description of all covered telecommunications services offered (include on the item being maintained: Brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or

(B) If not associated with maintenance, the PSC of the service being provided; and explanation of the proposed use of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

52.204-25 Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (Aug 2020).

(a) *Definitions.* As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (*e.g.*, connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (*e.g.*, fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means–

(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);

(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means–

(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled-

(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

(ii) For reasons relating to regional stability or surreptitious listening;

(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);

(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);

(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or

(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (*e.g.*, connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (*e.g.*, voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) *Prohibition*.

(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104.

(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR 4.2104. This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions.* This clause does not prohibit contractors from providing—

(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.

(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at https://dibnet.dod.mil. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at https://dibnet.dod.mil.

(2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause

(i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

The following certifications and provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Pursuant to 2 C.F.R. § 200.326, all contracts, including small purchases, awarded by the Participating Agency and the Participating Agency's subcontractors shall contain the procurement provisions of Appendix II to Part 200, as applicable.

APPENDIX II TO 2 CFR PART 200

(A) Contracts for more than the simplified acquisition threshold currently set at $250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Pursuant to Federal Rule (A) above, when a Participating Agency expends federal funds, the Participating Agency reserves all rights and privileges under the applicable laws and regulations with respect to this procurement in the event of breach of contract by either party.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(B) Termination for cause and for convenience by the grantee or subgrantee including the manner by which it will be effected and the basis for settlement. (All contracts in excess of $10,000)

Pursuant to Federal Rule (B) above, when a Participating Agency expends federal funds, the Participating Agency reserves the right to immediately terminate any agreement in excess of $10,000 resulting from this procurement process in the event of a breach or default of the agreement by Offeror as detailed in the terms of the contract.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(**C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 CFR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."**

Pursuant to Federal Rule (C) above, when a Participating Agency expends federal funds on any federally assisted construction contract, the equal opportunity clause is incorporated by reference herein.

Does offeror agree to abide by the above? YES _____ Initials of Authorized Representative of offeror

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non - Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work

Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.
Pursuant to Federal Rule (D) above, when a Participating Agency expends federal funds during the term of an award for all contracts and subgrants for construction or repair, offeror will be in compliance with all applicable Davis-Bacon Act provisions.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Pursuant to Federal Rule (E) above, when a Participating Agency expends federal funds, offeror certifies that offeror will be in compliance with all applicable provisions of the Contract Work Hours and Safety Standards Act during the term of an award for all contracts by Participating Agency resulting from this procurement process.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Pursuant to Federal Rule (F) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (F) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA)

Pursuant to Federal Rule (G) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency member resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (G) above.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the Executive Office of the President Office of Management and Budget (OMB) guidelines at 2 CFR 180 that

implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Pursuant to Federal Rule (H) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency. If at any time during the term of an award the offeror or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency, the offeror will notify the Participating Agency.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

(I) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Pursuant to Federal Rule (I) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term and after the awarded term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The undersigned further certifies that:

(1) No Federal appropriated funds have been paid or will be paid for on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding $100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

RECORD RETENTION REQUIREMENTS FOR CONTRACTS INVOLVING FEDERAL FUNDS

When federal funds are expended by Participating Agency for any contract resulting from this procurement process, offeror certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. The offeror further certifies that offeror will retain all records as required by 2 CFR § 200.333 for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT

When Participating Agency expends federal funds for any contract resulting from this procurement process, offeror certifies that it will comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6321 et seq.; 49 C.F.R. Part 18).

Does offeror agree? YES _____ Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICA PROVISIONS

To the extent purchases are made with Federal Highway Administration, Federal Railroad Administration, or Federal Transit Administration funds, offeror certifies that its products comply with all applicable provisions of the Buy America Act and agrees to provide such certification or applicable waiver with respect to specific products to any Participating Agency upon request. Purchases made in accordance with the Buy America Act must still follow the applicable procurement rules calling for free and open competition.

Does offeror agree? YES _____Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICAN PROVISIONS

Unless Supplier is exempt *(See FAR 25.103*), when authorized by statute or explicitly indicated by Participating Public Agency, Buy American requirements will apply where only unmanufactured construction material mined or produced in the United States shall be used *(see Subpart 25.6 – American Recovery and Reinvestment Act-Buy American statute for additional details).*

CERTIFICATION OF ACCESS TO RECORDS – 2 C.F.R. § 200.336

Offeror agrees that the Inspector General of the Agency or any of their duly authorized representatives shall have access to any documents, papers, or other records of offeror that are pertinent to offeror's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to offeror's personnel for the purpose of interview and discussion relating to such documents.

Does offeror agree? YES _____Initials of Authorized Representative of offeror

CERTIFICATION OF APPLICABILITY TO SUBCONTRACTORS

Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Does offeror agree? YES _____Initials of Authorized Representative of offeror

Offeror agrees to comply with all federal, state, and local laws, rules, regulations and ordinances, as applicable. It is further acknowledged that offeror certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Offeror's Name:
The Toro Company

Address, City, State, and Zip Code:
8111 Lyndale Avenue South, Bloomington, MN 55420
Phone Number: 952-888-8801 Fax Number: _____

Printed Name and Title of Authorized Representative:
Edric Funk, Group Vice President

Email Address:
Edric.Funk@toro.com

Signature of Authorized Representative: _____Date: _____

FEMA SPECIAL CONDITIONS

Awarded Supplier(s) may need to respond to events and losses where products and services are needed for the immediate and initial response to emergency situations such as, but not limited to, water damage, fire damage, vandalism cleanup, biohazard cleanup, sewage decontamination, deodorization, and/or wind damage during a disaster or emergency situation. By submitting a proposal, the Supplier is accepted these FEMA Special Conditions required by the Federal Emergency Management Agency (FEMA).

“Contract” in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as the “Master Agreement”.

“Contractor” in the below pages under FEMA SPECIAL CONDITIONS is also referred to and defined as “Supplier” or “Awarded Supplier”.

Conflicts of Interest

No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a FEMA award if he or she has a real or apparent conflict of interest. Such a conflict would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties, has a financial or other interest in or a tangible personal benefit from a firm considered for award. 2 C.F.R. § 200.318(c)(1); See also Standard Form 424D, ¶ 7; Standard Form 424B, ¶ 3. i. FEMA considers a “financial interest” to be the potential for gain or loss to the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of these parties as a result of the particular procurement. The prohibited financial interest may arise from ownership of certain financial instruments or investments such as stock, bonds, or real estate, or from a salary, indebtedness, job offer, or similar interest that might be affected by the particular procurement. ii. FEMA considers an “apparent” conflict of interest to exist where an actual conflict does not exist, but where a reasonable person with knowledge of the relevant facts would question the impartiality of the employee, officer, or agent participating in the procurement. c. Gifts. The officers, employees, and agents of the Participating Public Agency nor the Participating Public Agency (“NFE”) must neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, NFE’s may set standards for situations in which the financial interest is de minimus, not substantial, or the gift is an unsolicited item of nominal value. 2 C.F.R. § 200.318(c)(1). d. Violations. The NFE’s written standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the NFE. 2 C.F.R. § 200.318(c)(1). For example, the penalty for a NFE’s employee may be dismissal, and the penalty for a contractor might be the termination of the contract.

Contractor Integrity

A contractor must have a satisfactory record of integrity and business ethics. Contractors that are debarred or suspended, as described in and subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and Suspension* (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security’s regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension), must be rejected and cannot receive contract awards at any level.

Public Policy

A contractor must comply with the public policies of the Federal Government and state, local government, or tribal government. This includes, among other things, past and current compliance with the:

a. Equal opportunity and nondiscrimination laws

b. Five affirmative steps described at 2 C.F.R. § 200.321(b) for all subcontracting under contracts supported by FEMA financial assistance; and FEMA Procurement Guidance June 21, 2016 Page IV- 7

c. Applicable prevailing wage laws, regulations, and executive orders

Affirmative Steps

For any subcontracting opportunities, Contractor must take the following Affirmative steps:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
2. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; and
5. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

Prevailing Wage Requirements

When applicable, the awarded Contractor (s) and any and all subcontractor(s) agree to comply with all laws regarding prevailing wage rates including the Davis-Bacon Act, applicable to this solicitation and/or Participating Public Agencies. The Participating Public Agency shall notify the Contractor of the applicable pricing/prevailing wage rates and must apply any local wage rates requested. The Contractor and any subcontractor(s) shall comply with the prevailing wage rates set by the Participating Public Agency.

Federal Requirements

If products and services are issued in response to an emergency or disaster recovery the items below, located in this FEMA Special Conditions section of the Federal Funds Certifications, are activated and required when federal funding may be utilized.

2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II, Required Contract Clauses

1. CONTRACT REMEDIES

Contracts for more than the federal simplified acquisition threshold (SAT), the dollar amount below which an NFE may purchase property or services using small purchase methods, currently set at $250,000 for procurements made on or after June 20, 2018,4 must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms and must provide for sanctions and penalties as appropriate.

1.1 Applicability

This contract provision is required for contracts over the SAT, currently set at $250,000 for procurements made on or after June 20, 2018. Although not required for contracts at or below the SAT, FEMA suggests including a remedies provision.

1.2 Additional Considerations

For FEMA's Assistance to Firefighters Grant (AFG) Program, recipients must include a penalty clause in all contracts for any AFG-funded vehicle, regardless of dollar amount. In that situation, the contract must include a clause addressing that non-delivery by the contract's specified date or other vendor nonperformance will require a penalty of no less than $100 per day until such time that the vehicle, compliant with the terms of the contract, has been accepted by the recipient. This penalty clause should, however, account for force majeure or acts of God. AFG recipients should refer to the applicable year's Notice of Funding Opportunity (NOFO) for additional information, which can be accessed at FEMA.gov.

2. TERMINATION FOR CAUSE AND CONVENIENCE

a. Standard. All contracts in excess of $10,000 must address termination for cause and for convenience by the non-Federal entity, including the manner by which it will be effected and the basis for settlement. See 2 C.F.R. Part 200, Appendix II(B).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

3. EQUAL EMPLOYMENT OPPORTUNITY

When applicable:

a. Standard. Except as otherwise provided under 41 C.F.R. Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60- 1.4(b), in accordance with Executive Order 11246, *Equal Employment Opportunity* (30 Fed. Reg. 12319, 12935, 3 C.F.R. Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, *Amending Executive Order 11246 Relating to Equal Employment Opportunity*, and implementing regulations at 41 C.F.R. Part 60 (Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor). See 2 C.F.R. Part 200, Appendix II(C).

b. Key Definitions.

i. Federally Assisted Construction Contract. The regulation at 41 C.F.R. § 60-1.3 defines a "federally assisted construction contract" as any agreement or modification thereof between any applicant and a person for construction work which is paid for in whole or in part with funds obtained from the Government or borrowed on the credit of the Government pursuant to any Federal program involving a grant, contract, loan, insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, or any application or modification thereof approved by the Government for a grant, contract, loan, insurance, or guarantee under which the applicant itself participates in the construction work.

ii. Construction Work. The regulation at 41 C.F.R. § 60-1.3 defines "construction work" as the construction, rehabilitation, alteration, conversion, extension, demolition or repair of buildings, highways, or other changes or improvements to real property, including facilities providing utility services. The term also includes the supervision, inspection, and other onsite functions incidental to the actual construction.

c. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

d. Required Language. The regulation at 41 C.F.R. Part 60-1.4(b) requires the insertion of the following contract clause.

During the performance of this contract, the contractor agrees as follows:

(1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.

(4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) The contractor will include the portion of the sentence immediately preceding

paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The applicant further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: *Provided,* That if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The applicant agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The applicant further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive Order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part II, Subpart D of the Executive Order. In addition, the applicant agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: Cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the applicant under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such applicant; and refer the case to the Department of Justice for appropriate legal proceedings.

4. DAVIS-BACON ACT

a. Standard. All prime construction contracts in excess of $2,000 awarded by non- Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. §§ 3141-3144 and 3146-3148) as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 (Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction). See 2 C.F.R. Part 200, Appendix II(D). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week.

b. Applicability. The Davis-Bacon Act applies to the Emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program, and Transit Security Grant Program.

c. Requirements. If applicable, the non-federal entity must do the following:

i. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

ii. Additionally, pursuant 2 C.F.R. Part 200, Appendix II(D), contracts subject to the Davis-Bacon Act, must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). The Copeland Anti- Kickback Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA.

iii. Include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction").

Suggested Language. The following provides a sample contract clause:

Compliance with the Davis-Bacon Act.

a. All transactions regarding this contract shall be done in compliance with the Davis-Bacon Act (40 U.S.C. 3141- 3144, and 3146-3148) and the requirements of 29 C.F.R. pt. 5 as may be applicable. The contractor shall comply with 40 U.S.C. 3141-3144, and 3146-3148 and the requirements of 29 C.F.R. pt. 5 as applicable.

b. Contractors are required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor.

c. Additionally, contractors are required to pay wages not less than once a week.

5. COPELAND ANTI-KICKBACK ACT

a. Standard. Recipient and subrecipient contracts must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public

Work Financed in Whole or in Part by Loans or Grants from the United States").

b. Applicability. This requirement applies to all contracts for construction or repair work above $2,000 in situations where the Davis-Bacon Act also applies. It DOES NOT apply to the FEMA Public Assistance Program.

c. Requirements. If applicable, the non-federal entity must include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations at 29 C.F.R. Part 3 (Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States). Each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to FEMA. Additionally, in accordance with the regulation, each contractor and subcontractor must furnish each week a statement with respect to the wages paid each of its employees engaged in work covered by the Copeland Anti-Kickback Act and the Davis Bacon Act during the preceding weekly payroll period. The report shall be delivered by the contractor or subcontractor, within seven days after the regular payment date of the payroll period, to a representative of a Federal or State agency in charge at the site of the building or work.

Sample Language. The following provides a sample contract clause:

Compliance with the Copeland "Anti-Kickback" Act.

a. Contractor. The contractor shall comply with 18 U.S.C. §874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

b. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

c. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. §5.12."

6. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

a. Standard. Where applicable (see 40 U.S.C. §§ 3701-3708), all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations at 29 C.F.R. Part 5. See 2 C.F.R. Part 200, Appendix II(E). Under 40 U.S.C. § 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Further, no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous.

b. Applicability. This requirement applies to all FEMA contracts awarded by the non- federal entity in excess of $100,000 under grant and cooperative agreement programs that involve the employment of mechanics or laborers. It is applicable to construction work. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

c. Suggested Language. The regulation at 29 C.F.R. § 5.5(b) provides contract clause language concerning compliance with the Contract Work Hours and Safety Standards Act. FEMA suggests including the following contract clause:

Compliance with the Contract Work Hours and Safety Standards Act.

(1) *Overtime requirements.* No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (b)(1) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (b)(1) of this section, in the sum of
$27 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (b)(1) of this section.

(3) *Withholding for unpaid wages and liquidated damages.* The Federal agency or loan/grant recipient shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b)(2) of this section.

(4) *Subcontracts.* The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (b)(1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (b)(1) through (4) of this section.

7. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

a. Standard. If the FEMA award meets the definition of "funding agreement" under 37C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non- Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by FEMA. See 2 C.F.R. Part 200, Appendix II(F).

b. Applicability. This requirement applies to "*funding agreements*," but it DOES NOT apply to the Public Assistance, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement."

c. Funding Agreements Definition. The regulation at 37 C.F.R. § 401.2(a) defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

8. CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT

a. Standard. If applicable, contracts must contain a provision that requires the contractor to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to FEMA and the Regional Office of the Environmental Protection Agency. See 2 C.F.R. Part 200, Appendix II(G).

b. Applicability. This requirement applies to contracts awarded by a non-federal entity of amounts in excess of $150,000 under a federal grant.

c. Suggested Language. The following provides a sample contract clause.

Clean Air Act

1. The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

Federal Water Pollution Control Act

1. The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

2. The contractor agrees to report each violation to the Participating Public Agency and understands and agrees that the Participating Public Agency will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

3. The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

9. DEBARMENT AND SUSPENSION

a. Standard. Non-Federal entities and contractors are subject to the debarment and suspension regulations implementing Executive Order 12549, *Debarment and Suspension* (1986) and Executive Order 12689, *Debarment and Suspension* (1989) at 2 C.F.R. Part 180 and the Department of Homeland Security's regulations at 2 C.F.R. Part 3000 (Non-procurement Debarment and Suspension).

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs.

c. Requirements.

i. These regulations restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs and activities. See 2 C.F.R. Part 200, Appendix II(H); and 2 C.F.R. § 200.213. A contract award must not be made to parties listed in the SAM Exclusions. SAM Exclusions is the list maintained by the General Services Administration that contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. SAM exclusions can be accessed at www.sam.gov. See 2 C.F.R. § 180.530.

ii. In general, an "excluded" party cannot receive a Federal grant award or a contract within the meaning of a "covered transaction," to include subawards and subcontracts. This includes parties that receive Federal funding indirectly, such as contractors to recipients and subrecipients. The key to the exclusion is whether there is a "covered transaction," which is any non-procurement transaction (unless excepted) at either a "primary" or "secondary" tier. Although "covered transactions" do not include contracts awarded by the Federal Government for purposes of the non-procurement common rule and DHS's implementing

regulations, it does include some contracts awarded by recipients and subrecipients.

iii. Specifically, a covered transaction includes the following contracts for goods or services:

1. The contract is awarded by a recipient or subrecipient in the amount of at least $25,000.

2. The contract requires the approval of FEMA, regardless of amount.

3. The contract is for federally-required audit services.

4. A subcontract is also a covered transaction if it is awarded by the contractor of a recipient or subrecipient and requires either the approval of FEMA or is in excess of $25,000.

d. Suggested Language. The following provides a debarment and suspension clause. It incorporates an optional method of verifying that contractors are not excluded or disqualified.

Suspension and Debarment

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the Participating Public Agency. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Participating Public Agency, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

10. BYRD ANTI-LOBBYING AMENDMENT

a. Standard. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. § 1352. FEMA's regulation at 44 C.F.R. Part 18 implements the requirements of 31 U.S.C. § 1352 and provides, in Appendix A to Part 18, a copy of the certification that is required to be

completed by each entity as described in 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the Federal awarding agency.

b. Applicability. This requirement applies to all FEMA grant and cooperative agreement programs. Contractors that apply or bid for a contract of $100,000 or more under a federal grant must file the required certification. See 2 C.F.R. Part 200, Appendix II(I); 31 U.S.C. § 1352; and 44 C.F.R. Part 18.

c. Suggested Language.

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended)

Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

d. Required Certification. If applicable, contractors must sign and submit to the non-federal entity the following certification.

APPENDIX A, 44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, The Toro Company , certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

11. PROCUREMENT OF RECOVERED MATERIALS

a. Standard. A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. See 2 C.F.R. Part 200, Appendix II(J); and 2 C.F.R. §200.322.

b. Applicability. This requirement applies to all contracts awarded by a non- federal entity under FEMA grant and cooperative agreement programs.

c. Requirements. The requirements of Section 6002 include procuring only items designated in guidelines of the EPA at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired by the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

d. Suggested Language.

i. In the performance of this contract, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items unless the product cannot be acquired—

1. Competitively within a timeframe providing for compliance with the contract performance schedule;
2. Meeting contract performance requirements; or
3. At a reasonable price.

ii. Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

iii. The Contractor also agrees to comply with all other applicable requirements of Section 6002 of the Solid Waste Disposal Act."

12. DOMESTIC PREFERENCES FOR PROCUREMENTS

As appropriate, and to the extent consistent with law, CONTRACTOR should, to the greatest extent practicable under a federal award, provide a preference for the purchase, acquisition, or use of goods, products or materials produced in the United States. This includes, but is not limited to, iron, aluminum, steel, cement, and other manufactured products.

Applicability For purchases in support of FEMA declarations and awards issued on or after November 12, 2020, all FEMA recipients and subrecipients are required to include in all contracts and purchase orders for work or products a contract provision encouraging domestic preference for procurements.

Domestic Preference for Procurements As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes,

but is not limited to iron, aluminum, steel, cement, and other manufactured products. For purposes of this clause: Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States. Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber."

13. **ACCESS TO RECORDS**

a. Standard. All recipients, subrecipients, successors, transferees, and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff. Recipients must give DHS/FEMA access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations *and* other applicable laws or program guidance. See DHS Standard Terms and Conditions: Version 8.1 (2018). Additionally, Section 1225 of the Disaster Recovery Reform Act of 2018 prohibits FEMA from providing reimbursement to any state, local, tribal, or territorial government, or private non-profit for activities made pursuant to a contract that purports to prohibit audits or internal reviews by the FEMA administrator or Comptroller General.

Access to Records. The following access to records requirements apply to this contract:

i. The Contractor agrees to provide Participating Public Agency, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

ii. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

iii. The Contractor agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

iv. In compliance with the Disaster Recovery Act of 2018, the Participating Public Agency and the Contractor acknowledge and agree that no language in this contract is intended to prohibit audits or internal reviews by the FEMA Administrator or the Comptroller General of the United States.

14. CHANGES

a. Standard. To be eligible for FEMA assistance under the non-Federal entity's FEMA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope.

b. Applicability. FEMA recommends, therefore, that a non-Federal entity include a changes clause in its contract that describes how, if at all, changes can be made by either party to alter the method, price, or schedule of the work without breaching the contract. The

language of the clause may differ depending on the nature of the contract and the end-item procured.

15. DHS SEAL, LOGO, AND FLAGS

a. Standard. Recipients must obtain permission prior to using the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials. See DHS Standard Terms and Conditions: Version 8.1 (2018).

b. Applicability. FEMA recommends that all non-Federal entities place in their contracts a provision that a contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

c. "The contractor shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre-approval.

16. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, AND EXECUTIVE ORDERS

a. Standard. The recipient and its contractors are required to comply with all Federal laws, regulations, and executive orders.

b. Applicability. FEMA recommends that all non-Federal entities place into their contracts an acknowledgement that FEMA financial assistance will be used to fund the contract along with the requirement that the contractor will comply with all applicable Federal law, regulations, executive orders, and FEMA policies, procedures, and directives.

c. "This is an acknowledgement that FEMA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FEMA policies, procedures, and directives."

17. NO OBLIGATION BY FEDERAL GOVERNMENT

a. Standard. FEMA is not a party to any transaction between the recipient and its contractor. FEMA is not subject to any obligations or liable to any party for any matter relating to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that states that the Federal Government is not a party to the contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

c. "The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the non-Federal entity, contractor, or any other party pertaining to any matter resulting from the contract."

18. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

a. Standard. Recipients must comply with the requirements of The False Claims Act (31 U.S.C. §§ 3729-3733) which prohibits the submission of false or

fraudulent claims for payment to the federal government. See DHS Standard Terms and Conditions: Version 8.1 (2018); and 31 U.S.C. §§ 3801-3812, which details the administrative remedies for false claims and statements made. The non-Federal entity must include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

b. Applicability. FEMA recommends that the non-Federal entity include a provision in its contract that the contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to its actions pertaining to the contract.

c. "The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract."

Offeror agrees to comply with all terms and conditions outlined in the FEMA Special Conditions section of this solicitation.

Offeror's Name: _The Toro Company_____

Address, City, State, and Zip Code:
___8111 Lyndale Avenue South, Bloomington, MN 55420_____

Phone Number: __952-888-8801_____ Fax Number: _____

Printed Name and Title of Authorized Representative:
___Edric Funk, Group Vice President_____

Email Address: _Edric.Funk@toro.com_____

Signature of Authorized Representative: _____

Date: _____

NEW JERSEY BUSINESS COMPLIANCE

Suppliers intending to do business in the State of New Jersey must comply with policies and procedures required under New Jersey statues. All offerors submitting proposals must complete the following forms specific to the State of New Jersey. Completed forms should be submitted with the offeror's response to the RFP. Failure to complete the New Jersey packet will impact OMNIA Partners' ability to promote the Master Agreement in the State of New Jersey.

DOC #1	Ownership Disclosure Form
DOC #2	Non-Collusion Affidavit
DOC #3	Affirmative Action Affidavit
DOC #4	Political Contribution Disclosure Form
DOC #5	Stockholder Disclosure Certification
DOC #6	Disclosure of Investment Activities in Iran, Russia and Belarus
DOC #7	New Jersey Business Registration Certificate
DOC #8	EEOAA Evidence
DOC #9	MacBride Principals Form

New Jersey suppliers are required to comply with the following New Jersey statutes when applicable:

- all anti-discrimination laws, including those contained in N.J.S.A. 10:2-1 through N.J.S.A. 10:2-14, N.J.S.A. 10:5-1, and N.J.S.A. 10:5-31 through 10:5-38;
- Prevailing Wage Act, N.J.S.A. 34:11-56.26, for all contracts within the contemplation of the Act;
- Public Works Contractor Registration Act, N.J.S.A. 34:11-56.26; and
- Bid and Performance Security, as required by the applicable municipal or state statutes.

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: The Toro Company

Organization Address: 8111 Lyndale Avenue South, Bloomington, MN 55420

Part I Check the box that represents the type of business organization:

☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)

☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)

☐ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)

☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)

☐ Other (be specific): _____

Part II

☐ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. (**COMPLETE THE LIST BELOW IN THIS SECTION**)

OR

☐ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. (**SKIP TO PART IV**)

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed**.

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above**. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the ***<name of contracting unit>*** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with ***<type of contracting unit>*** to notify the ***<type of contracting unit>*** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the ***<type of contracting unit>*** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Edric Funk	Title:	Group Vice President
Signature:		Date:	

DOC #2

NON-COLLUSION AFFIDAVIT

STANDARD BID DOCUMENT REFERENCE	
	Reference: VII-H
Name of Form:	**NON-COLLUSION AFFIDAVIT**
Statutory Reference:	No specific statutory reference State Statutory Reference N.J.S.A. 52:34-15
Instructions Reference:	Statutory and Other Requirements VII-H
Description:	The Owner's use of this form is optional. It is used to ensure that the bidder has not participated in any collusion with any other bidder or Owner representative or otherwise taken any action in restraint of free and competitive bidding.

NON-COLLUSION AFFIDAVIT

State of New Jersey
County of _____ ss:

I, ___Edric Funk_____ residing in _____Burnsville_____
(name of affiant) (name of municipality)
in the County of _____Dakota_____ and State of __Minnesota_____of full age, being duly sworn according to law on my oath depose and say that:
I am a __Group Vice President_____ of the firm of ____The Toro Company___
(title or position) (name of firm)

_____ the bidder making this Proposal for the bid

entitled __Grounds Maintenance, Equipment, Parts, Accessories, Supplies, Related Services and Equipment, Solicitation #2023261_, and that I executed the said proposal with
(title of bid proposal)
full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the _____City of Mesa/OMNIA Partners_____relies upon the truth of the statements contained in said Proposal
(name of contracting unit)
and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by ____The Toro Company_____.

Subscribed and sworn to

before me this day _____
Signature

_____, 2____ ___Edric Funk, Group Vice President__
(Type or print name of affiant under signature)

_____
Notary public of

My Commission expires _____

(Seal)

AFFIRMATIVE ACTION AFFIDAVIT
(P.L. 1975, C.127)

Company Name: **The Toro Company**

Street: **8111 Lyndale Avenue South**

City, State, Zip Code: **Bloomington, MN 55420**

Proposal Certification:

Indicate below company's compliance with New Jersey Affirmative Action regulations. Company's proposal will be accepted even if company is not in compliance at this time. No contract and/or purchase order may be issued, however, until all Affirmative Action requirements are met.

Required Affirmative Action Evidence:

Procurement, Professional & Service Contracts (Exhibit A)

Vendors must submit with proposal:

1. A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

   OR

2. A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

   OR

3. A photocopy of an Employee Information Report (Form AA302) provided by the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

Public Work – Over $50,000 Total Project Cost:

A. No approved Federal or New Jersey Affirmative Action Plan. We will complete Report Form AA201. A project contract ID number will be assigned to your firm upon receipt of the completed Initial Project Workforce Report (AA201) for this contract.

B. Approved Federal or New Jersey Plan – certificate enclosed

I further certify that the statements and information contained herein, are complete and correct to the best of my knowledge and belief.

_____ _____

Date ***Authorized Signature and Title***

Version February 24, 2023

P.L. 1995, c. 127 (N.J.A.C. 17:27)
MANDATORY AFFIRMATIVE ACTION LANGUAGE

PROCUREMENT, PROFESSIONAL AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisement for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation.

The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers trade consistent with the applicable county employment goal prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of it testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the state of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and lay-off to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

_____

Signature of Procurement Agent

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). Please refer back to these instructions for the appropriate links, as the Local Finance Notices include links that are no longer operational.

1. The disclosure is required for all contracts in excess of $17,500 that are **not awarded** pursuant to a "fair and open" process (N.J.S.A. 19:44A-20.7).

2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.

3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.

4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.

    a. The Division has prepared model disclosure forms for each county. They can be downloaded from the "County PCD Forms" link on the Pay-to-Play web site at http://www.nj.gov/dca/divisions/dlgs/programs/lpcl.html#12. They will be updated from time-to-time as necessary.
    b. A public agency using these forms **should edit them to properly reflect the correct legislative district**(s). As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
    c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
    d. The form may be used "as-is", subject to edits as described herein.
    e. The "Contractor Instructions" sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
    f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.

5. It is recommended that the contractor also complete a "Stockholder Disclosure Certification." This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract (See Local Finance Notice 2006-7 for additional information on this obligation at http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions. NOTE: This section is not applicable to Boards of Education.

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
    - of the public entity awarding the contract
    - of that county in which that public entity is located
    - of another public entity within that county
    - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed $300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 19:44A-20.26 itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law. **NOTE: This section does not apply to Board of Education contracts.**

* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant to N.J.S.A. 19:44A-20.26

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I – Vendor Information

Vendor Name:	The Toro Company		
Address:	8111 Lyndale Avenue South		
City:	Bloomington	State: MN	Zip: 55449

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

_____	Edric Funk	Group Vice President
Signature	Printed Name	Title

Part II – Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than $300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form

Contributor Name	Recipient Name	Date	Dollar Amount
N/A			$

☐ Check here if the information is continued on subsequent page(s)

List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name:
State: Governor, and Legislative Leadership Committees
Legislative District #s:
State Senator and two members of the General Assembly per district.

County:

Freeholders	County Clerk	Sheriff
{County Executive}	Surrogate	

Municipalities (Mayor and members of governing body, regardless of title):

USERS SHOULD CREATE THEIR OWN FORM, OR DOWNLOAD FROM THE PAY TO PLAY SECTION OF THE DLGS WEBSITE A COUNTY-BASED, CUSTOMIZABLE FORM.

The Toro Company does not have Political Contributions to disclose in any County within the State of New Jersey.

STOCKHOLDER DISCLOSURE CERTIFICATION

Name of Business:

☐ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

☐ I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

☐ Partnership ☐ Corporation ☐ Sole Proprietorship

☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability Partnership

☐ Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:

Subscribed and sworn before me this ___ day of _____, 2__.

(Notary Public)

My Commission expires:

_____
(Affiant)

_____
(Print name & title of affiant)

(Corporate Seal)

DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN, RUSSIA AND BELARUS

N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) and N.J.S.A. 52:32-60.1

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) and N.J.S.A. 52:32-60.1 any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran, Russia or Belarus. The Chapter 25 list is found on the Division's website at https://www.state.nj.us/treasury/purchase/. Vendors/Bidders must review this list prior to completing the below certification. If the Qualified Purchasing Agent of the Atlantic County Utilities Authority finds a person or entity to be in violation of the law, he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☐ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), and N.J.S.A. 52:32-60.1 that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran, Russia or Belarus.

OR

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____

Relationship to Vendor/ Bidder _____

Description of Activities _____

_____

_____

Duration of Engagement _____

Anticipated Cessation Date _____

Attach Additional Sheets If Necessary.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the ACUA is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the ACUA to notify the Qualified Purchasing Agent in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of my agreement(s) with the ACUA, I am permitting the ACUA to declare any contract(s) resulting from this certification void and unenforceable.

Edric Funk _____

Printed Name of Authorized Agent

_____

Signature of Authorized Agent

Group Vice President _____

Title

_____

Date

The Toro Company

Company Name

Version February 24, 2023

DOC #7

NEW JERSEY BUSINESS REGISTRATION CERTIFICATE
(N.J.S.A. 52:32-44)

Offerors wishing to do business in New Jersey must submit their State Division of Revenue issued Business Registration Certificate with their proposal here. Failure to do so will disqualify the Offeror from offering products or services in New Jersey through any resulting contract.

https://www.njportal.com/DOR/BusinessRegistration/

See attached: Tab 2_Doc 7_Turf Equipment NJ BRC_03202023.

DOC #8

EEOAA EVIDENCE

Equal Employment Opportunity/Affirmative Action
Goods, Professional Services & General Service Projects

EEO/AA Evidence

Vendors are required to submit evidence of compliance with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 in order to be considered a responsible vendor.

One of the following must be included with submission:

- Copy of Letter of Federal Approval
- Certificate of Employee Information Report
- Fully Executed Form AA302
- Fully Executed EEO-1 Report

See the guidelines at:
https://www.state.nj.us/treasury/contract_compliance/documents/pdf/guidelines/pa.pdf
for further information.

I certify that my bid package includes the required evidence per the above list and State website.

Name: ___Edric Funk_____ Title: __Group Vice President_

Signature: _____ Date: _____

DOC #9

MACBRIDE-PRINCIPLES

STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY

33 WEST STATE STREET, P.O. BOX 230
TRENTON, NEW JERSEY 08625-0230

MACBRIDE PRINCIPALS FORM

BID SOLICITATION #: _____ **VENDOR/BIDDER:** _____

VENDOR'S/BIDDER'S REQUIREMENT
TO PROVIDE A CERTIFICATION IN COMPLIANCE WITH THE MACBRIDE PRINCIPALS AND NORTHERN IRELAND ACT OF 1989

Pursuant to Public Law 1995, c. 134, a responsible Vendor/Bidder selected, after public bidding, by the Director of the Division of Purchase and Property, pursuant to N.J.S.A. 52:34-12, must complete the certification below by checking one of the two options listed below and signing where indicated. If a Vendor/Bidder that would otherwise be awarded a purchase, contract or agreement does not complete the certification, then the Director may determine, in accordance with applicable law and rules, that it is in the best interest of the State to award the purchase, contract or agreement to another Vendor/Bidder that has completed the certification and has submitted a bid within five (5) percent of the most advantageous bid. If the Director finds contractors to be in violation of the principals that are the subject of this law, he/she shall take such action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, on behalf the Vendor/Bidder, certify pursuant to N.J.S.A. 52:34-12.2 that:

CHECK THE APPROPRIATE BOX

☐ The Vendor/Bidder has no business operations in Northern Ireland; or

OR

☐ The Vendor/Bidder will take lawful steps in good faith to conduct any business operations it has in Northern Ireland in accordance with the MacBride principals of nondiscrimination in employment as set forth in section 2 of P.L. 1987, c. 177 (N.J.S.A. 52:18A-89.5) and in conformance with the United Kingdom's Fair Employment (Northern Ireland) Act of 1989, and permit independent monitoring of its compliance with those principals.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of **my** agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification to be void and unenforceable.

Signature _____ Date _____

Version February 24, 2023

Print Name and Title

Exhibit H
Advertising Compliance Requirement

Pursuant to certain state notice provisions, including but not limited to Oregon Revised Statutes Chapter 279A.210, Chapter 279A.220, and other related provisions, the following public agencies and political subdivisions of the referenced public agencies are eligible to register with OMNIA Partners and access the Master Agreement contract award made pursuant to this solicitation, and are hereby given notice of the foregoing request for proposals for purposes of complying with the procedural requirements of said statutes:

Nationwide:

State of Alabama	State of Hawaii	Commonwealth of Massachusetts	State of New Mexico	State of South Dakota
State of Alaska	State of Idaho	State of Michigan	State of New York	State of Tennessee
State of Arizona	State of Illinois	State of Minnesota	State of North Carolina	State of Texas
State of Arkansas	State of Indiana	State of Mississippi	State of North Dakota	State of Utah
State of California	State of Iowa	State of Missouri	State of Ohio	State of Vermont
State of Colorado	State of Kansas	State of Montana	State of Oklahoma	Commonwealth of Virginia
State of Connecticut	Commonwealth of Kentucky	State of Nebraska	State of Oregon	State of Washington
State of Delaware	State of Louisiana	State of Nevada	Commonwealth of Pennsylvania	State of West Virginia
State of Florida	State of Maine	State of New Hampshire	State of Rhode Island	State of Wisconsin
State of Georgia	State of Maryland	State of New Jersey	State of South Carolina	State of Wyoming
District of Columbia				

Lists of political subdivisions and local governments in the above referenced states / districts may be found at http://www.usa.gov/Agencies/State_and_Territories.shtml and https://www.usa.gov/local-governments.

Certain Public Agencies and Political Subdivisions:

CITIES, TOWNS, VILLAGES AND BOROUGHS INCLUDING BUT NOT LIMITED TO:

BAKER CITY GOLF COURSE, OR
CITY OF ADAIR VILLAGE, OR
CITY OF ASHLAND, OR
CITY OF AUMSVILLE, OR
CITY OF AURORA, OR
CITY OF BAKER, OR
CITY OF BATON ROUGE, LA
CITY OF BEAVERTON, OR
CITY OF BEND, OR
CITY OF BOARDMAN, OR
CITY OF BONANAZA, OR
CITY OF BOSSIER CITY, LA
CITY OF BROOKINGS, OR
CITY OF BURNS, OR
CITY OF CANBY, OR
CITY OF CANYONVILLE, OR
CITY OF CLATSKANIE, OR
CITY OF COBURG, OR
CITY OF CONDON, OR
CITY OF COQUILLE, OR
CITY OF CORVALLI, OR
CITY OF CORVALLIS PARKS AND RECREATION DEPARTMENT, OR
CITY OF COTTAGE GROVE, OR
CITY OF DONALD, OR
CITY OF EUGENE, OR
CITY OF FOREST GROVE, OR
CITY OF GOLD HILL, OR
CITY OF GRANTS PASS, OR
CITY OF GRESHAM, OR
CITY OF HILLSBORO, OR
CITY OF INDEPENDENCE, OR
CITY AND COUNTY OF HONOLULU, HI
CITY OF KENNER, LA
CITY OF LA GRANDE, OR
CITY OF LAFAYETTE, LA
CITY OF LAKE CHARLES, OR
CITY OF LEBANON, OR
CITY OF MCMINNVILLE, OR
CITY OF MEDFORD, OR
CITY OF METAIRIE, LA
CITY OF MILL CITY, OR
CITY OF MILWAUKIE, OR
CITY OF MONROE, LA
CITY OF MOSIER, OR
CITY OF NEW ORLEANS, LA
CITY OF NORTH PLAINS, OR
CITY OF OREGON CITY, OR
CITY OF PILOT ROCK, OR
CITY OF PORTLAND, OR
CITY OF POWERS, OR
CITY OF PRINEVILLE, OR
CITY OF REDMOND, OR
CITY OF REEDSPORT, OR
CITY OF RIDDLE, OR
CITY OF ROGUE RIVER, OR

CITY OF ROSEBURG, OR
CITY OF SALEM, OR
CITY OF SANDY, OR
CITY OF SCAPPOOSE, OR
CITY OF SHADY COVE, OR
CITY OF SHERWOOD, OR
CITY OF SHREVEPORT, LA
CITY OF SILVERTON, OR
CITY OF SPRINGFIELD, OR
CITY OF ST. HELENS, OR
CITY OF ST. PAUL, OR
CITY OF SULPHUR, LA
CITY OF TIGARD, OR
CITY OF TROUTDALE, OR
CITY OF TUALATIN, OR
CITY OF WALKER, LA
CITY OF WARRENTON, OR
CITY OF WEST LINN, OR
CITY OF WILSONVILLE, OR
CITY OF WINSTON, OR
CITY OF WOODBURN, OR
LEAGUE OF OREGON CITES
THE CITY OF HAPPY VALLEY OREGON
ALPINE, UT
ALTA, UT
ALTAMONT, UT
ALTON, UT
AMALGA, UT
AMERICAN FORK CITY, UT
ANNABELLA, UT
ANTIMONY, UT
APPLE VALLEY, UT
AURORA, UT
BALLARD, UT
BEAR RIVER CITY, UT
BEAVER, UT
BICKNELL, UT
BIG WATER, UT
BLANDING, UT
BLUFFDALE, UT
BOULDER, UT
CITY OF BOUNTIFUL, UT
BRIAN HEAD, UT
BRIGHAM CITY CORPORATION, UT
BRYCE CANYON CITY, UT
CANNONVILLE, UT
CASTLE DALE, UT
CASTLE VALLEY, UT
CITY OF CEDAR CITY, UT
CEDAR FORT, UT
CITY OF CEDAR HILLS, UT
CENTERFIELD, UT
CENTERVILLE CITY CORPORATION, UT
CENTRAL VALLEY, UT
CHARLESTON, UT
CIRCLEVILLE, UT
CLARKSTON, UT
CLAWSON, UT
CLEARFIELD, UT
CLEVELAND, UT
CLINTON CITY CORPORATION, UT
COALVILLE, UT
CORINNE, UT
CORNISH, UT
COTTONWOOD HEIGHTS, UT
DANIEL, UT
DELTA, UT
DEWEYVILLE, UT
DRAPER CITY, UT
DUCHESNE, UT
EAGLE MOUNTAIN, UT
EAST CARBON, UT
ELK RIDGE, UT
ELMO, UT
ELSINORE, UT
ELWOOD, UT
EMERY, UT
ENOCH, UT
ENTERPRISE, UT
EPHRAIM, UT
ESCALANTE, UT
EUREKA, UT
FAIRFIELD, UT
FAIRVIEW, UT
FARMINGTON, UT
FARR WEST, UT
FAYETTE, UT
FERRON, UT
FIELDING, UT
FILLMORE, UT
FOUNTAIN GREEN, UT
FRANCIS, UT
FRUIT HEIGHTS, UT
GARDEN CITY, UT
GARLAND, UT
GENOLA, UT
GLENDALE, UT
GLENWOOD, UT
GOSHEN, UT
GRANTSVILLE, UT
GREEN RIVER, UT
GUNNISON, UT
HANKSVILLE, UT
HARRISVILLE, UT
HATCH, UT
HEBER CITY CORPORATION, UT
HELPER, UT
HENEFER, UT
HENRIEVILLE, UT
HERRIMAN, UT
HIDEOUT, UT
HIGHLAND, UT
HILDALE, UT
HINCKLEY, UT
HOLDEN, UT
HOLLADAY, UT
HONEYVILLE, UT
HOOPER, UT
HOWELL, UT
HUNTINGTON, UT
HUNTSVILLE, UT
CITY OF HURRICANE, UT
HYDE PARK, UT
HYRUM, UT
INDEPENDENCE, UT
IVINS, UT
JOSEPH, UT
JUNCTION, UT
KAMAS, UT
KANAB, UT
KANARRAVILLE, UT
KANOSH, UT
KAYSVILLE, UT
KINGSTON, UT

KOOSHAREM, UT
LAKETOWN, UT
LA VERKIN, UT
LAYTON, UT
LEAMINGTON, UT
LEEDS, UT
LEHI CITY CORPORATION, UT
LEVAN, UT
LEWISTON, UT
LINDON, UT
LOA, UT
LOGAN CITY, UT
LYMAN, UT
LYNNDYL, UT
MANILA, UT
MANTI, UT
MANTUA, UT
MAPLETON, UT
MARRIOTT-SLATERVILLE, UT
MARYSVALE, UT
MAYFIELD, UT
MEADOW, UT
MENDON, UT
MIDVALE CITY INC., UT
MIDWAY, UT
MILFORD, UT
MILLVILLE, UT
MINERSVILLE, UT
MOAB, UT
MONA, UT
MONROE, UT
CITY OF MONTICELLO, UT
MORGAN, UT
MORONI, UT
MOUNT PLEASANT, UT
MURRAY CITY CORPORATION, UT
MYTON, UT
NAPLES, UT
NEPHI, UT
NEW HARMONY, UT
NEWTON, UT
NIBLEY, UT
NORTH LOGAN, UT
NORTH OGDEN, UT
NORTH SALT LAKE CITY, UT
OAK CITY, UT
OAKLEY, UT
OGDEN CITY CORPORATION, UT
OPHIR, UT
ORANGEVILLE, UT
ORDERVILLE, UT
OREM, UT
PANGUITCH, UT
PARADISE, UT
PARAGONAH, UT
PARK CITY, UT
PAROWAN, UT
PAYSON, UT
PERRY, UT
PLAIN CITY, UT
PLEASANT GROVE CITY, UT
PLEASANT VIEW, UT
PLYMOUTH, UT
PORTAGE, UT
PRICE, UT
PROVIDENCE, UT
PROVO, UT
RANDOLPH, UT
REDMOND, UT
RICHFIELD, UT
RICHMOND, UT
RIVERDALE, UT
RIVER HEIGHTS, UT
RIVERTON CITY, UT
ROCKVILLE, UT
ROCKY RIDGE, UT
ROOSEVELT CITY CORPORATION, UT
ROY, UT
RUSH VALLEY, UT
CITY OF ST. GEORGE, UT
SALEM, UT
SALINA, UT
SALT LAKE CITY CORPORATION, UT
SANDY, UT
SANTA CLARA, UT
SANTAQUIN, UT
SARATOGA SPRINGS, UT
SCIPIO, UT
SCOFIELD, UT
SIGURD, UT
SMITHFIELD, UT
SNOWVILLE, UT
CITY OF SOUTH JORDAN, UT
SOUTH OGDEN, UT
CITY OF SOUTH SALT LAKE, UT
SOUTH WEBER, UT
SPANISH FORK, UT
SPRING CITY, UT
SPRINGDALE, UT
SPRINGVILLE, UT
STERLING, UT
STOCKTON, UT
SUNNYSIDE, UT
SUNSET CITY CORP, UT
SYRACUSE, UT
TABIONA, UT
CITY OF TAYLORSVILLE, UT
TOOELE CITY CORPORATION, UT
TOQUERVILLE, UT
TORREY, UT
TREMONTON CITY, UT
TRENTON, UT
TROPIC, UT
UINTAH, UT
VERNAL CITY, UT
VERNON, UT
VINEYARD, UT
VIRGIN, UT
WALES, UT
WALLSBURG, UT
WASHINGTON CITY, UT
WASHINGTON TERRACE, UT
WELLINGTON, UT
WELLSVILLE, UT
WENDOVER, UT
WEST BOUNTIFUL, UT
WEST HAVEN, UT
WEST JORDAN, UT
WEST POINT, UT
WEST VALLEY CITY, UT
WILLARD, UT
WOODLAND HILLS, UT
WOODRUFF, UT
WOODS CROSS, UT

COUNTIES AND PARISHES INCLUDING BUT NOT LIMITED TO:

ASCENSION PARISH, LA
ASCENSION PARISH, LA, CLEAR OF COURT
CADDO PARISH, LA
CALCASIEU PARISH, LA
CALCASIEU PARISH SHERIFF'S OFFICE, LA
CITY AND COUNTY OF HONOLULU, HI
CLACKAMAS COUNTY, OR
CLACKAMAS COUNTY DEPT OF TRANSPORTATION, OR
CLATSOP COUNTY, OR
COLUMBIA COUNTY, OR
COOS COUNTY, OR
COOS COUNTY HIGHWAY DEPARTMENT, OR
COUNTY OF HAWAII, OR
CROOK COUNTY, OR
CROOK COUNTY ROAD DEPARTMENT, OR
CURRY COUNTY, OR
DESCHUTES COUNTY, OR
DOUGLAS COUNTY, OR
EAST BATON ROUGE PARISH, LA
GILLIAM COUNTY, OR
GRANT COUNTY, OR
HARNEY COUNTY, OR
HARNEY COUNTY SHERIFFS OFFICE, OR
HAWAII COUNTY, HI
HOOD RIVER COUNTY, OR
JACKSON COUNTY, OR
JEFFERSON COUNTY, OR
JEFFERSON PARISH, LA
JOSEPHINE COUNTY GOVERNMENT, OR
LAFAYETTE CONSOLIDATED GOVERNMENT, LA
LAFAYETTE PARISH, LA
LAFAYETTE PARISH CONVENTION & VISITORS COMMISSION
LAFOURCHE PARISH, LA
KAUAI COUNTY, HI
KLAMATH COUNTY, OR
LAKE COUNTY, OR
LANE COUNTY, OR
LINCOLN COUNTY, OR
LINN COUNTY, OR
LIVINGSTON PARISH, LA
MALHEUR COUNTY, OR
MAUI COUNTY, HI
MARION COUNTY, SALEM, OR
MORROW COUNTY, OR
MULTNOMAH COUNTY, OR
MULTNOMAH COUNTY BUSINESS AND COMMUNITY SERVICES, OR
MULTNOMAH COUNTY SHERIFFS OFFICE, OR
MULTNOMAH LAW LIBRARY, OR
ORLEANS PARISH, LA
PLAQUEMINES PARISH, LA
POLK COUNTY, OR
RAPIDES PARISH, LA
SAINT CHARLES PARISH, LA
SAINT CHARLES PARISH PUBLIC SCHOOLS, LA
SAINT LANDRY PARISH, LA
SAINT TAMMANY PARISH, LA
SHERMAN COUNTY, OR
TERREBONNE PARISH, LA
TILLAMOOK COUNTY, OR
TILLAMOOK COUNTY SHERIFF'S OFFICE, OR
TILLAMOOK COUNTY GENERAL HOSPITAL, OR
UMATILLA COUNTY, OR
UNION COUNTY, OR
WALLOWA COUNTY, OR
WASCO COUNTY, OR
WASHINGTON COUNTY, OR
WEST BATON ROUGE PARISH, LA
WHEELER COUNTY, OR
YAMHILL COUNTY, OR
COUNTY OF BOX ELDER, UT
COUNTY OF CACHE, UT
COUNTY OF RICH, UT
COUNTY OF WEBER, UT
COUNTY OF MORGAN, UT
COUNTY OF DAVIS, UT
COUNTY OF SUMMIT, UT
COUNTY OF DAGGETT, UT
COUNTY OF SALT LAKE, UT
COUNTY OF TOOELE, UT
COUNTY OF UTAH, UT
COUNTY OF WASATCH, UT
COUNTY OF DUCHESNE, UT
COUNTY OF UINTAH, UT
COUNTY OF CARBON, UT
COUNTY OF SANPETE, UT
COUNTY OF JUAB, UT
COUNTY OF MILLARD, UT
COUNTY OF SEVIER, UT
COUNTY OF EMERY, UT
COUNTY OF GRAND, UT
COUNTY OF BEVER, UT
COUNTY OF PIUTE, UT
COUNTY OF WAYNE, UT
COUNTY OF SAN JUAN, UT
COUNTY OF GARFIELD, UT
COUNTY OF KANE, UT
COUNTY OF IRON, UT
COUNTY OF WASHINGTON, UT

OTHER AGENCIES INCLUDING ASSOCIATIONS, BOARDS, DISTRICTS, COMMISSIONS, COUNCILS, PUBLIC CORPORATIONS, PUBLIC DEVELOPMENT AUTHORITIES, RESERVATIONS AND UTILITIES INCLUDING BUT NOT LIMITED TO:

ADAIR R.F.P.D., OR
ADEL WATER IMPROVEMENT DISTRICT, OR
ADRIAN R.F.P.D., OR
AGNESS COMMUNITY LIBRARY, OR
AGNESS-ILLAHE R.F.P.D., OR
AGRICULTURE EDUCATION SERVICE EXTENSION DISTRICT, OR
ALDER CREEK-BARLOW WATER DISTRICT NO. 29, OR
ALFALFA FIRE DISTRICT, OR
ALSEA R.F.P.D., OR
ALSEA RIVIERA WATER IMPROVEMENT DISTRICT, OR
AMITY FIRE DISTRICT, OR
ANTELOPE MEADOWS SPECIAL ROAD DISTRICT, OR
APPLE ROGUE DISTRICT IMPROVEMENT COMPANY, OR
APPLEGATE VALLEY R.F.P.D. #9, OR
ARCH CAPE DOMESTIC WATER SUPPLY DISTRICT, OR
ARCH CAPE SANITARY DISTRICT, OR
ARNOLD IRRIGATION DISTRICT, OR
ASH CREEK WATER CONTROL DISTRICT, OR
ATHENA CEMETERY MAINTENANCE DISTRICT, OR

AUMSVILLE R.F.P.D., OR
AURORA R.F.P.D., OR
AZALEA R.F.P.D., OR
BADGER IMPROVEMENT DISTRICT, OR
BAILEY-SPENCER R.F.P.D., OR
BAKER COUNTY LIBRARY DISTRICT, OR
BAKER R.F.P.D., OR
BAKER RIVERTON ROAD DISTRICT, OR
BAKER VALLEY IRRIGATION DISTRICT, OR
BAKER VALLEY S.W.C.D., OR
BAKER VALLEY VECTOR CONTROL DISTRICT, OR
BANDON CRANBERRY WATER CONTROL DISTRICT, OR
BANDON R.F.P.D., OR
BANKS FIRE DISTRICT, OR
BANKS FIRE DISTRICT #13, OR
BAR L RANCH ROAD DISTRICT, OR
BARLOW WATER IMPROVEMENT DISTRICT, OR
BASIN AMBULANCE SERVICE DISTRICT, OR
BASIN TRANSIT SERVICE TRANSPORTATION DISTRICT, OR
BATON ROUGE WATER COMPANY
BAY AREA HEALTH DISTRICT, OR
BAYSHORE SPECIAL ROAD DISTRICT, OR
BEAR VALLEY SPECIAL ROAD DISTRICT, OR
BEAVER CREEK WATER CONTROL DISTRICT, OR
BEAVER DRAINAGE IMPROVEMENT COMPANY, INC., OR
BEAVER SLOUGH DRAINAGE DISTRICT, OR
BEAVER SPECIAL ROAD DISTRICT, OR
BEAVER WATER DISTRICT, OR
BELLE MER S.I.G.L. TRACTS SPECIAL ROAD DISTRICT, OR
BEND METRO PARK AND RECREATION DISTRICT
BENTON S.W.C.D., OR
BERNDT SUBDIVISION WATER IMPROVEMENT DISTRICT, OR
BEVERLY BEACH WATER DISTRICT, OR
BIENVILLE PARISH FIRE PROTECTION DISTRICT 6, LA
BIG BEND IRRIGATION DISTRICT, OR
BIGGS SERVICE DISTRICT, OR
BLACK BUTTE RANCH DEPARTMENT OF POLICE SERVICES, OR
BLACK BUTTE RANCH R.F.P.D., OR
BLACK MOUNTAIN WATER DISTRICT, OR
BLODGETT-SUMMIT R.F.P.D., OR
BLUE MOUNTAIN HOSPITAL DISTRICT, OR
BLUE MOUNTAIN TRANSLATOR DISTRICT, OR
BLUE RIVER PARK & RECREATION DISTRICT, OR
BLUE RIVER WATER DISTRICT, OR
BLY R.F.P.D., OR
BLY VECTOR CONTROL DISTRICT, OR
BLY WATER AND SANITARY DISTRICT, OR
BOARDMAN CEMETERY MAINTENANCE DISTRICT, OR
BOARDMAN PARK AND RECREATION DISTRICT
BOARDMAN R.F.P.D., OR
BONANZA BIG SPRINGS PARK & RECREATION DISTRICT, OR
BONANZA MEMORIAL PARK CEMETERY DISTRICT, OR
BONANZA R.F.P.D., OR
BONANZA-LANGELL VALLEY VECTOR CONTROL DISTRICT, OR
BORING WATER DISTRICT #24, OR
BOULDER CREEK RETREAT SPECIAL ROAD DISTRICT, OR
BRIDGE R.F.P.D., OR
BROOKS COMMUNITY SERVICE DISTRICT, OR
BROWNSVILLE R.F.P.D., OR
BUELL-RED PRAIRIE WATER DISTRICT, OR
BUNKER HILL R.F.P.D. #1, OR
BUNKER HILL SANITARY DISTRICT, OR
BURLINGTON WATER DISTRICT, OR
BURNT RIVER IRRIGATION DISTRICT, OR
BURNT RIVER S.W.C.D., OR
CALAPOOIA R.F.P.D., OR
CAMAS VALLEY R.F.P.D., OR
CAMELLIA PARK SANITARY DISTRICT, OR
CAMMANN ROAD DISTRICT, OR
CAMP SHERMAN ROAD DISTRICT, OR
CANBY AREA TRANSIT, OR
CANBY R.F.P.D. #62, OR
CANBY UTILITY BOARD, OR
CANNON BEACH R.F.P.D., OR
CANYONVILLE SOUTH UMPQUA FIRE DISTRICT, OR
CAPE FERRELO R.F.P.D., OR
CAPE FOULWEATHER SANITARY DISTRICT, OR
CARLSON PRIMROSE SPECIAL ROAD DISTRICT, OR
CARMEL BEACH WATER DISTRICT, OR
CASCADE VIEW ESTATES TRACT 2, OR
CEDAR CREST SPECIAL ROAD DISTRICT, OR
CEDAR TRAILS SPECIAL ROAD DISTRICT, OR
CEDAR VALLEY - NORTH BANK R.F.P.D., OR
CENTRAL CASCADES FIRE AND EMS, OR
CENTRAL CITY ECONOMIC OPPORTUNITY CORP, LA
CENTRAL LINCOLN P.U.D., OR
CENTRAL OREGON COAST FIRE & RESCUE DISTRICT, OR
CENTRAL OREGON INTERGOVERNMENTAL COUNCIL
CENTRAL OREGON IRRIGATION DISTRICT, OR
CHAPARRAL WATER CONTROL DISTRICT, OR
CHARLESTON FIRE DISTRICT, OR
CHARLESTON SANITARY DISTRICT, OR
CHARLOTTE ANN WATER DISTRICT, OR
CHEHALEM PARK & RECREATION DISTRICT, OR
CHEHALEM PARK AND RECREATION DISTRICT
CHEMULT R.F.P.D., OR
CHENOWITH WATER P.U.D., OR
CHERRIOTS, OR
CHETCO COMMUNITY PUBLIC LIBRARY DISTRICT, OR
CHILOQUIN VECTOR CONTROL DISTRICT, OR
CHILOQUIN-AGENCY LAKE R.F.P.D., OR
CHINOOK DRIVE SPECIAL ROAD DISTRICT, OR
CHR DISTRICT IMPROVEMENT COMPANY, OR
CHRISTMAS VALLEY DOMESTIC WATER DISTRICT, OR
CHRISTMAS VALLEY PARK & RECREATION DISTRICT, OR
CHRISTMAS VALLEY R.F.P.D., OR
CITY OF BOGALUSA SCHOOL BOARD, LA
CLACKAMAS COUNTY FIRE DISTRICT #1, OR
CLACKAMAS COUNTY SERVICE DISTRICT #1, OR
CLACKAMAS COUNTY VECTOR CONTROL DISTRICT, OR
CLACKAMAS RIVER WATER
CLACKAMAS RIVER WATER, OR
CLACKAMAS S.W.C.D., OR
CLATSKANIE DRAINAGE IMPROVEMENT COMPANY, OR

CLATSKANIE LIBRARY DISTRICT, OR
CLATSKANIE P.U.D., OR
CLATSKANIE PARK & RECREATION DISTRICT, OR
CLATSKANIE PEOPLE'S UTILITY DISTRICT
CLATSKANIE R.F.P.D., OR
CLATSOP CARE CENTER HEALTH DISTRICT, OR
CLATSOP COUNTY S.W.C.D., OR
CLATSOP DRAINAGE IMPROVEMENT COMPANY #15, INC., OR
CLEAN WATER SERVICES
CLEAN WATER SERVICES, OR
CLOVERDALE R.F.P.D., OR
CLOVERDALE SANITARY DISTRICT, OR
CLOVERDALE WATER DISTRICT, OR
COALEDO DRAINAGE DISTRICT, OR
COBURG FIRE DISTRICT, OR
COLESTIN RURAL FIRE DISTRICT, OR
COLTON R.F.P.D., OR
COLTON WATER DISTRICT #11, OR
COLUMBIA 911 COMMUNICATIONS DISTRICT, OR
COLUMBIA COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
COLUMBIA DRAINAGE VECTOR CONTROL, OR
COLUMBIA IMPROVEMENT DISTRICT, OR
COLUMBIA R.F.P.D., OR
COLUMBIA RIVER FIRE & RESCUE, OR
COLUMBIA RIVER PUD, OR
COLUMBIA S.W.C.D., OR
COLUMBIA S.W.C.D., OR
CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION
COOS COUNTY AIRPORT DISTRICT, OR
COOS COUNTY AIRPORT DISTRICT, OR
COOS COUNTY AREA TRANSIT SERVICE DISTRICT, OR
COOS COUNTY AREA TRANSIT SERVICE DISTRICT, OR
COOS FOREST PROTECTIVE ASSOCIATION
COOS S.W.C.D., OR
COQUILLE R.F.P.D., OR
COQUILLE VALLEY HOSPITAL DISTRICT, OR
CORBETT WATER DISTRICT, OR
CORNELIUS R.F.P.D., OR
CORP RANCH ROAD WATER IMPROVEMENT, OR
CORVALLIS R.F.P.D., OR
COUNTRY CLUB ESTATES SPECIAL WATER DISTRICT, OR
COUNTRY CLUB WATER DISTRICT, OR
COUNTRY ESTATES ROAD DISTRICT, OR
COVE CEMETERY MAINTENANCE DISTRICT, OR
COVE ORCHARD SEWER SERVICE DISTRICT, OR
COVE R.F.P.D., OR
CRESCENT R.F.P.D., OR
CRESCENT SANITARY DISTRICT, OR
CRESCENT WATER SUPPLY AND IMPROVEMENT DISTRICT, OR
CROOK COUNTY AGRICULTURE EXTENSION SERVICE DISTRICT, OR
CROOK COUNTY CEMETERY DISTRICT, OR
CROOK COUNTY FIRE AND RESCUE, OR
CROOK COUNTY PARKS & RECREATION DISTRICT, OR
CROOK COUNTY S.W.C.D., OR
CROOK COUNTY VECTOR CONTROL DISTRICT, OR
CROOKED RIVER RANCH R.F.P.D., OR
CROOKED RIVER RANCH SPECIAL ROAD DISTRICT, OR
CRYSTAL SPRINGS WATER DISTRICT, OR
CURRY COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
CURRY COUNTY PUBLIC TRANSIT SERVICE DISTRICT, OR
CURRY COUNTY S.W.C.D., OR
CURRY HEALTH DISTRICT, OR
CURRY PUBLIC LIBRARY DISTRICT, OR
DALLAS CEMETERY DISTRICT #4, OR
DARLEY DRIVE SPECIAL ROAD DISTRICT, OR
DAVID CROCKETT STEAM FIRE COMPANY #1, LA
DAYS CREEK R.F.P.D., OR
DAYTON FIRE DISTRICT, OR
DEAN MINARD WATER DISTRICT, OR
DEE IRRIGATION DISTRICT, OR
DEER ISLAND DRAINAGE IMPROVEMENT COMPANY, OR
DELL BROGAN CEMETERY MAINTENANCE DISTRICT, OR
DEPOE BAY R.F.P.D., OR
DESCHUTES COUNTY 911 SERVICE DISTRICT, OR
DESCHUTES COUNTY R.F.P.D. #2, OR
DESCHUTES PUBLIC LIBRARY DISTRICT, OR
DESCHUTES S.W.C.D., OR
DESCHUTES VALLEY WATER DISTRICT, OR
DEVILS LAKE WATER IMPROVEMENT DISTRICT, OR
DEXTER R.F.P.D., OR
DEXTER SANITARY DISTRICT, OR
DORA-SITKUM R.F.P.D., OR
DOUGLAS COUNTY FIRE DISTRICT #2, OR
DOUGLAS S.W.C.D., OR
DRAKES CROSSING R.F.P.D., OR
DRRH SPECIAL ROAD DISTRICT #6, OR
DRY GULCH DITCH DISTRICT IMPROVEMENT COMPANY, OR
DUFUR RECREATION DISTRICT, OR
DUMBECK LANE DOMESTIC WATER SUPPLY, OR
DUNDEE R.F.P.D., OR
DURKEE COMMUNITY BUILDING PRESERVATION DISTRICT, OR
EAGLE POINT IRRIGATION DISTRICT, OR
EAGLE VALLEY CEMETERY MAINTENANCE DISTRICT, OR
EAGLE VALLEY R.F.P.D., OR
EAGLE VALLEY S.W.C.D., OR
EAST FORK IRRIGATION DISTRICT, OR
EAST MULTNOMAH S.W.C.D., OR
EAST SALEM SERVICE DISTRICT, OR
EAST UMATILLA CHEMICAL CONTROL DISTRICT, OR
EAST UMATILLA COUNTY AMBULANCE AREA HEALTH DISTRICT, OR
EAST UMATILLA COUNTY R.F.P.D., OR
EAST VALLEY WATER DISTRICT, OR
ELGIN COMMUNITY PARKS & RECREATION DISTRICT, OR
ELGIN HEALTH DISTRICT, OR
ELGIN R.F.P.D., OR
ELKTON ESTATES PHASE II SPECIAL ROAD DISTRICT, OR
ELKTON R.F.P.D., OR
EMERALD P.U.D., OR
ENTERPRISE IRRIGATION DISTRICT, OR
ESTACADA CEMETERY MAINTENANCE DISTRICT, OR
ESTACADA R.F.P.D. #69, OR
EUGENE R.F.P.D. # 1, OR

EUGENE WATER AND ELECTRIC BOARD
EVANS VALLEY FIRE DISTRICT #6, OR
FAIR OAKS R.F.P.D., OR
FAIRVIEW R.F.P.D., OR
FAIRVIEW WATER DISTRICT, OR
FALCON HEIGHTS WATER AND SEWER, OR
FALCON-COVE BEACH WATER DISTRICT, OR
FALL RIVER ESTATES SPECIAL ROAD DISTRICT, OR
FARGO INTERCHANGE SERVICE DISTRICT, OR
FARMERS IRRIGATION DISTRICT, OR
FAT ELK DRAINAGE DISTRICT, OR
FERN RIDGE PUBLIC LIBRARY DISTRICT, OR
FERN VALLEY ESTATES IMPROVEMENT DISTRICT, OR
FOR FAR ROAD DISTRICT, OR
FOREST GROVE R.F.P.D., OR
FOREST VIEW SPECIAL ROAD DISTRICT, OR
FORT ROCK-SILVER LAKE S.W.C.D., OR
FOUR RIVERS VECTOR CONTROL DISTRICT, OR
FOX CEMETERY MAINTENANCE DISTRICT, OR
GARDINER R.F.P.D., OR
GARDINER SANITARY DISTRICT, OR
GARIBALDI R.F.P.D., OR
GASTON R.F.P.D., OR
GATES R.F.P.D., OR
GEARHART R.F.P.D., OR
GILLIAM S.W.C.D., OR
GLENDALE AMBULANCE DISTRICT, OR
GLENDALE R.F.P.D., OR
GLENEDEN BEACH SPECIAL ROAD DISTRICT, OR
GLENEDEN SANITARY DISTRICT, OR
GLENWOOD WATER DISTRICT, OR
GLIDE - IDLEYLD SANITARY DISTRICT, OR
GLIDE R.F.P.D., OR
GOLD BEACH - WEDDERBURN R.F.P.D., OR
GOLD HILL IRRIGATION DISTRICT, OR
GOLDFINCH ROAD DISTRICT, OR
GOSHEN R.F.P.D., OR
GOVERNMENT CAMP ROAD DISTRICT, OR
GOVERNMENT CAMP SANITARY DISTRICT, OR
GRAND PRAIRIE WATER CONTROL DISTRICT, OR
GRAND RONDE SANITARY DISTRICT, OR
GRANT COUNTY TRANSPORTATION DISTRICT, OR
GRANT S.W.C.D., OR
GRANTS PASS IRRIGATION DISTRICT, OR
GREATER BOWEN VALLEY R.F.P.D., OR
GREATER ST. HELENS PARK & RECREATION DISTRICT, OR
GREATER TOLEDO POOL RECREATION DISTRICT, OR
GREEN KNOLLS SPECIAL ROAD DISTRICT, OR
GREEN SANITARY DISTRICT, OR
GREENACRES R.F.P.D., OR
GREENBERRY IRRIGATION DISTRICT, OR
GREENSPRINGS RURAL FIRE DISTRICT, OR
HAHLEN ROAD SPECIAL DISTRICT, OR
HAINES CEMETERY MAINTENANCE DISTRICT, OR
HAINES FIRE PROTECTION DISTRICT, OR
HALSEY-SHEDD R.F.P.D., OR
HAMLET R.F.P.D., OR
HARBOR R.F.P.D., OR
HARBOR SANITARY DISTRICT, OR
HARBOR WATER P.U.D., OR
HARNEY COUNTY HEALTH DISTRICT, OR
HARNEY S.W.C.D., OR
HARPER SOUTH SIDE IRRIGATION DISTRICT, OR
HARRISBURG FIRE AND RESCUE, OR
HAUSER R.F.P.D., OR
HAZELDELL RURAL FIRE DISTRICT, OR
HEBO JOINT WATER-SANITARY AUTHORITY, OR
HECETA WATER P.U.D., OR
HELIX CEMETERY MAINTENANCE DISTRICT #4, OR
HELIX PARK & RECREATION DISTRICT, OR
HELIX R.F.P.D. #7-411, OR
HEPPNER CEMETERY MAINTENANCE DISTRICT, OR
HEPPNER R.F.P.D., OR
HEPPNER WATER CONTROL DISTRICT, OR
HEREFORD COMMUNITY HALL RECREATION DISTRICT, OR
HERMISTON CEMETERY DISTRICT, OR
HERMISTON IRRIGATION DISTRICT, OR
HIDDEN VALLEY MOBILE ESTATES IMPROVEMENT DISTRICT, OR
HIGH DESERT PARK & RECREATION DISTRICT, OR
HIGHLAND SUBDIVISION WATER DISTRICT, OR
HONOLULU INTERNATIONAL AIRPORT
HOOD RIVER COUNTY LIBRARY DISTRICT, OR
HOOD RIVER COUNTY TRANSPORTATION DISTRICT, OR
HOOD RIVER S.W.C.D., OR
HOOD RIVER VALLEY PARKS & RECREATION DISTRICT, OR
HOODLAND FIRE DISTRICT #74
HOODLAND FIRE DISTRICT #74, OR
HORSEFLY IRRIGATION DISTRICT, OR
HOSKINS-KINGS VALLEY R.F.P.D., OR
HOUSING AUTHORITY OF PORTLAND
HUBBARD R.F.P.D., OR
HUDSON BAY DISTRICT IMPROVEMENT COMPANY, OR
I N (KAY) YOUNG DITCH DISTRICT IMPROVEMENT COMPANY, OR
ICE FOUNTAIN WATER DISTRICT, OR
IDAHO POINT SPECIAL ROAD DISTRICT, OR
IDANHA-DETROIT RURAL FIRE PROTECTION DISTRICT, OR
ILLINOIS VALLEY FIRE DISTRICT
ILLINOIS VALLEY R.F.P.D., OR
ILLINOIS VALLEY S.W.C.D., OR
IMBLER R.F.P.D., OR
INTERLACHEN WATER P.U.D., OR
IONE LIBRARY DISTRICT, OR
IONE R.F.P.D. #6-604, OR
IRONSIDE CEMETERY MAINTENANCE DISTRICT, OR
IRONSIDE RURAL ROAD DISTRICT #5, OR
IRRIGON PARK & RECREATION DISTRICT, OR
IRRIGON R.F.P.D., OR
ISLAND CITY AREA SANITATION DISTRICT, OR
ISLAND CITY CEMETERY MAINTENANCE DISTRICT, OR
JACK PINE VILLAGE SPECIAL ROAD DISTRICT, OR
JACKSON COUNTY FIRE DISTRICT #3, OR
JACKSON COUNTY FIRE DISTRICT #4, OR
JACKSON COUNTY FIRE DISTRICT #5, OR
JACKSON COUNTY LIBRARY DISTRICT, OR
JACKSON COUNTY VECTOR CONTROL DISTRICT, OR
JACKSON S.W.C.D., OR
JASPER KNOLLS WATER DISTRICT, OR
JEFFERSON COUNTY EMERGENCY MEDICAL SERVICE DISTRICT, OR
JEFFERSON COUNTY FIRE DISTRICT #1, OR
JEFFERSON COUNTY LIBRARY DISTRICT, OR
JEFFERSON COUNTY S.W.C.D., OR
JEFFERSON PARK & RECREATION DISTRICT, OR

JEFFERSON R.F.P.D., OR
JOB'S DRAINAGE DISTRICT, OR
JOHN DAY WATER DISTRICT, OR
JOHN DAY-CANYON CITY PARKS & RECREATION DISTRICT, OR
JOHN DAY-FERNHILL R.F.P.D. #5-108, OR
JORDAN VALLEY CEMETERY DISTRICT, OR
JORDAN VALLEY IRRIGATION DISTRICT, OR
JOSEPHINE COMMUNITY LIBRARY DISTRICT, OR
JOSEPHINE COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
JOSEPHINE COUNTY 911 AGENCY, OR
JUNCTION CITY R.F.P.D., OR
JUNCTION CITY WATER CONTROL DISTRICT, OR
JUNIPER BUTTE ROAD DISTRICT, OR
JUNIPER CANYON WATER CONTROL DISTRICT, OR
JUNIPER FLAT DISTRICT IMPROVEMENT COMPANY, OR
JUNIPER FLAT R.F.P.D., OR
JUNO NONPROFIT WATER IMPROVEMENT DISTRICT, OR
KEATING R.F.P.D., OR
KEATING S.W.C.D., OR
KEIZER R.F.P.D., OR
KELLOGG RURAL FIRE DISTRICT, OR
KENO IRRIGATION DISTRICT, OR
KENO PINES ROAD DISTRICT, OR
KENO R.F.P.D., OR
KENT WATER DISTRICT, OR
KERBY WATER DISTRICT, OR
K-GB-LB WATER DISTRICT, OR
KILCHIS WATER DISTRICT, OR
KLAMATH 9-1-1 COMMUNICATIONS DISTRICT, OR
KLAMATH BASIN IMPROVEMENT DISTRICT, OR
KLAMATH COUNTY DRAINAGE SERVICE DISTRICT, OR
KLAMATH COUNTY EXTENSION SERVICE DISTRICT, OR
KLAMATH COUNTY FIRE DISTRICT #1, OR
KLAMATH COUNTY FIRE DISTRICT #3, OR
KLAMATH COUNTY FIRE DISTRICT #4, OR
KLAMATH COUNTY FIRE DISTRICT #5, OR
KLAMATH COUNTY LIBRARY SERVICE DISTRICT, OR
KLAMATH COUNTY PREDATORY ANIMAL CONTROL DISTRICT, OR
KLAMATH DRAINAGE DISTRICT, OR
KLAMATH FALLS FOREST ESTATES SPECIAL ROAD DISTRICT UNIT #2, OR
KLAMATH INTEROPERABILITY RADIO GROUP, OR
KLAMATH IRRIGATION DISTRICT, OR
KLAMATH RIVER ACRES SPECIAL ROAD DISTRICT, OR
KLAMATH S.W.C.D., OR
KLAMATH VECTOR CONTROL DISTRICT, OR
KNAPPA-SVENSEN-BURNSIDE R.F.P.D., OR
LA GRANDE CEMETERY MAINTENANCE DISTRICT, OR
LA GRANDE R.F.P.D., OR
LA PINE PARK & RECREATION DISTRICT, OR
LA PINE R.F.P.D., OR
LABISH VILLAGE SEWAGE & DRAINAGE, OR
LACOMB IRRIGATION DISTRICT, OR
LAFAYETTE AIRPORT COMMISSION, LA
LAFOURCHE PARISH HEALTH UNIT – DHH-OPH REGION 3
LAIDLAW WATER DISTRICT, OR
LAKE CHINOOK FIRE & RESCUE, OR
LAKE COUNTY 4-H & EXTENSION SERVICE DISTRICT, OR
LAKE COUNTY LIBRARY DISTRICT, OR
LAKE CREEK R.F.P.D. - JACKSON, OR
LAKE CREEK R.F.P.D. - LANE COUNTY, OR
LAKE DISTRICT HOSPITAL, OR
LAKE GROVE R.F.P.D. NO. 57, OR
LAKE GROVE WATER DISTRICT, OR
LAKE LABISH WATER CONTROL DISTRICT, OR
LAKE POINT SPECIAL ROAD DISTRICT, OR
LAKESIDE R.F.P.D. #4, OR
LAKESIDE WATER DISTRICT, OR
LAKEVIEW R.F.P.D., OR
LAKEVIEW S.W.C.D., OR
LAMONTAI IMPROVEMENT DISTRICT, OR
LANE FIRE AUTHORITY, OR
LANE LIBRARY DISTRICT, OR
LANE TRANSIT DISTRICT, OR
LANGELL VALLEY IRRIGATION DISTRICT, OR
LANGLOIS PUBLIC LIBRARY, OR
LANGLOIS R.F.P.D., OR
LANGLOIS WATER DISTRICT, OR
LAZY RIVER SPECIAL ROAD DISTRICT, OR
LEBANON AQUATIC DISTRICT, OR
LEBANON R.F.P.D., OR
LEWIS & CLARK R.F.P.D., OR
LINCOLN COUNTY LIBRARY DISTRICT, OR
LINCOLN S.W.C.D., OR
LINN COUNTY EMERGENCY TELEPHONE AGENCY, OR
LINN S.W.C.D., OR
LITTLE MUDDY CREEK WATER CONTROL, OR
LITTLE NESTUCCA DRAINAGE DISTRICT, OR
LITTLE SWITZERLAND SPECIAL ROAD DISTRICT, OR
LONE PINE IRRIGATION DISTRICT, OR
LONG PRAIRIE WATER DISTRICT, OR
LOOKINGGLASS OLALLA WATER CONTROL DISTRICT, OR
LOOKINGGLASS RURAL FIRE DISTRICT, OR
LORANE R.F.P.D., OR
LOST & BOULDER DITCH IMPROVEMENT DISTRICT, OR
LOST CREEK PARK SPECIAL ROAD DISTRICT, OR
LOUISIANA PUBLIC SERVICE COMMISSION, LA
LOUISIANA WATER WORKS
LOWELL R.F.P.D., OR
LOWER MCKAY CREEK R.F.P.D., OR
LOWER MCKAY CREEK WATER CONTROL DISTRICT, OR
LOWER POWDER RIVER IRRIGATION DISTRICT, OR
LOWER SILETZ WATER DISTRICT, OR
LOWER UMPQUA HOSPITAL DISTRICT, OR
LOWER UMPQUA PARK & RECREATION DISTRICT, OR
LOWER VALLEY WATER IMPROVEMENT DISTRICT, OR
LUCE LONG DITCH DISTRICT IMPROVEMENT CO., OR
LUSTED WATER DISTRICT, OR
LYONS R.F.P.D., OR
LYONS-MEHAMA WATER DISTRICT, OR
MADRAS AQUATIC CENTER DISTRICT, OR
MAKAI SPECIAL ROAD DISTRICT, OR
MALHEUR COUNTY S.W.C.D., OR
MALHEUR COUNTY VECTOR CONTROL DISTRICT, OR

MALHEUR DISTRICT IMPROVEMENT COMPANY, OR
MALHEUR DRAINAGE DISTRICT, OR
MALHEUR MEMORIAL HEALTH DISTRICT, OR
MALIN COMMUNITY CEMETERY MAINTENANCE DISTRICT, OR
MALIN COMMUNITY PARK & RECREATION DISTRICT, OR
MALIN IRRIGATION DISTRICT, OR
MALIN R.F.P.D., OR
MAPLETON FIRE DEPARTMENT, OR
MAPLETON WATER DISTRICT, OR
MARCOLA WATER DISTRICT, OR
MARION COUNTY EXTENSION & 4H SERVICE DISTRICT, OR
MARION COUNTY FIRE DISTRICT #1, OR
MARION JACK IMPROVEMENT DISTRICT, OR
MARION S.W.C.D., OR
MARY'S RIVER ESTATES ROAD DISTRICT, OR
MCDONALD FOREST ESTATES SPECIAL ROAD DISTRICT, OR
MCKAY ACRES IMPROVEMENT DISTRICT, OR
MCKAY DAM R.F.P.D. # 7-410, OR
MCKENZIE FIRE & RESCUE, OR
MCKENZIE PALISADES WATER SUPPLY CORPORATION, OR
MCMINNVILLE R.F.P.D., OR
MCNULTY WATER P.U.D., OR
MEADOWS DRAINAGE DISTRICT, OR
MEDFORD IRRIGATION DISTRICT, OR
MEDFORD R.F.P.D. #2, OR
MEDFORD WATER COMMISSION
MEDICAL SPRINGS R.F.P.D., OR
MELHEUR COUNTY JAIL, OR
MERLIN COMMUNITY PARK DISTRICT, OR
MERRILL CEMETERY MAINTENANCE DISTRICT, OR
MERRILL PARK DISTRICT, OR
MERRILL R.F.P.D., OR
METRO REGIONAL GOVERNMENT
METRO REGIONAL PARKS
METROPOLITAN EXPOSITION RECREATION COMMISSION
METROPOLITAN SERVICE DISTRICT (METRO)
MID COUNTY CEMETERY MAINTENANCE DISTRICT, OR
MID-COLUMBIA FIRE AND RESCUE, OR
MIDDLE FORK IRRIGATION DISTRICT, OR
MIDLAND COMMUNITY PARK, OR
MIDLAND DRAINAGE IMPROVEMENT DISTRICT, OR
MILES CROSSING SANITARY SEWER DISTRICT, OR
MILL CITY R.F.P.D. #2-303, OR
MILL FOUR DRAINAGE DISTRICT, OR
MILLICOMA RIVER PARK & RECREATION DISTRICT, OR
MILLINGTON R.F.P.D. #5, OR
MILO VOLUNTEER FIRE DEPARTMENT, OR
MILTON-FREEWATER AMBULANCE SERVICE AREA HEALTH DISTRICT, OR
MILTON-FREEWATER WATER CONTROL DISTRICT, OR
MIROCO SPECIAL ROAD DISTRICT, OR
MIST-BIRKENFELD R.F.P.D., OR
MODOC POINT IRRIGATION DISTRICT, OR
MODOC POINT SANITARY DISTRICT, OR
MOHAWK VALLEY R.F.P.D., OR
MOLALLA AQUATIC DISTRICT, OR
MOLALLA R.F.P.D. #73, OR
MONITOR R.F.P.D., OR
MONROE R.F.P.D., OR
MONUMENT CEMETERY MAINTENANCE DISTRICT, OR
MONUMENT S.W.C.D., OR
MOOREA DRIVE SPECIAL ROAD DISTRICT, OR
MORO R.F.P.D., OR
MORROW COUNTY HEALTH DISTRICT, OR
MORROW COUNTY UNIFIED RECREATION DISTRICT, OR
MORROW S.W.C.D., OR
MOSIER FIRE DISTRICT, OR
MOUNTAIN DRIVE SPECIAL ROAD DISTRICT, OR
MT. ANGEL R.F.P.D., OR
MT. HOOD IRRIGATION DISTRICT, OR
MT. LAKI CEMETERY DISTRICT, OR
MT. VERNON R.F.P.D., OR
MULINO WATER DISTRICT #1, OR
MULTNOMAH COUNTY DRAINAGE DISTRICT #1, OR
MULTNOMAH COUNTY R.F.P.D. #10, OR
MULTNOMAH COUNTY R.F.P.D. #14, OR
MULTNOMAH EDUCATION SERVICE DISTRICT
MYRTLE CREEK R.F.P.D., OR
NEAH-KAH-NIE WATER DISTRICT, OR
NEDONNA R.F.P.D., OR
NEHALEM BAY FIRE AND RESCUE, OR
NEHALEM BAY HEALTH DISTRICT, OR
NEHALEM BAY WASTEWATER AGENCY, OR
NESIKA BEACH-OPHIR WATER DISTRICT, OR
NESKOWIN REGIONAL SANITARY AUTHORITY, OR
NESKOWIN REGIONAL WATER DISTRICT, OR
NESTUCCA R.F.P.D., OR
NETARTS WATER DISTRICT, OR
NETARTS-OCEANSIDE R.F.P.D., OR
NETARTS-OCEANSIDE SANITARY DISTRICT, OR
NEW BRIDGE WATER SUPPLY DISTRICT, OR
NEW CARLTON FIRE DISTRICT, OR
NEW ORLEANS REDEVELOPMENT AUTHORITY, LA
NEW PINE CREEK R.F.P.D., OR
NEWBERG R.F.P.D., OR
NEWBERRY ESTATES SPECIAL ROAD DISTRICT, OR
NEWPORT R.F.P.D., OR
NEWT YOUNG DITCH DISTRICT IMPROVEMENT COMPANY, OR
NORTH ALBANY R.F.P.D., OR
NORTH BAY R.F.P.D. #9, OR
NORTH CLACKAMAS PARKS & RECREATION DISTRICT, OR
NORTH COUNTY RECREATION DISTRICT, OR
NORTH DOUGLAS COUNTY FIRE & EMS, OR
NORTH DOUGLAS PARK & RECREATION DISTRICT, OR
NORTH GILLIAM COUNTY HEALTH DISTRICT, OR
NORTH GILLIAM COUNTY R.F.P.D., OR
NORTH LAKE HEALTH DISTRICT, OR
NORTH LEBANON WATER CONTROL DISTRICT, OR
NORTH LINCOLN FIRE & RESCUE DISTRICT #1, OR
NORTH LINCOLN HEALTH DISTRICT, OR
NORTH MORROW VECTOR CONTROL DISTRICT, OR
NORTH SHERMAN COUNTY R.F.P.D, OR
NORTH UNIT IRRIGATION DISTRICT, OR
NORTHEAST OREGON HOUSING AUTHORITY, OR
NORTHEAST WHEELER COUNTY HEALTH DISTRICT, OR
NORTHERN WASCO COUNTY P.U.D., OR
NORTHERN WASCO COUNTY PARK & RECREATION DISTRICT, OR
NYE DITCH USERS DISTRICT IMPROVEMENT, OR

NYSSA ROAD ASSESSMENT DISTRICT #2, OR
NYSSA RURAL FIRE DISTRICT, OR
NYSSA-ARCADIA DRAINAGE DISTRICT, OR
OAK LODGE WATER SERVICES, OR
OAKLAND R.F.P.D., OR
OAKVILLE COMMUNITY CENTER, OR
OCEANSIDE WATER DISTRICT, OR
OCHOCO IRRIGATION DISTRICT, OR
OCHOCO WEST WATER AND SANITARY AUTHORITY, OR
ODELL SANITARY DISTRICT, OR
OLD OWYHEE DITCH IMPROVEMENT DISTRICT, OR
OLNEY-WALLUSKI FIRE & RESCUE DISTRICT, OR
ONTARIO LIBRARY DISTRICT, OR
ONTARIO R.F.P.D., OR
OPHIR R.F.P.D., OR
OREGON COAST COMMUNITY ACTION
OREGON HOUSING AND COMMUNITY SERVICES
OREGON INTERNATIONAL PORT OF COOS BAY, OR
OREGON LEGISLATIVE ADMINISTRATION
OREGON OUTBACK R.F.P.D., OR
OREGON POINT, OR
OREGON TRAIL LIBRARY DISTRICT, OR
OTTER ROCK WATER DISTRICT, OR
OWW UNIT #2 SANITARY DISTRICT, OR
OWYHEE CEMETERY MAINTENANCE DISTRICT, OR
OWYHEE IRRIGATION DISTRICT, OR
PACIFIC CITY JOINT WATER-SANITARY AUTHORITY, OR
PACIFIC COMMUNITIES HEALTH DISTRICT, OR
PACIFIC RIVIERA #3 SPECIAL ROAD DISTRICT, OR
PALATINE HILL WATER DISTRICT, OR
PALMER CREEK WATER DISTRICT IMPROVEMENT COMPANY, OR
PANORAMIC ACCESS SPECIAL ROAD DISTRICT, OR
PANTHER CREEK ROAD DISTRICT, OR
PANTHER CREEK WATER DISTRICT, OR
PARKDALE R.F.P.D., OR
PARKDALE SANITARY DISTRICT, OR
PENINSULA DRAINAGE DISTRICT #1, OR
PENINSULA DRAINAGE DISTRICT #2, OR
PHILOMATH FIRE AND RESCUE, OR
PILOT ROCK CEMETERY MAINTENANCE DISTRICT #5, OR
PILOT ROCK PARK & RECREATION DISTRICT, OR
PILOT ROCK R.F.P.D., OR
PINE EAGLE HEALTH DISTRICT, OR
PINE FLAT DISTRICT IMPROVEMENT COMPANY, OR
PINE GROVE IRRIGATION DISTRICT, OR
PINE GROVE WATER DISTRICT-KLAMATH FALLS, OR
PINE GROVE WATER DISTRICT-MAUPIN, OR
PINE VALLEY CEMETERY DISTRICT, OR
PINE VALLEY R.F.P.D., OR
PINEWOOD COUNTRY ESTATES SPECIAL ROAD DISTRICT, OR
PIONEER DISTRICT IMPROVEMENT COMPANY, OR
PISTOL RIVER CEMETERY MAINTENANCE DISTRICT, OR
PISTOL RIVER FIRE DISTRICT, OR
PLEASANT HILL R.F.P.D., OR
PLEASANT HOME WATER DISTRICT, OR
POCAHONTAS MINING AND IRRIGATION DISTRICT, OR
POE VALLEY IMPROVEMENT DISTRICT, OR
POE VALLEY PARK & RECREATION DISTRICT, OR
POE VALLEY VECTOR CONTROL DISTRICT, OR
POLK COUNTY FIRE DISTRICT #1, OR
POLK S.W.C.D., OR
POMPADOUR WATER IMPROVEMENT DISTRICT, OR
PONDEROSA PINES EAST SPECIAL ROAD DISTRICT, OR
PORT OF ALSEA, OR
PORT OF ARLINGTON, OR
PORT OF ASTORIA, OR
PORT OF BANDON, OR
PORT OF BRANDON, OR
PORT OF BROOKINGS HARBOR, OR
PORT OF CASCADE LOCKS, OR
PORT OF COQUILLE RIVER, OR
PORT OF GARIBALDI, OR
PORT OF GOLD BEACH, OR
PORT OF HOOD RIVER, OR
PORT OF MORGAN CITY, LA
PORT OF MORROW, OR
PORT OF NEHALEM, OR
PORT OF NEWPORT, OR
PORT OF PORT ORFORD, OR
PORT OF PORTLAND, OR
PORT OF SIUSLAW, OR
PORT OF ST. HELENS, OR
PORT OF THE DALLES, OR
PORT OF TILLAMOOK BAY, OR
PORT OF TOLEDO, OR
PORT OF UMATILLA, OR
PORT OF UMPQUA, OR
PORT ORFORD CEMETERY MAINTENANCE DISTRICT, OR
PORT ORFORD PUBLIC LIBRARY DISTRICT, OR
PORT ORFORD R.F.P.D., OR
PORTLAND DEVELOPMENT COMMISSION, OR
PORTLAND FIRE AND RESCUE
PORTLAND HOUSING CENTER, OR
POWDER R.F.P.D., OR
POWDER RIVER R.F.P.D., OR
POWDER VALLEY WATER CONTROL DISTRICT, OR
POWERS HEALTH DISTRICT, OR
PRAIRIE CEMETERY MAINTENANCE DISTRICT, OR
PRINEVILLE LAKE ACRES SPECIAL ROAD DISTRICT #1, OR
PROSPECT R.F.P.D., OR
QUAIL VALLEY PARK IMPROVEMENT DISTRICT, OR
QUEENER IRRIGATION IMPROVEMENT DISTRICT, OR
RAINBOW WATER DISTRICT, OR
RAINIER CEMETERY DISTRICT, OR
RAINIER DRAINAGE IMPROVEMENT COMPANY, OR
RALEIGH WATER DISTRICT, OR
REDMOND AREA PARK & RECREATION DISTRICT, OR
REDMOND FIRE AND RESCUE, OR
RIDDLE FIRE PROTECTION DISTRICT, OR
RIDGEWOOD DISTRICT IMPROVEMENT COMPANY, OR
RIDGEWOOD ROAD DISTRICT, OR
RIETH SANITARY DISTRICT, OR
RIETH WATER DISTRICT, OR
RIMROCK WEST IMPROVEMENT DISTRICT, OR
RINK CREEK WATER DISTRICT, OR
RIVER BEND ESTATES SPECIAL ROAD DISTRICT, OR
RIVER FOREST ACRES SPECIAL ROAD DISTRICT, OR
RIVER MEADOWS IMPROVEMENT DISTRICT, OR
RIVER PINES ESTATES SPECIAL ROAD DISTRICT, OR
RIVER ROAD PARK & RECREATION DISTRICT, OR

RIVER ROAD WATER DISTRICT, OR
RIVERBEND RIVERBANK WATER IMPROVEMENT DISTRICT, OR
RIVERDALE R.F.P.D. 11-JT, OR
RIVERGROVE WATER DISTRICT, OR
RIVERSIDE MISSION WATER CONTROL DISTRICT, OR
RIVERSIDE R.F.P.D. #7-406, OR
RIVERSIDE WATER DISTRICT, OR
ROBERTS CREEK WATER DISTRICT, OR
ROCK CREEK DISTRICT IMPROVEMENT, OR
ROCK CREEK WATER DISTRICT, OR
ROCKWOOD WATER P.U.D., OR
ROCKY POINT FIRE & EMS, OR
ROGUE RIVER R.F.P.D., OR
ROGUE RIVER VALLEY IRRIGATION DISTRICT, OR
ROGUE VALLEY SEWER SERVICES, OR
ROGUE VALLEY SEWER, OR
ROGUE VALLEY TRANSPORTATION DISTRICT, OR
ROSEBURG URBAN SANITARY AUTHORITY, OR
ROSEWOOD ESTATES ROAD DISTRICT, OR
ROW RIVER VALLEY WATER DISTRICT, OR
RURAL ROAD ASSESSMENT DISTRICT #3, OR
RURAL ROAD ASSESSMENT DISTRICT #4, OR
SAINT LANDRY PARISH TOURIST COMMISSION
SAINT MARY PARISH REC DISTRICT 2
SAINT MARY PARISH REC DISTRICT 3
SAINT TAMMANY FIRE DISTRICT 4, LA
SALEM AREA MASS TRANSIT DISTRICT, OR
SALEM MASS TRANSIT DISTRICT
SALEM SUBURBAN R.F.P.D., OR
SALISHAN SANITARY DISTRICT, OR
SALMON RIVER PARK SPECIAL ROAD DISTRICT, OR
SALMON RIVER PARK WATER IMPROVEMENT DISTRICT, OR
SALMONBERRY TRAIL INTERGOVERNMENTAL AGENCY, OR
SANDPIPER VILLAGE SPECIAL ROAD DISTRICT, OR
SANDY DRAINAGE IMPROVEMENT COMPANY, OR
SANDY R.F.P.D. #72, OR
SANTA CLARA R.F.P.D., OR
SANTA CLARA WATER DISTRICT, OR
SANTIAM WATER CONTROL DISTRICT, OR
SAUVIE ISLAND DRAINAGE IMPROVEMENT COMPANY, OR
SAUVIE ISLAND VOLUNTEER FIRE DISTRICT #30J, OR
SCAPPOOSE DRAINAGE IMPROVEMENT COMPANY, OR
SCAPPOOSE PUBLIC LIBRARY DISTRICT, OR
SCAPPOOSE R.F.P.D., OR
SCIO R.F.P.D., OR
SCOTTSBURG R.F.P.D., OR
SEAL ROCK R.F.P.D., OR
SEAL ROCK WATER DISTRICT, OR
SEWERAGE AND WATER BOARD OF NEW ORLEANS, LA
SHANGRI-LA WATER DISTRICT, OR
SHASTA VIEW IRRIGATION DISTRICT, OR
SHELLEY ROAD CREST ACRES WATER DISTRICT, OR
SHERIDAN FIRE DISTRICT, OR
SHERMAN COUNTY HEALTH DISTRICT, OR
SHERMAN COUNTY S.W.C.D., OR
SHORELINE SANITARY DISTRICT, OR
SILETZ KEYS SANITARY DISTRICT, OR
SILETZ R.F.P.D., OR
SILVER FALLS LIBRARY DISTRICT, OR
SILVER LAKE IRRIGATION DISTRICT, OR
SILVER LAKE R.F.P.D., OR
SILVER SANDS SPECIAL ROAD DISTRICT, OR
SILVERTON R.F.P.D. NO. 2, OR
SISTERS PARKS & RECREATION DISTRICT, OR
SISTERS-CAMP SHERMAN R.F.P.D., OR
SIUSLAW PUBLIC LIBRARY DISTRICT, OR
SIUSLAW S.W.C.D., OR
SIUSLAW VALLEY FIRE AND RESCUE, OR
SIXES R.F.P.D., OR
SKIPANON WATER CONTROL DISTRICT, OR
SKYLINE VIEW DISTRICT IMPROVEMENT COMPANY, OR
SLEEPY HOLLOW WATER DISTRICT, OR
SMITH DITCH DISTRICT IMPROVEMENT COMPANY, OR
SOUTH CLACKAMAS TRANSPORTATION DISTRICT, OR
SOUTH COUNTY HEALTH DISTRICT, OR
SOUTH FORK WATER BOARD, OR
SOUTH GILLIAM COUNTY CEMETERY DISTRICT, OR
SOUTH GILLIAM COUNTY HEALTH DISTRICT, OR
SOUTH GILLIAM COUNTY R.F.P.D. VI-301, OR
SOUTH LAFOURCHE LEVEE DISTRICT, LA
SOUTH LANE COUNTY FIRE & RESCUE, OR
SOUTH SANTIAM RIVER WATER CONTROL DISTRICT, OR
SOUTH SHERMAN FIRE DISTRICT, OR
SOUTH SUBURBAN SANITARY DISTRICT, OR
SOUTH WASCO PARK & RECREATION DISTRICT, OR
SOUTHERN COOS HEALTH DISTRICT, OR
SOUTHERN CURRY CEMETERY MAINTENANCE DISTRICT, OR
SOUTHVIEW IMPROVEMENT DISTRICT, OR
SOUTHWEST LINCOLN COUNTY WATER DISTRICT, OR
SOUTHWESTERN POLK COUNTY R.F.P.D., OR
SOUTHWOOD PARK WATER DISTRICT, OR
SPECIAL ROAD DISTRICT #1, OR
SPECIAL ROAD DISTRICT #8, OR
SPRING RIVER SPECIAL ROAD DISTRICT, OR
SPRINGFIELD UTILITY BOARD, OR
ST. PAUL R.F.P.D., OR
STANFIELD CEMETERY DISTRICT #6, OR
STANFIELD IRRIGATION DISTRICT, OR
STARR CREEK ROAD DISTRICT, OR
STARWOOD SANITARY DISTRICT, OR
STAYTON FIRE DISTRICT, OR
SUBLIMITY FIRE DISTRICT, OR
SUBURBAN EAST SALEM WATER DISTRICT, OR
SUBURBAN LIGHTING DISTRICT, OR
SUCCOR CREEK DISTRICT IMPROVEMENT COMPANY, OR
SUMMER LAKE IRRIGATION DISTRICT, OR
SUMMERVILLE CEMETERY MAINTENANCE DISTRICT, OR
SUMNER R.F.P.D., OR
SUN MOUNTAIN SPECIAL ROAD DISTRICT, OR
SUNDOWN SANITATION DISTRICT, OR
SUNFOREST ESTATES SPECIAL ROAD DISTRICT, OR
SUNNYSIDE IRRIGATION DISTRICT, OR
SUNRISE WATER AUTHORITY, OR
SUNRIVER SERVICE DISTRICT, OR
SUNSET EMPIRE PARK & RECREATION DISTRICT, OR
SUNSET EMPIRE TRANSPORTATION DISTRICT, OR

SURFLAND ROAD DISTRICT, OR
SUTHERLIN VALLEY RECREATION DISTRICT, OR
SUTHERLIN WATER CONTROL DISTRICT, OR
SWALLEY IRRIGATION DISTRICT, OR
SWEET HOME CEMETERY MAINTENANCE DISTRICT, OR
SWEET HOME FIRE & AMBULANCE DISTRICT, OR
SWISSHOME-DEADWOOD R.F.P.D., OR
TABLE ROCK DISTRICT IMPROVEMENT COMPANY, OR
TALENT IRRIGATION DISTRICT, OR
TANGENT R.F.P.D., OR
TENMILE R.F.P.D., OR
TERREBONNE DOMESTIC WATER DISTRICT, OR
THE DALLES IRRIGATION DISTRICT, OR
THOMAS CREEK-WESTSIDE R.F.P.D., OR
THREE RIVERS RANCH ROAD DISTRICT, OR
THREE SISTERS IRRIGATION DISTRICT, OR
TIGARD TUALATIN AQUATIC DISTRICT, OR
TIGARD WATER DISTRICT, OR
TILLAMOOK BAY FLOOD IMPROVEMENT DISTRICT, OR
TILLAMOOK COUNTY EMERGENCY COMMUNICATIONS DISTRICT, OR
TILLAMOOK COUNTY S.W.C.D., OR
TILLAMOOK COUNTY TRANSPORTATION DISTRICT, OR
TILLAMOOK FIRE DISTRICT, OR
TILLAMOOK P.U.D., OR
TILLER R.F.P.D., OR
TOBIN DITCH DISTRICT IMPROVEMENT COMPANY, OR
TOLEDO R.F.P.D., OR
TONE WATER DISTRICT, OR
TOOLEY WATER DISTRICT, OR
TRASK DRAINAGE DISTRICT, OR
TRI CITY R.F.P.D. #4, OR
TRI-CITY WATER & SANITARY AUTHORITY, OR
TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON
TRIMET, OR
TUALATIN HILLS PARK & RECREATION DISTRICT
TUALATIN HILLS PARK & RECREATION DISTRICT, OR
TUALATIN S.W.C.D., OR
TUALATIN VALLEY FIRE & RESCUE
TUALATIN VALLEY FIRE & RESCUE, OR
TUALATIN VALLEY IRRIGATION DISTRICT, OR
TUALATIN VALLEY WATER DISTRICT
TUALATIN VALLEY WATER DISTRICT, OR
TUMALO IRRIGATION DISTRICT, OR
TURNER FIRE DISTRICT, OR
TWIN ROCKS SANITARY DISTRICT, OR
TWO RIVERS NORTH SPECIAL ROAD DISTRICT, OR
TWO RIVERS S.W.C.D., OR
TWO RIVERS SPECIAL ROAD DISTRICT, OR
TYGH VALLEY R.F.P.D., OR
TYGH VALLEY WATER DISTRICT, OR
UMATILLA COUNTY FIRE DISTRICT #1, OR
UMATILLA COUNTY S.W.C.D., OR
UMATILLA COUNTY SPECIAL LIBRARY DISTRICT, OR
UMATILLA HOSPITAL DISTRICT, OR
UMATILLA R.F.P.D. #7-405, OR
UMATILLA-MORROW RADIO AND DATA DISTRICT, OR
UMPQUA S.W.C.D., OR
UNION CEMETERY MAINTENANCE DISTRICT, OR
UNION COUNTY SOLID WASTE DISPOSAL DISTRICT, OR
UNION COUNTY VECTOR CONTROL DISTRICT, OR
UNION GAP SANITARY DISTRICT, OR
UNION GAP WATER DISTRICT, OR
UNION HEALTH DISTRICT, OR
UNION R.F.P.D., OR
UNION S.W.C.D., OR
UNITY COMMUNITY PARK & RECREATION DISTRICT, OR
UPPER CLEVELAND RAPIDS ROAD DISTRICT, OR
UPPER MCKENZIE R.F.P.D., OR
UPPER WILLAMETTE S.W.C.D., OR
VALE OREGON IRRIGATION DISTRICT, OR
VALE RURAL FIRE PROTECTION DISTRICT, OR
VALLEY ACRES SPECIAL ROAD DISTRICT, OR
VALLEY VIEW CEMETERY MAINTENANCE DISTRICT, OR
VALLEY VIEW WATER DISTRICT, OR
VANDEVERT ACRES SPECIAL ROAD DISTRICT, OR
VERNONIA R.F.P.D., OR
VINEYARD MOUNTAIN PARK & RECREATION DISTRICT, OR
VINEYARD MOUNTAIN SPECIAL ROAD DISTRICT, OR
WALLA WALLA RIVER IRRIGATION DISTRICT, OR
WALLOWA COUNTY HEALTH CARE DISTRICT, OR
WALLOWA LAKE COUNTY SERVICE DISTRICT, OR
WALLOWA LAKE IRRIGATION DISTRICT, OR
WALLOWA LAKE R.F.P.D., OR
WALLOWA S.W.C.D., OR
WALLOWA VALLEY IMPROVEMENT DISTRICT #1, OR
WAMIC R.F.P.D., OR
WAMIC WATER & SANITARY AUTHORITY, OR
WARMSPRINGS IRRIGATION DISTRICT, OR
WASCO COUNTY S.W.C.D., OR
WATER ENVIRONMENT SERVICES, OR
WATER WONDERLAND IMPROVEMENT DISTRICT, OR
WATERBURY & ALLEN DITCH IMPROVEMENT DISTRICT, OR
WATSECO-BARVIEW WATER DISTRICT, OR
WAUNA WATER DISTRICT, OR
WEDDERBURN SANITARY DISTRICT, OR
WEST EAGLE VALLEY WATER CONTROL DISTRICT, OR
WEST EXTENSION IRRIGATION DISTRICT, OR
WEST LABISH DRAINAGE & WATER CONTROL IMPROVEMENT DISTRICT, OR
WEST MULTNOMAH S.W.C.D., OR
WEST SIDE R.F.P.D., OR
WEST SLOPE WATER DISTRICT, OR
WEST UMATILLA MOSQUITO CONTROL DISTRICT, OR
WEST VALLEY FIRE DISTRICT, OR
WESTERN HEIGHTS SPECIAL ROAD DISTRICT, OR
WESTERN LANE AMBULANCE DISTRICT, OR
WESTLAND IRRIGATION DISTRICT, OR
WESTON ATHENA MEMORIAL HALL PARK & RECREATION DISTRICT, OR
WESTON CEMETERY DISTRICT #2, OR
WESTPORT FIRE AND RESCUE, OR
WESTRIDGE WATER SUPPLY CORPORATION, OR
WESTWOOD HILLS ROAD DISTRICT, OR
WESTWOOD VILLAGE ROAD DISTRICT, OR

WHEELER S.W.C.D., OR
WHITE RIVER HEALTH DISTRICT, OR
WIARD MEMORIAL PARK DISTRICT, OR
WICKIUP WATER DISTRICT, OR
WILLAKENZIE R.F.P.D., OR
WILLAMALANE PARK & RECREATION DISTRICT, OR
WILLAMALANE PARK AND RECREATION DISTRICT
WILLAMETTE HUMANE SOCIETY
WILLAMETTE RIVER WATER COALITION, OR
WILLIAMS R.F.P.D., OR
WILLOW CREEK PARK DISTRICT, OR
WILLOW DALE WATER DISTRICT, OR
WILSON RIVER WATER DISTRICT, OR
WINCHESTER BAY R.F.P.D., OR
WINCHESTER BAY SANITARY DISTRICT, OR
WINCHUCK R.F.P.D., OR
WINSTON-DILLARD R.F.P.D., OR
WINSTON-DILLARD WATER DISTRICT, OR
WOLF CREEK R.F.P.D., OR
WOOD RIVER DISTRICT IMPROVEMENT COMPANY, OR
WOODBURN R.F.P.D. NO. 6, OR
WOODLAND PARK SPECIAL ROAD DISTRICT, OR
WOODS ROAD DISTRICT, OR
WRIGHT CREEK ROAD WATER IMPROVEMENT DISTRICT, OR
WY'EAST FIRE DISTRICT, OR
YACHATS R.F.P.D., OR
YAMHILL COUNTY TRANSIT AREA, OR
YAMHILL FIRE PROTECTION DISTRICT, OR
YAMHILL SWCD, OR
YONCALLA PARK & RECREATION DISTRICT, OR
YOUNGS RIVER-LEWIS & CLARK WATER DISTRICT, OR
ZUMWALT R.F.P.D., OR

K-12 INCLUDING BUT NOT LIMITED TO:

ACADIA PARISH SCHOOL BOARD
BEAVERTON SCHOOL DISTRICT
BEND-LA PINE SCHOOL DISTRICT
BOGALUSA HIGH SCHOOL, LA
BOSSIER PARISH SCHOOL BOARD
BROOKING HARBOR SCHOOL DISTRICT
CADDO PARISH SCHOOL DISTRICT
CALCASIEU PARISH SCHOOL DISTRICT
CANBY SCHOOL DISTRICT
CANYONVILLE CHRISTIAN ACADEMY
CASCADE SCHOOL DISTRICT
CASCADES ACADEMY OF CENTRAL OREGON
CENTENNIAL SCHOOL DISTRICT
CENTRAL CATHOLIC HIGH SCHOOL
CENTRAL POINT SCHOOL DISTRICT NO.6
CENTRAL SCHOOL DISTRICT 13J
COOS BAY SCHOOL DISTRICT NO.9
CORVALLIS SCHOOL DISTRICT 509J
COUNTY OF YAMHILL SCHOOL DISTRICT 29
CULVER SCHOOL DISTRICT
DALLAS SCHOOL DISTRICT NO.2
DAVID DOUGLAS SCHOOL DISTRICT
DAYTON SCHOOL DISTRICT NO.8
DE LA SALLE N CATHOLIC HS
DESCHUTES COUNTY SCHOOL DISTRICT NO.6
DOUGLAS EDUCATIONAL DISTRICT SERVICE
DUFUR SCHOOL DISTRICT NO.29
EAST BATON ROUGE PARISH SCHOOL DISTRICT
ESTACADA SCHOOL DISTRICT NO.10B
FOREST GROVE SCHOOL DISTRICT
GEORGE MIDDLE SCHOOL
GLADSTONE SCHOOL DISTRICT
GRANTS PASS SCHOOL DISTRICT 7
GREATER ALBANY PUBLIC SCHOOL DISTRICT
GRESHAM BARLOW JOINT SCHOOL DISTRICT
HEAD START OF LANE COUNTY
HIGH DESERT EDUCATION SERVICE DISTRICT
HILLSBORO SCHOOL DISTRICT
HOOD RIVER COUNTY SCHOOL DISTRICT
JACKSON CO SCHOOL DIST NO.9
JEFFERSON COUNTY SCHOOL DISTRICT 509-J
JEFFERSON PARISH SCHOOL DISTRICT
JEFFERSON SCHOOL DISTRICT
JUNCTION CITY SCHOOLS, OR
KLAMATH COUNTY SCHOOL DISTRICT
KLAMATH FALLS CITY SCHOOLS
LAFAYETTE PARISH SCHOOL DISTRICT
LAKE OSWEGO SCHOOL DISTRICT 7J
LANE COUNTY SCHOOL DISTRICT 4J
LINCOLN COUNTY SCHOOL DISTRICT
LINN CO. SCHOOL DIST. 95C
LIVINGSTON PARISH SCHOOL DISTRICT
LOST RIVER JR/SR HIGH SCHOOL
LOWELL SCHOOL DISTRICT NO.71
SALEM-KEIZER PUBLIC SCHOOLS 24J
MARION COUNTY SCHOOL DISTRICT 103
MARIST HIGH SCHOOL, OR
MCMINNVILLE SCHOOL DISTRICT NOAO
MEDFORD SCHOOL DISTRICT 549C
MITCH CHARTER SCHOOL
MONROE SCHOOL DISTRICT NO.1J
MORROW COUNTY SCHOOL DIST, OR
MULTNOMAH EDUCATION SERVICE DISTRICT
MULTISENSORY LEARNING ACADEMY
MYRTLE PINT SCHOOL DISTRICT 41
NEAH-KAH-NIE DISTRICT NO.56
NEWBERG PUBLIC SCHOOLS
NESTUCCA VALLEY SCHOOL DISTRICT NO.101
NOBEL LEARNING COMMUNITIES
NORTH BEND SCHOOL DISTRICT 13
NORTH CLACKAMAS SCHOOL DISTRICT
NORTH DOUGLAS SCHOOL DISTRICT
NORTH WASCO CITY SCHOOL DISTRICT 21
NORTHWEST REGIONAL EDUCATION SERVICE DISTRICT
ONTARIO MIDDLE SCHOOL
OREGON TRAIL SCHOOL DISTRICT NOA6
ORLEANS PARISH SCHOOL DISTRICT
PHOENIX-TALENT SCHOOL DISTRICT NOA
PLEASANT HILL SCHOOL DISTRICT
PORTLAND JEWISH ACADEMY
PORTLAND PUBLIC SCHOOLS
RAPIDES PARISH SCHOOL DISTRICT
REDMOND SCHOOL DISTRICT
REYNOLDS SCHOOL DISTRICT
ROGUE RIVER SCHOOL DISTRICT
ROSEBURG PUBLIC SCHOOLS
SCAPPOOSE SCHOOL DISTRICT 1J
SAINT TAMMANY PARISH SCHOOL BOARD, LA
SEASIDE SCHOOL DISTRICT 10
SHERWOOD SCHOOL DISTRICT 88J
SILVER FALLS SCHOOL DISTRICT 4J
SOUTH LANE SCHOOL DISTRICT 45J3
SOUTHERN OREGON EDUCATION SERVICE DISTRICT
SPRINGFIELD PUBLIC SCHOOLS
SUTHERLIN SCHOOL DISTRICT

SWEET HOME SCHOOL DISTRICT NO.55
TERREBONNE PARISH SCHOOL DISTRICT
THE CATLIN GABEL SCHOOL
TIGARD-TUALATIN SCHOOL DISTRICT
UMATILLA MORROW ESD
WEST LINN WILSONVILLE SCHOOL DISTRICT
WILLAMETTE EDUCATION SERVICE DISTRICT
WOODBURN SCHOOL DISTRICT
YONCALLA SCHOOL DISTRICT
ACADEMY FOR MATH ENGINEERING & SCIENCE (AMES), UT
ALIANZA ACADEMY, UT
ALPINE DISTRICT, UT
AMERICAN LEADERSHIP ACADEMY, UT
AMERICAN PREPARATORY ACADEMY, UT
BAER CANYON HIGH SCHOOL FOR SPORTS & MEDICAL SCIENCES, UT
BEAR RIVER CHARTER SCHOOL, UT
BEAVER SCHOOL DISTRICT, UT
BEEHIVE SCIENCE & TECHNOLOGY ACADEMY (BSTA) , UT
BOX ELDER SCHOOL DISTRICT, UT
CBA CENTER, UT
CACHE SCHOOL DISTRICT, UT
CANYON RIM ACADEMY, UT
CANYONS DISTRICT, UT
CARBON SCHOOL DISTRICT, UT
CHANNING HALL, UT
CHARTER SCHOOL LEWIS ACADEMY, UT
CITY ACADEMY, UT
DAGGETT SCHOOL DISTRICT, UT
DAVINCI ACADEMY, UT
DAVIS DISTRICT, UT
DUAL IMMERSION ACADEMY, UT
DUCHESNE SCHOOL DISTRICT, UT
EARLY LIGHT ACADEMY AT DAYBREAK, UT
EAST HOLLYWOOD HIGH, UT
EDITH BOWEN LABORATORY SCHOOL, UT
EMERSON ALCOTT ACADEMY, UT
EMERY SCHOOL DISTRICT, UT
ENTHEOS ACADEMY, UT
EXCELSIOR ACADEMY, UT
FAST FORWARD HIGH, UT
FREEDOM ACADEMY, UT
GARFIELD SCHOOL DISTRICT, UT
GATEWAY PREPARATORY ACADEMY, UT
GEORGE WASHINGTON ACADEMY, UT
GOOD FOUNDATION ACADEMY, UT
GRAND SCHOOL DISTRICT, UT
GRANITE DISTRICT, UT
GUADALUPE SCHOOL, UT
HAWTHORN ACADEMY, UT
INTECH COLLEGIATE HIGH SCHOOL, UT
IRON SCHOOL DISTRICT, UT
ITINERIS EARLY COLLEGE HIGH, UT
JOHN HANCOCK CHARTER SCHOOL, UT
JORDAN DISTRICT, UT
JUAB SCHOOL DISTRICT, UT
KANE SCHOOL DISTRICT, UT
KARL G MAESER PREPARATORY ACADEMY, UT
LAKEVIEW ACADEMY, UT
LEGACY PREPARATORY ACADEMY, UT
LIBERTY ACADEMY, UT
LINCOLN ACADEMY, UT
LOGAN SCHOOL DISTRICT, UT
MARIA MONTESSORI ACADEMY, UT
MERIT COLLEGE PREPARATORY ACADEMY, UT
MILLARD SCHOOL DISTRICT, UT
MOAB CHARTER SCHOOL, UT
MONTICELLO ACADEMY, UT
MORGAN SCHOOL DISTRICT, UT
MOUNTAINVILLE ACADEMY, UT
MURRAY SCHOOL DISTRICT, UT
NAVIGATOR POINTE ACADEMY, UT
NEBO SCHOOL DISTRICT, UT
NO UT ACAD FOR MATH ENGINEERING & SCIENCE (NUAMES), UT
NOAH WEBSTER ACADEMY, UT
NORTH DAVIS PREPARATORY ACADEMY, UT
NORTH SANPETE SCHOOL DISTRICT, UT
NORTH STAR ACADEMY, UT
NORTH SUMMIT SCHOOL DISTRICT, UT
ODYSSEY CHARTER SCHOOL, UT
OGDEN PREPARATORY ACADEMY, UT
OGDEN SCHOOL DISTRICT, UT
OPEN CLASSROOM, UT
OPEN HIGH SCHOOL OF UTAH, UT
OQUIRRH MOUNTAIN CHARTER SCHOOL, UT
PARADIGM HIGH SCHOOL, UT
PARK CITY SCHOOL DISTRICT, UT
PINNACLE CANYON ACADEMY, UT
PIUTE SCHOOL DISTRICT, UT
PROVIDENCE HALL, UT
PROVO SCHOOL DISTRICT, UT
QUAIL RUN PRIMARY SCHOOL, UT
QUEST ACADEMY, UT
RANCHES ACADEMY, UT
REAGAN ACADEMY, UT
RENAISSANCE ACADEMY, UT
RICH SCHOOL DISTRICT, UT
ROCKWELL CHARTER HIGH SCHOOL, UT
SALT LAKE ARTS ACADEMY, UT
SALT LAKE CENTER FOR SCIENCE EDUCATION, UT
SALT LAKE SCHOOL DISTRICT, UT
SALT LAKE SCHOOL FOR THE PERFORMING ARTS, UT
SAN JUAN SCHOOL DISTRICT, UT
SEVIER SCHOOL DISTRICT, UT
SOLDIER HOLLOW CHARTER SCHOOL, UT
SOUTH SANPETE SCHOOL DISTRICT, UT
SOUTH SUMMIT SCHOOL DISTRICT, UT
SPECTRUM ACADEMY, UT
SUCCESS ACADEMY, UT
SUCCESS SCHOOL, UT
SUMMIT ACADEMY, UT
SUMMIT ACADEMY HIGH SCHOOL, UT
SYRACUSE ARTS ACADEMY, UT
THOMAS EDISON - NORTH, UT
TIMPANOGOS ACADEMY, UT
TINTIC SCHOOL DISTRICT, UT
TOOELE SCHOOL DISTRICT, UT
TUACAHN HIGH SCHOOL FOR THE PERFORMING ARTS, UT
UINTAH RIVER HIGH, UT
UINTAH SCHOOL DISTRICT, UT
UTAH CONNECTIONS ACADEMY, UT
UTAH COUNTY ACADEMY OF SCIENCE, UT
UTAH ELECTRONIC HIGH SCHOOL, UT
UTAH SCHOOLS FOR DEAF & BLIND, UT
UTAH STATE OFFICE OF EDUCATION, UT
UTAH VIRTUAL ACADEMY, UT
VENTURE ACADEMY, UT
VISTA AT ENTRADA SCHOOL OF PERFORMING ARTS AND TECHNOLOGY, UT

WALDEN SCHOOL OF LIBERAL ARTS, UT
WASATCH PEAK ACADEMY, UT
WASATCH SCHOOL DISTRICT, UT
WASHINGTON SCHOOL DISTRICT, UT
WAYNE SCHOOL DISTRICT, UT
WEBER SCHOOL DISTRICT, UT
WEILENMANN SCHOOL OF DISCOVERY, UT

HIGHER EDUCATION
ARGOSY UNIVERSITY
BATON ROUGE COMMUNITY COLLEGE, LA
BIRTHINGWAY COLLEGE OF MIDWIFERY
BLUE MOUNTAIN COMMUNITY COLLEGE
BRIGHAM YOUNG UNIVERSITY - HAWAII
CENTRAL OREGON COMMUNITY COLLEGE
CENTENARY COLLEGE OF LOUISIANA
CHEMEKETA COMMUNITY COLLEGE
CLACKAMAS COMMUNITY COLLEGE
COLLEGE OF THE MARSHALL ISLANDS
COLUMBIA GORGE COMMUNITY COLLEGE
CONCORDIA UNIVERSITY
GEORGE FOX UNIVERSITY
KLAMATH COMMUNITY COLLEGE DISTRICT
LANE COMMUNITY COLLEGE
LEWIS AND CLARK COLLEGE
LINFIELD COLLEGE
LINN-BENTON COMMUNITY COLLEGE
LOUISIANA COLLEGE, LA
LOUISIANA STATE UNIVERSITY
LOUISIANA STATE UNIVERSITY HEALTH SERVICES
MARYLHURST UNIVERSITY
MT. HOOD COMMUNITY COLLEGE
MULTNOMAH BIBLE COLLEGE
NATIONAL COLLEGE OF NATURAL MEDICINE
NORTHWEST CHRISTIAN COLLEGE
OREGON HEALTH AND SCIENCE UNIVERSITY
OREGON INSTITUTE OF TECHNOLOGY
OREGON STATE UNIVERSITY
OREGON UNIVERSITY SYSTEM
PACIFIC UNIVERSITY
PIONEER PACIFIC COLLEGE
PORTLAND COMMUNITY COLLEGE
PORTLAND STATE UNIVERSITY
REED COLLEGE
RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII
ROGUE COMMUNITY COLLEGE
SOUTHEASTERN LOUISIANA UNIVERSITY
SOUTHERN OREGON UNIVERSITY (OREGON UNIVERSITY SYSTEM)
SOUTHWESTERN OREGON COMMUNITY COLLEGE
TULANE UNIVERSITY
TILLAMOOK BAY COMMUNITY COLLEGE
UMPQUA COMMUNITY COLLEGE
UNIVERSITY OF HAWAII BOARD OF REGENTS
UNIVERSITY OF HAWAII-HONOLULU COMMUNITY COLLEGE
UNIVERSITY OF OREGON-GRADUATE SCHOOL
UNIVERSITY OF PORTLAND
UNIVERSITY OF NEW ORLEANS
WESTERN OREGON UNIVERSITY
WESTERN STATES CHIROPRACTIC COLLEGE
WILLAMETTE UNIVERSITY
XAVIER UNIVERSITY
UTAH SYSTEM OF HIGHER EDUCATION, UT
UNIVERSITY OF UTAH, UT
UTAH STATE UNIVERSITY, UT
WEBER STATE UNIVERSITY, UT
SOUTHERN UTAH UNIVERSITY, UT
SNOW COLLEGE, UT
DIXIE STATE COLLEGE, UT
COLLEGE OF EASTERN UTAH, UT
UTAH VALLEY UNIVERSITY, UT
SALT LAKE COMMUNITY COLLEGE, UT
UTAH COLLEGE OF APPLIED TECHNOLOGY, UT

STATE AGENCIES
ADMIN. SERVICES OFFICE
BOARD OF MEDICAL EXAMINERS
HAWAII CHILD SUPPORT ENFORCEMENT AGENCY
HAWAII DEPARTMENT OF TRANSPORTATION
HAWAII HEALTH SYSTEMS CORPORATION
OFFICE OF MEDICAL ASSISTANCE PROGRAMS
OFFICE OF THE STATE TREASURER
OREGON BOARD OF ARCHITECTS
OREGON CHILD DEVELOPMENT COALITION
OREGON DEPARTMENT OF EDUCATION
OREGON DEPARTMENT OF FORESTRY
OREGON DEPT OF TRANSPORTATION
OREGON DEPT. OF EDUCATION
OREGON LOTTERY
OREGON OFFICE OF ENERGY
OREGON STATE BOARD OF NURSING
OREGON STATE DEPT OF CORRECTIONS
OREGON STATE POLICE
OREGON TOURISM COMMISSION
OREGON TRAVEL INFORMATION COUNCIL
SANTIAM CANYON COMMUNICATION CENTER
SEIU LOCAL 503, OPEU
SOH- JUDICIARY CONTRACTS AND PURCH
STATE DEPARTMENT OF DEFENSE, STATE OF HAWAII
STATE OF HAWAII
STATE OF HAWAII, DEPT. OF EDUCATION
STATE OF LOUISIANA
STATE OF LOUISIANA DEPT. OF EDUCATION
STATE OF LOUISIANA, 26TH JUDICIAL DISTRICT ATTORNEY
STATE OF UTAH

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name:	TURF EQUIPMENT, INC.
Trade Name:	
Address:	8015 DORSEY RUN ROAD JESSUP, MD 20794
Certificate Number:	1774397
Effective Date:	February 15, 2013
Date of Issuance:	March 20, 2023

For Office Use Only:

20230320143856805

Form AA302
Rev. 02/22

STATE OF NEW JERSEY

Division of Purchase & Property
Contract Compliance Audit Unit
EEO Monitoring Program

EMPLOYEE INFORMATION REPORT

IMPORTANT-READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM. FAILURE TO PROPERLY COMPLETE THE ENTIRE FORM AND TO SUBMIT THE REQUIRED $150.00 FEE MAY DELAY ISSUANCE OF YOUR CERTIFICATE. DO NOT SUBMIT EEO-1 REPORT FOR SECTION B, ITEM 11. For Instructions on completing the form, go to: https://www.nj.gov/treasury/contract_compliance/documents/pdf/forms/aa302ins.pdf

SECTION A - COMPANY IDENTIFICATION

1. FID. NO. OR SOCIAL SECURITY: 41-058047

2. TYPE OF BUSINESS: ☒ 1. MFG ☐ 2. SERVICE ☐ 3. WHOLESALE ☐ 4. RETAIL ☐ 5. OTHER

3. TOTAL NO. EMPLOYEES IN THE ENTIRE COMPANY: 11607

4. COMPANY NAME: The Toro Company

COMPANY E-MAIL:

5. STREET: 8111 Lyndale Avenue | CITY: Bloomington | COUNTY: Hennepin | STATE: MN | ZIP CODE: 55420

6. NAME OF PARENT OR AFFILIATED COMPANY (IF NONE, SO INDICATE) | CITY | STATE | ZIP CODE

7. CHECK ONE: IS THE COMPANY: ☐ SINGLE-ESTABLISHMENT EMPLOYER ☒ MULTI-ESTABLISHMENT EMPLOYER

8. IF MULTI-ESTABLISHMENT EMPLOYER, STATE THE NUMBER OF ESTABLISHMENTS IN NJ: 1

9. TOTAL NUMBER OF EMPLOYEES AT ESTABLISHMENT WHICH HAS BEEN AWARDED THE CONTRACT:

10. PUBLIC AGENCY AWARDING CONTRACT | CITY | COUNTY | STATE | ZIP CODE

Official Use Only	DATE RECEIVED	INAUG.DATE	ASSIGNED CERTIFICATION NUMBER

SECTION B - EMPLOYMENT DATA

11. Report all permanent, temporary and part-time employees ON YOUR OWN PAYROLL. Enter the appropriate figures on all lines and in all columns. Where there are no employees in a particular category, enter a zero. Include ALL employees, not just those in minority/non-minority categories, in columns 1, 2, & 3. *DO NOT SUBMIT AN EEO-1 REPORT.*

JOB CATEGORIES	ALL EMPLOYEES	PERMANENT MINORITY/NON-MINORITY EMPLOYEE BREAKDOWN													
	COL. 1	COL. 2	COL. 3	********* MALE*********						********FEMALE*********					
	Total	Male	Female												
	(Cols.2 &3)			BLACK	HISPANIC	AMER INDIAN	ASIAN	NON MIN	2 OR MORE RACES	BLACK	HISPANIC	AMER INDIAN	ASIAN	NON MIN	2 OR MORE RACES
Officials/ Managers	819	672	147	7	42	3	11	592	4	2	8	4	2	128	1
Professionals	1569	1203	366	14	55	15	59	1017	18	2	11	5	18	321	5
Technicians	286	262	24	9	27	7	5	206	2	1	9	0	0	14	0
Sales Workers	218	194	24	1	11	2	1	171	4	0	0	0	0	24	0
Office & Clerical	267	94	173	4	13	1	1	69	2	0	24	5	1	140	1
Craftworkers (Skilled)	496	395	101	12	61	9	5	299	3	0	23	2	8	66	0
Operatives (Semi-skilled)	4348	3418	930	107	430	70	183	2595	39	7	206	18	36	648	8
Laborers (Unskilled)	18	16	2	2	1	0	1	12	1	0	0	0	0	2	0
Service Workers	34	16	18	0	4	0	0	11	0	0	2	0	0	16	0
TOTAL	8055	6270	1785	156	644	107	219	4972	73	12	283	34	65	1359	15
Total employment From previous Report (if any)															
	The data below shall NOT be included in the figures for the appropriate categories above.														
Temporary & Part-Time Employees	15	13	2	0	1	0	3	8	1	0	0	0	1	1	0

12. HOW WAS INFORMATION AS TO RACE OR ETHNIC GROUP IN SECTION B OBTAINED? ☐ 1. Visual Survey ☒ 2. Employment Record ☐ 3. Other (Specify)

13. DATES OF PAYROLL PERIOD USED From: 3/06/2023 To: 3/19/2023

14. IS THIS THE FIRST Employee Information Report Submitted? 1. YES ☒ 2. NO ☐

15. IF NO, DATE LAST REPORT SUBMITTED MO. DAY YEAR

SECTION C - SIGNATURE AND IDENTIFICATION

16. NAME OF PERSON COMPLETING FORM (Print or Type): Viane Hoefs | SIGNATURE: V A. Hoefs | TITLE: Director Talent Acquisiti | DATE MO 03 DAY 16 YEAR 2023

17. ADDRESS NO. & STREET: 8111 Lyndale Avenue | CITY: Bloomington | COUNTY: Hennepin | STATE: MN | ZIP CODE: 55420 | PHONE (AREA CODE, NO.,EXTENSION): 952 - 887 - 8682

(e) *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

The following certifications and provisions may be required and apply when Participating Agency expends federal funds for any purchase resulting from this procurement process. Pursuant to 2 C.F.R. § 200.326, all contracts, including small purchases, awarded by the Participating Agency and the Participating Agency's subcontractors shall contain the procurement provisions of Appendix II to Part 200, as applicable.

APPENDIX II TO 2 CFR PART 200

(A) Contracts for more than the simplified acquisition threshold currently set at $250,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Pursuant to Federal Rule (A) above, when a Participating Agency expends federal funds, the Participating Agency reserves all rights and privileges under the applicable laws and regulations with respect to this procurement in the event of breach of contract by either party.

Does offeror agree? YES ECT Initials of Authorized Representative of offeror

(B) Termination for cause and for convenience by the grantee or subgrantee including the manner by which it will be effected and the basis for settlement. (All contracts in excess of $10,000)

Pursuant to Federal Rule (B) above, when a Participating Agency expends federal funds, the Participating Agency reserves the right to immediately terminate any agreement in excess of $10,000 resulting from this procurement process in the event of a breach or default of the agreement by Offeror as detailed in the terms of the contract.

Does offeror agree? YES ECT Initials of Authorized Representative of offeror

(C) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 CFR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

Pursuant to Federal Rule (C) above, when a Participating Agency expends federal funds on any federally assisted construction contract, the equal opportunity clause is incorporated by reference herein.

Does offeror agree to abide by the above? YES ECT Initials of Authorized Representative of offeror

(D) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non - Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work

Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

Pursuant to Federal Rule (D) above, when a Participating Agency expends federal funds during the term of an award for all contracts and subgrants for construction or repair, offeror will be in compliance with all applicable Davis-Bacon Act provisions.

Does offeror agree? YES ECE Initials of Authorized Representative of offeror

(E) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Pursuant to Federal Rule (E) above, when a Participating Agency expends federal funds, offeror certifies that offeror will be in compliance with all applicable provisions of the Contract Work Hours and Safety Standards Act during the term of an award for all contracts by Participating Agency resulting from this procurement process.

Does offeror agree? YES ECE Initials of Authorized Representative of offeror

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

Pursuant to Federal Rule (F) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (F) above.

Does offeror agree? YES ECE Initials of Authorized Representative of offeror

(G) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA)

Pursuant to Federal Rule (G) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency member resulting from this procurement process, the offeror agrees to comply with all applicable requirements as referenced in Federal Rule (G) above.

Does offeror agree? YES ECE Initials of Authorized Representative of offeror

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the Executive Office of the President Office of Management and Budget (OMB) guidelines at 2 CFR 180 that

implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Pursuant to Federal Rule (H) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency. If at any time during the term of an award the offeror or its principals becomes debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency, the offeror will notify the Participating Agency.

Does offeror agree? YES ECF Initials of Authorized Representative of offeror

(I) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

Pursuant to Federal Rule (I) above, when federal funds are expended by Participating Agency, the offeror certifies that during the term and after the awarded term of an award for all contracts by Participating Agency resulting from this procurement process, the offeror certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The undersigned further certifies that:

(1) No Federal appropriated funds have been paid or will be paid for on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding $100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

Does offeror agree? YES ECF Initials of Authorized Representative of offeror

RECORD RETENTION REQUIREMENTS FOR CONTRACTS INVOLVING FEDERAL FUNDS

When federal funds are expended by Participating Agency for any contract resulting from this procurement process, offeror certifies that it will comply with the record retention requirements detailed in 2 CFR § 200.333. The offeror further certifies that offeror will retain all records as required by 2 CFR § 200.333 for a period of three years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

Does offeror agree? YES ECF Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH THE ENERGY POLICY AND CONSERVATION ACT

When Participating Agency expends federal funds for any contract resulting from this procurement process, offeror certifies that it will comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6321 et seq.; 49 C.F.R. Part 18).

Does offeror agree? YES ECF Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICA PROVISIONS

To the extent purchases are made with Federal Highway Administration, Federal Railroad Administration, or Federal Transit Administration funds, offeror certifies that its products comply with all applicable provisions of the Buy America Act and agrees to provide such certification or applicable waiver with respect to specific products to any Participating Agency upon request. Purchases made in accordance with the Buy America Act must still follow the applicable procurement rules calling for free and open competition.

Does offeror agree? YES ECF Initials of Authorized Representative of offeror

CERTIFICATION OF COMPLIANCE WITH BUY AMERICAN PROVISIONS

Unless Supplier is exempt *(See FAR 25.103)*, when authorized by statute or explicitly indicated by Participating Public Agency, Buy American requirements will apply where only unmanufactured construction material mined or produced in the United States shall be used *(see Subpart 25.6 – American Recovery and Reinvestment Act-Buy American statute for additional details)*.

CERTIFICATION OF ACCESS TO RECORDS – 2 C.F.R. § 200.336

Offeror agrees that the Inspector General of the Agency or any of their duly authorized representatives shall have access to any documents, papers, or other records of offeror that are pertinent to offeror's discharge of its obligations under the Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to offeror's personnel for the purpose of interview and discussion relating to such documents.

Does offeror agree? YES ECF Initials of Authorized Representative of offeror

CERTIFICATION OF APPLICABILITY TO SUBCONTRACTORS

Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Does offeror agree? YES ECF Initials of Authorized Representative of offeror

Offeror agrees to comply with all federal, state, and local laws, rules, regulations and ordinances, as applicable. It is further acknowledged that offeror certifies compliance with all provisions, laws, acts, regulations, etc. as specifically noted above.

Offeror's Name:
The Toro Company

Address, City, State, and Zip Code:
8111 Lyndale Avenue South, Bloomington, MN 55420
Phone Number: 952-888-8801 Fax Number:

Printed Name and Title of Authorized Representative:
Edric Funk, Group Vice President

Email Address:
Edric.Funk@toro.com

Signature of Authorized Representative: Edric C. Funk Date: 8/3/2023

Version February 24, 2023

Offeror agrees to comply with all terms and conditions outlined in the FEMA Special Conditions section of this solicitation.

Offeror's Name: The Toro Company

Address, City, State, and Zip Code:
8111 Lyndale Avenue South, Bloomington, MN 55420

Phone Number: 952-888-8801 Fax Number: _____

Printed Name and Title of Authorized Representative:
Edric Funk, Group Vice President

Email Address: Edric.Funk@toro.com

Signature of Authorized Representative: Edric C. Funk

Date: 8/3/2023

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, The Toro Company , certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Edric C. Funk

Signature of Contractor's Authorized Official

Edric Funk, Group VP

Name and Title of Contractor's Authorized Official

8/3/2023

Date

STATEMENT OF OWNERSHIP DISCLOSURE

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

Name of Organization: The Toro Company

Organization Address: 8111 Lyndale Avenue South, Bloomington, MN 55420

Part I Check the box that represents the type of business organization:

☐ Sole Proprietorship (skip Parts II and III, execute certification in Part IV)

☐ Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)

☒ For-Profit Corporation (any type) ☐ Limited Liability Company (LLC)

☐ Partnership ☐ Limited Partnership ☐ Limited Liability Partnership (LLP)

☐ Other (be specific): _____

Part II

☐ The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. (**COMPLETE THE LIST BELOW IN THIS SECTION**)

OR

☐ No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. (**SKIP TO PART IV**)

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for individuals) or Business Address

Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above**. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address

Part IV Certification

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the ***<name of contracting unit>*** is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with ***<type of contracting unit>*** to notify the ***<type of contracting unit>*** in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the, permitting the ***<type of contracting unit>*** to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Edric Funk	Title:	Group Vice President
Signature:	Edric C. Funk	Date:	8/3/2023

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DOC #2

NON-COLLUSION AFFIDAVIT

STANDARD BID DOCUMENT REFERENCE	
	Reference: VII-H
Name of Form:	**NON-COLLUSION AFFIDAVIT**
Statutory Reference:	No specific statutory reference State Statutory Reference N.J.S.A. 52:34-15
Instructions Reference:	Statutory and Other Requirements VII-H
Description:	The Owner's use of this form is optional. It is used to ensure that the bidder has not participated in any collusion with any other bidder or Owner representative or otherwise taken any action in restraint of free and competitive bidding.

NON-COLLUSION AFFIDAVIT

State of New Jersey
County of _____ ss:

I, Edric Funk (name of affiant) residing in Burnsville (name of municipality)
in the County of Dakota and State of Minnesota of full age,
being duly sworn according to law on my oath depose and say that:
I am a Group Vice President (title or position) of the firm of The Toro Company (name of firm)

_____ the bidder making this Proposal for the bid

entitled Grounds Maintenance, Equipment, Parts, Accessories, Supplies, Related Services and Equipment, Solicitation #2023261 (title of bid proposal), and that I executed the said proposal with
full authority to do so that said bidder has not, directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive bidding in connection with the above named project; and that all statements contained in said proposal and in this affidavit are true and correct, and made with full knowledge that the _____ City of Mesa/OMNIA Partners (name of contracting unit) relies upon the truth of the statements contained in said Proposal and in the statements contained in this affidavit in awarding the contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by The Toro Company.

Subscribed and sworn to

before me this day

Edric C Funk
Signature

August 3, 2023

Edric Funk, Group Vice President
(Type or print name of affiant under signature)

Minnesota, Hennepin Co.
Notary public of

My Commission expires 1/31/2026

(Seal)

DARLA JEAN SCHMITZ
Notary Public-Minnesota
My Commission Expires Jan 31, 2026

Dana Schmitz

Version February 24, 2023

DOC #3

AFFIRMATIVE ACTION AFFIDAVIT
(P.L. 1975, C.127)

Company Name: **The Toro Company**

Street: **8111 Lyndale Avenue South**

City, State, Zip Code: **Bloomington, MN 55420**

Proposal Certification:

Indicate below company's compliance with New Jersey Affirmative Action regulations. Company's proposal will be accepted even if company is not in compliance at this time. No contract and/or purchase order may be issued, however, until all Affirmative Action requirements are met.

Required Affirmative Action Evidence:

Procurement, Professional & Service Contracts (Exhibit A)

Vendors must submit with proposal:

1. A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

   OR

2. A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

   OR

3. A photocopy of an Employee Information Report (Form AA302) provided by the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

Public Work – Over $50,000 Total Project Cost:

A. No approved Federal or New Jersey Affirmative Action Plan. We will complete Report Form AA201. A project contract ID number will be assigned to your firm upon receipt of the completed Initial Project Workforce Report (AA201) for this contract.

B. Approved Federal or New Jersey Plan – certificate enclosed

I further certify that the statements and information contained herein, are complete and correct to the best of my knowledge and belief.

8/3/2023
Date

Eddie C. Tuck
Authorized Signature and Title

Version February 24, 2023

P.L. 1995, c. 127 (N.J.A.C. 17:27)
MANDATORY AFFIRMATIVE ACTION LANGUAGE

PROCUREMENT, PROFESSIONAL AND SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this non-discrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisement for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation.

The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers trade consistent with the applicable county employment goal prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, C.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of it testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the state of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

The contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and lay-off to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

_____

Signature of Procurement Agent

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Public Agency Instructions

This page provides guidance to public agencies entering into contracts with business entities that are required to file Political Contribution Disclosure forms with the agency. **It is not intended to be provided to contractors.** What follows are instructions on the use of form local units can provide to contractors that are required to disclose political contributions pursuant to N.J.S.A. 19:44A-20.26 (P.L. 2005, c. 271, s.2). Additional information on the process is available in Local Finance Notice 2006-1 (http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). Please refer back to these instructions for the appropriate links, as the Local Finance Notices include links that are no longer operational.

1. The disclosure is required for all contracts in excess of $17,500 that are **not awarded** pursuant to a "fair and open" process (N.J.S.A. 19:44A-20.7).
2. Due to the potential length of some contractor submissions, the public agency should consider allowing data to be submitted in electronic form (i.e., spreadsheet, pdf file, etc.). Submissions must be kept with the contract documents or in an appropriate computer file and be available for public access. **The form is worded to accept this alternate submission.** The text should be amended if electronic submission will not be allowed.
3. The submission must be **received from the contractor and** on file at least 10 days prior to award of the contract. Resolutions of award should reflect that the disclosure has been received and is on file.
4. The contractor must disclose contributions made to candidate and party committees covering a wide range of public agencies, including all public agencies that have elected officials in the county of the public agency, state legislative positions, and various state entities. The Division of Local Government Services recommends that contractors be provided a list of the affected agencies. This will assist contractors in determining the campaign and political committees of the officials and candidates affected by the disclosure.
    a. The Division has prepared model disclosure forms for each county. They can be downloaded from the "County PCD Forms" link on the Pay-to-Play web site at http://www.nj.gov/dca/divisions/dlgs/programs/lpcl.html#12. They will be updated from time-to-time as necessary.
    b. A public agency using these forms **should edit them to properly reflect the correct legislative district**(s). As the forms are county-based, **they list all legislative districts** in each county. **Districts that do not represent the public agency should be removed from the lists.**
    c. Some contractors may find it easier to provide a single list that covers all contributions, regardless of the county. These submissions are appropriate and should be accepted.
    d. The form may be used "as-is", subject to edits as described herein.
    e. The "Contractor Instructions" sheet is intended to be provided with the form. It is recommended that the Instructions and the form be printed on the same piece of paper. The form notes that the Instructions are printed on the back of the form; where that is not the case, the text should be edited accordingly.
    f. The form is a Word document and can be edited to meet local needs, and posted for download on web sites, used as an e-mail attachment, or provided as a printed document.
5. It is recommended that the contractor also complete a "Stockholder Disclosure Certification." This will assist the local unit in its obligation to ensure that contractor did not make any prohibited contributions to the committees listed on the Business Entity Disclosure Certification in the 12 months prior to the contract (See Local Finance Notice 2006-7 for additional information on this obligation at http://www.nj.gov/dca/divisions/dlgs/resources/lfns_2006.html). A sample Certification form is part of this package and the instruction to complete it is included in the Contractor Instructions. NOTE: This section is not applicable to Boards of Education.

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Contractor Instructions

Business entities (contractors) receiving contracts from a public agency that are NOT awarded pursuant to a "fair and open" process (defined at N.J.S.A. 19:44A-20.7) are subject to the provisions of P.L. 2005, c. 271, s.2 (N.J.S.A. 19:44A-20.26). This law provides that 10 days prior to the award of such a contract, the contractor shall disclose contributions to:

- any State, county, or municipal committee of a political party
- any legislative leadership committee*
- any continuing political committee (a.k.a., political action committee)
- any candidate committee of a candidate for, or holder of, an elective office:
    - of the public entity awarding the contract
    - of that county in which that public entity is located
    - of another public entity within that county
    - or of a legislative district in which that public entity is located or, when the public entity is a county, of any legislative district which includes all or part of the county

The disclosure must list reportable contributions to any of the committees that exceed $300 per election cycle that were made during the 12 months prior to award of the contract. See N.J.S.A. 19:44A-8 and 19:44A-16 for more details on reportable contributions.

N.J.S.A. 19:44A-20.26 itemizes the parties from whom contributions must be disclosed when a business entity is not a natural person. This includes the following:

- individuals with an "interest" ownership or control of more than 10% of the profits or assets of a business entity or 10% of the stock in the case of a business entity that is a corporation for profit
- all principals, partners, officers, or directors of the business entity or their spouses
- any subsidiaries directly or indirectly controlled by the business entity
- IRS Code Section 527 New Jersey based organizations, directly or indirectly controlled by the business entity and filing as continuing political committees, (PACs).

When the business entity is a natural person, "a contribution by that person's spouse or child, residing therewith, shall be deemed to be a contribution by the business entity." [N.J.S.A. 19:44A-20.26(b)] The contributor must be listed on the disclosure.

Any business entity that fails to comply with the disclosure provisions shall be subject to a fine imposed by ELEC in an amount to be determined by the Commission which may be based upon the amount that the business entity failed to report.

The enclosed list of agencies is provided to assist the contractor in identifying those public agencies whose elected official and/or candidate campaign committees are affected by the disclosure requirement. It is the contractor's responsibility to identify the specific committees to which contributions may have been made and need to be disclosed. The disclosed information may exceed the minimum requirement.

The enclosed form, a content-consistent facsimile, or an electronic data file containing the required details (along with a signed cover sheet) may be used as the contractor's submission and is disclosable to the public under the Open Public Records Act.

The contractor must also complete the attached Stockholder Disclosure Certification. This will assist the agency in meeting its obligations under the law. **NOTE: This section does not apply to Board of Education contracts.**

* N.J.S.A. 19:44A-3(s): "The term "legislative leadership committee" means a committee established, authorized to be established, or designated by the President of the Senate, the Minority Leader of the Senate, the Speaker of the General Assembly or the Minority Leader of the General Assembly pursuant to section 16 of P.L.1993, c.65 (C.19:44A-10.1) for the purpose of receiving contributions and making expenditures."

C. 271 POLITICAL CONTRIBUTION DISCLOSURE FORM

Required Pursuant to N.J.S.A. 19:44A-20.26

This form or its permitted facsimile must be submitted to the local unit no later than 10 days prior to the award of the contract.

Part I – Vendor Information

Vendor Name:	The Toro Company		
Address:	8111 Lyndale Avenue South		
City:	Bloomington	State: MN	Zip: 55449

The undersigned being authorized to certify, hereby certifies that the submission provided herein represents compliance with the provisions of N.J.S.A. 19:44A-20.26 and as represented by the Instructions accompanying this form.

Edric C. Funk — Edric Funk — Group Vice President

Signature | Printed Name | Title

Part II - Contribution Disclosure

Disclosure requirement: Pursuant to N.J.S.A. 19:44A-20.26 this disclosure must include all reportable political contributions (more than $300 per election cycle) over the 12 months prior to submission to the committees of the government entities listed on the form provided by the local unit.

☐ Check here if disclosure is provided in electronic form

Contributor Name	Recipient Name	Date	Dollar Amount
N/A			$

☐ Check here if the information is continued on subsequent page(s)

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List of Agencies with Elected Officials Required for Political Contribution Disclosure
N.J.S.A. 19:44A-20.26

County Name:
State: Governor, and Legislative Leadership Committees
Legislative District #s:
State Senator and two members of the General Assembly per district.

County:

Freeholders	County Clerk	Sheriff
{County Executive}	Surrogate	

Municipalities (Mayor and members of governing body, regardless of title):

USERS SHOULD CREATE THEIR OWN FORM, OR DOWNLOAD FROM THE PAY TO PLAY SECTION OF THE DLGS WEBSITE A COUNTY-BASED, CUSTOMIZABLE FORM.

The Toro Company does not have Political Contributions to disclose in any County within the State of New Jersey.

STOCKHOLDER DISCLOSURE CERTIFICATION

Name of Business: The Toro Company

☐ I certify that the list below contains the names and home addresses of all stockholders holding 10% or more of the issued and outstanding stock of the undersigned.

OR

☒ I certify that no one stockholder owns 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business organization:

☐ Partnership ☒ Corporation ☐ Sole Proprietorship

☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability Partnership

☐ Subchapter S Corporation

Sign and notarize the form below, and, if necessary, complete the stockholder list below.

Stockholders:

Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:
Name: Home Address:	Name: Home Address:

Subscribed and sworn before me this 3rd day of August, 2023

Eddie C. Funk
(Affiant)

(Notary Public) Darla Schmitz

My Commission expires: 1/31/2026

DARLA JEAN SCHMITZ
Notary Public-Minnesota
My Commission Expires Jan 31, 2026

Eddie C. Funk, GVP
(Print name & title of affiant)

(Corporate Seal)

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DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN, RUSSIA AND BELARUS

N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) and N.J.S.A. 52:32-60.1

Pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4) and N.J.S.A. 52:32-60.1 any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must certify that neither the person nor entity, nor any of its parents, subsidiaries, or affiliates, is identified on the New Jersey Department of the Treasury's Chapter 25 List as a person or entity engaged in investment activities in Iran, Russia or Belarus. The Chapter 25 list is found on the Division's website at https://www.state.nj.us/treasury/purchase/. Vendors/Bidders must review this list prior to completing the below certification. If the Qualified Purchasing Agent of the Atlantic County Utilities Authority finds a person or entity to be in violation of the law, he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

CHECK THE APPROPRIATE BOX

☒ I certify, pursuant to N.J.S.A. 52:32-57, et seq. (P.L. 2012, c.25 and P.L. 2021, c.4), and N.J.S.A. 52:32-60.1 that neither the Vendor/Bidder listed above nor any of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List of entities determined to be engaged in prohibited activities in Iran, Russia or Belarus.

OR

☐ I am unable to certify as above because the Vendor/Bidder and/or one or more of its parents, subsidiaries, or affiliates is listed on the New Jersey Department of the Treasury's Chapter 25 List. I will provide a detailed, accurate and precise description of the activities of the Vendor/Bidder, or one of its parents, subsidiaries or affiliates, has engaged in regarding investment activities in Iran by completing the information requested below.

Entity Engaged in Investment Activities _____

Relationship to Vendor/ Bidder _____

Description of Activities _____

_____

_____

Duration of Engagement _____

Anticipated Cessation Date _____

Attach Additional Sheets If Necessary.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the ACUA is relying on the information contained herein, and that the Vendor is under a continuing obligation from the date of this certification through the completion of any contract(s) with the ACUA to notify the Qualified Purchasing Agent in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of my agreement(s) with the ACUA, I am permitting the ACUA to declare any contract(s) resulting from this certification void and unenforceable.

Edric Funk
Printed Name of Authorized Agent

Edric C. Funk
Signature of Authorized Agent

Group Vice President
Title

8/3/2023
Date

The Toro Company
Company Name

Version February 24, 2023

DOC #7

NEW JERSEY BUSINESS REGISTRATION CERTIFICATE
(N.J.S.A. 52:32-44)

Offerors wishing to do business in New Jersey must submit their State Division of Revenue issued Business Registration Certificate with their proposal here. Failure to do so will disqualify the Offeror from offering products or services in New Jersey through any resulting contract.

https://www.njportal.com/DOR/BusinessRegistration/

See attached: Doc 7_Turf Equipment NJ BRC_03202023.

DOC #8

EEOAA EVIDENCE

Equal Employment Opportunity/Affirmative Action
Goods, Professional Services & General Service Projects

EEO/AA Evidence

Vendors are required to submit evidence of compliance with N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 in order to be considered a responsible vendor.

One of the following must be included with submission:

- Copy of Letter of Federal Approval
- Certificate of Employee Information Report
- Fully Executed Form AA302
- Fully Executed EEO-1 Report

See the guidelines at:
https://www.state.nj.us/treasury/contract_compliance/documents/pdf/guidelines/pa.pdf
for further information.

I certify that my bid package includes the required evidence per the above list and State website.

Name: Edric Funk Title: Group Vice President

Signature: Edric Funk Date: 8/3/2023

DOC #9

MACBRIDE-PRINCIPLES

STATE OF NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF PURCHASE AND PROPERTY

33 WEST STATE STREET, P.O. BOX 230
TRENTON, NEW JERSEY 08625-0230

MACBRIDE PRINCIPALS FORM

BID SOLICITATION #: 20232G1 **VENDOR/BIDDER:** The Toro Company

VENDOR'S/BIDDER'S REQUIREMENT
TO PROVIDE A CERTIFICATION IN COMPLIANCE WITH THE MACBRIDE PRINCIPALS AND NORTHERN IRELAND ACT OF 1989

Pursuant to Public Law 1995, c. 134, a responsible Vendor/Bidder selected, after public bidding, by the Director of the Division of Purchase and Property, pursuant to N.J.S.A. 52:34-12, must complete the certification below by checking one of the two options listed below and signing where indicated. If a Vendor/Bidder that would otherwise be awarded a purchase, contract or agreement does not complete the certification, then the Director may determine, in accordance with applicable law and rules, that it is in the best interest of the State to award the purchase, contract or agreement to another Vendor/Bidder that has completed the certification and has submitted a bid within five (5) percent of the most advantageous bid. If the Director finds contractors to be in violation of the principals that are the subject of this law, he/she shall take such action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party.

I, the undersigned, on behalf the Vendor/Bidder, certify pursuant to N.J.S.A. 52:34-12.2 that:

CHECK THE APPROPRIATE BOX

☒ The Vendor/Bidder has no business operations in Northern Ireland; or

OR

☐ The Vendor/Bidder will take lawful steps in good faith to conduct any business operations it has in Northern Ireland in accordance with the MacBride principals of nondiscrimination in employment as set forth in section 2 of P.L. 1987, c. 177 (N.J.S.A. 52:18A-89.5) and in conformance with the United Kingdom's Fair Employment (Northern Ireland) Act of 1989, and permit independent monitoring of its compliance with those principals.

CERTIFICATION

I, the undersigned, certify that I am authorized to execute this certification on behalf of the Vendor/Bidder, that the foregoing information and any attachments hereto, to the best of my knowledge are true and complete. I acknowledge that the State of New Jersey is relying on the information contained herein, and that the Vendor/Bidder is under a continuing obligation from the date of this certification through the completion of any contract(s) with the State to notify the State in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I will be subject to criminal prosecution under the law, and it will constitute a material breach of my agreement(s) with the State, permitting the State to declare any contract(s) resulting from this certification to be void and unenforceable.

Edric C. Funk — Signature

8/3/2023 — Date

Edric Funk, Group Vice President

Version February 24, 2023

Toro Distributor Listing (Commercial Division)

Distributor Name	Address	City	State/Province	Postal Code	Location_Type	Main_Phone	Main_Fax
Professional Turf Products	1010 No. Industrial Blvd.	Euless	TX	76039	Headquarters	(817) 785-1900	(817) 785-1901
Professional Turf Products	9468 Selma Parkway	Selma	TX	78154	Branch	(210) 666-0808	(210) 666-0171
Professional Turf Products	5520 Brittmoore Rd.	Houston	TX	77041	Branch	(713) 983-0700	(713) 896-0988
Professional Turf Products	2201 N Beech Ave	Broken Arrow	OK	74012	Branch	(918) 622-8676	(918) 663-0116
Century Equipment	5959 Angola Road	Toledo	OH	43615-6390	Headquarters	(419) 865-7400	(419) 865-8215
Century Equipment	8650 Bilstein Blvd.	Hamilton	OH	45015-2204	Branch	(513) 285-1800	(513) 285-1805
Century Equipment	4199 Leap Road	Hilliard	OH	43026	Branch	(614) 771-9995	(614) 771-9990
Midwest Turf & Irrigation	14201 Chalco Valley Parkway	Omaha	NE	68138	Headquarters	(402) 895-8900	(402) 895-8913
Ness Turf	91-220 Kalaeloa Blvd.	Kapolei	HI	96707	Headquarters	(808) 486-8330	(808) 486-8338
Ness Turf	196 East Harmon Industrial Park Road	Tamuning	GU	96913	Branch	(671) 649-4228	(671) 649-2340
Ness Turf	171 Railroad Avenue	Hilo	HI	96720	Branch	(808) 961-3437	(808) 961-2551
Ness Turf	470 South Hana Hwy	Kahului, Maui	HI	96732	Branch	(808) 877-6538	(808) 871-4963
Turf Products Corp.	157 Moody Road	Enfield	CT	6082	Headquarters	(860) 763-3581	(860) 763-5550
Grassland Equipment	892-898 Troy Schenectady Road	Latham	NY	12110-1698	Headquarters	(518) 785-5841	(518) 785-5740
Grassland Equipment	4636 Morgan Place	Liverpool	NY	13090	Branch	(315) 457-0181	(315) 457-0312
E. H. Griffith, Inc.	2250 Palmer Street	Pittsburgh	PA	15218	Headquarters	(412) 271-3365	(412) 271-2614
Hector Turf	1301 N.W. 3rd Street	Deerfield Beach	FL	33442	Headquarters	(954) 429-3200	(954) 360-7657
L. L. Johnson Distributing	4701 Ivy St.	Denver	CO	80216-6400	Headquarters	(303) 320-1270	(303) 355-8250
Kenney Machinery Corp.	8420 Zionsville Road	Indianapolis	IN	46268	Headquarters	(317) 872-4793	(317) 879-2331
Kenney Machinery Corp.	13205 Complete Court	Louisville	KY	40223	Branch	(502) 253-9868	(502) 253-9725
Midland Implement	402 Daniels Street	Billings	MT	59101	Headquarters	(406) 248-7771	(406) 252-5772
Midland Implement	5650 Alloy South	Missoula	MT	59808	Branch	(406) 721-7867	(406) 721-2899
MTI Distributing	4830 Azelia Ave. N. Ste. 100	Brooklyn Center	MN	55429	Headquarters	(763) 592-5600	(763) 592-6600
MTI Distributing	8901 Springdale Avenue	Berkeley	MO	63134-2400	Branch	(314) 506-4100	(314) 506-4150
MTI Distributing	3841 SE Capitol Circle	Grimes	IA	50111-4857	Branch	(515) 661-6800	(763) 592-6600
Simpson-Norton Corporation	4144 S. Bullard Ave.	Goodyear	AZ	85338-3613	Headquarters	(623) 932-5116	(623) 932-5299
Simpson-Norton Corporation	2682 N. Abels Lane #10	Las Vegas	NV	89115-4453	Branch	(702) 644-4066	(702) 644-5302
Jerry Pate Turf & Irrigation	6100 Village Oaks Drive	Pensacola	FL	32504-6958	Headquarters	(850) 479-4653	(850) 484-8596
Jerry Pate Turf & Irrigation	5350 Tulane Dr.	Atlanta	GA	30336	Branch	(404) 346-5340	(404) 349-0019
Jerry Pate Turf & Irrigation	604 28th Street North	Birmingham	AL	35203	Branch	(205) 945-9144	
Reinders	W227 N6225 Sussex Road	Sussex	WI	53089	Headquarters	(262) 786-3300	(262) 786-6111
Reinders	800 Randolph Drive	Appleton	WI	54913	Branch	(920) 788-0200	(920) 788-4272
Reinders	4217 Nakoosa Trail	Madison	WI	53714	Branch	(608) 244-0200	(608) 244-6101
Reinders	911 Tower Rd	Mundelein	IL	60060	Branch	(847) 393-2160	(847) 678-5511
Turf Equipment & Irrigation	1630 South Gladiola Street	Salt Lake City	UT	84104	Headquarters	(801) 566-3256	(801) 566-5889
Turf Equipment & Irrigation	2592 S. Beverly Street	Boise	ID	83709	Branch	(208) 331-0074	(208) 331-0076
Turf Equipment and Supply	16 Hagerty Blvd	West Chester	PA	19382	Branch	(888) 384-8676	
Turf Equipment and Supply	8015 Dorsey Run Road	Jessup	MD	20794	Headquarters	(410) 799-5575	(410) 799-6953
Turf Equipment and Supply	33180 Dupont Blvd.	Frankford	DE	19945	Branch	(302) 732-9290	(302) 732-7879
Spartan Distributors	487 W. Division Street	Sparta	MI	49345	Headquarters	(616) 887-7301	(616) 887-6288
Spartan Distributors	1050 Opdyke Road	Auburn Hills	MI	48326	Branch	(248) 373-8800	(248) 373-8899
Smith Turf & Irrigation	4355 Golf Acres Drive	Charlotte	NC	28208	Headquarters	(704) 393-8873	(704) 398-1428
Smith Turf & Irrigation	525 Fairground Court	Nashville	TN	37211-2008	Branch	(615) 726-8811	(615) 242-3274
Smith Turf & Irrigation	4656 Highway 17 Bypass South	Myrtle Beach	SC	29588	Branch	(843) 293-7846	(843) 293-6492
Smith Turf & Irrigation	10732 Dutchtown Road	Knoxville	TN	37932-3214	Branch	(865) 675-5666	(865) 671-0997
Smith Turf & Irrigation	2201 Dabney Road	Richmond	VA	23230-0327	Branch	(804) 355-6404	(804) 358-9189
Storr Tractor Company	3191 U.S. Hwy 22 East	Branchburg	NJ	08876-3481	Headquarters	(908) 722-9830	(908) 722-9847

Storr Tractor Company	175 13th Avenue	Ronkonkoma	NY	11779	Branch	(631) 588-5222	(631) 588-5398
Wesco Turf	2101 Cantu Court	Sarasota	FL	34232-6242	Headquarters	(941) 377-6777	(941) 371-2967
Wesco Turf	7037-37 Commonwealth Avenue	Jacksonville	FL	32220	Branch	(904) 783-0500	(904) 783-3835
Wesco Turf	300 Technology Park	Lake Mary	FL	32746	Branch	(407) 333-3600	(407) 333-9246
Turf Star, Inc.	2438 Radley Court	Hayward	CA	94545	Headquarters		(509) 483-7563
Turf Star, Inc.	79-253 Country Club Drive	Bermuda Dunes	CA	92203	Branch		(760) 345-4297
Turf Star, Inc.	955 Beacon Street	Brea	CA	92821	Branch		(714) 990-8729
Turf Star, Inc.	11373 Sunrise Gold Circle	Rancho Cordova	CA	95742-6533	Branch		(916) 635-3448
Turf Star, Inc.	3928 N Blatella Lane	Fresno	CA	93727	Branch		(559) 277-7123
Turf Star, Inc.	2110 La Mirada Dr.	Vista	CA	92081	Branch		(760) 734-4285
Turf Star, Inc.	5869 South 194th Street	Kent	WA	98032	Branch	(253) 872-8858	(253) 872-6942
Turf Star, Inc.	2824 E. Garland	Spokane	WA	99207-5810	Branch	(509) 483-8665	(509) 483-7563
Turf Star, Inc.	11175 SW Ellisgen Way	Sherwood	OR	97140	Branch		
Turf Care Products Canada	200 Pony Drive	Newmarket	Ontario	L3Y 7B6	Headquarters	+1 905 836 0988	
Turf Care Products Canada	3155 Carp Rd. Unit #2.	Ottawa	Ontario	K0A 1L0	Branch	(613) 839-7474	(613) 839-0220
Turf Care Products Canada	2499 Rang St-Antoine	Vaudreuil-Dorion	Quebec	J7V 8P2	Branch	(450) 218-4544	(450) 218-4550
Turf Care Products Canada	196522 Hwy 119	Medina	Ontario	N0M 2G0	Branch	(519) 349-2400	(519) 349-2421
Oakcreek Golf & Turf	3816 - 64 Avenue SE	Calgary	Alberta	T2C 2B4	Headquarters	+1 403 279 2907	+1 403 236 7995
Oakcreek Golf & Turf	111 Eldorade Street	Warman	Saskatchewan	S0K-450	Branch		
Oakcreek Golf & Turf	15 - 4970 Polkey Road	Duncan	BC	V9L 6W3	Branch	+1 250 701 0766	+1 250 701 0767
Oakcreek Golf & Turf	18785 - 96 Avenue	Surrey	British Columbia	V4N 3P5	Branch		
Oakcreek Golf & Turf	8220 Davies Rd NW	Edmonton	Alberta	T6E 4N2	Branch	+1 780 469 2332	+1 780 466 2998
Oakcreek Golf & Turf	Kelowna Office	Kelowna	BC	V1Y 8A6	Branch	+1 250 860 5090	+1 250 860 5037
Tamarack Equipment	761 Symington Road	Winnipeg	Manitoba	R2J 4E6	Headquarters	+1 204 253 2900	+1 204 253 2934
Veseys Equipment	411 York Road	York	PE	C0A 1P0	Headquarters	+1 902 892 8873	

Procuring quality Toro grounds maintenance products is easy.







Available Now Through Our Cooperative Purchasing Partners

Toro is committed to creating the most durable, reliable and productive equipment and irrigation for golf & grounds professionals. With a wide range of innovative products to choose from, Toro has the right solution for any season. Contact your local Toro distributor today. **800-803-8676** **torogov.com**

OMNIA® PARTNERS

TORO®

Publicly solicited and awarded national agreement offering Toro equipment, attachments and accessories...









The Toro Company

Since 1914, Toro's heritage has been rooted in durable commercial equipment. Beginning with the first Toro machine ever built, we have been committed to creating durable and reliable equipment to help professionals do their job better and faster. Toro turf equipment continues to provide the enduring performance and quality required to establish and maintain an impeccable image.

The City of Mesa

The City of Mesa, AZ has publicly solicited and awarded an agreement for Parks and Golf Grounds Maintenance Equipment to The Toro Company. This cooperative purchasing agreement (**Contract #2017025**) is available to public agencies and non-profit entities nationwide via OMNIA Partners, Public Sector.

OMNIA Partners

OMNIA Partners, Public Sector is the nation's largest and most experienced cooperative purchasing organization dedicated to public sector procurement. Learn more at omniapartners.com/publicsector.

Award Highlights

- **Cooperative purchasing contract**
- **Publicly solicited and awarded**
- **RFP included public agency "piggy-backing" language**
- **Saves time, efforts & resources**
- **National aggregate pricing saves money**
- **Used equipment, financing & service contracts available**

OMNIA® PARTNERS

To register and participate, please visit:
omniapartners.com/publicsector

For additional information, contact your local Toro Commercial distributor at:

800-803-8676

torogov.com

TORO®

Count on it.

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TAB 3 - Program Description AND Method of Approach. Provide a detailed written response illustrating how your offer will meet the General Requirements of this solicitation for the City of Mesa and the national program. Clearly define the services/materials offered and Respondent's method of approach to including, but not limited, to the following criteria:

1. Distribution Network
   a. Describe how your firm proposes to distribute the equipment, accessories, parts and provide services nationwide.

      Toro has 22 commercial distributors nationwide that handle product fulfillment to customers. These are in the form of distributors that work primarily with our Commercial Division equipment (golf and grounds) with exclusive territories, and thousands of dealers that sell our Landscape Contractor Equipment (LCE), Irrigation, Sitework Systems (SWS), Ventrac, and BOSS snow products. Most of the distributors cover several states and have multiple offices. For instance; Simpson Norton Corporation, that services the City of Mesa, has offices in Goodyear, AZ; North Las Vegas, NV; and Albuquerque, NM.

      Toro Commercial products are manufactured in Tomah, Wisconsin and aggregated at our distribution center, also located in Tomah, for shipment to distribution. All of our distributors keep an inventory of products in local stock and can expect new shipments from Tomah within 6 - 30 days, typically. The distributors then conduct any set-up and checkout of the products prior to shipment. Each distributor has exclusive and protected territory to sell Toro Commercial products to end users. Please refer to the 'Tab 2_Toro Distribution List' attached for a listing of distributors and contacts.

   b. Identify all other companies/distributors/dealers or wholly owned subsidiaries that will be involved in processing, handling or shipping the products/services to Participating Public Agencies.

      Our distributors and dealers handle the sales, order processing, fulfillment, billing, and all service work associated with Toro products. See 'Tab 2_Toro Distribution List'.

   c. Provide the number, size and location of your firm's manufacturing, distribution facilities, warehouses, service facilities and retail networks as applicable. State the estimated dollar value of your inventory.

      Toro Commercial products are manufactured in Tomah, WI, and Windom, MN, and aggregated at our distribution center for shipment to distribution. Distributors' facilities range in size depending on the services offered at the facility such as sales, service, parts etc. Toro Commercial channel has over 100 offices nationally ranging in size from 10,000 square feet to 150,000 square feet.

   d. Describe your delivery commitment. What are your standard delivery days? Identify and describe any exceptions.

      Typically, equipment is setup and delivered to customer's designated delivery location 2 – 30 business days after receipt of the purchase order. Delivery times vary based on the type of equipment. Any delivery dates noted on the customer's PO are honored. If for some reason a deadline cannot be met, the salesperson will work closely with the customer to find a mutual solution. A Certificate of Delivery accompanies each piece of new Toro equipment. (See 'Tab 3_SNC Certificate of Delivery' attached). The customer retains a copy along with a binder including operator and parts manuals along with any other documentation pertaining to that specific piece of equipment. Updates for delivery dates are communicated by the salesperson.

e. Identify the supplier(s) and their business location(s) that will service the City of Mesa's account.

Simpson Norton Corporation has been a distributor for Toro equipment in Arizona since 1957. Their business is located in Goodyear, Arizona. There are four in-field technicians that cover the Phoenix metro area, including the City of Mesa. There is a complete service shop with four bays located at the corporate office in Goodyear.

Shelly Spencer – Sports Fields and Grounds Manager for Simpson Norton Corporation. Shelly will be the main contact person for the City of Mesa. Shelly is responsible for all contracts offered by the Simpson Norton Corporation. She processes all orders and purchase orders.

Fred Balzarini-Territory Manager is the salesman for the City of Mesa. Fred will provide the City of Mesa with equipment recommendations, quotes and training on new equipment.

In-Field service technicians will be dispatched as needed for any service/warranty needs.

f. Describe your dealer network and their role in providing products, services, etc. under the contract.

Toro has 22 commercial distributors nationwide that handle product fulfillment and service for customers. These are in the form of distributors that work primarily with our Commercial Division equipment (golf and grounds) with exclusive territories, and thousands of dealers that sell our Landscape Contractor Equipment (LCE), Irrigation, Sitework Systems (SWS), Ventrac, and BOSS snow products. Most of the distributors cover several states and have multiple offices. For instance; Simpson Norton Corporation, that services the City of Mesa, has offices in Goodyear, AZ; North Las Vegas, NV; and Albuquerque, NM.

See 'Tab 2_Toro Distribution List' for a complete list of authorized dealers, by category.

2. Reporting. Describe Respondent's reporting capabilities at the national level and Agency level. Provide sample standard reports.

Toro has been providing reporting to OMNIA Partners on a monthly bases as identified in the OMNIA Partners Administrative Agreement and will continue to comply with the requirements and format requested here within.

We will continue to provide Agency detail at the national and Agency level and provide Member numbers with each order, as available. Below is an example of the format Toro has been using for reporting sales to OMNIA Partners. Should the City of Mesa or OMNIA Partners' requirements change at any point throughout the term of this agreement, we will work with our administrative team to comply with updates or changes.



OMNIA PARTNERS			Supplier Name:		Total Sales	$0.00							FOR OMNIA USE ONLY			
			Contract Number:		Admin Fee %											
			Reporting Period:		Total Admin Fee	$0.00										
Supplier Internal ID	ID	Name	Street Address	Street Address 2	City	State	Postal Code	Transaction Date	Sales Amount	Admin Fee %	Admin Fee	Notes	Wildcard	UniqueId	Rebate Due	Rebate Name

3. Product Requirements.
   a. Provide a detailed written response illustrating how the equipment, accessories, parts, supplies and related services offered will meet the requirements of this solicitation for the City of Mesa and the national program. Offerors shall identify and describe the proposed product lines that meet the specifications located in the Product Requirements section of this solicitation (Section 4 of the Scope of Work).

      Toro offers a full line of mowing equipment from 21" rotary mowers to rotary mowers with up to 16' width of cut, reel mowers, aeration equipment, sprayers, debris removal equipment, material handling, greens rollers, zero-turn mowers, slope mowers, four wheel steer mowers, snow removal attachments, synthetic turf groomers, compact utility loaders, transport and utility vehicles to meet the needs of any golf course, park, sports field and general grounds maintenance facility. See attachment 'Tab 3_SFG Catalog' for a list of commercial equipment dedicated to the public sector.

      *Due to size limitations, we are unable to upload our entire product or parts catalogs.

      - SPORTS FIELDS AND GROUNDS EQUIPMENT

        Toro offers a complete and comprehensive line of new unused Sports Fields and Grounds Equipment of the latest design and technology to include, but not limited to, mowing equipment, utility vehicles, spraying equipment, and turf cultivation equipment.

      - GOLF COURSE MAINTENANCE EQUIPMENT

        Toro offers a complete and comprehensive line of new unused Golf Course Maintenance Equipment of the latest design and technology to include, but not be limited to, mowing equipment, utility vehicles, spraying equipment, renovation and utility equipment and turf cultivation equipment.

      - RELATED EQUIPMENT PARTS

        Toro provides a complete and comprehensive line of Original Equipment Manufacturer (OEM) Sports Fields and Grounds Equipment Parts and Golf Course Maintenance Equipment Parts.

      - USED EQUIPMENT

        Each of our distributors provide access to quality used and demonstrator (demo) equipment. (Quantities and products are based on availability.)

      - BALANCE OF LINE

        We are also including our Golf Irrigation, Residential Commercial Irrigation, Landscape Contractor Equipment (LCE), Sitework Systems (SWS), Ventrac, and BOSS equipment lines with our proposal.

   b. Specify locations and availability of replacement parts, and state the maximum time required to provide and install replacement parts. Also state the estimated dollar value of your parts inventory.

      Simpson Norton Corporation, that services the City of Mesa, has offices in Goodyear, AZ; North Las Vegas, NV; and Albuquerque, NM.

Due to the stocking level at our distributors and our logistics systems in place, we have achieved a 98% average same day parts fulfillment rate nationally.
As for repairs, each instance will differ in the scope of work but a timeframe will be agreed on with the customer for repair and return of product to the customer.

c. Detail any warranty and extended warranty programs available for both equipment and parts. If warranty agreements are required, please submit them, subject to negotiation by the City.

Toro's standard Commercial Products Warranty states that "Your Toro Commercial product will be free from defects in materials or workmanship for two years or 1500 operational hours, whichever occurs first. Lithium-ion products have a 4-year warranty on the battery except for Workman products and they carry a 5-year warranty. Where a warrantable condition exists, we will repair the Product at no cost to you including diagnosis, labor, parts and transportation." Our standard Commercial Parts Warranty states 'your Toro Commercial Part to be free from defects in material or workmanship for ninety days, 1 year for complete engines."

You can also purchase additional protection for your products through Toro Protection Plus (TPP). These are optional programs designed to provide you with budget protection and security after the initial 2 year warranty period. You can elect the Drive Train Protection or the Comprehensive Protection.,

Drive Train Protection: This program covers the engine, transmission/transaxle including; hydrostatic pumps, valves and motors; drive axles/drive assemblies including; all parts contained in the drive axle, PTO housing, 4-wheel drive assemblies, hydraulic drive pumps, valves, steel lines and motors within the frame.

Comprehensive Protection: This program covers all operational parts and assemblies for your mower, vehicle or other machinery against mechanical breakdown. The items not covered are; normal maintenance items, tune-ups, tires, batteries, blades, belts and hoses.

Used Equipment
Qualified used equipment can be covered with Toro Protection Plus Pre-owned.

See Warranty documents as follows:

The Toro Warranty

Two-Year or 1,500 Hours Limited Warranty

Conditions and Products Covered

The Toro Company warrants your Toro Commercial product ("Product") to be free from defects in materials or workmanship for 2 years or 1,500 operational hours*, whichever occurs first. This warranty is applicable to all products with the exception of Aerators (refer to separate warranty statements for these products). Where a warrantable condition exists, we will repair the Product at no cost to you including diagnostics, labor, parts, and transportation. This warranty begins on the date the Product is delivered to the original retail purchaser.
* Product equipped with an hour meter.

Instructions for Obtaining Warranty Service

You are responsible for notifying the Commercial Products Distributor or Authorized Commercial Products Dealer from whom you purchased the Product as soon as you believe a warrantable condition exists. If you need help locating a Commercial Products Distributor or Authorized Dealer, or if you have questions regarding your warranty rights or responsibilities, you may contact us at:

Toro Commercial Products Service Department
8111 Lyndale Avenue South
Bloomington, MN 55420-1196

952–888–8801 or 800–952–2740
E-mail: commercial.warranty@toro.com

Owner Responsibilities

As the product owner, you are responsible for required maintenance and adjustments stated in your *Operator's Manual*. Repairs for product issues caused by failure to perform required maintenance and adjustments are not covered under this warranty.

Items and Conditions Not Covered

Not all product failures or malfunctions that occur during the warranty period are defects in materials or workmanship. This warranty does not cover the following:

- Product failures which result from the use of non-Toro replacement parts, or from installation and use of add-on, or modified non-Toro branded accessories and products.
- Product failures which result from failure to perform recommended maintenance and/or adjustments.
- Product failures which result from operating the Product in an abusive, negligent, or reckless manner.
- Parts consumed through use that are not defective. Examples of parts which are consumed, or used up, during normal Product operation include, but are not limited to, brake pads and linings, clutch linings, blades, reels, rollers and bearings (sealed or greasable), bed knives, spark plugs, castor wheels and bearings, tires, filters, belts, and certain sprayer components such as diaphragms, nozzles, flow meters, and check valves.
- Failures caused by outside influence, including, but not limited to, weather, storage practices, contamination, use of unapproved fuels, coolants, lubricants, additives, fertilizers, water, or chemicals.
- Failure or performance issues due to the use of fuels (e.g. gasoline, diesel, or biodiesel) that do not conform to their respective industry standards.
- Normal noise, vibration, wear and tear, and deterioration. Normal "wear and tear" includes, but is not limited to, damage to seats due to wear or abrasion, worn painted surfaces, scratched decals or windows.

Parts

Parts scheduled for replacement as required maintenance are warranted for the period of time up to the scheduled replacement time for that part. Parts replaced under this warranty are covered for the duration of the original product warranty and become the property of Toro. Toro will make the final decision whether to repair any existing part or assembly or replace it. Toro may use remanufactured parts for warranty repairs.

Deep Cycle and Lithium-Ion Battery Warranty

Deep cycle and Lithium-Ion batteries have a specified total number of kilowatt-hours they can deliver during their lifetime. Operating, recharging, and maintenance techniques can extend or reduce total battery life. As the batteries in this product are consumed, the amount of useful work between charging intervals will slowly decrease until the battery is completely worn out. Replacement of worn out batteries, due to normal consumption, is the responsibility of the product owner. Note: (Lithium-Ion battery only): Refer to the battery warranty for additional information.

Lifetime Crankshaft Warranty (ProStripe 02657 Model Only)

The Prostripe which is fitted with a genuine Toro Friction Disc and Crank-Safe Blade Brake Clutch (integrated Blade Brake Clutch (BBC) + Friction Disc assembly) as original equipment and used by the original purchaser in accordance with recommended operating and maintenance procedures, are covered by a Lifetime Warranty against engine crankshaft bending. Machines fitted with friction washers, Blade Brake Clutch (BBC) units and other such devices are not covered by the Lifetime Crankshaft Warranty.

Maintenance is at Owner's Expense

Engine tune-up, lubrication, cleaning and polishing, replacement of filters, coolant, and completing recommended maintenance are some of the normal services Toro products require that are at the owner's expense.

General Conditions

Repair by an Authorized Toro Distributor or Dealer is your sole remedy under this warranty.

The Toro Company is not liable for indirect, incidental or consequential damages in connection with the use of the Toro Products covered by this warranty, including any cost or expense of providing substitute equipment or service during reasonable periods of malfunction or non-use pending completion of repairs under this warranty. Except for the Emissions warranty referenced below, if applicable, there is no other express warranty. All implied warranties of merchantability and fitness for use are limited to the duration of this express warranty.

Some states do not allow exclusions of incidental or consequential damages, or limitations on how long an implied warranty lasts, so the above exclusions and limitations may not apply to you. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

Note Regarding Emissions Warranty

The Emissions Control System on your Product may be covered by a separate warranty meeting requirements established by the U.S. Environmental Protection Agency (EPA) and/or the California Air Resources Board (CARB). The hour limitations set forth above do not apply to the Emissions Control System Warranty. Refer to the Engine Emission Control Warranty Statement supplied with your product or contained in the engine manufacturer's documentation.

Countries Other than the United States or Canada

Customers who have purchased Toro products exported from the United States or Canada should contact their Toro Distributor (Dealer) to obtain guarantee policies for your country, province, or state. If for any reason you are dissatisfied with your Distributor's service or have difficulty obtaining guarantee information, contact your Authorized Toro Service Center.

374-0253 Rev I

Battery Limited Warranty

Battery

The rechargeable lithium-ion battery is warranted to be free from defects in materials and workmanship for a period of years as listed in the table below. Over time, battery consumption reduces the amount of energy capacity (Amp-hours) available per full charge. Energy consumption varies due to operating characteristics, accessories, turf, terrain, adjustments, and temperature.

Product	Warranty Period
Vista Shuttle Vehicle	5 years
Workman Lithium Utility Vehicle	5 years
Greensmaster eTriFlex 3370 Traction Unit	4 years
Greensmaster eFlex 1021/e1021 Greensmower	4 years
Groundsmaster e3200 Traction Unit	3 years or 2,000 hours

374-0335 Rev B

TORO PROTECTION PLUS COMMERCIAL EQUIPMENT PLAN

This plan is not an insurance policy. It is an agreement between you, the Customer, and The Toro Company or one of its wholly owned subsidiaries or affiliates ("Toro"). By acceptance of this Plan, Customer understands there are distinct coverages, terms and condition, and that coverage is for Toro products exclusively, and is subject to approval and acceptance by Toro.

COMPREHENSIVE PROTECTION

ALL OPERATIONAL PARTS, COMPONENTS, ASSEMBLIES OF THE MACHINE INDICATED ABOVE, including Toro manufactured options, accessories, and attachments not requiring independent Plan coverage purchased with and included in the Equipment Price indicated above, subject only to those exclusions stated on the back of this Plan.

TRANSPORTATION BENEFIT: If Customer incurs transportation Expenses due to the mechanical breakdown of a covered component, the Plan will pay up to $77 for mobile service or $0.58/mile (1000 mile limit) for pick-up/delivery per repair. If such charges exceed the benefit limit, Customer will be responsible for paying any excess.

DRIVETRAIN PROTECTION

ENGINE: All parts contained within the engine block, cylinder head, crankcase or motor housing; the engine block, cylinder head, crankcase or motor housing if damaged by the mechanical breakdown of a covered internal part.

MANUAL OR HYDROSTATIC TRANSMISSION OR TRANSAXLE: All parts contained within the transmission or transaxle case; the transmission or transaxle case if damaged by the mechanical breakdown of a covered internal part; hydrostatic or hydraulic pumps, valves and motors.

DRIVE AXLES/DRIVE ASSEMBLIES: All parts contained within the drive axle housings and 4 wheel drive assemblies; the drive axle housing if damaged by the mechanical breakdown of a covered internal part; hydraulic drive pumps, valves, steel lines and motors which are attached to the main frame of the machine.

TRANSPORTATION BENEFIT: If Customer incurs transportation Expenses due to the mechanical breakdown of a covered component, the Plan will pay up to one hour of posted shop labor rate for mobile service or $0.58/mile (1000 mile limit) for pick-up/delivery per repair. If such charges exceed the benefit limit, Customer will be responsible for paying any excess.

TORO PROTECTION PLUS
P. O. Box 19326 • Lenexa, KS 66285

800-976-TORO
(800-976-8676)

Customer Service: tppsales@toro.com
Claims Inquiries: tppclaims@toro.com

Rev. 12/1/2019

COMMERCIAL EQUIPMENT PLAN TERMS and CONDITIONS

MECHANICAL BREAKDOWN COVERAGE:

The Toro Company or one of its wholly owned subsidiaries or affiliates ("Toro") agrees to repair, replace or reimburse Customer for reasonable cost to repair or replace any covered part, component, or assembly of the covered machine if required due to a mechanical breakdown, subject only to the exclusions stated below. Mechanical Breakdown is defined as the sudden or unforeseen failure of a defective part, component or assembly", or, "faulty workmanship on a part, component or assembly as supplied by the manufacturer". Reasonable cost is defined as the amount charged for the repair or replacement of covered parts at prevailing labor rates, using Toro parts of like kind and quality, which may include approved used and/or remanufactured parts when necessitated or available.

TERM:

The term of the Plan shall be from the "Toro Warranty Start Date" indicated on the front of this Plan, through the Toro warranty period, to the end of the "PLUS" term indicated on the front of this Plan. The Plan coverage begins when the Toro warranty ends, whether due to hours of use or passage of time. Toro reserves the right to reassign the end date of the Plan's coverage when the "hours of use" ends the Toro warranty coverage prior to the passage of two calendar years.

LIMIT OF LIABILITY:

Coverage provided by this Plan is subject to the following limits: the total cost for any single repair shall be limited to a maximum of 25% of the Equipment Purchase Price indicated on the front of this Plan; the total cost for all repairs over the full term of this plan is limited to 50% of that Equipment Purchase Price, or $25,000, whichever is less.

CUSTOMER RESPONSIBILITIES:

In order to keep this Plan in force during its term, the covered Equipment must be serviced as recommended by Toro. If Customer performs own maintenance, a written record of service must be maintained, along with receipts showing dates of purchase of maintenance parts, lubricants and/or materials. In the event of a claim involving serviceable parts, and if requested, a copy of the service record and pertinent receipts must be furnished to Toro. The required servicing shall have a tolerance of 50 hours for those machines equipped with an hour meter.

IN THE EVENT OF A MECHANICAL BREAKDOWN, CUSTOMER MUST:

1. Use all reasonable means to protect the equipment from further damage;
2. Contact your Toro Distributor for assistance;
3. If requested, provide service record and receipts for required maintenance parts, lubricants or materials;
4. If Toro should deem necessary, allow them or representative to inspect damaged parts and/or machine.

EXCLUSIONS – COVERAGE SHALL NOT APPLY:

1. For repair or replacement of any covered part if a Mechanical Breakdown, per definition above, has not occurred.
2. For any breakdown caused by collision, fire, theft, vandalism, riot, explosion, lightning, earthquake, windstorm, hail, water, flood, other Act of God or environmental damage.
3. For liability of damage to property, or injury to or death of any person arising out of the operation, maintenance or use of the covered equipment.
4. For any breakdown caused by alterations, misuse, abuse, negligence, lack of normal or required maintenance, or for failure to protect the covered equipment from further damage when a breakdown has occurred.
5. When responsibility for the repair is covered by any Toro warranty or repairer's guarantee, or if Toro has announced responsibility through product or part recalls and/or repair bulletins.
6. For damage resulting from the failure to maintain proper levels of lubricants and/or coolants.
7. For loss of use, time, inconvenience, profits, or other consequential loss.
8. For damage to a covered part caused by the breakdown or failure of a non-covered part or component.
9. For any breakdown occurring while the hour meter is inoperative or if the hour meter has been tampered with or replaced.
10. For any breakdown caused by contamination or restriction of fuel, coolant or lubricant systems, or damage resulting from rust, corrosion, freezing or overheating.
11. For the cost of parts and/or labor due to the normal and routine maintenance described in the manufacturer's maintenance instructions for the equipment; or, for the lack of said maintenance
12. For the cost of maintenance/service including, but not limited to, engine tune-ups, adjustments, replacement of engine parts for the sole purpose of increasing operating performance, filters, spark plugs, spark plug wires, glow plugs, manual clutch facings, plastic or rubber parts/hoses, hydraulic hoses, or belts, unless required in connection with the repair of a covered part.
13. For exhaust system parts, brake linings, brake rotors or drums, tracks, solid wheels or pneumatic tires, wheel covers, lug nuts, batteries, battery cables, thermostats, freeze plugs, blades, external chains, or spray nozzles, unless required in connection with the repair of a covered part.
14. For bright metal, sheet metal, ornamentation, molding, paint, glass, LEDs/LCDs, lamps, lenses, trim, seats coverings, or fabrics, unless required in connection with the repair of a covered part.
15. For the costs of parts shipping, equipment storage, or state and local taxes. The cost of shop supplies or environmental fees exceeding 5% of parts and labor or $10.00 per repair, whichever is less.
16. Travel or transportation costs exceeding the Plan benefit.

TRANSFER PROVISION:

Coverage may be transferred to any new owner until such time as this Plan expires, subject to application approval and payment of $50 fee. Change in ownership of the equipment must be reported to TORO PROTECTION PLUS Administrators within 45 days of change of ownership.

CANCELLATION PROVISION:

This Plan may be cancelled by the Customer upon giving written notice to the Toro Distributor indicating when the cancellation is to be effective. In the event of cancellation, the Distributor will refund the unearned Plan price calculated on a Pro-Rata method reflecting the days in force, less any prior claim payments, or a minimum service charge of $50 (which ever is greater), unless otherwise prohibited by law. The days in force are calculated from the Toro Warranty Start Date indicated on the front of this plan to the effective cancellation date. If the equipment described and this Plan have been financed through a lender and Customer defaults in the repayment obligation to that lender, the Toro reserves the right to either cancel this Plan or transfer the rights under this Plan to that lender.

Rev. 12/1/2019

d. Describe in your offering if you currently have or are in the process of developing Hybrid and/or all Electric equipment.

Alternative Fuels

A number of years ago, The Toro Company saw the need to evaluate and approve the use of biodiesel fuels in our products. We conducted an extensive, multi-year test program to approve the use of biodiesel fuels. As a result of the testing, all Toro diesel products are approved for the use of B20 fuels. We made the necessary changes to the machines that allow the use of that mix. We are willing to work with specific customers and allow the use of B100 fuel is special situations. The machines will function well on B100 fuel but some caution must be taken. Cold temperatures can cause the fuel to jell. It is also necessary to change fuel filters on a more regular basis. We would be happy to work with you to use B100 fuel successfully.

Propane is another choice that we offer on a few products. Properly designed propane powered products can be a good choice. We have engineered the products to have the correct engines and fuel systems so that they perform up to customer expectations. Propane requires convenient access to a fuel supply. It is also a less dense fuel that is typically stored in cylindrical tanks. The product range is somewhat less than an equivalent gasoline powered machine. Propane powered machines also tend to struggle a bit in cold temperatures because it is necessary for the fuel to vaporize. If the customer has a readily available supply of fuel and the site and use practice allow, propane can be a lower cost and lower carbon impact choice.

With the full implementation of the Tier 4 final EPA emission requirements, all of our products are in full compliance with the applicable rules. These products work very well and have lower emissions and somewhat improved fuel economy.

Fuel Efficiency

One of the ways to reduce the impact of the product is to improve the fuel efficiency, essentially increase the “mileage” of the product. We have done some extensive studies on how fuel is used and have identified some improvements that we have implemented. We have implemented a technology that we call SmartCool™. It more actively decides when it is necessary to run the cooling system on the machine. This reduces fuel consumption in two ways. One, it does not waste energy to run the fan when it is not required. Secondly, it allows the machines systems to run at optimum temperature again assuring fuel is not wasted.

We have also implemented a technology that we call SmartPower™. In order to make sure that a product meets customer expectation, it is necessary to make sure that the machine has more power than needed in all conditions. As a result of extensive studies of machine usage, we found that the peak power demand were very short duration and were only in special situations. These peaks caused us to put a larger than necessary engine on the machine resulting more fuel consumption. SmartPower™ actively manages the power demand by monitoring the inputs from the operator and clipping the demands by not allowing the machine to exceed it capabilities. This allows us to utilize a smaller, more fuel efficient engine. Machine performance on machines with SmartPower™ is equivalent to machines that do not have the technology with lower fuel consumption. This feature allows an inexperienced operator to be more productive than a seasoned veteran.

The GM5900/5910 delivers improved horsepower efficiency through innovations to the hydraulic systems, the electric cooling system and cutting system improvements, which reduces power usage. Because of these innovations, we have a demonstrated up to a 30% improvement in fuel consumption.



Hybrid Electric

We see a lot of opportunity to use hybrid electric technology to improve the fuel efficiency of our products. Hybrid electric is beneficial when the peak power requirements are substantially larger than the average power. We have two products that are currently available. One Triflex greens mower and a fairway mower known as the Reelmaster 5010-H. Both products are true hybrids that have engines that charge batteries and power the implements with electric drives. The electric drives are designed for this application to be substantially more efficient than the drives that they replace. We have integrated an innovative technology that we call PowerMatch where the hybrid power system decides if the energy required to accomplish the task comes from the engine or the batteries. The net result is 20% fuel savings.



All Electric Products

We have been looking at all electric products for many years. Toro holds some of the original patents on electric mowers that date back to the 1920's. The fundamental challenge is that it takes approximately 800 pounds of lead-acid batteries to be equivalent to a gallon of gasoline or diesel fuel. As a result, it is difficult to get the performance that customers expect or that provide the run time that is needed because it is not possible to carry enough energy in batteries. Battery technology continues to improve both in performance and cost.

As of today, we have developed and offer for sale a Greensmaster® eFlex® and eTriFlex® greens mower that utilizes state of the art brushless DC electric motors and advanced Li-Ion battery system. The battery is designed to last for 5 years and provide sufficient runtime to mow the expected number of greens and to power the key desired accessories such as groomers and lights.



New to the market for 2024 is the Groundsmaster e3200 electric power out-front rotary mower. This is a 2 wheel drive unit with on-board charger, seat options and the choice of a 60” side discharge or rear discharge deck. The e3200 offers no compromise power and performance, and comes standard with 11 HyperCell batteries. HyperCell is a patent-pending Toro designed and developed lithium-ion battery technology that is good for the life of the machine. If needed, can be configured with up to 17 batteries to achieve all-day runtime in more challenging conditions. This unit operates more quietly than traditional diesel power units and produces zero tailpipe emissions. Because it uses no fuel, and requires less maintenance (i.e., filters, belts, fluids), the e3200 provides operational savings versus diesel powered units.





Toro also offers three utility vehicles powered by the patent-pending, Toro designed and developed, lithium-ion battery technology. Details below.

We have and continue to look for new applications of all electric products. It is very important that we understand the demands of the application and make sure that the components are appropriately sized for the application. We need to make sure that we provide adequate power (torque) for peak demands and sufficient capacity and cooling for the required runtime. We believe that we understand the customer needs and expectations so that our all-electric products now and in the future will be desired because they are superior products. We are in the process of developing additional electric products (and hybrid electric products) for release in the near future.

e. Indicate if any of the equipment you are offering has received any awards or nominations for excellence.

TTC is proud to have earned several awards in 2022 in recognition of our product innovation, environmental leadership and community support. These include:

- U.S. Environmental Protection Agency (EPA), WaterSense® 2022 Excellence Award, 8th consecutive year
- Association of Plastic Recyclers, 2022 Recycling Demand Champion
- Worth Magazine, 10 Most Sustainable Companies 2022
- FOCUS ON ENERGY® 2022 Energy Efficiency Excellence Award for the Tomah, Wisconsin, facility
- Equipment Today, 2022 Contractors' Top New Products
- Rental Magazine, 2022 Editor's Choice Award winner
- Construction Equipment, Top 100 New Products of 2022
- Wisconsin Department of Natural Resources, Green Tier Recipient, 10th consecutive year for the Tomah, Wisconsin, facility
- Green Industry Pros, 2022 Editor's Choice Awards
- Keep Riverside Clean & Beautiful, 2022 Sponsor of the Year Award

In addition, The Toro Company also received the Gold Medal for Innovation, awarded to the Reelmaster 5010-H at demopark + demogolf.

The Toro GrandStand MULTI FORCE was a new product award winner in the May/June 2016 issue of Landscape and Irrigation's "Twenty for 2016 New Product Awards". The award recognizes the GrandStand MUTLI FORCE as one of the standout new products to hit the market in 2016, based on innovation and application within the market.

f. Describe how the innovation and technology of your equipment differs from other equipment in the industry.

GM3500: Sidewinder® feature
The Sidewinder cutting units shift left and right a total of 24 inches (61 cm). This increases the cutting unit overhang for precise trimming. The tire tracks can also be shifted within the mowing path to reduce wear on the turf.

Greensmaster eTriFlex 3360 and 3370: Radius Dependent Speed (RDS) System
Provides optimal perimeter cut performance by maintaining consistent cutting unit clip rate in turns on each individual reel regardless of machine speed or turn angle. Individual wheel speed control is also maintained during turns for reduced wheel scrubbing on turf.

GM5900, GM4000, GM4100, GM4500, GM4700: SmartCool™ System
The SmartCool hydraulically driven cooling fan automatically reverses to blow off chaff buildup on the top and rear air intake screens. The reversal is triggered by rising coolant temperature, hydraulic oil temperature, or air intake temperature. Toro.com/5900

GM5910, GM4010, GM4110:
Factory installed safety cab, competitors have cabs installed by distributor. The factory-installed cab unit includes an integrated four post ROPS, and provides an exceptionally quiet and comfortable environment for the operator. The low profile air conditioning and heating unit is built into the headliner of the cab for increased clearance under trees and storage areas.

The front and rear windows open to allow fresh air to the interior of the cab and a front wiper and washer keeps the windshield clean.

GM7210: Polar Trac system, only zero-turn mower that converts to a winter tracked snow and ice removal/treatment machine

- Converts the Groundsmaster® 7210 into a snow removal machine complete with two rubber tracks and a climate control cab
- Track tread is designed for slick ground such as an ice rink
- Switch between snow attachments in minutes
- POLAR TRAC™ attachments: snow blower, rotary broom, angled snow blade, and v-plow

GM5900: InfoCenter™
The onboard InfoCenter monitors and displays machine functions to help keep diagnostic time down, and operating hours up.

Groundsmaster 5900 and 4000 series: bi-directional impact absorption on wing decks up to 5 mph.

Groundsmaster 4300-4WD: CrossTrax all–wheel drive system

Reelmaster 5010-H Hybrid Fueled Reel Mower
Patented PowerMatch technology – the first true hybrid system in a mower that smartly varies and seamlessly matches the power needed from two sources for traction and mowing depending on the workload encountered. The self-charging, 48 volt battery pack is the same type used in the auto industry, and is paired with a more fuel efficient, 24.8 hp diesel engine that results in fuel savings of 20% or more compared to similar mowers.

EdgeSeries Reels and EdgeMax Bedknives
Reduced maintenance through improved edge retention (resulting from use of more advanced reel blade material and improved design geometry).

ProCore 648s
Wheel Placement
The unique design places the wheels in front of the aeration head so adjacent passes can be made without running over cores or freshly aerated turf. This prevents damage to the turf and the fresh holes. Eliminating crushed cores makes cleanup easier, which in turn leads to a more efficient aeration process.

Series/Parallel 3WD
Patented system that improves traction by maintaining power to the wheels. This leads to improved performance on undulating turf and more consistent hole spacing.

TrueCore™ Ground Following System
System enables consistent hole depths of up to 4 inches to be achieved. It automatically adjusts the aeration head to maintain the desired tine depth on undulating turf. This leads to a consistent aeration result and uniform turf conditions.

RotaLink™ Tine Guide Mechanism
Ensures tines remain vertical as they enter and exit the ground. This produces consistently clean holes for better looking turf and easier top dressing fill.

Precision Balanced Drive System
Drive system is modeled after a 6-cylinder engine with precision balancing. This configuration eliminates hopping, rocking and uncomfortable vibration. This leads to less operator fatigue and discomfort, while providing a more productive aeration experience.

ProCore 864/1298
Tine Guide Mechanism
Ensures tines remain vertical as they enter and exit the ground. This produce consistently clean holes for better looking turf and easier top dressing fill.
Precision Balanced Drive System
Toro's precision balanced coring heads provide exceptionally smooth operation allowing the operator to run the unit in the up position. This simplifies operator interface and improves efficiency.

Articulating Coring Heads (1298)
The ProCore 1298 features two independent coring heads that articulate for exceptional ground following.

ProCore SR Series (deep tine)
Hydraulic depth control
Allows operator to easily and quickly adjust aeration depth on the fly from the tractor's seat
Intelligently Engineered
Unique geometry of the aerator maintains tine-to-turf engagement angle as depth is adjusted. This provides consistent aeration across the depth spectrum without additional adjustments

GreensPro Rollers
The overlapping smoothing rollers deliver uniform roll across the entire machine. Competitive models do not have feature resulting in a strip of unrolled turf between rolling heads
Integrated Trailer

The GreensPro features an integrated trailer allowing for simple and fast transport. Many competitive models require a separate trailer which makes transport slower and often requires flat ground for the roller to be dismounted
Familiar Steering
The GreensPro 1200 is controlled by a steering wheel which is familiar to most operators. Other rollers have a variety of steering techniques providing a steeper learning curve and can challenging and less safe for new operators.

ProStripe 560
Simple Height of Cut Adjustment
The cutting height on the ProStripe 560 can be adjusted via a single lever. Competitive models feature three points to adjust cutting height which is more complicated and more likely for error.

Split Rear Roller

The ProStripe 560 features a split differential allowing each half of the roller to move independently. This feature provides two key benefits: (1) It helps protect turf from scuffing in sharp turns; (2) It provides the needed flexibility for the ProStripe to mow a wider variety of locations competitive models cannot easily operate.

FieldPro 6040

Create ballfields that fans and players love with the Toro Field Pro 6040. This workhors features efficient operation with the innovative MultiTool™, ergonomic operator comfort, and incredible versatility in attachment options. The dedicated platform produces a consistent, superior infield playing surface regardless of starting conditions. Precision engineering means precise results.

- Consistent Results – The rugged chassis, commercial-grade components, and wide range of attachments produce major league playing surfaces for your home field.
- More Efficient – Four tools can be carried at once, dramatically reducing time spent preparing infields while allowing the operator to scarify, grade and drag smooth in a single pass.
- Increased Versatility – Dozens of Toro Sand Pro®, Bullseye™ and third-party attachments easily make the Field Pro 6040 the go-to, start-to-finish ball field maintenance machine.

MP 5800

- Exclusive 6 Diaphragm Pump provides not just the pressure but also the proper volume needed to maintain proper application rate.
- Elliptical chemical tank with side agitation nozzles – together with the 6 Diaphragm pump creates a rolling agitation action in the tank for a homogenous mix and also has the benefit of exceptional chemical mixing capabilities.
- Tri Truss booms with impact breakaway feature protects nozzle turrets and nozzles from damage.
- Exclusive Ultra Sonic Boom accessory kit that automatically maintains the proper 20” boom height, maintaining proper application rate.
- Available chemical loading Eductor kit that lowers down to waist height for safe and easy loading of chemicals.
- Exclusive available chemical tank Triple Rinse kit that automatically triple rinses the inside of the tank. The system can be operated while the machine is being driven.

GeoLink

GeoLink® is the industry’s first turf-based precision spray system. Turf professionals will benefit from substantial chemical savings thanks to individual nozzle control and sub-inch accuracy. Reporting is simple with GeoLink; application rates, coverage maps, area and volume data are easily downloaded for thorough record keeping. The weatherproof touchscreen is rugged enough to withstand the most challenging conditions and makes

- application programming straightforward with just the touch of a button.

Workman GTX utility vehicle

An unequalled combination of comfort, versatility, power and control make the Workman GTX simply superior to competitive utility vehicles.

- Comfort: incorporating a split frame and gimbal joint which isolate movement away from the operator while keeping the bed stable. This class-exclusive feature increase comfort, reduces operator fatigue, and increases safety by keeping all four wheels solidly on the ground.

- Versatility: Featuring hundreds of configurable options that include front and rear attachments, including trash can mount, hose reel, walk spreader mount, four and six foot flat bed options, and a bed rack with easily customizable attachment points for string trimmers and other tools. The Workman GTX can also be stretched from two to four seats with an extension kit.
- Power: choice of an EFI gasoline engine, 48-volt Lead-acid electric or Lithium-ion electric provide the performance to tow 1,500 lbs, or a total vehicle capacity of 1200 lbs.
- Control: Class-exclusive hydraulic disc brakes give reliable and consistent stopping power, while the coil-over shocks deliver a smoother ride, minimizing operator fatigue.

Workman MDX utility vehicle

Available in either gasoline or Lithium-ion electric. The Lithium Powered MDX utilizes Toro's patent-pending Lithium-ion HyperCell batteries that provide extended battery power for consistent performance over the life of the vehicle. The MDX Lithium quickly charges overnight, keeping you running all day long.

SRQ™ - Superior Ride Quality

SRQ™ combines a coil-over shock absorber suspension design with the Active In-Frame™ twister joint. Front suspension is Independent A-Frame design with coil-over shock absorbers. Rear suspension is Swing Arm design with coil-over shock absorbers. Benefits include operator comfort, safety, reduced operator fatigue, and productivity and efficiency gains.

Active In-Frame™ Twister Joint

The innovative Active In-Frame™ Twister Joint allows each axle to react independently to the terrain. The result is the smoothest ride over the most undulating surfaces. All four wheels maintain constant contact with the ground for better traction, stability and less potential turf damage.

Operator/Passenger Platform

Extended front frame for additional legroom to enhance SRQ™ benefits of operator and passenger comfort.

Payload Capacity

The Workman® MDX Series utility vehicles have the highest total payload capacities in their class for maximum productivity. Get more jobs done in less time. - 1,650 lbs. (748 kg);

Rugged Body Styling

New rugged injection-molded body styling. Latch opened hood design for ease of access for technicians.

Durable Plastic Cargo Bed

Double-walled composite bed can withstand the elements and heavy loads, and won't rust or dent.

Workman HDX Series utility vehicles

Tough Frames

The Workman® front space frame design is multi-dimensional or truss like, providing superior strength and torsional rigidity in rough terrain. The rear frame uses a C-channel design to provide superior strength in hauling heavy loads.

On Demand 4-wheel Drive
The Workman is available with an on-demand four-wheel drive system that delivers surefooted traction in forward and reverse, without damaging your turf.

Front Impact Bumper
A specially designed composite bumper with seven (7) energy absorbing crush zone cones protects the Workman to withstand impacts up to 3 mph (4.8 km/h) under full load with no permanent deformation.

DeDion Rear Axle
The DeDion rear axle design is an automotive technology which isolates the engine, transmission and main frame from all load forces, eliminating stress to these main components. The I-beam design provides superior ability to handle vertical loading, exactly the reason I-beams are used extensively in the construction industry.

Ride Quality
Independent front suspension consisting of two double A-frames with opposing dual coil springs and dual shock absorbers provides 5.75 in. (14.6 cm) of front suspension travel. Rear suspension design consists of a DeDion rear axle and dual independent leaf springs and shock absorbers to provide 3 in. (7.6 cm) of rear travel. Benefits include operator comfort, safety, reduced operator fatigue, productivity and efficiency gains.

Disc Brakes
4 wheel hydraulic disc brakes provide greater stopping power and easier servicing than traditional drum brakes.

Payload Capacity
The Workman® HDX vehicle provides a total payload capacity of up to 3,352 lbs. (1,524 kg).

Workman UTX
The Workman UTX is a straightforward, no-nonsense, 4-wheel drive utility vehicle built to stand up to the toughest tests without compromising performance. With standard commercial-grade components, the highest payload in its class, and a proprietary speed control system, it's designed for the rigors of a long work week, not a few hours of recreation on the weekends. The Workman UTX has the muscle to blast through snowdrifts while still maintaining the ability to regulate speed and sound in sensitive areas. To raise the standard further, every Workman UTX features an integrated plow mount, power steering, turn signals, brake lights, and a spray-on bed liner. UTX Series vehicles have up to 2,000lb. towing capacity and 1,250lb. cargo capacity.

- Commercial-Grade Tough
  With a rock-solid, high-strength steel frame, integrated plow mount, selectable 4WD with front and rear differential locks and oversized shocks, bearings and bushings the Workman UTX is up to any challenge.

- Capable of Doing Any Job
  A ton (2,000 lbs. / 907 kg) of towing, 25% more cargo capacity than competitors and two standard 2" (5 cm) receivers (front and rear) gives the Workman UTX the means to tackle any job.

- All-Day & All-Season Comfort
  2 or 4-passenger models make sure you have the room for you and your crew and a climate controlled cab keeps them comfortable in any conditions.
- Precision Control
  A proprietary system allows for the perfect amount of power to be applied to the job, no matter the desired ground speed. This can mean lower RPMs, and with it lower fuel consumption and sound, or higher RPMs for more power to push snow or haul a heavy load.
- Versatile Performance
  The Workman UTX is made to work in multiple environments. Its road ready with standard LED headlights, turn signals, hazards and brake lights and built to handle snow and ice like a BOSS®.

Vista

Built for work and designed for comfort, Toro Vista provides transportation across any property with ease. Vista is available in 4-, 6-, and 8-passenger models. The polar white body and assortment of accessories allow for easy customization no matter the venue. Toro Vista is the perfect choice for any campus, event space, resort, and more. Impress your guests with quick and convenient transportation in the Toro Vista

- Power – Choose between HyperCell® Lithium-ion Battery or EFI gas engine to power your 4, 6, or 8-passenger shuttle. Need more run time? Add an additional battery on your Lithium models.
- Heavy-Duty Frames – The frame of each shuttle size is specifically designed to handle the anticipated weight. No need to worry about a bowed frame after years of use.
- Comfort – Comfort was top of mind when designing the shuttle with both the driver and passengers in mind. Experience ample storage, legroom, independent suspension, and ergonomic design throughout.
- Parking Convenience – The electronically controlled parking brake seamlessly activates once the vehicle comes to a stop and deactivates when the driver presses the pedal (on Li models).

Pro Force Blower

Wireless Remote Control

Start or stop the engine of the blower for complete operational control. Adjust engine throttle up and down for high to low RPM range of operation. Rotate the nozzle 360 degrees in either direction.

Efficient Turbine-type Fan Assembly Design

Greater air flow to move debris further and finish the job faster.

Durable Nozzle

Single piece rotomolded plastic nozzle is more resistant to damage and is more durable for lower repair costs and less downtime.

Electronic Governor

Coupled with functionality of wireless remote control, the Kohler® electronic governor allows the operator to have precise engine speed control.

Fully Enclosed Exhaust System
Muffler enclosed in protective cage for increased operator safety.

Heavy-Duty Trailer & Tow Hitch
Height and length of tow hitch are adjustable to accommodate different towing utility vehicles. DOT approved trailer version also available.

Rugged Construction
Rugged construction, including 1/4" (6 mm) steel frame, provides years of trouble-free service.

g. All equipment offered must meet the current minimum Tier 4 Environmental Protection Agency (EPA) requirement.

All Toro equipment meets current Tier 4 Final requirements.

h. Describe how your firm will notify customers of new equipment, used equipment and services.

The Toro Company proactively markets new product and equipment services when new releases enter the marketplace. This is done by using a variety of communication mediums including microsites/website, national advertising (both digital and print), videos, authoring industry articles, and featuring the new products and/or services at the various industry trade shows. In addition to the exposure Toro directly provides, its Distributors also invest in communicating the new product and/or services by supplying its customer base with Newsletters and supporting demos and/or field days.

i. Completed “Sample Equipment Specifications” (Attachment C)

See attachment ‘Tab 3_Attachment C – Sample Equipment Specifications’

j. All responders must submit complete manufacturers' descriptive literature regarding the equipment they propose to furnish in attachment C. The literature shall be sufficient in detail in order to allow a full and fair evaluation of the bid submitted. *Failure to include this information may result in the bid being rejected.*

See ‘Tab 3_SP3040_5040 Golf Sell Sheet’; ‘Tab 3_Workman HD_Sell_Sheet’; ‘Tab 3_RM3100_Sell_Sheet’; ‘Tab 3_GM4100_4110_Sell_Sheet’; ‘Tab 3_z-master-4000-zero-turn-sell-sheet’ for descriptive literature and specification for each of the items referenced in Attachment C.

k. Submit all information that will aid the City in evaluating your proposal.

A unique offering that Toro has is MyTurf maintenance tracking system.
MyTurf is a web based system designed to allow you to track the Cost of Operating your fleet of turf equipment. Product information is loaded into the system and then when you have a maintenance task against that product you can track costs. This is a great tool to make business decisions as to whether to repair or replace a product. For your Toro products, the system gives you dynamic real time service bulletins, operator manuals parts catalogs, ordering availability and product schematics. MyTurf also allows you to use our Wireless Hour Meters that automatically update the system with the hours of operation of each piece of equipment. When the hours of operation reach a point where a maintenance procedure needs to be performed you will receive a notification. This helps assure that regular maintenance is not overlooked and extends the life of your equipment. Wireless Hour Meters are also available for non-Toro products to help you maintain your entire fleet of equipment.

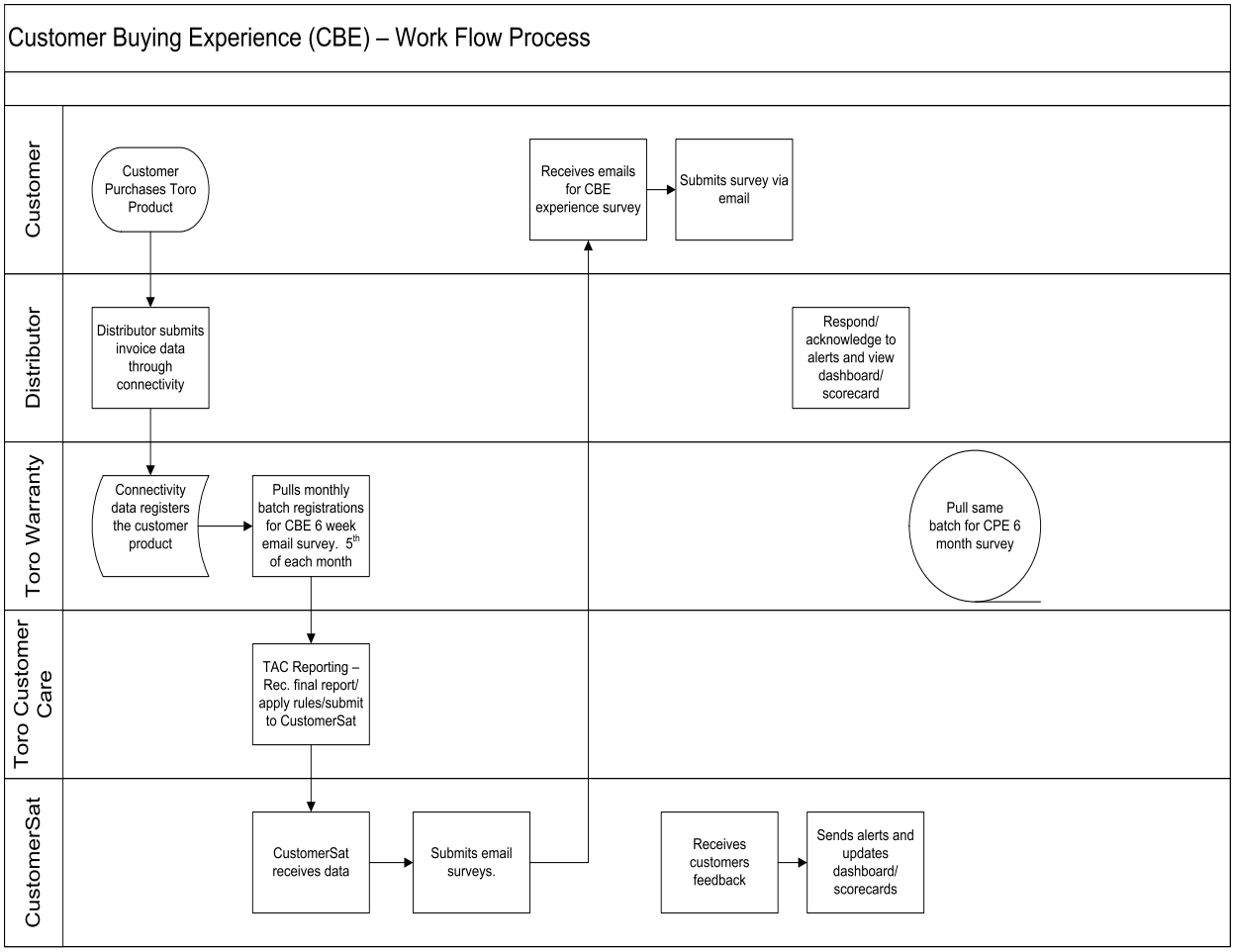
l. If Respondent requires additional agreements, a copy of the proposed agreement must be included with the proposal.

4. Services
   a. Provide a detailed written response illustrating how your firm or the authorized dealers will provide services to meet the requirements of this solicitation. Offerors should provide the proposed services that will meet the Service Requirements section of the Scope Work outlined in this solicitation. For each proposed category, describe and/or provide details explaining your capabilities. In your response include information such as:

      1. Provide detailed information explaining your service capabilities. CHARTS

         Toro utilizes our channel partners to provide service and support to our end user customers. For our Commercial division we have 22 distributors in the United States with many satellite offices to meet your needs. They have protected territories which allows them to make significant investments in their facilities and people to support the equipment and services they provide. The Toro Company provides technical assistance and support to our distributor operations teams. This includes troubleshooting equipment issues, providing updates to equipment, issuing service bulletins, working through warrantee issues, implementing performance standards and measurements, providing on-site support when needed for product quality concerns and developing action plans for improvement.

         We have processes in place to help our channel partners exceed the needs of our customers developed through our 100 years of experience. These include monitoring our customers opinion of our service and developing improvements as necessary to achieve Customer Satisfaction Index scores above 9. Below are some examples of our processes and reporting.



2. Provided detailed information explaining the service capabilities of your authorized dealers.

   Simpson Norton's service area covers the entire State of Arizona, New Mexico, Las Vegas, NV (Clark County) and parts of western Texas including El Paso and surrounding communities. Simpson Norton has a fleet of in-field repair trucks that will perform repair services on equipment at job site for both warranty and non-warranty repairs. Our Goodyear facility staffs seven full-time service technicians and staffs two full-time service technicians in our Las Vegas facility. Simpson Norton has two full-time in-field techs that reside in New Mexico. All Toro's Commercial distributors nationally have similar capabilities and resources.

3. Describe the maintenance programs offered. If a maintenance program is selected by the City, will your firm provide a loaner or rental machine if the machine is down for more than twenty-four (24) hours?

   Our distributors may offer a variety of maintenance programs depending on the need of the customer. These range from Time and Materials type services, Preventive maintenance contracts, Full Service maintenance contracts that include preventive maintenance and repairs. These programs are priced based on the specific needs of the customer, equipment age and condition. The distributor can provide pricing for these programs on a local level. Our distributors try to accommodate customers with a loaner when equipment is down.

4. Describe your preventative maintenance program (PMP) for each of the sample equipment (Attachment A). Provide the expected useful life and salvage value for each piece of equipment. Provide a list and per unit price of typical repair parts replaced during a piece of equipment's useful life. In addition, submit life cycle costing information based on 2,000 annual hours of service.

   Our experience shows that annual usage for the Southwest part of the United States is about 800 hours per year. Usage of equipment such as utility vehicles and bunker rakes is much less than that. We have included our preventive maintenance schedules and typical replacement parts, such as filters and blades, for each of the pieces identified in Attachment C, see attachment 'Tab 3_Cycle Cost Information'. As far as useful life and salvage value, there are so many variables that go along with this that it is difficult to provide information. It is dependent on how you operate the equipment, the conditions in which you operate, and the maintenance practices performed. We will note that Toro equipment typically has a higher residual value for off-lease items than our competitors.

b. Describe your training programs. The proposed training program shall include but not be limited to:

   1. How will equipment training be conducted?

      The Toro Company offers in-depth factory training at a reasonable cost to the end user. This training takes place at Toro's headquarters in Bloomington, MN. The dates vary year by year. Simpson Norton's salesperson can discuss these offerings as they are made available by The Toro Company. Local training is offered by Simpson Norton and the educational content varies depending on the end user's needs. Group training is offered by Simpson Norton each year. Dates and cost of training vary from year to year. Simpson Norton offers training Monday-Friday during normal business hours (excludes holidays). Certificates of completion are issued to each attendee after completion of training classes.

   2. Describe the training curriculum for the equipment operators.

      All new and used equipment delivered to the customer includes one-on-one or group training provided by the salesperson and service staff. Operator safety training for all product is offered in one or more of the following media: DVD, online video or paper manual, and provided with each new piece of equipment.

   3. Describe the training curriculum for the service technicians.

      The Toro World Headquarters offers factory training, including a Turf Technician Course. Topics include the following:

      - Cutting Unit Technology: Cutting unit set-up and adjustments
      - Traction Units: Electronic and hydraulic systems diagnostics, troubleshooting and testing
      - Tier4 Engine Systems: Overview of why and how they work
      - Spray Systems: Components, operation and calibration
      - Preventive maintenance systems, myTurf, TLC, Parts, and Toro Information Systems
      - Open forum and a tour of Toro's development and testing labs

      Local training is offered by Simpson Norton and the educational content varies depending on the end user's needs.

4. How will you accommodate various work shifts?

   Simpson Norton offers training Monday-Friday during normal business hours (excludes holidays). Additional arrangements can be accommodated upon request.

5. What type of documentation is provided with the proposed training?

   Operator manuals, repair manuals, etc. are provided with each new piece of equipment. Certificates of completion are issued to each attendee after completion of training classes.

6. Is a “train the trainer” program available? Is this training different than the regular initial training? Can training sessions be recorded for future use by the agency?

   A train the trainer program is available upon request, schedules permitting. These sessions can be conducted ‘live’ or online and may be recorded for future use by the agency.

c. Submit all information that will aid the City in evaluating your proposal.

   In order to provide the best customer service possible, distributor technicians undergo a rigorous training program consisting of online learning and practical hands-on exercises. The below curriculum is currently available to technicians.

Commercial Technical Education Pathways	Duration (min)*	Technical Basics	System Qualifications						Product Qualifications				
			Engine Control Systems	Toro Intermediate Hydraulics	Toro Intermediate Electrical/Electronics	Hybrid/Alternative Power Systems	Digital and Autonomous Solutions	Climate Control Systems	Reel Mowers	Rotary Mowers	Vehicles	Sprayers	Specialty Equipment
Commercial Technical Basics													
Basic Troubleshooting (GEARS) for Service Technicians	30	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Electrical	90	X	X	X	X	X	X	X	X	X	X	X	X
Toro Electrical Assessment	60	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Hydraulics	180	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Engines	60	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Drivelines	30	X	X	X	X	X	X	X	X	X	X	X	X
Charging and Starting System Basics - Delco Remy	120	X	X	X	X	X	X	X	X	X	X	X	X
Introduction to Lead Acid Batteries	25	X	X	X	X	X	X	X	X	X	X	X	X
Basics of Agronomy	30	X	X	X	X	X	X	X	X	X	X	X	X
Product Courses													
Introduction to Commercial Products	15								X	X	X	X	X
Introduction to Reel Mowers	105								X				
Greensmaster 1000 Service Quick Hit	15								X				
Introduction to eTriFlex	100								X				
Greensmaster Flex 1018/1021 Service Quick Hit	15								X				
Introduction to Rotary Mowers	60									X			
Groundsmaster 3200/3300 Service Quick Hit	15									X			
Groundsmaster 3200/3300 Accessories Quick Hit	15									X			
ProLine H800 Service Quick Hit	15									X			
Introduction to Outcross 9060	60										X		
Workman Utility Vehicles Overview	15										X		
Workman UTX Commercial Service Quick Hit	20										X		
Introduction to Sprayers	90											X	
Introduction to Specialty Equipment	20												X
Bullseye Products: Introduction for Service	80												X
PC648 Overview & Maintenaince	20												X
Field Pro 6040 Commecial Service Quick Hit	15												X
Greensmaster 1000 Service Quick Hit	15								X				
Toro Systems													
Engine Control Systems													
Basic Tier 4	20		X						X	X			
Electronic Control Unit System	45		X						X	X	X		
High Pressure Common Rail (HPCR) Fuel Injection System	25		X						X	X	X		
Introduction to Yanmar SMARTASSIST Direct	45		X						X	X	X		
Yanmar Regeneration	15		X						X	X	X		
Troubleshooting Using SMARTASSIST Direct	15		X						X	X	X		
Yanmar Tier 4 Webinar Series	360		X						X	X			
Hybrid Systems													
Hybrid Technology	60					X			X				
Hybrid Webinar Series	240					X			X				
Introduction to Lithium-Ion Batteries (F20)	25					X			X		X		
Testing and Troubleshooting Lithium-Ion Systems (F21)	25					X			X		X		
Toro Electronics													
CAN Bus System Fundamentals	20				X	X	X		X	X	X	X	X
Cultivation, Agronomics & ACA													
Aeration Technology Overview	45												X
After Aeration Appearance and Troubleshooting	20												X
Introduction to Aftercut Appearance	15								X				
Troubleshooting Aftercut Appearance	10								X				
Webinar: Aftercut Appearance 2022 - 1 of 2	60								X				
Webinar: Troubleshooting Aftercut Appearance Webinar 2 of 2	60								X				
GeoSystems													
Introduction to GeoLink	70						X						
GeoLink Introductory Video Series	15						X						
GeoLink Solutions Product Quick Hit	15						X						
Introduction to AutoSteer	15						X						
Robotics Fundamentals	30						X						
Diagnostics													
Toro Diagnostic Software Tools	50		X	X	X	X	X	X	X	X	X	X	X
Instructor-Led Courses													
Teaming with Toro	24h	Optional, but recommended for all.											
Hands-On Tier 4	16h		X						X	X	X		
Hands-On eTriFlex Riding Greensmower	16h								X				
Hands-On Outcross	16h										X		
Hands-On Sprayers	16h											X	
Virtual GeoLink & AutoSteer	12h						X					X	

5. Ordering and Invoices
   a. Describe your ordering capacity (telephone, fax, internet, etc.). Provide details of the capabilities of your E Commerce website including ability to display contract pricing, on-line ordering, order tracking, search options, order history, technical assistance, lists, technical data and documentation, identification of alternate green products, etc.

      For Simpson Norton, orders can be called in, faxed, mailed and emailed. Office hours are M-F 6a.m. – 4p.m.

      www.Toro.com can be utilized to look up parts, parts breakdowns, technical data and documentation (most at no charge). Our myTurf service can also be used for parts lookup and ordering. Requests for tracking orders and order history can be completed by our staff as requested. The sales team can help identify alternative fuel products, etc.

   b. Describe the equipment delivery process and your delivery commitment. What are standard equipment delivery timeframes? Are there cut off dates and how are these dates communicated to customers.

      Typically, equipment is setup and delivered to the customer's designated delivery location 4-6 weeks after receipt of purchase order. Delivery times vary based on the type of equipment. Any delivery dates noted on the customer's PO are honored. If for some reason a deadline cannot be met, the salesman will work closely with the customer to find a mutual solution. A Certificate of Delivery accompanies each piece of new Toro equipment. (see 'Tab 3_SNC Certificate of Delivery' attached). The customer retains a copy along with a binder including operator parts manuals along with any other documentation pertaining to that specific piece of equipment. Updates for delivery dates are communicated by the salesman. There really are no cut off dates unless a customer is trying to order before a price increase. Again the salesman would communicate this information to the customer.

      Due to the volatility in pricing over the past few years, customer may opt to use a Budgetary Cap pricing model that locks in a not to exceed price at the time of order so the Agency can set a budget "cap" for their products. If prices do not increase to the budgetary cap amount, the product will be repriced at the time of delivery to the current contract price, whichever is lower.

   c. Describe your invoicing process. Is electronic invoicing available? Is summary invoicing available? Are there other options on how an agency receives an invoice? Submit sample invoices.

      Invoicing is done daily for all deliveries made that day. Invoices can be sent electronically (emailed) or mailed depending on the customer's needs. Statements are typically mailed, but can be setup to be sent electronically (email). See attachment 'Tab 3_Sample Invoice.

6. Other

   State and local governments may develop programs to incent their constituents to purchase alternative fuel products. Each agency would need to inquire with their state or local government agency to determine any current program. Toro will work with each agency to provide the required product for the rebate offered.

7. Describe any government rebate programs that are offered.

A volume-based “Smart Value Program” is part of our offering that incentivizes agencies to spend more and/or rewards agencies that have higher spend volumes by offering ‘Free Goods’ based on their total spend amount. As such, we encourage our dealers/distributors to work with their customers to review their usage on a regular basis and identify any costs savings opportunities that may exist. Agencies are then allowed to use these ‘Free Goods’ to purchase service, parts, or wholegoods based on the amount they receive. At minimum, this is done annually, but it is encouraged to be reviewed quarterly so that we can continue to identify additional support for agencies throughout the year. Smart Value goods are based on individual POs and may not be combined with multiple POs, unless approved by Toro. See below for details.

Toro Commercial Purchases	Customer Free Goods $	Toro Commercial Purchases	Customer Free Goods $
$200K-$249K	$4,500	$550K-$599K	$20,000
$250K-$299K	$6,000	$600K-$649K	$22,000
$300K-$349K	$10,000	$650K-$699K	$24,000
$350K-$399K	$12,000	$700K-$749K	$26,000
$400K-$449K	$14,000	$750K-$799K	$28,000
$450K-$499K	$16,000	$800K-$849K	$30,000
$500K-$549K	$18,000	$850K*	$32,000

*"Free Goods" increase $2,000 for every additional $50,000 in purchases.

This sheet is to be completed and used in conjuction with the pricing page (Attachment A).

BUNKER RAKE SPECIFICATIONS SP5040			
Item 1			
ITEM/MINIMUM REQUIREMENT	COMPLY?		VENDOR EXCEPTION/ALTERNATIVE
ENGINE			
V-Twin cylinder, 4-cycle, OHV.	Y	N	
18 hp (13.4 kW) @ 3600 rpm.	Y	N	
Displacement: 34.8 cu. in. (570 cc)	Y	N	
Oil capacity: 1.75 quart (1.8 liter)	Y	N	
Cooling: Air (high flow blower)	Y	N	
Air cleaner system: Remote mounted 3-phase Donaldson® air cleaner	Y	N	
TRACTION			
Drive: Direct driven hydrostatic variable speed displacement piston pump to 3 hydraulic motors for 3WD, hydraulic traction system.	Y	N	
Brakes: Dynamic braking through the hydrostatic transmission, hand actuated brake lever.	Y	N	
Hydraulic oil: 5.0 gallon (18.9 liter). 10 micron replaceable cartridge.	Y	N	
Main frame: Welded rectangular tubular steel frame construction.	Y	N	
Controls: Hand operated choke, throttle, and hydraulic control for raising/lowering with float.	Y	N	
GROUND SPEED			
Infinitely variable 0-10 mph (16 km/h) forward; 4.3 mph (6.9 km/h) reverse.	Y	N	
ELECTRICAL			
Battery: 12 volt, 15 amp., 300 CCA @ 0 F	Y	N	
Starter: 12 volt electric	Y	N	
Light kit	Y	N	Provisions for light kit
STEERING			
Hydraulic Power Steering	Y	N	
OTHER CHARACTERISTICS			
Rear Rake and Frame	Y	N	
Ground Clearance: 6.0”	Y	N	

HEAVY DUTY UTILITY VEHICLE SPECIFICATIONS Workman HDX Series			
Item 2			
ITEM/MINIMUM REQUIREMENT	COMPLY?		VENDOR EXCEPTION/ALTERNATIVE
ENGINE			
v-twin 4-cycle, OHV gas, liquid-cooled, gasoline powered engine	Y	N	

Horsepower- 28 HP	Y	N	
Torque 40.8	Y	N	
Displacement – 69 cu. in. (747 cc)	Y	N	58 cu. In. (950cc)
Oil Capacity – 2 qts.	Y	N	
Governor type – Mechanical centrifugal	Y	N	
Lube Oil Filter – Full flow with spin-on oil filter	Y	N	
Lubrication – Full-pressure lubrication	Y	N	
Starting System – 12-volt starter	Y	N	
In Line Fuel Filter	Y	N	
PAYLOAD CAPACITY			
Rated Capacity – approx. 3,295 lbs	Y	N	
DRIVETRAIN			
Auto Transmission w/ Electric Differential Lock	Y	N	
ELECTRICAL SYSTEM			
Lights – Two seated high/low-beam headlights; stoplight/taillight	Y	N	Twin halogen headlights and dual taillights actuated by switch on dash. Dual brake lights actuated by brake pedal.
Fuel Injected w/ Electric Choke	Y	N	
Hydraulic System – 6.8 gal. (25.7) capacity; 25- micron, full-flow filtration; biodegradable fluid; oil cooler standard	Y	N	4 gpm (15 lpm) gear pump provides hydraulic flow for power steering and lift in series. Lift control valve with quick disconnects for dual lift cylinders or for attachments when quick disconnects are switched. 8 quart total capacity.
STEERING			
Automotive power steering	Y	N	
BRAKES			
Hydraulic disc brakes, self-adjusting on all wheels, mechanical cable actuated caliper parking brake on rear wheels	Y	N	

REEL MOWER 72" WITH SIDEWINDER SPECIFICATIONS RM3100		
Item 3		
ITEM/MINIMUM REQUIREMENT	**COMPLY?**	**VENDOR EXCEPTION/ALTERNATIVE**
ENGINE		
Power = 18 HP	Y N	
Type = Diesel powered	Y N	
CAPACITIES		
Fuel Capacity = 7.5 gal	Y N	
Hydraulic Oil = 6.0 gal	Y N	
DRIVE SYSTEM		

Traction Drive = Hydrostatic drive with variable speed in forward and reverse.	Y	N	
IMPLEMENT DRIVE			
Hydraulic drive, cutting units interchangeable	Y	N	
CUTTING UNITS			
Number = 3	Y	N	
Number of blades = 11	Y	N	
BEDKNIVES Adjustment= Dual Precision Adjustment	Y	N	
Reel Frame	Y	N	
Reel Diameter = 7”	Y	N	
OTHER STANDARD EQUIPMENT			
STEERING			
Power	Y	N	
Gas Shock	Y	N	Not sure what this would be referencing under steering?
CONTROLS			
LED Light Kit	Y	N	LED Light kit is an optional accessory
Raise / lower mow lever (joystick)	Y	N	

WIDE AREA ROTARY MOWER SPECIFICATIONS GM4100			
Item 4			
ITEM/MINIMUM REQUIREMENT	**COMPLY?**		**VENDOR EXCEPTION/ALTERNATIVE**
ENGINE AND CAPACITIES			
ENGINE			
55 HP, Liquid Cooled Turbo Charged Diesel	Y	N	
AIR CLEANER			
Dry, replaceable primary and safety elements	Y	N	
RADIATOR			
Rear-mount cross-flow, 7-row, 5-fins per inch, 13 quart (10.4 liter) capacity	Y	N	Comply with Rear Mount, Cross Flow, our fins are 6.3" and the unit has a 9 quart capacity
FUEL CAPACITY			
Approx. 22 gallon (72 liter) diesel fuel/biodiesel B-20	Y	N	21 Gallon Capacity
DRIVE SYSTEM			
TRACTION DRIVE			

Full time bi-directional hydrostatic, closed-loop, 4wd transmission, variable displacement piston pump with servo controls powers fixed displacement piston motors which drive single action reduction planetary gear assemblies at each front wheel. Parallel hydraulic flow powers fixed displacement piston motor, which drives mechanical axle in rear. 2wd in forward (transport) range.	Y	N	Similar but not identical: Parallel hydrostatic, closed loop system with full-time 4WD. Forward/reverse in low (mow) and high (transport) range with full-time, automatic traction assist (forward only) optional on Groundsmaster 4100-D models. Variable displacement piston pump with electronic servo control powers dual speed displacement piston motor drive into double reduction planetary in front, and mechanical axle in rear. Smart Power® feature controls traction speed to maintain optimal cutting blade speed.
HYDRAULICS/COOLING			
12 gallon capacity 2 micron remote spin-on filter. 19 row, single pass cooler with tilt out for cleaning.	Y	N	8.75 gallon (33.1 liter) capacity with 10 micron remote spin-on filter. Single pass cooler, 6.3 fins per inch, SmartCool® variable speed radiator cooling fan with automatic (based on coolant and oil temps) and manual reversing capabilities.
OTHER CHARACTERISTICS			
DIAGNOSTICS			
Diagnostics pressure test ports: forward and reverse traction, left, center, and right decks. Reverse 4WD, lift, and steering. Charge and deck counterbalance circuits.	Y	N	
INTERLOCKS			
Prevents engines from starting unless traction pedal is in neutral and deck is disengaged. If operator leaves seat with deck engaged, engine stops. Mowing only permitted in low range. Engine stops if parking brake engaged and traction pedal not in neutral. Deck transport latches.	Y	N	
CUTTING UNITS			
WIDTH OF CUT			
Overall approx. 109” . Center deck 54”. Two 37” Wings all upfront	Y	N	The math doesn't add up in your example. Overall: 124" (315 cm), Center deck section: 54" (137.1 cm), Two 37" (93 cm) width of cut wings. 89" (226 cm) width of cut with one wing up.
MOWING RATES			

Mows up to 6.5 acres/hr at 7 Mph assuming no overlaps or stops	Y	N	
OTHER STANDARD EQUIPMENT			
Light Kit	Y	N	
Canopy	Y	N	

ZERO TURN MOWER WITH COLLECTION UNIT SPECIFICATIONS Z-Master 4000			
Item 5			
ITEM/MINIMUM REQUIREMENT	**COMPLY?**		**VENDOR EXCEPTION/ALTERNATIVE**
ENGINE AND CAPACITIES			
ENGINE			
24.5 hp Gasoline	Y	N	
FUEL CAPACITY			
10 gallons gasoline	Y	N	
CONTROLS			
Foot operated height of cut	Y	N	
Steering control 1.4" diameter grips, Adjustable	Y	N	
Up to 10 mph forward speed	Y	N	
CUTTING UNIT			
.204 in. heat treated steel	Y	N	
Balde Tip speed 18,500 ft/min	Y	N	
OTHER EQUIPMENT			
Rear roller Powered brushes	Y	N	
Air-ride seat	Y	N	Deluxe Suspension included - MyRIDE Air-ride seats are available on other Toro Zero-Turn units.
Sun Shade	Y	N	Optional accessory

Toro Equipment Maintenance Products and Schedules for Equipment In Attachment C.

Item #1 Bunker Rake

TORO *QUICK* SERVICE REFERENCE

SAND PRO 3040 & 5040

Model All Models Serial 260000001 & Up

Engine Brand ..... B&S Vanguard
Engine Oil *(Chart K)*.....*1.75Qts*..... SAE 30 SH,SJ
Engine Oil Filter 107-7817
Hydraulic Oil *(Chart R)*.....*3Gal*..... ISO VG 46
Hydraulic Filter 54-0110
Remote Air Filter 108-3811
Fuel Filter In-line 94-2690
Tire Pressure ..... 4-6 PSI (Front & Rear)

*Indicates Briggs & Stratton Part Numbers

Maintenance

Note: Determine the left and right sides of the machine from the normal operating position.

⚠

If you leave the key in the ignition switch, someone could accidently start the engine and seriously injure you or other bystanders.

Remove the key from the ignition before you do any maintenance.

Recommended Maintenance Schedule(s)

Maintenance Service Interval	Maintenance Procedure
After the first 8 operating hours	• Torque the wheel lug nuts. • Change the engine oil and filter. • Change the hydraulic filter.
Before each use or daily	• Check the engine oil level. • Check the hydraulic fluid level. • Check the tire pressure. • Check the condition of the hydraulic lines and hoses. • Inspect and clean the machine.
Every 25 hours	• Check the battery fluid level and the cable connections.
Every 50 hours	• Change the engine oil and filter.
Every 100 hours	• Torque the wheel lug nuts. • Grease the machine.
Every 200 hours	• Replace the air filter.
Every 400 hours	• Change the hydraulic system oil and filter.
Every 800 hours	• Replace the spark plugs. • Replace the fuel filter. • Decarbon the combustion chamber. • Adjust the valves and torque head. • Check the engine RPM (at idle and full throttle). • Drain and clean the fuel tank.
Every 1,500 hours	• Replace moving hoses. • Replace the neutral and seat interlock switches.

Important: Refer to your Engine Operator's Manual for additional maintenance procedures.

Items #2 Heavy Duty Utility Vehicle

TORO *QUICK* SERVICE REFERENCE

WORKMAN HDX

Model All Models **Serial** 290000001 & Up

Engine Brand	B&S Daihatsu
Engine Oil *(Chart E)*.....*3.5Qts*.....	SAE, 10W30 CI or higher
Engine Oil Filter	108-3842
Trans/Hydraulic Oil *(Chart T)*...*7.5Qts*...	UTHF
Trans/Hydraulic Filter	54-0110
Air Filter	108-3811
Fuel Filter	115-7854
Front Differential *(Chart T)*.....*1Qts*.....	UTHF
Tire Pressure	32 PSI (Front) 18 PSI (Rear)
Coolant Type.....*4Qts*.....	Ethylene Glycol, Water (50/50 mix)

*Indicates Briggs & Stratton Parts Number

Recommended Maintenance Schedule(s)

Maintenance Service Interval	Maintenance Procedure
After the first 2 hours	• Torque the front and rear wheel nuts.
After the first 8 hours	• Check condition and tension of the alternator belt.
After the first 10 hours	• Torque the front and rear wheel nuts. • Check the adjustment of the shift cables. • Check the adjustment of the parking brake. • Replace the hydraulic filter. • Change the high flow hydraulic oil filter (TC Models only)
After the first 50 hours	• Change engine oil and filter.
Before each use or daily	• Check engine oil level. • Check the level of coolant. • Check the transaxle/hydraulic fluid level. • Check the high flow hydraulic fluid level (TC models only). • Check the tire pressure. • Check the brake fluid level. • Check the operation of the interlock system. • Remove debris from the engine area and radiator. (Clean more frequently in dirty conditions.)
Every 50 hours	• Check the battery fluid level. (Every 30 days if in storage) • Check the battery cable connections.
Every 100 hours	• Check the level of front differential oil (four wheel drive models only). • Grease all bearings and bushings. (Lubricate more frequently in heavy duty applications) • Check the condition of the tires.
Every 150 hours	• Change engine oil and filter.

Maintenance Service Interval	Maintenance Procedure
Every 200 hours	• Torque the front and rear wheel nuts. • Change the air cleaner filter. (more frequently in dusty or dirty conditions) • Inspect the constant velocity boot for cracks, holes, or a loose clamp. • Check the adjustment of the shift cables. • Check the adjustment of the high–low cable. • Check the adjustment of the differential lock cable. • Check the adjustment of the parking brake. • Check the adjustment of the brake pedal. • Check condition and tension of the alternator belt. • Check the adjustment of the clutch pedal. • Inspect the service and parking brakes.
Every 400 hours	• Inspect or replace the spark plugs. • Replace the fuel filter. • Check the fuel lines and connections. • Check the front wheel alignment. • Visually inspect the brakes for worn brake shoes.
Every 800 hours	• Change the front differential oil. • Change the hydraulic fluid and clean the strainer. • Replace the hydraulic filter. • Change the high flow hydraulic oil (TC Models only) • Change the high flow hydraulic oil filter (TC Models only)
Every 1,000 hours	• Change the brake fluid. • Drain/flush the fuel tank. • Flush/replace the coolant system fluid.
Yearly	• Complete all yearly maintenance procedures specified in the Engine Operator's Manual.

Item #3 Reel Mower 72" with Sidewinder

TORO *QUICK* SERVICE REFERENCE

REELMASTER 3100 D

Model All Models **Serial** 290000001 & Up

Engine Brand ..... Kubota

Engine Oil (*Chart M*)..... *4 Qts*..... SAE 15W-40 CH-4

Engine Oil Filter 108-3841

Breather Element..... 98-9493

Hydraulic Oil (*Chart R*).....*3.5 Gal* ..... ISO VG 46

Hydraulic Filter 54-0110

Air Filter..... 108-3811

Fuel Filter Spin On* ..... 110-9049 (2008 & Up)

Tire Pressure..... 14 – 18 PSI (Front & Rear)

Engine Coolant.....*1.5 Gal* ..... Ethylene Glycol, Water (50/50 mix)

*Refer to Toro's parts manual or Parts Viewer for Bio-Diesel fuel filter part numbers.

Recommended Maintenance Schedule(s)

Maintenance Service Interval	Maintenance Procedure
After the first hour	• Torque the wheel nuts.
After the first 10 hours	• Torque the wheel nuts. • Check the condition and tension of all belts. • Change the hydraulic filter.
After the first 50 hours	• Change the oil and oil filter.
Before each use or daily	• Check the engine oil level. • Check the engine coolant level. • Check the hydraulic fluid level. • Check the tire pressure. • Check the reel-to-bedknife contact. • Check the interlock system. • Drain the water separator. • Clean the radiator and oil cooler. • Check the hydraulic lines and hoses.
Every 25 hours	• Check the electrolyte level. (If machine is in storage, check every 30 days.)
Every 50 hours	• Lubricate all bearings and bushings. (Lubricate all bearings and bushings daily when conditions are dusty and dirty.)
Every 100 hours	• Check the condition and tension of all belts.
Every 150 hours	• Change the oil and oil filter.
Every 200 hours	• Torque the wheel nuts. • Service the air cleaner (More frequently in extreme dusty or dirty conditions) • Check the parking brake adjustment. • Change the hydraulic filter.
Every 400 hours	• Check the fuel lines and connections. • Replace the fuel filter canister. • Change the hydraulic fluid.
Every 500 hours	• Grease the bearings in the rear axle.
Yearly	• Apply a liberal coating of grease to the check valve pins.
Every 2 years	• Drain and clean the fuel tank.

⚠ CAUTION

If you leave the key in the ignition switch, someone could accidently start the engine and seriously injure you or other bystanders.

Remove the key from the ignition before you do any maintenance.

Item #4 Wide Area Rotary Mower

TORO *QUICK* SERVICE REFERENCE

GROUNDSMASTER 4100/4110-D

Model Tier 4 Diesel 30608 & 30606 including A models **Serial** 313000101 & Up

Engine Brand		Yanmar
Engine Oil	*6Qts*	SAE 15W-40 CJ-4
Engine Oil Filter		125-7025
Breather Element		100-3715
Hydraulic Oil	*7.75Gal*	ISO VG 46/68 See Specifications Below
Hydraulic Filter		75-1310
Traction Hydraulic Filter		94-2621
Hydraulic Breather		115-9793
Air Filter		108-3814
Safety Air Filter		108-3816
Water/Separator Element		125-2915
Fuel Filter Spin On		125-8752
Planetary Gear Drive	*22Oz*	SAE 85W140
Rear Axle	*80Oz*	SAE 85W140
Rear Axle Breather		110-4812
Tire Pressure		25-30 PSI (Front & Rear)
Caster Tires		50 PSI
Engine Coolant	*9Qts*	Ethylene Glycol, Water (50/50 mix)

High Viscosity Index/Low Pour Point Anti-wear Hydraulic Fluid, ISO VG 46

Material Properties:

Viscosity, ASTM D445	cSt @ 40°C 44 to 48 cSt @ 100°C 7.9 to 8.5
Viscosity Index ASTM D2270	140 to 160
Pour Point, ASTM D97	-34°F to -49°F

Industry Specifications:

Vickers I-286-S (Quality Level), Vickers M-2950-S (Quality Level), Denison HF-0

Recommended Maintenance Schedule(s)

Maintenance Service Interval	Maintenance Procedure
After the first 10 hours	• Torque the wheel lug nuts. • Check the alternator belt tension. • Check the compressor belt tension. • Check the blade drive belt tension.
After the first 200 hours	• Change the front planetary gear oil. • Change the rear axle oil.
Before each use or daily	• Check the engine oil level. • Check the coolant level. • Check the hydraulic fluid level. • Check the tire pressure. • Check the air cleaner indicator • Drain water from water separator • Remove all debris and chaff from the engine compartment, radiator and oil cooler. • Check the interlock switch operation
Every 50 hours	• Lubricate all grease fittings. • Inspect the air cleaner. • Check the blade drive belt tension. • Clean the air conditioning screen. (Clean more frequently in extremely dusty or dirty conditions)
Every 100 hours	• Inspect the cooling system hoses and clamps. • Check the alternator belt tension. • Check the compressor belt tension.
Every 200 hours	• Torque the wheel lug nuts.
Every 250 hours	• Change the engine oil and filter. • Clean the cab air filters. (Replace them if they are torn or excessively dirty.) • Clean the air conditioning coil. (Clean more frequently in extremely dusty or dirty conditions)
Every 400 hours	• Check the planetary gear drive oil. • Check the rear axle lubricant. • Check the rear axle gear box lubricant. • Service the air filter (if the indicator shows red). • Inspect the fuel lines and connections. • Replace the water separator/fuel filter canister. • Replace the engine fuel filter.
Every 800 hours	• Drain and clean the fuel tank. • Change the front planetary gear oil. (Or yearly, whichever comes first) • Change the rear axle oil. • Check the rear wheel toe-in. • Inspect the blade drive belts. • Change the hydraulic oil. • Change the hydraulic oil filters. • Inspect the side cutting unit damper. • Inspect the cutting unit castor wheel assemblies.
Every 1,000 hours	• Check and adjust the valve clearance.
Every 3,000 hours	• Remove and clean the DPF (or as required)

Item #5 Zero Turn Mower with Collection Unit

Groundsmaster® 4100-D/4110-D

WIDE AREA ROTARY MOWERS

FEATURES

- *55 hp (41 kW) Yanmar® turbo-diesel engine*
- *Smart Power® and HybridDrive™ cutting deck system - work together providing optimal power to the cutting blades*
- *Foldable ROPS*
- *10.3' (3.15 m) width of cut*
- *Full-time 4WD forward and reverse*
- *All-time traction assist (optional)*
- *0" uncut circle in turns*
- *SmartCool® auto-reversing cooling fan*
- *4-way adjustable seat and Air Ride Suspension*
- *InfoCenter™ displays simple operating info while monitoring machine health*
- *Integrated ControlHub™ with fingertip electronic controls*
- *Top and rear air intake for increased cooling*
- *Climate-controlled safety cab with air conditioning and heat (4110-D)*
- *Isolated operator platform for greater comfort and smoother ride*

Operator-friendly and smart by design.

At a 10.3' (3.15 m) width of cut, the all out-front deck design on the Groundsmaster 4100-D and 4110-D lets you easily see what you are cutting. The Smart Power® technology coupled with the HybridDrive™ cutting deck system delivers optimal power to the cutting blades – efficiently cutting grass even in the toughest conditions. The SmartCool® auto-reversing fan system automatically blows chaff off the radiator intake screen making operation more productive. With their excellent trimming capability, and an ability to mow a 0" uncut circle, you'll maneuver around obstacles with ease. The parallel hydraulic drive system assures full-time 4-wheel drive, allowing you to mow with confidence, even on hills and wet grass.



Groundsmaster® 4110-D



Groundsmaster® 4100-D

SMART POWER™

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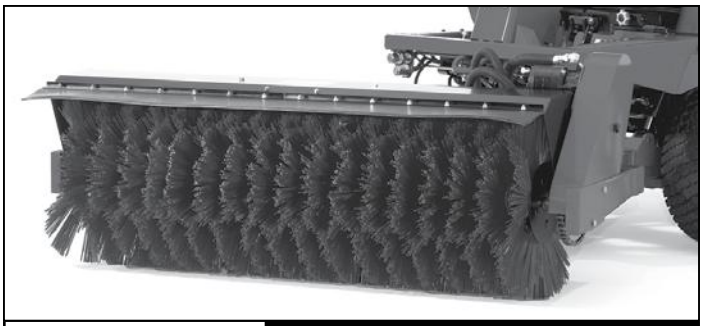
Call your Toro distributor at 800-803-8676

Groundsmaster® 4100-D/4110-D Specifications*

	GROUNDSMASTER 4100-D, MODEL 30608 GROUNDSMASTER 4110-D, MODEL 30644
ENGINE	Yanmar® 4-cylinder, liquid-cooled, turbo-charged diesel. 127 cu. in. (2.1 liter) displacement. Engine rated at 55 hp (41 kW) net and 125 ft.-lbs. (169 Nm) torque at 2,000 rpm. 8 quart (7.6 liter) oil capacity. EPA Tier IV Final Compliant.
AIR CLEANER	Dry, replaceable primary and safety elements.
RADIATOR	Rear-mount, cross-flow, 6.3 fins per inch, 9 quart (8.5 liter) capacity.
FUEL CAPACITY	21 gallons (79.5 liters) diesel fuel. Biodiesel-Ready for use up to B-20 (20% biodiesel and 80% petroleum blend)
TRACTION DRIVE	Parallel hydrostatic, closed loop system with full-time 4WD. Forward/reverse in low (mow) and high (transport) range with full-time, automatic traction assist (forward only) optional on Groundsmaster 4100-D models. Variable displacement piston pump with electronic servo control powers dual speed displacement piston motor drive into double reduction planetary in front, and mechanical axle in rear. Smart Power® feature controls traction speed to maintain optimal cutting blade speed.
HYDRAULICS/COOLING	8.75 gallon (33.1 liter) capacity with 10 micron remote spin-on filter. Single pass cooler, 6.3 fins per inch, SmartCool® variable speed radiator cooling fan with automatic (based on coolant and oil temps) and manual reversing capabilities.
DIAGNOSTICS	Diagnostic pressure test ports: forward and reverse traction, left, center and right decks, reverse 4WD, lift, steering, charge and deck counterbalance circuits.
GROUND SPEED	**Transport:** 0-16.2 mph (0-26.1 km/h) forward, 0-8.1 mph (0-13 km/h) reverse. **Mow:** 0-8.3 mph (0-13.4 km/h) forward, 0-4 mph (0-6.4 km/h) reverse.
TIRES	Front: 26 x 12-12, 6-ply tubeless Multi-Trac. Rear: 20 x 10-10, 6-ply tubeless Multi-Trac.
MAIN FRAME	All welded formed-steel frame with integral tie-down anchors.
BRAKES	Mechanically actuated, internal wet disc brakes on input to each planetary drive. Individual foot-operated steering brake control of left and right wheel. Lock pedals together and latch to engage parking brake.
SEAT	4-way adjustable, right armrest travels with seat and suspension.
STEERING	Power steering with dedicated power source. Steering wheel tilts to desired operator position. Uncut circle: 0" diameter.
INSTRUMENTATION	**InfoCenter™**:Onboard LCD display shows gauges, alerts/faults, service reminders, electrical system diagnostics. Indicates fuel level, coolant temp, intake temperature, low oil pressure, alternator, engine hours, engine rpm, hydraulic oil temperature, voltage.
CONTROLS	Tilt steering, ignition switch, throttle switch, foot-operated traction pedal, lockable individual brake pedals, parking brake lock, mow/transport speed selector switch, 3, two position switches for individual deck lift/lower, counterbalance adjustment, tow valves, cup holder, toolbox, radio holder, fan switch and 12-volt power outlet.
CRUISE CONTROL	Standard
ELECTRICAL	12-volt, 690 cold cranking amps battery, 80 amp alternator. Overload protection with automotive type fuses.
INTERLOCKS	Prevents engine from starting unless traction pedal is in neutral and deck is disengaged. If operator leaves seat while moving or deck is engaged, traction and/or deck stops, InfoCenter alarms and gives message. Mowing only permitted in low range. Traction not allowed if parking brake engaged and pedal moved out of neutral, InfoCenter alarms and gives message. Deck transport latches.
GROUND CLEARANCE	6.5" (16.5 cm)
OVERALL DIMENSIONS	**Height**: 85.3" (216.7 cm) w/ ROPS up, 93.3" (237 cm) w/ cab; **Length**: 144" (366 cm) w/ decks down; **Width**: 127" (323 cm) w/ decks down; **Transport Width**: 71" (180 cm) @ 2" (5 cm) HOC; **Wheelbase**: 55.5" (140 cm)
WEIGHT	4237 lbs. (1922 kg) w/ full fluids (GM4100-D). 4890 lbs. (2218 kg) w/ full fluids (GM4110-D).
SAFETY CAB (4110)	**MODEL 30644**: ROPS certified cab with heat, AC and the following standard features: climate system pressurized cab, heavy-duty pantograph front windshield wiper and washer, front windshield has 38" of visibility, interior mirror, fold away exterior side mirrors, molded front fenders, right and left doors and rear window have tinted (50%) glass, front and rear windows open, quick release window latches act as emergency exit, rubber sound isolator cab mounts and upholstered interior panels and headliner, textured neoprene floor mat, interior dome light.
SAFETY	Complies with American National Standards Institute (ANSI B71.4-2012) and applicable ISO EN 5395 (CE) standards (machine directive 89/392, 91/368, 93/44, 84/538, 89/336) requirements; Optional lights. Meets ANSI/ASAE 5279.12 (Lighting and Marking of Agricultural Equipment on Highways). Foldable ROPS, ISO 21299 certified.
WARRANTY	Two-year limited warranty. Refer to operator's manual for further details.
ACCESSORIES	Work light, LED road lights consisting of dual taillights, dual headlights, slow moving vehicle sign, turn signal, flasher and lights, sunshade, beacon, slope sensor
	CUTTING DECK
WIDTH OF CUT	Overall: 124" (315 cm), Center deck section: 54" (137.1 cm), Two 37" (93 cm) width of cut wings. 89" (226 cm) width of cut with one wing up.
MOWING RATE	Mows up to 10.4 acres/hr (4.2 hectares/hr) at 8.3 mph (13.4 km/hr). Assumes no overlap or stops. **Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions.
CONSTRUCTION	Welded .100" (2.5 mm) high-strength steel with steel 7 and 10-gauge channel and plate reinforcements.
DECK DRIVE	Direct mounted hydraulic motor into spindle. Remaining spindle(s) driven by individual B section Kevlar belt. Quick-release belt covers.
HEIGHT-OF-CUT	1"-5" (25-127 mm) in .5" (13 mm) increments.
SPINDLES	1.25" (3.17 cm) diameter spindle shafts, 9" (22.9 cm) diameter conical ductile iron housing, and 2 greaseable tapered roller bearings.
BLADES	19" (48.3 cm) long, 2.5" (6.4 cm) wide, .25" (.64 cm) thick.
CASTER WHEELS	8 x 3.50-4, 4-ply, smooth, pneumatic, sealed precision ball bearings.
GROUND FOLLOWING	6" anti-scalp cups on each blade, adjustable skids, 3 anti-scalp rollers on front deck and 1 on each wing.
WING PROTECTION	Impact absorption device on each wing deck.
MULCHING KIT	Model 30419.
SKIDS	Reversible polymetric.

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only.
Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties.

Groundsmaster® 4100-D & 4110-D Attachment Specifications*



	ROTARY BROOM, MB MODEL HCT
TYPE	Windrow type, front mounted hydraulic broom with dual motors. Electric/hydraulic angling, 30° left and right.
BROOM SIZE	32" (81 cm) diameter x 60" (153 cm) wide.
BRUSH	Sectional brush with combination polypropylene/wire radial segments.
WEIGHT	460 lbs. (209 kg)
OPTIONS	Dirt Deflector, Storage Stands.



	SUNSHADE
UNIVERSAL MOUNT SUNSHADE	White, Model 30669 / Red, Model 30671



	SNOWTHROWER ERSKINE MODEL 2000
STAGE	2
CLEARING WIDTH	61" (155 cm)
SNOW CUT DEPTH	29" (74 cm)
CUTTING EDGE	3/8" x 3" (9.5 mm x 7.6 cm) bolt-on
SKID SHOES	Adjustable
AUGER DIAMETER	16" (41 cm) open flight
FAN DIAMETER	20" (51 cm) 4-blade
CHUTE ROTATION	Hydraulic 270°
SHEAR PROTECTION	Pressure relief
THROWING DISTANCE	Up to 30' (9.14 m)
APPROXIMATE SHIPPING WT.	850 lbs. (386 kg)
HOSES	Included

*Specifications and design subject to change without notice.

Note: The Toro Company does not manufacture or sell the snowthrower or rotary broom, nor does Toro guarantee these accessories in any manner whatsoever.

TORO

PARKS & RECREATION

INNOVATIVE MAINTENANCE EQUIPMENT



Shape the green spaces your community deserves.

GSA NASPO ValuePoint SUPPLIER PARTNER OMNIA PARTNERS Sourcewell Kinetic GPO

SPORTS FIELDS

Maintaining sports fields for the weekly influx of practices and league play can be a tall order for any park system, let alone the weekend pressure of tournaments and special events. Toro's wide range of sports field and multi-purpose equipment minimizes the worry of how to maintain the fields, allowing more park, and more rec.

Mowing

Walk-Behind Reel Mowers



Greensmaster® 1000 Series

For superior striping and a consistent, pristine cut.

Lightweight Reel Mowers



Reelmaster® 3555-D / 3575-D

Compact, lightweight, maneuverable and an outstanding quality of cut.

Walk-Behind Rotary Mower



ProStripe® 560

Provides both quality of cut, collection, and a clean striped finish in one efficient step.

Multi-Deck Rotary Consistency



Groundsmaster® 3500-D

Ease of a rotary, aesthetically sharp striping of a reel mower.



Cultivation

Compaction Relief for Safer Fields



ProCore® 864/1298

Incredibly consistent coring for healthy, sustainable fields.

Irrigation

Solutions Designed for Sports Fields



TS120 & TS170 Series Rotors

With the capability of achieving long-range throws, these rotors are the right choice for sports field irrigation.

Infield Grooming

Efficient game-ready ball diamonds



Sand Pro® 5040

Pro-style groomer efficiently transforms any infield condition to game-ready.

Topdressing

Consistent Spread Patterns



ProPass™ 200

A broadcast-style topdresser with a capacity of 21 cubic feet.

Application

Precise Spray Control

Multi Pro® 1750

Purpose-built to spray turf with optional GPS precision.



PUBLIC SPACES

From wide open spaces to family picnic areas to flower gardens to playgrounds, maintaining the sheer variety of public spaces requires equipment that can adapt to the required workload. Toro offers mowing and maintenance solutions that efficiently flex to the need.



Toro® ProLine H800

Direct-collect rotary mower with high-lift dump mechanism for unmatched collection performance.

Small Area Mowing

Nimble & Productive



Groundsmaster® 3200/3300

Superbly maneuverable, out-front ease.



Groundsmaster® 7200

A commercial-grade zero turn mower.



Groundsmaster® 360 Quad-Steer™

Mow hills and tight areas without tearing turf.

Large Area Mowing

Wide Area Productivity



Groundsmaster® 5900

Manage large areas with 18 acres/hour ease.

Efficient & Adaptive



Groundsmaster® 4000-D / 4100-D

Variable 5', 8' and 11' width of cut for narrow to wide open spaces.

Pull-Behind Rotary



Groundsmaster® 1200

12-foot wide pull-behind productivity.



Mobility in Maintenance

Vehicles that get the work done



Workman® HD Series

For the toughest jobs.
Up to 3,300 pound capacity.



Workman® MDX Series

An all-purpose work vehicle with a wide go-over-the-curb stance.

Workman® GTX Series

Fits on narrow paths, endlessly adaptable to the day's jobs.





The Workman GTX offers 2, 4 or 6 seat options and EFI gasoline, 48-volt AC, or lithium-ion power.

Clean Up

A force to be reckoned with



Pro Force®

Easily clear out parking lots, trails, forest edges and more.



GENERAL MAINTENANCE

Get more work done around the park with a single machine. The Outcross® simplifies tasks with preset controls and easy vehicle-type operation, and yet can perform the tough functions of a tractor and a utility vehicle combined without tearing the turf. Power through that long job list, day after day.

Get More Done with the Toro® Outcross® 9060

Aerate



Lift



Haul



Load



Topdress



Mow



Industry Partnerships

Toro's history with providing innovative and robust solutions for parks professionals goes back almost a century. We are proud supporters of the following industry partners:

NRPA National Recreation and Park Association

CITY PARKS ALLIANCE

Platinum Elite Partner
PGMS professional grounds management society

SportsTurf MANAGERS ASSOCIATION
Experts on the Field, Partners in the Game.

NIAAA

SEASONAL MAINTENANCE

When seasons change, so do the maintenance needs of a park system. Whether its fall debris clean up, winter snow removal, or ensuring the early spring melt is going to plan, Toro has equipment that adapts to the season.

Groundsmaster® 360 with rotary broom



Outcross™ with loader arm & BOSS® SK box plow



Groundsmaster® 7200 PolarTrac® with snowthrower

Winter has met its match

Keep your machines busy all year long.



Groundsmaster® 7210 PolarTrac®

Convert the Groundsmaster 7210 Z-Mower into a snow removal beast in just 4-hours.



Groundsmaster® 360

The Groundsmaster 360 Quad-Steer™ system ensures stable maneuverability on turf or snow.



Groundsmaster® 5910

The power of a Groundsmaster 5910 allows it to muscle out what winter brings in.



Workman® HDX

4-wheel drive matched to 900cc's of snow blasting power.

ADDITIONAL PARK MAINTENANCE SOLUTIONS



Z Master®
Zero-Turn Rotary



Grandstand®
Commercial Rotary



Toro® Walk-Behind
Commercial Rotary



TurfMaster™ Commercial
Walk-Behind Rotary



Dingo®
Compact Utility



TRX Trencher
Walk-Behind Trencher



Grandstand® MULTI FORCE®
Multi-Purpose



Power TRX HD
Commercial Snow Blower



Toro® Power Broom
Commercial Rotary Broom



BRC-28
Brush Cutter



Toro® Stand-On
Aerator



Toro® Stand-On
Spreader/Sprayer

PROFESSIONAL SERVICES

toro.com/commercialparts

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toro.com/myturfpro

TORO PROTECTION PLUS™
Extended Protection Plan
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TORO®

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Reelmaster® 3100-D

SMALL AREA REEL MOWER

FEATURES

- **Productivity** – *Triplex chassis design is highly maneuverable for quick, end-of-row turn arounds. 72" or 85" (183 or 216 cm) cutting widths in combination with up to a 6 mph (10 km/h) mowing speed make the Reelmaster 3100-D fast and effective.*
- **Superior Traction** – *The Series/Parallel 3-wheel drive system provides power to at least two wheels at all times. The result is impressive traction in hilly and wet conditions with minimal wheel slip so it's also gentle on the turf.*
- **Efficiency** – *Powered by a fuel efficient 21.5 hp (16 kW) Kubota® diesel engine, this Reelmaster model provides plenty of power for those challenging cutting conditions, even while operating groomers, rear roller brushes and veritcutters.*
- **Simplicity** – *The Reelmaster 3100-D utilizes a common platform design with other Toro mowers which can improve operator and technician efficiency.*
- **Lightweight Design** – *An ideal combination for turf friendliness, the lightweight and balanced chassis avoids unnecessary weight on your sensitive turf.*
- **Outstanding Quality of Cut** – *Dual Precision Adjustment (DPA) cutting units – featuring Toro's exclusive EdgeSeries™ reels combine to deliver a consistent, high quality cut and superior after-cut appearance, while reducing maintenance with improved reel edge retention.*

EdgeSeries™ Reels

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An essential trim reel mower for any course.

When you need a reel trim mower whose versatility, performance and after-cut appearance is second to none, the Toro® Reelmaster® 3100-D is the clear choice. With Sidewinder® technology, Toro pioneered the ability to shift cutting units on the fly from side-to-side, reaching turf areas that other mowers simply cannot. It's ideal for mowing around greens and bunkers where conditions can be challenging but when precision control is an absolute must. Add a triplex chassis configuration and Toro's exclusive EdgeSeries™ cutting units and you get an exceptional performing, highly maneuverable reel trim mower that consistently delivers a superior after-cut appearance, day after day.



Call your Toro distributor at 800-803-8676

Reelmaster® 3100-D Specifications*

	REELMASTER 3100-D, MODEL 03170	REELMASTER 3100-D, MODEL 03171 w/SIDEWINDER®
ENGINE	Kubota® liquid-cooled diesel, 3-cylinder, 21.5 hp (16 kW) net @ 2500 RPM. High idle: 2,600 rpm, Low idle: 1,400 rpm (+/- 50 rpm). 68.5 cu. in. (1123 cm) displacement. Tier 4 and Stage V compliant. Pressurized lubrication system with 3.5 U.S. qt. (3.3 liter) capacity. Heavy-duty, radial seal air cleaner. Fuel/water separator with visible bowl.	
CONFIGURATION	Rear mounted engine, front operator position. Rear mounted radiator. Two post ROPS and seat belt standard.	
FUEL CAPACITY	7.5 gallons (28 liters). Biodiesel-Ready for use up to B-20 (20% biodiesel and 80% petroleum blend).	
TRACTION DRIVE	Series/Parallel hydraulic traction circuit provides continuous 3-wheel drive, in mow and transport. Hydrostatic traction drive provides infinitely variable speed in forward and reverse. 6 gallon (23 liter) hydraulic system capacity.	
GROUND SPEED	Mow: 0-6 mph (0-10 km/h); Transport: 0-9 mph (0-14 km/h). Reverse: 0-4 mph. (0-6 km/h).	
CONTROLS	Forward and reverse traction control pedals, mow/transport lever, hand activated park brake, ignition key switch, tilt steering wheel lock, PTO switch, throttle, joystick control for cutting unit raise and lower (and for moving cutting units side-to-side on Sidewinder equipped models), cutting unit transport lock, reel speed and backlap control knob.	
GAUGES	Hour meter, fuel gauge, cluster gauge with glow plug and charge indicator lights, and low engine oil pressure and high coolant temperature warning lights (high temperature safety shut off).	
ELECTRICAL & INTERLOCKS	12-volt, 585 cold cranking amps at 0° F (-18° C), 40 amps with regulator/rectifier. Traction pedal, operator presence in seat, PTO engage or disengage, and cutting unit mow or transport safety interlock switches.	
TIRES	Front: 20 x 12-10, 4-ply Turf Tread. Rear: 20 x 10-10, 4-ply Turf Tread	
FRAME	Formed steel, welded steel and steel tubing.	
BRAKES	Hydrostatic service brake, hand-operated parking brake.	
STEERING	Power steering with tilt steering wheel.	
OVERALL DIMENSIONS	Track Width: 55" (140 cm) Overall Height: 76" (193 cm) with ROPS Wheel Base: 56" (142 cm) Transport Width: 80" (203 cm) in 72" (183 cm) WOC, 92" (234 cm) in 85" (216 cm) WOC Overall Length: 93" (248 cm)	
WEIGHT	Approx. Weight with 27-inch Cutting Units: 1,860 lbs. (844 kg)	Approx. Weight with 27-inch Cutting Units: 1,950 lbs. (885 kg)
CUTTING UNIT CONFIGURATION	Fixed position cutting units.	Operator controlled moveable cutting units travel ±12" (30 cm) left or right from center; total of 24" (61 cm) of infinite variability.
CUTTING UNIT OFFSET	3" (7.6 cm) in 72" (183 cm) width of cut 10" (25 cm) in 85" (216 cm) width of cut	Maximum 15" (38 cm) in 72" (183 cm) width of cut. Maximum 22" (56 cm) in 85" (216 cm) width of cut.
CERTIFICATION	This product complies with the American National Standards Institute (ANSI B71-4 – 2017) and European Community specifications (CE Certified). EN ISO 5395.	
WARRANTY	Two-year limited warranty, refer to operators manual for details.	

	27" CUTTING UNITS (03189, 03190) / 32" CUTTING UNITS (03191)
TYPE	Three hydraulically-driven, balanced, 7" (17.8 cm) diameter reels. Cutting units interchangeable to all three positions.
REEL BLADE OPTIONS	8 and 11-blade reels available for 27" (68.6 cm) cutting unit. 8-blade reels available for 32" (81.3 cm) cutting unit.
HOC RANGE	Height of cut ranges 0.25"-2" (6.4-50.8 mm) standard in floating position, 1.5" to 2.5" (3.8-6.4 cm) in fixed position.
CUTTING WIDTH	72" (183 cm), or 85" (216 cm) width of cut dependent on cutting unit selection.
CLIP FREQUENCY/ BACKLAPPING	Manually controlled variable reel speed for adjustment of clip frequency. Standard on-board backlapping.
BEDKNIFE-TO-REEL ADJUSTMENT	Dual point adjustment (DPA) of bedknife to reel.
ROLLERS	Full roller standard on rear of cutting unit and plastic front Wiehle roller.

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only. Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties.

Reelmaster® 3100-D Accessories*

TRACTION UNIT ACCESSORIES	
115-4754	myTurf™ Wireless Hour Meter Assembly
30629	Premium Seat
127-2796	Smooth Tire (front only)
03614	Golf Ball Guard
31696	LED Light Kit

TRACTION UNIT SUNSHADE	
30669	Universal Sunshade - White
30671	Universal Sunshade - Red
30358	Bimini Canvas Sunshade
03248	Switch Panel
03247	Operator Cooling Fan
138-2700	Worklights
138-2699	Beacon
138-2993	Wire Harness
136-3315	Required Wheel Weight Kit

CUTTING UNIT OPTIONS	
03189	27" (69 cm) 8-Blade DPA Cutting Unit
03190	27" (69 cm) 11-Blade DPA Cutting Unit
03191	32" (81 cm) 8-Blade DPA Cutting Unit
03203	27" (69 cm) Verticutter Cutting Unit

27" (69 CM) DPA CUTTING UNIT ACCESSORIES	
03240	Universal Groomer
03778	27" (69 cm) Groomer Cartridge
03242	27" (69 cm) Universal RRB Kit
03243	Rear Roller Brush Kit
132-7125	Broomer Kit
03185	Grass Basket Kit
114-9368	Rear Roller Scraper Kit
114-9372-03	Wiehle Roller Scraper
114-9376	Comb/Scraper Kit
119-0630	Shoulder Roller Asm
114-9381-03	Shoulder Roller Scraper
137-6121	Full Front Roller
114-9386-03	Full Front Roller Scraper
119-4286	Short Rear Roller Asm
140-5514	HD High HOC Brush

32" (81 CM) DPA CUTTING UNIT ACCESSORIES	
03246	Rear Roller Brush Kit
133-0193	5-Blade Service Reel
114-9369	Rear Roller Scraper Kit
114-9373-03	Wiehle Roller Scraper
114-9377	Comb/Scraper Kit
140-5513	HD High HOC Brush
137-6127	Full Front Roller
114-9387-03	Full Front Roller Scraper
119-0640	Shoulder Roller Asm
114-9382-03	Shoulder Roller Scraper
119-4288	Short Rear Roller Asm

BEDKNIFE OPTIONS	
114-9388	Standard (27") - (03189, 03190)
114-9390	Heavy-Duty (27") (03192)
120-1641	Extended Low-Cut (27")
112-8910	EdgeMax™ (27")
114-9389	Standard (32") - (03191)
114-9391	Heavy-Duty (32")
120-1642	Extended Low-Cut (32")

CUTTING UNIT OPTIONS (27"/32")	
03244	End Weight Kit
119-0649	Trim/HD Collar Kit (6 per roller)
119-0635	RM3100 Tipper Roller Kit
98-1852	Gauge Bar
04399	Turf Evaluator
136-3635	High HOC Turf Evaluator

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Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties.

SIMPSON NORTON CORPORATION
4144 S. BULLARD AVENUE
GOODYEAR, AZ 85338
(623) 932-5116 FAX (623) 932-5299

INVOICE

INVOICE DATE	INVOICE NO.
05/11/23	1465124-00
P.O. NO.	PAGE #
F42015006490-1	1

CUST.#: 42614

SHIP TO: CITY OF MESA
RIVERVIEW
2414 W RIO SALADO PARKWAY
MESA, AZ 85201

REMIT TO: SIMPSON NORTON CORPORATION
4144 S. BULLARD AVE.
GOODYEAR, AZ 85338

BILL TO: CITY OF MESA
F420 - PARKS & REC - MS7010
PO BOX 16795
MESA, AZ 85211-6795

INSTRUCTIONS	TERMS	
	NET 30	
SHIP Point	SHIP VIA	SHIPPED
SIMPSON NORTON CORP.	O/T Fred B	05/11/23

Order Entry Demand Invoices

LINE NO.	PRODUCT AND DESCRIPTION	QUANTITY ORDERED	QUANTITY BACK ORDERED	QUANTITY SHIPPED	QTY. U/M	DISCOUNT MULTIPLIER	UNIT PRICE	AMOUNT (NET)
	RONALD.RICHARDSON@MESAAZ.GOV							
1	03780A RM7000-D Serial #: 315000105	1	0	1	EA	0.00	84687.49	84687.49
2	03710 27" HD 8 Blade DPA Cutti ng Unit Serial #: 314000204	5 314000205	0	5 314000206	each	0.00 314000207	0.00	0.00 314000208
3	03716 27" HD Verti-Cutter Serial #: 315000107	5 315000108	0	5 315000109	each	0.00 315000110	0.00	0.00 315000111
4	30552 RED CANOPY UNIVERSAL SUNSHADE	1	0	1	ea	0.00	0.00	0.00

4	Lines Total	Qty Shipped Total	12	Sub Total	84687.49
				Taxes	6351.56
				Invoice Total	91039.05
				Balance Due	91039.05

SAMPLE INVOICE ONLY

Cash Discount 0.00 If Paid By 06/10/23

Last Page

TORO Count on it.

SPORTS FIELDS & GROUNDS

EQUIPMENT & IRRIGATION SOLUTIONS











Groundsmaster® 3200/3300 Series Rotary Mowers



50 Years of Groundsmaster Innovation

Toro has been creating world-class out-front rotary mowers for over 50 years. The Toro Groundsmaster line provides an unprecedented combination of power, productivity, and refined results. From maneuvering in small, tight spaces to wide-open fields to varied terrain, municipal parks, universities, K-12 school campuses and other environments depend on the finish these rugged yet sophisticated machines provide. Brawny frames and welded steel cutting deck construction ensure a long life and solid return on your investment.

TORO INNOVATION

Routine maintenance is easy with the Groundsmaster 3200/3300. The innovative tilt-up deck design makes blade maintenance and deck cleaning simple. Single-handed action rotates the deck to near vertical position for the easy access.







Groundsmaster 3200 with optional 60" or 72" decks

Groundsmaster® 3200/3300 Series

The Groundsmaster 3200/3300 Series delivers unparalleled productivity. Featuring a powerful 37.4 hp (27.9 kW) or 24.7 hp (18.4 kW) engine, CrossTrax® all-wheel drive and legendary Groundsmaster decks, the Groundsmaster 3200/3300 makes quick work in even the toughest terrain while delivering an exceptional quality of cut.

Productivity and Versatility are Built-in

From the fully adjustable suspension seat and steering column, the fingertip engine controls and optional all-season cab, this new mower is designed for all-day comfort. Routine maintenance is also easy with the Groundsmaster 3200/3300 Series. The innovative tilt-up deck design making blade maintenance and deck cleaning simple. Additionally, all engine maintenance points are easily accessible to help ensure your Groundsmaster runs smoothly and reliably for years. Productivity, comfort, reliability and versatility. That's the Groundsmaster 3200/3300 Series.



ALL-SEASON CAB

All-season cab with heat and air conditioning is standard on model 3310. Optional heat-only cab (no air conditioning) for other models.

OPTIONAL ATTACHMENTS /ACCESSORIES


FLAIL CUTTING DECK


ROTARY BROOM


SNOW THROWER


BOSS® SNOW BLADE


3200 FRONT BLOWER


SUNSHADE


CANOPY FAN


AIR-RIDE SUSPENSION SEAT

SPECIFICATIONS

	GM3200 2WD	GM3200 AWD	GM3300 AWD	GM3310 AWD CAB
ENGINE	24.7 hp (18.4 kW)	24.7 hp (18.4 kW)	37.4 hp (27.9 kW)	37.4 hp (27.9 kW)
FUEL	12 gallon (45 L) Diesel	12 gallon (45 L) Diesel	12 gallon (45 L) Diesel	12 gallon (45 L) Diesel
WIDTHS OF CUT	60" (152 cm) or 72" (183 cm)	60" (152 cm) or 72" (183 cm)	60" (152 cm) or 72" (183 cm)	60" (152 cm) or 72" (183 cm)
MOWING RATE*	Up to 7.3 acres/hr (2.95 hectares/hr)	Up to 7.3 acres/hr (2.95 hectares/hr)	Up to 7.3 acres/hr (2.95 hectares/hr)	Up to 8.7 acres/hr (3.5 hectares/hr)
TRACTION DRIVE	2WD	CrossTrax® AWD	CrossTrax® AWD	CrossTrax® AWD

*Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions. See Commercial Equipment Guide for complete specifications.

Groundsmaster® Large Area Rotary Mowers



Groundsmaster 5900/5910

With a 16' (4.88 m) width of cut and precise maneuverability, this durable proven performer can mow over 20.9 acres per hour (8.45 hectares per hour)* and 0° uncut circle, leaving no uncut grass in turns. The three independent rear discharge cutting units quickly raise or lower on the fly.



Groundsmaster 4000-D

The strongest, most productive 11' (3.35 m) mower available today. With its 55 hp (41 kW) Yanmar* turbo-charged diesel engine, you can quickly mow through a variety of cutting conditions.



Groundsmaster 4100/4110-D

This innovative wide area rotary mower features an out-front mower deck for superior operator visibility and outstanding productivity. The Groundsmaster 4110 is outfitted with a climate-controlled safety cab.



Groundsmaster 4010-D

The Groundsmaster 4010-D is outfitted with a climate-controlled safety cab. Operators work comfortably in a fully enclosed, factory-installed cab with a four-post rollover protection structure (ROPS) and tempered safety glass.



Z Master 7500-D 144"

Z Master Series mowers really shine once they're off the trailer, you'll finish more jobs faster than ever. The Z Master also provides world-class comfort and industry-leading durability. You will love the beautiful cut of the Turbo Force® deck.

TORO INNOVATION

Our exclusive SmartCool® system briefly reverses the cooling fan to blast chaff and debris from the air intake screens. The innovative Toro SmartCool System, along with regular maintenance of the cooling system, keeps operators on the job and more productive.



SPECIFICATIONS

	GM 4000-D/4010-D	GM4100-D/4110-D	GM5900/5910	Z Master 7500-D 144"
ENGINE	55 hp (41 kW)	55 hp (41 kW)	72 hp (53.7 kW)	43.4 hp (32.3 kW)
FUEL	Turbo Diesel	Turbo Diesel	Turbo Diesel	Turbo Diesel
MAX WIDTH OF CUT	11' (3.35 m)	10.5' (3.15 m)	16' (4.88 m)	12' (3.66 m)
MOWING RATE*	11.1 acres/hr (4.49 hectares/hr)	10.4 acres/hr (3.6 hectares/hr)	20.9 acres/hr (8.45 hectares/hr)	14.5 acres/hr (5.87 hectares/hr)
TRACTION DRIVE	Full-Time 4WD	Full-Time 4WD	Full-Time 4WD Mow, 2WD Transport	2WD

*Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions. See Commercial Equipment Guide for complete specifications.

Groundsmaster® Contour Rotary Mowers



Power, Precision, Performance.

The Groundsmaster® Contour Rotary Mower Series provides the clean quality of cut of a reel mower but with the maintenance ease of a rotary. The free-floating Contour™ Plus Decks eliminate scalping, provide dramatic striping and deliver a picture-perfect cut. The Contour Series is a blend of powerful productivity and refined results. These models are engineered with innovations like Sidewinder® cutting units for precise trimming, CrossTrax® all-wheel drive for superior traction, and SmartCool™ for unsurpassed cooling performance. No matter which Groundsmaster you choose, you'll get the legendary performance that makes this an unbeatable foursome.



Groundsmaster 4500-D/4700-D

The Toro Groundsmaster 4500-D and 4700-D deliver both an unprecedented blend of powerful productivity and refined results. With a 55 hp turbo-diesel engine under the hood, and Contour™ Plus engineering inside the cutting units, you will achieve a quality of cut typically reserved for smaller trim mowers.



Groundsmaster 4300-D

The Groundsmaster 4300-D has a lightweight footprint and CrossTrax® four-wheel drive for superior hill-climbing. Each of its five Contour™ Plus cutting units closely follow contours for a consistent and even cut on flat or undulating terrain.



Groundsmaster 3500-D Sidewinder®

The legendary Sidewinder cutting system on the Groundsmaster 3500-D slides the cutting units from side to side up to 24" to safely trim hard-to-reach turf. It also lets operators change tire tracking to reduce turf compaction in areas where the same patterns are mowed.



Groundsmaster 3505-D

Three independent, Contour™ Plus 27" cutting units provide superior performance for this rotary mower, cutting as low as three-quarters of an inch. The design incorporates full deck rollers to deliver a precise cut and a high-quality striping effect on your sports fields.

TORO INNOVATION



You've never seen traction like this. The CrossTrax® all-wheel drive system automatically senses when one of the front tires begins to slip, and instantly transfers power from the front to the opposite rear wheel. These mowers turn mountains into molehills, zooming easily up slippery, steep slopes.

SPECIFICATIONS

	GM3500-D	GM3505-D	GM4300-D	GM4500-D	GM4700-D
ENGINE	24.8 hp (18.5 kW)	24.8 hp (18.5 kW)	43.4 hp (32.4 kW)	55 hp (41.1 kW)	55 hp (41.1 kW)
FUEL	Diesel	Diesel	Turbo Diesel	Turbo Diesel	Turbo Diesel
WIDTH OF CUT	68" (173 cm) or 72" (183 cm)	68" (173 cm) or 72" (183 cm)	90" (229 cm)	109" (277 cm)	150" (381 cm)
MOWING RATE*	Up to 4.1 acres/hr (1.66 hectares/hr)	Up to 4.4 acres/hr (1.78 hectares/hr)	6.4 acres/hr (2.67 hectares/hr)	8.8 acres/hr (3.56 hectares/hr)	12.1 acres/hr (4.89 hectares/hr)
TRACTION DRIVE	3WD	2WD	4WD	4WD	4WD
CUTTING UNITS	3 Contour Plus Cutting Units	3 Contour Plus Cutting Units	5 Contour Plus Cutting Units	5 Contour Plus Cutting Units	7 Contour Plus Cutting Units

*Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions.
See Commercial Equipment Guide for complete specifications.

Groundsmaster® 1200 Pull-Behind Rotary Mower



Groundsmaster 1200

The Groundsmaster 1200 delivers an unparalleled combination of productivity, durability and superior cut. It features a 12-foot (3.7 meter) width of cut and can mow up to 8.7 acres (3.52 hectares)* per hour. Remaining true to Groundsmaster's unmatched reputation of durability, the 1200 was designed for years of reliable mowing. Its spindles are the same as Toro's large rotaries and capable of withstanding the roughest conditions. The 1200 delivers an evenly cut, professionally striped look to large open spaces.



	GM1200
TRACTOR	35 PTO horsepower (32.6 kW) tractor
WIDTH OF CUT	12 feet (3.65 meters)
HEIGHT OF CUT	0.5" to 4.0" (1.3 cm to 10.2 cm)
MOWING RATE*	8.7 acres/hr (3.52 hectares/hr)
TRANSPORT WIDTH	86" (218.4 cm)

*Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions. See Commercial Equipment Guide for complete specifications.

Groundsmaster® 7210



Groundsmaster 7210

The Groundsmaster 7200 is powered by the 24.8 hp (18.5 kW) Kubota* diesel engine, while the Groundsmaster 7210 is powered by the 36.8 hp (27.5 kW) Yanmar® turbo diesel engine. The zero-turn steering increases mowing productivity and maneuverability around trees and other obstacles.



Groundsmaster® 7210 PolarTrac®

Convert the Groundsmaster 7210 from mowing into a powerful snow removal machine in less than 4 hours. The exclusive PolarTrac system is ready for all winter conditions with its heated hard cab, innovative rubber track system and quick-connect attachments.

Groundsmaster 7210 Attachments



Visit toro.com or call your local distributor for a full list of available accessories and attachments.



SPECIFICATIONS

	Groundmaster 7210
ENGINE	36.8 hp (27.5 kW)
FUEL	Diesel
WIDTH OF CUT	60" (152 cm) / 62" (157 cm) / 72" (183 cm)
MOWING RATE*	Up to 12.6 acres/hr (5.09 hectares/hr)
TRACTION DRIVE	2WD

*Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions. See Commercial Equipment Guide for complete specifications.

Toro® ProLine H800



Superior & Faster Collection Performance

The Toro ProLine H800 direct collect rotary mower with high-lift dump mechanism was engineered for unmatched collection performance. Featuring a powerful Yanmar® 24.7 hp (18.4 kW) diesel engine; fast groundspeed up to 9.3 mph (15 km/h); our innovative Smart Airflow® direct collection design; and 77" (1.95 m) high-lift system that dumps clippings directly into truck beds or trailers, the ProLine H800 can mow, collect and dispose of up to 3 acres (12,000 m²) of material per hour!



Greensmaster® Walk Reel Mowers / ProStripe® Rotary Mower





NEW

Greensmaster® e1021

Extremely quiet with no engine exhaust emissions, the all-electric Toro® Greensmaster® e1021 synchronizes the operator and machine, in an effort to eliminate operator influence on the turf. The e1021 offers a 21" cutting width and is among the quietest and most efficient walk greensmowers on the market today. Harnessing the power of lithium-ion battery technology, the e1021 takes electrical efficiency to a new level, allowing operators to mow up to 35,000 sq. ft. of turf on a single charge.

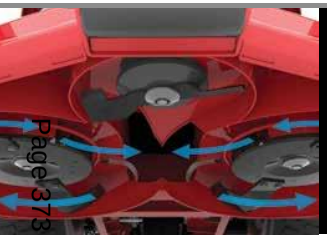


ProStripe® 560

The Toro ProStripe 560 lets operators get the striping quality they need without sacrificing speed. The compact, lightweight design makes it easy to maneuver the ProStripe 560 in tight areas, so it's ideal for sports venues, municipalities, resorts and golf courses. It's also the fastest mower in its class*, helping to get the job done quicker. The ProStripe 560 provides both quality of cut, collection and a clean striped finish in one efficient step.

* Based on average speed, measured on concrete.

TORO INNOVATION



Toro's exclusive Smart Airflow® System provides maximum airflow for superior collection performance.

	ProLine H800
ENGINE	24.7 hp (18.4 kW)
FUEL	Diesel
WIDTH OF CUT	50" (1.3 m)
MOWING RATE*	4.7 acres/hr (1.9 hectares/hr)
TRACTION	AWD
HOPPER CAPACITY	1 cubic yard / 214 gallons (810 liters)

*Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions. See Commercial Equipment Guide for complete specifications.

SPECIFICATIONS

	Greensmaster e1021	Greensmaster 1021	Greensmaster 1026	ProStripe 560
POWER SOURCE	50.4 Volt 26.7 A-Hr	3.5 hp (2.6 kW)	3.5 hp (2.6 kW)	179 cc
FUEL/ENERGY	Electric	Gas	Gas	Gas
WIDTH OF CUT	21" (53.3 cm)	21" (53.3 cm)	26" (66 cm)	22" (56 cm)
HEIGHT OF CUT	0.062" to 1.18" (1.5 to 30 mm)	0.062" to 1.18" (1.5 to 30 mm)	0.062" to 1.18" (1.5 to 30 mm)	0.5" to 2.6" (13 to 65 mm)
MOWING SPEED	2.0 to 3.5 mph (3.2 to 5.6 km/h)	2.0 to 3.5 mph (3.2 to 5.6 km/h)	2.0 to 3.5 mph (3.2 to 5.6 km/h)	1.9, 2.5, 3.1 mph (3.0, 4.0, 5.0 km/h)

Reelmaster® Riding Reel Mowers



The World's Most Advanced Line of Reel Mowers

With reduced weight, enhanced mowing performance, improved operator comfort and simplified maintenance, Toro's reel mowers are designed to deliver the superior performance and durability you've come to expect.



Reelmaster® 5010-H Hybrid



Reelmaster® 5410/5510/5610



Reelmaster® 7000-D



Reelmaster® 3550-D



Reelmaster® 3100-D

Reelmaster® 3555-D/3575-D

Productivity, efficiency, simplicity, 100-inch (2.54 m) cutting width and lighter weight make the Reelmaster 3555-D and 3575-D perfect for sports fields and other fine turf applications. These Reelmaster models were designed to be over 20% lighter, and much more compact than traditional Toro reel mowers. You get the performance you've come to expect from Toro in a size that is not only highly maneuverable, but is also engineered to decrease turf compaction in sensitive areas. Both models feature a three-wheel drive design with smooth tires that increase maneuverability, maximize productivity and significantly diminish the potential for turf tear.



Featuring
EdgeSeries™ Reels

TORO INNOVATION

Dual Precision Adjustment (DPA) cutting units featuring Toro's new ***EdgeSeries***™ *Reels combine to deliver a consistent, high-quality cut and superior after-cut appearance, while reducing maintenance through improved reel edge retention.*

EdgeSeries™ Reels



SPECIFICATIONS

	RM3100-D	RM3550-D	RM3555-D/3575-D	RM5010-H	RM5410/5510/5610	RM7000
ENGINE/POWER	21.5 hp (16 kW)	24.8 hp (18.5 kW)	24.8 hp (18.5 kW)	24.8 hp (18.5 kW), 40+ hp (29.8+ kW) peak*	36.8 hp (27.5 kW) & 43.5 hp (32.4 kW)	55 hp (41 kW)
FUEL/ENERGY	Diesel	Diesel	Diesel	Diesel/Electric	Diesel	Diesel
WIDTH OF CUT	72" (1.83 m) / 85" (2.16 m)	82" (2.1 m)	100" (2.54 m)	100" (2.54 m)	100" (2.54 m)	121" (3.07 m) to 126" (3.2 m)
HEIGHT OF CUT	0.25"-2" (6.4-50.8 mm)	0.25"-1.5" (6.4-38.1 mm)	0.25"-1.5" (6.4-38.1 mm)	0.25"-1.5" (6.4-38.1 mm)	0.25"-1.5" (6.4-38.1 mm)	0.25"-1.5" (6.4-38.1 mm)
MOWING SPEED	0-6 mph (0-10 km/h)	0-7 mph (0-11.3 km/hr)	0-7 mph (0-11.3 km/hr)	0-8 mph (0-12.8 km/h)	0-7 mph (0-11.3 km/hr)	0-7 mph (0-11.3 km/h)

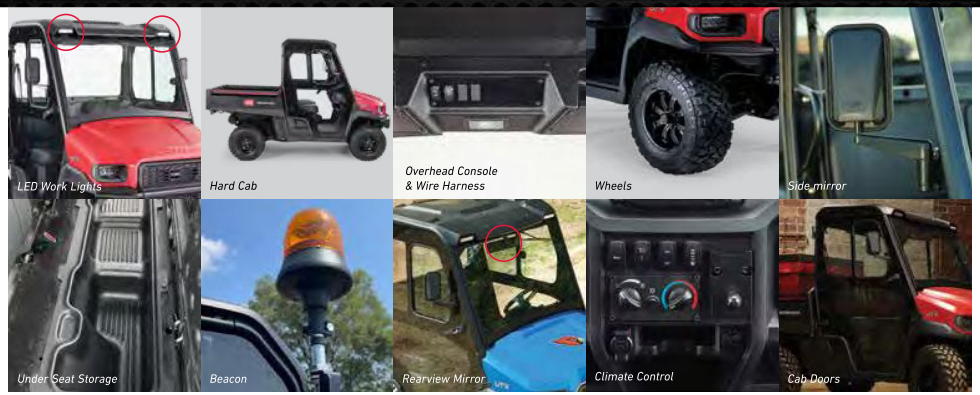
*PowerMatch™ technology allows the RM5010-H to provide 24.8 hp continuously and over 40 hp when conditions require.
See Commercial Equipment Guide for complete Reelmaster product line specifications.

Workman® UTX Utility Vehicles



Get to Work

The Workman UTX is a straightforward, no-nonsense, four-wheel drive utility vehicle built to stand up to the toughest tests without compromising performance. With standard commercial-grade components, the highest payload in its class, and a proprietary speed control system, it's designed for the rigors of a long work week, not a few hours of recreation on the weekends.



Visit toro.com or call your local distributor for a full list of available accessories and attachments.

A Vehicle with Adaptability and Grit

Commercial-Grade Tough – With a rock-solid, high-strength steel frame, integrated plow mount, selectable four-wheel drive with front and rear differential locks and oversized shocks, bearings and bushings the Workman UTX is up to any challenge.

Capable of Doing Any Job – A ton (2,000 lbs / 907 kg) of towing, 25% more cargo capacity than competitors and two standard 2" (5 cm) receivers (front and rear) gives the Workman UTX the means to tackle any job.

All-Day & All-Season Comfort – Two- or four-passenger models make sure you have the room for you and your crew and a climate-controlled cab keeps them comfortable in any conditions.

Precision Control – A proprietary system allows for the perfect amount of power to be applied to the job, no matter the desired ground speed. This can mean lower RPMs, and with it lower fuel consumption and sound, or higher RPMs for more power to push snow or haul a heavy load.

Versatile Performance – The Workman UTX is made to work in multiple environments. Its road ready with standard LED headlights, turn signals, hazards and brake lights and built to handle snow and ice like a BOSS®.





TORO INNOVATION



UTX Supervisor Key- *A proprietary ground speed governing system provides unmatched control over speed, sound and fuel consumption giving the UTX a perfect balance of power and control. Add a supervisor key to switch between two customizable profiles of speed, drive and differential.*

SPECIFICATIONS

	Workman UTX (Gas Models)	Workman UTX (Deisel Models)
ENGINE	0.998L, 40 hp (29.8 kW)	0.993L 24 hp (17.9 kW)
FUEL	Gas	Diesel
TOP SPEED	45 mph (72.4 km/h)	25 mph (40.2 km/h)
TOWING CAPACITY	2,000 lbs (907 kg)	2,000 lbs (907 kg)
VEHICLE WIDTH	60.5" (153.6 cm)	60.5" (153.6 cm)
VEHICLE LENGTH	2-seat configuration: 123.5" (313.6 cm) 4-seat configuration: 159.5" (405.1 cm)	2-seat configuration: 123.5" (313.6 cm) 4-seat configuration: 159.5" (405.1 cm)

Workman® GTX Utility Vehicles



4-Seat with Canopy

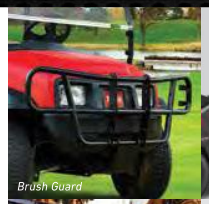
2-Seat with Flat Bed

2-Seat with Cab

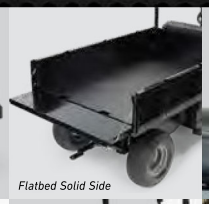
Simply Superior.

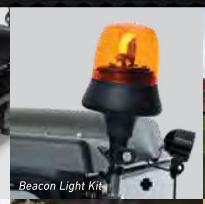
More Comfort. More Power. More Versatility. More Control.
Now available with lithium-ion technology!

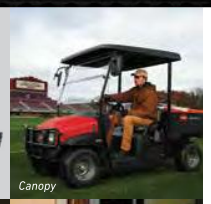
The Workman GTX is a grounds work vehicle that boasts an unequalled combination of comfort, power, utility and control, making it simply superior to the competition. Its increased power, improved steering and exclusive suspension and braking systems make the Workman GTX the most versatile, practical and comfortable utility vehicle in its class. With its narrow 47.1" (119.6 cm) width; gas, electric or lithium-ion power and hundreds of configurable options, attachments and seating choices, running to different jobs has never been easier.


Brush Guard

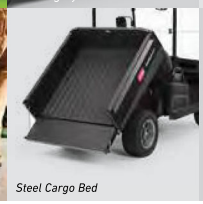

Racking System

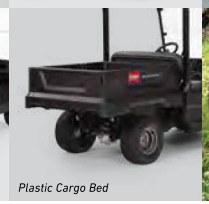

Flatbed Solid Side

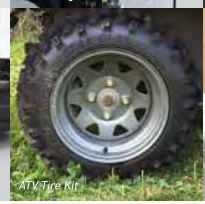

Beacon Light Kit


Canopy


Rear Attachments


Steel Cargo Bed


Plastic Cargo Bed


ATV Tire Kit


ROPS Certified Cab

Visit toro.com or call your local distributor for a full list of available accessories and attachments.

Workman GTX Lithium-Ion Capabilities

- **Power** – An improved power-to-weight ratio provides the capacity and productivity you need to do more, every day!
- **Cargo Capacity** – At 800 lbs (363.8 kg), the GTX Lithium-Ion provides the largest cargo capacity of any lithium-ion vehicle in its class.
- **Maintenance-Free** – Lithium-Ion battery packs require no maintenance, which allows you to spend less time checking batteries and more time checking tasks off your to-do list.
- **Extended Battery Life** – Lithium-ion battery packs give you the power for long days and reduced charging time for short nights.
- **Onboard Charger** – No need to keep track of your charger, it's onboard and ready to be connected to any standard power outlet anytime, anywhere.
- **Reduced Weight** – The GTX Lithium is 26% lighter than a traditional electric vehicle and offers an additional 3 inches (7.6 cm) of ground clearance, making it nimble while still packing plenty of all-day power.





TORO INNOVATION



Gimble Joint *– Toro has taken ride comfort and bed stability to a whole new level by incorporating a split frame and gimbal joint, which isolate movement away from the operator while keeping the bed stable. This class-exclusive feature increases comfort and reduces operator fatigue while keeping all four wheels safely on the ground.*

SPECIFICATIONS

	Workman GTX (EFI Gas)	Workman GTX (Lead Acid)	Workman GTX (Lithium-Ion)
ENGINE/MOTOR	Kohler® 429 cc	48-volt brushless AC induction drive	48-volt brushless AC induction drive
FUEL/POWER	Gas	Eight Trojan® advanced deep cycle 6-volt batteries	Four lithium-Ion batteries. 48V nominal
VEHICLE CAPACITY	1,200 lbs (544 kg)*	1,200 lbs (544 kg)*	1,200 lbs (544 kg)*
TOWING CAPACITY	1,500 lbs (680 kg)	1,500 lbs (680 kg)	1,500 lbs (680 kg)
VEHICLE WIDTH	47.1 (119.6 cm)	47.1 (119.6 cm)	47.1 (119.6 cm)
VEHICLE LENGTH	2-Seat w/Bed 119" (302.2 cm), 4-Seat w/Bed 144" (365.7 cm), 2-Seat w/6' Flat Bed 156" (396.2 cm)	2-Seat w/Bed 119" (302.2 cm), 4-Seat w/Bed 144" (365.7 cm), 2-Seat w/6' Flat Bed 156" (396.2 cm)	2-Seat w/Bed 119" (302.2 cm), 4-Seat w/Bed 144" (365.7 cm), 2-Seat w/6' Flat Bed 156" (396.2 cm)

See Commercial Equipment Guide for complete specifications. *2-seat model with bed.

Workman® MDX & HD Utility Vehicles



Workman MDX & HD Series Utility Vehicles

Get more work done with the hardest working mid- and heavy-duty utility vehicles on the market today. Toro Workman utility vehicles deliver exceptional power, payload, versatility and reliability. Improve your return on investment through the strength and durability of the Workman.



Workman® Attachments
Maximize your productivity on both MDX and HD Series vehicles thanks to a variety of all-season accessories and attachments.







Visit toro.com or call your local distributor for a full list of available accessories and attachments.



Workman MDX

Achieve enhanced productivity and experience optimum operator comfort with Superior Ride Quality (SRQ™) and the highest total carrying capacity in its class of turf utility vehicles. Available in both gas and diesel models.



Workman HD Series – 2WD & 4WD

Unmatched work capability with up to 3,249 lbs (1477 kg) total carrying capacity and 3,500 lbs (1587 kg) towing** provide you the ability to complete your most demanding jobs.

TORO INNOVATION



HD Series DeDion Rear Axle *– The DeDion rear axle design is an automotive technology that isolates the engine, transmission and main frame from all load forces. This eliminates stress to those components, giving the operator better peace of mind when hauling heavier workloads. The I-beam design provides superior ability to handle vertical loading, which is exactly the reason I-beams are used extensively in the construction industry.*

SPECIFICATIONS

	Workman MDX	Workman HD Series
ENGINE	Briggs & Stratton® Vanguard® 480 cc, Kubota® 600 cc)	Kohler® 23 hp (17.2 kW), Kubota® 23.3 hp (18.5 kW), Kubota® 32.5 hp (24.2 kW)
FUEL	Diesel or Gas	Diesel or Gas
TOTAL CAPACITY	1,650 lbs (750 kg)	Up to 3,249 lbs (1477 kg)
TOWING CAPACITY	1,200 lbs (545 kg)*	3,500 lbs (1587 kg)**
VEHICLE WIDTH	61.2" (155.4 cm)	64.7" (164.3 cm)
VEHICLE LENGTH	121.1" (307.5 cm)	130" (330.2 cm)

See Commercial Equipment Guide for complete specifications.
*With heavy-duty hitch. **With trailer brake.

Outcross® 9060

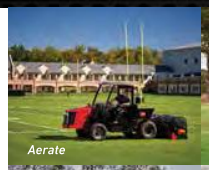


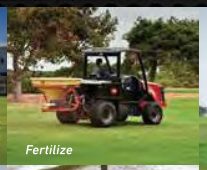
Do More

All-Purpose Utility, Turf-Friendly Platform

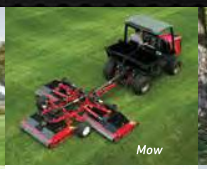
The Outcross 9060 is an invaluable tool in the long-standing battle Grounds Managers face to do more with less. This machine is a time-saving, easy-to-use, multi-purpose, turf-friendly workhorse that brings year-round flexibility, consistency and productivity to turf maintenance operations. Get ready to do more. Its balanced design, four-wheel steer and four-wheel drive make it extremely gentle on turf, while the Outcross's three-point hitch, drawbar and front loader keep it busy year-round. Mow grass, spread fertilizer, load sand, haul a pallet of sod, aerate, topdress, remove snow and ice, blow leaves, prune roots, spread seed, tow a trailer, sweep a path, chip wood and much more. Intuitive automotive-style controls and one-time parameter setup keeps even complex operations simple and efficient.

Unparalleled Application Versatility

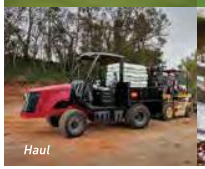

Aerate


Fertilize


Two-Passenger


Mow


Clear Debris


Haul


Plow


Topdress


Load


Dump

Visit toro.com or call your local distributor for a full list of available accessories and attachments.

Outcross® 9060 Features

- **Turf-friendliness** – The Outcross 9060's unique electronically controlled four-wheel steer and four-wheel drive system provide turf friendliness and maneuverability. Each wheel turns and spins independently for gentle turning and superior traction. Outcross's balanced design removes the need for front counterweights, making it significantly more delicate on turf than an agricultural tractor.
- **Consistency** – Set up and save the parameters for each attachment – one time, up front – to ensure the machine performs exactly to your specifications. Store settings for up to 16 attachments for ease of use and consistent performance.
- **Versatility** – With three-point, drawbar, cargo bed and loader capabilities, the opportunities to maximize this investment are nearly endless. The Outcross 9060 does the work of multiple machines in one compact package. Put your investment to work every day and receive consistency, efficiency and reliability in return.
- **Control** – Operation is simple and intuitive, with a hydrostatic drive system, eliminating the need for an operator who is proficient with the complicated controls and shifting commonly associated with an agricultural tractor. Cruise control, shuttle shifting, a passenger seat and one-action controls add to the ease-of-use and efficiency.
- **New Standard Equipment** – Every Outcross now includes a beacon light, horn, ROPS-mounted work lights and increased towing capability. Additionally, both loader models include a front grill brush guard.


All-Season Cab with Loader


Canopy with Standard Bed


Canopy with Cargo Bed


Standard Bed, 1,000 lbs (453.6 kg) capacity


Optional Cargo Bed, 4,500 lbs (2041 kg) capacity

TORO INNOVATION



***Intuitive Controls** – Operation is simple, which gives invaluable piece of mind and flexibility to the operation-critical tasks that keep Turf Managers up at night. The hydrostatic drive, shuttle shifting and single-touch paddle control of all operating parameters eliminates the complexity associated with agricultural tractor use.*

SPECIFICATIONS



***Improved Towing Capabilities** – A slightly revised drivetrain improves the heavy load towing capabilities of the Outcross; same max capacity, but with improved performance.*

	Outcross 9060
ENGINE	59 hp (44 kW) turbo-charged, liquid-cooled
FUEL	Diesel
VEHICLE CAPACITY	up to 4,500 lbs (2,041 kg)*
TOWING CAPACITY	up to 16,000 lbs (7,257 kg)**
LOADER LIFT CAPACITY	2,200 lbs (998 kg) Lift height: 107" (272 cm)

See Commercial Equipment Guide for complete specifications.
*With cargo bed installed; ** Trailer weight, when equipped with trailer brakes.

Field Pro™ 6040 Infield Goomer



Major League Results on Your Home Field

Create ballfields that fans and players love with the Toro Field Pro 6040. This workhorse features efficient operation with the innovative MultiTool™, ergonomic operator comfort and incredible versatility in attachment options. The dedicated platform produces a consistent, superior infield playing surface regardless of starting conditions. Precision engineering means precise results. With the Field Pro 6040, it's game on.







Visit toro.com or call your local distributor for a full list of available accessories and attachments.

Field Pro™ 6040 Features



COMMERCIAL-GRADE CONSTRUCTION
The rugged chassis and commercial-grade components, produce major league playing surfaces for your home field.



LASER LEVEL CAPABILITY
An optional Laser Level Receiver System is able to be mounted to the Field Pro 6040 providing precise leveling and grade for optimal playing conditions.



EASY OPERATION
The Field Pro 6040 provides an ergonomic operator platform combined with intuitive controls and clear sight lines for all-day comfort.





MULTITOOL™
Combines the MultiTool Box Grader and MultiTool Adjustable Carrier to provide multiple options for varying field conditions.

MULTITOOL ADJUSTABLE CARRIER
Comes standard with Spring and Solid Tine Toolbars that are hydraulically controlled for both depth and angle. Optional carbide and weeder tines available.



QUICK ATTACH SYSTEM™ (QAS)
Add optional rear attachments in seconds – cocoa dragmat, nail drag, steel dragmat, tooth rake, spring rake and much more.



MULTITOOL BOX GRADER
High-strength steel construction with changeable wear edge and adjustable grader angle. Can be fitted with an optional attachments such as a Field Edger, Box Blade Extensions and Planer Blade kit.

TORO INNOVATION



Field Pro 6040 Laser Grading Kit *– Designed for precisely grading to a 1/8" (3 cm) accuracy, the laser receiver continually actuates the box blade to desired settings ensuring extremely consistent, smooth surface with proper slope profile for drainage and play. Combined with the rigid frame and commercial-strength hydraulics, the laser leveling system enables any operator to achieve repeatable, all-star grading regardless of starting conditions.*

SPECIFICATIONS

	Field Pro 6040
ENGINE	Kohler® 25hp (18.6 kW)
FUEL	Gas
GROUND SPEED	Forward: 0-10mph
WIDTH	67.8" (172 cm)
HEIGHT	50.7" (134 cm)

Sand Pro® Infield Groomers



Sand Pro Infield Groomers

It's time to demand more from your ball field groomer. With the exclusive Quick Attach System (QAS™) offering tool-free, quick attachment change outs and over 20 useful attachments, the Sand Pro 3040 and 5040 are versatile utility vehicles with many uses on and off the playing field. The Sand Pro 5040's front QAS provides added flexibility and steerable front attachments for precision. The Toro Sand Pro keeps your ball fields in tournament condition every day.



Sand Pro 5040

With an exclusive front and rear QAS, a powerful 18 hp (13.4 kW) Vanguard® engine and over 20 available attachments, you'll do more with the Sand Pro 5040 than you ever thought possible. The front and rear QAS lets you change most attachments in under a minute and gives you more options in the field and beyond.



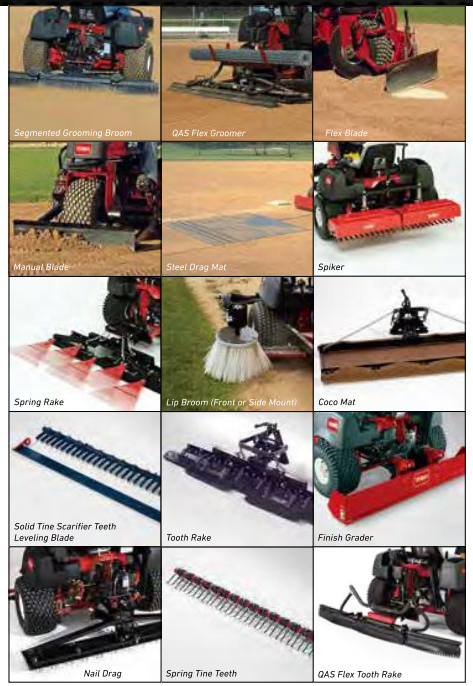
Sand Pro 3040

The Sand Pro 3040 is a versatile maintenance machine that not only does an exceptional job grooming surfaces, but also can be converted to perform other critical maintenance tasks. The exclusive rear QAS allows for under-a-minute attachment changes for over 20 attachments.



Sand Pro 2040Z

The Sand Pro 2040Z is a unique zero-turn mechanical ball field groomer that delivers unmatched maneuverability and productivity. The exclusive nail drag/flex groomer with "Lift in Turn" feature, makes the inside flex tooth rake section lift in a tight turn preventing teardrop formation, leaving a uniform ball field surface.



Visit toro.com or call your local distributor for a full list of available accessories and attachments.

Sand Pro Attachments for Any Job

The Sand Pro features innovations that elevate the overall versatility and reliability of these sports field management machines. The Quick Attach System (QAS) allows operators, in less than a minute, to switch from over 20 different attachments – without the use of any tools.



QAS Flex Groomer & AutoMat Steel Drag Mat

The innovative QAS Flex Groomer and AutoMat attachments turn your Sand Pro 3040/5040 into a productivity powerhouse. The QAS Flex Groomer mounts to our Nail Drag to provide scarification and smoothing in one pass. The AutoMat Steel Drag Mat automatically raises and lowers with the Nail Drag, rather than requiring the operator to manually stow the drag mat in between ball fields.

The Perfect Combo for Crisp Edging and Cleanup!



Sports Field Edger

Toro's sports field edger significantly reduces labor in maintaining the grass edge of the outfield near the infield skin or warning track. This improves the playability and safety of the ball field.



Lip Broom*

The Lip Broom attachment keeps your skinned areas looking sharp by removing ridge buildup and sweeping material back into the infield.

*Available from Rahn' Industries at www.rahnindustries.com or 1-800-298-1707.

TORO INNOVATION



The need for a more versatile infield groomer led to the development of the exclusive Toro Quick Attach System. QAS turns what was once a lengthy, tedious procedure into a quick change that any member of your maintenance crew can master in seconds. In most cases, changing attachments takes less than a minute.

SPECIFICATIONS

	Sand Pro 2040Z	Sand Pro 3040	Sand Pro 5040
ENGINE	12.2 hp (9.1 kW)	16 hp (11.9 kW)	18 hp (13.4 kW)
TRACTION DRIVE	2WD	3WD	3WD
GROUND SPEED	0–12 mph (0–19.3 km/h)	0–10 mph (16 km/h)	0–10 mph (16 km/h)
WHEEL BASE	58.0 in (147 cm)	42.75" (108 cm)	42.75" (108 cm)
ATTACHMENTS	2	Over 20	Over 20
QAS (Quick Attach System)	N/A	Rear QAS Standard	Rear QAS Standard; Optional Front QAS

See Commercial Equipment Guide for complete specifications.

ProCore® Aeration Solutions

ProCore Aerators

Literally ground-breaking technology available for manicured facilities, sport fields and fairways.





ProCore SR Series Deep-Tine Aerators

ProCore SR Series deep-tine aerators alleviate subsurface soil compaction, helping to create an environment for turf to thrive. These durable and time-tested products are capable of withstanding the most extreme aeration conditions.



TITAN® Tines

Aeration keeps your turf looking great. It's important to aerate often, especially when it comes to high traffic areas, and with TITAN Tines you'll know you have the best equipment to meet all of your aeration needs. Visit toro.com or call your local distributor for a full list of available tines.

NEW



ProCore 648s

Revised controls improve ergonomics and allow single-handed operation. Hole spacing and true tine depth are now set and saved in the InfoCenter. The onboard controller is continuously monitoring key operating parameters to improve after aeration turf condition and allow the operator to easily target coring head drop and raise. A tighter turning radius with reduced wheel scrubbing gives the ability to easily increase speed during turns.



ProCore 864/1298

Smooth operation combined with incredible 64 or 98-inch (1.95 or 2.98 meter) aeration widths maximizes productivity. Independent articulating coring heads on the 1298 provide superior ground following and consistent hole depth.



Toro Aerators 686/687

Turf Aerators 686 and 687 are an efficient and effective way to aerate large turf areas. Designed with 70-pound (31.75 kg) cast wheels and a unique floating head design, these aerators give excellent depth and ground following capabilities.

SPECIFICATIONS

Aeration	PC 648s	PC 864	PC 1298	686/687
POWER SUPPLY	23 hp (17.1 kW) engine	30 hp (22.4 kW) tractor	45 hp (33.5 kW) tractor	30 hp (22.4 kW) tractor
WORKING SPEED	0.5-2.1 mph (0.8-3.3 km/h)	0-2.6 mph (0-4.2 km/h)	0-2.6 mph (0-4.2 km/h)	0-2.6 mph (0-4.2 km/h)
AERATING WIDTH	48" (121 cm)	64" (162.6 cm)	98" (249 cm)	78" (198 cm)
AERATING DEPTH	Up to 4.5" (11.3 cm)	Up to 5" (12.7 cm)	Up to 5" (12.7 cm)	Up to 5" (12.7 cm)

Deep Tine Aeration	PC SR54	PC SR70	PC SR72
POWER SUPPLY	18 hp (13.4 kW) tractor	35 hp (26 kW) tractor	45 hp (33.5 kW) tractor
WORKING SPEED	1-2.5 mph (1.6-4 km/h)	1-2.5 mph (1.6-4 km/h)	0.8-1.5 mph (1.3-2.4 km/h)
AERATING WIDTH	54" (137 cm)	73" (185.4 cm)	72" (182.9 cm)
AERATING DEPTH	Up to 10" (25.4 cm)	Up to 10" (25.4 cm)	Up to 16" (40.6 cm)

See Commercial Equipment Guide for complete specifications.

Multi Pro® Sprayers

Multi Pro WM 200-Gallon Sprayer Accessory

The Multi Pro WM Sprayer for Toro's Workman® HD or HDX utility vehicle leverages the advanced spray system capability of Toro's dedicated sprayers, and combines this functionality with cutting-edge and intuitive sprayer controls to create one of the most advanced, efficient and accurate 200-gallon (757 liter) sprayers on the market.



Convert from sprayer back to cargo bed in as little as 20 minutes.

Visit toro.com or call your local distributor for a full list of available accessories and attachments.



Multi Pro 1750 – 175-Gallon Dedicated Sprayer

This popular sprayer uses an advanced, high performance spray system design. Cutting-edge sprayer controls and productive vehicle features create one of the most efficient and accurate 175-gallon (662 liter) sprayer on the market. From aggressive agitation, faster rate response, consistent and accurate application rates, and intuitive rate set up, to precise vehicle control, this sprayer has it all.



Multi Pro 5800



Multi Pro 5800 with GeoLink® GPS System

Multi Pro 5800 – 300-Gallon Dedicated Sprayer

Leading sprayer technology, proven reliability and innovative accessories provide many performance and operational advancements. Every aspect of the spray system has been engineered to deliver unsurpassed spray accuracy, aggressive agitation and faster response time. Consistently delivers desired spray rates and coverage in even the most demanding environments.

Multi Pro 5800/1750 with GeoLink® GPS Technology

This smart system knows your precise location. By automatically turning individual nozzles on and off, overlaps and skips are virtually eliminated, saving up to 14% in chemical costs.* Map out your application area once, and the data will be saved for future applications.**

SPECIFICATIONS

	Multi Pro WM	Multi Pro 1750	Multi Pro 5800
ENGINE	Workman HD Utility Vehicle Accessory	25 hp (18.6 kW) Gas	50 hp (37.3 kW) Gas
SPRAYER TANK	200 gallons (757 liters)	175 gallons (662 liters)	300 gallons (1,135 liters)
BOOM	18.5' (5.6 m) or optional 20.5' (6.25 m), 3-section	18.5' (5.6 m) or optional 20.5' (6.25 m), 3-section	20.5' (6.25 m), 3-section

*Based on test results. **Contact your Toro Distributor for details, may require subscription with optional monthly service fee. See Commercial Equipment Guide for complete specifications.

Toro Topdressers



Topdresser 1800

The Topdresser 1800 has an 18-cubic-foot (509 liter) capacity and mounts to a Toro® Workman® or other heavy-duty utility vehicle. It delivers precise, productive performance at up to 8 mph (12.8 km/h) topdressing speed. A remote on-off application lever allows precise control/placement from the comfort of the operator's compartment.



ProPass™ 200

The ProPass 200 ensures a consistent spread pattern and application rate with a patented "drop zone" adjustment system. Just slide the twin spinner assembly to adjust your pattern and you can be sure your turf is getting the optimum treatment.



Topdresser 2500

The Toro Topdresser 2500 is a ground-driven unit towed by a Toro Workman and is equipped for maximum performance and power. Because all the wheels drive the conveyor belt and brush, you are ensured a consistent application rate on uneven terrain while the 25-cubic-foot (708 liter) capacity and 8 mph (12.8 km/h) topdressing speed will tackle the toughest topdressing jobs.



MH-400

The MH-400 is ideal for topdressing large areas, applying mulch and crumb rubber, and transporting a variety of materials. The efficiency of the Toro MH-400 reduces labor, saves time and cuts operating costs, making it an integral part of any maintenance program.

SPECIFICATIONS

	Topdresser 1800	Topdresser 2500
HOPPER CAPACITY	18 cu. ft. (502 liter)	25 cu. ft. (698 liter)
SPREADING WIDTH	60" (152 cm)	60" (152 cm)
APPLICATION SPEED	Up to 8 mph (12.8 km/h)	Up to 8 mph (12.8 km/h)
HEIGHT LENGTH WIDTH	43" (109 cm) 52" (132 cm) 72.5" (184 cm)	43" (109 cm) 97.5" (248 cm) 72.5" (184 cm)

See Commercial Equipment Guide for complete specifications.

	ProPass 200	MH-400
HOPPER CAPACITY	21 cubic feet (594.6 liter)	4 cubic yards (3.06 cubic meters)
CONTROLS	Standard or Electronic Wireless	Standard or Electronic Wireless
HYDRAULIC REQUIREMENTS	Minimum 6 GPM (22.7 L/min) @ 2,000 PSI	Minimum 10 GPM (37.8 L/min) @ 2,000 PSI

Debris Management



Pro Force®– Turf and Street-Legal Models Available, D.O.T. Certified

This self-contained engine-driven debris blower can be towed behind any utility vehicle and is also available in a street-legal model. It utilizes a high-efficiency turbine to deliver industry-leading air power through a single nozzle to clear turf or pavement of leaves, twigs, pine needles, grass clippings or other debris.



Groundsmaster® 3300-D ProForce® Attachment

Quick attatchment system (QAS) allows you to efficently front-mount the ProForce Blower to your Toro Groundsmaster mower, and 245 degrees of rotation allows for a wide spread of debris blowing.



Rake-O-Vac®

Flex Tip Reel – The spring-loaded design gives the nylon fingers an extra kick that sweeps the ground clean, even in wet conditions. Nothing picks turf clean of pine needles and other hard to gather debris like the flex tip reel.



Versa-Vac®

Use the proven rubber finger deck for effective sweeping, then switch to the combination deck and start verticutting for overseeding, core pulverization or dethatching.



Pro Sweep®

Faster than traditional methods of collecting aeration cores and other organic debris. Brush height adjustment accommodates a variety of turf conditions.

SPECIFICATIONS

	Pro Force
OPERATION HEIGHT	Adjustable, 4.5" to 8.5" off the ground
NOZZLE ROTATION	245 degrees

	Rake-O-Vac	Versa-Vac	Pro Sweep
POWER SUPPLY	23 hp (17.15 kW) engine, tow required	35 hp (26 kW) tractor PTO	8 gpm (30.3 L/min) hydraulic flow*
SWEEP WIDTH	61" (155 cm)	78" (198 cm)	52" (132 cm)
HOPPER CAP.	4.75 cubic yards (3.63 cubic meters)	6.5 cubic yards (5 cubic meters)	25 cubic feet (708 liter)

*Workman vehicles require the high-flow hydraulics kit. See Commercial Equipment Guide for complete specifications.

NEW

BULLSEYE™ Natural Grass Aerification, Renovation and Grooming Products

RotaQuake™ 630

The Bullseye RotaQuake 630 is an aerator that decompacts the soil using a set of rotating steel blades. As these blades cut cleanly through the soil, they create a wave action that shatters compacted areas and opens up the subsoil. The RotaQuake can work at depths up to 10" (25.4 cm) with minimal to no surface disruption to keep your turf ready for play. The rear roller smooths surface behind rotating blades and the integrated legs make unhooking and storage easy.







RapidSeed™ 430/590

The Bullseye RapidSeed 430 and 590 are ideal where economy and random seed dispersement are important. Both RapidSeed overseeding machines offer the same accurate means to produce thousands of holes, deliver the seed and brush in, all with a single machine. Available in two widths, there is a unit for tighter, more undulating areas or larger areas. The spikes are conical-shaped, so more seed actually drops into the holes. The seeds drop when the side wheel turns, so there is no spillage of seed when the machine is not in operation. An optional replacement rear spiked roller can be added to double the number of holes per pass. The optional hydraulic lift wheel kit allows the seeder to be towed behind even a Workman® HDX and provides improved ground-following ability.

AccuraSeed™ 620

The AccuraSeed 620 plants grass seed directly into the ground, providing outstanding seed-to-soil contact and unmatched germination. The simple yet effective twin discs open a slit for seed placement allowing for multiple passes without disrupting dormant or winter damaged surfaces. The large capacity hopper with windows to monitor seed level allows for less frequent refills, resulting in greater productivity. A proven seed size adjustment and metering design allows the machine to provide an infinite range of seeding rates with all seed types, from very large to the very smallest of seed varieties.



NuSurface™ 470/790

The Bullseye NuSurface 470 and 790 are used to fraise mow, flail mow, level, de-thatch and renovate turf areas, as well as harvest sprigs. These products are ideal for use on golf courses and are quickly becoming the go-to grass removal tool for fast and efficient resurfacing projects. It's rotary action removes material and transfers it onto a conveyor system for disposal, leaving behind a smooth surface, immediately ready for sod or seeding. These machines are highly productive and can be adjusted in small increments for the desired level of aggresiveness. Rather than swapping out the entire blade mount rotor to change mowing operations, a cost effective optional verti-cut blade set is easily installed to replace the standard fraise/flail mowing blade set.



QuickGroom™ 550

The Bullseye QuickGroom 550 is a towable grooming machine designed to work on natural turf. Its two round counter-rotating brushes effectively brush topdressing into aeration holes. The QuickGroom 550 is an excellent tool for standing up matted turf on a golf green to help provide a more consistent cut – resulting in a superior putting surface. This simple device can be towed by any utility vehicle, has quick and easy adjustments, and has its drive components protected inside the durable frame.



QuickGroom™ 710

The Bullseye QuickGroom 710 is designed to groom, and evenly incorporate topdressing material quickly and efficiently. The combination of angled and straight brushes both move materials side to side and leave a smooth, finished surface. Optional adjustable depth spring tines can be used to lightly de-thatch natural grass. An optional electric lift wheel kit expands your tow vehicle options to include even the GTX line of utility vehicles. Manually folding side wings can be added, converting the groomer to over 13' (4 meters) wide, increasing productivity for fairways and any other large turf areas.





QuickGroom™ 700

For brushing and striping of natural turf, nothing beats the proven Bullseye QuickGroom 700. The highly-effective triangular arrangement of the brushes will redistribute topdressing material side to side while standing up and grooming each grass blade for an attractive finish. Long-wearing poly-bristles quickly and efficiently brush topdressing to an even and level finish.

NEW

BULLSEYE™ Synthetic Turf Grooming, Cleaning and Decompacting Products

FieldClean™ 580

Regular cleaning of synthetic turf is necessary to keep playing surfaces draining properly, in optimal playing condition and maximize their useful life. The Bullseye FieldClean 580 utilizes a row of spring tines that first loosen infill materials, embedded debris, hair and other fine materials up to a depth of 1" (2.5 cm). A highly effective, counter-rotating synthetic brush then lifts the debris and top layer of infill material from the turf and onto the adjustable angle vibrating sieve, allowing infill material to return to the field surface while debris, dust and hair are collected.
The rear brush re-incorporates the infill material and leaves a freshly groomed surface.





FieldCombo™ 770

To brush, loosen and decompact the hardest infill, the Bullseye FieldCombo 770 is equipped with a variety of customizable tools to meet your needs. Two rows of steel spring tines gently lift and break up compacted areas while effectively mixing and softening any infill material. Used separately with spring tines raised, or in combination, the rear poly-brushes straighten and lift the turf fibers leaving them plush and upright for an improved playing surface and an exceptional field appearance. An optional magnet adds to its functionality and quickly installed drawbar kit allows even more tow vehicle options.

FieldMagnet™ 600

The Bullseye FieldMagnet 600 is a heavy-duty magnetic sweeper that is designed with a robust inner-steel structure providing durability and also attaining the highest power available from this type of tow-behind magnet. The FieldMagnet is manufactured using high-grade, ceramic-8A magnet material for long-lasting, superior performance. Features include heavy-duty grooved tires, permanently lubricated wheel bearings, a 48" (122 cm) tow-bar, and quick-clean trays. Our exclusive magnetic circuitry has exceptional power, and this machine has an extremely durable aluminum outerhousing designed for years of use.





QuickGroom™ 700

For brushing and striping of natural turf, nothing beats the proven Bullseye QuickGroom 700. The highly effective triangular arrangement of the brushes will redistribute topdressing material side to side while standing up and grooming each grass blade for an attractive finish. Long-wearing poly-bristles quickly and efficiently brush topdressing to an even and level finish.



QuickGroom™ 550

The Bullseye QuickGroom 550 is a towable grooming machine designed to work on both natural and synthetic turf. Its two round counter-rotating brushes effectively brush topdressing into aeration holes or redistribute infill on a synthetic turf field. This simple device can be towed by any utility vehicle, has quick and easy adjustments, and has its drive components protected inside the durable frame.

FieldFill™ 660

The Bullseye FieldFill 660 is designed to quickly work even the heaviest amounts of infill materials into the field surface. It can also be used to lightly decompact existing infill material and rejuvenate and groom an older synthetic turf sports field. The 660 is equipped with five hydraulically powered and adjustable speed rotating brushes which loosen, decompact and incorporate infill. The two straight brushes serve to smooth the infill and groom the surface for great results in a single pass. Based on operating speed and working width, this machine is highly productive – helping to get your job completed quickly.





QuickGroom™ 710

The Bullseye QuickGroom 710 is designed to groom, and evenly incorporate topdressing and infill materials on natural or synthetic turf quickly and efficiently. The combination of angled and straight brushes both move materials side to side and leave a smooth, finished surface. Optional adjustable depth spring tines can be used to lightly dethatch natural grass or decompact synthetic turf and the optional magnet will help remove magnetic objects from your playing surface. Manually folding side wings can be added, converting the groomer to over 13' (4 meters) wide, increasing productivity for large turf areas such as fairways or football fields.

FieldSweep™ 660

The Bullseye FieldSweep 660 is a ground-driven surface debris removal and grooming tool designed primarily for synthetic turf fields. The counter rotating paddle style brushes on the FieldSweep 660 lift surface debris and infill material to be separated on the shaking sieve. The infill is returned to the surface and brushed in while the unwanted debris continues across the sieve to the easily removable collection bins on the rear of the unit. The tine section aids in decompaction while the rear brush grooms the field surface to leave a clean, smooth and aesthetically pleasing finish. Optional accessories allow customization for different types of infill material and any tow vehicle.





Irrigation Solutions Designed to Meet Natural or Synthetic Turf Management Needs

Every field, sports complex and recreation facility is unique. With the industry's largest selection of medium to large area sprinklers and rotors, Toro® has a breadth of products with unique features to help you design a system that meets your natural or synthetic turf objectives.

Turf Guard® Wireless Soil Monitoring System



Toro® Turf Guard Wireless Soil Monitoring System helps you improve your turf, soil and water efficiency. The Turf Guard system is a revolutionary technology that lets you know what's going on beneath the surface of your sportsfield so you can make timely, more informed adjustments. Turf Guard uses small, dual-layer sensors buried under strategic areas of your field. Once in the ground, each sensor accurately measures moisture, temperature and salinity levels of your soil at two depths, in real time.

DXi™ Central Control



Toro's new DXi Central Control satellite is loaded with features to make precise water management more convenient and flexible. It also supports both Rain Master® Laguna™ or Toro Sentinel® software in a single controller platform.

P-220/220 Series Valves



These heavy-duty glass-filled nylon or brass valves are specially designed for commercial applications with pressures up to 220 psi. Plastic models available with optional "scrubber" feature.

640 Series Sprinklers



Considered the most durable, heavy-duty commercial sprinkler available, the 640 Series is the traditional, proven veteran for athletic fields and other large commercial applications.

TS170 Series



Long radius rotors are the optimal solution for cooling and washing large synthetic turf fields. Capable of achieving a throw of 177 feet, TS170 rotors can be installed along the perimeter of the playing surface to help preserve player safety and maintain field aesthetics.

TS120 Series Impact Sprinklers



TS120 Series Impact Sprinklers are capable of long range throws up to 125 feet, making them well suited to meet the needs of both synthetic and natural turf sports fields. The TS120 can be configured with a factory-installed TurfCup™ to seamlessly blend the sprinkler into natural turf surfaces and preserve aesthetics. A wide assortment of low-maintenance, nozzle options and heavy-duty construction, help to preserve playability, turf health and optimum water use.

TS90 Series Sprinklers



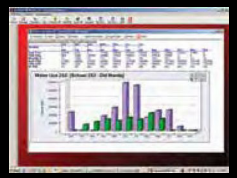
Ideal for large open spaces, like soccer fields and training grounds, TS90 Series rotors feature TruJectory™ angle adjustment of 7° to 30,° back nozzle capability and a ratcheting riser. TS90 rotors are available with TurfCup™, an over-the-cap feature that allows seamless integration of the rotor into the playing surface to enhance player safety, surface functionality and field aesthetics.

T7 Series Sprinklers



T7 Series rotors are built to meet the needs of professional or municipal sports fields. Available with a stainless-steel riser, the T7 rotor features high-efficiency and low-flow nozzle options, an arc adjustment indicator on top for simple installation and service, and Smart Arc™ Memory.

TORO INNOVATION



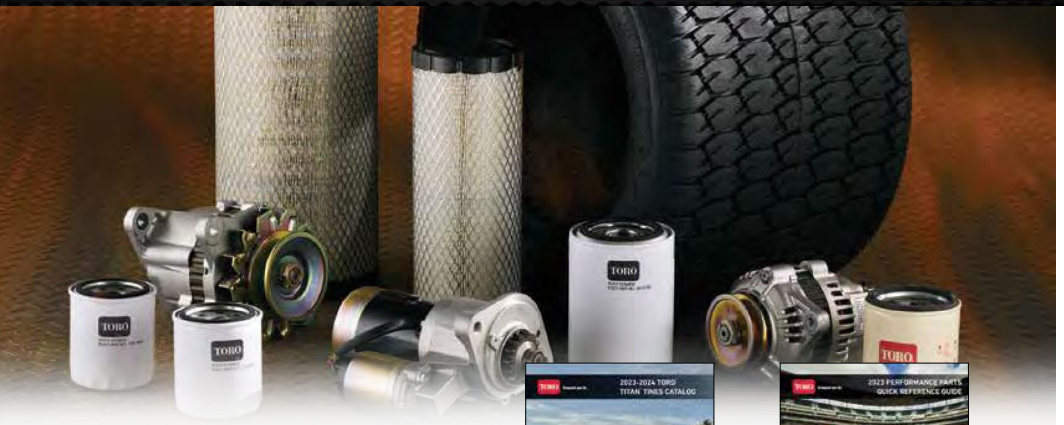
Enhanced software allows for many upgrades including web-based control, expanded two-wire decoder systems, customized alerts and emails, Turf Guard wireless moisture-sensing views and Precision™ ET integration.

SPECIFICATIONS

	640 Series	T7 Series	TS90	TS120 Series	TS170 Series	P2 Series
Radius	47'-67' (14.3-20.4 m)	46'-75' (14-23 m)	53'-95' (16.2-29 m)	62'-125' (18.8-38.1 m)	111'-177' (33.8-53.9 m)	105'-180' (32-54.9 m)
Inlet Size	1" (2.5 cm)	1" (2.5 cm)	1" (2.5 cm)	1.5" (3.8 cm)	2" (5 cm)	2.5" (6.4 cm)
Flow Range	6.0-25 GPM (27.3-113.6 L/min)	6.6-30.6 GPM (30-139.1 L/min)	14-61.5 GPM (63.6-280 L/min)	20-121 GPM (90.9-550 L/min)	113-303 GPM (513.7-1377 L/min)	70-267 GPM (318-1213.8 L/min)
Operating Pressure	40-100 PSI (2.75-6.9 bars)	86-117 PSI (5.93-8.06 bars)	40-100 PSI (2.75-6.9 bars)	45-120 PSI (3.1-8.3 bars)	60-145 PSI (4.14-10 bars)	60-115 PSI (4.14-7.9 bars)

See Residential and Commercial Irrigation Products Catalog for complete specifications, pages 56 to 73.

Genuine Toro Parts



Genuine Toro Quality

- **Industry-Leading Fill Rates** – Local distributor, supported by Toro's parts network offers the parts you need when you need them.
- **Parts Availability** – Most local distributors deliver parts within 1–2 days. Toro backs this promise with 48-hour delivery support option.
- **OEM Quality** – Toro genuine service parts are the same parts used on the original piece of equipment, ensuring maximum performance with less downtime.
- **Unparalleled Customer Service** – Count on dedicated support for your Toro parts needs.
- **Peace of Mind** – With Toro genuine parts, you get the right part with the correct specifications. There's no need to wonder if the part will work.



Toro® Titan® Tines Catalog

- Over 150 tines in a wide variety of styles and sizes, providing multiple aeration choices
- Coring and solid tines in standard and deep lengths to meet your exact aeration requirements
- Organized by aerator and mount size for easy selection



Toro® Performance Parts

- Competitive pricing on parts you use every day
- Full line of filter MVP maintenance kits
- Quick and easy to use reference guide:
  - Filters, belts, bearings, tires, starters and alternators



THE TORO COMPANY GENUINE PARTS QUALITY RELIABILITY

ASAP+™

Cost-Effective Next-Day Parts Delivery Service

When you need it fast, Toro is there for you with a cost-effective delivery service. Your priority need is our priority. ASAP+ Delivers! Simply ask your distributor parts customer service for ASAP+ service the next time you have an urgent parts need!



Toro Digital Solutions

myTurf® Pro

Web-Based Asset Management

myTurf Pro is a powerful, easy-to-use software application that tracks and manages all your assets, regardless of brand. Real-time data helps you improve staff efficiency, lengthen the life of your equipment and reduce overall maintenance costs across your entire organization.



toro.com/myturfpro

Connect.
Capture, combine and access equipment and irrigation information on a mobile-enabled, real-time, web-based platform. Track utilization data through internet-connectivity of Toro or non-Toro equipment.

Manage.
Customizable tools deliver interactive alerts, automated/proactive notifications, labor management and expense tracking, and instant access to mission critical service documentation and operational reports.

Maintain.
Order parts, schedule service activities and routine maintenance tasks, track inventory, monitor fleet health and labor expenses or generate reports that demonstrate operational excellence, 24/7.

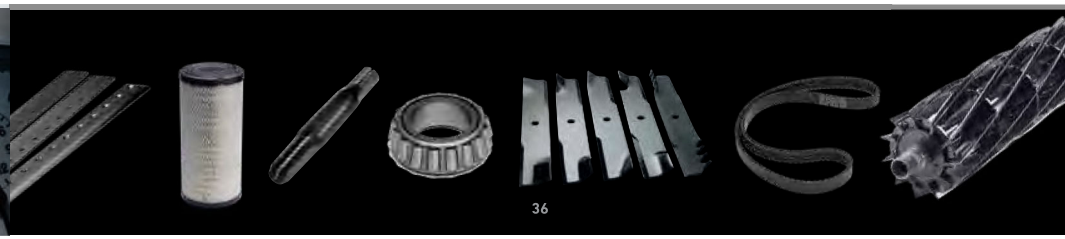
Simplify.
There's no other tool like it for turf professionals! myTurf Pro was designed to make your difficult job easier. It puts the optimization, efficiency and effectiveness of your operation at your fingertips.

Intellidash™

IntelliDash is a new cloud-based management platform that collects the information a Superintendent or Park Manager deems most important and delivers it in a dashboard that is easy to use and completely customizable. It allows users to monitor the health of their operation in one central place. Some examples of the data services initially available to view in IntelliDash include status information about weather, myTurf® Pro, Lynx®, labor, chemicals, Turf Guard® soil sensors and pump stations. Some of the information comes straight from the products and services Toro offers today. While some of the information comes from third-party applications a customer may already utilize, such as ASB taskTracker and Playbooks™ for Golf. Additional new data sources will be added to IntelliDash in the near future. Visit Intellidash.Toro.com for more information.



toro.com/intellidash



Toro Service Solutions

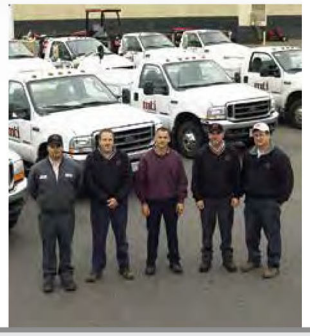


Toro® Protection Plus™ Extended Protection Plan*

Toro Protection Plus keeps you in control of your maintenance budget by protecting you from unexpected mechanical breakdown expenses. The Plan begins immediately after your initial Toro warranty expires for seamless protection with no deductible. A tailored Toro Protection Plus program provides the length and type of coverage you prefer: choose from one-, two- or three-year comprehensive or drive-train extended protection plans. It can be bundled with your equipment financing for a regular monthly payment that helps you manage your budget. All repairs made under Toro Protection Plus are performed by qualified Toro distributor technicians using Genuine Toro Parts. Your plan will be honored by any authorized Toro service distributor in the U.S. It even provides a transportation benefit for pickup and delivery of your product. For peace of mind and budget planning, Toro Protection Plus delivers.

toro.com/tpp

*Exclusions apply. Contact your Toro distributor for complete details.



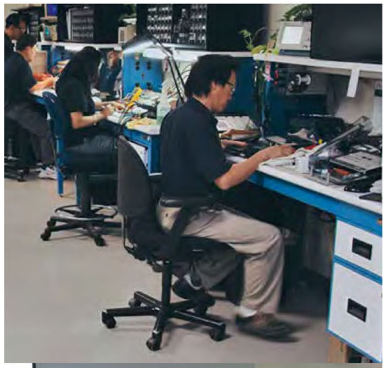
Toro® Financing

A plan makes all the difference. Financing is a tool to acquire the right equipment with the right terms to optimize your capital and operating budgets. We have a full array of financing options to accommodate your unique needs – whether you are a tax-supported or a commercial entity. We can help you match your business economic and agronomic goals with the potential financing benefits that are available. Whether choosing maintenance equipment or irrigation components for a renovation, Toro Financing has a unique plan to meet your exact goals. Your Toro representative has experience and is trained to help you look beyond simply financing one item to the next, to looking at your longer-term equipment and economic needs. It's not a one-size-fits-all plan. Looking at the total picture will help you find the right acquisition solution for your individual needs. Please contact your local Toro distributor for complete details.



Toro® NSN®

Toro NSN is an industry-first support network designed to provide you with an absolutely reliable, round-the-clock resource for irrigation central control system trouble-shooting and operation assistance. Through a range of service options, NSN offers the hardware, software, first-year support, telephone help and central control system training you can count on to be sure your turf remains in top condition. Call 1-800-ASK-TORO for irrigation system assurance and peace of mind.

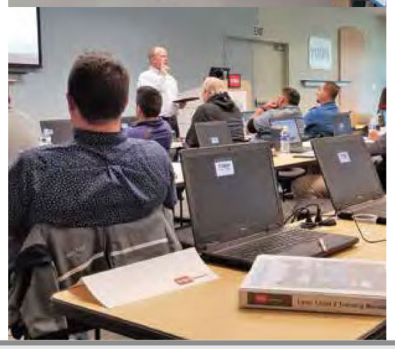


Toro® Controller Repair

Through your distributor, Controller Repair provides controller boards ready for immediate board exchange to assure that controller downtime is minimal and your turf stays protected. Our technicians are continually updating engineering specifications to provide up-to-date support when you need it most. With our unmatched distributor network, up-front pricing and product warranty supported by a toll-free Customer Support line, Toro is the choice for reliability.
Visit www.toro.com/controller-repair for more information.

Toro® Training

Along with a full complement of products and services is an opportunity to visit Toro for technical training. We offer our three-day **Toro Customer Turf Technician Training Program** held at Toro's headquarters in Minneapolis several times each year.
This three-day program is designed for Golf and Sports Fields & Grounds equipment technicians, golf course superintendents, sports fields managers or anyone at a facility with turf equipment maintenance responsibility. Visit Toro.com/Support/Education and Technical Reference/Service Training Center for additional details on course content.



Toro's North American Distributor Partners

CENTURY Equipment A Jerry Pate Company · GRIFFITH · GRASSLAND Equipment & Irrigation Corp. · Ness Turf Equipment · Professional Turf Products · Hector Est. 1972 · Jerry Pate Turf & Irrigation · Kenney · L.L. Johnson Distributing Company · Mid Implement · Midwest Turf & Irrigation · mti Distributing · Turf Care · Reinders · Simpson Norton · STI · Spartan Distributors · STC Storr Tractor Company · Turf Equipment & Irrigation Inc. · Turf Star Western · Mazergroup Ful-Flo Industries Ltd. · Turf Equipment and Supply Company · tpc turf products corporation · Wesco/Turf · Oakcreek Golf & Turf Inc. · Veseys Equipment Golf, Turf, Lawn & Garden

TORO®

Count on it.

ASSOCIATION PARTNERS

COOPERATIVE PURCHASING PARTNERS

JOIN THE CONVERSATION
@ToroGrounds

LEARN MORE
CONTACT US AT: **800-803-8676**
OR VISIT US AT: **toro.com**

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Part Number 22-004-T

Products depicted in this literature are for demonstration purposes only. Actual products offered for sale may vary in use, design, required attachments and safety features. We reserve the right to improve our products and make changes in specifications, design and standard equipment without notice and without incurring obligation. See your distributor for details on all our warranties.

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Simpson Norton Corporation / Certificate of Delivery

TORO

Customer _____ **Delivery Date** _____

Product Name	Model # (s)	Serial # (s)	Invoice # (s)

This Certificate of Delivery form must be completed for all machines delivered to the customer. As each item is completed, it must be written on this form. The customer is requested to review and sign this form at the time of follow-up. This form is used in conjunction with all pertinent pre-delivery and delivery instructions as outlined in The Toro Service Operating System.

Service Final Inspection

Basic Checks
- Grease fittings are lubricated
- Tire pressure is correct
- Drive belts are adjusted
- Fluid levels are correct
- Air intake system is sealed

Operational Checks
- Gauges read correctly
- Implement is functional
- Brakes - uniform/effective
- Safety interlocks function correctly
- Steering is straight/smooth
- Levers operate smoothly

Customer Inspection

Operational Checks
- Cleanliness
- Fuel Level Full Tank
- Height of Cut _____

_____
Service Manager Signature Date

Sales Representative

Delivery Portfolio Complete
- Operator/Safety Video
- Operators & Parts Manuals
- Recommended Parts List
- Distributor Resources Info

Demonstrate Operations
- Review Safety Features
- Review Basic Operations
- Review Basic Adjustments
- Operator demonstrates basic operation skills
- Review any unique operating characteristics
- Attachments as stated on sales order
- Satisfaction Follow-up

Discuss Maintenance Requirements
- Review Recommended Maintenance Schedule (Daily and Scheduled maintenance)
- Review maintenance requirements (unique to climate)
- Review specialty tools available
- Reviewed extended warranty (TRIPP)

_____
Sales Representative Signature Date

Customer Acceptance

- I have received the operator/safety video and understand that it should be viewed for important product operation information
- The preventative maintenance information for _____ product(s) has been supplied
- The safety features of this product have been reviewed with me
- I have received the operator's manual for this product

_____
Customer Signature Date

Comments:

_____

_____

_____

Sand Pro® 3040/5040

BUNKER RAKE

FEATURES

- *Quick Attach System™ to change implements in seconds without tools*
- *Over 25 implements available*
- *Hydraulic power steering (5040)*
- *Exclusive steerable front attachments (5040)*
- *16hp (11.9 kW) – 3040, 18hp (13.4 kW) – 5040 Vanguard® V-twin engine*
- *Responsive hydraulically-actuated front (5040) and rear attachments*

Maintaining bunkers and a whole lot more.

It's time to demand more from your bunker rake. With the exclusive Quick Attach System™ (QAS) offering tool-free, quick attachment change outs and over 25 valuable attachments, the Sand Pro 3040 and 5040 are versatile utility vehicles with as many uses outside the bunker as in it. The Sand Pro 5040's optional front QAS provides added flexibility and exclusive steerable front attachments for surgical precision. The Toro Sand Pro keeps bunkers in tournament condition every day.



Sand Pro® 5040

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Call your Toro distributor at 800-803-8676

Sand Pro® 3040 & 5040 Specifications*

	SAND PRO 3040, MODEL 08703	SAND PRO 5040, MODEL 08705
ENGINE	Vanguard®, V-twin cylinder, 4-cycle, OHV, air-cooled, gas engine with cast iron sleeves. 16 hp (11.9 kW) at 3600 rpm. Displacement: 29.3 cu. in. (480 cc). Oil capacity: 1.75 quart (1.8 liter). Electronic ignition. Full pressure lubrication, oil filter. Base mounted engine and pump with 4 isolation mounts.	Vanguard®, V-twin cylinder, 4-cycle, OHV, air-cooled, gas engine with cast iron sleeves. 18 hp (13.4 kW) at 3600 rpm. Displacement: 34.8 cu. in. (570 cc). Oil capacity: 1.75 quart (1.8 liter). Electronic ignition. Full pressure lubrication, oil filter. Base mounted engine and pump with 4 isolation mounts.
AIR CLEANER SYSTEM	Remote mounted 3-phase Donaldson® air cleaner.	
FUEL CAPACITY	5.0 gallon (18.9 liter) of unleaded gasoline.	
TRACTION DRIVE	Direct driven hydrostatic variable displacement piston pump to 3 hydraulic motors for 3WD. Large, front mounted hydraulic cooler and fan. Foot pedal control, forward/reverse. Patented Series/Parallel hydraulic traction system keeps three wheels working together, virtually eliminates spin-outs.	
GROUND SPEED	Infinitely variable 0-10 mph (16 km/h) forward; 4.3 mph (6.9 km/h) reverse.	
HYDRAULIC OIL	5.0 gallon (18.9 liter) system capacity. Polyethylene reservoir to reduce corrosion. 10 (nominal) micron replaceable cartridge.	
TIRES/WHEELS	Three 22 x 11.00-8 pneumatic tubeless tires on demountable, interchangeable wheels. Tire pressure: 8-10 psi (55.2-69 kPa).	
MAIN FRAME	Tricycle vehicle with welded rectangular tubular steel frame construction. Rear engine placement.	
BRAKES	Dynamic braking through the hydrostatic transmission and hand actuated brake lever.	
STEERING	Manual front wheel steering. 15" (38 cm) diameter steering wheel. Double lubed for life gearbox.	Hydraulic power steering. 15" (38 cm) diameter steering wheel.
CONTROLS/GAUGES	Hand operated choke, throttle, and hydraulic control for raising/lowering with float. Foot pedal controls traction forward/reverse speed. Rear hydraulic lift and lower controls. Gauges: hour meter.	Hand operated choke, throttle, and hydraulic control for raising/lowering with float. Foot pedal controls traction forward/reverse speed. Front and rear hydraulic lift and lower controls. Gauges: hour meter.
SEAT	High-back cushion seat w/drain hole. 4" front-back adjustment w/additional 1.75" mounting adjustment. (arm rests optional)	
ELECTRICAL FEATURES	12-volt battery, 15 amp., 300 CCA @ 0° F, 12-volt electric starter. Dash mounted ignition switch with key. Neutral interlock switch, seat switch. Also provisions for light kit.	
SOUND LEVEL	83 dB(A) at operator ear, under normal operating conditions.	
DIMENSIONS	**Width:** 58" (147 cm), **Length:** 67.5" (171.5 cm), **Height:** 45.25" (114.9 cm), **Wheelbase:** 42.75" (108 cm)	
GROUND CLEARANCE	6.0" (15.2 cm)	
WEIGHT	Net weight (less fluids): 930 lbs. (421.8 kg).	
WARRANTY	Two-year limited warranty. Refer to the Operator's Manual for further details. Briggs & Stratton® provides a two-year commercial engine warranty and a lifetime Magnetron® warranty.	

	FRONT ATTACHMENTS
FRONT LIFT FRAME ASSEMBLY	Front Quick Attach System™ mounting assembly and hydraulic components. Used on Sand Pro 5040 only. Model 08713.
HYDRAULIC FLEX BLADE	Hydraulic QAS flex blade is designed for leveling, packing, and smoothing uneven areas in one pass. Model 08712. Available for SP5040 only (requires Front Lift Frame Assembly – 08712)
MANUAL BLADE	Standard 40" (102 cm) width steel blade. Spring balanced manual blade is used for leveling uneven areas and pushing up bunkers after washouts (cannot be used when 08712 is installed). Model 08714. Blade extension available to increase blade width to 60" (152 cm) for leveling out larger uneven areas. PN 115-5646.

	FRONT & REAR QAS ATTACHMENTS
BUNKER PUMP	Throws water up to 40' (12 m) and can pump 95 gal/min (360 l/min). Adjustable throw direction and angle. Requires Rear Remote Hydraulics (08781) for rear QAS mount. Requires Front Lift Frame Assembly (08712), Rear Remote Hydraulics (08781) and Front Remote Hydraulics for front QAS mount (on SP5040 only) Model 08765.
BUNKER PUMP REMOTE DISCHARGE KIT	An available 50' (15 m) discharge hose allows the QAS Bunker Pump to be removed and dropped into hard to reach areas. PN 115-2084.
LIP BROOM	Eliminates the task of manually maintaining infield lips. Removes ridge buildup by sweeping material back into the infield. Mounts to front QAS (SP5040) and rear QAS (SP3040 & 5040). Requires Front Lift Frame Assembly– 08712 for front attachment (on SP5040 only) **Lip Broom available from Rahn Industries at www.rahngroomer.com or 1-800-298-1707.**
TURF PLOW	The 64" Turf Plow is a great tool for removing aeration cores from greens, clearing snow from walkways, cart paths and even sports fields. It is lightweight and features a rounded lower lip that is gentle on turf. The Turf Plow fits both Sand Pro 3040 and 5040. **Turf Plow is available from Nordic Plow at nordicplow.com**

	MID-MOUNT ATTACHMENTS
MID-MOUNT ASSEMBLY	Base mounting assembly for mid-mount toolbars with spring-loaded regulation to allow relief if obstruction is hit. Model 08731.
WEEDER TINE TOOLBAR	Ideal for removing weeds and grass from less maintained bunkers and fields (requires Mid-Mount Assembly – 08731). Model 08732.
PROFILE BLADE TOOLBAR	Primarily used for weeding bunkers. Part # 132-4427.
LEVELING BLADE	Attaches to any mid-mount toolbar to quickly level out large areas. Foot operated latch allows operator to lower leveling blade independently from the other mid-mount toolbar. PN 108-8496.
SOLID TINE TOOLBAR	Used for general scarifying applications. Rotate teeth to maximize tine life (requires Mid-Mount Assembly – 08731). Model 08734.
CARBIDE TINE TOOLBAR	Use in the harshest conditions and for extended life –15 carbide tines included (requires Mid-Mount Assembly – 08731). Model 08735.
SPRING TINE TOOLBAR	Use for light to moderate scarifying and daily maintenance in bunkers and on premium fields (requires Mid-Mount Assembly – 08731). Model 08733.
EDGER	Maintains the grass edge of the outfield near the infield skin or warning track. Easily renovate ballfields by removing overgrown turf and infield lip build-up. Significantly reduces labor required for infield edging (requires Rear Remote Hydraulics – 08781). Model 08766.

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Sand Pro® 3040 & 5040 Accessories*

	REAR QAS ATTACHMENTS
TOOTH RAKE	Designed to lightly scarify, pack, smooth and groom in one pass. Use in dry or wet conditions and can improve the condition of neglected sports fields. Model 08751.
WEIGHT KIT FOR TOOTH RAKE	Additional weight for the Tooth Rake attachment to improve performance in coarse or wet conditions. Set of 5 weights. PN 115-4333.
QAS FLEX TOOTH RAKE	85" (216 cm) daily bunker groomer. Flexible rubber material will not tear liners or turf, allowing for edge grooming. Rubber groomers are reversible for longer life. Model 08757.
TOOTH RAKE BROOM	75" (190 cm) Brush – Attaches behind the Tooth Rake (08751) for a smoother finish. Model 08816.
PIVOTING TROWELS KIT	This kit allows independent outside trowels to pivot and rake across the entire turn which eliminates unraked teardrop – Attaches to Tooth Rake (08751). PN 119-7158.
SPRING RAKE	Leaf rake assembly designed to be used alone or in combination with the tooth rake (08751) to achieve desired appearance. Great for wet conditions and collecting debris in groomed areas (if used independently, requires QAS A-Frame Assembly, 108-9427). Model 08752.
DRAG MAT CARRIER SYSTEM	QAS-mounted carrier frame with hydraulic lifter allows operator to raise and lower drag mats without ever leaving the operator seat. 72" (183 cm) width. Model 08756.
COCO DRAG MAT	Quickly produces a premium finish on dry, level surfaces (requires Drag Mat Carrier System - 08756). Model 08758.
STEEL DRAG MAT	Designed to for more rugged surfaces to quickly groom and finish. Use on wet or dry sand surfaces (requires Drag Mat Carrier System - 08756). Model 08757.
AUTOMAT DRAG MAT	78" x 18" (198 cm x 46 cm). Steel drag mat is controlled by and works together with nail drag for single-pass scarification and finish grooming. Drag mat automatically engages the infield as the nail drag is lowered via Rear QAS. Features lock-out position when use is not required. Model 08763. Requires Nail Drag 08761. Compatible with QAS Flex Groomer 08762.
MANUAL DRAG MAT	78" x 36" (198 cm x 91.5 cm). Steel drag mat delivers exceptional finish grooming. Mat easily rolls up and stores on yolks provided. Model: 130-7852. Requires Nail Drag 08761. Compatible with QAS Flex Groomer 08762.
NAIL DRAG	Pivots to follow the contours of uneven field surface. Use to scarify, loosen, or weed before smoothing. Easily adjust nail pattern and depth. Accepts up to a 40D common nail. Model 08761.
QAS FLEX GROOMER	72" (182 cm) flexible groomer mounts to Nail Drag (08761) for single-pass infield scarification and grooming. Features lock-out position to restrict use without tools or removal. Model 08762. Requires Nail Drag 08761.
SEGMENTED GROOMING BROOM	Designed to minimize top surface disruption, to maximize firmness, and provide a smooth finished look in contoured bunkers. Model 08753.
REPLACEMENT SEGMENTED GROOMING BROOM	Replacement grooming broom with stiffer bristles. PN 110-8182.
WEIGHT KIT FOR SEGMENTED GROOMING BROOM	Additional weight for Segmented Grooming Broom to improve performance in coarse or wet conditions. Set of 4 weights. PN 112-0025.
QAS FINISH GRADER	Use to level and/or scarify large areas. Includes box plow and scarifier with spring load regulation to allow relief if obstruction is hit. Model 08754.
RAHN GROOMER	The Rahn GL650 Infield Groomer levels uneven playing fields, helping to prevent ridge build up while creating a more consistent infield. The triple row broom is perfect for finishing the playing surface and can be stored upright for easy transport. The 2-way leveling system provides both a lock and float position to match infield conditions **Rahn Groomer available from Rahn Industries at www.rahngroomer.com or 800-298-1707.**
QAS SPIKER	Use for spiking greens and other formal turf to increase air flow for healthier turf. Model 08755.
BASIC DRAG MAT SYSTEM	Basic Drag Mat System, Model 112-1424 (requires 108-9427 & 110-1375)

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Sand Pro® 3040 & 5040 Accessories*

	ACCESSORIES
QAS A-FRAME ASSEMBLY	Can attach Spring Rake 08752 to be used independently. PN 108-9427.
400-HOUR FILTER MAINTENANCE KIT	Includes 9 engine oil filters, 2 hydraulic oil filters and 2 air filters. Model 30035.
REAR REMOTE HYDRAULICS	Quick-connect design allows rear-powered attachments to be connected in under a minute. Model 08781.
VARIABLE ORIFICE KIT	Slows hydraulic lift and lower for increased precision and accuracy when using hydraulically-powered attachments. PN 112-1433.
LIGHT KIT	Front and rear flood lights improve operator visibility during low natural light operation. PN 110-1314.
SPEED CONTROL KIT	Adjustable speed check trains operators to groom at the desired speed while allowing the traction unit to operate in transport speed between tasks without any adjustments or levers. PN 110-1371.
HITCH/TOW BAR	Converts the traction unit to a utility vehicle to transport materials or trailers. Attaches to QAS A-Frame or 108-9427 for quick removal. PN 110-1375.
FRONT WEIGHT KIT	50 lb. (22.7 kg) – allows the Spiker or Rahn® Groomer attachments without the Front Lift Frame Assembly attached to meet ANSI compliance. PN 100-6442.

	OPTIONAL TIRES
SMOOTH TIRE	Includes individual tire, wheel and stem valve assembly. Typically used on greens. PN 112-0034.
TURF TIRE	Turf tread tire. PN 94-6126.

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Workman® HD Series

HEAVY-DUTY UTILITY VEHICLES

FEATURES

- **Industry-leading hauling and towing capacity:**
  - *3,249 lb (1,477kg) total capacity – HDX*
  - *3,244 lb (1,475kg) total capacity – HDX-D*
  - *3,500 lb (1,587kg) towing – all models*
- **Electronic Fuel Injection Performance – HDX Models**
  - *Smooth, responsive driving*
  - *Increased fuel economy over carbureted engines*
  - *Instant cold starting*
  - *Automatic high altitude compensation*
  - *On-board diagnostics*
- **Throttle-by-wire** *– HDX Models*
  - *Electronic throttle control connects the accelerator pedal to the throttle by wire*
  - *Improved torque management*
  - *Consistent speed control during applications & in varying load conditions*
- **Four-wheel hydraulic disk brakes** *for easier stopping and fast servicing*
- **Proven ride comfort**
  - *Independent, double A-frame front suspension with dual coil springs and shock absorbers provides 5.75" (14.6 cm) front travel*
  - *DeDion rear axle with dual leaf springs and shock absorbers provide 3" (7.6 cm) rear travel*
- **Extreme durability**
  - *DeDion rear axle with I-beam design isolates and protects transmission, engine and main frame from vehicle loading*
  - *Integrated wheel bearings provide enhanced sealing and consistent heavy load carrying capability*
  - *Front bumper and front fenders designed to withstand incidental impacts without damage*

Get more work done every day with confidence.

The Workman® HD Series is designed with your toughest work challenges in mind, from the front bumper to the rear bumper and everything in between. Design components like an I-beam-shaped DeDion rear axle, a truss-like front space frame, integrated wheel bearings and 4-wheel hydraulic disc brakes provide the highest total carrying capacity* in the industry and make the Workman ready for the toughest challenges.

toro.com/hd



Call your Toro distributor at 800-803-8676

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*With standard suspension configuration including installed bed.

Workman® HD Series Specifications*

	WORKMAN HDX, NO BED, MODEL 07383 WORKMAN HDX, W/BED, MODEL 07384 WORKMAN HDX - 4WD, MODEL 07386 WORKMAN HDX - 4WD, MODEL 07386TC	WORKMAN HDX - D MODEL 07385 WORKMAN HDX - D MODEL 07385TC WORKMAN HDX - D - 4WD, MODEL 07387 WORKMAN HDX - D - 4WD, MODEL 07387TC	WORKMAN HD, MODEL 07369
ENGINE	Kubota® 972 EFI, 32.5 hp (24.2 kW), 4-cycle, liquid-cooled, 962 cc, 3-cylinder overheated camshaft, counterbalanced gasoline engine. Governed maximum of 32.5 hp at 3600 rpm. Rear engine location direct coupled to a transaxle. 12-volt electric starter. Fuel Injected is a closed loop system with oxygen sensor to adjust air/fuel ratio and manifold pressure sensor to adjust for altitude. Full pressure lubrication with spin-on oil filter.	Kubota 902D, 3-cylinder, inline vertical, 4-cycle,liquid cooled, counterbalanced diesel engine, 23.3 hp (17.4 kw); governed to a maximum speed of 3600 rpm. 58.0 cu. in. (950 cc) displacement. Rear engine location. Direct couple to transaxle. 12-volt electric starter. Full pressure lubrication with spin-on oil filter. Meets EPA Tier IV compliance. Biodiesel ready for use up to B-20 (20% biodiesel and 80% petrol blend).	Kohler Model CH23, 2-cylinder, 4-cycle, air-cooled engine. 23 hp (17.2 kW) at 3600 rpm governed to a maximum speed of 3600 rpm by an internal governor. 41.1 cu. in. (674 cc) displacement. Electronic ignition. Rear engine location direct coupled to a transaxle. 12-volt electric starter. Full pressure lubrication with spin-on oil filter. Meets all EPA & CARB emission standards.
CLUTCH	7.5" (19 cm) clutch and pressure plate		
INSTRUMENTATION	Fuel and coolant temperature gauges. Hour meter. Oil pressure, check engine and battery charge indicator lights. Tachometer and speedometer.	Fuel and coolant temperature gauges. Hour meter. Oil pressure, glow plug and battery charge indicator lights. Tachometer and speedometer.	Fuel gauge, hour meter, oil pressure warning light and battery charge indicator light. Tachometer / speedometer optional.
ALTERNATOR	60 amp with electronic regulator		25 amp with electronic regulator
TIRES	Front: 20" x 9" - 12, 6-ply rating, turf tread Rear: 24" x 12" - 12, 6-ply rating, turf tread		
COOLING SYSTEM	Aluminum radiator with 10 fins per inch dual pass. Right side mounted with removable screen for debris cleaning. Thermal controlled DC electric fan.		Fan forced air.
AIR CLEANER	Remote mounted, heavy-duty 2-stage air cleaner with evacuator valve.		Large capacity, dual element.
CLEARANCE CIRCLE 2WD	Inside = 32 in (81 cm); Outside = 194 in (493 cm)		
CLEARANCE CIRCLE 4WD	Inside = 100 in (254 cm); Outside = 300 in (762 cm)		N/A
FUEL CAPACITY	6 gallons (22.7 liters)		
FUEL PUMP	12V internally regulated 42 psi in-tank	Electronic pump	Diaphragm pump
FUEL FILTER	In tank filter sock. 10 micron polyester depth.	Combination fuel filter / water separator with a 30 micron filtration and 50 mesh suction screen in tank.	In-line 40 micron filter and 50 mesh suction screen in tank.
HORN	Standard, button on dash.		
SOUND LEVEL	75 db(A)**	85 db(A)**	80 db(A)**
VEHICLE SHIPPING WEIGHT	Model 07383: 1623 lbs. (738 kg) Model 07384: 1951 lbs. (887 kg) Model 07386: 2010 lbs. (914 kg) Model 07386TC: 2784 lbs. (1265 kg)	Model 07385: 1956 lbs (889 kg) Model 07385TC: 2730 lbs (1240 kg) Model 07387: 2015 lbs (916 kg) Model 07387TC: 2789 lbs (1268 kg)	Model 07369: 1848 lbs. (840 kg)
VEHICLE ACTUAL WEIGHT W/O FUEL	Model 07383: 1623 lbs. (738 kg) Model 07384: 1951 lbs. (887 kg) Model 07386: 2010 lbs. (914 kg) Model 07386TC: 2091 lbs. (950 kg)	Model 07385: 1956 lbs (889 kg) Model 07385TC: 2037 lbs (926 kg) Model 07387: 2015 lbs (916 kg) Model 07387TC: 2096 lbs (953 kg)	Model 07369: 1848 lbs. (840 kg)
TOTAL CAPACITY	Model 07384: 3249 lbs. (1477 kg) Model 07386: 3190 lbs. (1450 kg) Model 07386TC: 3109 lbs. (1413 kg)	Model 07385:3244 lbs. (1475 kg) Model 07385TC:3163 lbs. (1438 kg) Model 07387: 3185 lbs. (1448 kg) Model 07387TC: 3104 lbs. (1411 kg)	Model 07369: 3352 lbs. (1524 kg)
CARGO BED CAPACITY W/200 LB. OPERATOR AND 200 LB. PASSENGER	Model 07384: 2849 lbs. (1295 kg) Model 07386: 2790 lbs. (1268 kg) Model 07386TC: 2709 lbs. (1231 kg)	Model 07385: 2844 lbs.(1293 kg) Model 07385TC: 2763 lbs. (1256 kg) Model 07387: 2785 lbs. (1266 kg) Model 07387TC: 2704 lbs. (1229 kg)	Model 07369: 2952 lbs. (1342 kg)

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**At operator's ear; 3600 rpm with bed and sides installed.

Workman® HD Series Specifications* (continued)

	SPECIFICATIONS COMMON TO WORKMAN HD SERIES VEHICLES
FRONT SUSPENSION	Independent system with dual "A" frame control arms, dual coil springs and dual shock absorbers with anti-sway bar. Provides 5 3/4" travel.
REAR SUSPENSION	DeDion rear axle (weight carrying axle) suspension independent of transaxle with dual leaf springs and dual shock absorbers. Provides 3" travel.
BATTERY	12-volt, group 26, with 540 cold cranking amps at 0 degrees F (-18 degrees C).
TRANSMISSION	Rear transaxle directly connected to engine, twin axle drive. 3-speed synchromesh (forward speeds only), h-shift pattern with high-low range providing 6 forward speeds and 2 in reverse. Transmission housing doubles as hydraulic reservoir with outlet screen and external filter.
3RD GEAR HIGH LOCKOUT	Interlock key switch that prevents engine from running in 3rd gear, high range HDX-D. Limits engine RPM to 2,200 in 3rd gear high range (HDX gas).
DIFFERENTIAL LOCK	Manual engage rear differential lock.
4WD SYSTEM	Fully automatic on-demand, bi-directional system. Uses dual bi-directional clutches. In event of rear tire slippage, clutches transmit power proportionally to front wheel with highest traction.
FRAME	Steel space frame front frame and C-channel rear frame.
STEERING	Hydraulic power steering with steering valve coupled to hydraulic cylinder with thru shaft. Maximum steering angle is 70 degrees on 2WD and 50 degrees on 4WD.
2-POST ROPS	2-post rollover protective structure and protective back panel bolted to ROPS.
BRAKES	4-wheel hydraulic disk brake system. 9 1/2" disk with hydraulic service brakes using twin piston floating calipers. Parking brake uses mechanical cable actuated caliper on rear wheels.
HYDRAULICS	4 gpm (15 lpm) gear pump provides hydraulic flow for power steering and lift in series. Lift control valve with quick disconnects for dual lift cylinders or for attachments when quick disconnects are switched. 8 quart total capacity.
LIGHTS	Twin halogen headlights and dual taillights actuated by switch on dash. Dual brake lights actuated by brake pedal.
SEAT BELTS / SEATS	Lap seat belts standard. Bucket seats with adjustable slides to allow for various seat positions. Hip restraint tubes welded to seat mounting straps.
CONTROLS	Throttle, brake and clutch pedals. Gear shifter, differential lock, parking brake, high-low range shifter and hydraulic lift levers.
INTERLOCK	To start engine, clutch pedal must be depressed and remote hydraulic lever must be in neutral position. If installed, high flow hydraulics and rear PTO must be disengaged / switched off.
SAFETY SUPPORT	7-gauge steel channel stores behind seat and fits over extended lift cylinder to prevent accidental lowering of bed.
GROUND CLEARANCE	7" (18 cm) with no load.
REAR TOW HITCH	Steel hitch bracket bolted to rear DeDion axle. Mounting plate provides mounting hole for pin or ball hitch and incorporates two safety chain mounting holes. Maximum tongue weight of 600 lbs (272 kg). Maximum trailer weight of 3500 lbs (1587 kg). Trailers over 1500 lbs. require trailer brakes. (Electric Brake Kit available through parts, 117-4837).
GROUND SPEED	**Standard Tires, Gear 1/2/3** Forward Speeds: High Range 7.6/11.5/19.8 mph (12.2/18.5/31.9 km/h) Low Range 2.9/4.5/7.7 mph (4.7/7.2/12.5 km/h) Reverse Speeds: High Range 7.1 mph (11.6 km/h) Low Range 2.8 mph (4.5 km/h)
DIMENSIONS	**Overall Length**: 127.6" (324 cm) w/o bed; 130" (330 cm) w/full bed **Overall Width**: 64.7" (164.3 cm) **Overall Height (Top of ROPS)**: 75.8" (192.5 cm) **Cab**: Height: 81" (206 cm); Width: 65" (165 cm)
CERTIFICATIONS	Certified to meet SAE J2258. Certified to meet ISO/DIS 21299 for ROPS. Engine meets all applicable emission standards per the manufacturer. Certified to meet the CE Machinery Directive.
WARRANTY	Two-year limited warranty. See Operator's Manual for further details.

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Workman® HD Series Specifications* (continued)

	WORKMAN VEHICLE ACCESSORIES
HIGH FLOW HYDRAULICS KIT	Provides 8 gpm (30.3 liter) at 2000 psi hydraulic flow in a separate circuit to power certain attachments and accessories (standard on TC models). **Note: Model 07369 cannot run High Flow Hydraulics Kit.**
200 GALLON SPRAYER	200 gallon (757 liter) low profile tank sprayer with diaphragm pump and detatchable control box. Three-section, 18.5 ft (5.6 m) open boom system.
TOPDRESSER 1800	18 cu. ft. (.504 cu. m), 1450 lbs (541 kg) capacity conveyor belt style topdresser hydraulically driven by remote hydraulics. 60 in (152 cm) spread width. Workman bed lift cylinders raise topdresser. Spring load metering gate.
TOPDRESSER 2500	25 cu. ft. (.7 cu. m) capacity conveyor belt style topdresser towed by Workman vehicle. Textured belt, oscillating axles and all wheel drive. Electrically activated hydraulic brakes.
PROPASS™ 200 TOPDRESSER	21 cu. ft. / 0.54 cu. m) struck (25 cu. ft. / 0.71 cu. m heaped) capacity spin style topdresser. Tow-behind or bed mount versions.
PRO FORCE® DEBRIS BLOWER	Tow-behind, self-contained engine-driven debris blower operated with a hand-held wireless RF controller. Bed mount kit available.
HARD CAB	Deluxe hard cab, ROPS and CE certified. Vented front glass windshield, interior dome light and a 2-speed windshield wiper. Optional heater and mirrors available.
CAB SLIDING WINDOW DOOR KIT	Door kit for deluxe hard cab. Operator door has a sliding window for ventilation and ability to access exterior elements such as an identification badge security entry. Passenger door has solid window.
CAB REAR VIEW MIRROR KIT	Externally mounted to the cab frame, operator and passenger side rear view mirrors for enhancing all around visibility.
CANOPY	Durable, high-density polyethylene canopy with drainage outlets for moisture runoff.
FOLDING WINDSHIELD	Clear high-impact modified acrylic material with fold down capability.
BRAKE & SIGNAL KIT	Consists of turn signal lights for both corners in the front and rear of vehicle and brighter beam headlights.
WORK LIGHT KIT	Consists of (2) front facing and (1) rear facing work lights all mounted on top of ROPS bar.
ROPS SIGNAL LIGHT KIT	Consists of (2) double amber warning lights and (2) single red tail lights all for mounting on top of ROPS bar. Requires either a "Right Side" or "Left Side" light kit.
REAR PTO KIT	Rear mounted, 540 RPM, PTO shaft mechanically driven by transaxle.
HAND THROTTLE	Throttle and speed limit control that provides constant RPM for stationary attachments or a controlled maximum speed for applications such as spraying or spreading (mechanical – HDX/HD & electric – HDX gas models).
SPARK ARRESTOR	Fits onto end of tailpipe.
PLASTIC BED LINER	A rugged, weatherproof one-piece plastic liner and separate tailgate liner that will protect either a full are bed with sides or a 2/3 bed with sides.
HIGH AIR INTAKE KIT	Kit for extending the air intake system from underneath the cargo bed to a position slightly above the ROPS shield behind the passenger position of the vehicle. Recommended for dusty work applications.
REAR VIEW MIRROR KIT	A single 8 1/2" (21.6 cm) convex mirror with mounting capability on either the operator or passenger side of the vehicle.
2" RECEIVER HITCH KIT	Provides a 2" square receiver to enable a "drawbar" hitch.
TRAILER BRAKE WIRING KIT	Kit provides a controller which plugs into Workman vehicle and a positive wire to assist the hook up of customer supplied electric trailer brakes.
TRAILER SIGNAL WIRING KIT	Kit provides electrical wire for Workman vehicle to enable easy hook up to customer supplied trailer signal and brake lights.
REMOTE HYDRAULIC MANIFOLD KIT	Hydraulic manifold kit that provides to ability to switch hydraulics between cargo bed actuation and remote port usage via use of a operator panel mounted switch.
REMOTE HYDRAULIC FLOAT KIT	Hydraulic float kit that enables both hydraulic lifting and "float" in the down position. Required when using a Deere TC125 sweeper.
4WD MANUAL CONTROL	Allows auto 4WD to be turned off.
4 POST ROPS CANOPY KIT	Canopy for use with 4-post ROPS kit.
4 POST ROPS KIT	Connects standard 2-post ROPS to 4-post ROPS. Required with 200-gallon sprayer.
HEATER KIT	Heater for use with cab. Adjustable temperature and 2-speed fan (excludes HD).
BACK UP ALARM KIT	Provides an audible alarm when vehicle is in reverse.
BOSS® SNOW ACCESSORIES	5' (1.52 m) BOSS Plow, VBX3000 Box Spreader.

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Multi Pro® WM – 200-Gallon Sprayer Specifications*

	SPRAYER SPECIFICATIONS
SOLUTION TANK	High-density, impact-resistant polyethylene with large 16" (41 cm) fill opening, tapered bottom and sump with drain.
RATED CAPACITY	200 gallons (757 liters).
SPRAY PUMP	Hardi 364/10.0, 6-diaphragm positive displacement pump w/1" (2.5 cm) input shaft; input speed 0~540 rpm; Flow rate 45 gpm (170.3 lpm) @ 40 psi (540 rpm).
AGITATOR	4, side- mounted jet agitation nozzles for full tank agitation.
CONTROLS	Spray pump control switch, agitator jet switch, rate switch, individual boom On/Off switches, boom actuator switches, indicator lights on pump, agitation and boom switches, throttle lock.

	OPEN BOOMS (STANDARD)
BOOM ASSEMBLY	18.5' (5.6 m) three section, triangular truss style open booms. Optional 20.5' (6.25 m) booms available.
BOOM ACTUATORS	Heavy Duty hydraulic lift actuators with nitro-steel plated shafts; 1-3/4" Bore x 10.06" Stroke.
SPRAY NOZZLES	Eleven nozzles turrets, triple turret mount, quick-disconnect with diaphragm check valves.



	MULTI PRO WM ACCESSORIES
NOZZALERT™	Monitors flow at each individual nozzle position, alerting the operator to flow deviations caused by worn, broken, clogged, or missing nozzles.
PRO FOAM™ MARKING KIT	Foam dollops ensure accurate parallel path tracking. Select foam for either boom or both.
PRO FOAM	1 gallon (3.8 L) bottle of Pro Foam Concentrate.
CLEANLOAD™ EDUCTOR KIT	This on-board mixing station allows rapid and safe loading of any chemical without the need to first mix into a slurry Incorporates a built-in bottle wash nozzle and has an optional suction lance to pull in powdered or liquid products from their container. Stores within the width of the machine.
FRESH WATER RINSE KIT	Simplifies and automates the triple-rinse process, saving hours and hours of clean up time.
ELECTRIC HOSE REEL KIT	150' (45.7 m) of hose for hand or walk spraying applications. Convenient electric powered rewind. Spray gun has an adjustable nozzle from stream to fan.
PRO FOAM™ MARKING KIT	Foam dollops ensure accurate parallel path tracking. Select foam independently or both simultaneously.
ULTRA SONIC BOOM™ KIT	New sonar sensors automatically maintain proper spray height over undulating turf.
COVERED BOOM KIT	Extends 12" (30.5 cm) below the boom to minimize chemical drift in breezy conditions while retaining full boom system functionality.
AIR INDUCTION TURBO TWIN JET NOZZLES	Exclusive to Toro in the 0.8 gpm (3.02 lpm), 1.0 gpm (3.79 lpm) and 1.5 gpm (5.68 lpm) sizes, for exceptional contact coverage.
CONTACT & SYSTEMIC NOZZLES	Select the right nozzle for your application by using the new **Toro Nozzle Selector** - available via Toro.com

WARNING
THE WORKMAN® IS AN OFF-HIGHWAY VEHICLE, AND IS NOT DESIGNED, EQUIPPED, OR MANUFACTURED FOR USE ON PUBLIC STREETS, ROADS OR HIGHWAYS.

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only. Actual Products offered for sale may vary in use, design, requirements and safety features. Consult your local Toro Distributor. "Cushman" is a registered trademark of Ransomes.

Z MASTER®
4000 SERIES

NEW

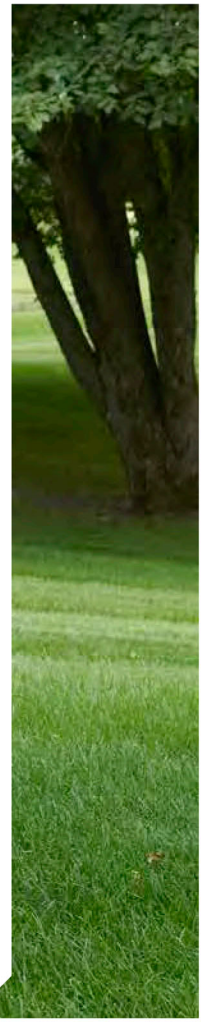
BUILT TO DOMINATE. READY TO REIGN.

Show up big, bad, and fearless. The Z Master 4000 is the durability king, providing a royal ride with MyRIDE® suspension system and grass-kicking TURBO FORCE® deck with a bold, dominating look. It's going to cut a path that you know will be noticed.

PRIDE CUT IN EVERY PASS
Constructed with high-strength materials and engineered with proven technologies, the Turbo Force® cutting deck is built from 100 years of experience and over 100 million unrelenting hours of real-world results.

A BEAST FOR BEAUTY
Every Z Master 4000 is loaded with a heavy-duty frontend design, Turbo Force® deck with bullnose bumper, and pro-grade engines transforming a battlefield of brutal vegetation into a pristine pro cut.

GET COMFORTABLE CRUSHING IT
Keep mowing full blast in full-time comfort with seat design to suspension adjustment. Or get battle-ready with the MyRIDE® Suspension System.



QUICK CARRY SYSTEM



TOOL MOUNT BRACKETS
Attach tools and accessories such as a debris bucket or trimmer directly to the mower with innovative tool-mounting brackets.

Sold separately.

4.4–6.6
Maximum Acres/Hour
Maximum acres per hour based on 90% efficiency (MPH x width of cut). Actual productivity dependent upon conditions.



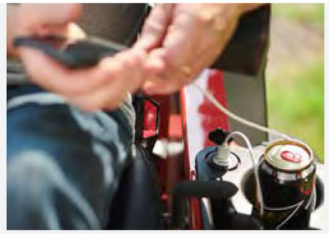
PERFECT ONE-PASS CUTTING
The TURBO FORCE® Cutting Deck: enhances the after cut appearance through dual capture anti-scalp rollers, rubber discharge chute, a clear sight-line to rear tires and the offset 7-gauge steel deck.



NO MESSING AROUND
Pairing the durable rugged I-beam front end, along with the Turbo Force Deck's bullnose bumper and heavy-duty cast aluminum spindle housings, durability is king.



MYRIDE® SUSPENSIONS SYSTEM
Take it to the next level of comfort with the industry's only adjust-on-the-fly rear suspension with beefy shocks featuring up to 3 inches of travel to soak up what Mother Nature puts in your path.



MOW ON AND ON
All 4000s come with conveniences like the electronic deck lift assist, to front step thru deck, and USB ports.

	HD		HDX MyRIDE®		PRO				PRO HDX	
	74050	74054	74052 HDX MyRIDE Suspension System	74055 HDX MyRIDE Suspension System	74000	74002	74004	74035	74010 HDX Pro	74015 HDX Pro
POWER SYSTEM										
Commercial Engines at 3600 RPM*	25.5 Kawasaki FX801V (852cc)	25.5 Kawasaki FX801V (852cc)	▶ 31 hp Kawasaki FX921V (999cc)	31 hp Kawasaki FX921V (999cc)	24.5 Kawasaki® FX751 (852cc)	▶ 25.5 Kawasaki FX801V (852cc)	25.5 Kawasaki FX801V (852cc)	▶ 26.5 hp Kohler Command Pro EFI (747cc)	▶ 31 hp Kawasaki FX921V (999cc)	31 hp Kawasaki FX921V (999cc)
Starter	Electric	Electric	Electric	Electric	Electric	Electric	Electric	Electric	Electric	Electric
Heavy-Duty Canister Air Cleaner	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard
Drive Tires	▶ Voodoo Trac 26" x 12" – 12" (66 x 30.5 – 30.5 cm)	Voodoo Trac 26" x 12" – 12" (66 x 30.5 – 30.5 cm)	Voodoo Trac 26" x 10.5" – 12" (66 x 26.7 – 30.5 cm)	Voodoo Trac 26" x 12" – 12" (66 x 30.5 – 30.5 cm)	24" x 9.5" – 12" (61 x 24.1 – 30.5 cm)	24" x 10.5" – 12" (61 x 26.7 – 30.5 cm)	24" x 12" – 12" (61 x 30.5 – 30.5 cm)	24" x 12" – 12" (61 x 30.5 – 30.5 cm)	24" x 10.5" – 12" (61 x 26.7 – 30.5 cm)	24" x 12" – 12" (61 x 30.5 – 30.5 cm)
Caster Tires	15" x 6.5" - 6" (38 x 16.5 – 15.2 cm) Pneumatic	15" x 6.5" - 6" (38 x 16.5 – 15.2 cm) Pneumatic	15" x 6.5" - 6" (38 x 16.5 – 15.2 cm) Pneumatic	15" x 6.5" - 6" (38 x 16.5 – 15.2 cm) Pneumatic	13" x 6.5" - 6" (33 x 16.5 – 15.2 cm) Semi-Pneumatic	13" x 6.5" - 6" (33 x 16.5 – 15.2 cm) Semi-Pneumatic	13" x 6.5" - 6" (33 x 16.5 – 15.2 cm) Semi-Pneumatic	13" x 6.5" - 6" (33 x 16.5 – 15.2 cm) Semi-Pneumatic	13" x 6.5" - 6" (33 x 16.5 – 15.2 cm) Semi-Pneumatic	13" x 6.5" - 6" (33 x 16.5 – 15.2 cm) Semi-Pneumatic
Fuel/Capacity	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)	Gas/10-Gal (37.9 L)
Digital Hour Meter	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard
Hydraulic Drive System	ZT-4400 Integrated Pumps & Wheel Motors	ZT-4400 Integrated Pumps & Wheel Motors	ZT-4400 Integrated Pumps & Wheel Motors	ZT-4400 Integrated Pumps & Wheel Motors	ZT-4400 Integrated Pumps & Wheel Motors	ZT-4400 Integrated Pumps & Wheel Motors	ZT-4400 Integrated Pumps & Wheel Motors	ZT-4400 Integrated Pumps & Wheel Motors	▶ ZT-5400 Integrated Pumps & Wheel Motors	ZT-5400 Integrated Pumps & Wheel Motors
Maximum Forward Speed	▶ 12 mph (19.3 km/h)	12 mph (19.3 km/h)	12 mph (19.3 km/h)	12 mph (19.3 km/h)	10 mph (16.1 km/h)	10 mph (16.1 km/h)	10 mph (16.1 km/h)	10 mph (16.1 km/h)	▶ 12 mph (19.3 km/h)	12 mph (19.3 km/h)
Clutch	Electromagnetic	Electromagnetic	Electromagnetic	Electromagnetic	Electromagnetic	Electromagnetic	Electromagnetic	Electromagnetic	Electromagnetic	Electromagnetic
MOWING DECKS										
Deck Size	52" (132.1 cm)	▶ 60" (152.4 cm)	52" (132.1 cm)	▶ 60" (152.4 cm)	48" (121.9 cm)	▶ 52" (132.1 cm)	▶ 60" (152.4 cm)	60" (152.4 cm)	52" (132.1 cm)	▶ 60" (152.4 cm)
Cutting Deck	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE	7-Gauge TURBO FORCE
Deck Lift Design	Extension Spring	Extension Spring	Standard	Standard	Extension Spring	Extension Spring	Extension Spring	Extension Spring	Extension Spring	Extension Spring
Spindle Housings	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum	9" (22.9 cm) Dia. Aluminum
1" (2.5 cm) Spindle Shaft	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard
Spindle Bearings	Maintenance-Free	Maintenance-Free	Maintenance-Free	Maintenance-Free	Maintenance-Free	Maintenance-Free	Maintenance-Free	Maintenance-Free	Maintenance-Free	Maintenance-Free
Adjustable Height of Cut Foot Pedal	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)	Standard, 1.5" - 5.5" (.25" increments) 3.8 – 14 cm (.6 cm increments)
Deck Depth	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)	5.5" (14 cm)
Blades	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel	.204" (.5 cm) Heat-Treated Steel
Blade Tip Speed	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min	18,500+ ft/min
Belt Construction	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt	Aramid Fiber V-Belt
FEATURES										
MyRIDE® Suspension System			▶ MyRIDE Suspension System	MyRIDE Suspension System						
Comfort Platform	N/A	N/A			N/A	N/A	N/A	N/A	N/A	N/A
Platform Travel	N/A	N/A	3.0" (7.62 cm)	3.0" (7.62 cm)	N/A	N/A	N/A	N/A	N/A	N/A
Shocks	N/A	N/A	1 center / 2 rear	1 center / 2 rear	N/A	N/A	N/A	N/A	N/A	N/A
Seat	N/A	N/A	High-Back Comfort	High-Back Comfort	N/A	N/A	N/A	N/A	N/A	N/A
Adjustability	N/A	N/A	5 Detents, Infinite Adjustability	5 Detents, Infinite Adjustability	N/A	N/A	N/A	N/A	N/A	N/A
Steering Controls	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened	1-5/8" (4.1 cm) Dia. Grips; Adjustable, Dampened
Operator Seat	▶ Deluxe Suspension	Deluxe Suspension	High-Back Comfort	High-Back Comfort	Deluxe Suspension	Deluxe Suspension	Deluxe Suspension	Deluxe Suspension	Deluxe Suspension	Deluxe Suspension
LED Lights	▶ Standard	Standard	Standard	Standard	Optional	Optional	Optional	Optional	Optional	Optional
Step-Through Floorpan	▶ Standard	Standard	N/A	N/A	▶ Standard	Standard	Standard	Standard	Standard	Standard
Electric Deck Lift Assist	Optional	Optional	▶ Standard	Standard	Optional	Optional	Optional	Optional	Optional	Optional
Smart Hour Meter & USB	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard	Standard
Warranty**	5-Year 1250-Hour 2-Year No Hour Limit	5-Year 1250-Hour 2-Year No Hour Limit	5-Year 1250-Hour 2-Year No Hour Limit	5-Year 1250-Hour 2-Year No Hour Limit	5-Year 1250-Hour 2-Year No Hour Limit	5-Year 1250-Hour 2-Year No Hour Limit	5-Year 1250-Hour 2-Year No Hour Limit	5-Year 1250-Hour 2-Year No Hour Limit	▶ 5-Year 1500-Hour 2-Year No Hour Limit	5-Year 1500-Hour 2-Year No Hour Limit
WEIGHTS AND MEASUREMENTS										
Weight	1,085 lbs.	492.1 kg	1,185 lbs.	537.5 kg	1,185 lbs.	537.5 kg	1,185 lbs.	537.5 kg	1,048 lbs.	475.4 kg	1,085 lbs.	492.1 kg	1,185 lbs.	537.5 kg	1,185 lbs.	537.5 kg	1,085 lbs.	492.1 kg	1,185 lbs.	537.5 kg
Deck Clearance Width	53.7"	136.4 cm	61.7"	156.7 cm	61.7"	156.7 cm	61.7"	156.7 cm	49.7"	126.2 cm	53.7"	136.4 cm	61.7"	156.7 cm	61.7"	156.7 cm	53.7"	136.4 cm	61.7"	156.7 cm
Deflector Width	67.6"	171.7 cm	75.7"	192.3 cm	75.7"	192.3 cm	75.7"	192.3 cm	63.6"	161.5 cm	67.6"	171.7 cm	75.7"	192.3 cm	75.7"	192.3 cm	67.6"	171.7 cm	75.7"	192.3 cm
Length	79.2"	201.2 cm	83.1"	211.1 cm	83.1"	211.1 cm	83.1"	211.1 cm	79.2"	201.2 cm	79.2"	201.2 cm	83.1"	211.1 cm	83.1"	211.1 cm	79.2"	201.2 cm	83.1"	211.1 cm

** The gross horsepower of these gasoline engines was laboratory rated at 3600 rpm by the engine manufacturer in accordance with SAE J1940 or SAE J1995. As configured to meet safety, emission and operating requirements, the actual engine horsepower on these mowers will be significantly lower. **See your local Toro dealer or consult owners manual for complete warranty details.*

TAB 4 - Pricing and Compensation Forms. The cost portion of the Response should include the following criteria:

1. Provide a Price Proposal. See Attachment A.

   See attachment 'Tab 4_Attachment A'

2. Describe in detail the proposed business pricing model(s). Include all pertinent details (formulas, definitions, data, audit criteria, etc.) to explain the benefits of the proposed model. Discuss how a participating agency will be able to verify (audit) that the net pricing received conforms to the model.

   Pricing Model(s): Toro offers the widest array of products and services in the Grounds Maintenance space. This includes seven Business Units with multiple discounts offered to help provide the lowest prices on each product category offered.

   1. The Toro **Commercial Division** makes up the largest percentage of products sold to the public sector. This includes commercial grade wide-area mowers, sprayers, utillty vehicles, and general turf maintenance equipment for the sports field, grounds and public golf market. Pricing for this equipment will be 22% off current MSRP of all wholegoods, attachments, and accessories.

      - For the City of Mesa, the **Parts Program** will consist of offering discounts on high usage parts such as belts, filters, tires, etc. The discount on these 'Performance Parts' varies by product group but ranges up to 50% off retail. These prices are reflected in the Parts pricing in 'Tab 4_Attachment A'. These products are also available to national members when purchased with wholegoods.

      - As a newer product with specialized configuration, the Workman UTX falls into its own category, **Specialty Vehicles.** Pricing for Specialty Vehicles will be 7% off current MSRP on all wholegoods, attachments, and accessories.

      - Synthetic and natural turf grooming equipment category, the Toro **Bullesye Equipment** will receive a 5% discount off current MSRP on all wholegoods, attachments, and accessories.

   2. The Toro **Landscape Contractor Equipment (LCE)** Division pricing will be 27% off current MSRP for their landscape contractor wholegoods, attachments, and accessories.This includes our zero-turn, stand-on and many push mowers that agencies will use in their day-to-day operations. This category also includes handheld devices, like string-trimmers, edgers, and blowers. Allied products are included at 0% off MSRP.

      - In addition, Toro's **LCE Snow Equipment** will be offered at 20% off current MSRP for all wholegoods, attachements, and accessories. This includes snow throwers, salt spreaders, and more.

   3. Toro's **Siteworks Systems Division (SWS)** pricing will be 17% off current MSRP for wholegoods, attachments, and accessories. This includes small small construction equipment used for turf renovation, and facilities maintenance, in and around their ball fields. This includes our Dingo products, loaders, mixers, haulers, and more.

4. Toro's **BOSS Equipment** is broken into three distinct discounts: 1. Snowrator Units receive $400 off current MSRP; 2. Liquid De-Icing products receive 18% off current MSRP; all other products receive 25% off current MSRP on wholegoods, attachments, and accessories. These include snowplows, de-icing products, small traction units, and salt spreaders.

5. The Ventrac line is broken into two categories. The Ventrac 4520 and the Ventrac SSV 2100. The **Ventrac 4520 Series** is Ventrac's premier line of slope and utility tractors/mowers. These units will receive an 8% discount from current MSRP on all wholegoods, attachments, and accessories. The **Ventrac SSV 2100 Series** snow removal line will receive 3% off current MSRP.

6. **Golf Irrigation** will be 40% off current MSRP for all wholegoods, attachments and accessories. Used by your municipal golf members for full replacement, new renovation, or basic upkeep.

7. **Residential Commercial Irrigation** will be be used by your Sports Fields and Grounds members and includes all parts and accessories for a completely new system, replacement systems, or basic upkeep.

    - **ResCom**: 35%-40%% off current MSRP on wholegoods, attachments, and accessories.
    - **Sentinel**: 35%-40%% off current MSRP on wholegoods, attachments, and accessories.
    - **Large Rotors**: 15% off current MSRP on wholegoods, attachments, and accessories.

Attached is a consolidated list of each of our discounts by category. See attachment 'Tab 4_Toro Discounts by Category'. We have included our entire price list (confidential) in attachment 'Tab 4_Toro Master Price File. This includes current MSRP for each of the product categories referenced above.

Allied Products: In addition, we request that our dealers and/or distributors continue to have the ability to add attachments and accessories designed for use on Toro products but manufactured by a third party suppliers. These are items such as snow throwers, snow blades and brooms that attach to our products for use in the winter months. Each manufacturer of these products provides their own pricing, our pricing would not exceed the manufacturer list price. If there were any shipping and/or setup costs incurred by the dealer these would be added to the cost of the product.

Used and Demonstrator Equipment: Preowned and Demonstrator equipment is available from our distributors and dealers and pricing is based on Fair Market Value. The FMV of used and demo equipment is based on a combination of factors from true leasing which sets residual buyouts to hours, condition, age of equipment and current market pricing for like items. Our distributors typically publish a list of available equipment including the pricing.

Financing and leasing: Tax-exempt financing and leasing is a tool that municipalities can use to spread the cost of capital equipment acquisitions over the life of the assets being financed. Toro has contractual relationships with three finance companies that compete for your business. These are PNC, Huntington, and DLL. Because of these relationships we have developed documents to help stream line the process for our tax exempt customers. This includes the credit application,

approval, and non-appropriation language. This nationwide team of finance professionals has an in-depth understanding of tax-exempt financing.

Auditing and Compliance: Toro utilizes a Quote Management System (QMS) that distributors use when configuring prices for Participating Agencies. An OMNIA Partners pricing program was developed that automatically applies the appropriate discount based on the category of product selected, as indicated within the program, ensuring accuracy and consistency by each distributor. In addition, distributors are incentivized through a rebate program to track all activities related to the OMNIA program, which encourages the use and accuracy of the program.

Participating Agencies may verify prices by contacting Toro to confirm current MSRP and product categories to determine the appropriate discount %(s) off MSRP as indicated within the program. Toro may provide confirmation on specific products, or provide a current MSRP price file to assist Agency with compliance.

We will also provide the City of Mesa and OMNIA Partners with current copies of our MSRP so customers can verify through a third party, if neccessary.

This price model provides an aggressive discount to end users and is easy to calculate through a discount off MSRP. We have many products that we typically do not discount, we refer to these as proprietary products, but with this contract we discount all products with the same aggressive pricing to provide customers with the aggressive discount, while also make pricing and auditing more efficient for all parties.

3. The City's expectation is that the proposed pricing shall include delivery to Mesa and Participating Public Agencies. Based on your distribution network, explain the impact of such pricing to the City, Participating Public Agencies residing in large metropolitan areas and Participating Public Agencies residing in rural areas. Propose an optimal solution(s) that would provide Participating Public Agencies with the best pricing including freight costs.

   The Pricing to the City of Mesa includes set-up and delivery of wholegoods, attachments and accessories. It will be the determination of each of our distributors if they want to charge set-up and delivery fees for orders from other Participating Public Agencies. For compliance purposes, set-up fees may not exceed 5% of the product cost, plus an additional 5% for cab units. Delivery fees within the continuous 48 States will also be capped at 5% of the total product cost to ensure compliance and verification. This pricing strategy allows us to provide a more aggressive pricing structure on wholegoods, attachments and accessories for all members, regardless of location.

4. The discount structure provided by the supplier is intended to remain constant throughout the term of the Contact. Discuss how often price lists are updated and provide a listing of price list changes that have taken place over the last three (3) years. Discuss any known future price list changes or industry changes that will affect pricing over the next Five (5) years.

   Toro's price structure is based on a discount off current MSRP. We intent to maintain this discount structure throughout the term of the agreement. In the event that MSRP changes, Toro will contact the Contracting Officer at the City of Mesa to request an update to our current MSRP.

Typically, Toro modifies pricing annually, in conjunction with our fiscal/model year – November 1. However, over the past few years, we have experienced significant volatility in commodity prices and supply chain constraints, forcing us to take increases off-cadence. Due to the competitive nature of this information, we prefer not to share the exact increase listing over the past (3) years, but would be willing to share with the City of Mesa (confidentially), upon request.

There are other factors that also impact our pricing. The federal government mandated changes to emissions, known as Tier 4. This had a significant impact on pricing on for diesel, non-road, 25 – 74 horsepower products starting in 2013. These price increases have ranged from 10 – 20% depending on product, but Toro's products have all transitioned to the Tier 4 Final engines and are therefore reflected in the current pricing.

While it is imposible to predict the future, we are happy to say; both commodity prices and supply chain constraints have improved dramatically over the past 6-12 months and we anticipate a standard (annual) increase moving forward, generally in the range of 1%-5%.

Our goal is to keep our price increases to a minimum and remain competitive in this market.

5. State if pricing is most favorable offered to government agencies. Describe how your firm will ensure this contract will continually offer the best pricing available to Participating Public Agencies.

   Pricing is most favorable offered for contracts of this scope. We are continuously provided with feedback from field sales representatives concerning the price/value paradigm versus our competition. We evaluate this balance and make changes to pricing as needed to remain competitive. Toro also strongly believes in reducing cost through our processes and utilize Six Sigma Continuous Improvement Tools such as Kaizens, Lean Manufacturing, Process Mapping and D.M.A.I.C.(Define, Measure, Analyze, Implement, Control). Every year Toro establishes dollar values goals to Continuous Improvement and tracks and reports our progress against these goals. These procedures allow us to control costs which means controlling price increases to our customers.

   In the end, our customers make the "Best Value" judgement and buy those products they consider "Best Value" . If we determine we are no longer "Best Value" at current pricing we will request changes to pricing

6. Provide details of and propose additional discounts for volume orders, special manufacturer's offers, minimum order quantity, free goods program, total annual spend, etc.

   As an added incentive for volume purchases (single purchase order), Toro distributors may provide the following Smart Value Program. This program provides the customer with a level of dollars available to be used to purchase additional whole goods, accessories, attachments, parts or extended warrantee based on the volume of purchase according to the following scale.

Toro Commercial Purchases	Customer Free Goods $	Toro Commercial Purchases	Customer Free Goods $
$200K-$249K	$4,500	$550K-$599K	$20,000
$250K-$299K	$6,000	$600K-$649K	$22,000
$300K-$349K	$10,000	$650K-$699K	$24,000
$350K-$399K	$12,000	$700K-$749K	$26,000
$400K-$449K	$14,000	$750K-$799K	$28,000
$450K-$499K	$16,000	$800K-$849K	$30,000
$500K-$549K	$18,000	$850K*	$32,000

*"Free Goods" increase $2,000 for every additional $50,000 in purchases.

7. Provide information on any ordering methods – such as electronic ordering or payment via PCard or EFT – or other criteria which entitle the using agency to additional discounts off of a manufacturer's price list. If so, please provide the percentage discount.

   Orders can be faxed, mailed or emailed. pCards and EFT can be accepted. All pricing is at users net.

8. Provide your payment terms. These payment terms shall apply to all purchases and to all payment methods.

   Payment terms are 0% 30 days for cash/check payments and EFT payments only.

PRICING AND COMPENSATION

Pursuant to all the contract specifications enumerated and described in this Solicitation, Respondent agrees to furnish **Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Related Equipment** to the City of Mesa at the price(s) stated below.

SAMPLE EQUIPMENT PRICING

This Section of the Price Page lists Sample Equipment (Attachment C) that will likely be purchased under the contract. This list is not all-inclusive. **Offerors shall use the discounts provided in their Price Proposal to determine the price for the items below**.

ITEM #	EQUIPMENT DESCRIPTION	UNIT PRICE
1	Bunker Rake, as per specifications Toro Sand Pro 5040 (08745) Manufacturer and Part Number	$ [redacted]
2	Heavy Duty Utility Vehicle, as per specifications Toro Workman HDX Auto (07390) Manufacturer and Part Number	$ [redacted]
3	Reel Mower 72" with Sidewinder, as per specifications Toro Reel Master 3100 (03170) Manufacturer and Part Number	$ [redacted]
4	Wide Area Rotary Mower, as per specifications Toro Groundsmaster 4100 (30608) Manufacturer and Part Number	$ [redacted]
5	Zero Turn Mower with collection unit, as per specifications Toro Z Master 4000 (74000) Manufacturer and Part Number	$ [redacted]
	EQUIPMENT TOTAL FOR ITEMS 1-5	$ [redacted]

SAMPLE PARTS PRICING

This Section of the Price Page lists Sample Parts for the equipment listed above (Items 1 thru 5) that will likely be purchased under the contract. This list is not all-inclusive. **Offerors shall use the discounts provided in their Price Proposal to determine the price for the items below**.

ITEM #	PARTS DESCRIPTION	UNIT PRICE
7	Air Filter for Bunker Rank (see item 1) 108-3811 Manufacturer and Part Number	$ [redacted]
8	Oil Filter for Bunker Rake (See Item 1) 107-7817 Manufacturer and Part Number	$ [redacted]
9	Fuel Filter for Bunker Rake (See Item 1) 94-2690 Manufacturer and Part Number	$ [redacted]
10	Air Filter for Utility Vehicle (See Item 2) 108-3811 Manufacturer and Part Number	$ [redacted]
11	Oil Fitler for Utility Vehicle (See Item 2) 108-3847 Manufacturer and Part Number	$ [redacted]
12	Fuel Filter for Utility Vehicle (See Item 2) 115-7854 Manufacturer and Part Number	$ [redacted]
13	Hydraulic Filter for Utility Vehicle (see item 2) 54-0110 Manufacturer and Part Number	$ [redacted]
14	Shifter for Utility Vehicle (see item 2) Toro 121-9868 (Gear Shift) Manufacturer and Part Number	$ [redacted]
15	Fuel Pump for Utility Vehicle (See Item 2) 127-8801 Manufacturer and Part Number	$ [redacted]
16	Oil Filter for Reel Mower (See Item 3) Toro 108-3841 Manufacturer and Part Number	$ [redacted]
17	Fuel Filter for Reel Mower (See Item 3) Toro 98-7612 Manufacturer and Part Number	$ [redacted]

18	Belt for Reel Mower (See Item 3) Toro 95-8730 (Hydraulics) Manufacturer and Part Number	$ [redacted]
19	Bedknife for Reel Mower (See Item 3) Toro 114-9388 Manufacturer and Part Number	$ [redacted]
20	Air Filter for Wide Area Rotary Mower (See Item 4) Toro 108-3814 (Outer) Manufacturer and Part Number	$ [redacted]
21	Oil Filter for Wide Area Rotary Mower (See Item 4) Toro 125-7025 Manufacturer and Part Number	$ [redacted]
22	Fuel Filter for Wide Area Rotary Mower (See Item 4) Toro 125-8752 Manufacturer and Part Number	$ [redacted]
23	Air Filter for Zero Turn Mower (See Item 5) Kawasaki 11013-7038 Manufacturer and Part Number	$ [redacted]
24	Oil Filter for Zero Turn Mower (See Item 5) Kawasaki 49065-2078 Manufacturer and Part Number	$ [redacted]
25	Fuel Filter for Zero Turn Mower (See Item 5) Kawasaki 49019-0031 Manufacturer and Part Number	$ [redacted]
26	Impeller for Zero Turn Mower (See Item 5) Toro 103-3815 Manufacturer and Part Number	$ [redacted]
27	Belt 1 for Zero Turn Mower (See Item 5) Toro 144-0358 Manufacturer and Part Number	$ [redacted]
28	Belt 2 for Zero Turn Mower (See Item 5) Toro 140-7994 Manufacturer and Part Number	$ [redacted]
29	Belt 3 for Zero Turn Mower (See Item 5) Toro 135-0519 Manufacturer and Part Number	$ [redacted]

PARTS TOTAL FOR ITEMS 7-29 $ [redacted]

DISCOUNT OFF LIST PRICE

For each of the product categories, provide a listing of product lines and the proposed discount off list price. Offeror's may insert additional lines as needed.

LIST	CATEGORY	DISCOUNT OFF
A	SPORTS FIELDS AND GROUNDS EQUIPMENT	
	Commercial Equipment	22.00%
	Specialty Vehicles	7.00%
	Bullseye Equipment	5.00%
	LCE Equipment	27%*
	LCE Snow Equipment	20.00%
	SWS Equipment	17.00%
	BOSS Snowplows and Accessories	18% - 25%*
	Ventrac 4520 Series	8.00%
	Ventrac SSV 2100 Series	3.00%
	Sentinel	35%-40%*
	Res Com Irrigation	35%-40%*
	Large Rotors	15.00%
B	GOLF COURSE MAINTENANCE EQUIPMENT	
	Commercial Equipment	22.00%
	Specialty Vehicles	7.00%
	Bullseye Equipment	5.00%
	LCE Equipment	27%*
	SWS Equipment	17.00%
	Ventrac 4520 Series	8.00%
	Golf Irrigation	40.00%
C	RELATED EQUIPMENT PARTS	
	Commercial Division Performance Parts (City of Mesa only) Pricing is reflected in	up to 50% off list
D	USED EQUIPMENT	
	Our distributors typically have off lease and trade in equipment available for sale	Depends on age, hours and conditioin
E	BALANCE OF LINE	
	All product categories are included in our response to the	
	SPORTS FIELDS AND GROUNDS EQUIPMENT (and/or)	
	GOLF COURSE MAINTENANCE EQUIPMENT	

DELIVERY: See Mesa Standard Terms and Conditions.

Vendor Name: The Toro Company Date: _____

RFP # 2023261

Toro Company Discounts by Category **OMNIA Contract 2017025**

The award provides discounts off Toro's current MSRP on the following Toro equipment:

- Commercial Equipment **22% off**
- Specialty Vehicles **7% off**
- Bullseye Products **5% off**
- Landscape Contractor Equipment (LCE) (A) **27% off**
- LCE Allied Products (B) **0% off**
- Landscape Contractor SNOW Equipment (LCE SNOW) **20% off**
- Site Works Systems (SWS) Equipment **17% off**
- Boss Equipment (Liquid De-Icing Products) **18% off**
- Boss Equipment (Snowrator Units Only) **$400 off**
- Boss Equipment (All other equipment) **25% off**
- Ventrac 4520 Wholegoods, Attachments and Accessories **8% off**
- Ventrac SSV Products **3% off**
- Golf Irrigation Wholegoods, Accessories and Attachments **40% off**
- Residential Commercial (ResCom) Irrigation Wholegoods, Attachments and Accessories (A/B) **40% off**
- Residential Commercial (ResCom) Irrigation Accessories (RA) **35% off**
- Residential Commercial (ResCom) Irrigation Allied Products (RB) **0% off**
- Sentinel Irrigation Wholegoods, Attachments, and Accessories (A/B) **40% off**
- Sentinel Irrigation Wholegoods, Attachments, and Accessories (RA) **35% off**
- Sentinel Irrigation Allied Products (RB) **0% off**
- Large Commercial Rotors **15% off**
- Used Equipment dependent on age, hours and condition
- Allied Products Provided by Third Party not to exceed list price

Smart Value Program:

In addition to the discount off of Toro's Commercial list price, this agreement offers the Smart Value Program, a volume incentive program. This program provides the customer with a level of dollars available to be used to purchase additional whole goods, accessories, attachments, parts or extended warranty based on the volume of purchase.

For additional information, contact your local Toro Commercial distributor. To find your local distributor, **click here**.

TAB 5 - Other Forms. The following forms should be completed and signed:

1. Vendor Information form

   See attachment 'Tab 5_Attachment B'

2. Exceptions & Confidential Information form

   See attachment 'Tab 5_Attachment B'

3. General Questionnaire form

   See attachment 'Tab 5_Attachment B'

4. Lawful Presence Affidavit

   See attachment 'Tab 5_Attachment B'

5. Respondent Certification form (Offer and Acceptance)

   See attachment 'Tab 5_Attachment B'

6. W-9 Form. All responses should include a fully completed, current W-9 form. Failure to include the W-9 will not disqualify your response, however, the W-9 must be submitted to the City before the execution of any contract pursuant to this Solicitation. (http://www.irs.gov/pub/irs-pdf/fw9.pdf)

   See attachmen 'Tab 5_Form W-9_TTC'

7. The successful Respondent will be required to sign Attachment E, OMNIA Partners Administration Agreement. The Agreement shall be signed no later than issuance of the City of Mesa's Notice of Intent to Award letter. Respondent should complete all reviews of the document prior to submitting a response. Respondent's response should include any proposed exceptions to the OMNIA Partners Administration Agreement.

   Toro has signed the Federal Funds Certification and New Jersey Business Compliance docs within Attachment E, and intends to sign all other Exhibits, including the OMNIA Partners Administration Agreement once negotiated exceptions have been reached.

mesa·az

REQUIRED RESPONSE FORMS

VENDOR INFORMATION

Company Legal/Corporate Name: The Toro Company

Doing Business As (if different than above): Toro

Address: 8111 Lyndale Ave South

City: Bloomington State: MN Zip: 55420

Phone: 952-887-7936 Fax: NA

E-Mail Address: ToroGOV@toro.com Website: www.toro.com

DUNS # 006477400 State Where Business Entity Was Formed: Delaware

UNIQUE ENTITY ID # (generated by SAM.gov) GUEKEU26HPS4

Tax Identification Number (TIN): 41-0580470

Remit to Address (if different than above):

Address: varies by dealer

City:

State: Zip:

Order from Address (if different from above):

Address: varies by dealer

City:

State: Zip:

Contact for Questions about this bid:

Name: Jon Stodola Title: Government Sales Manager

Phone: 952-887-7937 E-Mail Address: jon.stodola@toro.com

Day-to-Day Project Contact (if awarded):

Name: Ryan Miller Title: Government Contract Manager

Phone: 330-749-9957 E-Mail Address: ryan.miller@toro.com

Sales/Use Tax Information (check one).

☐ Respondent is located outside Arizona and does NOT collect Arizona State Sales/Use Tax. (The City will pay use tax directly to the Arizona Department of Revenue.)

☒ Respondent is located outside Arizona, but is authorized to collect Arizona Sales/Use Taxes. (Respondent will invoice the City the applicable sales tax and remit the tax to the appropriate taxing authorities.)
State Sales Tax Number: 07635557
City Sales Tax Number: 1126 City of: Goodyear AZ
Applicable Tax Rate: 7.5%-8.8%

☐ Respondent is located in Arizona. (Respondent will invoice the City the applicable sales tax and remit the tax to the appropriate taxing authorities)
State Sales Tax Number:
City Sales Tax Number: City of: AZ
Applicable Tax Rate: %

EXCEPTIONS & CONFIDENTIAL INFORMATION

Exceptions (mark one).

Respondents shall indicate any and all exceptions taken to the provisions or specifications in this Solicitation. Exceptions that surface elsewhere in the Response and that do not also appear under this section shall be considered rejected by the City, invalid and of no contractual significance.

Other Forms or Documents: If the City is required by the awarded Respondent to complete and execute any other forms or documents in relation to this Solicitation, the terms, conditions, and requirements in this Solicitation shall take precedence to any and all conflicting or modifying terms, conditions or requirements of the Respondents forms or documents.

***Special Note – Any material exceptions taken to the City's Specifications and/or Standard Terms and Conditions may render a Bid Non-responsive.**

☐ No exceptions

☒ Exceptions Taken: Please describe exact sections to which exception is taken. If proposing new or modified language, your firm shall identify the requested language below or provide as additional attachment. The City reserves the right to accept or reject any requested exceptions listed in the below section or attached to the solicitation.

see attachment 'TAB 5_Exceptions Taken'

Confidential/Proprietary Information (mark one).

☐ No confidential/proprietary materials have been included with this Response.

☒ Confidential/Proprietary materials included with Response. Respondent must identify below any portion of their Response deemed confidential or proprietary and attach additional pages if necessary (See Mesa Standard Terms and Conditions related to Public Records). Requests to deem the entire bid as confidential will not be considered. The disclosure by the City of information deemed by Respondent as confidential or proprietary is governed by City of Mesa Procurement Rules.

All pricing submitted with this RFP

GENERAL QUESTIONNAIRE

1. Compliance with Applicable Laws. Respondent complies with Exhibit 1, Draft Agreement, Exhibit C, Mesa Standard Terms & Conditions, 9. "Compliance with Applicable Laws"? ☒ Yes ☐ No

2. Compliance with Insurance Requirements. The City of Mesa may or may not require the Contractor to provide the City with a Certificate of Insurance (COI). If a COI is not required, Respondent still agrees and will comply with all insurance requirements as described in the Draft Agreement (Exhibit 1) and agrees to obtain and retain required insurance throughout the term and any renewal/extension of the Agreement. ☒ Yes ☐ No

3. Delivery. Delivery, as stated in Detailed Specifications, can be met. ☒ Yes ☐ No
   If no, specify number of days for delivery _____

4. Payment terms. Payment Due (Not less than net 30 days): 30

   Payment Discount of 0% if invoices are paid within _____ days of receipt.

5. Credit Card/Procurement Card. In response to this solicitation/contract, does Respondent allow payment of invoices using a credit card (Procurement Card)? Refer to Draft Agreement, Terms & Conditions, Section 5.6, Payment of Funds.

   ☒ Yes ☐ No (Marking a "no" answer will not disqualify your Response.)

   Will you offer a discount for use of Credit Card/Procurement Card Purchases?

   ☐ Yes _____% ☒ No (Marking a "no" answer will not disqualify your Response.)

6. Cooperative Purchasing. The use of this Agreement as a cooperative purchasing agreement available to other governmental agencies is described in the Mesa Standard Terms and Conditions. The use of this Agreement as a cooperative purchasing agreement is subject to approval by the Respondent as designated below.

7. Does Respondent agree to extend the prices, terms and conditions of the Agreement to other agencies as specified in the Standard Terms and Conditions?
   ☒ Yes ☐ No (Marking a "no" answer will not disqualify your Response.)

Addenda.

Respondents are responsible for verifying receipt of any addenda issued by checking the City's website at www.mesaaz.gov/business/purchasing or the Vendor Self Service portal prior to the Response Due date and time. Failure to acknowledge any addenda issued may result in a response being deemed non-responsive. Failure to review addenda does not negate Respondent's initial offer and holds Respondent for any changes prior to Response Due date and time.

Acknowledgement of Receipt and Consideration of Addenda (if applicable):

Addenda # 1 ☒ 2 ☐ 3 ☐ 4 ☐

LAWFUL PRESENCE AFFIDAVIT

☒ **CHECK HERE AND SKIP THIS AFFIDAVIT IF:** Respondent is an **LLC, a Corporation or a Partnership** as indicated on your W-9. (Please include a copy of your W-9)

COMPLETE THIS AFFIDAVIT IF: Respondent is an **Individual (Natural Person) or a Sole Proprietor** as indicated on your W-9. (Please include a copy of your W-9)

ARS § 1-502 requires any person who applies to the City for a Local Public Benefit (defined as a Grant, Contract or Loan) must demonstrate through the presentation of one (1) of the following documents that he/she is lawfully present in the United States (See the Solicitation Instructions for more information).

Please place a check mark next to the applicable document and present the document to the City employee. If mailing the response, attach a copy of the document to this Affidavit. (If the document says on its face that it may not be copied or you know for reasons of confidentiality that it cannot be copied, you will need to present the document in person to the City for review and signing of the affidavit.)

☐ 1. **Arizona driver license issued after 1996.**
Print first 4 numbers/letters from license: _____

☐ 2. **Arizona non-operating identification license.**
Print first 4 numbers/letters: _____

☐ 3. **Birth certificate or delayed birth certificate issued in any state, territory or possession of the United States.**
Year of birth: _____ Place of birth: _____

☐ 4. **United States Certificate of Birth abroad.**
Year of birth: _____ Place of birth: _____

☐ 5. **United States passport.**
Print first 4 numbers/letters on Passport: _____

☐ 6. **Foreign passport with a United States Visa.**
Print first 4 numbers/letters on Passport: _____
Print first 4 numbers/letters on Visa: _____

☐ 7. **I-94 form with a photograph.**
Print first 4 numbers on I-94: _____

☐ 8. **United States Citizenship & Immigration Services Employment Authorization Document (EAD).**
Print first 4 numbers/letters on EAD: _____

☐ 9. **Refugee travel document.**
Date of Issuance: _____ Refugee Country: _____

☐ 10. **United States Certificate of Naturalization.**
Print first 4 digits of CIS Reg. No.: _____

☐ 11. **United States Certificate of Citizenship.**
Date of Issuance: _____ Place of Issuance: _____

☐ 12. **Tribal Certificate of Indian Blood.**
Date of Issuance: _____ Name of Tribe: _____

☐ 13. **Tribal or Bureau of Indian Affairs Affidavit of Birth.**
Year of Birth: _____ Place of Birth: _____

☐ 13. **Consular ID Card.**
Country: _____ Expiration Date: _____

In accordance with the requirements of Arizona law, I do swear or affirm under penalty of perjury that I am lawfully present in the United States and that the document I presented to establish this presence is true.

Edric C Funk
Signature

The Toro Company
Business/Company Name

Edric Funk
Print Name

Verification of Attachment by City Staff:

8/3/2023
Date

Signature Date

RESPONDENT CERTIFICATION

By submitting the Response and signing this Certification, the Respondent understands and certifies to all of the following:

a) The information provided in Respondent's Response it true and accurate to the best of Respondent's knowledge.
b) Respondent is under no legal prohibition that would prevent Respondent from contracting with the City of Mesa.
c) Respondent has read and understands the Solicitation packet as a whole (including attachments, exhibits, and referenced documents) and: (i) can attest that Respondent is in compliance with the requirements of the Solicitation packet; and (ii) is capable of fully carrying out the requirements of the Solicitation as set forth in Respondent's Response.
d) To Respondent's knowledge, Respondent and Respondent's employees have no known, undisclosed conflicts of interest as defined by applicable law or City of Mesa Procurement Rules. If Respondent or Respondent employees have a known conflict of interest, Respondent has disclosed the conflict in its Response.
e) Respondent did not engage in any anti-competitive practices related to its Response or the Solicitation. The prices offered by Respondent were independently developed without consultation or collusion with any other Respondents or potential Respondents.
f) No gifts, payments or other consideration were made to any City employee, officer, elected official, agent, or consultant who has or may have a role in the procurement process for the services/materials covered by the Solicitation.
g) Respondent grants the City of Mesa permission to copy all parts of its Response including, without limitation, any documents and materials copyrighted by Respondent: (i) for the City's use in evaluating the Response; and (ii) to be disclosed in response to a public records request under Arizona's public records law (A.R.S. § 39-121 et. seq.) or other applicable law, subpoena, or other judicial process provided such disclosure is in accordance with City of Mesa Procurement Rule 6.13.
h) If a contract is awarded to Respondent as a result of the Response submitted to the Solicitation Respondent will:
    i. Provide the materials or services specified in the Response in compliance with all applicable federal, state, and local statutes, rules and policies;
    ii. Honor all elements of the Response submitted by Respondent to the City including, but not limited to, the price and the materials/services to be provided; and
    iii. Enter into an agreement with the City based on the terms and conditions of the Solicitation and the Response, subject to any negotiated exceptions and terms.
i) Respondent is current in all obligations due to the City including any amounts owed the City and any licenses/permits required for the general lawful conduct of business. Respondent shall acquire all licenses/permits necessary to lawfully conduct business specific to the Solicitation prior to the execution of a contract with the City pertaining to the Solicitation.
j) The signatory of this Certification is an officer or duly authorized agent of Respondent with full power and authority to submit binding offers for the goods/services specified herein. Respondent intends by the submission of this Certification to be bound by the terms of the Certification, Solicitation, and Response, subject to any negotiated terms/exceptions.

ACCEPTED AND AGREED TO BY RESPONDENT:

Company Name: The Toro Company

Signature: Edric C Funk

Printed Name: Edric Funk

Title: Group Vice President

Date: 8/3/2023

NOTICE OF SOLICITION DOCUMENT

Scope of Work; 3 General Requirements

C. WARRANTY: Offeror shall warrant that all equipment and parts labeled as new and furnished in their bid/offer are newly manufactured and free from defects in material and workmanship for no less than one (1) year from the date the equipment is delivered or installed. Warranty shall also guarantee accepted trade standards of quality, ~~fitness for the intended uses,~~ and conformance to promises or specified specifications. No other express or implied warranty shall eliminate the vendor's liability as stated herein.

D. MAINTENANCE FACILITIES: The equipment specified in this solicitation is dependent upon the availability of prompt professional service. In order to be considered for award, each potential contractor, or its dealers and/or distributors, is/are required to have existing maintenance facilities with sufficient parts inventory and trained technicians experienced in providing quality service on the equipment specified. Maintenance facilities are subject to inspection by the City to determine adequacy.

E. VENDOR PARTS AND SERVICE: The Contractor or it's dealers and/or distributors will maintain a factory authorized parts and service facility for normal and warranty service. The Contractor shall encourage it's or it's dealers and/or distributors ~~be capable of providing~~ to use their best efforts to provide parts within twenty-four (24) hours and ~~shall be capable of being~~ use their best efforts to be on site to respond to service requests within twenty-four (24) hours.

Scope of Work; 4 Product Requirements

C. DEFECTIVE PRODUCT: All defective products shall be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping or other like expenses shall be paid by the Contractor. Contractor should use reasonable efforts to deliver ~~All~~ replacement products ~~must be received by~~ to the City within seven (7) days of initial notification.

ATTACHMENT E
OMNIA PARTNERS DOCUMENTS

Exhibit A
Response for National Cooperative Contract

1.2 Marketing, Sales and Administrative Support

During the term of the Master Agreement OMNIA Partners intends to provide marketing, sales, partnership development and administrative support for Supplier pursuant to this section that directly promotes the Supplier's products and services to Participating Public Agencies through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis.

OMNIA Partners will assign the Supplier a Director of Partner Development who will serve as the main point of contact for the Supplier and will be responsible for managing the overall relationship between the Supplier and OMNIA Partners. The Director of Partner Development will work with the Supplier to develop a comprehensive strategy to promote the Master Agreement and will connect the Supplier with appropriate stakeholders within OMNIA Partners including, Sales, Marketing, Contracting, Training, and Operations & Support.

The OMNIA Partners marketing team will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through channels that may include:

A. Marketing collateral (print, electronic, email, presentations)
B. Website
C. Trade shows/conferences/meetings
D. Advertising
E. Social Media

The OMNIA Partners sales teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through initiatives that may include:

A. Individual sales calls
B. Joint sales calls
C. Communications/customer service
D. Training sessions for Public Agency teams

E. Training sessions for Supplier teams

The OMNIA Partners contracting teams will work in conjunction with Supplier to promote the Master Agreement to both existing Participating Public Agencies and prospective Public Agencies through:

A. Serving as the subject matter expert for questions regarding joint powers authority and state statutes and regulations for cooperative purchasing
B. Training sessions for Public Agency teams
C. Training sessions for Supplier teams
D. Regular business reviews to monitor program success
E. General contract administration

Suppliers are required to pay an Administrative Fee of 23% of the greater of the Contract Sales under the Master Agreement and Guaranteed Contract Sales under this Request for Proposal. Supplier will be required to execute the OMNIA Partners Administration Agreement (Exhibit B). At Supplier's option, Suppliers may pay additional fees beyond administrative fees, such as technology fees, to OMNIA Partners and/or a third party for additional support and/or access to OMNIA Partners' technology platform.

Commented [JS1]: Maximum 2%

2.1 Corporate Commitment

Supplier commits that (1) the Master Agreement has received all necessary corporate authorizations and support of the Supplier's executive management, (2) the Master Agreement is one of Supplier's ~~primary~~ "go to market" strategies~~y~~ for Public Agencies, (3) the Master Agreement ~~will~~ may be promoted to all Public Agencies, including any existing customers, and Supplier will transition existing customers, upon their request, to the Master Agreement, and (4) that the Supplier has read and agrees to the terms and conditions of the Administration Agreement with OMNIA Partners and will execute such agreement concurrent with and as a condition of its execution of the Master Agreement with the Principal Procurement Agency. Supplier will identify an executive corporate sponsor and a separate national account manager within the RFP response that will be responsible for the overall management of the Master Agreement.

2.2 Pricing Commitment

Supplier, and its participating distributors and dealers, commits the not-to-exceed pricing provided under the Master Agreement pricing is its lowest available (net to buyer) to Public Agencies, excluding federal government offerings, nationwide and further commits that if a Participating Public Agency is eligible for lower pricing through a ~~national, state, regional or local or~~similarly situated cooperative contract,

the Supplier will match such lower pricing to that Participating Public Agency under the Master Agreement. Notwithstanding any other provision in this Agreement, it is acknowledged that products and services subject to this Agreement are provided by Supplier's dealers and/or distributors which are independent businesses and set their own prices. Supplier has no authority to set prices, delivery dates, or other performance terms for its dealers and/or distributors who do not participate in any offerings subject to this Master Agreement. Supplier agrees to make the terms of this Agreement known to applicable dealers and/or distributors and to use reasonable efforts to encourage them to provide goods and services subject to the terms of this Agreement.

3.3 Marketing and Sales

A. Provide a detailed ninety-day plan beginning from award date of the Master Agreement describing the strategy to immediately implement the Master Agreement as one of ~~supplier's~~ Supplier's ~~primary~~ go to market ~~strategy~~ strategies for Public Agencies to supplier's teams nationwide, to include, but not limited to:

i. Executive leadership endorsement and sponsorship of the award as ~~the~~ a public sector go-to-market strategy within first 10 days

~~ii.~~ Training and education of Supplier's national sales force with participation from the Supplier's executive leadership, along with the OMNIA Partners team within first 90 days

M. Even though it is anticipated many Public Agencies will be able to utilize the Master Agreement without further formal solicitation, there may be circumstances where Public Agencies will issue their own solicitations. The following options are available when responding to a solicitation for Products covered under the Master Agreement.

i. Respond with Master Agreement pricing (Contract Sales reported to OMNIA Partners).

ii. If competitive conditions require pricing lower than the standard Master Agreement not-to-exceed pricing, Supplier may respond with lower pricing through the Master Agreement. If Supplier is awarded the contract, the sales are reported as Contract Sales to OMNIA Partners under the Master Agreement.

iii. Respond with pricing higher than Master Agreement only in the unlikely event that the Public Agency refuses to utilize Master Agreement (Contract Sales are not reported to OMNIA Partners).

iv. If alternative or multiple proposals are permitted, respond with pricing higher than Master Agreement, and include Master Agreement as the alternate or additional proposal.

~~iv.~~v. Respond to any bid separate from Master Agreement (Contract sales not reported to OMNIA Partners)

ATTACHMENT E
OMNIA PARTNERS DOCUMENTS

Exhibit B
Administration Agreement, Example

ADMINISTRATION AGREEMENT

THIS ADMINISTRATION AGREEMENT (this "**Agreement**") is made this ___ day of _____ 20__, between National Intergovernmental Purchasing Alliance Company, a Delaware corporation d/b/a OMNIA Partners, Public Sector ("**OMNIA Partners**"), and _____ ("**Supplier**").

RECITALS

WHEREAS, the City of Mesa, AZ (the "**Principal Procurement Agency**") has entered into a Master Agreement effective _____, Agreement No_____, by and between the Principal Procurement Agency and Supplier, (as may be amended from time to time in accordance with the terms thereof, the "**Master Agreement**"), as attached hereto as Exhibit A and incorporated herein by reference as though fully set forth herein, for the purchase of Grounds Maintenance, Equipment, Parts, Accessories, Supplies, Related Services and Equipment (the "**Product**");

WHEREAS, said Master Agreement provides that any or all public agencies, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit (collectively, "**Public Agencies**"), that register (either via registration on the OMNIA Partners website or execution of a Master Intergovernmental Cooperative Purchasing Agreement, attached hereto as Exhibit B) (each, hereinafter referred to as a "**Participating Public Agency**") may purchase Product at prices stated in the Master Agreement;

WHEREAS, Participating Public Agencies may access the Master Agreement which is offered through OMNIA Partners to Public Agencies;

WHEREAS, OMNIA Partners serves as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency;

WHEREAS, Principal Procurement Agency desires OMNIA Partners to proceed with administration of the Master Agreement; and

WHEREAS, OMNIA Partners and Supplier desire to enter into this Agreement to make available the Master Agreement to Participating Public Agencies and to set forth certain terms and conditions governing the relationship between OMNIA Partners and Supplier.

NOW, THEREFORE, in consideration of the payments to be made hereunder and the mutual covenants contained in this Agreement, OMNIA Partners and Supplier hereby agree as follows:

DEFINITIONS

1. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings given to them in the Master Agreement.

TERMS AND CONDITIONS

2. The Master Agreement and the terms and conditions contained therein shall apply to this Agreement except as expressly changed or modified by this Agreement. Supplier acknowledges and agrees that the covenants and agreements of Supplier set forth in the solicitation and Supplier's response thereto resulting in the Master Agreement are incorporated herein and are an integral part hereof.

3. OMNIA Partners shall be afforded all of the rights, privileges and indemnifications afforded to Principal Procurement Agency by or from Supplier under the Master Agreement, and such rights, privileges and indemnifications shall accrue and apply with equal effect to OMNIA Partners, its agents, employees, directors, and representatives under this Agreement including, but not limited to, Supplier's obligation to obtain appropriate insurance.

4. OMNIA Partners shall perform all of its duties, responsibilities and obligations as the cooperative contract administrator of the Master Agreement on behalf of Principal Procurement Agency as set forth herein, and Supplier hereby acknowledges and agrees that all duties, responsibilities and obligations will be undertaken by OMNIA Partners solely in its capacity as the cooperative contract administrator under the Master Agreement.

5. With respect to any purchases by Principal Procurement Agency or any Participating Public Agency pursuant to the Master Agreement, OMNIA Partners shall not be: (i) construed as a dealer, re-marketer, representative, partner or agent of any type of the Supplier, Principal Procurement Agency or any Participating Public Agency; (ii) obligated, liable or responsible for any order for Product made by Principal Procurement Agency or any Participating Public Agency or any employee thereof under the Master Agreement or for any payment required to be made with respect to such order for Product; and (iii) obligated, liable or responsible for any failure by Principal Procurement Agency or any Participating Public Agency to comply with procedures or requirements of applicable law or the Master Agreement or to obtain the due authorization and approval necessary to purchase under the Master Agreement. OMNIA Partners makes no representation or guaranty with respect to any minimum purchases by Principal Procurement Agency or any Participating Public Agency or any employee thereof under this Agreement or the Master Agreement.

6. OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from any grossly negligent acts, errors, mistakes or omissions by Supplier or Supplier's personnel in connection with the Master Agreement~~OMNIA Partners shall not be responsible for Supplier's performance under the Master Agreement, and Supplier shall hold OMNIA Partners harmless from any liability that may arise from the acts or omissions of Supplier in connection with the Master Agreement.~~

7. Supplier acknowledges that, in connection with its access to OMNIA Partners confidential information and/or supply of data to OMNIA Partners, it has complied with and shall continue to comply with all laws, regulations and standards that may apply to Supplier, including, without limitation: (a) United States federal and state information security and privacy statutes, regulations and/or best practices, including, without limitation, the Gramm-Leach-Bliley Act, the Massachusetts Data Security Regulations (201 C.M.R. 17.00 et. seq.), the Nevada encryption statute (N.R.S. § 603A), the California data security law (Cal. Civil Code § 1798.80 et. seq.) and California Consumer Privacy Act (Cal. Civil Code § 1798.100 et. seq.); and (b) applicable industry and regulatory standards and best practices (collectively, "**Data Regulations**").

With regard to Personal Information that Supplier collects, receives, or otherwise processes under the Agreement or otherwise in connection with performance of the Agreement, Supplier agrees that it will not: (i) sell, rent, release, disclose, disseminate, make available, transfer, or otherwise communicate orally, in writing, or by electronic or other means, such Personal Information to another business or third party for monetary or other valuable consideration; or (ii) retain, use, or disclose such Personal Information outside of the direct business relationship between Supplier and OMNIA Partners or for any purpose other than for the specific purpose of performance of the Agreement, including retaining, using, or disclosing such Personal Information for a commercial purpose other than for performance of the Agreement. By entering into the Agreement, Supplier certifies that it understands the specific restrictions contained in this Section 7 and will comply with them. For purposes hereof, "**Personal Information**" means information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household, and includes the specific elements of "personal information" as defined under Data Regulations, as defined herein. Supplier will reasonably assist OMNIA Partners in timely responding to any third party "request to know" or "request to delete" (as defined pursuant to Data Regulations) and will promptly provide OMNIA Partners with information reasonably necessary for OMNIA Partners to respond to such requests. Where Supplier collects Personal Information directly from Public Agencies or others on OMNIA Partners' behalf, Supplier will maintain records and the means necessary to enable OMNIA Partners to respond to such requests to know and requests to delete.

8. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OMNIA PARTNERS EXPRESSLY DISCLAIMS ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES REGARDING OMNIA PARTNERS' PERFORMANCE AS A COOPERATIVE CONTRACT ADMINISTRATOR OF THE MASTER AGREEMENT. OMNIA PARTNERS SHALL NOT BE LIABLE IN ANY WAY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, CONSEQUENTIAL, EXEMPLARY, PUNITIVE, OR RELIANCE DAMAGES, EVEN IF OMNIA PARTNERS IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

TERM OF AGREEMENT; TERMINATION

9. This Agreement shall be in effect so long as the Master Agreement remains in effect, provided, however, that the provisions of Sections 3 – 8 and 11 – 22, hereof and the indemnifications afforded by the Supplier to OMNIA Partners in the Master Agreement, to the extent such provisions survive any expiration or termination of the Master Agreement, shall survive the expiration or termination of this Agreement.

NATIONAL PROMOTION

10. OMNIA Partners and Supplier shall publicize and promote the availability of the Master Agreement's products and services to Public Agencies and such agencies' employees. Supplier shall encourage each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector) or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency's first sales order~~Supplier shall require each Public Agency to register its participation in the OMNIA Partners program by either registering on the OMNIA Partners website (www.omniapartners.com/publicsector) or executing a Master Intergovernmental Cooperative Purchasing Agreement prior to processing the Participating Public Agency's first sales order~~. Upon request, Supplier shall make available to interested Public Agencies a copy of the Master Agreement and such price lists or quotes as may be necessary for such Public Agencies to evaluate potential purchases.

11. Supplier shall provide such marketing and administrative support as set forth in the solicitation resulting in the Master Agreement, including assisting in development of marketing materials as reasonably requested by Principal Procurement Agency and OMNIA Partners. Supplier shall be responsible for obtaining permission or license of use and payment of any license fees for all content and images Supplier provides to OMNIA Partners or posts on the OMNIA Partners website. Supplier shall indemnify, defend and hold harmless OMNIA Partners for use of all such content and images including copyright infringement claims. Supplier and OMNIA Partners each hereby grant to the other party a limited, revocable, non-transferable, non-sublicensable right to use such party's logo (each, the "**Logo**") solely for use in marketing the Master Agreement. Each party shall provide the other party with the standard terms of use of such party's Logo, and such party shall comply with such terms in all material respects. Both parties shall obtain approval from the other party prior to use of such party's Logo. Notwithstanding the foregoing, the parties understand and agree that except as provided herein neither party shall have any right, title or interest in the other party's Logo. Upon termination of this Agreement, each party shall immediately cease use of the other party's Logo.

ADMINISTRATIVE FEE, REPORTING & PAYMENT

12. An "Administrative Fee" shall be defined and due to OMNIA Partners from Supplier in the amount of three percent (2~~3~~%) ("**Administrative Fee Percentage**") multiplied by the total purchase amount paid to Supplier, less refunds and credits on returns, for the sale of

products and/or services to Principal Procurement Agency and Participating Public Agencies pursuant to the Master Agreement (as amended from time to time and including any renewal thereof) ("**Contract Sales**"). From time to time the parties may mutually agree in writing to a lower Administrative Fee Percentage for a specifically identified Participating Public Agency's Contract Sales.

13. Supplier shall provide OMNIA Partners with an electronic accounting report monthly, in the format prescribed by OMNIA Partners, summarizing all Contract Sales for each calendar month. The Contract Sales reporting format is provided as Exhibit C ("**Contract Sales Report**"), attached hereto and incorporated herein by reference. Contract Sales Reports for each calendar month shall be provided by Supplier to OMNIA Partners by the 10th day of the following month. Failure to provide a Contract Sales Report within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion.

14. Administrative Fee payments are to be paid by Supplier to OMNIA Partners at the frequency and on the due date stated in Section 13, above, for Supplier's submission of corresponding Contract Sales Reports. Administrative Fee payments are to be made via Automated Clearing House (ACH) to the OMNIA Partners designated financial institution identified in Exhibit D. Failure to provide a payment of the Administrative Fee within the time and manner specified herein shall constitute a material breach of this Agreement and if not cured within thirty (30) days of written notice to Supplier shall be deemed a cause for termination of the Master Agreement, at Principal Procurement Agency's sole discretion, and/or this Agreement, at OMNIA Partners' sole discretion. All Administrative Fees not paid when due shall bear interest at a rate equal to the lesser of one and one-half percent (1 1/2%) per month or the maximum rate permitted by law until paid in full.

15. Supplier shall maintain an accounting of all purchases made by Participating Public Agencies under the Master Agreement. OMNIA Partners, or its designee, in OMNIA Partners' sole discretion, reserves the right to compare Participating Public Agency records with Contract Sales Reports submitted by Supplier for a period of four (4) years from the date OMNIA Partners receives such report. In addition, OMNIA Partners may engage a third party to conduct an independent audit of Supplier's monthly reports. In the event of such an audit, Supplier shall provide all materials reasonably requested relating to such audit by OMNIA Partners at the location designated by OMNIA Partners. In the event an underreporting of Contract Sales and a resulting underpayment of Administrative Fees is revealed, OMNIA Partners will notify the Supplier in writing. Supplier will have thirty (30) days from the date of such notice to resolve the discrepancy to OMNIA Partners' reasonable satisfaction, including payment of any Administrative Fees due and owing, together with interest thereon in accordance with Section 13, and reimbursement of OMNIA Partners' costs and expenses related to such audit.

GENERAL PROVISIONS

16. This Agreement, the Master Agreement and the exhibits referenced herein supersede any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereto and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained or incorporated herein shall be valid or binding. In the event of any conflict between the provisions of this Agreement and the Master Agreement, as between OMNIA Partners and Supplier, the provisions of this Agreement shall prevail.

17. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement or to recover any Administrative Fee and accrued interest, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which it may be entitled.

18. This Agreement and the parties' respective rights and obligations hereunder may be assigned at either party's reasonable discretion to an affiliate of such party, any purchaser of any or all or substantially all of the assets of a party hereto, or its successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise~~This Agreement and OMNIA Partners' rights and obligations hereunder may be assigned at OMNIA Partners' sole discretion to an affiliate of OMNIA Partners, any purchaser of any or all or substantially all of the assets of OMNIA Partners, or the successor entity as a result of a merger, reorganization, consolidation, conversion or change of control, whether by operation of law or otherwise. Supplier may not assign its obligations hereunder without the prior written consent of OMNIA Partners~~.

19. All written communications given hereunder shall be delivered by first-class mail, postage prepaid, or overnight delivery on receipt to the addresses as set forth below.

A. OMNIA Partners:

OMNIA Partners
5001 Aspen Grove
Franklin, TN 37067
Attention: Legal Department - Public Sector Contracting

B. Supplier:

_____
_____
_____
_____

20. If any provision of this Agreement shall be deemed to be, or shall in fact be, illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever, and this Agreement will be construed by limiting or invalidating such provision to the minimum extent necessary to make such provision valid, legal and enforceable.

21. This Agreement may not be amended, changed, modified, or altered without the prior written consent of the parties hereto, and no provision of this Agreement may be discharged or waived, except by a writing signed by the parties. A waiver of any particular provision will not be deemed a waiver of any other provision, nor will a waiver given on one occasion be deemed to apply to any other occasion.

22. This Agreement shall inure to the benefit of and shall be binding upon OMNIA Partners, the Supplier and any respective successor and assign thereto; subject, however, to the limitations contained herein.

23. This Agreement will be construed under and governed by the laws of the State of Delaware, excluding its conflicts of law provisions and any action arising out of or related to this Agreement shall be commenced solely and exclusively in the state or federal courts in ~~Williamson County Tennessee.~~Delaware.

24. This Agreement may be executed in counterparts, each of which is an original but all of which, together, shall constitute but one and the same instrument. The exchange of copies of this Agreement and of signature pages by facsimile, or by .pdf or similar electronic transmission, will constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile, or by .pdf or similar electronic transmission, will be deemed to be their original signatures for any purpose whatsoever.

[INSERT SUPPLIER ENTITY NAME]	**NATIONAL INTERGOVERNMENTAL PURCHASING ALLIANCE COMPANY, A DELAWARE CORPORATION D/B/A OMNIA PARTNERS, PUBLIC SECTOR**
Signature	Signature Sarah Vavra
Name	Name Sr. Vice President, Public Sector Contracting
Title	Title
Date	Date

NOTICE OF SOLICITION DOCUMENT

Draft Agreement; Terms and Conditions; Exhibit 1

2. Scope of Work. Except as otherwise specified in this Agreement, ~~T~~the Contractor will provide the necessary staff, services and associated resources to provide the City with the services, materials, and obligations attached to this Agreement as **Exhibit A** ("Scope of Work") Contractor will be responsible for all costs and expenses incurred by Contractor that are incident to the performance of the Scope of Work unless otherwise stated in **Exhibit A**. Contractor will supply all equipment and instrumentalities necessary to perform the Scope of Work. If set forth in **Exhibit A**, the City will provide Contractor's personnel with adequate workspace and such other related facilities as may be required by Contractor to carry out the Scope of Work.

5.2 Prices. All pricing shall be firm for the Term and all extensions or renewals of the Term except where otherwise provided in this Agreement, and include all costs of the Contractor providing the materials/service including transportation, insurance and warranty costs. No fuel surcharges will be accepted unless allowed in this Agreement. The City shall not be invoiced at prices higher than those stated in the Agreement.

The Contractor further agrees that any reductions in the price of the materials or services covered by this Agreement will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

No price modifications will be accepted without proper request by the Contractor and response by the City's Purchasing Division.

Notwithstanding any of the other provisions in this Agreement, City acknowledges that products and services subject to this agreement, are provided by Contractor's dealers and/or distributors, which are independent businesses and set their own prices. Contractor has no authority to set prices for it's dealers ~~of this agreement~~who do not participate in any offerings not subject to this Agreement.

Supplier agrees to make the terms of this Agreement known to applicable dealers and/or distributors and to use reasonable efforts to encourage them to provide goods and services subject to the terms of this Agreement.

5.4 Payment of Funds. Contractor acknowledges the City may, at its option and where available use a Credit Card/Procurement Card to make payment for orders under the Agreement with no additional charge/fee, excluding those charged by third parties~~.~~. Otherwise, payment will be through a traditional method of a check.

7. **Requirements Contract**. ~~Contractor acknowledges and agrees the Agreement is a requirements contract;~~ The Agreement does not guarantee any purchases will be made (minimum or maximum). Orders will only be placed when the City identifies a need and issues a purchase order or a written notice to proceed. The City reserves the right to cancel purchase ~~orders or a notice to proceed within a reasonable period of time of issuance~~ prior to the time any product within the purchase order has been shipped; any such cancellation will be in writing. Should a purchase order or notice to proceed be canceled~~, the City agrees to reimburse Contractor for any actual and documented costs incurred by Contractor.~~ The City will not reimburse Contractor for any avoidable costs incurred after receipt of cancellation including, but not limited to, lost profits, shipment of product, or performance of services.

NOTICE OF SOLICITION DOCUMENT

Exhibit C
Mesa Standard Terms and Conditions

2. SUBCONTRACTING. Contractor may not subcontract work under this Agreement without the express written permission of the City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein. Notwithstanding the foregoing, City acknowledges that products and services subject to this agreement are provided by Contractor's dealers and/or distributors, which are independent businesses and set their own prices. Contractor has no authority to set prices for it's dealers and/or distributors and no authority to require them to provide goods or services subject to this Agreement in the event such dealers and/or distributors do not participate in this Agreement.

8. TIME OF THE ESSENCE. Time is of the essence to the performance of the parties' obligations under this Agreement. City acknowledges Contractor cannot control the timing of delivery of products and services provided by Contractor's dealers and/or distributors. Contractor agrees to use reasonable efforts to encourage its dealers and/or distributors to delivery products and services by contractually agreed upon delivery dates.

17. REMEDIES. The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:

a. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.

b. The City may purchase the services required under the Agreement from the open market, complete required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services exceeds the contract price, the City may recover the reasonable excess cost by: (i) requiring ~~immediate~~ reimbursement to the City within a commercially reasonable amount of time; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and/or performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as provided by law. Costs includes any and all reasonable~~,~~ fees, and expenses incurred in obtaining substitute services and expended in obtaining reimbursement, including, but not limited to, reasonable administrative expenses, attorneys' fees, and costs.

c. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.

d. Neither party will be liable for incidental, special, or consequential damages.

22. PAYMENT TO CONTRACTOR UPON TERMINATION. Upon termination of this Agreement, Contractor will be entitled only to payment for those goods and services ~~performed~~ provided up to the date of termination, and any authorized expenses already incurred up to such date of termination. The City will make final payment within thirty (30) calendar days after the City has both completed its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.

24. INDEMNIFICATION/LIABILITY.

a. To the fullest extent permitted by law, Contractor agrees to defend, indemnify, and hold the City, its officers, agents, and employees, harmless from and against any and all liabilities, demands, claims, suits, losses, damages, causes of action, fines or judgments, including costs,

attorneys', witnesses', and expert witnesses' fees, and expenses incident thereto, relating to, arising out of, or resulting from: (i) ~~the services provided by Contractor personnel under this Agreement; (ii)~~ any grossly negligent acts, errors, mistakes or omissions by Contractor or Contractor personnel; and (~~ii~~iii) Contractor or Contractor personnel's failure to comply with or fulfill the obligations established by this Agreement.

b. The City assumes no liability for the actions of Contractor Personnel and will not indemnify or hold Contractor Personnel or any third party harmless for Claims relating to, ~~arising out of or resulting from, in whole or in part, this Agreement or use of~~caused by Contractor Personnel or Contractor~~-~~provided services or materials.

26. THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES. Contractor will do nothing to prejudice the City's right to recover against third parties for any loss, destruction, or damage to City property, and will at the City's request and expense, furnish to the City reasonable assistance and cooperation, including reasonable assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of the City in obtaining recovery~~.~~ Provided that none of the foregoing shall require contractor to incur more than a negligible expense.

31. FOB DESTINATION FREIGHT PREPAID AND ALLOWED. All deliveries will be FOB destination freight prepaid and allowed for the City of Mesa. All other agencies will be FOB Toro dealer and/or distributor unless otherwise agreed.

32. RISK OF LOSS. Contractor agrees to bear all risks of loss, injury, or destruction of goods or equipment incidental to providing these services and such loss, injury, or destruction will not release Contractor from any obligation hereunder to the City of Mesa. All other agencies will bear the risk of loss from dealer and/or distributor.

37. FORCE MAJEURE. Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including, but not limited to, acts of nature, acts of the public enemy, civil unrest, labor strikes, riots, fire, explosion, legislation, and governmental regulation. The party whose performance is so affected will within five (5) calendar days of the unforeseeable circumstance notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so, or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.

Addendum to Solicitation

Purchasing Office / City of Mesa • 20 East Main Street, Suite 450 • Mesa, AZ 85201

	Issue Date:	August 1, 2023
This addendum will modify and/or clarify:	Solicitation No.:	2023261
and is	Addendum No.:	One (1)
	Procurement Description:	Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Equipment

Listed below is a vendor question regarding this RFP and the response provided by City staff.

1. **Question:** Same manufacturer with (2) distinct brands – Can both of these brands be submitted on the same RFQ response? Discounts will be the same.

   Response: Yes

2. **Question:** SOLICITATION ATTACHMENT - Page 17 – PRICING – "Transportation" - Freight cannot be itemized, correct?

   Response: As per the RFP document Instructions Section 4 Tab 4 Paragraph 3 "The City's expectation is that the proposed pricing shall include delivery to Mesa and Participating Public Agencies. Based on your distribution network, explain the impact of such pricing to the City, Participating Public Agencies residing in large metropolitan areas and Participating Public Agencies residing in rural areas. Propose an optimal solution(s) that would provide Participating Public Agencies with the best pricing including freight costs.

   And Mesa Standard Terms and Conditions Section 31 "FOB DESTINATION FREIGHT PREPAID AND ALLOWED. All deliveries will be FOB destination freight prepaid and allowed unless otherwise agreed.

   If you take an exception to these terms clearly state your exception in your response. (Attachment B)

3. **Question:** AMENDMENT E – 3.3 L – Guaranteed Sales volume – We are requested to provide a guaranteed annual sales volume over 3 years. Will we be charged the standard 3% administrative fee for this forecast, regardless of hitting this goal?

   Response: By providing a guaranteed sale, Respondents are stating that they will guarantee a sales amount and pay the administrative fee on those sales even if they do not hit that goal. Alternatively, Respondents do not need to provide a sales guarantee or can indicate $0 as their guarantee.

4. **Question:** ATTACHMENT C – Heavy Duty Utility Vehicle specifications – We manufacture multiple heavy duty utility vehicle variations, including gas & lithium-ion electric. Would you prefer that I add a few samples to this sheet for reference?

Addendum to Solicitation

Response: Please provide heavy duty utility vehicle specifications and pricing for the unit that most closely matches the equipment specifications called out in Attachment C.

Please contact Jess.Romney@MesaAZ.gov or Arthur.Robles@MesaAZ.gov with any questions you may have regarding this addendum.

The balance of the specifications and bid/proposal solicitation instructions to remain the same. Bidders/Proposal Offerors are to acknowledge receipt and acceptance of this addendum by indicating receipt on the Required Response Forms attachment of this bid/proposal response. Failure to acknowledge an addendum prior to bid/proposal opening time and date may make the bid/proposal response non-responsive to that portion of the solicitation as materially affected by the respective addendum.

NOTICE OF SOLICITATION

Publish Date: June 26, 2023 **SOLICITATION # 2023261**

REQUEST FOR PROPOSALS FOR: GROUNDS MAINTENANCE EQUIPMENT, PARTS, ACCESSORIES, SUPPLIES, RELATED SERVICES AND EQUIPMENT

PROPOSAL DUE DATE AND TIME: AUGUST 8, 2023 – 3:00 P.M. LOCAL ARIZONA TIME

Notice is hereby given that sealed proposals will be received by the Purchasing Division, City of Mesa until the date and time cited above. Responses received by the correct date and time will be opened publicly and read aloud by the Purchasing Division's Procurement Administrator (or designated representative).

To join the response reading at 4:00 P.M. local Arizona time on the due date via Microsoft Teams, please visit the following website: Microsoft Teams Proposal Opening Link

Teleconference Number: 480-535-7460; Conference ID: 452 752 873#

PRE-PROPOSAL CONFERENCE:

Date and Time: July 12, 2023, at 9:00 a.m. Local Arizona time.

Microsoft Teams Pre-Proposal Conference Link

Teleconference Number: 480-535-7460; Conference ID: 890 090 518#

The pre-proposal conference provides interested parties an opportunity to discuss the City's needs and ask questions.

Vendor Questions are due to purchasing by 9:00 am local Arizona time July 27, 2023.

Please read the entire Solicitation package and submit the bid in accordance with the instructions. This document (less this invitation and the instructions) and any required response documents, attachments, and submissions will constitute the bid.

Responses must be in the actual possession of the Purchasing Division Office submitted electronically, on or before the exact date and time indicated above. Late submittals shall not be considered under any circumstances.

Questions concerning this Solicitation should be submitted in writing through the City of Mesa's Purchasing Website Vendor Self Service portal at https://vendor.mesaaz.gov/ or by email to the following Purchasing contacts or their designees:

Technical Questions:
Jess Romney, NIGP-CPP, CPPB
Procurement Supervisor
Phone: 480-644-5798
Jess.Romney@MesaAZ.gov

General or Process Questions:
Arthur Robles
Procurement Specialist
Phone: 480-644-2179
Arthur.Robles@MesaAZ.gov

NOTE: THE CITY OF MESA PUBLISHES ITS SOLICITATIONS, ATTACHMENTS, AND ADDENDA ONLINE AND THEY ARE AVAILABLE FOR VIEWING AND/OR DOWNLOADING AT THE FOLLOWING INTERNET ADDRESS: https://vendor.mesaaz.gov/

Current contracts and related information are available for viewing and/or downloading at:
http://apps.mesaaz.gov/purchasingcontracts/Search

All vendors wishing to conduct business with the City are required to register and maintain all information used for the notification of Solicitation opportunities and issuance of payment in the Vendor Self Service (VSS) system. To register and view additional vendor information, go to https://vendor.mesaaz.gov/

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INSTRUCTIONS

1. **GENERAL:** Please read the entire Solicitation package and all attachments before submitting a Response. Responses must be in accordance with the provisions, specifications, and instructions set forth herein and will be accepted until the date and time the Response is due.

2. **VENDOR QUESTIONS:** All questions regarding the contents of this Solicitation, and Solicitation process (including requests for ADA accommodations), must be directed solely to the Procurement Officer/Supervisor and/or the Purchasing Specialist. Questions should be submitted in writing through the City of Mesa's Purchasing Website Vendor Self Service portal at https://vendor.mesaaz.gov/ or by email. **Vendor Questions are due to purchasing by 9:00 am local Arizona time July 27, 2023.** Questions received less than seven (7) calendar days before the due date and time for Responses may be answered at the discretion of the City.

3. **INSTRUCTIONS FOR PREPARING AND SUBMITTING RESPONSE:** Respondents must submit their responses electronically. Any Respondent needing assistance or guidance using the online Vendor Self Service (VSS) portal may contact the Procurement Officer/Supervisor. Do not wait for the last day to submit a response. Start early so we can fix any issues before trying to submit a response. ALL RESPONDENTS ARE ENCOURAGED TO REVIEW INSTRUCTIONS FOR HOW TO RESPOND TO A SOLICITATION available under Download Vendor Forms in the online VSS portal. Respondents shall provide their Responses in accordance with the following form and content requirements:

   a. Responses shall be submitted through the City of Mesa's Purchasing Website at https://vendor.mesaaz.gov under the appropriate Solicitation opportunity. Submissions submitted elsewhere or under the wrong Solicitation will not be considered.

   b. Responses must be signed by an authorized representative of Respondent with the authority to bind Respondent to make such commitments to the City set forth in the Response.

   c. Responses should be specific to the Solicitation and present details on all requested information in a concise manner.

4. **RESPONSE FORMAT:**

Table of Contents. Identify contents by tab and page number.

TAB 1 - Letter of Transmittal. A brief letter of transmittal should be submitted that includes the following information:

1. The Respondent's understanding of the work to be performed.
2. A positive commitment to perform the service within the time period specified.
3. The names of key persons, representatives, project managers who will be the main contacts for the City regarding this Solicitation.

TAB 2 - Qualifications. (Abilities, Experience, and Expertise) The following information should be included:

1. A statement of Respondent's qualifications, abilities, experience, and expertise in providing the requested services.
   a. A description of what qualifies Respondent, financial and otherwise, to provide the City with these services/materials for the required period of time, including information demonstrating Respondent has the appropriate staffing, necessary resources, and a history of demonstrated competence.
      Include:
      i. A brief history and description of your company.
      ii. The total number and location of salespersons employed by your firm.
      iii. Number and location of support centers (if applicable).
   b. An assessment of the Respondent's ability to meet and satisfy the needs of the City, taking into consideration the requested services, additional services and expertise offered that exceed the requirements of the Solicitation, and the Respondent's inability to meet any of the requirements of the specifications.

c. References – A minimum of three (3) references, preferably from other public entities within the State of Arizona, for whom you have provided similar services. Include the name of the entity, contact person's names, phone numbers, e-mail addresses, mailing addresses, type of service provided, and dates the services were provided.
d. Provide a response to the national program. Include a detailed response to Attachment E, OMNIA Partners response for National Cooperative contract. Responses should highlight experience, demonstrate a strong national presence, describe how Respondent will educate its national sales force about the contract, describe how products and services will be distributed Nationwide, include a plan for marketing the products and services Nationwide, and describe how volume will be tracked and reported to OMNIA Partners. The successful Respondent will be required to sign Attachment E, OMNIA Partners Administration Agreement. Respondents should have any reviews required to sign the document prior to submitting a response. Respondent's response should include any proposal exceptions to the OMNIA Partners Administration Agreement.

2. Identification of senior and technical staff of Respondent to be assigned to the City. Staff named in the Response may not be substituted without permission of the City. Include in the Response resumes and relevant experience.
3. Please submit any additional qualification information that you feel is applicable to your qualifications and experience.

TAB 3 - Program Description AND Method of Approach. Provide a detailed written response illustrating how your offer will meet the General Requirements of this solicitation for the City of Mesa and the national program. Clearly define the services/materials offered and Respondent's method of approach to including, but not limited, to the following criteria:

1. Distribution Network
   a. Describe how your firm proposes to distribute the equipment, accessories, parts and provide services nationwide.
   b. Identify all other companies/distributors/dealers or wholly owned subsidiaries that will be involved in processing, handling, or shipping the products/services to Participating Public Agencies.
   c. Provide the number, size and location of your firm's manufacturing, distribution facilities, warehouses, service facilities and retail networks as applicable. State the estimated dollar value of your inventory.
   d. Describe your delivery commitment. What are your standard delivery days? Identify and describe any exceptions.
   e. Identify the supplier(s) and their business location(s) that will service the City of Mesa's account.
   f. Describe your dealer network and their role in providing products, services, etc. under the contract.

2. Reporting. Describe Respondent's reporting capabilities at the national level and Agency level. Provide sample standard reports.

3. Product Requirements.
   a. Provide a detailed written response illustrating how the equipment, accessories, parts, supplies, and related services offered will meet the requirements of this solicitation for the City of Mesa and the national program. Offerors shall identify and describe the proposed product lines that meet the specifications located in the Product Requirements section of this solicitation (Section 4 of the Scope of Work).

      - SPORTS FIELDS AND GROUNDS EQUIPMENT
      - GOLF COURSE MAINTENANCE EQUIPMENT
      - RELATED EQUIPMENT PARTS
      - USED EQUIPMENT
      - BALANCE OF LINE

b. Specify locations and availability of replacement parts, and state the maximum time required to provide and install replacement parts. Also state the estimated dollar value of your parts inventory.
c. Detail any warranty and extended warranty programs available for both equipment and parts. If warranty agreements are required, please submit them, subject to negotiation by the City.
d. Describe in your offering if you currently have or are in the process of developing Hybrid and/or all Electric equipment.
e. Indicate if any of the equipment you are offering has received any awards or nominations for excellence.
f. Describe how the innovation and technology of your equipment differs from other equipment in the industry.
g. All equipment offered must meet the current minimum Tier 4 Environmental Protection Agency (EPA) requirement.
h. Describe how your firm will notify customers of new equipment, used equipment and services.
i. Completed “Sample Equipment Specifications” (Attachment C)
j. All respondents must submit complete manufacturers' descriptive literature regarding the equipment they propose to furnish in attachment C. The literature shall be sufficient in detail in order to allow a full and fair evaluation of the bid submitted. *Failure to include this information may result in the bid being rejected.*
k. Submit all information that will aid the City in evaluating your proposal.
l. If Respondent requires additional agreements, a copy of the proposed agreement must be included with the proposal.

4. Services
   a. Provide a detailed written response illustrating how your firm or the authorized dealers will provide services to meet the requirements of this solicitation. Offerors should provide the proposed services that will meet the Service Requirements section of the Scope Work outlined in this solicitation. For each proposed category, describe and/or provide details explaining your capabilities. In your response include information such as:
      1. Provide detailed information explaining your service capabilities.
      2. Provided detailed information explaining the service capabilities of your authorized dealers.
      3. Describe the maintenance programs offered. If a maintenance program is selected by the City, will your firm provide a loaner or rental machine if the machine is down for more than twenty-four (24) hours?
      4. Describe your preventative maintenance program (PMP) for each of the sample equipment (Attachment A). Provide the expected useful life and salvage value for each piece of equipment. Provide a list and per unit price of typical repair parts replaced during a piece of equipment’s useful life. In addition, submit life cycle costing information based on 2,000 annual hours of service.
   b. Describe your training programs. The proposed training program shall include but not be limited to:
      1. How will equipment training be conducted?
      2. Describe the training curriculum for the equipment operators.
      3. Describe the training curriculum for the service technicians.
      4. How will you accommodate various work shifts?
      5. What type of documentation is provided with the proposed training?
      6. Is a “train the trainer” program available? Is this training different than the regular initial training? Can training sessions be recorded for future use by the agency?
   c. Submit all information that will aid the City in evaluating your proposal.

5. Ordering and Invoices
   a. Describe your ordering capacity (telephone, fax, internet, etc.). Provide details of the capabilities of your E Commerce website including ability to display contract pricing, on-line ordering, order tracking, search options, order history, technical assistance, lists, technical data and documentation, identification of alternate green products, etc.
   b. Describe the equipment delivery process and your delivery commitment. What are standard equipment delivery timeframes? Are there cut off dates and how are these dates communicated to customers.
   c. Describe your invoicing process. Is electronic invoicing available? Is summary invoicing available? Are there other options on how an agency receives an invoice? Submit sample invoices.
6. Other
7. Describe any government rebate programs that are offered.

TAB 4 - Pricing Forms. The cost portion of the Response should include the following criteria:

1. Provide a Price Proposal. See Attachment A.
2. Describe in detail the proposed business pricing model(s). Include all pertinent details (formulas, definitions, data, audit criteria, etc.) to explain the benefits of the proposed model. Discuss how a participating agency will be able to verify (audit) that the net pricing received conforms to the model.
3. The City's expectation is that the proposed pricing shall include delivery to Mesa and Participating Public Agencies. Based on your distribution network, explain the impact of such pricing to the City, Participating Public Agencies residing in large metropolitan areas and Participating Public Agencies residing in rural areas. Propose an optimal solution(s) that would provide Participating Public Agencies with the best pricing including freight costs.
4. The discount structure provided by the supplier is intended to remain constant throughout the term of the Contact. Discuss how often price lists are updated and provide a listing of price list changes that have taken place over the last three (3) years. Discuss any known future price list changes or industry changes that will affect pricing over the next Five (5) years.
5. State if pricing is most favorable offered to government agencies. Describe how your firm will ensure this contract will continually offer the best pricing available to Participating Public Agencies.
6. Provide details of and propose additional discounts for volume orders, special manufacturer's offers, minimum order quantity, free goods program, total annual spend, etc.
7. Provide information on any ordering methods – such as electronic ordering or payment via PCard or EFT – or other criteria which entitle the using agency to additional discounts off of a manufacturer's price list. If so, please provide the percentage discount.
8. Provide your payment terms. These payment terms shall apply to all purchases and to all payment methods.

TAB 5 - Other Forms. The following forms should be completed and signed:

1. Vendor Information form
2. Exceptions & Confidential Information form
3. General Questionnaire form
4. Lawful Presence Affidavit
5. Respondent Certification form (Offer and Acceptance)
6. W-9 Form. All responses should include a fully completed, current W-9 form. Failure to include the W-9 will not disqualify your response, however, the W-9 must be submitted to the City before the execution of any contract pursuant to this Solicitation. (http://www.irs.gov/pub/irs-pdf/fw9.pdf)

7. The successful Respondent will be required to sign Attachment E, OMNIA Partners Administration Agreement. The Agreement shall be signed no later than issuance of the City of Mesa's Notice of Intent to Award letter. Respondent should complete all reviews of the document prior to submitting a response. Respondent's response should include any proposed exceptions to the OMNIA Partners Administration Agreement.

5. **RESPONSE CHECKLIST:** This checklist is provided for your convenience. It is not necessary to return a copy with your Response. Only submit the requested forms and any other requested or descriptive literature.

- ☐ Response will be sent in time to be received by City before Response due date and time.
- ☐ Pricing, math double-checked, form completed and included (Attachment A)
- ☐ Required Response Forms completed and included (Attachment B)
- ☐ Sample Equipment Specifications form completed and included (Attachment C)
- ☐ Supplier Sustainability Questionnaire form completed and included (Attachment D)
- ☐ OMNIA Partners Documents completed and included (Attachment E)
- ☐ W-9 Request for Taxpayer Identification Number and Certification form completed and included (http://www.irs.gov/pub/irs-pdf/fw9.pdf)
- ☐ Warranty information

6. **ADDENDA:** Any changes to the Solicitation document will be in the form of an addendum. Addenda are posted on the City website. Contractors are cautioned to check the Purchasing Website or the Self-Service portal for addenda before submitting their Response. The City will not be held responsible if a vendor fails to receive any addenda issued. *The City shall not be responsible for any oral changes to these specifications made by any employees or officer of the City and Contractors are cautioned not to rely on any such changes.* Failure to acknowledge receipt of an addendum may result in disqualification of a Response.

7. **RESPONSE OPENING:** The City will open all Responses properly and timely submitted and will record the names and other information specified by law and rule. The Response Opening will be conducted at 4:00 P.M. local Arizona time following the final **SOLICITATION DUE DATE AND TIME** via Microsoft Teams. No responsibility will attach to the City of Mesa, its employees, or agents for the premature opening of a Response. All Responses become the property of the City and will not be returned. Results, as read at the public opening, will be posted on the City website. Responses will be available to the public in accordance with the City Procurement Rules.

8. **LATE RESPONSES:** The Respondent assumes responsibility for having the Response submitted on time. All Responses received after the Response Due date and time shall not be considered and will be unopened. **The Respondent assumes the risk of any delay caused by not being able to access the system. Respondents must allow adequate time to accommodate all registration and submission requirements.** It shall not be sufficient to show that Respondent attempted to submit a response before the due date and time as the Response must be received by the City. All times are Mesa, Arizona local times. Respondents agree to accept the time stamp in the Vendor Self Service portal as the official time. Any Respondent needing assistance or guidance using the online system may contact the Procurement Officer/Supervisor. Do not wait for the last day to submit a response. Start early so we can fix any issues before trying to submit a response. ALL RESPONDENTS ARE ENCOURAGED TO REVIEW INSTRUCTIONS FOR HOW TO RESPOND TO A SOLICITATION available under Download Vendor Forms in the online VSS portal.

9. **RESPONSE FIRM TIME:** Responses shall remain firm and unaltered after opening for **180** Days unless the time is extended or amended as agreed upon by Respondent and the City. Examples of where an extension or amendment may be necessary include but are not limited to: (i) contract negotiations with selected Respondent; (ii) submission of a Best and Final Offer by Respondent; (iii) City needing additional time to review responses. The City may accept the Response, subject to successful contract negotiations, at any time during this period.

10. **LOBBYING PROHIBITION:** Any communication regarding this Solicitation for the purpose of influencing the process or the award, between any person or affiliates seeking an award from this

Solicitation and the City including, but not limited to, City Council, City employees, and consultants hired to assist the City in the Solicitation, is prohibited.

This prohibition is imposed from the time of the first public notice of the Solicitation until the City cancels the Solicitation, rejects all Responses, awards a contract, or otherwise takes action which ends the Solicitation process. This section shall not prohibit public comment at any City Council meeting, study session, or City Council committee meeting.

This prohibition shall not apply to Respondent-initiated communication with the contact(s) identified in the Solicitation or City-initiated communications for the purposes of conducting the procurement including, but not limited to, vendor conferences, clarification of Responses, presentations if provided pursuant to the Solicitation, requests for Best and Final Responses (as set forth in the City Procurement Rules), contract negotiations, protest/appeal resolution, or surveying non-responsive vendors.

Violations of this provision shall be reported to the Purchasing Administrator. Persons violating this prohibition may be subject to a warning letter or rejection of their Response depending on the nature of the violation.

11. **LAWFUL PRESENCE IN THE UNITED STATES:** Arizona Revised Statutes § 1-501 and § 1-502 require all persons who will be awarded a contract (a Public Benefit as defined in 8 USC Section 1621) must demonstrate they are lawfully present in the United States. A person under the statute is defined as a natural person and therefore excludes Limited Liability Companies, Corporations, Partnerships, or other similar types of business entities as indicated on a W-9 form.

    Individuals (natural persons) or Sole Proprietorships must complete the affidavit in the "Required Response Forms" section of this Solicitation. Respondents that fail to provide a completed affidavit and fail to provide the necessary documentation may be deemed non-responsive.

12. **COMMENCEMENT OF WORK:** If a Respondent begins any billable work before the City's final approval and execution of the contract, Respondent does so at its own risk.

13. **RESPONSIBILITY TO READ AND UNDERSTAND:** Failure to read, examine and understand the Solicitation and any of its addenda will not excuse any failure to comply with the requirements of the Solicitation or any resulting contract, nor shall such failure be a basis for claiming additional compensation. The City is not responsible for and will not pay any costs associated with the preparation and submission of a Response. Respondents are cautioned to verify their Responses before submission, as amendments to or withdrawal of Responses submitted after the time specified for the opening of Responses may not be considered. The City will not be responsible for any Respondent errors or omissions.

14. **FORM AND CONTENT OF RESPONSES:** Responses must be submitted online through the City of Mesa's Purchasing Website Vendor Self Service portal at https://vendor.mesaaz.gov under the appropriate Solicitation opportunity. Physical submissions, e-mail, or fax submissions will not be accepted unless explicitly allowed by the City of Mesa Purchasing Division. Unless otherwise instructed or allowed, Responses shall be submitted on the forms provided. Responses, including modifications, must be submitted electronically, and signed by an authorized representative of the Respondent. Please line through and initial rather than erase changes. Any modifications to the Solicitation must be identified in the "Exceptions" section of the required response forms. The City does not encourage exceptions. The City is not required to grant exceptions and depending on the exception, the City may reject the Response as non-responsive. The City reserves the right at its sole discretion to negotiate exceptions with a Respondent. If the Response is not properly signed or if any changes are not initialed, it may be considered non-responsive. In the event of a disparity between the unit price and the extended price, the unit price shall prevail unless obviously in error, as determined by the City. The Response must provide all information requested and must address all points set forth in the Solicitation.

15. **SPECIFICATIONS:** Technical specifications define the minimum acceptable standard. When the specification calls for "Brand Name or Equal," the brand name product is acceptable. The use of a brand name is for the purpose of describing the standard of quality, performance, and

characteristics desired and are not intended to limit or restrict competition. If a Respondent wishes to provide a material or service that is not the brand name, the equivalent material or service must meet the standard of quality of the brand name product, which is determined at the City's sole discretion. Equivalent products will be considered upon showing the other product meets stated specifications and is equivalent to the brand-name product in terms of quality, performance, and desired characteristics. Products that are substantially equivalent to those brands designated will qualify for consideration.

Minor differences that do not affect the suitability of the supply or service for the City's needs may be accepted. Burden of proof that the product meets the minimum standards or is equal to the brand name product is on the Respondent. The City reserves the right to reject Responses that the City deems unacceptable for any reason.

16. **MODIFICATION/WITHDRAWAL OF RESPONSE:** Written requests to modify or withdraw a Response received by the City before the scheduled opening time for Responses will be accepted and will be corrected after the Response due date and time. No oral requests will be allowed. Requests must be addressed and labeled in the same manner as the Response and marked as a MODIFICATION or WITHDRAWAL of the Response. Requests for withdrawal after the Response Due date and time will only be granted upon proof of undue hardship and may result in the forfeiture of any Response security. Any withdrawal after the Response due date and time shall be allowed solely at the City's discretion.

17. **DEBARMENT DISCLOSURE:** If the Respondent has been debarred, suspended, or otherwise lawfully precluded from participating in any public procurement activity, including being disapproved as a subcontractor with any federal, state, or local government or agency, or if any such preclusion from participation from any public procurement activity is currently pending, the Respondent shall include a letter with its Response identifying the name and address of the governmental unit, the effective date of the suspension or debarment, the duration of the suspension or debarment, and the relevant circumstances relating to the suspension or debarment. If suspension or debarment is currently pending, a detailed description of all relevant circumstances must be provided by the Respondent, including the details enumerated above. A Response from a Respondent who is currently debarred, suspended, or otherwise lawfully prohibited from any public procurement activity may be rejected. Failure of a Respondent to disclose a debarment or suspension in accordance with this Section may result in the Response being disqualified for an award of the Solicitation.

18. **RESERVATIONS:** The City reserves the right to reject any or all Responses or any part thereof; to re-issue the Solicitation; to reject non-responsive or non-responsible Responses; to reject unbalanced Responses; to reject Responses where the terms, prices, or awards are conditioned upon another event; to reject individual Responses for failure to meet any requirement; to award by item, part or portion of an item, group of items, or total; to make multiple awards; to waive minor irregularities, defects, omissions, informalities, technicalities or form errors in any Response; to conduct exclusive or concurrent negotiations of any terms, conditions, or exceptions taken by a Respondent or the terms of any agreement/document a Respondent would require the City to sign should Respondent be awarded a contract; and to reject Responses that are outside the City's budgeted amount for the materials or services that are the subject of the Solicitation. The City may seek clarification of the Response from Respondent at any time, and failure to respond is cause for rejection. Submission of a Response confers no right to an award or a subsequent contract. The City is charged by its Charter to make an award that is in the best interest of the City. All decisions on compliance, evaluation, terms, and conditions shall be made solely at the City's discretion and made to favor the City. No binding contract will exist between the Respondent and the City until the City executes a written contract or purchase order.

19. **EXCEPTIONS TO A SOLICITATION:** Changes to the Solicitation document requested by a Respondent may not be acknowledged or accepted by the City. Award or execution of a contract does not constitute acceptance of a changed term, condition, or specification in the Solicitation unless specifically acknowledged and agreed to by the City. The copy of the Solicitation, including all addenda, maintained and published by the City shall be the official Solicitation document. Any

exception to the Solicitation must be set forth in the "Exceptions" portion of the Response; any exceptions not indicated in the "Exceptions" portion of the Response will be deemed rejected by the City, void and of no contractual significance. The City reserves the right to: (i) reject any or all exceptions requested by a Respondent; (ii), determine a proposal non-responsive due to the exception(s) made by Respondent; (iii) enter into negotiations with a Respondent regarding any of the Respondent's exceptions, or (iv) accept any or all of a Respondent's exceptions outright.

20. **COPYING OF RESPONSES:** The Respondent hereby grants the City permission to copy all parts of its Response including, without limitation, any documents and/or materials copyrighted by the Respondent. The City's right to copy shall be for internal use in evaluating the Response.

21. **CONTRACTOR ETHICS:** Contractors doing business with the City shall adhere to the Procurement Ethics Standards, Article 7 of the Procurement Rules. It is the policy of the City to promote courtesy, fairness, impartiality, integrity, service, professionalism, economy, and government by law in the Procurement process. The responsibility for implementing this policy rests with each individual who participates in the Procurement process, including Respondents and Contractors. The failure of a Respondent or Contractor to meet the ethical standards may result in the disqualification of an award under the Solicitation or the termination of a contract with the City.

    To achieve the purpose of this Section, it is essential Respondents and Contractors doing business with the City observe the ethical standards prescribed herein and in the City Charter, Code Procurement Rules, and Management Policy 200. It shall be a breach of ethical standards to:

    a. Exert any effort to influence any City official, employee, or agent to breach the standards of ethical conduct.

    b. Intentionally invoice any amount greater than provided in a contract or to invoice for materials or services not provided.

    c. Intentionally offer or provide sub-standard materials or services or intentionally not comply with any term, condition, specification, or other requirements of a City contract.

22. **GIFTS:** The City will accept no gifts, gratuities, or advertising products from Respondents or prospective Respondents and affiliates. The City may request product samples from Respondents solely for the purpose of product evaluation.

23. **EVALUATION PROCESS:** Responses will be reviewed by an evaluation committee comprised of City employees and/or agents authorized by the City to participate in the evaluation. The evaluation committee may utilize multiple rounds of review to determine which Respondent is most advantageous for the City to award; Respondents' scores may be adjusted throughout the evaluation process/rounds. The City reserves the right to consider all information relevant to determining an award in the best interest of the City, including Respondents' performance under prior contracts. Experiences with the City and entities that evaluation committee members represent may be taken into consideration when evaluating qualifications and experience. The evaluation process may include but is not limited to: a review of proposal Responses, interviews, presentations, site visits, product/service demonstrations, Best and Final Offers, requests for additional information, and requests for clarification. City staff may initiate discussions with Respondents for clarification purposes; however, a request for clarification is not an opportunity for a Respondent to change the Response. A request for clarification and/or additional information from a Respondent does not guarantee clarification and/or additional information will be requested from any other Respondents. Respondents shall not initiate discussions with any City employee, agent, or official as set forth in the Lobbying section of these instructions including, but not limited to, members of the evaluation committee.

24. **PRESENTATIONS/INTERVIEWS:** A Respondent must provide a formal presentation/interview upon request of the City. The City shall not reimburse the Respondent for the costs associated with the interview process.

25. **SHORT-LISTING:** The City, at its sole discretion, may create a shortlist of the highest scored Responses based on a preliminary evaluation of the Responses against the evaluation criteria. Only those short-listed Respondents will be invited to give presentations/interviews. Upon

conclusion of any presentations/interviews, the City will finalize the scoring against the evaluation criteria.

26. **BEST AND FINAL OFFERS:** The City may request Best and Final Offers if the City deems necessary and the City will determine the scope and subject of any Best and Final request. Respondents should not expect the City will always ask for Best and Final Offers. Therefore, all Respondents must submit their best offer based on the specifications, terms, and conditions in the Solicitation.

27. **CRITERIA FOR EVALUATION AND AWARD:**

a. The criteria that will be evaluated and their relative weights are:

Evaluation Criteria	Points
Firm's Proposed Solution	200
Firm's Qualifications & Experience	150
Firm's Proposed Pricing • 75 points Equipment • 75 points Parts	150

Pricing will be evaluated based on the below equation:

$$\frac{\text{Lowest Proposal Cost}}{\text{Proposal Cost being evaluated}} \text{ X Price Points Possible} = \text{Pricing Score}$$

b. If less than three (3) Responses to a Solicitation are deemed responsive by the City, at the City's sole discretion, the Responses may be evaluated using simple comparative analysis instead of any announced method of evaluation, subject to meeting administrative and responsibility requirements.

c. Each Response will be evaluated based upon responsiveness and responsibility criteria. A failure to meet responsiveness or responsibility criteria will render a Respondent ineligible for the award of a contract under the Solicitation.

1. **Responsiveness**. The City will determine whether the Response complies with the instructions for submitting a Response set forth in the Solicitation (i.e. the completeness of the Response which encompasses the inclusion of all required attachments and submissions). Responsiveness will also be examined as it pertains to items set forth in this Solicitation that state a Respondent may be deemed non-responsive based upon the content of their Response. The City will reject any Responses that are submitted late. Failure to meet any requirements in the Solicitation may result in rejection of a Response as non-responsive.

2. **Responsibility**. The City will determine whether a Respondent is one with whom the City should do business. Factors the City may evaluate to determine responsibility include, but are not limited to: an excessively high or low priced Response; past performance under any agreement with the City; references from any source including, but not limited to, those found outside the references listed in the Response and City employees, agents or officials who have experience with the Respondent; compliance with applicable laws; Respondent's record of performance and integrity (e.g. has the Respondent been delinquent or unfaithful to any contract with the City, whether the Respondent is qualified legally to contract with the City, financial stability and the perceived ability to perform completely as specified). A Respondent must at all times have financial resources sufficient, in the opinion of the City, to ensure the performance of the contract and must provide proof upon request. City staff may also use Dun & Bradstreet or any generally available industry information to evaluate the Respondent. The City reserves the right to inspect and review Respondent's facilities, equipment, and personnel and those of any identified subcontractors. The City will

determine whether any failure to supply information or the quality of the information, will result in Respondent being deemed non-responsible.

28. **COST JUSTIFICATION:** In the event, only one Response to the Solicitation is received, the City may require the Respondent to submit a cost offer in sufficient detail for the City to perform a cost/price analysis to determine if the Response price is fair and reasonable.

29. **CONTRACT NEGOTIATIONS AND ACCEPTANCE:** Respondent must be prepared for the City to accept the Response as submitted. If Respondent fails to sign all documents necessary to successfully execute the final contract within a reasonable time as specified, or negotiations do not result in an acceptable agreement, the City may reject the Response or revoke the award and may begin negotiations with another Respondent. Final contract terms must be approved or signed by the appropriately authorized City official(s). No binding contract will exist between the Respondent and the City until the City executes a written contract or purchase order.

30. **NOTICE OF INTENT TO AWARD:** Notices of the City's intent to award a contract are posted to the Purchasing Division's website before 6:00 P.M. local Arizona time at least seven (7) calendar days before award.

    It is the Respondent's responsibility to check the City of Mesa's Vendor Self Service portal at https://vendor.mesaaz.gov/ to view Purchasing's Intent to Award notices. This may be the only notification you will receive regarding the City's Intent to Award a contract related to this Solicitation.

31. **PROTESTS AND APPEALS:** If a Respondent or any person believes there is a mistake, impropriety, or defect in the Solicitation, believes the City improperly rejected its Response or believes the selected Response should not receive the City contract based upon a fact supported issue with the Solicitation or selected Respondent or otherwise protests the award to the Respondent, the Respondent may submit a written protest. All protests and appeals are governed by the City Procurement Rules ("Procurement Rules"). The rules surrounding protests and appeals may be found in Section 6 of the Procurement Rules which are located on the Purchasing Division website at http://mesaaz.gov/business/purchasing. Please see the Procurement Rules for more information on the submission of a protest and corresponding appeal rights; if there exist any discrepancy in this Section and the Procurement Rules, the language of the Procurement Rules will control.

ADDRESS PROTESTS TO:
Kristy Garcia
Procurement Administrator
20 East Main Street, Suite 450
PO Box 1466
Mesa, Arizona 85211-1466
Fax: (480) 644-2655
Email: Kristy.Garcia@MesaAZ.gov

ADDRESS APPEALS TO:
Edward Quedens
Chief Procurement Officer
20 East Main Street, Suite 450
PO Box 1466
Mesa, Arizona 85211-1466
Fax: (480) 644-2687
Email: Ed.Quedens@MesaAZ.gov

32. **POLICY DOCUMENTS:** The City of Mesa Charter, Code, Procurement Rules, and Management Policy 200 govern this procurement and are incorporated as a part of this Solicitation by this reference. A copy of these documents may be found on Mesa Purchasing Division's website at www.mesaaz.gov/business/purchasing.

SCOPE OF WORK

This Scope of Work will be compiled into any resulting contract as Exhibit A.

1. **INTENT:** It is the intent of the City of Mesa to enter into a contract with a supplier(s) for the purchase of Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Equipment. Qualified suppliers must have the capability to provide these products in all respects, in accordance with the solicitation documents and to the satisfaction of the City.

   The City's preference would be to offer a Respondent's complete catalog of Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Related Equipment available to agencies Nationwide. However, the City reserves the right to award this solicitation to one or more Suppliers, by individual line item, by group of line items, manufacturer, geographic region, or as a grand total; whichever is deemed most advantageous to the City.

2. **NATIONAL CONTRACT:** The City of Mesa, as the Principal Procurement Agency, as defined in the OMNIA Partners Documents (Attachment E), has partnered with the OMNIA Partners to make the resultant contract (also known as the "Master Agreement" in materials distributed by OMNIA Partners) from this solicitation available to other public agencies nationally, including state and local governmental entities, public and private primary, secondary and higher education entities, non-profit entities, and agencies for the public benefit ("Public Agencies"), through OMNIA Partners' cooperative purchasing program. The City of Mesa is acting as the contracting agency for any other Public Agency that elects to utilize the resulting Master Agreement. Use of the Master Agreement by any Public Agency is preceded by their registration with OMNIA Partners (a "Participating Public Agency" and by using the Master Agreement, any such Participating Public Agency agrees that it is registered with OMNIA Partners, whether pursuant to the terms of a Master Intergovernmental Cooperative Purchasing Agreement, a form of which is attached hereto on Attachment E, or as otherwise agreed to. Attachment E contains additional information on Omnia Partners and the cooperative purchasing agreement.

   OMNIA Partners is the largest and most experienced purchasing organization for public and private sector procurement. Through the economies of scale created by OMNIA Partners public sector subsidiaries and affiliates, National IPA and U.S. Communities, our participants now have access to more competitively solicited and publicly awarded cooperative agreements. The lead agency contracting process continues to be the foundation on which we are founded. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education, and non-profits.

   OMNIA Partners provides shared services and supply chain optimization to government, education, and the private sector. With corporate pricing and sales commitments from the Supplier, OMNIA Partners provides marketing and administrative support for the Supplier that directly promotes the Supplier's products and services to Participating Public Agencies through multiple channels, each designed to promote specific products and services to Public Agencies on a national basis. Public Agencies benefit from pricing based on aggregate spend and the convenience of a contract that has already been advertised and competed. The Supplier benefits from a contract that allows Participating Public Agencies to directly purchase goods and services without the Supplier's need to respond to additional competitive solicitations. As such, the Supplier must be able to accommodate a nationwide demand for services and to fulfill obligations as a Nationwide Supplier and respond to the OMNIA Partners documents (Attachment E).

   The City of Mesa anticipates spending approximately $300,000.00 over the term of the contract for Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Related Equipment. While no minimum volume is guaranteed to the Supplier, the estimated annual volume of Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Related Equipment purchased under the Master Agreement through OMNIA Partners is approximately $35 million. This projection is based on the current annual volume through the City of Mesa, other Participating Public Agencies that are anticipated to utilize the resulting Master Agreement to be made available to them through OMNIA Partners and volume growth into other Public Agencies through a coordinated marketing approach between the Supplier and OMNIA Partners.

SCOPE OF WORK

3. **GENERAL REQUIREMENTS:**

A. **QUALIFIED FIRMS:** Offerors should meet the minimum qualifications;

1. Be an authorized distributor or manufacturer.
2. Have a strong national presence in the grounds maintenance equipment industry.
3. Have a distribution model capable of delivering products nationwide.
4. Have a demonstrated sales presence.
5. Be able to meet the minimum requirements of the cooperative purchasing program detailed herein.
6. Be able to provide the full range of equipment and services to meet the demands of the City and all agencies that opt to participate in the cooperative purchasing program with the City.

B. **WAREHOUSING, DISTRIBUTION AND SALES FACILITIES:** The product specified in this solicitation is dependent upon an extensive manufacturer-to-customer supply chain distribution system. In order to be considered for award, each potential contractor is required to provide proof of an extensive distribution system.

C. **WARRANTY:** Offeror shall warrant that all equipment and parts labeled as new and furnished in their bid/offer are newly manufactured and free from defects in material and workmanship for no less than one (1) year from the date the equipment is delivered or installed. Warranty shall also guarantee accepted trade standards of quality, fitness for the intended uses, and conformance to promises or specified specifications. No other express or implied warranty shall eliminate the vendor's liability as stated herein.

D. **MAINTENANCE FACILITIES:** The equipment specified in this solicitation is dependent upon the availability of prompt professional service. In order to be considered for award, each potential contractor is required to have existing maintenance facilities with sufficient parts inventory and trained technicians experienced in providing quality service on the equipment specified. Maintenance facilities are subject to inspection by the City to determine adequacy.

E. **VENDOR PARTS AND SERVICE:** The Contractor will maintain a factory authorized parts and service facility for normal and warranty service. The Contractor shall be capable of providing parts within twenty-four (24) hours and shall be capable of being on site to respond to service requests within twenty-four (24) hours.

F. **CATALOGS:** Within ten (10) days after contract award and after request from City staff, Contractor must submit complete price lists and catalogs of their product line in digital form or through a web link. Upon request from a using agency, Contractor shall provide, at no cost, these catalogs and price lists.

G. **MODIFICATIONS OF TERMS:** Participating Public Agencies commonly require a modification to a term of the Contract (e.g. governing law). The awarded Supplier and Participating Agencies may agree to modify terms on any specific purchase by a Participating Agency without being in conflict with the Contract.

4. **PRODUCT REQUIREMENTS:**

A. **PRODUCTS:** The Products to be included in this solicitation are as follows:

1. **SPORTS FIELDS AND GROUNDS EQUIPMENT:** A complete and comprehensive line of new unused Sports Fields and Grounds Equipment of the latest design and technology to include, but not limited to, mowing equipment, utility vehicles, spraying equipment, and turf cultivation equipment.
2. **GOLF COURSE MAINTENANCE EQUIPMENT:** A complete and comprehensive line of new unused Golf Course Maintenance Equipment of the latest design and technology to include, but not be limited to, mowing equipment, utility vehicles, spraying equipment,

renovation and utility equipment and turf cultivation equipment.

3. **RELATED EQUIPMENT PARTS:** A complete and comprehensive line of Original Equipment Manufacturer (OEM) Sports Fields and Grounds Equipment Parts and Golf Course Maintenance Equipment Parts.
4. **USED EQUIPMENT:** Provide access to quality used equipment.
5. **BALANCE OF LINE:** Each offeror may offer their balance of line for ground maintenance equipment items and accessories. The City reserves the right to accept or reject any or all balance of line items offered.

B. **CURRENT PRODUCTS:** All products being offered in response to this solicitation and labeled as new shall be in current and ongoing production; shall be formally announced for general marketing purposes; shall be a model or type currently functioning in a user (paying customer) environment and capable of meeting or exceeding all specifications and requirements set forth in this solicitation.

C. **DEFECTIVE PRODUCT:** All defective products shall be replaced and exchanged by the Contractor. The cost of transportation, unpacking, inspection, re-packing, re-shipping or other like expenses shall be paid by the Contractor. All replacement products must be received by the City within seven (7) days of initial notification.

D. **EQUIPMENT/RECALL NOTICES:** In the event of any recall notice, technical service bulletin, or other important notification affecting equipment purchased from this contract, a notice shall be sent to the Contract Representative. It shall be the responsibility of the Contractor to assure that all recall notices are sent directly to the agencies Contract Representative.

E. **EQUIPMENT STANDARDS AND GUIDELINES:** All riding equipment must comply with appropriate ASAE (American Society of Agricultural Engineers – www.asae.org), SAE (Society of Automotive Engineers – www.sae.org) and OSHA (Occupational Safety and Health Administration – www.osha.org) standards for roll-over protection. All vehicles must comply with appropriate ANSI (American National Standards Institute – www.ansi.org) standards as related to operation on slopes.

F. **SAFETY STANDARDS:** The Offeror shall certify that the equipment being offered is designed and includes operating features that comply with the safety standard promulgated under the Federal Occupational Safety and Health Act (OSHA).

During the term of this Contract, should there be modifications in federal and/or state laws and regulations regarding safety standards or other specifications and marketing procedures for the contracted item(s), the City of Mesa reserves the right to amend the Contract to provide for the delivery of items which conform to such changes. As a result, the City will negotiate any necessary price changes with the Contractor. Should negotiations fail the City may cancel the Contract for the affected items.

G. **SAMPLE EQUIPMENT SPECIFICATIONS (ATTACHMENT C):** For each Item/Minimum Requirement, indicate “yes” or “no” under Comply. If you do not meet the Item/Minimum Requirement, indicate so in the “Exception” column and provide an explanation on why you don’t meet the requirement. Any deviations from the minimum requirements must be clearly presented on the table or in an attached letter.

The intent of the sample equipment specifications is to establish a baseline to compare equipment of similar commercial quality, function and purpose as well as provide a comparison of pricing offered. Equipment offered under this section will not be rejected for non-compliance with the specifications but will be used to assist the evaluation committee in assessing comparable equipment offered for this solicitation.

The sample equipment listed is representative of the possible equipment the City foresees replacing during the life of the contract. As such, submit pricing as requested on the Price Page.

Submit with your offer the recommended preventative maintenance program (PMP) for each

of the sample equipment specified below. Identify all parts/materials/supplies (provide part numbers) necessary to complete the PMP as well as the unit pricing of each. Provide the expected useful life and salvage value for each piece of equipment. Provide a list and per unit price of typical repair parts replaced during a piece of equipment's useful life. In addition, submit life cycle costing information based on 2,000 annual hours of service.

5. **SERVICE REQUIREMENTS:** The City is interested in evaluating the following categories of value-add services for inclusion in this contract. The categories include but are not limited to the following.

   A. **FINANCING:** Describe financing options available such as lease programs and conditional sales contracts.

   B. **TRADE-INS:** Describe in detail the proposed trade-in program.

   C. **SAFETY:** All vendors performing services for the City or cooperative agencies are required and shall comply with all Occupational Safety and Health Administration (OSHA), State and County Safety and Occupational Health Standards and any other applicable rules and regulations. The supplier shall be held responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site area under this contract.

   D. **TRAINING:** The Contractor shall provide training for City of Mesa and other participating agency operators and service technicians at no cost to the City or agency. The Contractor will provide the following training for each equipment purchase:

      - Vehicle/equipment operators will be trained in the operation of all machine functions, including operator preventive maintenance.
      - Technicians will be trained in all operator functions, and in-depth preventive maintenance, troubleshooting and repair for all machine systems and components.
      - The trainer shall be factory-trained and thoroughly knowledgeable in subjects to be taught.

   E. **DELIVERY:** For City of Mesa purchases, equipment shall be delivered to various City of Mesa locations**.** All deliveries shall be made Monday through Thursday from 8:00 a.m. to 1:00 p.m., Mountain Standard Time. The Contractor shall be required to give the City a minimum of twenty-four (24) hour notice prior to delivery with the anticipated time of delivery and quantity of units to be delivered.

      The following documents are due upon delivery to the City or participating agency:

      1. M.S.O. (Manufacturer Statement of Origin)
      2. Warranty document
      3. Required manuals
      4. Title

   F. **REPAIR SERVICES:** The ability to provide repair services through authorized manufacturer's facilities or other avenues.

   G. **CUSTOMER SUPPORT SERVICES:** The policies on replacements, returns, restocking charges, after hours service, after sales support, out of stock, order tracing, technical feedback, quality assurance for orders and drop shipments.

6. **TERM:** This Solicitation is for awarding a purchasing contract to cover a five (5) year term.

7. **RENEWALS:** On the mutual written agreement of the Parties, the Term may be renewed up to a maximum of two (2) years. Any renewal(s) will be a continuation of the same terms and conditions as in effect immediately before the expiration of the then-current term. Any job orders, project agreements or maintenance agreements executed against this Master Agreement during the effective term may survive beyond the expiration of the Master Agreement as established and agreed to by both parties. If the Awarded Offeror is awarded Related Services and Solutions that

require Participating Entities to enter into supplemental local "service" agreements, the Contractor shall have the right to enter supplemental local "service" agreements with Participating Public Agencies accessing the contract through OMNIA Partners, so long as the effective date of such agreement is prior to the expiration of the Contract. All supplemental local "service" agreements may have a full potential term (any combination of initial and renewal periods) not to exceed seven (7) years.

8. **EXTENSIONS:** Upon the expiration of the Term of the Agreement, including any renewals permitted herein, at the City's sole discretion the Agreement may be extended for a maximum of six (6) months to allow for the City's procurement processes in the selection of a vendor to provide the services/materials under this Agreement. The City intends to notify the Contractor in writing of its desire to extend the Agreement at least thirty (30) calendar days before the expiration of the Term. Any extension will be a continuation of the same terms and conditions as in effect immediately before the expiration of the then-current term.

9. **PRICING:**

   a. **Prices**. All pricing shall be firm for the Term and all extensions or renewals of the Term except where otherwise provided in this Agreement and include all costs of the Contractor providing the materials/service including transportation, insurance, and warranty costs. No fuel surcharges will be accepted unless allowed in this Agreement. The City shall not be invoiced at prices higher than those stated in the Agreement.

   The Contractor further agrees that any reductions in the price of the materials or services covered by this Agreement will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

   No price modifications will be accepted without proper request by the Contractor and response by the City's Purchasing Division.

   Special Offers and Promotions - In addition to decreasing prices for the balance of the contract term due to a change in market conditions, Contractor may conduct sales promotions involving price reductions for a specified lesser period or offer Participating Agencies competitive pricing which is lower than the not-to-exceed price; such lower pricing shall not be applied as a global price reduction under the contract.

10. **TYPES AND AMOUNTS OF INSURANCE:** Insurance requirements are detailed in the Agreement document. Contractor must obtain and retain throughout the term of the Agreement, at a minimum, the following:

   a. Worker's compensation insurance in accordance with the provisions of Arizona law. If Contractor operates with no employees, Contractor must provide the City with written proof Contractor has no employees. If employees are hired during the course of this Agreement, Contractor must procure worker's compensations in accordance with Arizona law.

   b. The Contractor shall maintain at all times during the term of this contract, a minimum amount of $1 million per occurrence/$2 million aggregate Commercial General Liability insurance, including Products and Contractual Liability. For General Liability insurance, the City of Mesa, their agents, officials, volunteers, officers, elected officials, or employees shall be named as additional insured, as evidenced by providing an additional insured endorsement.

   c. Automobile liability, bodily injury, and property damage with a limit of $1 million per occurrence including owned, hired, and non-owned autos.

   Before the execution of the Contract, the Contractor shall provide the City with a Certificate of Insurance (using appropriate ACORD certificate) SIGNED by the Issuer, applicable endorsements, and the City reserves the right to request additional copies of any or all of the above policies, endorsements, or notices relating thereto.

   When the City requires a Certificate of Insurance to be furnished, the Contractor's insurance shall be primary of all other sources available. When the City is a certificate holder, the Contractor

agrees that no policy shall expire, be canceled, or materially changed to affect the coverage available without advance written notice to the City.

“Waiver of Subrogation". The policies required by this agreement (or contract) shall contain a waiver of transfer rights of recovery (subrogation) against the City, its agents, representatives, directors, elected officials, officers, employees, and volunteers for any claims arising out of the work of Contractor.”

All insurance certificates and applicable endorsements are subject to review and approval by the City's Risk Manager.

ATTACHMENT A
PRICING

Respondent must utilize the below document when responding to this Solicitation and **return the document in an Excel** format with their response.



2023261 Pricing.xls

(Double Click Icon to Open)

ATTACHMENT B
REQUIRED RESPONSE FORMS



Solicitation Required
Response Forms.docx

(Double Click Icon to Open)

ATTACHMENT C
SAMPLE EQUIPMENT SPECIFICATIONS



Equipment
Specifications.xlsx

(Double Click Icon to Open)

ATTACHMENT D
SUPPLIER SUSTAINABILITY QUESTIONNAIRE



(Double Click Icon to Open)

ATTACHMENT E
OMNIA PARTNERS DOCUMENTS



Grounds Maintenance_City o

(Double Click Icon to Open)

EXHIBIT 1
DRAFT AGREEMENT

AGREEMENT PURSUANT TO SOLICITATION

CITY OF MESA AGREEMENT NUMBER 2023261
GROUNDS MAINTENANCE EQUIPMENT, PARTS, ACCESSORIES, SUPPLIES, RELATED SERVICES AND EQUIPMENT

CITY OF MESA, Arizona ("City")

Department Name	City of Mesa – Purchasing Division
Mailing Address	P.O. Box 1466
	Mesa, AZ 85211-1466
Delivery Address	20 East Main St, Suite 450
	Mesa, AZ 85201
Attention	Jess Romney, NIGP-CPP, CPPB Procurement Supervisor
E-Mail	Jess.Romney@MesaAZ.gov
Phone	(480) 644-5798

With a copy to: City of Mesa – PRCF
Attn: Name, Title
P.O. Box 1466
Mesa, AZ 85211-1466
EndUserEmail@MesaAZ.gov

AND

COMPANY NAME, ("Contractor")

Mailing Address	
Remit to Address	
Attention	
E-Mail	
Phone	
Fax	

DRAFT

EXHIBIT 1
DRAFT AGREEMENT

CITY OF MESA AGREEMENT PURSUANT TO SOLICITATION

This Agreement pursuant to Solicitation ("Agreement") is entered into this ___ day of _____, 2023, by and between the City of Mesa, Arizona, an Arizona municipal corporation ("City"), and CompanyName, a(n) State corporation/company/natural person ("Contractor"). The City and Contractor are each a "Party" to the Agreement or together are "Parties" to the Agreement.

RECITALS

A. The City issued Solicitation number **2023261** ("Solicitation") for **Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Equipment**, to which Contractor provided a response ("Response"); and

B. The City Selected Contractor's Response as being in the best interest of the City and wishes to engage Contractor in providing the services/materials described in the Solicitation and Response.

In consideration of the reciprocal promises contained in the Agreement, and for other valuable and good consideration, which the Parties acknowledge the receipt and sufficiency of, the Parties agree to the following Terms & Conditions.

TERMS & CONDITIONS

1. **Term**. This Agreement is for a term beginning on **April 1, 2024,** and ending on **March 31, 2029**. The use of the word "Term" in the Agreement includes the aforementioned period as well as any applicable extensions or renewals in accordance with this Section 1.

    1.1 **Renewals.** On the mutual written agreement of the Parties, the Term may be renewed up to a maximum of two (2) years. Any renewal(s) will be a continuation of the same terms and conditions as in effect immediately before the expiration of the then-current term.

    1.2 **Extension for Procurement Processes**. Upon the expiration of the Term of this Agreement, including any renewals permitted herein, at the City's sole discretion this Agreement may be extended on a month-to-month basis for a maximum of six (6) months to allow for the City's procurement processes in the selection of a vendor to provide the services/materials provided under this Agreement. The City will notify the Contractor in writing of its intent to extend the Agreement at least thirty (30) calendar days before the expiration of the Term. Any extension under this Subsection 1.2 will be a continuation of the same terms and conditions as in effect immediately before the expiration of the then-current term.

2. **Scope of Work**. The Contractor will provide the necessary staff, services, and associated resources to provide the City with the services, materials, and obligations attached to this Agreement as **Exhibit A** ("Scope of Work") Contractor will be responsible for all costs and expenses incurred by Contractor that are incident to the performance of the Scope of Work unless otherwise stated in **Exhibit A**. Contractor will supply all equipment and instrumentalities necessary to perform the Scope of Work. If set forth in **Exhibit A**, the City will provide Contractor's personnel with adequate workspace and such other related facilities as may be required by Contractor to carry out the Scope of Work.

    The Agreement is based on the Solicitation and Response which are hereby incorporated by reference into the Agreement as if written out and included herein. In addition to the requirements specifically set forth in the Scope of Work, the Parties acknowledge and agree that the Contractor shall perform in accordance with all terms, conditions, specifications, and other requirements set forth within the Solicitation and Response unless modified herein.

3. **Orders**. Orders are placed with the Contractor by either a: (i) Purchase Order when for a one-time purchase; (ii) Notice to Proceed, or (iii) Delivery Order off of a Master Agreement for Requirement

Contract where multiple as-needed orders will be placed with the Contractor. The City may use the Internet to communicate with Contractor and to place orders as permitted under this Agreement

4. **Document Order of Precedence**. In the event of any inconsistency between the terms of the body of the Agreement, the Exhibits, the Solicitation, and Response, the language of the documents will control in the following order.

    a. Agreement
    b. Exhibits
        1. Mesa Standard Terms & Conditions
        2. Scope of Work
        3. Other Exhibits not listed above
    c. Solicitation including any addenda
    d. Contractor Response, including OMNIA Partners Agreement

5. **Payment.**

    5.1 **General**. Subject to the provisions of the Agreement, the City will pay Contractor the sum(s) described in **Exhibit B** ("Pricing") in consideration of Contractor's performance of the Scope of Work during the Term.

    5.2 **Prices**. All pricing shall be firm for the Term and all extensions or renewals of the Term except where otherwise provided in this Agreement and include all costs of the Contractor providing the materials/service including transportation, insurance, and warranty costs. No fuel surcharges will be accepted unless allowed in this Agreement. The City shall not be invoiced at prices higher than those stated in the Agreement.

    The Contractor further agrees that any reductions in the price of the materials or services covered by this Agreement will apply to the undelivered balance. The Contractor shall promptly notify the City of such price reductions.

    No price modifications will be accepted without proper request by the Contractor and response by the City's Purchasing Division.

    5.3 **Invoices**. Payment will be made to Contractor following the City's receipt of a properly completed invoice. No terms set forth in any invoice, purchase order, or similar document issued by Contractor will be deemed accepted by the City; the terms of the contractual relationship between the Parties are as set forth in this Agreement. Any issues regarding billing or invoicing must be directed to the City Department/Division requesting the service or material from the Contractor. A properly completed invoice should contain, at a minimum, all of the following:

        a. Contractor name, address, and contact information;
        b. City billing information;
        c. City contract number as listed on the first page of the Agreement;
        d. Invoice number and date;
        e. Payment terms;
        f. Date of service or delivery;
        g. Description of materials or services provided;
        h. If materials provided, the quantity delivered and pricing of each unit;
        i. Applicable Taxes;
        j. If applicable, mileage or travel costs; and
        k. Total amount due.

5.4 **Payment of Funds**. Contractor acknowledges the City may, at its option and where available use a Credit Card/Procurement Card to make payment for orders under the Agreement with no additional charge/fee. Otherwise, payment will be through a traditional method of a check.

5.5 **Disallowed Costs, Overpayment**. If at any time the City determines that a cost for which payment was made to Contractor is a disallowed cost, such as an overpayment or a charge for materials/service not in accordance with the Agreement, the City will notify Contractor in writing of the disallowance; such notice will state the means of correction which may be, but is not limited to, adjustment of any future claim/invoice submitted by Contractor in the amount of the disallowance, or to require repayment of the disallowed amount by Contractor. Contractor will be provided with the opportunity to respond to the notice.

6. **Insurance**.

6.1 Contractor must obtain and maintain at its expense throughout the term of Contractor's agreement, at a minimum, the types and amounts of insurance set forth in this Section 6 from insurance companies authorized to do business in the State of Arizona; the insurance must cover the materials/service to be provided by Contractor under the Agreement. For any insurance required under the Agreement, Contractor will name the City of Mesa, its agents, representatives, officials, volunteers, officers, elected officials, and employees as additional insured, as evidenced by providing either an additional insured endorsement or proper insurance policy excerpts.

6.2 Nothing in this Section 6 limits Contractor's responsibility to the City. The insurance requirements herein are minimum requirements for the Agreement and in no way limit any indemnity promise(s) contained in the Agreement.

6.3 The City does not warrant the minimum limits contained herein are sufficient to protect Contractor and subcontractor(s) from liabilities that might arise out of performance under the Agreement by Contractor, its agents, representatives, employees, or subcontractor(s). Contractor is encouraged to purchase additional insurance as Contractor determines may be necessary.

6.4 Each insurance policy required under the Agreement must be in effect at or before the execution of the Agreement and remain in effect for the term of the Agreement.

6.5 Before the execution of the Agreement, Contractor will provide the City with a Certificate of Insurance (using an appropriate "ACORD" or equivalent certificate) signed by the issuer with applicable endorsements. The City reserves the right to request additional copies of any or all of the policies, endorsements, or notices relating thereto required under the Agreement.

6.6 When the City requires a Certificate of Insurance to be furnished, Contractor's insurance is primary of all other sources available. When the City is a certificate holder and/or an additional insured, Contractor agrees no policy will expire, be canceled, or be materially changed to affect the coverage available without advance written notice to the City.

6.7 The policies required by the Agreement must contain a waiver of transfer rights of recovery (waiver of subrogation) against the City, its agents, representatives, officials, volunteers, officers, elected officials, and employees for any claims arising out of the work of Contractor.

6.8 All insurance certificates and applicable endorsements are subject to review and approval by the City's Risk Management Division.

6.9 **Types and Amounts of Insurance**. Contractor must obtain and retain throughout the term of the Agreement, at a minimum, the following:

6.9.1 Worker's compensation insurance in accordance with the provisions of Arizona law. If Contractor operates with no employees, Contractor must provide the City with written proof Contractor has no employees. If employees are hired during the course of this Agreement, Contractor must procure worker's compensations in accordance with Arizona law.

6.9.2 The Contractor shall maintain at all times during the term of this contract, a minimum amount of $1 million per occurrence/$2 million aggregate Commercial General Liability insurance, including Products and Contractual Liability. For General Liability insurance, the City of Mesa, their agents, officials, volunteers, officers, elected officials, or employees shall be named as additional insured, as evidenced by providing an additional insured endorsement.

6.9.3 Automobile liability, bodily injury, and property damage with a limit of $1 million per occurrence including owned, hired, and non-owned autos.

7. **Requirements Contract**. Contractor acknowledges and agrees the Agreement is a requirements contract; the Agreement does not guarantee any purchases will be made (minimum or maximum). Orders will only be placed when the City identifies a need and issues a purchase order or a written notice to proceed. The City reserves the right to cancel purchase orders or a notice to proceed within a reasonable period of time of issuance; any such cancellation will be in writing. Should a purchase order or notice to proceed be canceled, the City agrees to reimburse Contractor for any actual and documented costs incurred by Contractor. The City will not reimburse Contractor for any avoidable costs incurred after the receipt of cancellation including, but not limited to, lost profits, shipment of product, or performance of services.

8. **Notices.** All notices to be given pursuant to the Agreement will be delivered to the Contractor as listed on Page 1 of this Agreement. Notice will be delivered pursuant to the requirements set forth in the Mesa Standard Terms and Conditions that is attached to the Agreement as **Exhibit C**.

9. **Representations of Contractor**. To the best of Contractor's knowledge, Contractor agrees that:

a. Contractor has no obligations, legal or otherwise, inconsistent with the terms of the Agreement or with Contractor's undertaking of the relationship with the City;

b. Performance of the services called for by the Agreement do not and will not violate any applicable law, rule, regulation, or any proprietary or other right of any third party;

c. Contractor will not use in the performance of Contractor's responsibilities under the Agreement any proprietary information or trade secret of a former employer of its employees (other than City, if applicable); and

d. Contractor has not entered into and will not enter into any agreement, whether oral or written, in conflict with the Agreement.

10. **Mesa Standard Terms and Conditions**. **Exhibit C** to the Agreement is the Mesa Standard Terms and Conditions as modified by the Parties, which are incorporated by reference into the Agreement as though fully set forth herein. In the event of any inconsistency between the terms of the Agreement and the Mesa Standard Terms and Conditions, the language of the Agreement will control. The Parties or a Party are referred to as a "party" or "parties" in the Mesa Standard Terms and Conditions. The Term is referred to as the "term" in the Mesa Standard Terms and Conditions.

11. **Counterparts and Facsimile or Electronic Signatures**. This Agreement may be executed in two (2) or more counterparts, each of which will be deemed an original and all of which, taken together,

will constitute one agreement. A facsimile or other electronically delivered signature to the Agreement will be deemed an original and binding upon the Party against whom enforcement is sought.

12. **Incorporation of Recitals and Exhibits.** All Recitals and Exhibits to the Agreement are hereby incorporated by reference into the Agreement as if written out and included herein. In the event of any inconsistency between the terms of the body of the Agreement and the Exhibits, the language of the Agreement will control.

    Exhibits to this Agreement are the following:

    - (A) Scope of Work
    - (B) Pricing
    - (C) Mesa Standard Terms and Conditions
    - (D) OMNIA Partners Documents and Contractor Response
    - (E) Request for Proposal

13. **Attorneys' Fees**. The prevailing Party in any litigation arising out of the Agreement will be entitled to the recovery of its reasonable attorney's fees, court costs, and other litigation-related costs and fees from the other Party.

14. **Additional Acts**. The Parties agree to execute promptly such other documents and to perform such other acts as may be reasonably necessary to carry out the purpose and intent of the Agreement.

15. **Headings.** The headings of the Agreement are for reference only and will not limit or define the meaning of any provision of the Agreement.

DRAFT

EXHIBIT 1
DRAFT AGREEMENT

By executing below, each Party acknowledges that it understands, approves, and accepts all of the terms of the Agreement and the attached exhibits.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY OF MESA, ARIZONA

By: _____

_____
Printed Name

_____
Title

_____
Date

CONTRACTOR NAME

By: _____

_____
Printed Name

_____
Title

_____
Date

REVIEWED BY:

By: _____
Jess Romney, NIGP-CPP, CPPB
Procurement Supervisor

DRAFT

EXHIBIT 1
DRAFT AGREEMENT

EXHIBIT A
SCOPE OF WORK

The Scope of Work and Vendor Response will be added here when Agreement is finalized.

DRAFT

EXHIBIT B
PRICING

Attachment A Pricing will be added here when Agreement is finalized.

DRAFT

EXHIBIT 1
DRAFT AGREEMENT

EXHIBIT C
MESA STANDARD TERMS AND CONDITIONS

1. **INDEPENDENT CONTRACTOR.** It is expressly understood that the relationship of Contractor to the City will be that of an independent contractor. Contractor and all persons employed by Contractor, either directly or indirectly, are Contractor's employees, not City employees. Accordingly, Contractor and Contractor's employees are not entitled to any benefits provided to City employees including, but not limited to, health benefits, enrollment in a retirement system, paid time off or other rights afforded City employees. Contractor employees will not be regarded as City employees or agents for any purpose, including the payment of unemployment or workers' compensation. If any Contractor employees or subcontractors assert a claim for wages or other employment benefits against the City, Contractor will defend, indemnify and hold harmless the City from all such claims.

2. **SUBCONTRACTING.** Contractor may not subcontract work under this Agreement without the express written permission of the City. If Contractor has received authorization to subcontract work, it is agreed that all subcontractors performing work under the Agreement must comply with its provisions. Further, all agreements between Contractor and its subcontractors must provide that the terms and conditions of this Agreement be incorporated therein.

3. **ASSIGNMENT.** This Agreement may not be assigned, either in whole or in part, without first receiving the City's written consent. Any attempted assignment, either in whole or in part, without such consent will be null and void and in such event the City will have the right, at its option, to terminate the Agreement. No granting of consent to any assignment will relieve Contractor from any of its obligations and liabilities under the Agreement.

4. **SUCCESSORS AND ASSIGNS, BINDING EFFECT.** This Agreement will be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.

5. **NO THIRD-PARTY BENEFICIARIES.** This Agreement is intended for the exclusive benefit of the parties. Nothing set forth in this Agreement is intended to create, or will create, any benefits, rights, or responsibilities in any third parties.

6. **NON-EXCLUSIVITY.** The City, in its sole discretion, reserves the right to request the materials or services set forth herein from other sources when deemed necessary and appropriate. No exclusive rights are encompassed through this Agreement.

7. **AMENDMENTS.** There will be no oral changes to this Agreement. This Agreement can only be modified in a writing signed by both parties. No charge for extra work or material will be allowed unless approved in writing, in advance, by the City and Contractor.

8. **TIME OF THE ESSENCE.** Time is of the essence to the performance of the parties' obligations under this Agreement.

9. **COMPLIANCE WITH APPLICABLE LAWS.**

   a. **General.** Contractor must procure all permits/licenses and pay all charges and fees necessary and incidental to the lawful conduct of business. Contractor must stay fully informed of existing and future federal, state, and local laws, ordinances, and regulations that in any manner affect the fulfillment of this Agreement and must comply with the same at its own expense. Contractor bears full responsibility for training, safety, and providing necessary equipment for all Contractor personnel to achieve compliance throughout the term of the Agreement. Upon request, Contractor will demonstrate to the City's satisfaction any programs, procedures, and other activities used to ensure compliance.

   b. **Drug-Free Workplace.** Contractor is hereby advised that the City has adopted a policy establishing a drug-free workplace for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor will require a drug-free workplace for all Contractor personnel working under this Agreement.

Specifically, all Contractor personnel who are working under this Agreement must be notified in writing by Contractor that they are prohibited from the manufacture, distribution, dispensation, possession, or unlawful use of a controlled substance in the workplace. Contractor agrees to prohibit the use of intoxicating substances by all Contractor personnel and will ensure that Contractor personnel do not use or possess illegal drugs while in the course of performing their duties.

c. **Federal and State Immigration Laws.** Contractor agrees to comply with the Immigration Reform and Control Act of 1986 (IRCA) in performance under this Agreement and to permit the City and its agents to inspect applicable personnel records to verify such compliance as permitted by law. Contractor will ensure and keep appropriate records to demonstrate that all Contractor personnel have a legal right to live and work in the United States.

   i. As applicable to Contractor, under the provisions of A.R.S. § 41-4401, Contractor hereby warrants to the City that Contractor and each of its subcontractors will comply with, and are contractually obligated to comply with, all federal immigration laws and regulations that relate to their employees and A.R.S. § 23-214(A) (hereinafter collectively the "Contractor Immigration Warranty").

   ii. A breach of the Contractor Immigration Warranty will constitute a material breach of this Agreement and will subject Contractor to penalties up to and including termination of this Agreement at the sole discretion of the City.

   iii. To ensure Contractor and its subcontractors are complying with the Contractor Immigration Warranty, the City retains the legal right to conduct random verification of the employment records of any Contractor or subcontractor employee who works on this Agreement, including the inspection of the papers of such employees. Contractor agrees to assist the City in regard to any random verification performed.

   iv. Neither Contractor nor any subcontractor will be deemed to have materially breached the Contractor Immigration Warranty if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by Sections 274a and 274b of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. § 23-214(A).

d. **Nondiscrimination.** Contractor understands and acknowledges that it is the policy of the City of Mesa to promote nondiscrimination. As such, Contractor represents and warrants that it does not discriminate against any person on the basis of race, color, ethnicity, national origin, age, disability, religion, sex, sexual orientation, gender identity, veteran's status, marital status, familial status, or genetic information (collectively, "protected status") in employment, housing, or facilities, establishments, accommodations, services, commodities, or use offered to or enjoyed by the general public. Contractor further represents and warrants that it does not, on the basis of protected status, refuse to hire or employ or bar or discharge from employment any person, or to discriminate against such person in compensation, conditions, or privileges of employment. In performance of this Agreement, Contractor shall comply with all applicable federal, state, and local laws and executive orders regarding non-discrimination including, but not limited to, the following (as amended): Title VII of the U.S. Civil Rights Act of 1964; Section 504 of the Federal Rehabilitation Act; Age Discrimination Act of 1967; Equal Pay Act of 1963; and Americans with Disabilities Act of 1990.

e. **State Sponsors of Terrorism Prohibition.** Per A.R.S. § 35-392, Contractor must not be in violation of section 6(j) of the Federal Export Administration Act and subsequently prohibited by the State of Arizona from selling goods or services to the City.

f. **Israel Boycott Divestments.** In accordance with the requirements of A.R.S. § 35-393.01, by entering into this Agreement, Contractor certifies that it is not currently engaged in, and agrees for the duration of the Agreement to not engage in, a boycott of Israel.

g. **Forced Ethnic Uyghur Labor Prohibition.** In accordance with the requirements of A.R.S. § 35-394, Contractor certifies that it does not currently, and agrees for the duration of the contract that it will not, use (i) the forced labor of ethnic Uyghurs in the People's Republic of China; (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or (iii) any contractors, subcontractors, or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

h. **Termination for Violation of Forced Ethnic Uyghur Labor Prohibition.** If, after providing the certification described in (g), Contractor becomes aware that it is not in compliance with the certification, it shall notify the City within five (5) business days of becoming aware of the noncompliance. Contractor acknowledges that it must remedy the noncompliance and provide written certification of that within 180 days after notifying the City of its noncompliance. If Contractor fails to remedy the noncompliance and provide the written certification within 180 days, the contract shall terminate immediately.

10. **SALES/USE TAX, OTHER TAXES.**

a. Contractor is responsible for the payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's services under this Agreement including, by way of illustration but not limitation, federal and state income tax, Social Security tax, unemployment insurance taxes, and any other taxes or business license fees, as required. If any taxing authority should deem Contractor or Contractor employees an employee of the City or should otherwise claim the City is liable for the payment of taxes that are Contractor's responsibility under this Agreement, then Contractor will indemnify the City for any tax liability, interest, and penalties imposed upon the City.

b. The City is exempt from paying certain federal excise taxes and will furnish an exemption certificate upon request. The City is <u>not</u> exempt from state and local sales/use taxes.

11. **AMOUNTS DUE THE CITY.** Contractor must be current and remain current in all obligations, whether or not related to the Agreement, due to the City during the performance of services under the Agreement. Payments to Contractor may be offset by any delinquent amounts due the City or fees and charges owed to the City.

12. **PUBLIC RECORDS.** Contractor acknowledges that the City is a public body, subject to Arizona's public records laws (A.R.S. § 39-121 *et seq.*) and any documents related to this Agreement may be subject to disclosure pursuant to state law in response to a public records request or to subpoena or other judicial process.

12.1. If Contractor believes documents related to the Agreement contain trade secrets or other proprietary data, Contractor must have notified the City pursuant to Mesa Procurement Rules Section 2.1 or notified the City with a notification statement specifically identifying the trade secrets or other proprietary data that Contractor believes should remain confidential.

12.2. In the event the City determines it is legally required to disclose pursuant to law any documents or information Contractor deems confidential trade secrets or proprietary data, the City, to the extent possible, will provide Contractor with prompt written notice by certified mail, fax, email or other method that tracks delivery status of the requirement to disclose the information so Contractor may seek a protective order from a court having jurisdiction over the matter or obtain other appropriate remedies. The notice will include a time period for Contractor to seek court ordered protection or other legal remedies as deemed appropriate by Contractor. If Contractor does not obtain such court ordered protection by the expiration of said time period, the City may release the information without further notice to Contractor.

13. **AUDITS AND RECORDS.** Contractor must preserve the records related to this Agreement for six (6) years after completion of the Agreement. The City or its authorized agent reserves the right to inspect any records related to the performance of work specified herein. In addition, the City may

inspect all payroll, billing or other relevant records kept by Contractor in relation to the Agreement. Contractor will permit such inspections and audits during normal business hours and upon reasonable notice by the City. The audit of records may occur at Contractor's place of business or at City offices, as determined by the City.

14. **BACKGROUND CHECK.** In accordance with the City's current background check policies, the City may conduct criminal, driver history, and all other requested background checks of Contractor personnel who would perform services under the Agreement who will have access to the City's information, data, or facilities. Any officer, employee, or agent that fails the background check must be replaced immediately for any reasonable cause not prohibited by law.

15. **SECURITY CLEARANCE AND REMOVAL OF CONTRACTOR PERSONNEL.** The City will have final authority, based on security reasons: (i) to determine when security clearance of Contractor personnel is required; (ii) to determine the nature of the security clearance, up to and including fingerprinting Contractor personnel; and (iii) to determine whether any individual or entity may provide services under this Agreement. If the City objects to any Contractor personnel for any reasonable cause not prohibited by law, then Contractor will, upon notice from the City, remove any such individual from performance of services under this Agreement.

16. **DEFAULT.**

a. A party will be in default of the Agreement if that party:

i. Is or becomes insolvent or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's capability to perform under the Agreement;

ii. Is the subject of a petition for involuntary bankruptcy not removed within sixty (60) calendar days;

iii. Conducts business in an unethical manner as set forth in the City Procurement Rules Article 7 or in an illegal manner;

iv. Fails to carry out any term, promise, or condition of the Agreement; or

v. Is debarred from participating in City procurements and solicitations in accordance with Article 6 of the City's Procurement Rules.

c. **Notice and Opportunity to Cure.** In the event a party is in default then the other party will provide written notice to the defaulting party of the default. The defaulting party will have thirty (30) days from receipt of the notice to cure the default, unless the default is of a nature that it is reasonably anticipated to affect the health, safety or welfare of the public and, in such an event, the non-defaulting party may require a minimum seven (7) days to cure the default from the date of receipt of the notice; the cure period may be extended by mutual agreement of the parties, but no cure period may exceed ninety (90) days. A default notice will be deemed to be sufficient if it is reasonably calculated to provide notice of the nature and extent of such default. Failure of the non-defaulting party to provide notice of the default does not waive any rights under the Agreement. Failure of the defaulting party to cure the default will entitle the non-defaulting party to the election of remedies specific to the party as set forth in section 17 below.

d. **Anticipatory Repudiation.** Whenever the City in good faith has reason to question Contractor's intent or ability to perform, the City may demand that Contractor give a written assurance of its intent and ability to perform. In the event demand is made and no written assurance is given within ten (10) calendar days, the City may treat this failure as an anticipatory repudiation of the Agreement entitling the City to terminate the Agreement in accordance with section 17(a) below.

17. **REMEDIES.** The remedies set forth in this Agreement are not exclusive. Election of one remedy will not preclude the use of other remedies. In the event of default:

a. The non-defaulting party may terminate the Agreement, and the termination will be effective immediately or at such other date as specified by the terminating party.

b. The City may purchase the services or materials required under the Agreement from the open market, complete required work itself, or have it completed at the expense of Contractor. If the cost of obtaining substitute services exceeds the contract price in the Agreement, the City may recover the excess cost by: (i) requiring immediate reimbursement by the Contractor to the City; (ii) deduction from an unpaid balance due to Contractor; (iii) collection against the proposal and performance security, if any; (iv) collection against liquidated damages (if applicable); or (v) a combination of the aforementioned remedies or other remedies as permitted by law. Costs in this Subsection (b) include any and all, fees, and expenses incurred in obtaining substitute services and expended in obtaining reimbursement including, but not limited to, administrative expenses, attorneys' fees, and costs.

c. The non-defaulting party will have all other rights granted under this Agreement and all rights at law or in equity that may be available to it.

d. Neither party will be liable for incidental, special, or consequential damages.

18. **CONTINUATION DURING DISPUTES.** Contractor agrees that during any dispute between the parties, Contractor will continue to perform its obligations until the dispute is settled, instructed to cease performance by the City, enjoined or prohibited by judicial action, or otherwise required or obligated to cease performance by other provisions in this Agreement.

19. **TERMINATION FOR CONVENIENCE.** The City reserves the right to terminate this Agreement, in part or in whole, for its sole convenience upon thirty (30) calendar days' written notice. Contractor acknowledges that, as with any termination permitted under this Agreement, in the event of a termination for convenience, Contractor is only entitled to payment in accordance with section 22 (Payment to Contractor Upon Termination); Contractor will not be entitled to any anticipated lost profits had the Agreement been performed to completion.

20. **TERMINATION FOR CONFLICT OF INTEREST (A.R.S. § 38-511).** Pursuant to A.R.S. § 38-511, the City may cancel this Agreement within three (3) years after its execution, without penalty or further obligation, if any person significantly involved in initiating, securing, drafting, or creating the Agreement for the City becomes an employee or agent of Contractor.

21. **TERMINATION FOR NON-APPROPRIATION AND MODIFICATION FOR BUDGETARY CONSTRAINT.** The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines it does not have funds to meet its obligations under this Agreement, the City will have the right to terminate the Agreement without penalty on the last day of the fiscal period for which funds were legally available. In the event of such termination, the City agrees to provide written notice of its intent to terminate thirty (30) calendar days prior to the stated termination date.

22. **PAYMENT TO CONTRACTOR UPON TERMINATION.** Upon termination of this Agreement for any reason, Contractor will be entitled only to payments authorized under the Agreement for those services performed or materials provided in accordance with the Agreement up to the date of termination, and any authorized expenses already incurred up to such date of termination. The City will make final payment within thirty (30) calendar days after the City has both completed its appraisal of the materials and services provided and received Contractor's properly prepared final invoice.

23. **NON-WAIVER OF RIGHTS.** There will be no waiver of any provision of this Agreement unless approved in writing and signed by the waiving party. Failure or delay to exercise any rights or remedies provided herein or by law or in equity, or the acceptance of, or payment for, any services hereunder, will not release the other party of any of the warranties or other obligations of the Agreement and will not be deemed a waiver of any such rights or remedies.

24. **INDEMNIFICATION; LIABILITY.**

a. To the fullest extent permitted by law, Contractor agrees to defend, indemnify and hold harmless the City, its elected officials, agents, representatives and employees (collectively, including the City, "City Personnel") from and against any and all liabilities, demands, claims, suits, penalties, obligations, losses, damages, causes of action, fines or judgments of any kind, including costs, attorneys', witnesses' and expert witnesses' fees, and expenses incident thereto (all of the foregoing, collectively "Claims") imposed upon or asserted against City Personnel by a third party relating to, arising out of or resulting from, in whole or in part: (i) services and/or materials provided under this Agreement by Contractor or its officers, agents, or employees (collectively, including Contractor, "Contractor Personnel"): (ii) negligent acts, errors, mistakes or omissions of Contractor Personnel; or (iii) failure of Contractor Personnel to comply with or fulfill the obligations established by this Agreement. Contractor's indemnification, duty to defend and hold harmless City Personnel in this Subsection (a) will apply to all Claims against City Personnel except Claims arising solely from the negligence or intentional acts of City Personnel.

b. The City assumes no liability for the actions of Contractor Personnel and will not indemnify or hold Contractor Personnel or any third party harmless for Claims relating to, arising out of or resulting from, in whole or in part, this Agreement or use of Contractor Personnel-provided services or materials.

25. **WARRANTY.** Contractor warrants that the services and materials will conform to the requirements of the Agreement. Additionally, Contractor warrants that all services will be performed in a good, workman-like, and professional manner. The City's acceptance of services or materials provided by Contractor will not relieve Contractor from its obligations under this warranty. If the City reasonably determines any materials or services are of a substandard or unsatisfactory manner, Contractor, at no additional charge to the City, will provide materials or redo such services until in accordance with this Agreement and to the City's reasonable satisfaction.

Unless otherwise agreed, Contractor warrants that materials will be new, unused, of most current manufacture and not discontinued, will be free of defects in materials and workmanship, will be provided in accordance with manufacturer's standard warranty for at least one (1) year unless otherwise specified, and will perform in accordance with manufacturer's published specifications.

26. **THE CITY'S RIGHT TO RECOVER AGAINST THIRD PARTIES.** Contractor will do nothing to prejudice the City's right to recover against third parties for any loss, destruction, or damage to City property and will, at the City's request and expense, furnish to the City reasonable assistance and cooperation in obtaining recovery, including assistance in the prosecution or defense of suit and the execution of instruments of assignment in favor of the City.

27. **NO GUARANTEE OF WORK.** Contractor acknowledges and agrees: (i) it is not entitled to deliver any specific amount of materials or services, or any materials or services at all, under this Agreement; and (ii) the materials or services will be requested by the City on an as needed basis, at the sole discretion of the City. Any document referencing quantities or performance frequencies represent the City's best estimate of current requirements, but will not bind the City to purchase, accept, or pay for materials or services which exceed its actual needs.

28. **OWNERSHIP.** All deliverables, services, and information provided by Contractor or the City pursuant to this Agreement (whether electronically or manually generated) including without limitation, reports, test plans, and survey results, graphics, and technical tables, originally prepared in the performance of this Agreement, are the property of the City and will not be used or released by Contractor or any other person except with prior written permission by the City.

29. **USE OF NAME.** Contractor will not use the name of the City of Mesa in any advertising or publicity without obtaining the prior written consent of the City.

30. **PROHIBITED ACTS.** Contractor acknowledges the applicability of A.R.S. § 38-504 which prohibits a person who, within the preceding twelve (12) months, is or was a public officer or employee of the City from representing another person (including Contractor) before the City on any matter for which the officer or employee was directly concerned and personally participated in during their service or employment by a substantial and material exercise of administrative discretion. Further, while employed by the City and for two (2) years thereafter, public officers or employees are prohibited from disclosing or using, without appropriate authorization, any confidential information acquired by such person in the course of his or her official duties at the City.

31. **FOB DESTINATION FREIGHT PREPAID AND ALLOWED.** All deliveries will be FOB destination freight prepaid and allowed unless otherwise agreed.

32. **RISK OF LOSS**. Contractor agrees to bear all risk of loss, injury, or destruction of Contractor's goods or equipment incidental to Contractor providing the services and materials under this Agreement and such loss, injury, or destruction will not release Contractor from any obligation hereunder.

33. **SAFEGUARDING CITY PROPERTY.** Contractor will be responsible for any damage or loss to City real or personal property when such property is the responsibility of or in the custody of Contractor or its personnel.

34. **WARRANTY OF RIGHTS.** Contractor warrants it has title to, or the right to allow the City to use, the materials and services being provided, and that the City may use same without suit, trouble or hindrance from Contractor or third parties.

35. **PROPRIETARY RIGHTS INDEMNIFICATION.** Without limiting the warranty in section 34, Contractor will without limitation and at its expense defend the City against all claims asserted by any person that anything provided by Contractor infringes a patent, copyright, trade secret or other intellectual property right and must, without limitation, pay the costs, damages and attorneys' fees awarded against the City in any such action, or pay any settlement of such action or claim. Each party agrees to notify the other promptly of any matters to which this provision may apply and to cooperate with each other in connection with such defense or settlement. If a preliminary or final judgment is obtained against the City's use or operation of the items provided by Contractor hereunder or any part thereof by reason of any alleged infringement, Contractor will, at its expense and without limitation, either: (a) modify the item so that it becomes non-infringing; (b) procure for the City the right to continue to use the item; (c) substitute for the infringing item other item(s) having at least equivalent capability; or (d) refund to the City an amount equal to the price paid, less reasonable usage, from the time of installation acceptance through cessation of use, which amount will be calculated on a useful life not less than five (5) years, plus any additional costs the City may incur to acquire substitute supplies or services.

36. **CONTRACT ADMINISTRATION.** The contract will be administered by the applicable Purchasing Officer and/or an authorized representative from the using department (collectively "Contractor Administrators"); all questions regarding the Agreement will be referred to the Contract Administrators. If authorized by the Contract Administrators, supplements or amendments may be written to the Agreement for the addition or deletion of services. Payment will be negotiated and determined by the Contract Administrators.

37. **FORCE MAJEURE.** Failure by either party to perform its duties and obligations will be excused by unforeseeable circumstances beyond its reasonable control, including acts of nature, acts of the public enemy, riots, fire, explosion, legislation, and governmental regulation. The party whose performance is so affected will, within five (5) calendar days of the unforeseeable circumstance, notify the other party of all pertinent facts and identify the force majeure event. The party whose performance is so affected must also take all reasonable steps, promptly and diligently, to prevent such causes if it is feasible to do so or to minimize or eliminate the effect thereof. The delivery or performance date will be extended for a period equal to the time lost by reason of delay, plus such additional time as may be reasonably necessary to overcome the effect of the delay, provided however, under no circumstances will delays caused by a force majeure extend beyond one

hundred-twenty (120) calendar days from the scheduled delivery or completion date of a task unless agreed upon by the parties.

38. **COOPERATIVE USE OF CONTRACT.** The City has entered into various cooperative purchasing agreements with other Arizona government agencies, including the Strategic Alliance for Volume Expenditures (SAVE) cooperative. Under the SAVE Cooperative Purchasing Agreement, any contract may be extended for use by other municipalities, school districts and government agencies in the State of Arizona with the approval of Contractor. Any such usage by other entities must be in accordance with the statutes, codes, ordinances, charter and/or procurement rules and regulations of the respective government agency.

    The City currently holds or may enter into Intergovernmental Governmental Agreements (IGA) with numerous governmental entities. These agreements allow the entities, with the approval of Contractor, to purchase their requirements under the terms and conditions of this Agreement.

    A contractor, subcontractor or vendor or any employee of a contractor, subcontractor or vendor who is contracted to provide services on a regular basis at an individual school shall obtain a valid fingerprint clearance card pursuant to title 41, chapter 12, article 3.1. A school district governing board shall adopt policies to exempt a person from the requirements of this subsection if the person's normal job duties are not likely to result in independent access to or unsupervised contact with pupils. A school district, its governing board members, its school council members, and its employees are exempt from civil liability for the consequences of adoption and implementation of policies and procedures pursuant to this subsection unless the school district, its governing board members, its school council members, or its employees are guilty of gross negligence or intentional misconduct.

    Additionally, Contractor will comply with the governing body's fingerprinting policy of each individual school district and public entity. Contractor, subcontractors, vendors, and their employees will not provide services on school district properties until authorized by the school district.

    Orders placed by other agencies and payment thereof will be the sole responsibility of that agency. The City is not responsible for any disputes arising out of transactions made by others.

39. **FUEL CHARGES AND PRICE INCREASES.** No fuel surcharges will be accepted. No price increases will be accepted without proper request by Contractor and response by the City's Purchasing Division.

40. **NOTICES.** All notices to be given pursuant to this Agreement must be delivered to the parties at their respective addresses. Notices may be sent via personal delivery, certified or registered mail with postage prepaid, overnight courier, facsimile, or email. If provided by personal delivery, receipt will be deemed effective upon delivery. If sent via certified or registered mail, receipt will be deemed effective three (3) calendar days after being deposited in the United States mail. If sent via overnight courier, facsimile or email, receipt will be deemed effective two (2) calendar days after the sending thereof.

41. **GOVERNING LAW, FORUM.** This Agreement is governed by the laws of the State of Arizona. The exclusive forum selected for any proceeding or suit, in law or equity, arising from or incident to this Agreement will be Maricopa County, Arizona.

42. **INTEGRATION CLAUSE.** This Agreement, including all attachments and exhibits hereto, supersede all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties with respect to the work to be performed.

43. **PROVISIONS REQUIRED BY LAW.** Any provision required by law to be in this Agreement is a part of this Agreement as if fully stated herein.

44. **SEVERABILITY.** If any provision of this Agreement is declared void or unenforceable, such provision will be severed from this Agreement, which will otherwise remain in full force and effect. The parties will negotiate diligently in good faith for such amendment(s) of this Agreement as may be necessary to achieve the original intent of this Agreement, notwithstanding such invalidity or unenforceability.

45. **SURVIVING PROVISIONS.** Notwithstanding any completion, termination, or other expiration of this Agreement, all provisions which, by the terms of reasonable interpretation thereof, set forth rights and obligations that extend beyond completion, termination, or other expiration of this Agreement, will survive, and remain in full force and effect. Except as specifically provided in this Agreement, completion, termination, or other expiration of this Agreement will not release any party from any liability or obligation arising prior to the date of termination.

46. **A.R.S. SECTIONS 1-501 and 1-502.** Pursuant to A.R.S §§ 1-501 and 1-502, any person who applies to the City for a local public benefit (the definition of which includes a grant, contract, or loan) must demonstrate his or her lawful presence in the United States. As this Agreement is deemed a local public benefit, if Contractor is an individual (natural) person or sole proprietorship, Contractor agrees to sign and submit the necessary documentation to prove compliance with the statutes if applicable.

47. **AUTHORITY.** Each party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each is properly authorized and empowered to enter into the Agreement. Each party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.

48. **PCI DSS COMPLIANCE.** In the event any Contractor engages in payment card transactions as a part of the services provided to City, Contractor shall comply with the Payment Card Industry Data Security Standards (“PCI DSS”) and any amendments or restatements of the PCI DSS during the Term of this Agreement. Contractor accepts responsibility for the security of City’s and/or any customer’s credit card data in its possession, even if all or a portion of the services to City are subcontracted to third parties.

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Janina Lewis, Procurement Services Director
From: Patricia Hall, Senior Procurement Analyst
Subject: Award File No. 270001-C-PH, Purchase of Computer Aided Dispatch (CAD) System/Automated Report Management System (ARMS) Services, and Crime Scene and Fingerprint Agreement **(Taurean Mathis Assistant Police Chief, Janina Lewis Procurement Services Director)**

Recommendation

Award File No. 270001-C-PH, Computer Aided Dispatch (CAD) System/Automated Report Management System (ARMS) services, and crime scene and fingerprint agreement to Pinellas County Sheriff's Office (PCSO), effective October 1, 2026 through September 30, 2027, in a total estimated amount not to exceed $195,000, for the Police Department (PD). This amount includes a contingency for unforeseen additional services. Purchase Orders will only be issued against approved budgets.

Background

The purpose of this contract is to provide PD with ongoing and as needed CAD/ARMS services, and crime scene and fingerprint agreement, which are essential to PD's daily operations. Staff deemed the offered pricing from PCSO to be fair and reasonable based on historic pricing paid by the City (see attached memo).

Pursuant to Florida State Statutes, chapter 287.057; paragraph (e) 12., Contractual services and commodities are not subject to the competitive-solicitation requirements for services or commodities provided by governmental entities.

Funding

001-1002-521.31-00, Law Enforcement/Professional Services
001-1002-521.34-00, Law Enforcement/Other Contractual Services
001-1002-521.41-00, Law Enforcement/Communication Services
001-1002-521.46-00, Law Enforcement/Repairs & Maintenance
001-1002-521.52-00, Law Enforcement/Operating Supplies

Strategic Plan Objective

N/A

TARPON SPRINGS POLICE DEPARTMENT

MEMORANDUM

"Building a Better Future Through Excellence in Policing"

Jeffrey P. Young
CHIEF OF POLICE

To: Janina Lewis, Procurement Services Director

From: Taurean Mathis, Assistant Chief of Police

Date: July 2, 2026

Ref: Approve combined CAD/RMS, Crime Scene and Fingerprint agreement with the Pinellas County Sheriff's Office (10/1/26 through 09/30/27) and approved additional expenditures with Pinellas County Sheriff's Office.

The Police Department relies on several essential services provided through the Pinellas County Sheriff's Office, and funding for these services is included in the proposed fiscal year 2027 Police budget. Below are a summary of each service and its function:

Computer Aided Dispatch (CAD) Maintenance — Supports the core software platform used by our communications division for day-to-day police operations.

Internet/ISP Connectivity — Covers primary and backup 50MB internet service linking our department to the Sheriff's Office, which in turn supports our connection to the records management system.

Augmented Criminal Investigative Support System (ACISS) — Serves as our department's primary platform for police records, intelligence-led policing (ILP), and related databases. The report "call-in" function, ARMS, operates as part of this system.

Traffic Crash Reporting System (TraCS) — *No cost associated with this service.* TraCS is the automated platform used to report all traffic crashes occurring within the city to the Florida Department of Highway Safety and Motor Vehicles.

Latent Print Services — Provides fingerprint development and analysis support for evidence collected at crime scenes.

Automated Report Management System (A.R.M.S.) — A reporting/call-in function tied to our CAD/RMS system through the Sheriff's Office, falling under the CAD/RMS contract previously approved by the City Commission.

Pinellas Juvenile Assessment Center (P.J.A.C.) Fees — Help fund operation of the P.J.A.C. facility, where juveniles taken into custody are brought by law enforcement agencies countywide, including ours.

Forensic Services — Provides specialized support for processing major crime scenes.

Intoxilyzer Testing Services — Available through the Sheriff's Office when our own instrument is out of service, or when an officer uses the Sheriff's Central Breath Test location.

Range Fees — Covers our department's use of the Sheriff's Office training range.

These services remain essential to Police Department operations and continue to be offered to us at favorable rates with strong support from the Sheriff's Office. Sufficient funds have been appropriated in the FY 2027 Police budget to cover the costs outlined in the agreement before you.

Total estimated cost for these services is approximately $195,000. A detailed cost breakdown is attached as a spreadsheet. Note that several services — Forensic Services, ARMS, P.J.A.C. Fees, Range Fees, and Intoxilyzer Testing — are billed based on actual usage, so their costs appear as "TBD" on the spreadsheet. Estimated annual costs for these usage-based services are:

- Forensic Services: $21,115
- ARMS: $39,600
- P.J.A.C. Fees, Range Fees, and Intoxilyzer Testing (combined): $13,500

I respectfully request that the City Commission approve this agreement to ensure continuity of these essential services effective October 1, 2026.

Additionally, contingent upon approval of both this contract and the FY 2027 budget, I am requesting Board authorization to expend the funds necessary to pay for these Sheriff's Office services as they're rendered throughout the year.

Additional Notes:

- This agreement has been reviewed and approved by the City Attorney.
- Total FY 2027 contract charges reflect a 1.5% change compared to FY 2026 contract charges.
- **Funding Source:** FY 2027 Police Department general fund budget.

AGREEMENT

THIS AGREEMENT is made and entered into by and between the CITY OF TARPON SPRINGS, FLORIDA, a municipal corporation (hereinafter "CITY"), and BOB GUALTIERI, as Sheriff, Pinellas County, Florida (hereinafter "SHERIFF")

WHEREAS, the SHERIFF currently maintains a computer-aided dispatch (CAD) system; and

WHEREAS, the CITY desires to contract with the SHERIFF to permit the CITY to have full access to all the features available in the SHERIFF'S CAD system; and

WHEREAS, the CAD system is capable of handling the volume of calls that are anticipated to be generated by the CITY without reducing the speed or efficiency of the system; and

WHEREAS, the SHERIFF currently has available and utilizes a computer-based system for taking, recording, and collating police reports known as the Augmented Criminal Investigative Support System (ACISS); and

WHEREAS, this computer-based system allows for the preparation of police reports using the system, making retrieval of and statistical information related to such reports readily available to law enforcement personnel; and

WHEREAS, the CITY desires to contract with the SHERIFF to permit CITY officers to utilize the computer based ACISS program; and

WHEREAS, the ACISS system is capable of handling the volume of reports that are anticipated to be generated by the CITY without reducing the speed or efficiency of the system; and

WHEREAS, the CITY desires to contract with the SHERIFF for crime scene services; and

WHEREAS, the CITY desires to contract with the SHERIFF for assistance in examining latent fingerprints derived from crime scenes within the CITY and from suspects and victims of crimes occurring within the municipal limits of the CITY; and

WHEREAS, both the CITY and the SHERIFF believe the provision of such services as hereinafter described is in the best interest of the safety and welfare of the citizens of the CITY and of Pinellas County;

NOW THEREFORE, in consideration of the mutual covenants and promises set forth below, the parties hereto agree as follows:

A. COMPUTER AIDED DISPATCH (CAD)

1. The SHERIFF maintains a computer aided dispatch (CAD) system whose main purpose is to input, and dispatch calls for service relating to law enforcement matters, as well as provide data communication with police laptop computers; said system is staffed twenty-four (24) hours per day, seven (7) days per week. This system is operated and maintained by the SHERIFF and is housed at a location designated by the SHERIFF. The SHERIFF agrees to allow the CITY to utilize the SHERIFF'S CAD system to input and dispatch calls and generate records for the CITY police department. The CITY agrees that it will provide resilient and redundant internet service provider connections with a 50MB Bright House/Spectrum connection as the primary provider and a 50MB CenturyLink connection as the secondary, back-up provider. The CITY further agrees that it shall permit authorized personnel timely and reasonable access to install, deliver, operate, maintain, and remove the service and equipment to include Brighthouse/Spectrum Networks, CenturyLink, and Pinellas County Sheriff's Office network equipment. In addition, the CITY agrees to provide the aforenamed entities with floor space, rack space, other space as required, and clean power as is reasonably necessary for the installation and operation of equipment located at the CITY police department.

2. The SHERIFF shall be responsible for the maintenance, upgrades, and repairs to the SHERIFF'S CAD system.

3. The SHERIFF shall notify the CITY of any changes or upgrades necessary in the communication equipment owned by the CITY, to ensure that the CITY continues to have full access to the CAD system. The cost of such changes or upgrades shall be the responsibility of the CITY.

4. The SHERIFF agrees that such notice to the CITY shall be made as soon as possible after the SHERIFF becomes aware of the need for the change or upgrade.

5. The CITY agrees to make the necessary changes or upgrades in a timely manner. Failure to do so may result in termination of the Agreement.

6. All communication equipment needed, such as but not limited to, laptop computers, to provide communication between the CAD system and the on-duty officers of the CITY shall be purchased by the CITY. However, the equipment shall meet the technical requirements for the SHERIFF'S CAD system.

7. Equipment purchased by the CITY for use by its police personnel, such as laptop computers shall remain the property of and be maintained by the CITY. The parties agree that the hardware, software and licenses which provide for access and use of the SHERIFF'S CAD system by the CITY, and for which hardware and licenses the CITY pays the SHERIFF, as specified in Attachment 1 and herein incorporated, will belong to the SHERIFF and as such remain the SHERIFF'S property in the event this Agreement is cancelled for any reason or not renewed.

8. The SHERIFF agrees to provide the technical and troubleshooting support to ensure that all equipment, hardware, and software for which the SHERIFF is responsible is properly configured and in working order. Any problems relating to the CITY's hardware and software will be the responsibility of the CITY to address.

9. The CITY shall pay to the SHERIFF the sum of SEVENTY-SEVEN THOUSAND FOUR HUNDRED SEVENTY-EIGHT DOLLARS AND SEVENTY-FOUR CENTS ($77,478.74), which provides payment for the annual maintenance fees for fifty-five (62) mobile licenses, three (3) CAD workstation licenses, the annual maintenance fee for the Citrix software, and the ongoing monthly ISP connection fees for Bright House/Spectrum and CenturyLink (See Attachment 1).

10. Should the CITY determine a need to add additional units to its fleet which are CAD accessible, the CITY shall be responsible for all associated costs at that time.

B. AUGMENTED CRIMINAL INVESTIGATIVE SUPPORT SYSTEM (ACISS)

1. The SHERIFF shall provide a law enforcement records management system, Augmented Criminal Investigative Support System (ACISS) to the CITY for its police department for sharing records management software in order to

maximize data resource sharing, increase efficiency, eliminate redundant records systems and the associated fiscal impact. In addition, the CITY'S police department will have access to and may utilize the SHERIFF'S Automated Records Management System (ARMS) Unit staff for completion of police reports. In making the Automated Records Management System available to the CITY'S police department, the SHERIFF will enable and permit police department officers to call in to the SHERIFF'S OFFICE all police reports as the police department may deem necessary and appropriate. ARMS Unit staff who generate these reports shall be continuously available to the CITY'S police department except at such times as the SHERIFF'S computer system is unavailable due to routine maintenance, upgrading, data back-up operations, or malfunction.

2. The CITY police department may elect for its officers to enter and generate all or a portion of their own police reports, in which case the CITY agrees to establish and maintain a quality control system in order to maintain the integrity of the data being entered into ACISS. Failure to do so may result in payment by the CITY to ACISS to restore the integrity of the data and/or the requirement that all future reports be done utilizing ARMS Unit staff.

3. The SHERIFF shall host the ACISS system and provide a point of network connectivity for the CITY police department. The SHERIFF is responsible for maintaining the records management computer system, including all required software licenses, upgrades, updates and system administration. The SHERIFF is also responsible for maintaining the records management software (ACISS), including all necessary software licenses, upgrades, updates and system administration. The CITY agrees it shall be responsible for providing and running the necessary anti-virus software on all computers connected to ACISS and shall be responsible for performing Windows updates on a regular and ongoing basis.

4. The City's police department is able to link to the Sheriff's Office network through the connection established through Bright House/Spectrum and CenturyLink as referenced in the above section, which provides a communication link to the Sheriff's Office public safety campus at 10750 Ulmerton Road, Largo, Florida. As network technology continues to evolve, typically with improved "throughput" and reduced cost, the system for network connectivity may be changed upon agreement by both parties. The network described herein shall provide connectivity for the records management

system; any cost in connection with this communication link shall be the responsibility of the CITY. In order to provide the CITY'S police department mobile units, the most efficient access to ACISS, the CITY agrees to utilize the NetMotion VPN product on the police department's mobile (laptop) units when said units are connected outside of the police department network.

5. The SHERIFF originally provided CITY police officers and other police personnel with training in the use of the ACISS system, including utilization of the ARMS Unit staff for the creation of police reports by the officers. The parties agreed that the goal in training CITY officers in the use of ACISS was to develop expertise on the part of one or more officers to the extent they would become more responsible for training new officers who are employed by the CITY in the future, and as such, the CITY is now responsible for said training. At such time as the parties agree that the CITY's police officers may begin completing their own police reports using ACISS, additional training at no cost shall be provided by the SHERIFF. All training shall take place at times mutually agreed upon by the parties. As with the use of ACISS, the goal of said training for officers to produce their own reports will be to develop expertise so that the training of new officers who are employed by the CITY in the future will be the responsibility of the CITY.

6. The SHERIFF will provide to the Florida Crime Information Center (FCIC) and National Crime Information Center (NCIC) information pertaining to articles with serial numbers from all police reports it completes, in order that these articles may be documented in these database systems. Said documentation, once accomplished, will be so noted by the SHERIFF in the applicable police reports. At such time as the CITY police department elects to prepare and enter its own police reports, it shall be responsible for notifying the SHERIFF of articles and serial numbers for entry into these database systems.

7. The SHERIFF, through appropriate staff, will review each report it prepares for completeness in compliance with UCR requirements. However, it shall be the responsibility of the CITY'S police department to review and approve all reports for the accuracy and completeness of information contained therein. The CITY police department will also be responsible for ensuring that all police reports supporting documents are entered into ACISS.[1] Further, the CITY'S police department shall determine which reports require follow-up by the State Attorney and shall provide copies of those reports to the Office of the State Attorney and to such other parties as it deems appropriate or may be required

by law.

8. The SHERIFF will provide to the Florida Department of Law Enforcement (FDLE), reports reflecting crime statistics for all UCR reportable crimes occurring in the CITY which are reported to the SHERIFF through the ACISS system pursuant to this Agreement. The SHERIFF will provide the data to the CITY on a monthly basis to review and make recommended updates to reports based on the Florida Incident-Based Reporting System (FIBRS) reporting requirements. The FIBRS-related updates need to be made by the CITY no later than the 12th of each month. If the updates are not made by the 12th of the month, the data will be submitted to FDLE by the 15th of the month "as is." The CITY has elected to be designated as a Full Contract CITY in FDLE's FIBRS records, which allows the SHERIFF to submit and verify the CITY'S UCR data to FDLE.

9. The SHERIFF also agrees that the CITY'S police department may utilize the property and evidence tracking component of ACISS in order to document items it collects and receives, as well as document chain of custody of said items. While the SHERIFF has provided assistance in configuring ACISS in order that the police department's items can be tracked separate and apart from that of the Sheriff's Office, the parties agree that the SHERIFF is in no way responsible or liable for the CITY police department's usage of ACISS for this purpose, and the CITY alone is solely responsible for the accuracy of all entries and any errors that may occur. The CITY will likewise be solely responsible for all items of property and evidence it receives and processes, stores and as appropriate, disposes of in accordance with state law and any applicable court orders.

10. The CITY shall pay to the SHERIFF the sum of FIVE THOUSAND THREE HUNDRED EIGHTY DOLLARS AND SEVENTY CENTS ($5,380.70), which provides payment for the annual maintenance fees for ten (10) ACISS licenses (See Attachment 1).

[1]There are several options for accomplishing supporting document entry into ACISS; these have been defined by the SHERIFF and included in the ACISS training.

C. TRAFFIC CRASH REPORTING SYSTEM

1. In addition to ACISS, the SHERIFF will also make a vehicle crash reporting system available to the CITY police department. The system currently in use is the Traffic and Criminal Reporting System (TraCS) although the parties agree the SHERIFF reserves the right to discontinue use of TraCS should the State of Florida no longer offer its use free of charge or for other reasons as determined by the SHERIFF. Should the SHERIFF discontinue use of TraCS, it agrees to make available at cost, if any, whatever replacement system it elects to use.

2. It will be the responsibility of the CITY police department to ensure that crash reports are entered and approved/closed in a timely manner in compliance with the standards set by Florida Statute and the Florida Department of Highway Safety and Motor Vehicles (DHSMV) guidelines. The SHERIFF will be responsible for the uploading of crash reports on its website for citizen access.

3. The SHERIFF originally provided the CITY'S police department training in the utilization of TraCS in conjunction with the initial ACISS training. The parties agreed that the goal in training CITY officers in the use of TraCS was to develop expertise on the part of one or more officers to the extent they would become responsible for training new officers who are employed by the CITY in the future, as such the CITY is now responsible for said training.

D. FORENSIC SCIENCE SERVICES

1. The SHERIFF will provide the CITY crime scene services for high priority calls to be determined by the CITY and SHERIFF. Said services shall include the documenting, photographing, and processing of said crime scene as such may be appropriate, within the scope and capabilities of the SHERIFF. Any processing or testing outside the SHERIFF'S capabilities shall be at the expense of the CITY but will be facilitated by the SHERIFF.

2. The parties agree that the term "high priority call" as used herein shall be defined as an incident, event or offense that requires a report or offense number be made, recorded or taken by a member of the CITY'S police department for documentation purposes and which requires some action by the SHERIFF'S Forensic Science Specialists.

3. The SHERIFF shall document the time spent by Sheriff's Office personnel performing duties associated with each crime scene processed for the CITY

and calculate the costs of crime scene processing based upon these personnel costs, other additional costs incurred for support personnel, and related operating costs. The CITY shall be billed on a monthly basis with payment due within thirty (30) calendar days of receipt of the invoice. See Attachment 1.

E. LATENT PRINT SERVICES

1. The SHERIFF shall provide to the CITY latent print examination and analysis services for those prints the CITY elects to submit to the SHERIFF.

2. Latent Print Examiners who perform these services shall be appropriately trained and qualified to examine latent fingerprints and to identify same.

3. Said Examiners shall be members of the Pinellas County Sheriff's Office and shall be subject to the direction and all rules and regulations of the SHERIFF.

4. Said Examiners shall be on duty to perform fingerprint examinations for the CITY eight (8) hours per day, five (5) days per week and shall as a part of their duties:

   a. Examine fingerprints provided by the CITY to eliminate fingerprints of persons who have a legitimate reason to have their fingerprints in a premise or on an object.
   b. Evaluate the quality of latent fingerprints provided by the CITY.
   c. Compare the latent fingerprints of suspects provided by the CITY.
   d. Appropriately document those latent fingerprints provided by the CITY that cannot be positively identified.
   e. Prepare and provide to the CITY reports on all latent fingerprint identifications performed.
   f. Attend depositions, hearings and trials and render expert testimony in the area of fingerprint identification.

5. In those instances where the CITY submits a complex or lengthy latent identification request, the SHERIFF shall devote the necessary available personnel to perform the work.

6. The CITY shall provide one individual, to be designated by the CITY, who shall act as a liaison with the Examiners provided for herein. Said liaison shall:

   a. Be a member of the CITY'S police department.
   b. Be responsible for the timely and appropriate delivery of latent fingerprints and certain items of evidence to the SHERIFF.
   c. Be responsible for the proper execution and delivery to the SHERIFF of

correctly executed latent fingerprint request forms.

d. Be responsible for the return to the CITY of completed latent fingerprint request forms showing the results of such examination or comparison.

e. Serve as the SHERIFF'S contact with the CITY in all day-to-day matters relating to the examination of latent fingerprints pursuant to this Agreement.

7. The CITY shall pay to the SHERIFF the sum of EIGHT THOUSAND NINE HUNDRED THIRTY-THREE DOLLARS AND FORTY CENTS ($8,933.40) for the latent fingerprint services to be rendered pursuant to this Agreement, which reflects payment for seventy (70) latent print cases at a cost of ONE HUNDRED TWENTY-SEVEN DOLLARS AND SIXTY-TWO CENTS ($127.62) per case. Should the CITY'S number of cases exceed the seventy (70) cases covered by this Agreement, it agrees to pay the ONE HUNDRED TWENTY-SEVEN DOLLARS AND SIXTY-TWO CENTS ($127.62) per each additional case. If the CITY uses less than the seventy (70) cases anticipated, the funds for the number of cases paid for above the number of actual cases processed during the term of this Agreement shall be refunded to the CITY as soon as is practical after the final month of this contract term has been completed and the total number of cases for the year has been determined.

F. PUBLIC RECORDS REQUESTS.

The Pinellas County Sheriff's Office is a public agency subject to Chapter 119, Florida Statutes. Section 119.0701, Florida Statutes (2017) requires that all contractors comply with Florida's public records laws with respect to services performed on behalf of the Sheriff. To the extent this statute is applicable to this contract, the requirements are:

a. Keep and maintain public records required by the CITY in order to perform the service;

b. Upon request from the CITY'S custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law;

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the SHERIFF does not transfer the records to the public agency;

d. Upon completion of the contract, transfer at no cost to the CITY all public records required by the CITY to perform the service. If the SHERIFF transfers all public records to the CITY upon completion of the contract, the SHERIFF shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the SHERIFF keeps and maintains public records, upon completion of the contract, the SHERIFF shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY upon request from the CITY'S custodian of public records, in a format that is compatible with the information technology systems of the CITY.

If the SHERIFF has questions regarding the application of Chapter 119, Florida Statutes, to the SHERIFF'S duty to provide public records relating to this contract, contact the custodian of public records at:

CITY OF TARPON SPRINGS
ATTENTION: CITY CLERK
410 NORTH RING AVENUE
TARPON SPRINGS, FL 34689
ijacobs@ctsfl.us

The failure of the SHERIFF to comply with the provisions set forth in this Section shall constitute a Default and Breach of this Agreement.

G. TERM OF THE AGREEMENT

This Agreement shall take effect on October 1, 2026, and remain in effect through September 30, 2027, unless either party terminates this Agreement as provided below.

H. TERMINATION

Either party may terminate this Agreement without cause or further liability to the other upon written notice to the other given thirty (30) days prior to the requested termination date. Upon such termination, the SHERIFF shall send an invoice to the CITY for any police reports prepared by the SHERIFF for which billing has not yet been made.

I. TOTAL COMPENSATION

The CITY agrees to pay the SHERIFF the sum of NINETY-ONE THOUSAND SEVEN HUNDRED NINETY-TWO DOLLARS AND EIGHTY-FOUR CENTS ($91,792.84). This sum is due and payable on October 1, 2026 and provides payment for access to the SHERIFF'S computer-aided dispatch, ACISS, and latent print services (See Attachment 1).

In addition to the above sum, the cost for police reports, including incident reports, offense reports, supplemental reports, and the like, is FIVE DOLLARS AND FIFTY CENTS ($5.50) per report generated by ARMS Unit staff. Said reports shall be tracked and invoiced by the SHERIFF to the CITY on a monthly basis, payable upon receipt. A charge will not be incurred for any report created solely for the purpose of adding supporting documents to an existing report file. For billing purposes, the "PSCO Supporting Documents" template must be used in order to result in no charge.

As indicated in Section D. above, the CITY will be billed for forensics services when and if the services are utilized, on a monthly basis, payable upon receipt.

J. CONTACT PERSONS

The SHERIFF agrees to use best efforts and necessary resources available to the SHERIFF to carry out the terms and conditions of this Agreement. Both parties agree that they will cooperate and work together to carry out the terms and conditions of the Agreement. To that end, the parties agree that the following individuals shall be the contact persons for the CITY and SHERIFF respectively:

FOR THE CITY :	FOR THE SHERIFF:
Jeffrey Young, Chief	Gregory Danzig, Major
444 South Huey Avenue	P. 0. Drawer 2500
Tarpon Springs, FL 34689-1575	Largo, FL 33779-2500

K. COMPLETE AGREEMENT

This Agreement constitutes the full and complete understanding of the parties.

L. MODIFICATION

This Agreement may be modified or amended only by a document in writing and signed by the parties hereto.

M. INDEMNIFICATION

Each party shall be liable for the negligent acts or omissions of its own employees in the performance of this Agreement. Nothing contained herein shall be construed to limit or modify the provisions of Florida Statute 768.28. Nothing herein shall abrogate or expand the sovereign immunity enjoyed by the CITY and the SHERIFF pursuant to the provisions of Chapter 768, Florida Statutes, nor shall any third party receive any benefit whatsoever from the indemnification provided herein.

Remainder of page intentionally left blank.

IN WITNESS WHEREOF the parties to this Agreement have caused the same to be signed by their duly authorized representatives this _____ day of _____ 2026.

CITY OF TARPON SPRINGS, FLORIDA

Mayor

City Manager

Reviewed and Approved:

Attest:

City Attorney

City Clerk

SHERIFF, PINELLAS COUNTY, FLORIDA

Bob Gualtieri, Sheriff

Attachment 1

PINELLAS COUNTY SHERIFF'S OFFICE
Ancillary Contract Costs
City of Tarpon Springs
FY27

Computer Aided Dispatch (CAD):								**Notes:**
55	Inform Mobile/ESRI Mapping Mobile Licenses	$	291.06	per license	=	$	16,008.30	Ongoing Annual Maintenance
7	Inform Mobile/ESRI Mapping Mobile Licenses	$	57.11	per license	=	$	399.77	Ongoing Annual Maintenance (post Oct '18)
3	Inform CAD Workstations	$	3,770.55	per station	=	$	11,311.65	Ongoing Annual Maintenance
1	Inform CAD Citrix Server	$	733.32	per license	=	$	733.32	Ongoing Annual Maintenance for Software required to remote access to CAD
ISP Connection Costs:								
2	Spectrum 50MB Service *	$	10,200.00	annual fee	=	$	20,400.00	Back-up connection/ongoing annual cost $1700 per month, for (2) locations (SAB & TSPD) three year contract
2	CenturyLink 50 MB Service *	$	14,312.85	annual fee	=	$	28,625.70	Secondary internet provider/ongoing annual cost $2385.48 per month, for (2) locations (SAB & TSPD) three year contract
						$	77,478.74	Sub-Total
ACISS/Records Management System:								
10	ACISS Licenses	$	538.07	per license	=	$	5,380.70	Ongoing Annual Maintenance
TBD	ARMS Reports (billed monthly)	$	5.50	per report	=		TBD	No charge if Officers complete their own reports
Forensic Science Services: (as requested, billed monthly)								
TBD	Forensic Specialist per Hour	$	64.13	per hour	=		TBD	Charged by the hour for Forensic Specialist(s)
TBD	Forensic Supervisor per Hour	$	79.01	per hour	=		TBD	Charged by the hour for Forensic Supervisor(s)
TBD	Forensic Overhead Cost per Hour	$	12.00	per hour	=		TBD	For Forensics Imaging Tech Support & Supplies
Latent Print Services:								
70	Latent Print Cases	$	127.62	per case	=	$	8,933.40	70 cases in the FY26 Contract FY25 Actual Workload = 17 Cases
TOTAL COST:						$	91,792.84	Total Due October 1st ARMS and Forensics billed monthly
						$	90,411.81	FY26 Contract Total
							1.5%	Percent increase (decrease)

* These costs are determined by the carrier. PCSO will notify you if there is an unanticipated increase.

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Alexandra Keen, Interim Planning Director
Subject: **Ordinance 2026-11; (2nd Reading)** Vacating a portion of the Lake Butler Heights Subdivision Plat **(Application #24-58)(Legislative)(Allie Keen, Interim Planning Director)**

Recommendation

Staff recommends ***approval*** of **Ordinance 2026-11**.

Background

The applicant is seeking vacation of a portion of the Lake Butler Heights Subdivision plat, including a total of ± 37,035 sqft. (±0.85 acres) of unimproved right-of-way on Stachelberg Avenue, Burke Street and an unnamed alley. The request was submitted in conjunction with a proposed Site Plan (Application #24-34, Resolution 2026-23) for a 32-unit townhome community.

A first reading of Ordinance 2026-11 was heard by the Board of Commissioners (BOC) on June 23, 2026. The BOC voted to approve the ordinance. Based on the Board's discussion, after the first reading, staff has made the following minor amendment to Ordinance 2026-11, Section 3 to clarify the effective date:

- **Section 3: Effective Date:** This Ordinance shall be effective upon adoption in the manner provided by law contingent upon and in conjunction with Resolution 2026-23.

VACATION EXHIBIT



Funding

Not applicable.

Strategic Plan Objective

Not applicable.

CITY OF TARPON SPRINGS
BOARD OF COMMISSIONERS
[JUNE 23, 2026 / JULY 14, 2026]

STAFF REPORT
June 18, 2026

Application No. / Project Title:	#24-58 (Lake Butler Heights Subdivision)
Staff:	Patricia L. McNeese, AICP, Planning Supervisor
Proposed Vacation Area:	Remove lot lines from 3.64 acres Vacate 0.85 acres of public right-of-way
Applicant / Owner:	Matt Sylverain, P.E. / H.P. Capital Group 6, LLC
Location / Parcel ID:	**South side of Mango Street, 96 feet east of Disston Avenue /** 18-27-16-47520-004-0010, 18-27-16-47520-004-0060 18-27-16-47520-004-0070, 18-27-16-47520-003-0110 18-27-16-47520-003-0170, 18-27-16-47520-003-0180 18-27-16-47520-003-0190, 18-27-16-47520-003-0200 18-27-16-47520-005-0010, 18-27-16-47520-005-0200
Ordinance No.:	2026-11

REQUEST:
The applicant is seeking vacation of a portion of the Lake Butler Heights Subdivision plat, including a total of 37,035 square feet ± (0.85 acres) of unimproved right-of-way on Stachelberg Avenue, Burke Street and an unnamed alley. The request was submitted in conjunction with a proposed Site Plan (Application #24-34) for a 32-unit townhome community.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends ***approval*** of Resolution 2026-11.

PLANNING CONSIDERATIONS:
1. The applicant is seeking vacation of a portion of the Lake Butler Heights Subdivision plat (Plat Book 3 Page 5) including the following 39 Lots:
   - Block C, Lots 11 through 15,
   - Block C, Lots 17 through 20,
   - Block D, Lots 1 through 10, and,
   - Block E, Lots 1 through 20.
2. The proposed plat vacation includes abandonment of the following unimproved public rights-of-way:
   - A portion of Stachelberg Avenue located adjacent to Blocks C, D, E and F and starting at 17.5 feet south of Mango Street and running south to Hendrick (a.k.a., "Hedrick") Street,
   - A portion of Burke Street located adjacent to Blocks C, D, E and F and straddling Stachelberg Avenue between two unnamed alleys, and,

- An unnamed alley located adjacent to (within) the entirety of Block E between Burke Street and Hendrick (a.k.a, "Hedrick") Street.

3. The area to be vacated is completely undeveloped and unimproved and consists of wooded vacant land. The purpose of the request is to allow for development and replatting of a proposed 32-unit townhome community (Site Plan Application 24-34; draft Resolution 2026-23). Approval of the proposed Site Plan under draft Resolution 2026-23 would be contingent on and effective upon adoption of Ordinance 2026-11 approving the proposed vacation.
4. The Lake Butler Heights Subdivision was platted in 1911. The majority of eastern Lake Butler Heights was vacated in 1972 presumably for the development of the Tarpon Springs Housing Authority's Mango Circle Apartment complex. The Housing Authority again vacated "Mango Circle" in this area in 2019 to build the Eagle Ridge Apartment community.
5. The proposed vacation retains the north 17.5 feet of the Stachelberg Avenue right-of-way adjacent to Mango Street in order to accommodate the potential widening of Mango Street to a future right-of-way of up to 80 feet (see Comprehensive Plan Map Series Figure 10: Future Right-of-Way Needs, and Policy T1.5.2).
6. The property is in the Residential Urban (RU) Future Land Use Map (FLUM) category and in the Residential Multifamily (RM) zoning district.
7. The Tarpon Springs Housing Authority owns a single lot (Block C, Lot 16) located on the east side of Stachelberg Avenue. With the vacation of the Stachelberg Avenue right-of-way Block C, Lot 16 would retain access from Mango Street via the adjacent dedicated alley on the east side of the lot. Staff is also recommending as a condition of site plan approval (Application #24-34, draft Resolution 2026-23), that the applicant *not be permitted to deny access* for that lot, if developed, from the new subdivision roadway.
8. Per Section 216.00 of the Comprehensive Zoning and Land Development Code, the applicant has submitted an application fee in the amount of $32,220.45 covering "50 percent of the appraised value of the right-of-way proposed to be vacated."

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:
The standards for the review of a vacation are established in Section 216.01, Standards for Review of Vacations, of the Comprehensive Zoning and Land Development Code (LDC). As provided in this section, a vacation shall only be approved if a positive finding, based upon substantial competent evidence, is made on each of the standards listed below. A staff analysis of the standards is also provided:

1. **That the subject property is not needed for the distribution, expansion, or maintenance of existing or future utility services.**

   Analysis: No utilities are present or planned for these rights-of-way. Letters of no objection to the vacation from all facility providers have been received including: City of Tarpon Springs, Clearwater Gas System, WOW Communications, Charter Communications, Frontier Communications and Duke Energy.

9. **The property does not provide the sole means of access to an adjoining property.**

   Analysis: This right-of-way does not provide the sole means of access to adjoining property. Block C, Lot 16 of the Lake Butler Heights Subdivision borders Stachelberg Avenue on the west side and an unnamed, unimproved alley on the east side. The property has access from the alley.

However, to preserve greater access, staff is also recommending as a condition of site plan approval (Application #24-34, draft Resolution 2026-23), that the applicant *not be permitted to deny access* for Block C, Lot 16, if developed, from the new subdivision roadway.

2. **The property is not needed to implement the future circulation plans of the Transportation Element of the Comprehensive Plan.**

   Analysis: The proposed vacation of Stachelberg Avenue starts at 17.5 feet south of Mango Street and goes south from there. This will reserve 17.5 feet of existing right-of-way needed to accommodate the future widening of Mango Street to 80 feet as called for in the Comprehensive Plan (Map Series Figure 10: Future Right-of-Way Needs and Policy T1.5.2). All rights-of-way proposed to be vacated (remainder of Stachelberg Avenue, portions of Burke Street, and unnamed alley) are not needed to implement future traffic circulation plans of the Comprehensive Plan.

   The City's Comprehensive Plan Transportation Element Policy T2.2.3 states "The City shall not vacate public right-of-way until it is determined that the right-of-way is not required for present or future public use." With the retention of 17.5 feet of right-of-way at the north end of Stachelberg Avenue this policy has been satisfied.

3. **The property does not provide the adjoining neighborhood with a viable usable access or vista to the City's shoreline.**

   Analysis: The subject right of way does not provide the adjoining neighborhood with viable useable access or vista to the City's shoreline.

PUBLIC CORRESPONDENCE:
Notice was advertised in the Tampa Bay Times per Chapter 166.041, Florida Statutes. Notices were sent to property owners within 500 feet of the subject property. *Staff has not received any responses to these notices.*

ATTACHMENTS:
1. Staff Presentation
2. Letters of No Objection
3. Survey
4. Original Lake Butler Heights Plat
5. Draft Preliminary Plat (Draft Site Plan Resolution 2026-23)
6. Draft Ordinance 2026-11

LAKE BUTLER HEIGHTS SUBDIVISION PARTIAL PLAT VACATION #24-58

Board of Commissioners Meetings – June 23, 2026 and July 14, 2026

REQUEST

#24-58 – Partial Plat Vacation – Lake Butler Heights Subdivision

Located on the south side of Mango Street, 96 feet east of Disston Ave

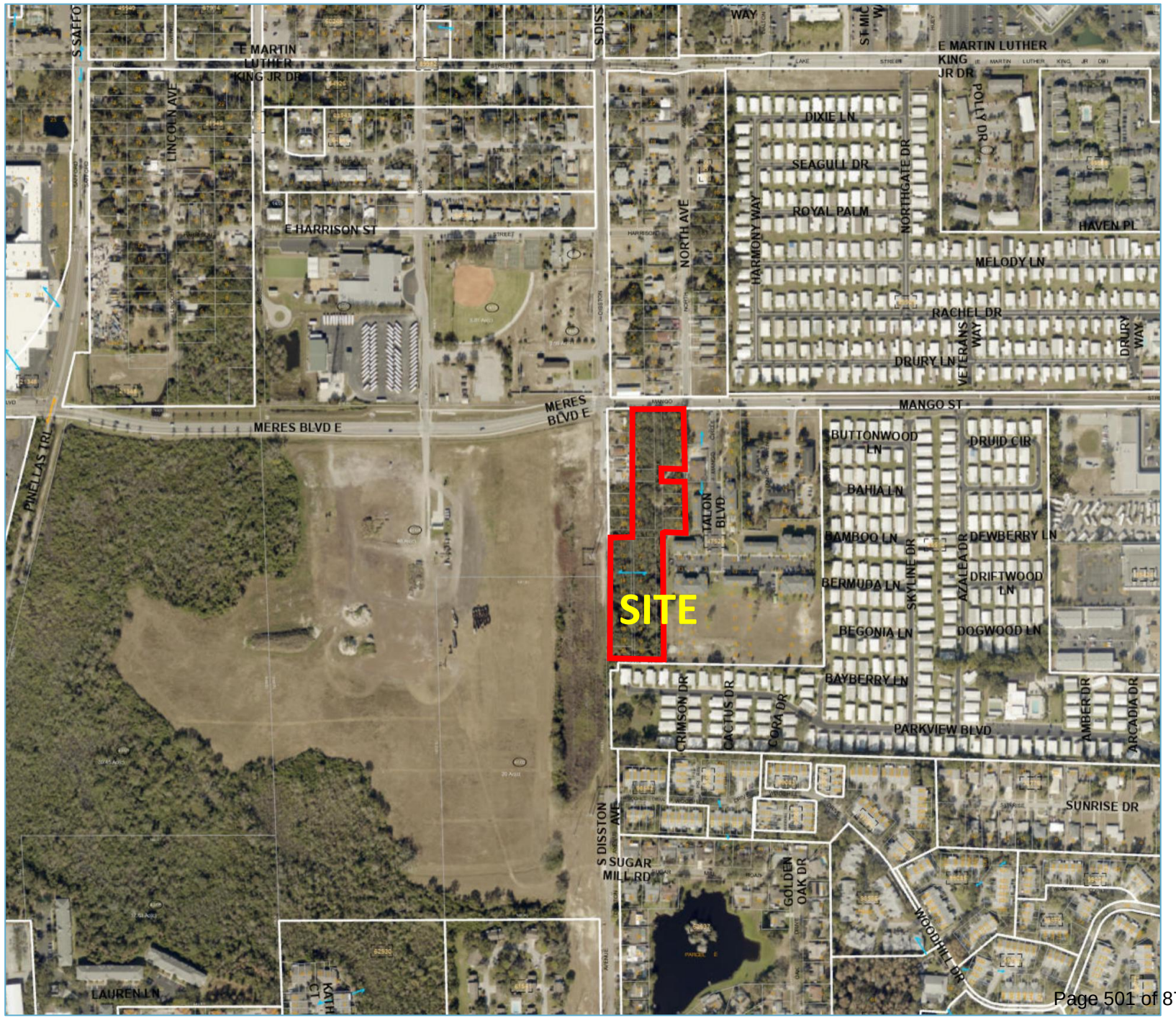
Ordinance 2026-11

- Proposed Vacation: Remove lot lines of 39 subdivision lots totaling 3.64 acres
  Vacate 37,035 ± square feet (0.85 acres) of public right-of-way
- Current Land Use: Residential Urban
- Current Zoning: Residential Multifamily
- Purpose of vacation request: To develop and replat a 32-unit townhome community (Site Plan Application #24-34, Draft Resolution 2026-23).

- **Applicant/Owner**: H.P. Capital Group 6, LLC
- **Agent**: Matt Sylverain, P.E., Gulf Coast Consulting, Inc.

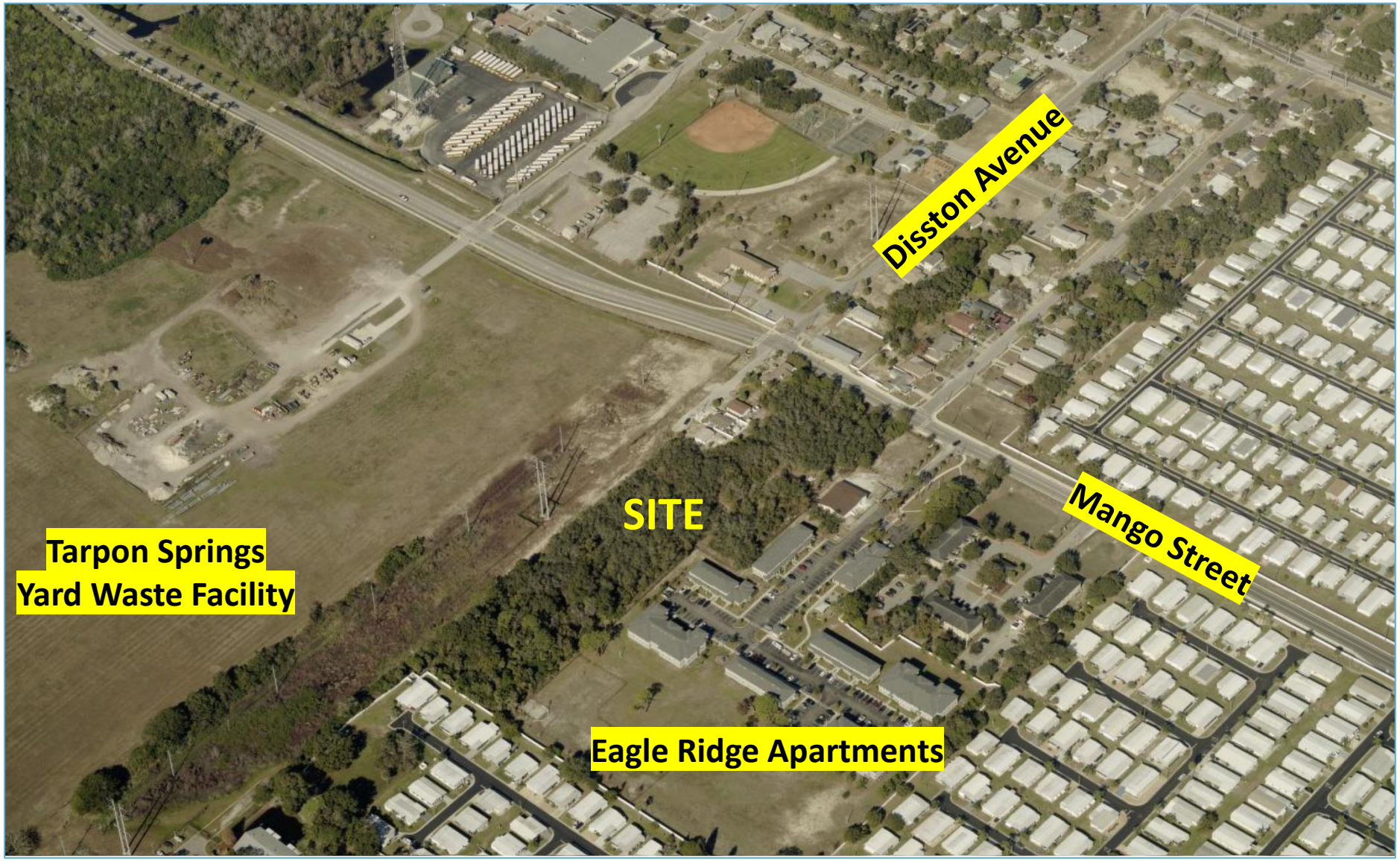
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT



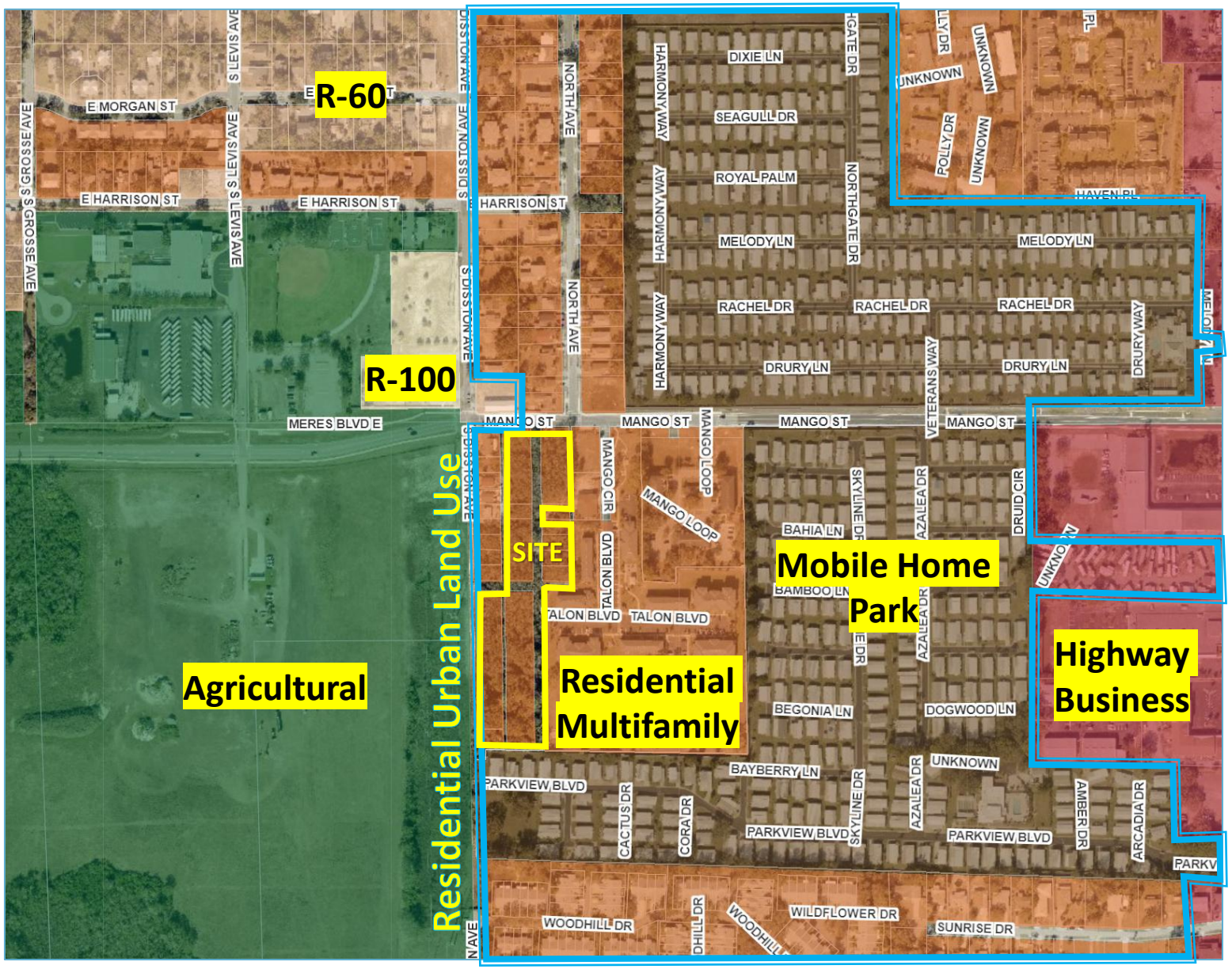
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT



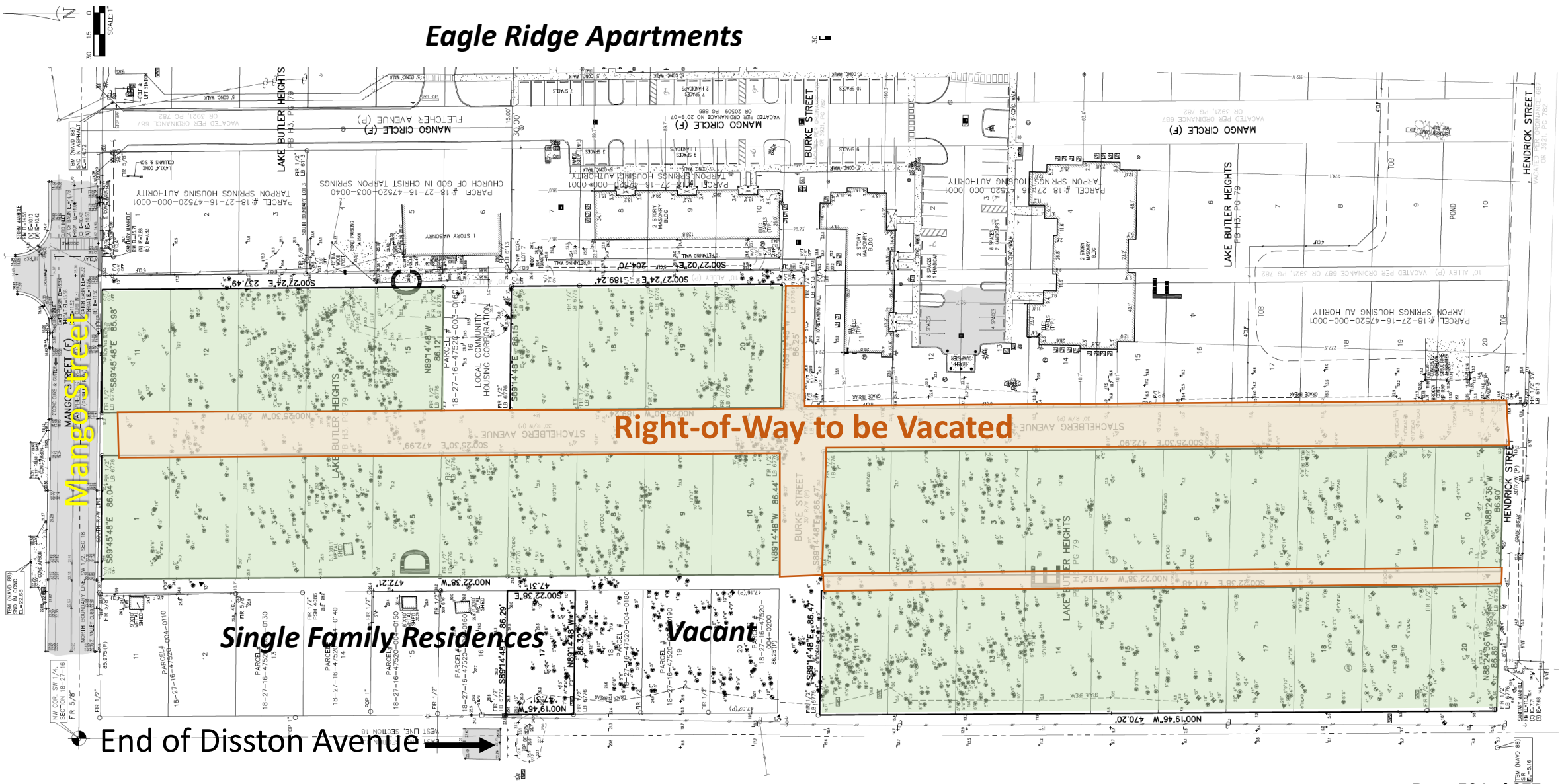
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ZONING AND RESIDENTIAL URBAN LAND USE



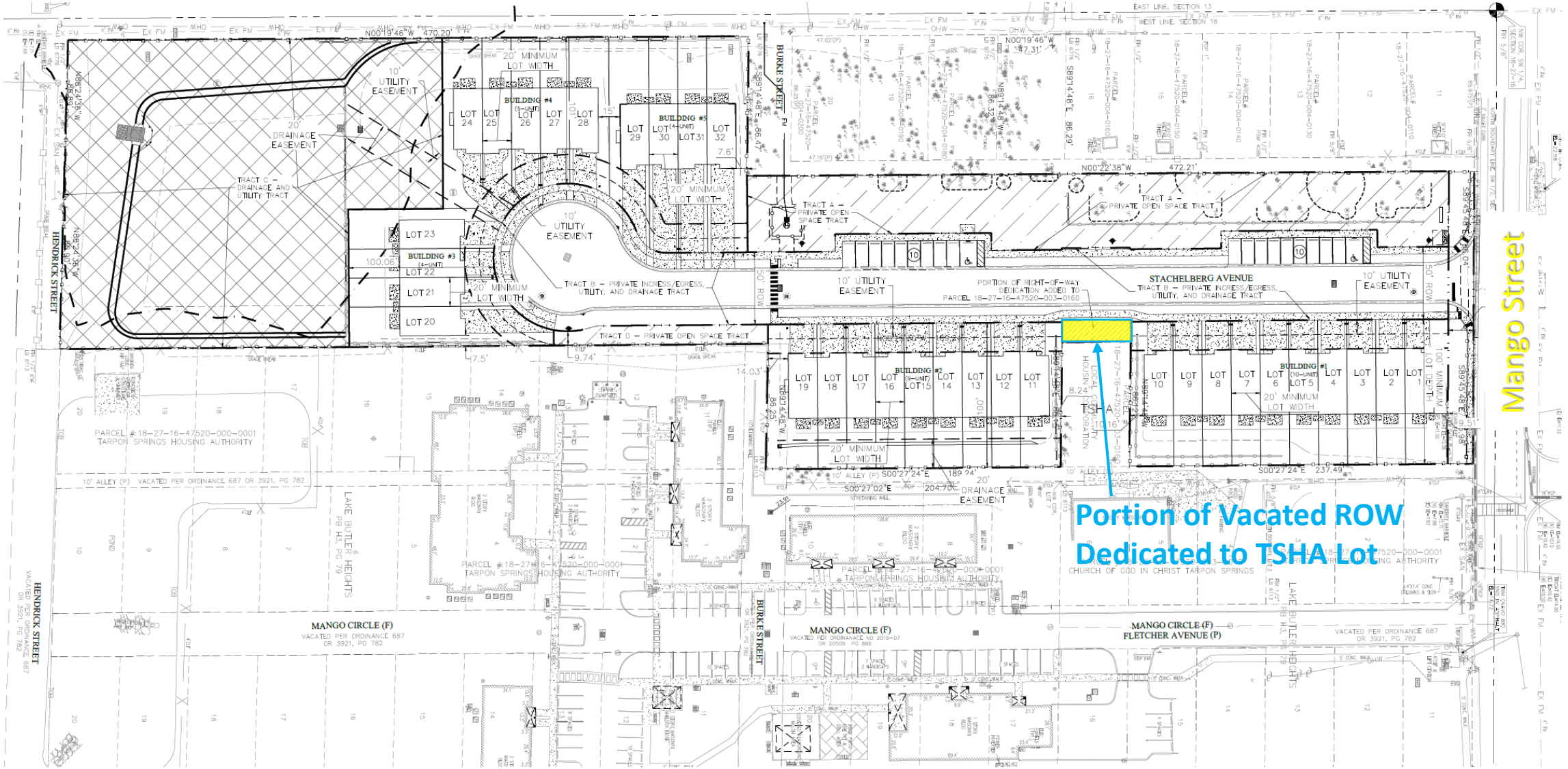
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOTS AND RIGHTS-OF-WAY TO BE VACATED



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PROPOSED PRELIMINARY PLAT



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – SITE PLAN

1) **Property Not Needed for Utility Services.** There are no utilities present or planned. All service providers have filed letters of "no objection" to the proposed vacation.

2) **Property Not Sole Access to Adjoining Property.** Block C, Lot 16, owned by the Tarpon Springs Housing Authority is the only lot affected. It has access from a platted alley connecting to Mango Street. Staff is recommending that access also be provided on the west side of that lot as part of a Site Plan approval for the proposed townhome project.

3) **Property Not Needed to Implement Future Transportation Facilities.** The north 17.5 feet of Stachelberg Avenue will remain as dedicated right-of-way in order to accommodate the future widening of Mango Street per the Comprehensive Plan.

4) **Property Does Not Provide Shoreline Access or Views.** There is no shoreline access/view in this area of the City.

PRELIMINARY STAFF RECOMMENDATION

Ordinance 2026-11: Staff recommends ***approval*** of the proposed partial vacation of the Lake Butler Heights Subdivision Plat and the specified rights-of-way.

Public Notice: The application was properly publicly noticed. There were no responses to the public notices.

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, VACATING A PORTION OF THE LAKE BUTLER HEIGHTS SUBDIVISION PLAT (PLAT BOOK 3 PAGE 5) INCLUDING BLOCK C LOTS 11 THROUGH 15, BLOCK C LOTS 17 THROUGH 20, BLOCK D LOTS 1 THROUGH 10, AND BLOCK E LOTS 1 THROUGH 20, AND, ABANDONING 37,035 SQUARE FEET, MORE OR LESS, OF THE FOLLOWING RIGHT-OF-WAY: A PORTION OF STACHELBERG AVENUE LOCATED ADJACENT TO BLOCKS C, D, E AND F, A PORTION OF BURKE STREET LOCATED ADJACENT TO BLOCKS C, D, E, AND F, AND AN ALLEY LOCATED ADJACENT TO THE ENTIRETY OF BLOCK E; PROVIDING FOR CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDATION IN THE PUBLIC RECORDS OF PINELLAS COUNTY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has received a request (Application 24-58) for vacation of a portion of the Lake Butler Heights Subdivision (Plat Book 3 Page 5) lying south of Mango Street and approximately 96 feet east of Disston Avenue and including 39 subdivision lots and 37,035 square feet, more or less, of public right-of-way Exhibit "A"; and,

WHEREAS, the requested vacation will facilitate the use of the adjoining properties seeking this vacation; and

WHEREAS, Section 3(c) of the City Charter and Sections 216.00 and 216.01 of the Comprehensive Zoning and Land Development Code authorize the Board of Commissioners to vacate the property described herein if all conditions are met; and

WHEREAS, all other pertinent utility providers have provided the City with letters of no objection; and

WHEREAS, written and published legal notice of this action has been provided in accordance with the Florida Statutes and the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: FINDINGS

a) The letters of no objection have been received from all franchised utility providers;

b) The subject right of way does not provide the sole means of access to adjoining property;

c) The subject right of way is not needed to implement the Future Right-of-Way Needs Map of the Tarpon Springs Comprehensive Plan; and

d) The subject right of way does not provide the adjoining neighborhood with viable useable access or vista to the City's shoreline.

SECTION 2: VACATION AND ABANDONMENT

The City of Tarpon Springs does hereby approve the requested vacation of the parcels listed in Exhibit A, herein, and rights-of-way described in Exhibits B and C herein, as all conditions of the Comprehensive Zoning and Land Development Code Section 216.01 have been met.

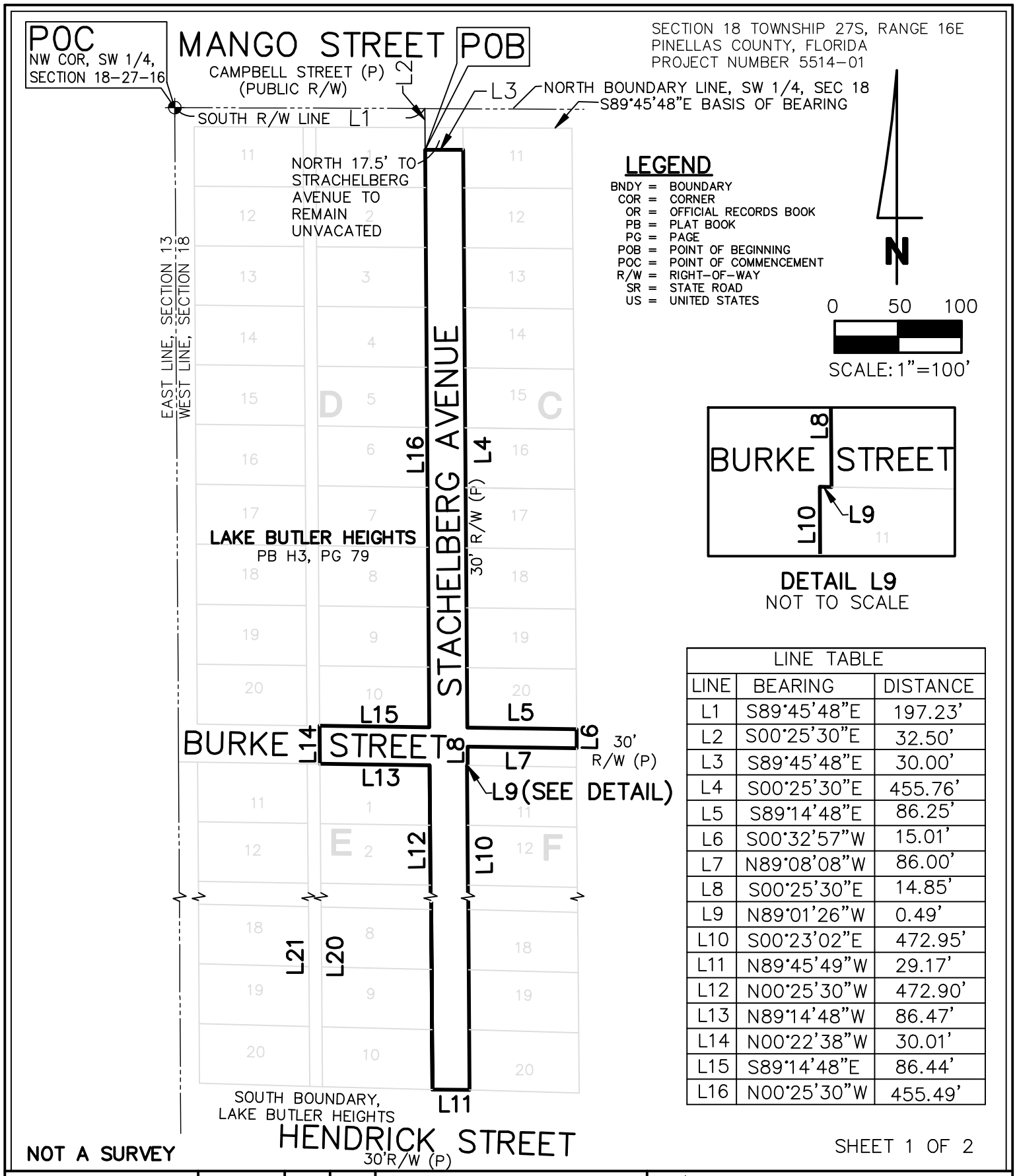
SECTION 3: EFFECTIVE DATE OF THIS ORDINANCE

This Ordinance shall be effective upon adoption in the manner provided by law contingent upon and in conjunction with Resolution 2026-23.

Exhibit A: Lake Butler Heights (PB 3 PG 5) Lots To Be Vacated and Combined

Block D, Lots 1 through 5 (Parcel ID #18-27-16-47520-004-0010)
Block D, Lot 6 (Parcel ID #18-27-16-47520-004-0060)
Block D, Lots 7 through 10 (Parcel ID #18-27-16-47520-004-0070)
Block C, Lots 11 through 15 (Parcel ID #18-27-16-47520-003-0110)
Block C, Lot 17 (Parcel ID #18-27-16-47520-003-0170)
Block C, Lot 18 (Parcel ID #18-27-16-47520-003-0180)
Block C, Lot 19 (Parcel ID #18-27-16-47520-003-0190)
Block C, Lot 20 (Parcel ID #18-27-16-47520-003-0200)
Block E, Lots 1 through 19 (Parcel ID #18-27-16-47520-005-0010)
Block E, Lot 20 (Parcel ID #18-27-16-47520-005-0200)

Ordinance 2026-11 Exhibit B, 2 pages



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°45'48"E	197.23'
L2	S00°25'30"E	32.50'
L3	S89°45'48"E	30.00'
L4	S00°25'30"E	455.76'
L5	S89°14'48"E	86.25'
L6	S00°32'57"W	15.01'
L7	N89°08'08"W	86.00'
L8	S00°25'30"E	14.85'
L9	N89°01'26"W	0.49'
L10	S00°23'02"E	472.95'
L11	N89°45'49"W	29.17'
L12	N00°25'30"W	472.90'
L13	N89°14'48"W	86.47'
L14	N00°22'38"W	30.01'
L15	S89°14'48"E	86.44'
L16	N00°25'30"W	455.49'

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
REVISE AS PER REQUEST	6-18-25	MA	DHR
SKETCH & DESCRIPTION	10-7-24	MA	DHR
H:\JN\5514\DWG\5514SD VACATE-1 REV1.DWG			

EXHIBIT "A"

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

SECTION 18 TOWNSHIP 27S, RANGE 16E
PINELLAS COUNTY, FLORIDA
PROJECT NUMBER 5514-01

DESCRIPTION

VACATION A

THAT PORTION OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN SECTION 18, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, S.89°45'48"E, 197.23 FEET; THENCE LEAVING SAID LINE, S.00°25'30"E, 32.50 FEET TO THE POINT OF BEGINNING; THENCE S.89°45'48"E, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STACHELBERG AVENUE AND THE WEST LINE OF BLOCK C, OF SAID LAKE BUTLER ESTATES; THENCE ALONG SAID LINE, S.00°25'30"E, 455.76 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BURKE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.89°14'48"E, 86.25 FEET; THENCE LEAVING SAID LINE, S.00°32'57"E, 15.01 FEET; THENCE N.89°08'08"W, 86.00 FEET; THENCE S.00°25'30"E, 14.85 FEET; THENCE N.89°01'26"W, 0.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF STACHELBERG AVENUE; THENCE ALONG SAID LINE, S.00°23'02"E, 472.95 FEET; THENCE N.89°45'49"W, 29.17 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID STACHELBERG AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N.00°25'30"W, 472.90 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BURKE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°14'48"W, 86.47 FEET; THENCE LEAVING SAID LINE, N.00°22'38"W, 30.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID BURKE STREET; THENCE ALONG SAID LINE, S.89°14'48"E, 86.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF STACHELBERG AVENUE; THENCE ALONG SAID LINE, N.00°25'30"W, 455.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.742 ACRES, (32,320 SQUARE FEET) MORE OR LESS.

NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET, BEING S89°45'48"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

JUSTIN FERRANS
PROFESSIONAL LAND SURVEYOR
LS 6958, STATE OF FLORIDA

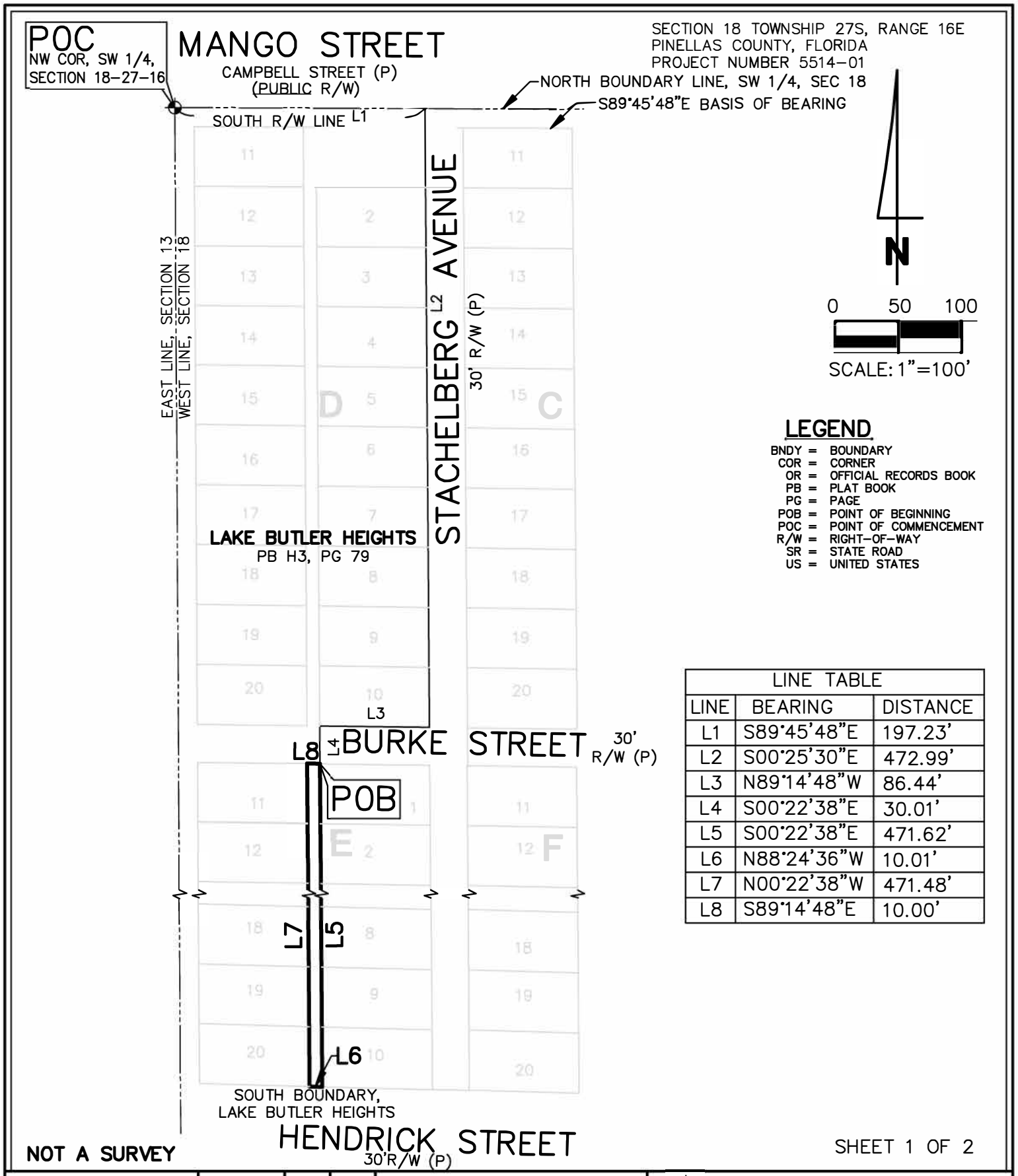
NOT A SURVEY

ITEM	DATE	BY	QC
REVISE AS PER REQUEST	6-18-25	MA	DHR
SKETCH & DESCRIPTION	10-7-24	MA	DHR
H:\JN\5514\DWG\5514SD VACATE-1 REV1.DWG			

EXHIBIT "A"

POLARIS *ASSOCIATES INC.*
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

Ordinance 2026-11 Exhibit C, 2 pages



LEGEND

BNDY =	BOUNDARY
COR =	CORNER
OR =	OFFICIAL RECORDS BOOK
PB =	PLAT BOOK
PG =	PAGE
POB =	POINT OF BEGINNING
POC =	POINT OF COMMENCEMENT
R/W =	RIGHT-OF-WAY
SR =	STATE ROAD
US =	UNITED STATES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°45'48"E	197.23'
L2	S00°25'30"E	472.99'
L3	N89°14'48"W	86.44'
L4	S00°22'38"E	30.01'
L5	S00°22'38"E	471.62'
L6	N88°24'36"W	10.01'
L7	N00°22'38"W	471.48'
L8	S89°14'48"E	10.00'

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	10-7-24	MA	DHR
H: \JN\5514\DWG\5514SD VACATE-2.DWG			

EXHIBIT "A"

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

SECTION 18 TOWNSHIP 27S, RANGE 16E
PINELLAS COUNTY, FLORIDA
PROJECT NUMBER 5514-01

DESCRIPTION

THAT PORTION OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN SECTION 18, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, S.89°45'48"E, 197.23 FEET; THENCE LEAVING SAID LINE, S.00°25'30"E, 472.99 FEET; THENCE N.89°14'48"W, 86.44 FEET; THENCE S.00°22'38"E, 30.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°22'38"E, 471.62 FEET; THENCE N.88°24'36"W, 10.01 FEET; THENCE N.00°22'38"W, 471.48 FEET; THENCE S.89°14'48"E, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.108 ACRES, (4,715 SQUARE FEET) MORE OR LESS.

NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET, BEING S89°45'48"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

JUSTIN FERRNAS
PROFESSIONAL LAND SURVEYOR
LS 6958, STATE OF FLORIDA

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	10-7-24	MA	JDF
H:\JN\5514\DWG\5514SD VACATE-2.DWG			

EXHIBIT "A"

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

Charter
COMMUNICATIONS

Date: August 1, 2024

Re: Request to vacate Stachelberg Avenue Right-of-way and portions of the associated alley and Burke Street Right-of-Way, Tarpon Springs, 33763

XXX Charter Communications has no objection in the request to vacate the Right of Ways.

_____Charter Communications has no objections provided easements for our facilities are Retained / granted

_____ Charter Communications has facilities that would need to relocated and the applicant would be responsible for this expense. Payment in full would be required to proceed with vacation of the easement.

_____ In order to properly evaluate this request, Charter Communications will need detailed plans of facilities proposed for subject areas.

_____ Charter Communications has facilities within this area, which may conflict with subject project please call 811 to have locating. **SEE NOTES**

____ Charter Communications requires 30 days written notice prior to construction start date to relocate their facilities.

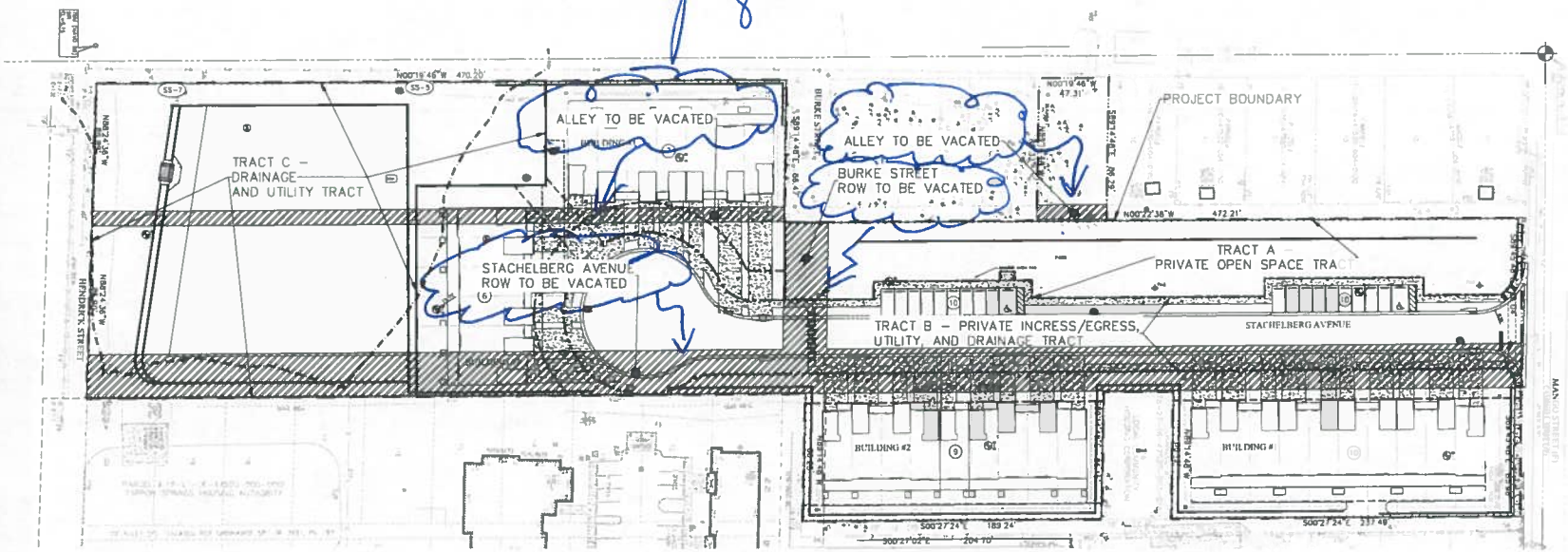
NOTES: see display of locations on next page.

Sincerely,

Jeremy L. Cornette

Jeremy Cornette
Construction Manager
Charter Communications
Pinellas County
Phone 941-345-1348 _____

NO OBJECTIONS TO VACATES
Jeremy K. Comette
8-1-2024



NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BEFORE BEGINNING SITE WORK. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
11825 KOT BLVD SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION
MANGO ST TOWNHOMES
PRELIMINARY PLAT

21-089
02/26/24

Clearwater Gas System
Live Greener with Gas

June 21, 2024
Matt Sylverain, P.E.
Gulf Coast Consulting Inc.
(727) 524-1818
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

RE: No Objection (Mango Street Townhomes)

Dear Matt,

The Clearwater Gas System (CGS),

- ■ has no objection or conflict with your proposed:
  - ■ Vacation of Easement
  - □ Plat
  - □ Construction (Outside CGS service area)
  - □ Other – Vacation of ROW
- □ maintains facilities within the area. One of the following conditions must be met prior to the release of a "No Objection" letter:

A. The owner/developer must reimburse The Clearwater Gas System for all cost incurred by relocation of our facilities.

B. A utility easement must be platted to encompass existing facilities.

Clearwater Gas System appreciates your help in this matter. If you have any questions, please contact me at (727) 444-8920, or at Clifton.whitaker@clearwatergas.com.

Sincerely,

Clifton Whitaker
Engineering Technician
Clearwater Gas System

2166 Palmetto Street
Clearwater, FL 33765
Mail Code: CWBAYG
Office-727-893-9262
Email: Jonathan.Kasper@Duke-Energy.com

July 11, 2024

Matt Sylverain, P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

RE: Approval of a Preliminary plat of – MANGO TOWNHOMES
Parcel ID: 18-27-16-47520-003-0110+
Owner: HP CAPITAL GROUP 6 LLC
Referencing Address: STACHELBERG AVE., TARPON SPRINGS, FL 34689

Dear Mr. Sylverain,

Please be advised that Duke Energy Florida, LLC., *Distribution Engineering Department* and *Distribution Land Services Department* has **"NO OBJECTIONS"** to the approval of the preliminary plat of Mango Townhomes, and the proposed right of way vacations within, further shown on accompanying exhibit.

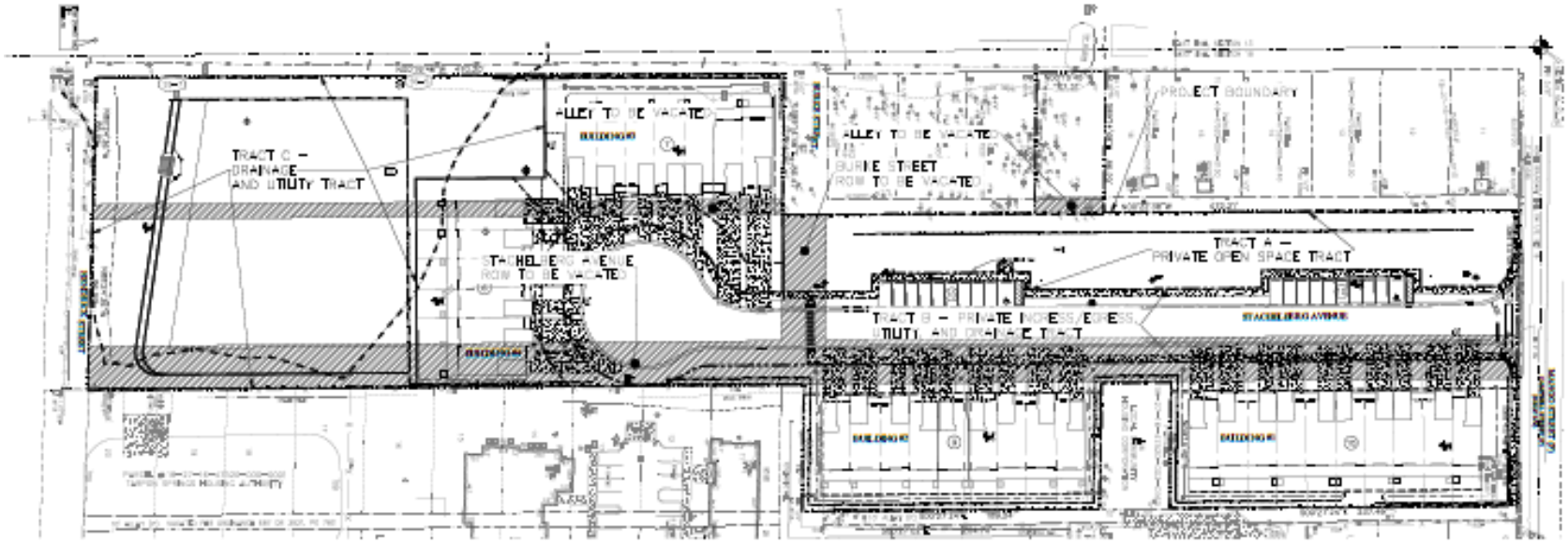
If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Jonathan Kasper

Jonathan Kasper
Real Estate Representative
Duke Energy Florida

Exhibit


TRACT C –
DRAINAGE
AND UTILITY TRACT
ALLEY TO BE VACATED
STACHELBERG AVENUE
ROW TO BE VACATED
ALLEY TO BE VACATED
BURKE STREET
ROW TO BE VACATED
PROJECT BOUNDARY
TRACT A –
PRIVATE OPEN SPACE TRACT
TRACT B – PRIVATE INGRESS/EGRESS,
UTILITY AND DRAINAGE TRACT
STACHELBERG AVENUE


667(S)
HENDRICK ST
BURKE ST
STACHELBERG
AVENUE
423
470
189.6
47.3
236.5
503.5
204.7
VAC
VAC

2185 Range Rd
Clearwater, FL 33765
(941) 266-9218
stephen.waidley@ftr.com

8/20/2024

Attn: Matt Sylverain, P.E.
Principal
Gulf Coast Consulting, Inc.
13825 ICOT Blvd, Suite 605
Clearwater, FL 33760

RE: Preliminary Plat – Mango St Townhomes, Tarpon Springs, FL

Dear Mr. Sylverain,

☐ Our records do not indicate that there are Frontier facilities in the area of the Plat request as per the attachment provided.

☑ Frontier has no objection to the above referenced request as per the attachment.

☐ Frontier has facilities within the proposed vacate area. A recordable non-exclusive Easement in favor of Frontier will be required for Frontier facilities to remain in the proposed vacated R.O.W.

☐ Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please contact Sunshine 811 by dialing 811, 2 full business days prior to the start of your work to have these facilities located for you. Please take all necessary precautions to protect and avoid damage of these facilities during your construction.

☐ Frontier has facilities in the area, which may be in conflict with your proposed construction plans. Please send a set of construction plans and references to the Frontier Engineering Department with regards to the above project.

☐ Frontier has facilities in the area of your proposed construction. Prepayment is required to markup a set of construction plans in order to confirm and accurately depict Frontier facilities. There will also be a reimbursement of all costs required for relocation/adjustments of Frontier facilities needed to accommodate the proposed construction project.

Please call me if you have any questions or need any additional information at (941) 266-9218.

Sincerely,

Stephen Waidley

Stephen Waidley
Frontier Florida LLC
Regional Rights of Way & Municipal Affairs Manager

Gulf Coast Consulting, Inc.
Land Development Consulting
Engineering • Planning • Transportation • Permitting
ICOT Center
13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

June 20th, 2024

Stephen Waidley
Frontier Communications
3712 West Walnut Street
Tampa, Florida 33607

Re: Plat Vacation Letter of No Objection
Mango Street Townhomes
Tarpon Springs, Florida

Dear Mr. Waidley,

On behalf of our Client, we are requesting a **Letter of No Objection** for **The Plat Vacation as detailed on this "Preliminary" Plat.** Enclosed for your review is a print of the "Preliminary" Plat for the proposed 32-unit Townhome single family attached subdivision. Mango Street Townhomes is located at Mango Street, Tarpon Springs, 33763, in the City of Tarpon Springs (See attached Vicinity Map).

As shown on this Plat, we are proposing to vacate the Stachelberg Avenue Right-of-way and portions of the associated alley and Burke Street Right-of-Way. As required by the City of Tarpon Springs, we are requesting you to review this preliminary plat to ensure that all of the proposed vacations are acceptable to the utility provider. We are required to notify all known and applicable utilities and request this **Letter of No Objection**.

The following items have been provided for your review:

- A copy of the Vicinity Map;
- A copy of the "Preliminary" Plat; &
- A copy of the site survey.

Please provide us with a **Letter of No Objection by July 3rd, 2024.** Please email a copy of the Letter of No Objection to myself at MSylverain@gulfcoastconsultinginc.com, or to Patricia Mcnesse at the City of Tarpon Springs at PMcNeese@cstfl.us with a copy to Gulf Coast Consulting, Inc. for submittal to Pinellas County. Please call me if you have any questions or need any additional information. Your prompt review and response are greatly appreciated.

Sincerely,

Matt D Sylverain, P.E.
Principal

cc: Angelo Cappelli, HP Capital Group 6 (w/encl—copy of submittal)
File 21-069



DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
VICINITY MAP

NO.	DATE	REVISIONS	APP'D BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.

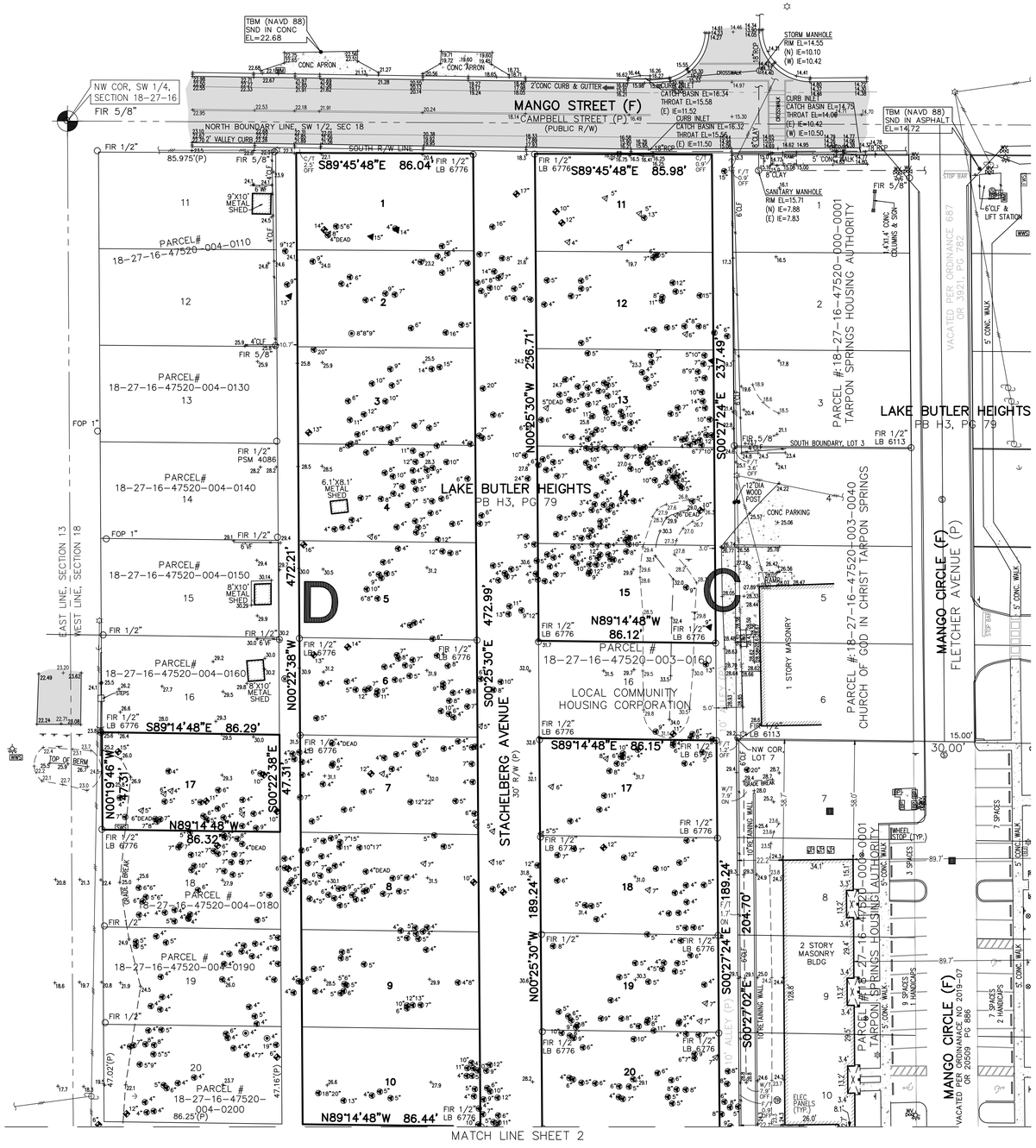
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

MATTHIAS D. SYLVERAIN, P.E. #91730

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT.



LEGEND

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24" RCP = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

SECTION 18, TOWNSHIP 27 S, RANGE 16 E,

PINELLAS COUNTY, FLORIDA

DESCRIPTION

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 3.748 ACRES, MORE OR LESS.

SURVEY NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET, BEING S89°39'16"E.
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASES AND VISIBLE SURFACE EVIDENCE.
4. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
5. ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONES X AND X SHADED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120259, MAP NUMBER 12103C0038H, EFFECTIVE DATE 8/24/2021 (MAP INDEX NUMBER 12103CIND1D, MAP REVISED DATE AUGUST 24, 2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM".
8. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
9. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
10. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11. ELEVATIONS ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, BM 1623L, HAVING AN ELEVATION OF 8.166, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
12. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
13. THIS SURVEY IS BASED ON U.S. FEET.

TITLE COMMITMENT NOTES

DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 2211906JLP3, EFFECTIVE DATE: MARCH 29, 2023 AT 8:00 AM, ISSUED BY MACFARLANE, FERGUSON & MCMULLEN, 625 COURT STREET, SUITE 200, CLEARWATER, FL 33756.

THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS:

ITEMS 1 THROUGH 7) ARE NOT MATTERS OF SURVEY.

ITEM 8) RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 1213, PAGE 114, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED BY SEC. 270.11, F.S. (AFFECTS SUBJECT PROPERTY)

DATE	NUMBER	REVISIONS	BY
12/05/23	1	REVISE BOUNDARY	JJ

CERTIFICATION

CERTIFIED TO: GULF COAST CONSULTING

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOVEMBER 13, 2023
DATE OF SURVEY

DAN H. RIZZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

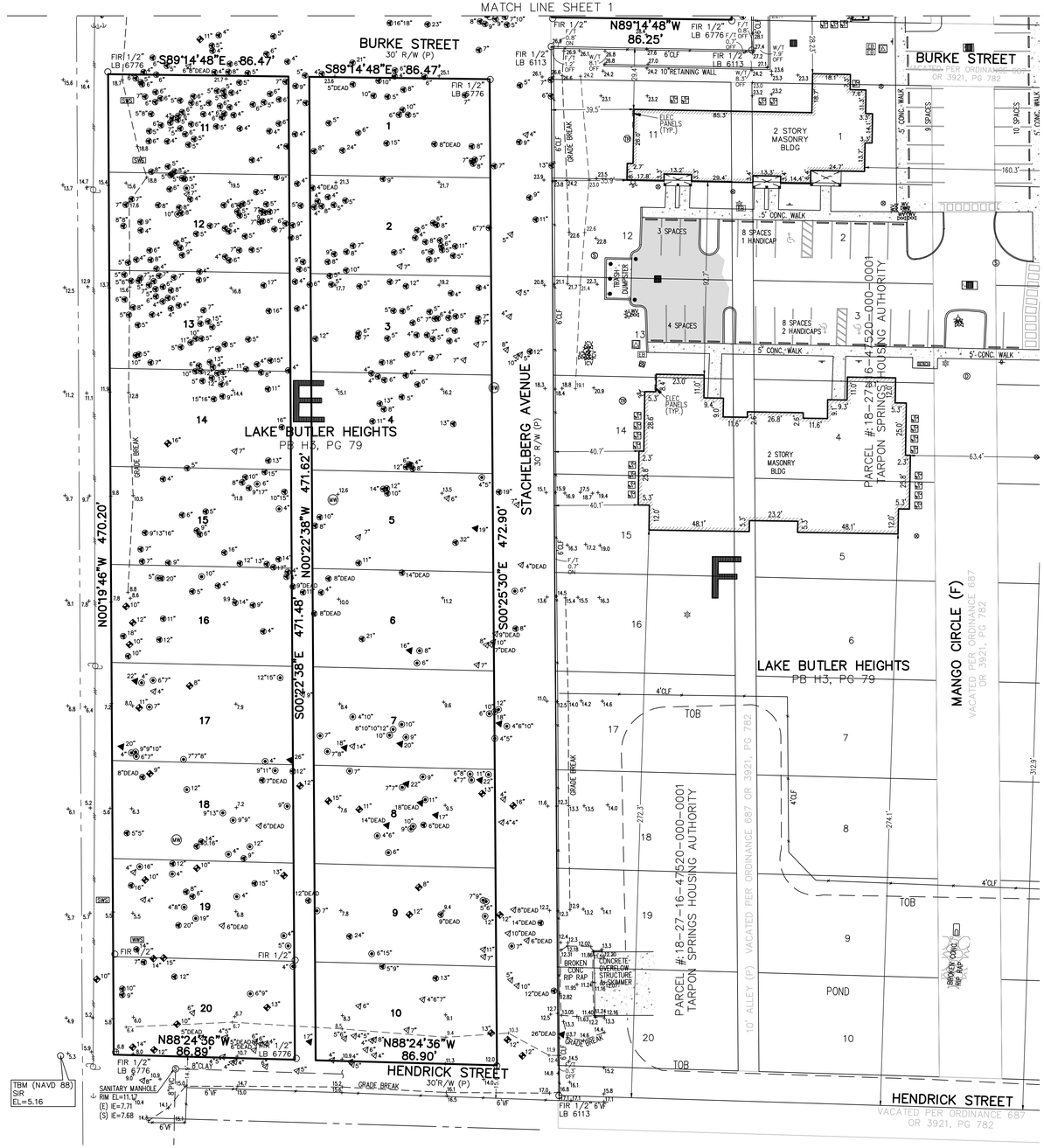
PROJECT:
MANGO STREET, TARPON SPRINGS

TYPE OF SURVEY:
BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
GULF COAST CONSULTING

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1" =30'	JT	5514-01	H:\JN\5514\DWG\5514BT.DWG	1 OF 2



SECTION 18, TOWNSHIP 27 S, RANGE 16 E,

PINELLAS COUNTY, FLORIDA

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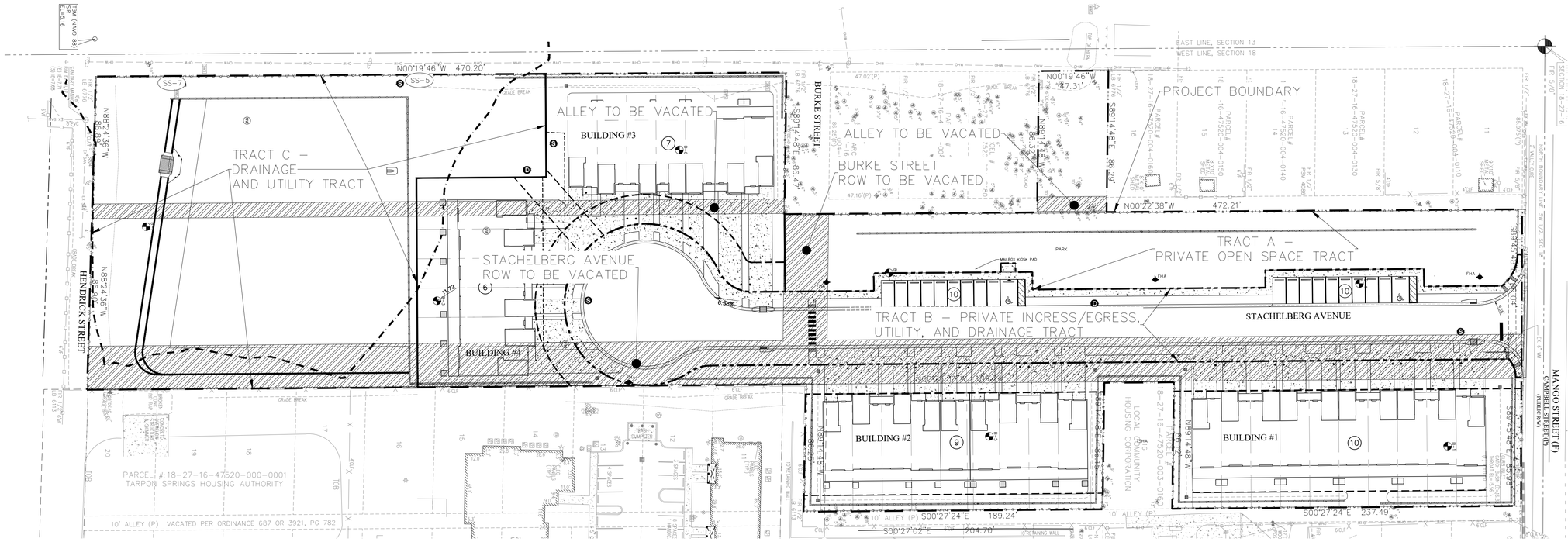






NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PRELIMINARY PLAT

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

MATTHIAS D. SYLVERAIN, P.E. #91730
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT.

WOW!
internet + tv + phone

3/9/2026

Gulf Coast Consulting, INC
Land Development Consulting
ICOT Center 13825 ICOT Boulevard, Suite 605
Clearwater, FL 33760

Attn: Matt D. Sylverain

Legal description: Section 18,Township 27 S. Range 18 E .
Mango St. Townhomes. Tarpon Springs , FL.

Thank you for advising **Wide Open West (WOW!)** on the subject project.

_XXX **WOW! Has "Has No Objection "with Proposed Vacation.**

Please refer any further correspondence to:

WOW!
Dave Hamlin
Construction Coordinator
3001 Gandy Blvd. N.
Pinellas Park, FL 33782

Sincerely,

David E. Hamlin Jr.
Construction Project Coordinator
WOW!
(678) 409-8721 Cell

City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 938-3711

Renea Vincent, AICP, CPM
Director

July 23, 2024

Matt D. Sylverain
Gulf Coast Consulting, Inc.
13825 ICOT Blvd., Suite 605
Clearwater, FL 33760
(delivered by email to MSylverain@gulfcoastconsultinginc.com)

RE: Request for Letter of No Objection for vacation of portions of Stachelberg Avenue, Burke Street, and certain alleyways in the Lake Butler Heights Subdivision.

Dear Mr. Sylverain:

This letter is provided to inform you that City staff has reviewed your proposal to vacate the referenced roadway and alley rights-of-way and situated adjacent to the following parcel identification numbers:

18-27-16-47520-004-0010
18-27-16-47520-004-0060
18-27-16-47520-004-0070
18-27-16-47520-004-0170
18-27-16-47520-003-0110
18-27-16-47520-003-0170
18-27-16-47520-003-0180
18-27-16-47520-003-0190
18-27-16-47520-003-0200
18-27-16-47520-005-0010
18-27-16-47520-005-0200

Staff has not identified any existing facilities or future facilities needs in these portions of right-of-way. However, the City has identified a potential need for the alleyway located west of Stachelberg Avenue and north of Burke Street. This alleyway is adjacent to the following parcel identification numbers:

18-27-16-47520-004-0010
18-27-16-46520-004-0060
18-27-16-47520-004-0070
18-27-16-47520-004-0170

The City will not support vacation of the portion of the alley north of Burke Street (adjacent to the above four parcels).

City staff has no objection to the remainder of the proposed vacation. Note that this letter covers vacation of the street and alley rights-of-way only, and not the plat itself. Any future development of this property, regardless of the proposed configuration must be with infrastructure that is entirely private. Please also note that the City will not be responsible for the abandonment and/or relocation of any utility or other infrastructure that is found in the area to be vacated.

If you have any questions or need further assistance, please do not hesitate to contact me at 727-942-5611 or pmcneese@ctsfl.us.

Sincerely,

Patricia L. McNeese, AICP
Planning Supervisor

cc: Renea Vincent, AICP, CPM, Planning and Zoning Director
Tom Funcheon, Public Works Director
Thomas Kiger, Public Services Director
Bob Robertson, Projects Administration Department
Dave Gilson, Building Development Director

LAKE BUTLER HEIGHTS

AN ADDITION TO THE

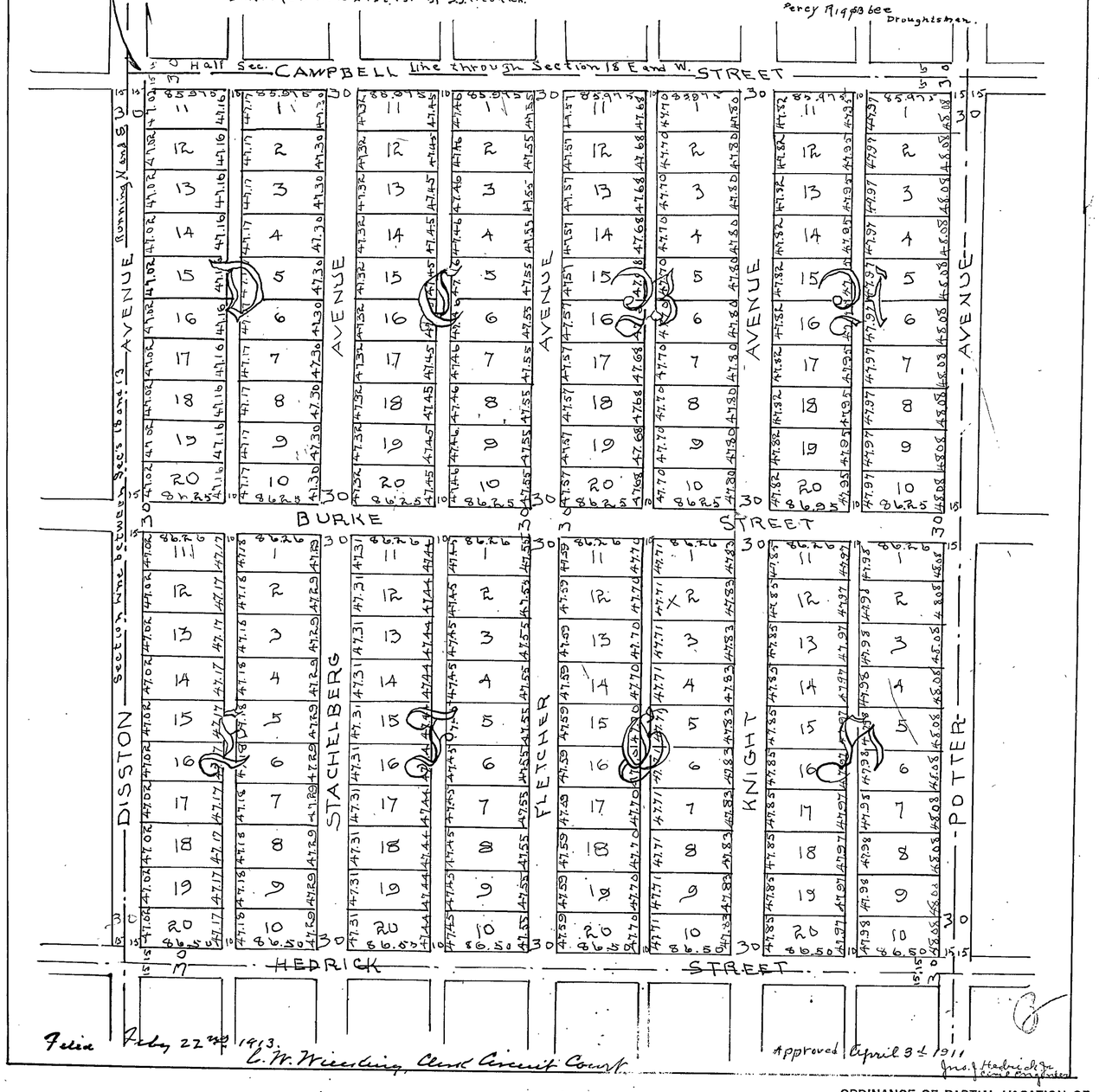
City Of Tarpon Springs

Being a Subdivision of Section 18, Township 27 S. Range 16 E., As Follows:-

Commencing of the NW cor. of the NW¼ of the SW¼ of Sec 18, Township 27 South of Range 16 East Hillsborough County Fla. running thence South 1000 ft, thence East 852 Ft. thence North 1021.60 ft, thence W. 847.8 ft. to place of beginning. All alleys are 10 ft. wide dedicated for public use. Stachelberg are. Fletcher are. and Knight are. and Burke St are 30 ft. wide dedicated for public highway, Campbell St. and Hedrick St. and Disston Ave. and Potter Ave. are 15 ft wide one half of Road are dedecated as pblic highways. Above named Subdivision is divided into 8 blocks lettered from East to West A.B.C.D. thence West to East E.F.G.H. Said blocks are divided into lots from 1 to 20

SURVEYED APRIL 1ST 1911 BY J.J. HEDRICK.

Percy Rigsbee Draughtsman.



Filed Feby 22nd 1913. C. W. Wiseling, Clerk Circuit Court.

Approved April 3rd 1911 Jno. J. Hedrick Jr. County Engineer

ORDINANCE OF PARTIAL VACATION OF
Lake Butler Heights
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 3921 PAGE 782
ON 11-13- 1972
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Burke Deputy Clerk

"Bideawee Sub-Division"

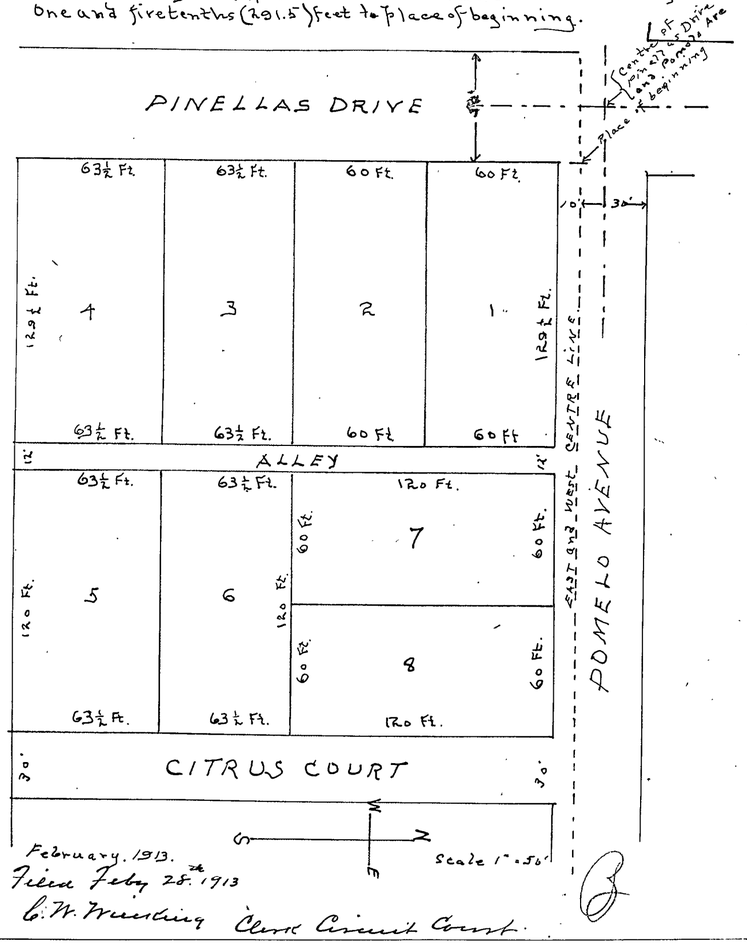
A SUBURB OF

ST. PETERSBURG

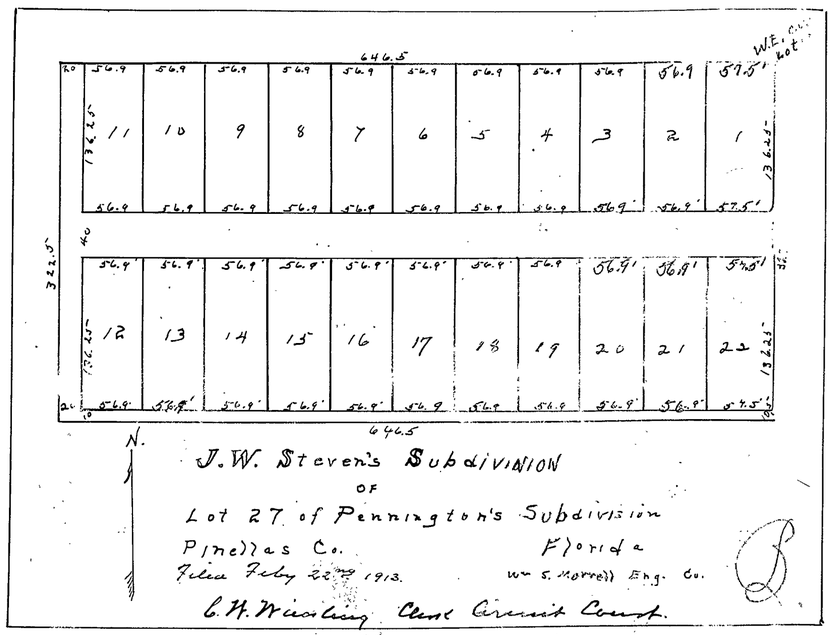
PINELLAS COUNTY, FLA.

Being a Sub Division of a portion of Lot One (1) of Bentons Sub-Division of Section Thirty One (31) Township Thirty One (31) S. Range Seventeen (17) East as follows:-

Commencing Eighteen hundred and fifty seven and eight tenths (1857.8) feet East of Government quarter post on the west line of said Section Thirty One (31), Thence South Two hundred and Fifty Seven (257) feet; Thence East Two ~~hundred~~ and Ninety One and five tenths (291.5) feet; Thence North Two hundred and Fifty Seven (257) feet, to the E and W. Centre line of said Section Thirty One (31); Thence West Two hundred and Ninety One and five tenths (291.5) feet to place of beginning.



February. 1913.
Filed Feby 25th 1913
C. W. Wiseling Clerk Circuit Court.



J. W. Steven's Subdivision
OF
Lot 27 of Pennington's Subdivision
Pinellas Co. Florida
Filed Feby 22nd 1913. Wm S. Morrell Eng. Co.
C. W. Wiseling Clerk Circuit Court.

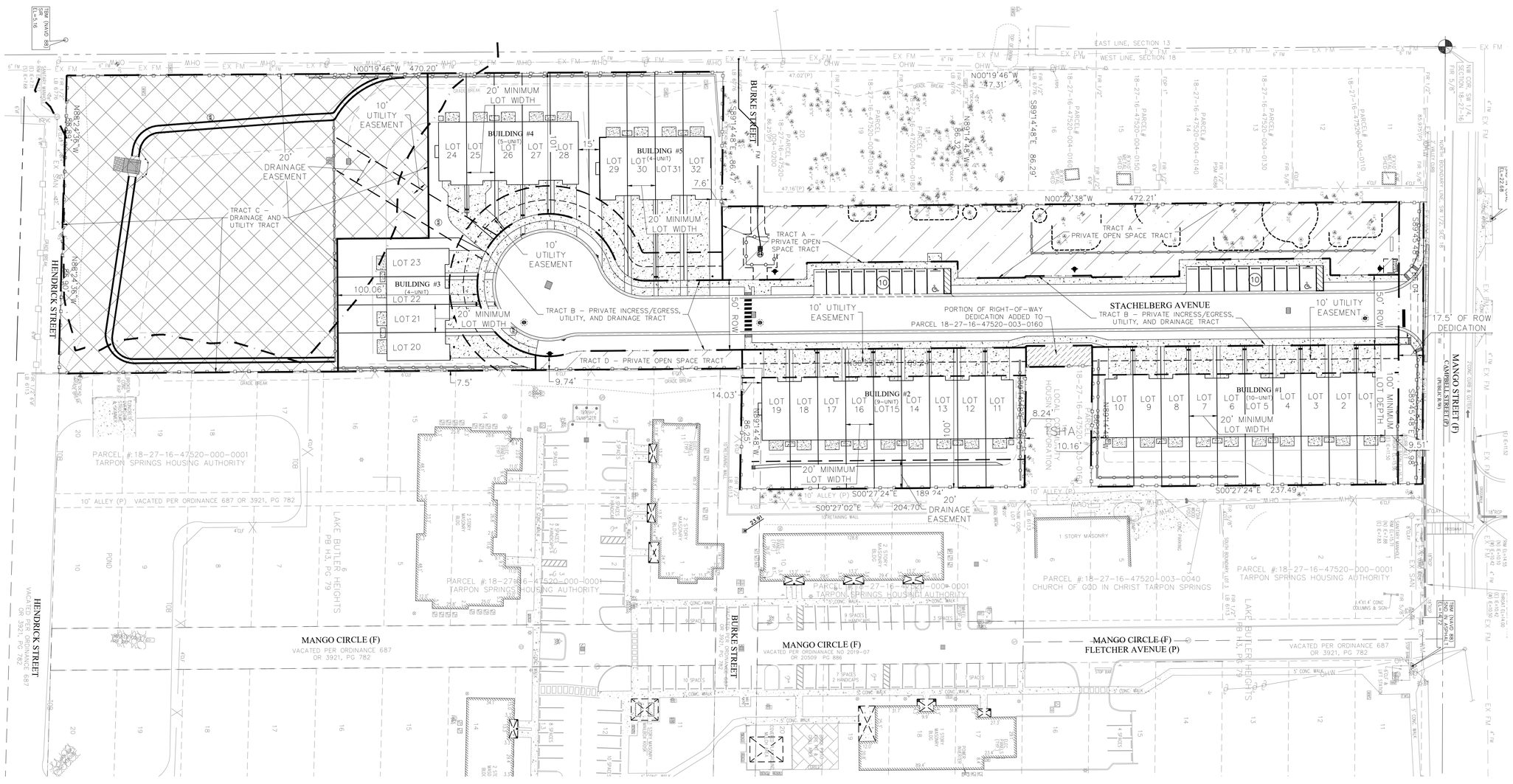
TRACT A, D, E - PRIVATE OPEN SPACE TRACT

TRACT B - PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT

TRACT C- DRAINAGE AND UTILITY TRACT

0 20 40 80

NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.


N00°19'46"W 470.20'
20' MINIMUM LOT WIDTH
10' UTILITY EASEMENT
BUILDING #4 (5-UNIT)
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
BUILDING #5 (4-UNIT)
LOT 29
LOT 30
LOT 31
LOT 32
20' DRAINAGE EASEMENT
TRACT C – DRAINAGE AND UTILITY TRACT
TRACT A – PRIVATE OPEN SPACE TRACT
BURKE STREET
HENDRICK STREET
LOT 23
BUILDING #3 (4-UNIT)
LOT 22
LOT 21
LOT 20
100.06'
TRACT B – PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT
TRACT D – PRIVATE OPEN SPACE TRACT
50' ROW
10' UTILITY EASEMENT
PORTION OF RIGHT-OF-WAY DEDICATION ADDED TO PARCEL 18-27-16-47520-003-0160
STACHELBERG AVENUE
TRACT B – PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT
17.5' OF ROW DEDICATION
MANGO STREET (F)
CAMPBELL STREET (D)
(PUBLIC R/W)
EAST LINE, SECTION 13
WEST LINE, SECTION 18
NW COR. SW 1/4, SECTION 18-27-16
FND 1/2" IRON PIPE
N00°19'46"W 47.31'
S89°14'48"E 86.29'
N00°22'38"W 472.21'
S89°45'58"E 237.04'
BUILDING #2 (9-UNIT)
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
BUILDING #1 (10-UNIT)
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
100' MINIMUM LOT DEPTH
20' MINIMUM LOT WIDTH
S89°14'48"E 86.47'
N89°14'48"W 86.25'
S89°14'48"E 86.32'
S89°45'58"E 9.98'
S89°45'58"E 9.51'
8.24'
10.16'
14.03'
7.5'
9.74'
7.6'
15'
10'
PARCEL #:18-27-16-47520-000-0001
TARPON SPRINGS HOUSING AUTHORITY
10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782
10' ALLEY (P) S00°27'24"E 189.74'
S00°27'24"E 237.49'
S00°27'02"E 204.70'
20' DRAINAGE EASEMENT
2.91'
LAKE BUTLER HEIGHTS PB H3, PG 79
POND
PARCEL #:18-27-16-47520-000-0001
TARPON SPRINGS HOUSING AUTHORITY
PARCEL #:18-27-16-47520-003-0040
CHURCH OF GOD IN CHRIST TARPON SPRINGS
MANGO CIRCLE (F)
VACATED PER ORDINANCE 687
OR 3921, PG 782
MANGO CIRCLE (F)
VACATED PER ORDINANCE NO. 2019-07
OR 20509 PG 886
MANGO CIRCLE (F)
FLETCHER AVENUE (P)
VACATED PER ORDINANCE 687
OR 3921, PG 782
HENDRICK STREET
VACATED PER ORDINANCE 687
OR 3921, PG 782
1 STORY MASONRY
2 STORY MASONRY
TRAFFIC CIRCULATION
TRASH DUMPSTER
TRASH ENCLOSURE
POOL
POOL EQUIP.
TRANSFORMER
TRAFFIC BOOTH
GUARD SHACK
GATE
GAZEBO
PAVILION
TRASH ENCLOSURE
4 SPACES
8 SPACES
10 SPACES
9 SPACES
2 HANDICAPS
7 SPACES
2 HANDICAPS
3 SPACES
5' CONC. WALK
4'CF
6'CF
8'CF
10'CF
TBM (NAVD 88) SPK EL=5.16
TBM (NAVD 88) SQ. IN ASPHALT EL=4.27
FIRM BOUNDARY LINE SEE FILE 463.8'
FIRM BOUNDARY LINE SEE FILE 463.8'
FIRM BOUNDARY LINE SEE FILE 463.8'

Mango Street Townhomes - Roadway Vacation Fee Based on 2025 Assessed Values

					Lot Line(s) Border On:							
No	**Parcel ID**	**Lots**	**Block**	**Subdivision**	**Stachelberg**	**Unnamed Alley**	**Burke St**	**Dimensions**	**Lot Area (square feet)**	**2025 Assessed Value**	**2025 Just Value**	**Value per Square Foot**
1	18-27-16-47520-004-0010	1 - 5	D	Lake Butler Heights	X			86.3 x 236.5	20,409.95	$40,748.00	$40,748.00	$2.00
2	18-27-16-47520-003-0110	11-15	C	Lake Butler Heights	X			85.9 x 236.5	20,315.35	$40,748.00	$40,748.00	$2.01
3	18-27-16-47520-004-0060	6	D	Lake Butler Heights	X			86.3 x 47.3	4,081.99	$7,738.00	$7,738.00	$1.90
4	18-27-16-47520-004-0070	7-10	D	Lake Butler Heights	X			86.2 x 189.6	16,265.00	$32,667.00	$32,667.00	$2.01
5	18-27-16-47520-003-0160	16	C	Lake Butler Heights	X			86.2 x 47.3	4,077.00	$10,239.00	$12,898.00	$2.51
6	18-27-16-47520-003-0170	17	C	Lake Butler Heights	X			86.2 x 47.3	4,077.00	$12,898.00	$12,898.00	$3.16
7	18-27-16-47520-003-0180	18	C	Lake Butler Heights	X			86.2 x 47.3	4,082.00	$12,898.00	$12,898.00	$3.16
8	18-27-16-47520-003-0190	19	C	Lake Butler Heights	X			86.2 x 47.3	4,082.00	$12,898.00	$12,898.00	$3.16
9	18-27-16-47520-003-0200*	20	C	Lake Butler Heights	X		X	86.2 x 47.3	4,082.00	$12,898.00	$12,898.00	$3.16
10	18-27-16-47520-005-0010	1-19	E	Lake Butler Heights	X	X	X	86.2 x 423	77,140.00	$92,253.00	$92,253.00	$1.20
								86.2 x 470				
11	18-27-16-47520-005-0200	20	E	Lake Butler Heights		X		86.5 x 47	4,034.00	$7,657.00	$7,657.00	$1.90
									162,646.29	**$283,642.00**	***Average*** :	**$1.74**

Street	**Dimensions**	**Area**	**Value**	**Notes**
Stachelberg North		32,320		This dimensional area excludes the northern 17.5 feet of Stachelberg Ave ROW to be reserved.
Stachelberg South				
Burke West				
Burke East				
alley		4,715		
		37,035	x $1.74 = **$64,440.90**	50% of appraised value of ROW to be vacated = **$32,220.45**

91246

Tampa Bay Times

Published Daily

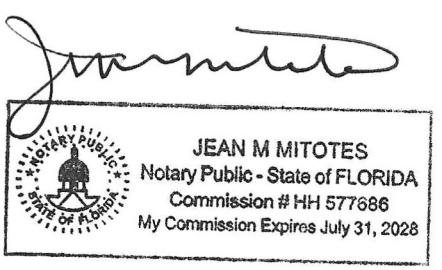
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter APPLICATION 24-58 was published in said newspaper by print in the issues of 06/03/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Jill Harrison
Sworn to and subscribed before me this **06/03/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



NOTICE OF PROPOSED VACATION

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, VACATING A PORTION OF THE LAKE BUTLER HEIGHTS SUBDIVISION PLAT (PLAT BOOK 3 PAGE 5) INCLUDING BLOCK C LOTS 11 THROUGH 15, BLOCK C LOTS 17 THROUGH 20, BLOCK D LOTS 1 THROUGH 10, AND BLOCK E LOTS 1 THROUGH 20, AND, ABANDONING 37,035 SQUARE FEET, MORE OR LESS, OF THE FOLLOWING RIGHT-OF-WAY: A PORTION OF STACHELBERG AVENUE LOCATED ADJACENT TO BLOCKS C, D, E AND F, A PORTION OF BURKE STREET LOCATED ADJACENT TO BLOCKS C, D, E, AND F, AND AN ALLEY LOCATED ADJACENT TO THE ENTIRETY OF BLOCK E; PROVIDING FOR CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDATION IN THE PUBLIC RECORDS OF PINELLAS COUNTY AND PROVIDING AN EFFECTIVE DATE.

Public hearings on the proposed ordinance will be held before the **Board of Commissioners at 6:00 P.M.**, on the following dates:

TUESDAY, June 23, 2026 (1ST Reading)
TUESDAY, July 14, 2026 (2nd Reading)

THE BOARD OF COMMISSIONERS PUBLIC HEARINGS WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611}, City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, may be inspected at the City Clerk's office or the Planning & Zoning Department during City Hall business hours. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE APPLICATION 24-58

94642

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Erika Schmutzer who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter ROW Vacation, Ord 2026-11 was published in said newspaper by print in the issues of 07/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Erika Schmutzer

Sworn to and subscribed before me this **07/01/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

Deirdre Bonett

DEIRDRE A. BONETT
Notary Public - State of FLORIDA
Commission # HH601171
My Commission Expires Jan. 04, 2029

NOTICE OF PROPOSED VACATION

The City of Tarpon Springs, Florida, proposes to adopt the following Ordinance:

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, VACATING A PORTION OF THE LAKE BUTLER HEIGHTS SUBDIVISION PLAT (PLAT BOOK 3 PAGE 5) INCLUDING BLOCK C LOTS 11 THROUGH 15, BLOCK C LOTS 17 THROUGH 20, BLOCK D LOTS 1 THROUGH 10, AND BLOCK E LOTS 1 THROUGH 20, AND, ABANDONING 37,035 SQUARE FEET, MORE OR LESS, OF THE FOLLOWING RIGHT-OF-WAY: A PORTION OF STACHELBERG AVENUE LOCATED ADJACENT TO BLOCKS C, D, E AND F, A PORTION OF BURKE STREET LOCATED ADJACENT TO BLOCKS C, D, E, AND F, AND AN ALLEY LOCATED ADJACENT TO THE ENTIRETY OF BLOCK E; PROVIDING FOR CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDATION IN THE PUBLIC RECORDS OF PINELLAS COUNTY AND PROVIDING AN EFFECTIVE DATE.

Public hearings on the proposed ordinance will be held before the **Board of Commissioners at 6:00 P.M.**, on the following date:

TUESDAY, July 14, 2026 (2nd Reading)

THE BOARD OF COMMISSIONERS PUBLIC HEARING WILL BE HELD IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

Said hearings may be continued from time to time pending Adjournment. All interested parties are invited to attend these meetings to express your views or to present facts in the case. If a person decides to appeal any decision made by the Board of Commissioners with respect to any matter considered at these meetings or hearings, he will need a record of the proceedings, and that, for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Written comments may be addressed to the Planning & Zoning Department, (Phone (727) 942-5611}, City of Tarpon Springs, P.O. Box 5004, Tarpon Springs, Florida 34688-5004. Written comments will become a part of the record. Materials related to this ordinance, including the complete legal description of the subject property by metes and bounds, may be inspected at the City Clerk's office or the Planning & Zoning Department during City Hall business hours. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or FAX a written request to (727) 943-4651.

PLEASE REFERENCE APPLICATION 24-58.

7/1/2026 ES

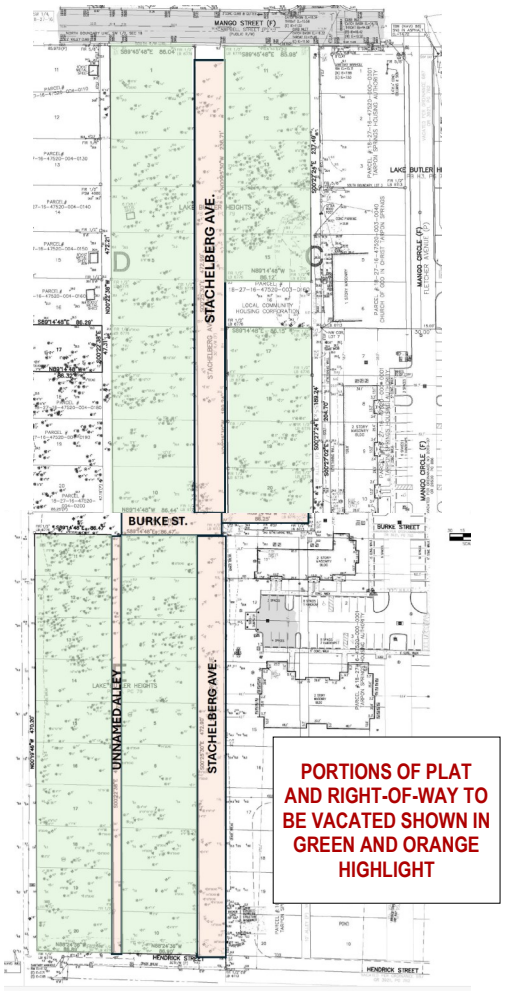
94642-1

City of Tarpon Springs
Planning & Zoning Department
324 East Pine Street
Tarpon Springs, FL 34689

NOTICE OF UPCOMING PUBLIC HEARING REGARDING #26-58

Please review the information on the **reverse side** of this card carefully!! If you have any questions regarding this matter, please call our office at (727) 942-5611

«AddressBlock»



<u>Application Description</u>: The applicant is requesting to vacate a portion of the Lake Butler Heights Subdivision Plat (Plat Book 3, Page 5) including portions of the right-of-way of Stachelberg Avenue, Burke Street, and an unnamed alley.

Please be advised that the **Board of Commissioners** will hold two (2) public hearings on this matter on **Tuesday, June 23, 2026** and **Tuesday, July 14, 2026**. The meetings will be held at 6:00 p.m. in the **Auditorium** in **City Hall** at **324 East Pine Street, Tarpon Springs, FL 34689.** All interested parties are invited to attend these meetings to express their views or to present facts in the case. Written correspondence may be directed to the City of Tarpon Springs, Planning and Zoning Department,

324 East Pine Street, Tarpon Springs, FL 34689, or you may email your concerns to (planning@ctsfl.us).

Materials related to this application may be inspected at the Planning & Zoning Department during City Hall business hours, or may be viewed online at www.ctsfl.us. Any person with a disability requiring reasonable accommodation in order to participate in these meetings should call (727) 942-5611 or email a written request to planning@ctsfl.us.

(Please Reference Applications #26-58)

Memorandum

Date: July 14, 2026
To: Mayor and Board of Commissioners
Through: Mark LeCouris, City Manager
From: Alexandra Keen, Interim Planning Director
Subject: **Resolution 2026-23;** Site Plan Approval for construction of a 32-unit single-family attached residential subdivision on property on the south side of Mango Street at 96 feet east of Disston Avenue **(Application 24-34)(Quasi-Judicial)(Allie Keen, Interim Planning Director)**

Recommendation

Staff finds the application for site plan approval consistent with the applicable review criteria and recommends ***approval*** of **Resolution 2026-23**, subject to the following waiver and conditions:

Waiver:

1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

Conditions:

1. The project shall be master metered.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.
4. If Block C, Lot 16 is developed with a residential dwelling, access to the private subdivision street shall not be denied.
5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
7. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
8. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained, including all infrastructure, and that the front 17.5 feet of the property is reserved for future Mango St. right-of-way.

Planning and Zoning Board Recommendation

The Planning and Zoning Board reviewed this item at their regular meeting of June 15, 2026, with 6 board members

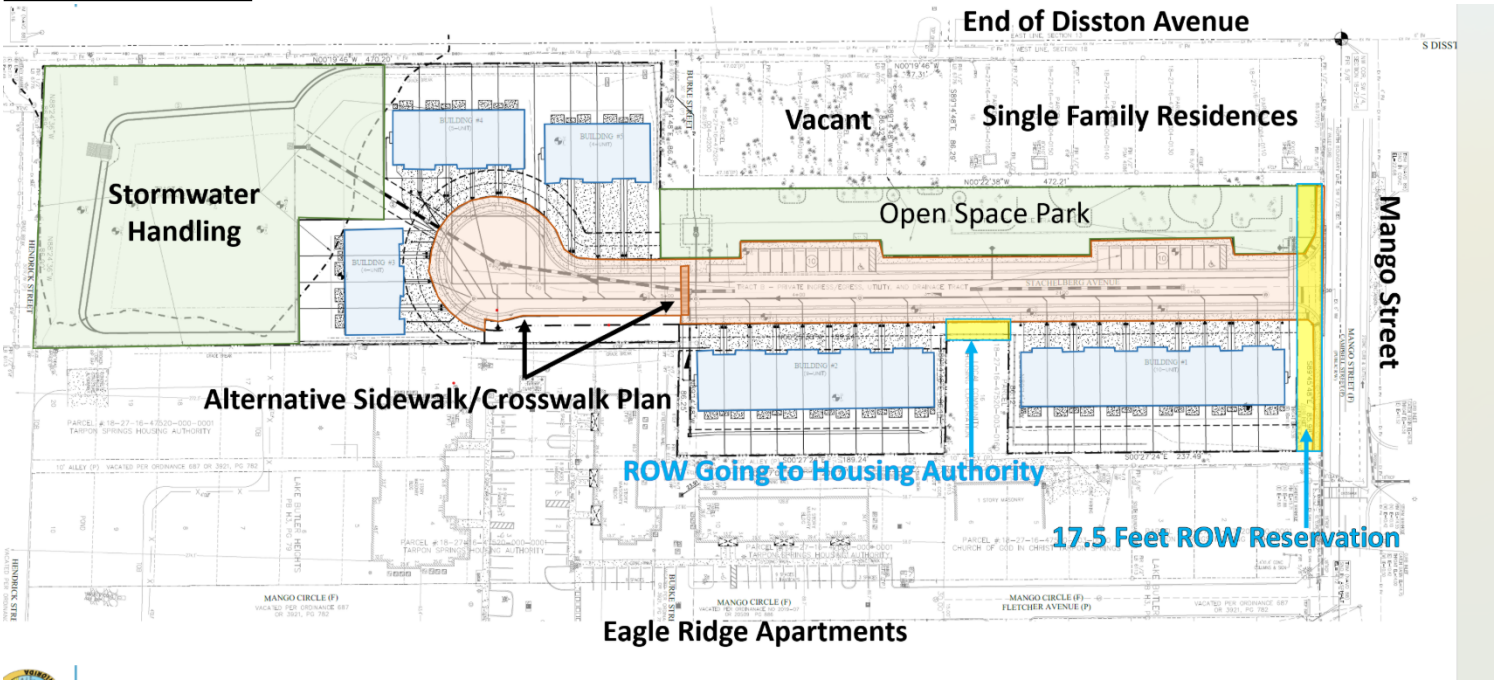
in attendance. The Board voted unanimously to recommend approval of the proposed project, including the requested waiver and staff-recommended conditions. The Board's recommendation also included the following two additional conditions:

- Include a landscape plan that exceeds by some reasonable number, the number required by code.
- Exploration of whether a utility easement along the Disston Avenue right-of-way could provide the possibility of a future expansion of Disston Avenue.

Background

The applicant is requesting site plan approval to construct 32 single family attached dwelling units (townhomes) on property located on the south side of Mango Street, approximately 96 feet east of Disston Avenue. This request was submitted in conjunction with a proposed partial plat vacation for the Lake Butler Heights Subdivision (Application #24-58, Ordinance 2026-11) to enable the proposed development.

Proposed Site Plan



Funding

Not applicable.,

Strategic Plan Objective

Not applicable.

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[JUNE 15, 2026 / JULY 14, 2026]

STAFF REPORT
June 8, 2026

Application No. / Project Title:	#24-34 (Mango St Townhomes)
Staff:	Patricia L. McNeese, AICP, Planning Supervisor
Applicant / Owner:	H.P. Capital Group 6, LLC – Angelo Cappelli
Agent:	Matt Sylverain, P.E., Gulf Coast Consulting, Inc.
Property Size:	4.49 acres (including 0.83 acres right-of-way to be vacated)
Current Zoning:	Residential Multifamily (RM)
Current Land Use:	Residential Urban (RU)
Location / Parcel ID:	South side of Mango Street, 96 feet east of Disston Avenue / 18-27-16-47520-004-0010, 18-27-16-47520-004-0060 18-27-16-47520-004-0070, 18-27-16-47520-003-0110 18-27-16-47520-003-0170, 18-27-16-47520-003-0180 18-27-16-47520-003-0190, 18-27-16-47520-003-0200 18-27-16-47520-005-0010, 18-27-16-47520-005-0200
Resolution Number:	#2026-23

BACKGROUND SUMMARY:
The applicant is requesting site plan approval to construct 32 single family attached dwelling units (townhomes) on property located on the south side of Mango Street, 96 feet east of Disston Avenue.

PRELIMINARY STAFF RECOMMENDATION:
Staff finds the application for site plan approval consistent with the applicable review criteria and recommends ***APPROVAL*** of Resolution 2026-23, subject to the following waiver and conditions:

Waiver:
1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

Conditions:
1. The project shall be master metered.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.
4. If Block C, Lot 16 is developed with a residential dwelling, access to the private subdivision street shall not be denied ~~access to the proposed private subdivision street~~.

5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
7. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
8. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained including all infrastructure and that the front 17.5 feet of the property is reserved for future right-of-way.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant, within unimproved portion of the Lake Butler Heights Subdivision plat
Site Features:	Vacant, wooded
Vehicle Access:	The property is accessed from Mango Street

SURROUNDING ZONING & USE:

	Zoning:	**Use:**
North:	Residential Multifamily (RM) R-60 One and Two Family Residential	Single family residential
South:	Mobile Home Park (MHP)	Mobile home park
East:	Residential Multifamily (RM)	Multifamily residential; church
West:	Residential Multifamily (RM) Agricultural (A)	Single family residential; City of Tarpon Springs Yard Waste Facility

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The property is in the Residential Urban (RU) Future Land Use Map (FLUM) category and in the Multifamily (MF) zoning district. It includes 32 market-rate townhomes with private roadway, utility and stormwater improvements and an open space park on site.
2. The Site Plan will be processed in conjunction with a partial vacation of the Lake Butler Heights Subdivision, platted in 1911. The applicant will reserve property along Mango Street for future roadway widening. Resolution 2026-23, if adopted, would be effective upon adoption of Ordinance 2026-11 vacating a portion of the Lake Butler Heights Subdivision plat.
3. With the vacation of the Stachelberg Avenue right-of-way adjacent to Block C, Lot 16 of that block, owned by the Tarpon Springs Housing Authority would have access via the dedicated alley to the east. Staff is also recommending as a condition of site plan approval, that the applicant allow access to the Housing Authority lot from the new subdivision roadway.
4. This is proposed as a private subdivision with no dedicated public facilities. It will not be gated.

5. The applicant is providing a 0.5-acre open space area with tree preservation located adjacent to the four existing single family residences to the east. There is also an unimproved (wooded) alley that will not be vacated that further buffers these residences. There is approximately 55 feet of separation from the project's street and parking to the rear lot lines of the four single family homes. Also, the open space area will be approximately 6 feet higher in grade than the project roadway and parking. This will significantly prevent noise and lights from impacting the single family residential development to the west.
6. There are no wetlands on the property and no other environmental concerns. As noted on the plans, all Brazilian pepper trees will be eradicated from the site as required by the Land Development Code (LDC).
7. There are approximately 900 regulated trees on site. Approximately 40 trees will be retained in the open space. The remainder will be removed and mitigated pursuant to the tree preservation ordinance requirements of the LDC. The applicant will also be required to plant trees on each of the townhome lots and around the stormwater pond.
8. The project will be subject to the requirement to provide public art pursuant to Section 296.00 of the Land Development Code.

Residential Multifamily (RM) Zoning District

Standards			Proposed Project
Density and Impervious Surface Ratio Standards (Residential Urban FLUM category)			
	7.5 dwelling units/acre	✓	7.1 dwelling units per acre*
	Max. Impervious Surface Ratio = 0.65	✓	0.42
Dimensional Standards [LDC Section 25.05(D) and 25.04(D)]**			
	Min. Lot Area = 2,000 square feet	✓	2000+ square feet
	Min. Lot Width = 20 feet	✓	20+ feet
	Min. Lot Depth = 100 feet		100+ feet
	Max. Front Yard = 15 feet	✓	20 feet
	Min. Side Yard = 7.5 feet	✓	7.5 feet
	Min. Rear Yard = 15 feet	✓	15 feet
	Max Height = 35 feet	✓	30 feet
Parking Requirements [LDC Section 127.00]			
	64 spaces required	✓	64+ spaces
Tree Mitigation [LDC Section 133.00]			
	Tree replacement requirement	✓	2 trees per lot and 20% of stormwater pond perimeter
Flood Zone Requirements [LDC Section 149.01(B)]			
	Southwest corner of property is in the Coastal High Hazard Area and in Flood Zone X (southwest corner). Structural finished floors must be elevated a minimum of 3 feet above the flood elevation.	✓	Per Pinellas County, the flood elevation for this area is 14.33. The proposed finished floor elevation is 21.20, or 6.87 feet above the flood elevation.

**Note: This calculation excludes Block D, Lot 17, owned by the applicant but not a part of this project and it does not including 15 feet of right-of-way to be vacated to Block C, Lot 16.*
***Note: This project was reviewed under standards in place prior to adoption of Ordinance 2026-09.*

SITE PLAN REVIEW PROCEDURES & STANDARDS:

The process for site plan review is set forth in Section 210.03 of the Land Development Code (LDC) and calls for the Planning and Zoning Board to review the site plan for compliance with (1) the Comprehensive Plan, (2) the Comprehensive Zoning and Land Development Code, (3) the City's Concurrency Management System, and (4) the City's Building Codes to provide a written recommendation to the Board of Commissioners as enumerated in Section 210.03(C)(4) of the LDC. The Technical Review Committee (TRC) has reviewed and determined the application for site plan approval to be complete and in compliance with the standards for site plan review listed in LDC Section 210.04:

1. **The application is found to be compliant with the City's Land Development Code.**

   Staff Analysis: The property is located within the Residential Multifamily (RM) zoning district. The project complies with the standards of that district and with the remainder of the Land Development Code (LDC) with the exception of Section 132.00 of the LDC (see Waiver of Sidewalk Requirement below).

   The applicant is reserving 17.5 feet along the front of the property for future widening of Mango Street to 80 feet, as envisioned by the City's Comprehensive Plan. The applicant will also be preserving approximately 40 trees on site in the proposed open space area. Remaining tree removal will be mitigated through landscaping and payment to the City's Tree Fund.

   The site plan is predicated upon approval of vacation of rights-of-way of portions of Stachelberg Avenue, Burke Street and an unnamed alley. Block C, Lot 16, owned by the Tarpon Springs Housing Authority would have access to their lot via the dedicated alley to the east. Staff is also recommending as a condition of site plan approval, that the applicant allow access to this lot from the subdivision street.

   Waiver of Sidewalk Requirement: LDC Section 132.00 requires that a sidewalk be constructed "for the length of the site frontage along all abutting improved streets." The applicant has proposed sidewalks fronting all townhome units, open space and guest parking, with connection to a sidewalk to be installed along Mango Street. The applicant has opted to suspend the perimeter sidewalk along the roadway along the south side of the street between Buildings 2 and 3 (approximately 147 feet) in the area bordering the adjacent Eagle Ridge Apartments development. A strict application of LDC Section 132.00 would require a perimeter sidewalk along the entire street. Instead, the applicant is proposing a crosswalk to be installed connecting the south and north sidewalks at Building 2. This will reduce unnecessary additional impervious surface while providing adequate pedestrian circulation in this relatively small subdivision. It is felt that this alternative design fits the scale of the proposed development per LDC Section 165.00(B)(4) and, that it provides "an alternative which will achieve the purposes of the requirement through clearly superior design, efficiency, or performance" (LDC 165.00(C)). Staff recommends approval of the subdivision design waiver.

2. The application is found to be compliant with the City's Comprehensive Plan.

Staff Analysis: The property is located in the Residential Urban (RU) Future Land Use Map (FLUM) category. The Comprehensive Plan Future Land Use Categories & Rules Table states the purpose of the RU category as follows: "To depict areas that are now developed, or appropriate to be developed, in a moderate density residential manner; and to recognize such areas as primarily well-suited for a mix of single-family residential and context-sensitive infill development of two, three, and four-family dwellings." The FLUM designation of RU recognizes the established residential mix of housing in this area that includes single family, multi-family and mobile home units. The proposed project provides a townhome housing product that is new to this neighborhood and will lend to the continued stability of this area and the furthering of the RU intent.

3. The project is found to be compliant with the City's concurrency management system.

Staff Analysis: The project proposes a moderate level of new impacts to facilities. The City has the capacity to meet these needs. The applicant will be installing all infrastructure and this will be a private subdivision with no dedicated public facilities. All physical facilities will be maintained by the Homeowners' Association. The City will be supplying solid waste pickup to individual homes in this community. The project meets the City's Concurrency Management standards (see table below) and proposed impacts are not expected to degrade the levels of services for any of the listed facilities.

Facility	Proposed Impacts
Potable Water (gallons per day)	8,000
Wastewater (gallons per day)	7,200
Solid Waste (tons per year)	105
Transportation (peak hour trips)	15.27

The Comprehensive Plan identifies a deficiency in mini-parks within the City. Although this facility is not subject to concurrency (Policy CIE 1.2.2), it *is* subject to the provision of adequate facilities. The City has adopted a Level of Service standard of 0.8 acres per 1,000 persons (or 35 square feet per person) for mini-parks. The applicant is providing an open space park of 22,033 square feet (0.5 acres) in size. At a rate of 2.20 persons per household, this development provides 310 square feet per person of mini-park/open space service. The applicant has provided a narrative describing the potential open space amenities to be made available and managed by the Homeowners' Association to serve the residents of this development.

4. The project is found to be compliant with all other applicable City Building Codes.

Staff Analysis: The project has been reviewed by the City's Technical Review Committee (TRC) which includes the Development Services Department, Floodplain Manager and Fire Marshal. The project is expected to be able to meet all applicable technical codes.

TECHNICAL REVIEW COMMITTEE:
The Technical Review Committee (TRC) reviewed this project five times with the final review occurring on June 4, 2026. The TRC deemed the project complete and ready for further processing. All comments of the TRC have been resolved or are addressed as recommended conditions of approval.

ATTACHMENTS:
1. Staff Presentation
2. Draft Resolution #2026-23
3. Survey
4. Project Site Aerial
5. Plan Set
6. Preliminary Plat
7. Fire Path Exhibit
8. Site Lighting Exhibit
9. Tree Survey
10. Tree Overlay Exhibit
11. Elevations and Floor Plans
12. Elevation View from Mango Street
13. Drainage Report
14. Geotechnical Report
15. Utilities Hydraulic Analysis
16. Hurricane Shelter Analysis
17. Wildlife Report
18. Level 1 Cultural Resources Assessment Survey
19. Recreational Amenities Narrative
20. Homeowners' Association Declarations (Draft)
21. Application for Certificate of Concurrency

MANGO STREET TOWNHOMES
SITE PLAN APPROVAL
#24-34

Planning & Zoning Board Meeting – June 15, 2026

Board of Commissioners Meeting – July 14, 2026

REQUEST

#24-34 – Site Plan Approval – Mango Street Townhomes

Located on the south side of Mango St, 96 feet east of Disston Ave

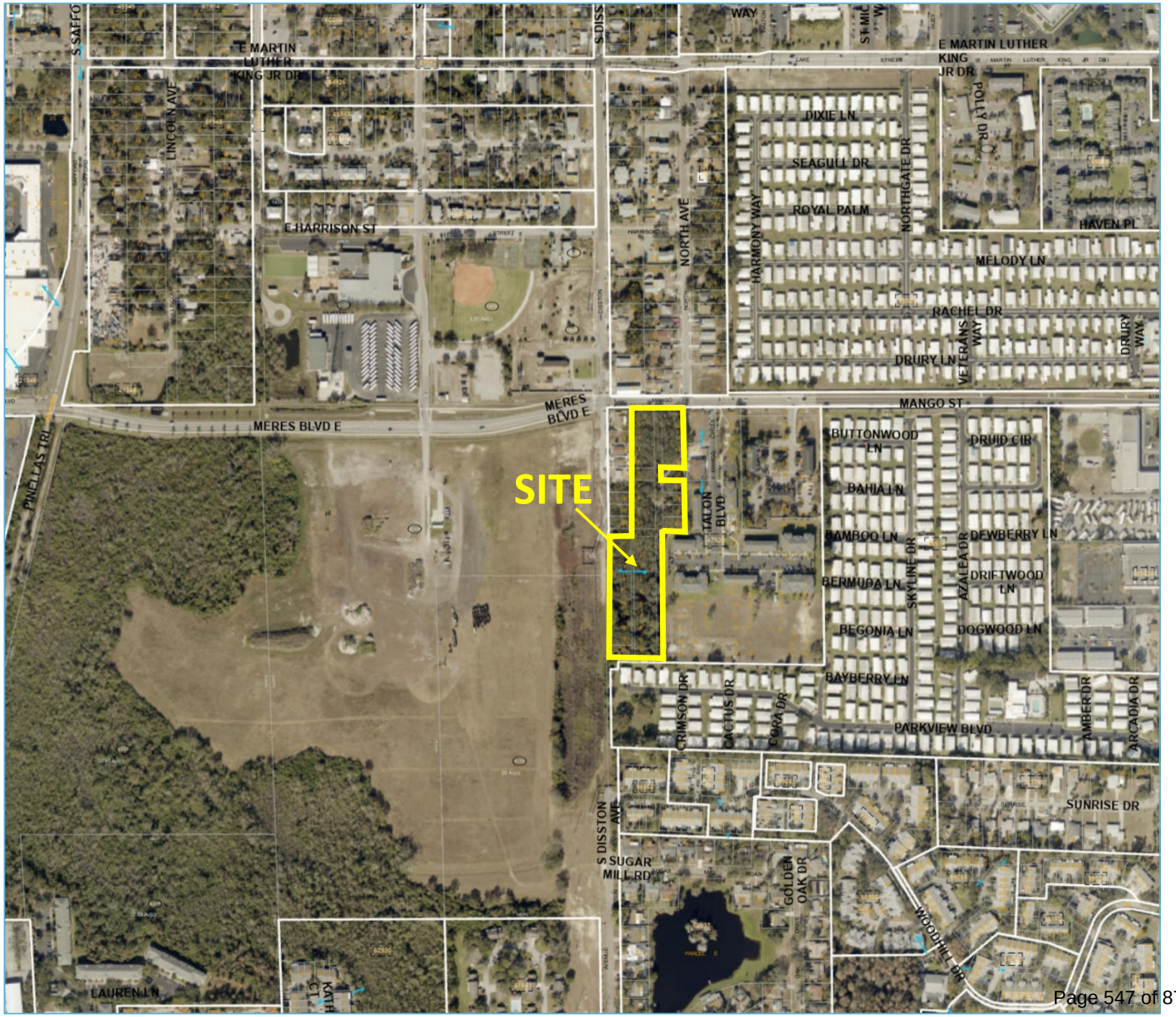
Resolution #2026-23

- Property Size: 4.49 acres (includes 0.83 acres of right-of-way to be vacated)
- Current Land Use: RU (Residential Urban)
- Current Zoning: RM (Residential Multifamily)
- Proposed Development: 32-unit townhome community with infrastructure facilities and open space amenities.

- **Applicant/Owner**: H.P. Capital Group 6, LLC
- **Agent**: Matt Sylverain, P.E., Gulf Coast Consulting, Inc.

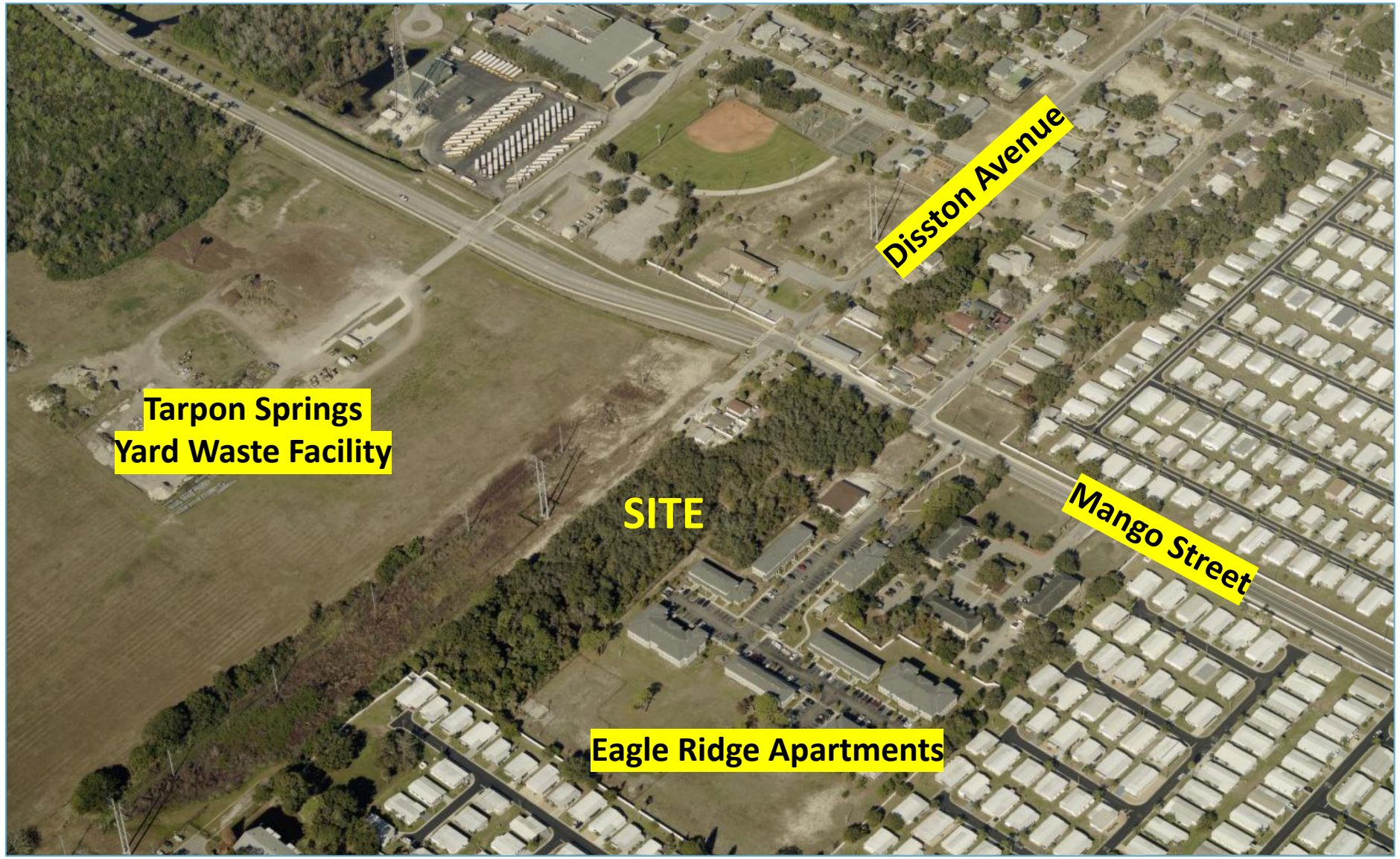
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT



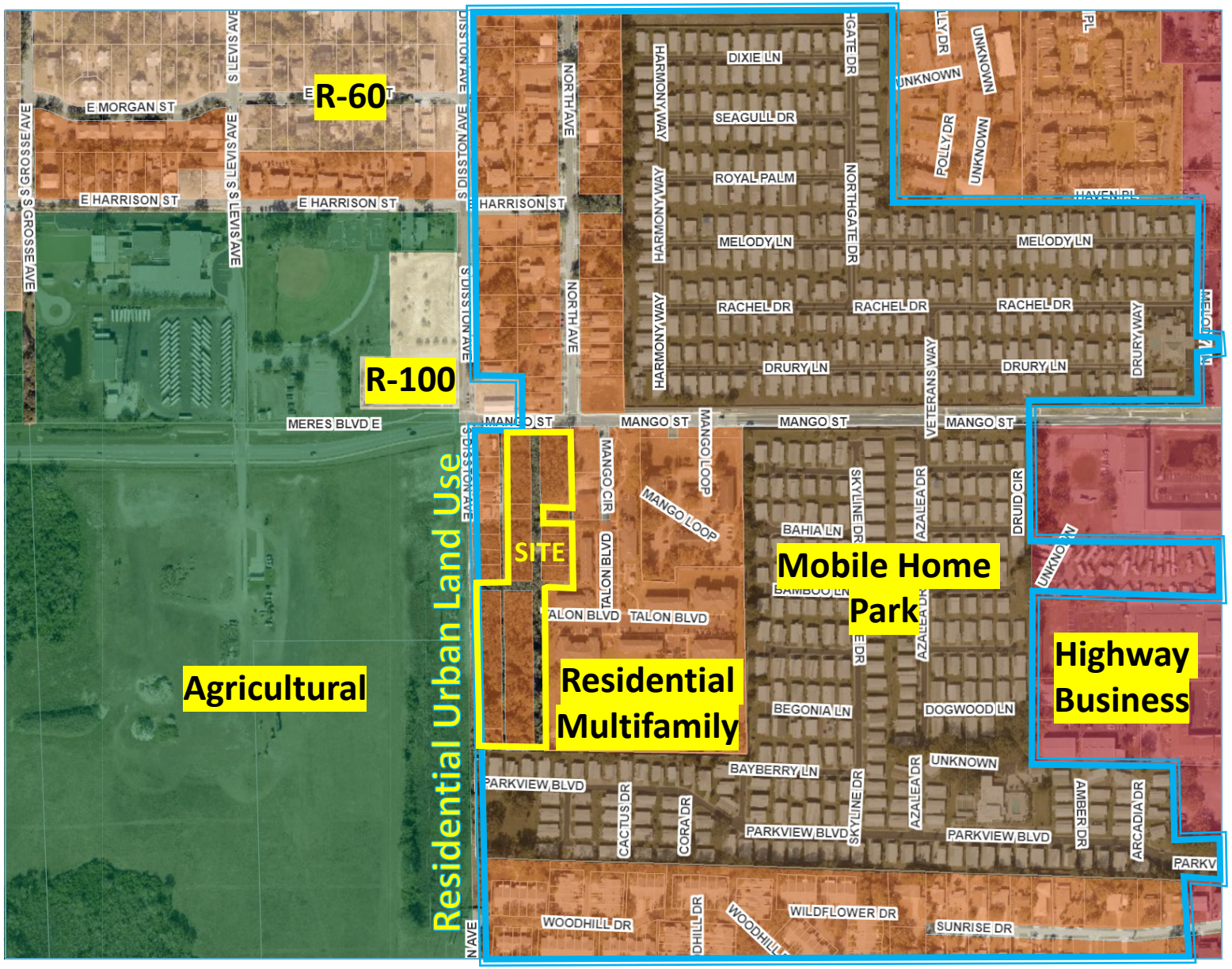
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LOCATION & CONTEXT

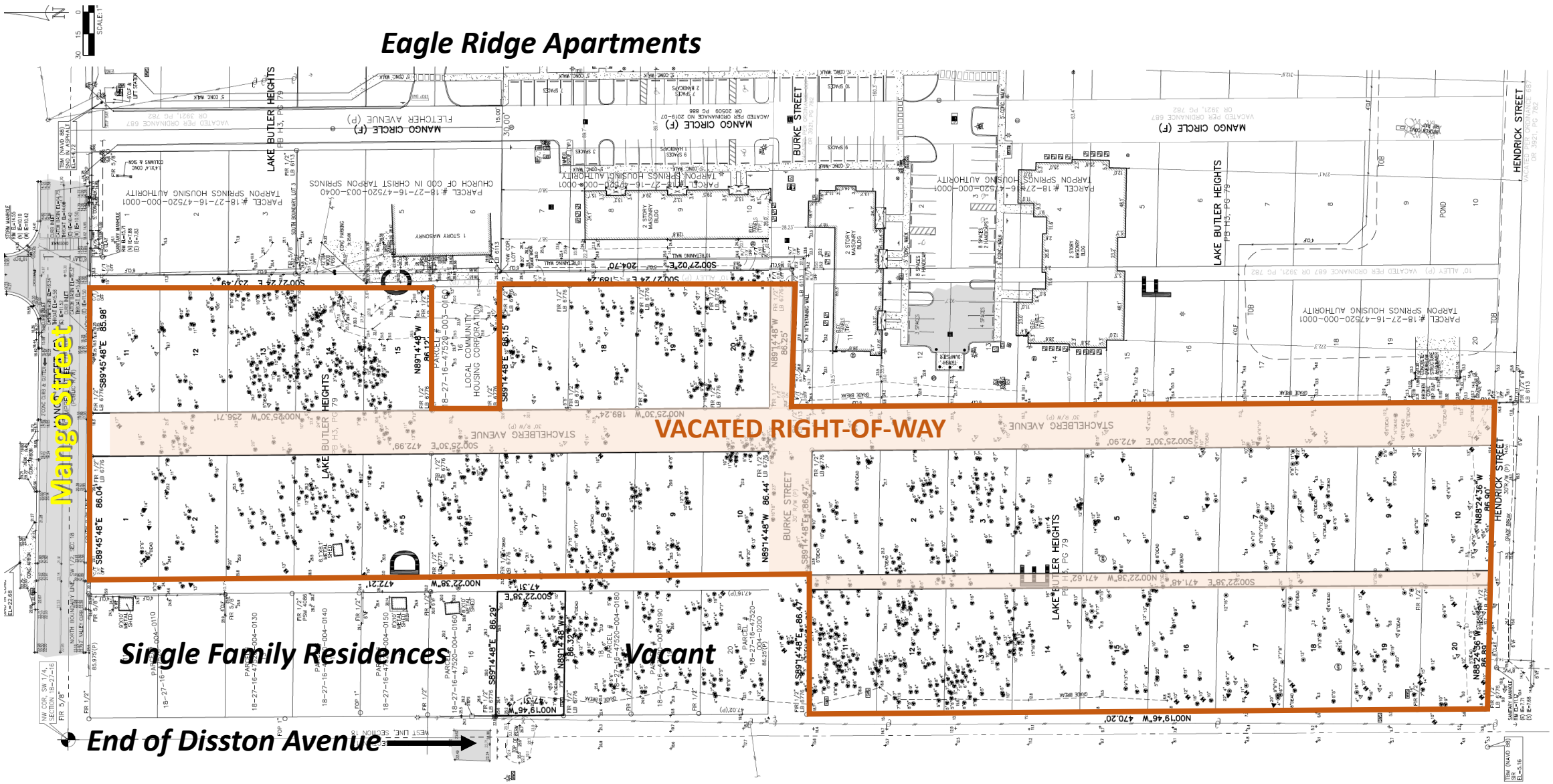


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ZONING AND RESIDENTIAL URBAN LAND USE

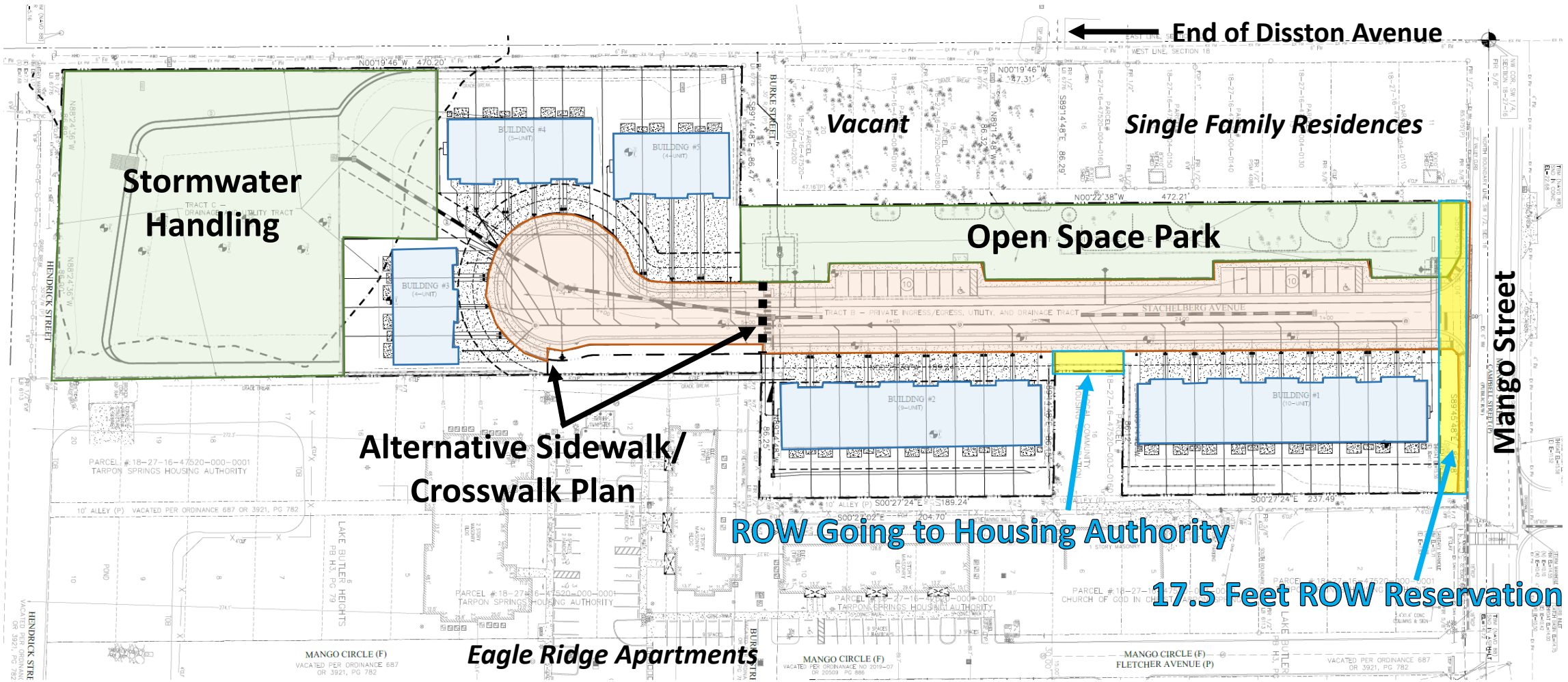


SURVEY



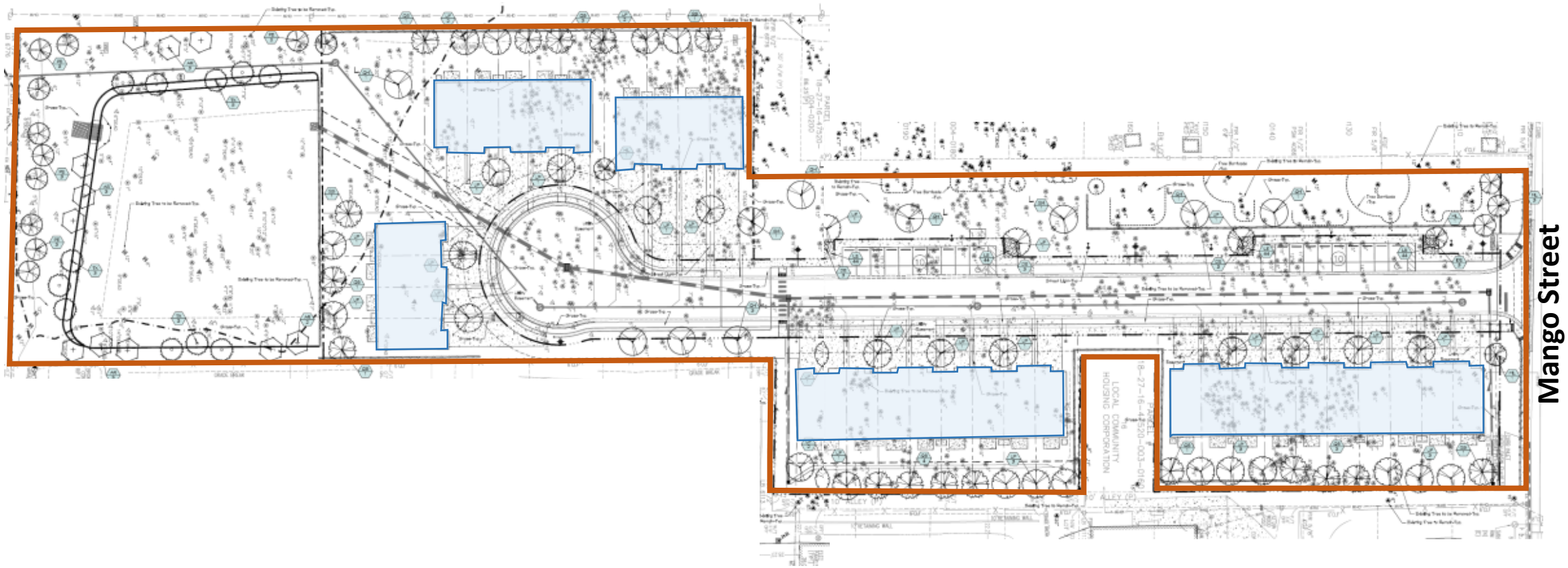
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

SITE PLAN



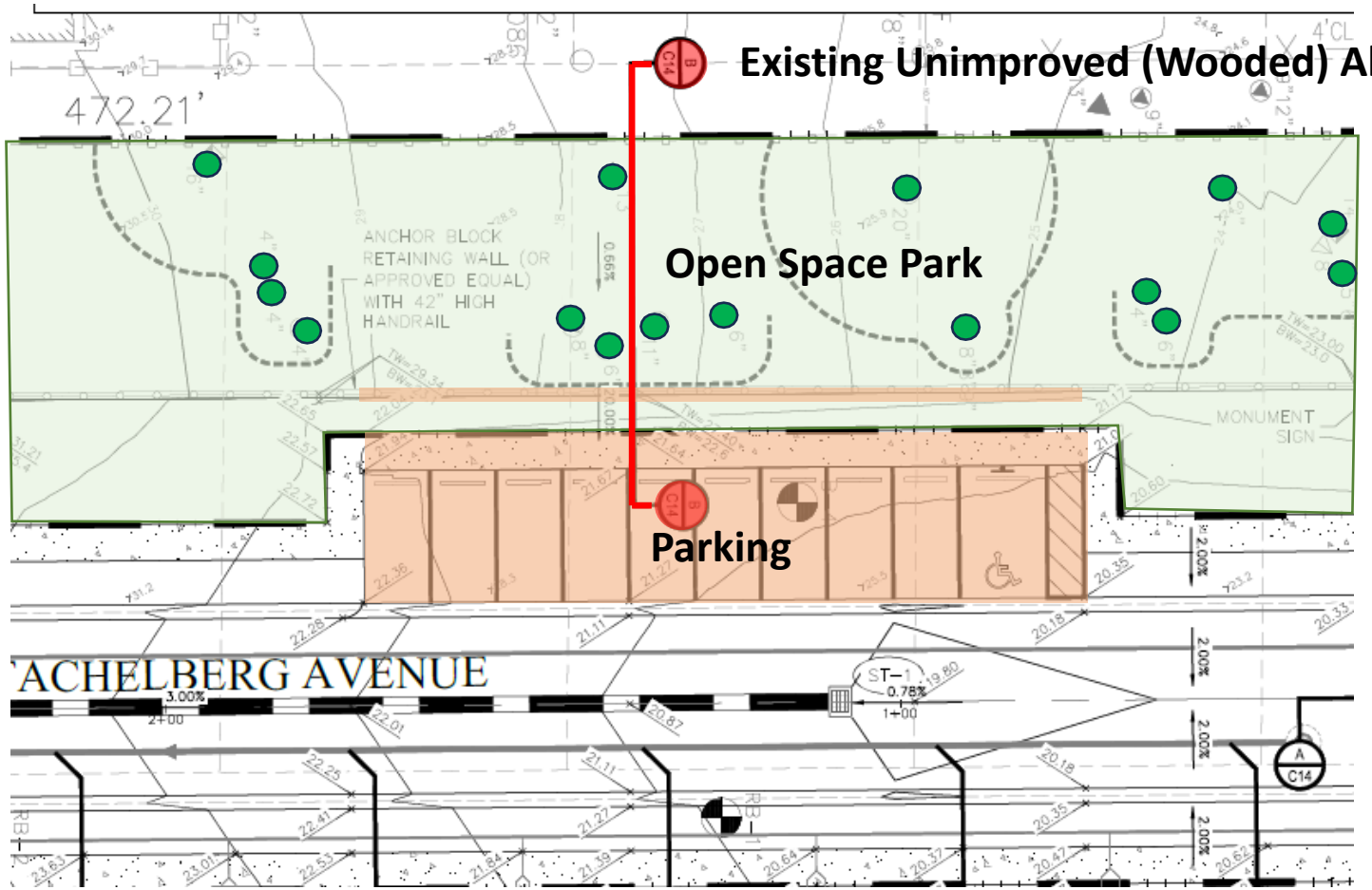
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

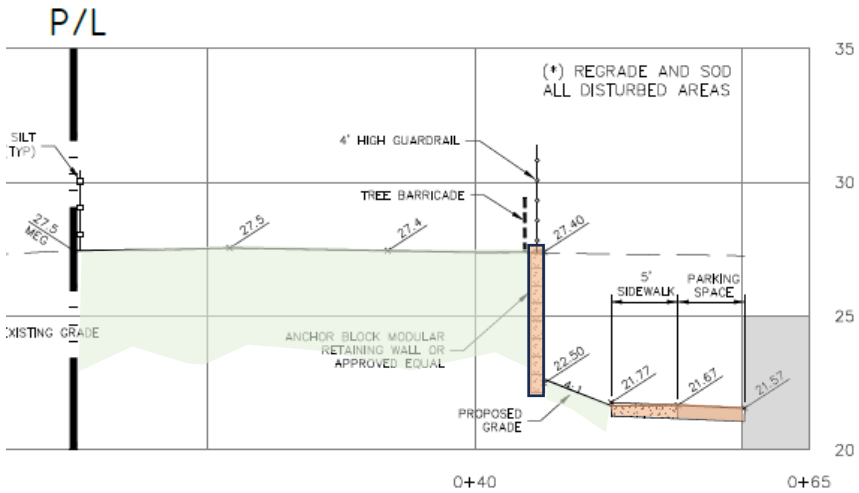
LANDSCAPE PLAN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

OPEN SPACE AND STREET ELEVATIONS



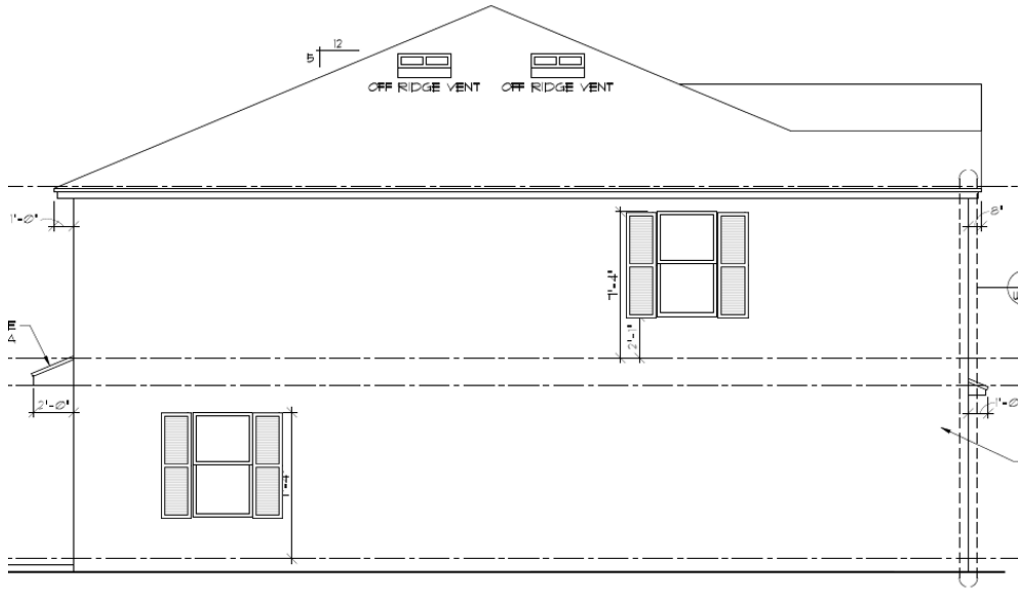


● = Trees Being Retained *(typical)*

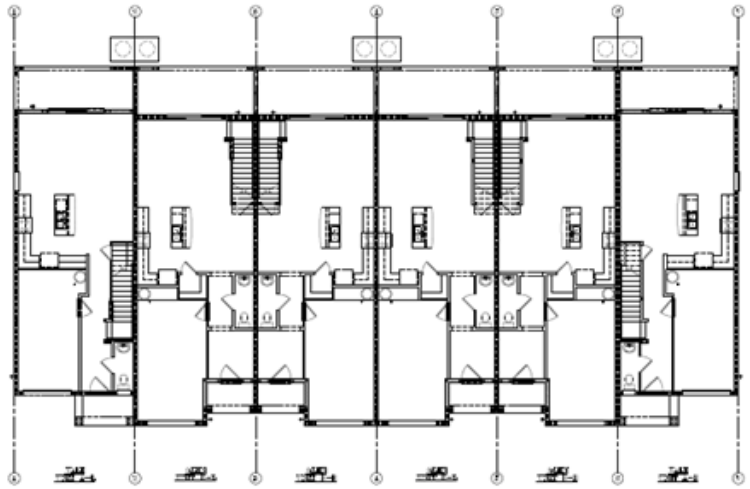
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ELEVATIONS AND FLOOR PLANS

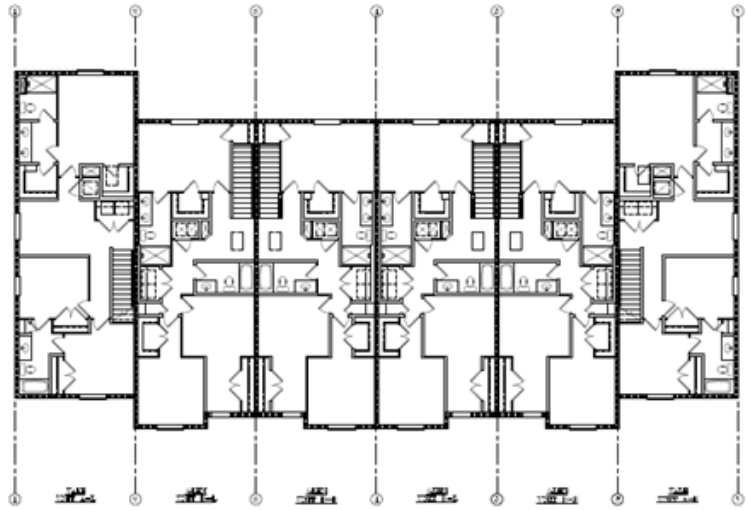




Mango Street Side Elevation, Building 1



1st Floor



2nd Floor

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA – SITE PLAN

1) **Compliance with Land Development Code (LDC).** The Property is located within the Residential Multifamily zoning district. The project meets the standards of that district and all other applicable Land Development Code requirements. Staff is recommending approval of a waiver for a portion of the perimeter sidewalk in favor of a crosswalk design.

2) **Compliance with the Comprehensive Plan.** The project is consistent with the intent of the Residential Urban Future Land Use Map category and with all applicable policies of the Comprehensive Plan. It presents an appropriate and compatible infill project in an area with mixed housing products.

3) **Compliance with the City's Concurrency Management System.** The City has the capacity and infrastructure to serve the development for utilities, solid waste disposal and transportation. The applicant is also providing a half-acre open space park on site so as not to impact the City's current mini-park facilities deficiency.

4) **Compliance with the City's Building and Other Technical Codes.** The project was reviewed by the Technical Review Committee and is expected to be able to meet all building codes, fire codes and other technical codes.

PRELIMINARY STAFF RECOMMENDATION

Resolution #2026-23: Staff recommends ***approval*** of the proposed site plan subject to the following waiver and conditions:

Waiver:

1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

Conditions:

1. The project shall be master metered.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.
4. If Block C, Lot 16 is developed with a residential dwelling access to the private subdivision street shall not be denied ~~access to the proposed private subdivision street~~.
5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

PRELIMINARY STAFF RECOMMENDATION

Conditions Continued:

6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
7. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
8. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained including all infrastructure and that the front 17.5 feet of the property is reserved for future right-of-way for Mango St.

PLANNING & ZONING BOARD RECOMMENDATION

The Planning and Zoning Board reviewed this item at their regular meeting of June 15, 2026, with 6 board members in attendance. The Board voted unanimously to recommend ***approval*** of the proposed project (Resolution #2026-23) with the waiver and staff-recommended conditions. The Board's recommendation also included the following two additional conditions:

9. Include a landscape plan that exceeds by some reasonable number, the number required by code.
10. Exploration of whether a utility easement along the Disston Avenue right-of-way could provide the possibility of a future expansion of Disston Avenue.

One member of the public provided comments.

RESOLUTION NO. 2026-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #24-34 REQUESTING SITE PLAN APPROVAL FOR 32 SINGLE FAMILY ATTACHED DWELLING UNITS INCLUDING STORMWATER HANDLING AND OPEN SPACE AMENITIES ON 4.52 ACRES (MORE OR LESS) OF PROPERTY LOCATED ON THE SOUTH SIDE OF MANGO STREET AND 96 FEET EAST OF DISSTON AVENUE IN THE RESIDENTIAL MULTIFAMILY ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR WAIVERS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for construction of 32 single family attached dwelling units located on the south side of Mango Street, 96 feet east of Disston Avenue; and

WHEREAS, the Residential Multifamily (RM) zoning district allows single family attached residential as a permitted use; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of June 15, 2026; and

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN FINDINGS

Application Number 24-34 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: SITE PLAN APPROVAL

Site Plan application Number 24-34, on that portion of the property located on the south side of Mango Street at 96 feet east of Disston Avenue and further described in Exhibit A, prepared and sealed on June 8, 2026 by Matthias D. Sylverain, P.E. and attached as Exhibit B, is hereby approved with Waivers and Conditions described in Section 3 and Section 4 herein.

SECTION 3: SITE PLAN WAIVERS

1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

SECTION 4: SITE PLAN CONDITIONS

1. The project shall be master metered.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.
4. If Block C, Lot 16 is developed with a residential dwelling, access to the private subdivision street shall not be denied.
5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
7. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
8. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained including all infrastructure and that the front 17.5 feet of the property is reserved for future right-of-way for Mango St.

SECTION 5: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law contingent upon and in conjunction with Ordinance 2026-11.

Resolution 2026-23 Exhibit A

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 3.748 ACRES, MORE OR LESS.

RESOLUTION NO. 2026-23

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #24-34 REQUESTING SITE PLAN APPROVAL FOR 32 SINGLE FAMILY ATTACHED DWELLING UNITS INCLUDING STORMWATER HANDLING AND OPEN SPACE AMENITIES ON 4.52 ACRES (MORE OR LESS) OF PROPERTY LOCATED ON THE SOUTH SIDE OF MANGO STREET AND 96 FEET EAST OF DISSTON AVENUE IN THE RESIDENTIAL MULTIFAMILY ZONING DISTRICT; PROVIDING FOR FINDINGS; PROVIDING FOR WAIVERS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for Site Plan approval to allow for construction of 32 single family attached dwelling units located on the south side of Mango Street, 96 feet east of Disston Avenue; and

WHEREAS, the Residential Multifamily (RM) zoning district allows single family attached residential as a permitted use; and

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of June 15, 2026; and

WHEREAS, pursuant to Section 210.03(C) of the Comprehensive Zoning and Land Development Code, the Board of Commissioners must approve, deny or approve subject to conditions, each application for site plan approval; and,

WHEREAS, written legal notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: SITE PLAN FINDINGS

Application Number 24-34 meets the criteria for approving a Site Plan as set forth in Section 210.04 of the Land Development Code.

SECTION 2: SITE PLAN APPROVAL

Site Plan application Number 24-34, on that portion of the property located on the south side of Mango Street at 96 feet east of Disston Avenue and further described in Exhibit A, prepared and sealed on June 8, 2026 by Matthias D. Sylverain, P.E. and attached as Exhibit B, is hereby approved with Waivers and Conditions described in Section 3 and Section 4 herein.

SECTION 3: SITE PLAN WAIVERS

1. Pursuant to Section 165.00 of the Comprehensive Zoning and Land Development Code, the requirement for a sidewalk to be located along the entire perimeter of the proposed street is hereby waived in favor of the design alternative shown on the Approved Site Plan.

SECTION 4: SITE PLAN CONDITIONS

1. The project shall be master metered.
2. The project shall meet all requirements for minimum tree planting and for mitigation of protected tree removal.
3. This project is subject to the provision of public art.
4. If Block C, Lot 16 is developed with a residential dwelling, access to the private subdivision street shall not be denied.
5. Construction plans shall be consistent with the approved site plan. All requisite fees attendant to the project shall be paid in accordance with the Land Development Code.
6. The developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals including, but not limited to, Southwest Florida Water Management District for stormwater handling.
7. The site plan shall expire at six months from the effective date unless a building permit has been obtained with construction plans signed and sealed by a registered engineer licensed in the State of Florida.
8. A Final Plat with all required materials shall be submitted for this project. The face of the plat shall specify that the community is privately maintained including all infrastructure and that the front 17.5 feet of the property is reserved for future right-of-way for Mango St.
9. Include a landscape plan that exceeds by some reasonable number, the number required by code.
10. Exploration of whether a utility easement along the Disston Avenue right-of-way could provide the possibility of a future expansion of Disston Avenue.

SECTION 5: EFFECTIVE DATE

This Resolution shall be effective upon adoption in the manner provided by law contingent upon and in conjunction with Ordinance 2026-11.

Resolution 2026-23 Exhibit A

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 3.748 ACRES, MORE OR LESS.

Resolution 2026-23 Exhibit B 25 pages

MANGO ST TOWNHOMES
SITE DEVELOPMENT PLAN

SECTION 18, TOWNSHIP 27 S, RANGE 16 E
TARPON SPRINGS, FLORIDA

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Facilities Impact Calculations

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/20/2025

JOB NO: 21-069 **BY:** AMK

Potable Water Consumption:

# of Units		Person Per Unit		Gallons Per Person Per Day		
32	x	2.5	x	100	=	8,000 GPD

Wastewater Generation:

Gallons per Day				
8,000	x	0.9	=	7,200 GPD

Solid Waste Generation:

# of Units		Person Per Unit		Pounds Per Day Per Person		Days Per Year		Pounds Per Ton		
32	x	2.5	x	7	x	365	÷	2,000	=>	105 Tons of Waste Per Year

Vehicular Trip Generation - Daily Trips:
Weekday
T=7.62(X)-50.48 X=#of units = 32 units T= 193.36 trips

Vehicular Trip Generation - Highest Peak Hour Trips
Weekday, Peak Hr of Adjacent Street Traffic, Hour Between 4 and 6 pm
T=0.60(X)-3.93 X=#of units = 32 units T= 15.27 trips

PROJECT DIRECTORY

OWNER: HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH
SUITE 200
ST PETERSBURG, FL 33702

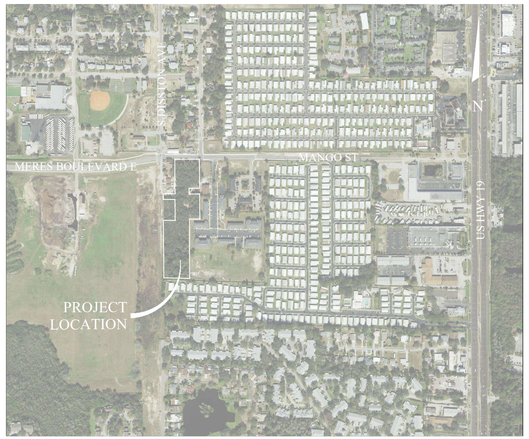
DEVELOPER: SAME AS OWNER

CIVIL ENGINEER: GULF COAST CONSULTING, INC
13825 ICOT BOULEVARD
SUITE 605
CLEARWATER, FL 33760
(727) 524-1818

SURVEYOR: POLARIS ASSOCIATES INC.
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FL 33765
(727) 461-6113

NOTE: MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, WALLS AND COMMON AREAS TO BE COMPLETED BY HOMEOWNER'S ASSOCIATION.

LOCATION MAP



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HP CAPITAL GROUP 6, LLC

9800 4TH STREET NORTH
SUITE 200
ST PETERSBURG, FL 33702
(727) 735-1711

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
www.gulfcoastconsultinginc.com

DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	NOTES & SPECIFICATIONS
C3	STORMWATER POLLUTION PREVENTION PLAN
C4	EXISTING CONDITIONS/DEMOLITION PLAN
C5	OVER ALL SITE PLAN
C6-C7	HORIZONTAL CONTROL PLAN
C8	MASTER DRAINAGE PLAN
C9-C10	PAVING, GRADING & DRAINAGE PLAN
C11-C13	PAVING, GRADING & DRAINAGE DETAILS
C14-C15	GRADING SECTIONS
C16	PLAN PROFILE
C17-C18	WATER & SANITARY SEWER PLAN
C19-C24	WATER & SANITARY SEWER DETAILS
C25	LIFT STATION DETAILS
ET1-ET4	EXISTING TREE INVENTORY
LA1-LA3	LANDSCAPE PLAN
LA4	LANDSCAPE NOTES & DETAILS
IR1-IR3	IRRIGATION PLAN
IR4	IRRIGATION NOTES & DETAILS

SITE DATA TABLE

SITE ADDRESS:	STACHELBERG AVE, TARPON SPRINGS, FL 34689 (ADDRESSES TO BE ASSIGNED)		
PARCEL ID:	18-27-16-47520-003-0110; 18-27-16-47520-003-0170; 18-27-16-47520-003-0180; 18-27-16-47520-003-0190; 18-27-16-47520-003-0200; 18-27-16-47520-004-0010; 18-27-16-47520-004-0060; 18-27-16-47520-004-0170; 18-27-16-47520-005-0010; 18-27-16-47520-005-0200		
PROPOSED USE:	32 SINGLE-FAMILY ATTACHED TOWNHOMES		
FUTURE LAND USE MAP DESIGNATION:	RU (RESIDENTIAL URBAN)		
EXISTING ZONING:	RM (RESIDENTIAL MULTI-FAMILY)		
TOTAL LAND AREA:	±196,813 SF (4.52 AC)		
SITE DATA TOTALS	EXISTING	PROPOSED	MIN/MAX REQUIRED
BUILDING:	N/A	27,984 SF	900 SF PER UNIT
PAVEMENT:	N/A	30,673 SF	N/A
CONCRETE	N/A	24,156 SF	
IMPERVIOUS:	N/A	82,813 SF	N/A
OPEN SPACE:	201,369 SF	118,556 SF	N/A
LOT AREA TOTAL:	N/A	2,000 SF	2,000 SF (MIN.)
LOT WIDTH	N/A	20'	20' (MIN.)
LOT DEPTH	N/A	100'	100' (MIN.)
DENSITY / INTENSITY	N/A	6.9 UNITS/ACRE	7.5 UNITS/ACRE
PARKING SPACES	N/A	2 SPACES/UNIT X 32 UNITS + 20 GUEST SPACES = 84	2 SPACES/UNIT => 2 X 32 = 64
BUILDING HEIGHT	N/A	30'	35'
BUILDING SETBACKS:			
FRONT	N/A	20'	20'
REAR	N/A	15'	15'
SIDE STREET	N/A	7.5'	7.5'
SIDE	N/A	7.5'	7.5'
FLOOD ZONE: PROJECT LIES WITHIN FLOOD ZONE X AS DELINEATED IN FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12103C0038H, INDEX DATED AUG 24, 2021.			
ADDITIONAL INFORMATION			

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Matthias D Sylverain

Digitally signed by Matthias D Sylverain
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000001939D89380F0009F812, cn=Matthias D Sylverain
Date: 2026.06.08 13:15:36 -04'00'

21-069
DATE: 04/23/2024
MANGO STREET TOWNHOMES
REVISED: 06/05/26

GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
6. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION.
8. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
9. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
10. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS WHICH ARE FROM THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
11. AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
12. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
13. BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP OF THE PIPE, IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-100.
14. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
15. REINFORCING SHALL BE BILLET STEEL BARS CONFORMING TO ASTM A615 GRADE OR BETTER.
16. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
17. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO DOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO THE REGULATORY AGENCY, ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED FOR MAINTENANCE, BY THE REGULATORY AGENCY AND/OR OWNER.
18. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE EITHER MAINS OR SERVICE LINES IS BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE THE RESPECTIVE GAS COMPANY TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
19. THE CONTRACTOR SHALL LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
20. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
21. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
22. THE CONTRACTOR IS TO REVIEW THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
23. THE IRRIGATION SYSTEM (IF APPLICABLE) SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.
24. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE.
25. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
26. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATERING AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
27. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND.
28. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE.
29. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE WETLANDS PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
30. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO ON-SITE WETLANDS.
31. DURING EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTER THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2-FEET OF SANDY MATERIAL OVER THE CLAY LAYER AND TERMINATE THE DEPTH OF EXCAVATION.
32. IF THE CONTRACTOR ENCOUNTERS SILTY/CLAYEY SANDS, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADDITIVE SUCH AS ALLUM IN ORDER TO PROMOTE COAGULATION OF THE PARTICLES THE DEPTH OF EXCAVATION.
33. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

CLEARING AND EROSION CONTROL NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY'S TREE ORDINANCE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE APPROPRIATE REGULATORY AGENCIES.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE, WITH THE SOILS TESTING REPORT. COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED AND MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. A PORTION OF THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING MAY BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, AS DIRECTED BY THE OWNER.
5. ALL TRIMMING OF PROTECTED TREES DURING DEVELOPMENT SHALL BE DONE BY AN ISA CERTIFIED ARBORIST.
6. ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE REMOVED DURING THE SITE CONSTRUCTION PROCESS. A SITE INSPECTION WILL BE CONDUCTED TO ENSURE THAT ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) HAVE BEEN REMOVED. AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, RE-GROWTH OF BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) SHALL BE CONTROLLED IN PERPETUITY BY THE PROPERTY OWNER.
7. ALL BRAZILIAN PEPPER TREES (SCHINUS TEREBINTHIFOLIUS) LOCATED WITHIN A WETLAND SHALL BE REMOVED DURING THE SITE WORK PROCESS. A BRAZILIAN PEPPER MAINTENANCE PLAN WILL BE REQUIRED WHEN WORKING BEHIND WETLAND JURISDICTIONAL LINES.
8. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
9. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT, RELOCATE OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFACE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
12. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
13. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
14. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
15. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED IN ACCORDANCE WITH ALL REGULATORY AGENCIES.
16. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE LOCAL AUTHORITIES.
17. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
18. THERE IS TO BE NO DISCHARGE (i.e. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION.
19. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO REPLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.
20. ALL TRIMMING OF PROTECTED TREES DURING DEVELOPMENT SHALL BE DONE BY AN ISA CERTIFIED ARBORIST.
21. THE CONTRACTOR SHALL MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE EROSION PROTECTION MEASURES (I.E., HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
22. THE CONTRACTOR SHALL ADEQUATELY STABILIZE (I.E., SODDING, PLUGGING, SPRIGGING OR SEEDING) AREAS SUBJECT TO EROSION WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SOD SHALL BE REQUIRED WHERE EROSION PRONE SOILS EXIST OR WHERE SLOPES ARE GREATER THAN 5:1.
23. ALL CAMPHOR TREE (CINNAMOMUM CAMPHORA) SHALL ALSO BE REMOVED FROM THE PROPERTY AND THE PROPRTY MAINTAINED FREE OF BOTH SPECIES IN PERPETUITY.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUCK, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS REQUIRED BY THE OWNER'S SOIL TESTING COMPANY AND ALL REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC, AND SHALL CONFORM TO FDOT STANDARD INDEX NO. 17346. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE "EXTRA BASE FOR CROSS CULVERTS UNDER FLEXIBLE PAVEMENT DETAIL."
8. STANDARD INDEXES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
9. PROPOSED ROADWAY AND STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND NOT THE CITY.
10. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
11. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
12. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.
13. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
14. THE CONTRACTOR IS TO SOD THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
15. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
16. UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.
17. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.
18. IF FILL MATERIAL IS USED DURING THE CONSTRUCTION, IT SHOULD CONSIST OF CLEAN SAND WITH A PERCENT PASSING THE #200 SIEVE OF 8 OR LESS. THE FINISHED POND BOTTOM SHALL BE LEFT IN AN UNCOMPACTED STATE TO PROMOTE PERMEABILITY.

PAVING, GRADING & DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE OF ALL REGULATORY AGENCIES. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER/SEWER CLEARANCE REQUIREMENTS

PARALLEL INSTALLATION

1. POTABLE WATER, WASTEWATER GRAVITY/FORCE, OR RECLAIMED WATER LINES SHALL NOT BE PLACED IN THE SAME TRENCH. A MINIMUM OF HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER AND ANY TYPE OF WASTEWATER LINE WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN-FOOT SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE WASTEWATER LINE AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE WASTEWATER LINE.
2. IF IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE, THE WATER SHALL BE CONSTRUCTED OF D.I.P. AND THE WASTEWATER LINE SHALL BE C900 P.V.C. AND PRESSURE TESTED TO 150 P.S.I. TO INSURE WATER TIGHTNESS BEFORE BACKFILLING. THE PIPELINE JOINTS SHALL BE STAGGERED SO THAT THE WATER MAIN JOINTS SHALL BE AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE WASTEWATER LINE.
3. A MINIMUM HORIZONTAL SEPARATION OF 5 FEET CENTER TO CENTER 3 FEET OUTSIDE EDGE TO OUTSIDE EDGE SHALL BE MAINTAINED BETWEEN RECLAIMED WATER MAINS AND POTABLE WATER OR WASTEWATER GRAVITY OR FORCE MAINS.

CROSSINGS

1. WASTEWATER MAINS SHALL CROSS UNDER RECLAIMED WATER MAINS AND WASTEWATER AND RECLAIMED MAINS SHALL CROSS UNDER POTABLE WATER MAINS, WHENEVER POSSIBLE. THE MINIMUM VERTICAL DISTANCE BETWEEN MAINS AT A CROSSING IS 18 INCHES. THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER/RECLAIMED MAIN JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
2. WHERE WASTEWATER OR RECLAIMED MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE RECLAIMED AND POTABLE WATER MAIN MUST BE CONSTRUCTED OF DUCTILE IRON PIPE AT THE CROSSING. A WASTEWATER GRAVITY OR FORCE MAIN SHALL BE CONSTRUCTED WITH C900 P.V.C. AT THE CROSSING ALTERNATIVELY, ONE OF THE CROSSING MAINS SHALL BE ENCLOSED WITHIN A 20 FOOT LONG STEEL OR P.V.C. CASING CENTERED ON THE CROSSING.
3. WHERE A WATER MAIN MUST CROSS UNDER A WASTEWATER GRAVITY MAIN, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE GRAVITY MAIN TO MAINTAIN LINE AND GRADE.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
4. ALL DUCTILE IRON PIPE SHALL BE MINIMUM CLASS 50 IN CONFORMANCE WITH ANSI A21.51 AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.51 AND SHALL BE CEMENT MORTAR LINED WITH AN ASPHALTIC SEAL COAT CONFORMING TO ANSI/AWWA C104/A21.4.
5. ALL FITTINGS SHALL BE DUCTILE IRON IN ACCORDANCE WITH ANSI/AWWA A21.10/C110 WITH A PRESSURE RATING OF 250 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH ANSI STANDARD A21.11. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED AS SPECIFIED FOR DUCTILE IRON PIPE.
6. THE CONTRACTOR IS TO INSTALL CURB STOPS AT THE END OF WATER SERVICE LATERALS AND IDENTIFIERS AS REQUIRED BY CITY OF ST. PETERSBURG.
7. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
8. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF DR 18 WATER MAIN PIPE LESS THAN 4" SHALL BE PER ASTM D2241-89.
9. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
10. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C500/C509.
11. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
12. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
13. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL MEET THE REQUIREMENTS ESTABLISHED BY ALL REGULATORY AGENCIES FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL SUBMIT TEN COPIES OF THE CONSTRUCTION PLANS WITH COMPLETE RECORD DRAWING INFORMATION TO THE OWNER'S ENGINEER FOR THE PURPOSE OF CERTIFYING THE WATER DISTRIBUTION SYSTEM.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE REGULATORY AGENCIES. PRESSURE TESTS TO BE IN ACCORDANCE WITH AWWA C600-87 AND ANY WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR TO PERFORM CHLORINATION IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92 AND ALL REQUIREMENTS ESTABLISHED BY ANY REGULATORY AGENCIES. BACTERIOLOGICAL SAMPLING BY THE LOCAL UTILITY PERSONNEL OR LOCAL HEALTH DEPARTMENT PERS

SEQUENCE OF MAJOR EVENTS:

1. INSTALL STAKED SILT FENCE AS INDICATED ON THE CONSTRUCTION PLANS.
2. CLEAR AND GRUB POND TO BE USED AS SEDIMENTATION BASIN.
3. EXCAVATE POND FOR SEDIMENT TRAPS FOR SITE RUNOFFS.
4. BEGIN BUILDING CONSTRUCTION.
5. CONSTRUCT DIVERSION SWALES AROUND PERIMETER OF SITE TO POND, AS NECESSARY.
6. INSTALL STORM SEWER SYSTEM AND ITS SILTATION PROTECTION, UTILITIES AND CUT FALL STRUCTURE.
7. EXCAVATE THE REMAINDER OF THE PONDS INCLUDING REMOVAL OF SILT DEPOSITS.
8. STABILIZE PARKING LOT.
9. CONSTRUCT CURB, BASE AND ASPHALT.
10. COMPLETE FINAL SITE GRADING.
11. INSTALL PERMANENT LANDSCAPING ON SITE. REPAIR ANY WASHED OUT AREAS.
12. WHEN CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE EROSION PROTECTION DEVICES AND PLACE SOD AS NECESSARY.

STABILIZATION PRACTICES

WIND EROSION STABILIZATION – THE CONTRACTOR SHALL DENUDE ONLY AREAS WHERE IT IS EXPECTED TO BE GRADED OR ALTERED WITHIN A TWO (2) WEEK TIME FRAME. ALL PERVIOUS AREAS OF THE SITE INCLUDED IN GRADING THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE GRADED AND PREPARED WITH A COMBINATION OF SOD AND/OR SEEDING AND MULCHING. PAD AREAS WITHIN FUTURE UNITS WHERE EARTHWORK IS COMPLETED SHALL BE COMPLETELY SEEDED AND MULCHED. AREAS WHERE CONSTRUCTION OPERATIONS WILL BE CONTINUOUS, FUGITIVE DUST SHALL BE MANAGED BY APPLYING A WATER SPRAY TO SATURATE THE SURFACE SOILS ON A DAILY BASIS (OR AS NEEDED) TO MAINTAIN MINIMAL DUST TRANSPORT. FUGITIVE DUST SHALL BE MONITORED CONTINUOUSLY AND ADDITIONAL MEASURES MAY NEED TO BE TAKEN TO CONTROL OFF SITE TRANSPORT OF UNACCEPTABLE LEVELS OF DUST.

TEMPORARY STABILIZATION – TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA AND 80 PARTS OF PENSACOLA BAHIA. THE SEPARATE TYPES OF SEED USED SHALL BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE, INCLUDING ANY OFFSITE WORK AREAS, WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER LAST CONSTRUCTION ACTIVITY.

STRUCTURAL PRACTICES

EROSION PROTECTION – DURING THE CONSTRUCTION PHASES, APPROPRIATE PRACTICES INCLUDING, BUT NOT LIMITED TO SILT FENCE BARRIERS, HAY BALES AND WATERING OR OTHER METHODS NECESSARY WILL BE IMPLEMENTED TO CONTROL FUGITIVE DUST.

SEDIMENT BASINS – THE STORM WATER MANAGEMENT AREAS (RETENTION AREA(S)) WILL SERVE AS SEDIMENT BASINS DURING THE CONSTRUCTION PERIOD. AT THE CONTRACTOR'S DISCRETION, THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION OR A MINIMUM OF 2-FEET BELOW EXISTING GROUND TO ALLOW THE SILT TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

WASTE DISPOSAL

WASTE MATERIALS – ALL WASTE MATERIAL SHALL BE COLLECTED AND CONTAINED IN A CONTROLLED AREA PURSUANT TO STATE AND LOCAL SOLID WASTE REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS GENERATED FROM CONSTRUCTION IS TO BE REMOVED FROM THE SITE AND DISPOSED OF APPROPRIATELY. NO CONSTRUCTION MATERIALS SHALL BE BURIED ON SITE. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED IN THE ON SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE – IF ENCOUNTERED, ALL WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY STATE AND/LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE – ALL SANITARY WASTE SHALL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE AND LOCAL CODES AND REGULATIONS.

OFF SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE OFF SITE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS SHALL BE CLEANED AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARPAULIN AT ALL TIMES.

TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS SHALL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY THAT AREA SHALL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND THE STAKED SILT FENCES SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL:

1. LESS THAN ONE HALF OF THE SITE SHALL BE DENUDED AT ONE TIME.
2. ALL CONTROL MEASURES SHALL BE INSPECTED AT AT THE END OF EACH WORK DAY AND FOLLOWING ANY STORM EVENT OF 0.5–INCHES OR GREATER BY A CONTRACTOR'S REPRESENTATIVE.
3. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
4. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE–THIRD THE HEIGHT OF THE SILT FENCE.
5. SILT FENCE SHALL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT AND TEARS TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. THE SEDIMENT BASINS SHALL BE INSPECTED. DEPTH OF SEDIMENT AND BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN IT REACHES 10% OF THE DESIGN CAPACITY OR AT THE END OF THE JOB.
7. TEMPORARY AND PERMANENT GRASSING AND MULCHING AND SODDING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH.
8. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN AN ACTIVE LOG READILY AVAILABLE AT THE JOB SITE.
9. EITHER THE SITE SUPERINTENDENT OR HIS DESIGNEES SHALL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE, REPAIR ACTIVITIES AND COMPLETING THE INSPECTION AND MAINTENANCE REPORT.
10. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY SHALL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON SITE IN GOOD WORKING ORDER.

NON–STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON–STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM WATER LINE FLUSHING.
2. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
3. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON–STORM WATER DISCHARGES SHALL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

NON–STORM WATER DISCHARGE

IT IS EXPECTED THAT THE FOLLOWING NON–STORM WATER DISCHARGES SHALL NOT OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

CONCRETE	DETERGENTS	PAINTS (ENAMEL AND LATEX)	METAL STUDS
SAND	FERTILIZERS	TAR	PETROLEUM BASED PRODUCTS AND FUELS
CLEANING SOLVENTS	WOOD	MASONRY BLOCK	ROOFING SHINGLES
STONE			

SPILL PREVENTION

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO COMPLETE THE PROJECT.
ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE.
PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURERS LABELED CONTAINERS.
SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
MANUFACTURERS RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.

HAZARDOUS PRODUCTS:
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

PETROLEUM PRODUCTS:
ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDINGLY TO THE MANUFACTURERS RECOMMENDATIONS.

FERTILIZERS:
FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNT RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE SHALL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:
DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER IS STRICTLY PROHIBITED. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

PAINTS:

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEAN UP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN UP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN UP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS.

ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCE.

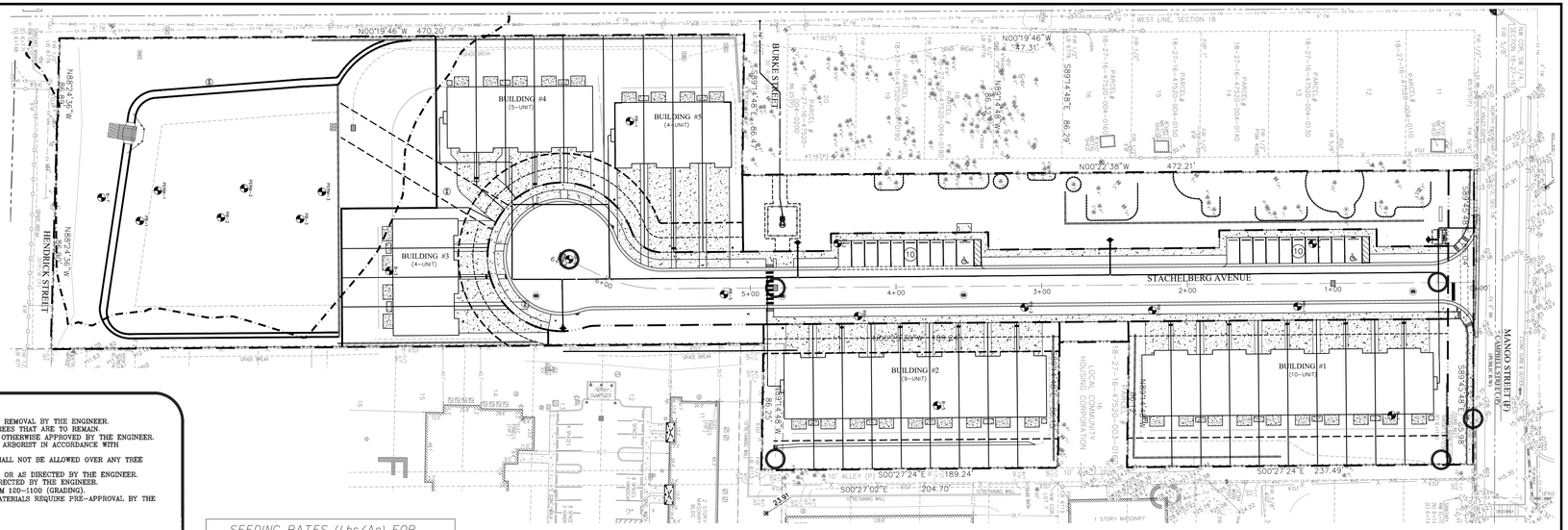
SPILLS OF TOXIC OR HAZARDOUS MATERIAL SHALL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN SHALL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND THE CLEAN UP PROCEDURES FOR FUTURE USE. A DESCRIPTION OF THE SPILL, ITS CAUSE AND THE CLEAN UP MEASURES SHALL ALSO BE INCLUDED.

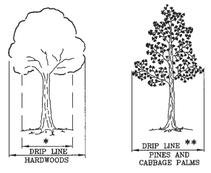
THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS SHALL BE THE SPILL PREVENTION AND CLEAN UP COORDINATOR. HE OR SHE SHALL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS SHALL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEAN UP. THE NAMES OF THE RESPONSIBLE SPILL PERSONNEL SHALL BE POSTED IN THE MATERIAL STORAGE AREA OR IN THE OFFICE TRAILER ON SITE, IF APPLICABLE.

LEGEND

- STAKED SILT FENCE
- INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- SOD ALONG CURB & S/W
- TREE BARRICADE

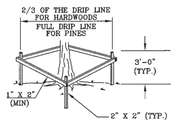


NOTES:
1. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
3. ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. ALL ROOT PRUNING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH ANSI–A300 STANDARDS.
5. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOTS SYSTEM.
6. BARRIER SHALL BE CONSTRUCTED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE ENGINEER. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS DIRECTED BY THIS ENGINEER.
7. COST OF ALL TREE BARRICADES SHALL BE INCLUDED IN PAY ITEM 120–1100 (GRADING).
8. SUBSTITUTION FOR WOODEN (1"x 2" MIN.) BEAMS WITH OTHER MATERIALS REQUIRE PRE–APPROVAL BY THE COUNTY ENGINEER.



REQUIRED DISTANCES FROM TREE TRUNK

* 2/3 THE DRIP LINE OR 6 FEET, WHICHEVER IS GREATER.
** DRIP LINE FOR PINES/CONIFERS AND CABBAGE PALMS FOR 6 FEET, WHICHEVER IS GREATER.



BARRIER

PINELLAS COUNTY
DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE
(D.E.I.)
TREE PROTECTION

DETAIL INDEX I.D.: 1111
DATE: SEPTEMBER/2012
DIV. DIRECTOR OF TECH. SUPPORT
APPROVED:

SEEDING RATES (Lbs/Ac) FOR NEW SHOULDERS AND SLOPES*

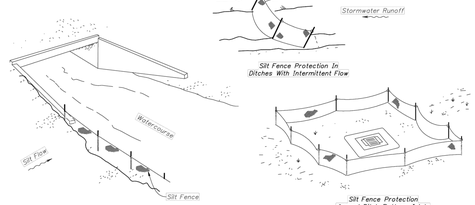
TYPE OF SEED	Feb. to Dec.	Dec. to Feb.
PERMANENT GRASS		
Unhulled Bermuda	20	20
Bahia Argentina Or Pensacola	80	80
QUICK GROWING		
Brown Top Millet	20	
Annual Rye Grass		20
TOTAL POUNDS PER ACRE	120	120

Note:
The seeding rates shown in this table apply only when seed is spread by an approved mechanical spreader meeting the requirements of Section 570 and 577 of the Standard Specifications.

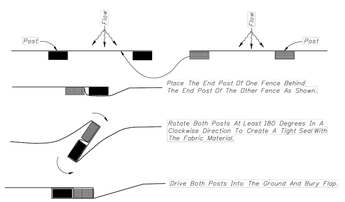
*See Index No. 105 for zone boundaries and seeding rates for shoulder reworking.

NOTE: SODDING / SEED AND MULCH - 2' SOD STRIPS SHALL BE USED ALONG ALL PAVEMENT EDGES, BACK OF CURBS, EDGE OF SIDEWALKS, AND ALL SLOPES GREATER THAN 4:1. SEED AND MULCH ALL OTHER AREAS DISTRUBED BY CONSTRUCTION.

SODDING & SEEDING APPLICATION



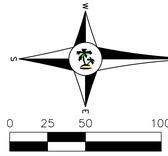
SILT FENCE APPLICATIONS

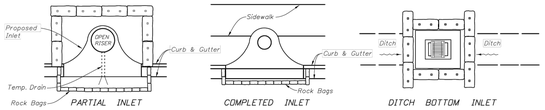


PLAN VIEW
JOINING TWO SILT FENCES

NOTES FOR SILT FENCES

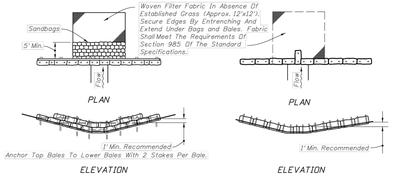
1. Type III Silt Fence to be used at most locations. Where used in ditches, the spacing for Type III Silt fence shallbe in accordance with Chart 1, Sheet 1.
2. Type IV Silt Fence to be used where large sediment loads are anticipated. Suggested use is where FB slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travellanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of the fence.
5. Silt Fence to be paid for under the contract unit price for Staked Silt Fence, (LF).





PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

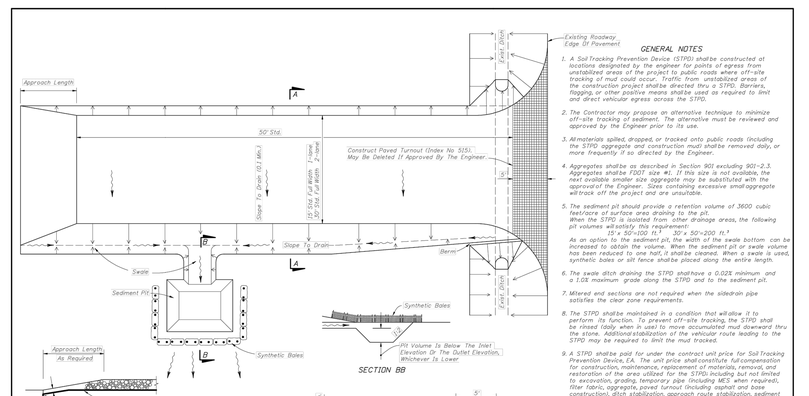
NPDES Notification
(National Pollutant Discharge Elimination System) Attention: The erosion/sedimentation locations and details set forth in this site plan have been devised by the project engineer to meet the requirements of the federal National Pollutant Discharge Elimination System (NPDES) program. Failure to maintain these controls, or an illicit discharge resulting from their failure will likely result in fine citations. Sec. 58-239 of the Pinellas County Code authorizes penalties of up to $10,000.00 for each offense.



SYNTHETIC BALES OR BALE TYPE BARRIERS FOR UNPAVED DITCHES

NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

1. Type I and II Synthetic Barrier should be spaced in accordance with Chart 1, Sheet 1.
2. Bales shallbe anchored with 2–1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shallbe removed upon completion of the project.
3. Rails and posts shallbe 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shallbe butted firmly together.
5. Where used in conjunction with silt fence, bales shallbe placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shallinclude the cost of filter fabric for Type I and II Barriers. Sandbags shallbe paid for under the unit price for Sandbagging, CY. Rock Bags to be paid for under the contract unit price for Rock Bags, EA.



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shallbe constructed at locations designated by the engineer for ingress from unstabilized areas of the project to public roads where off–site tracking of mud could occur. Traffic from unstabilized areas of the construction project shallbe directed thru a STPD. Barriers, flagging, or other positive means shallbe used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off–site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shallbe removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shallbe as described in Section 901 excluding 901–2.3. Aggregates shallbe FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.² 30' x 50'=200 ft.²
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shallbe cleaned. When a swale is used, synthetic bales or silt fence shallbe placed along the entire length.
6. The swale ditch draining the STPD shallhave a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sildedrain pipe satisfies the clear zone requirements.
8. The STPD shallbe maintained in a condition that willallow it to perform its function. To prevent off–site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vegetative route leading to the STPD may be required to limit the mud tracked.
9. A STPD shallbe paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shallconstitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES, when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shallbe paid for under the contract unit price for Synthetic Bales, LF. Silt fence shallbe paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shallbe 2 for each location.

2010 FDOT Design Standards | Last Revised On: 07/01/07 | Sheet No. 1 of 1
SOIL TRACKING PREVENTION DEVICE TYPE A
INDEX NO. 106

DESIGNED	DRAWN	CHECKED	QC.
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Clearwater, Florida 33760
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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
STORMWATER POLLUTION PREVENTION PLAN

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.
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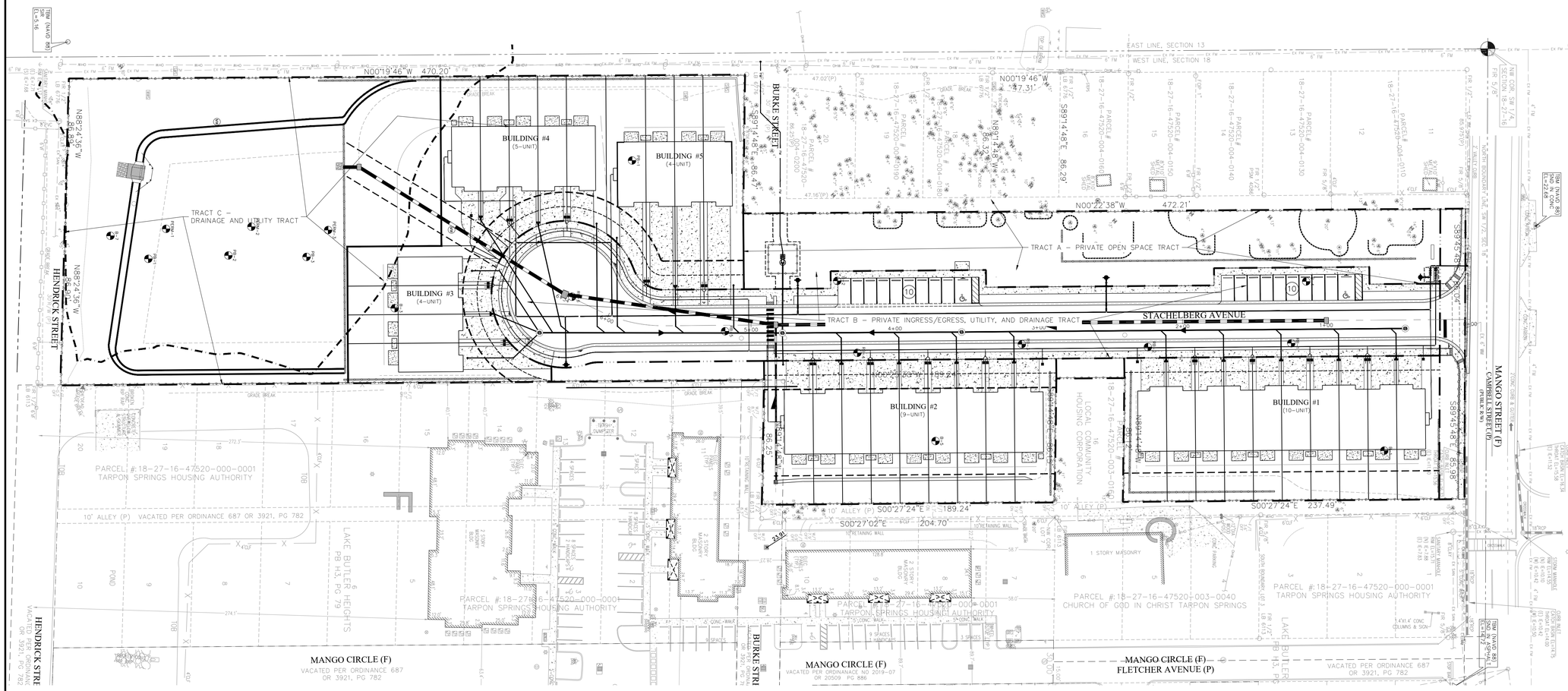
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21–069
DATE: 02/26/24
SHT. C3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Know what's below. Call before you dig. 811
NOTE TO CONTRACTORS:
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BUILDING #1 (10-UNIT)
BUILDING #2 (9-UNIT)
BUILDING #3 (4-UNIT)
BUILDING #4 (5-UNIT)
BUILDING #5 (4-UNIT)
TRACT A – PRIVATE OPEN SPACE TRACT
TRACT B – PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT
TRACT C – DRAINAGE AND UTILITY TRACT
STACHELBERG AVENUE
MANGO STREET (F)
CAMPBELL STREET (D)
HENDRICK STREET
BURKE STREET
MANGO CIRCLE (F)
VACATED PER ORDINANCE 687 OR 3921, PG 782
MANGO CIRCLE (F)
VACATED PER ORDINANCE NO. 2019-07 OR 20509 PG 886
MANGO CIRCLE (F) FLETCHER AVENUE (P)
PARCEL #:18-27-16-47520-000-0001 TARPON SPRINGS HOUSING AUTHORITY
PARCEL #:18-27-16-47520-003-0040 CHURCH OF GOD IN CHRIST TARPON SPRINGS
LOCAL COMMUNITY HOUSING CORPORATION
LAKE BUTLER HEIGHTS PB H3, PG 79
POND
10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782
N00°19'46"W 470.20'
N88°24'36"W 86.83'
S89°14'48"E 86.47'
N00°19'46"W 47.31'
S89°14'48"E 86.29'
N00°27'38"W 472.21'
S89°45'48"E 85.96'
S00°27'24"E 189.24'
S00°27'24"E 204.70'
S00°27'24"E 237.49'
TBM (NAVD 88) SIR EL=5.16
TBM (NAVD 88) SND IN CONC EL=22.67
TBM (NAVD 88) SND IN CONC EL=24.14
WEST LINE, SECTION 18
EAST LINE, SECTION 13
FOUND 1/2" REBAR W/ CAP "LB 6715" SECTION 18/ 17-16
FOUND 1/2" REBAR W/ CAP "LB 6715" SECTION 13/ 17-16
FOUND 5/8" REBAR W/ CAP "LB 6715" SECTION 13/ 17-16
FOUND 1/2" REBAR W/ CAP "LB 6715" SECTION 18

TREE LEGEND

- = BAY TREE
- = BOTTLE BRUSH TREE
- = CAMPHOR TREE
- = CEDAR
- = CHINABERRY TREE
- = CITRUS TREE
- = CYPRESS TREE
- = ELM TREE
- = EUCALYPTUS TREE
- = MAGNOLIA TREE
- = MAPLE TREE
- = MULBERRY TREE
- = OAK TREE
- = OTHER SPECIES
- = PALM TREE
- = PECAN TREE
- = PERSIMMON TREE
- = PINE TREE
- = SYCAMORE TREE
- = WAX MYRTLE TREE
- = WILLOW TREE

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LEGEND
- EXISTING BOUNDARY
- STAKED SILT SCREEN
- TREE BARRICADE
- TO BE REMOVED OR DEMOLISHED
- 50.00 EXISTING SPOT ELEVATION
- EX WM EXISTING WATER MAIN
- EX SAN EXISTING SANITARY PIPE
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING OVER HEAD WIRES
- EXISTING STORM HANHOLE
- EXISTING STORM PIPE
- 18" EX TREE TO BE REMOVED
- 18" EX TREE TO REMAIN

ALL EXISTING TREES ON SITE (TO BE REMOVED)
EXISTING TREES (TO REMAIN)
EXISTING TREES (TO BE REMOVED)
EXISTING SHED (TO BE REMOVED)
EXISTING BERM & MOUND (TO BE REMOVED)
EXISTING 2 SIGNS (TO BE REMOVED)
BURKE STREET
HENDRICK STREET
MANGO CIRCLE (F)
VACATED PER ORDINANCE 687 OR 3921, PG 782
MANGO CIRCLE (F)
VACATED PER ORDINANCE NO 2019-07 OR 20509 PG 886
FLETCHER AVENUE (P)
STACHELBERG AVENUE
30' R/W (P)
MANGO STREET (P)
(PUBLIC R/W)
LAKE BUTLER HEIGHTS PB H3, PG 79
PARCEL #:18-27-16-47520-000-0001 TARPON SPRINGS HOUSING AUTHORITY
PARCEL #:18-27-16-47520-003-0040 CHURCH OF GOD IN CHRIST TARPON SPRINGS
PINELLAS COMMUNITY HOUSING FOUNDATION, INC.
10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782
10' ALLEY VACATED PER ORDINANCE 687 OR 3921, PG 782
EAST LINE, SECTION 13
WEST LINE, SECTION 18
NW COR. SW 1/4, SECTION 18-27-16
FIR 5/8"
TBM (NAVD 88) EL=22.05
TBM (NAVD 88) EL=16
N00°19'46"W 470.20'
S00°22'38"E 471.48'
N00°22'38"W 471.62'
N00°22'35"W 472.61'
S00°25'30"E 472.90'
N00°25'30"W 189.24
S00°27'24"E 189.24'
S00°27'02"E 204.70
S00°27'24"E 237.49'
N89°24'36"W 86.30'
N89°14'48"W 86.47'
S89°14'48"E 86.61'
S89°14'48"E 86.15'
S89°14'48"E 86.98'
S89°37'38"E 86.04'

DESIGNED	MDS		
DRAWN	CC4		
CHECKED	MDS		
Q.C.			

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Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
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WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
EXISTING CONDITIONS PLAN

NO.	DATE	REVISIONS	APPD BY
2	06/05/26	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
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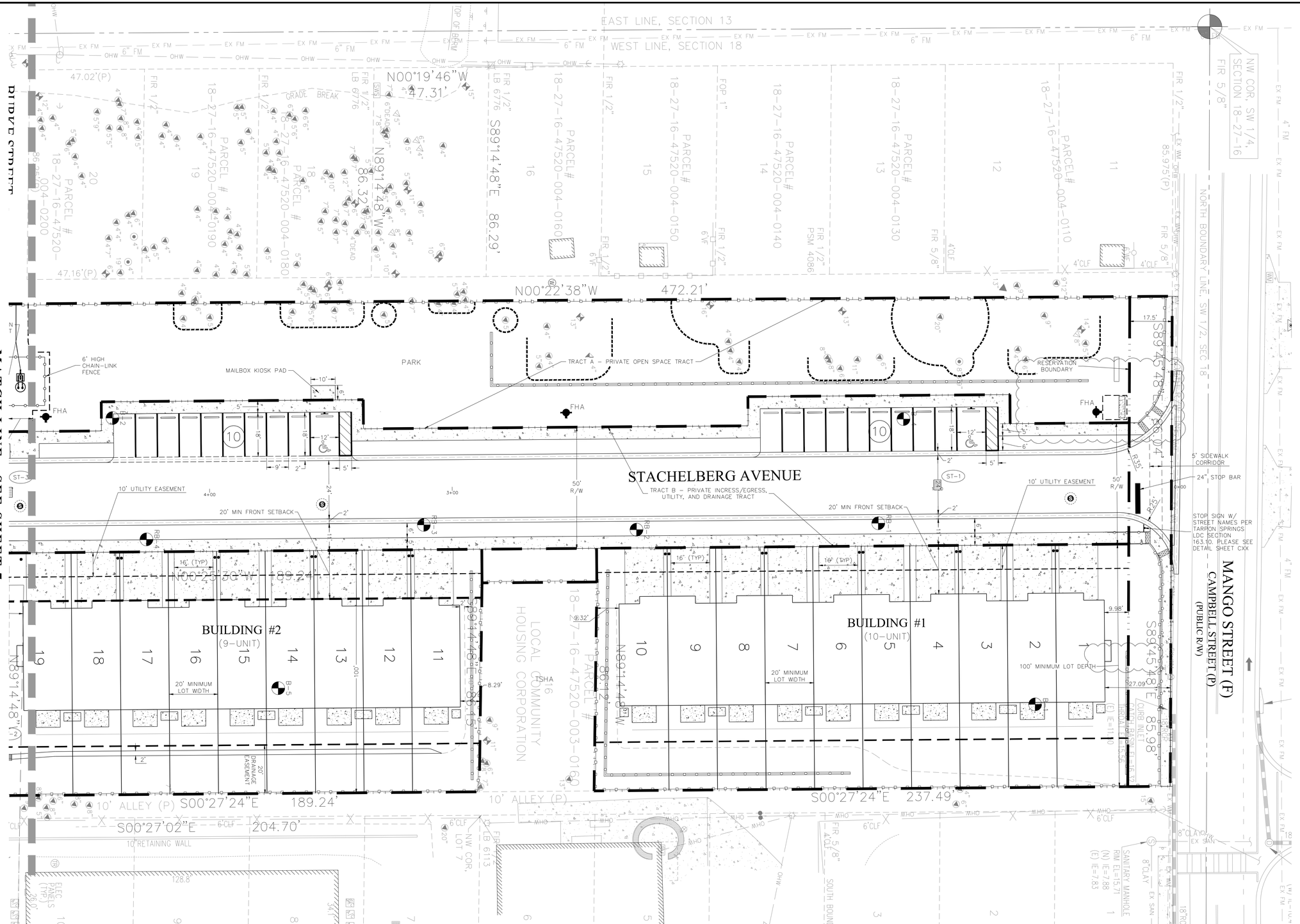

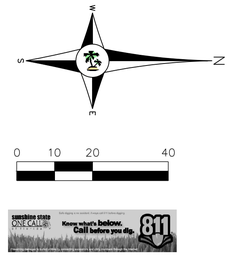

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ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
HORIZONTAL CONTROL PLAN

NO.	DATE	REVISIONS	APPD BY
2	08/20/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

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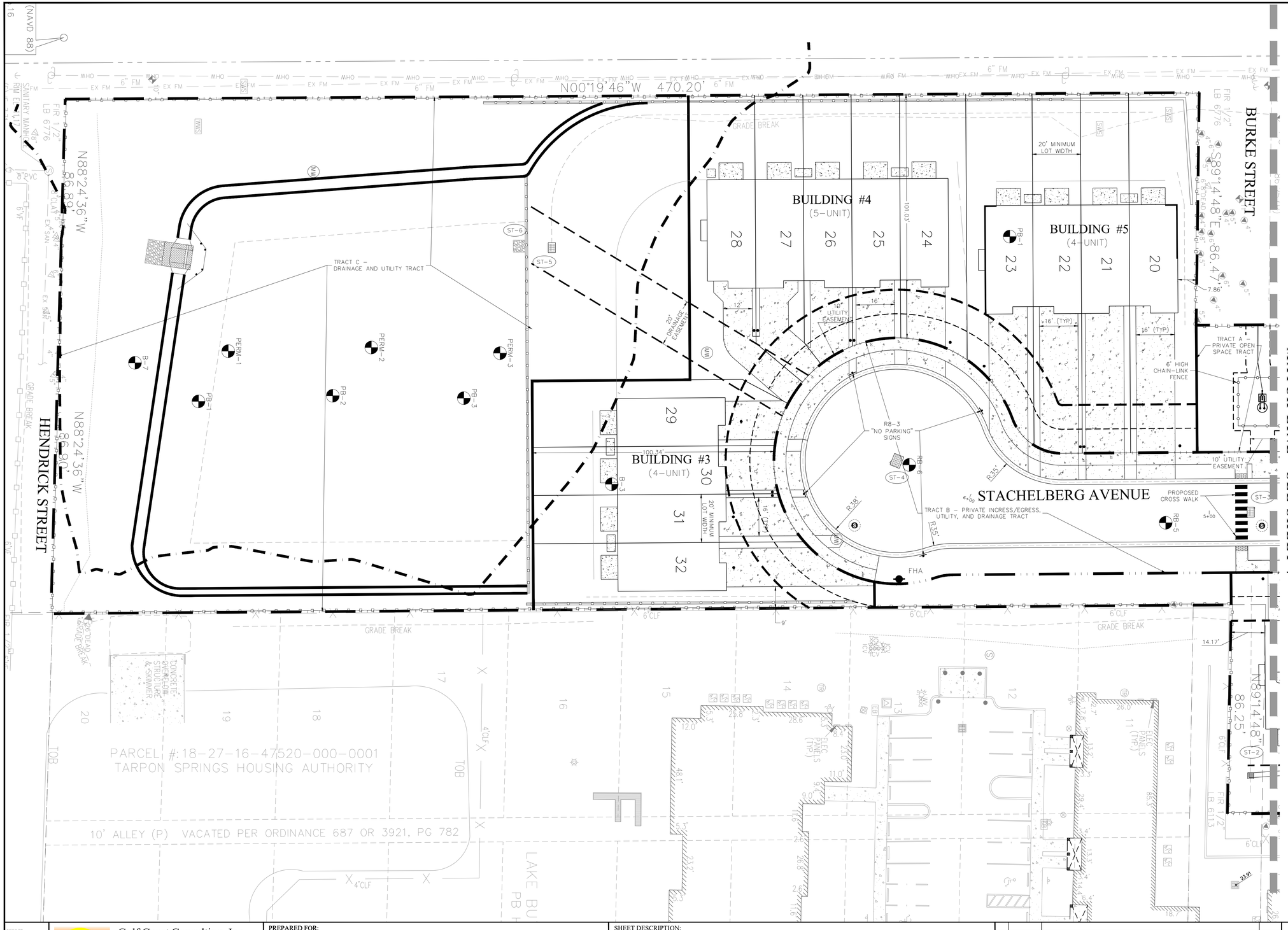

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ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
HORIZONTAL CONTROL PLAN

NO.	DATE	REVISIONS	APPD BY

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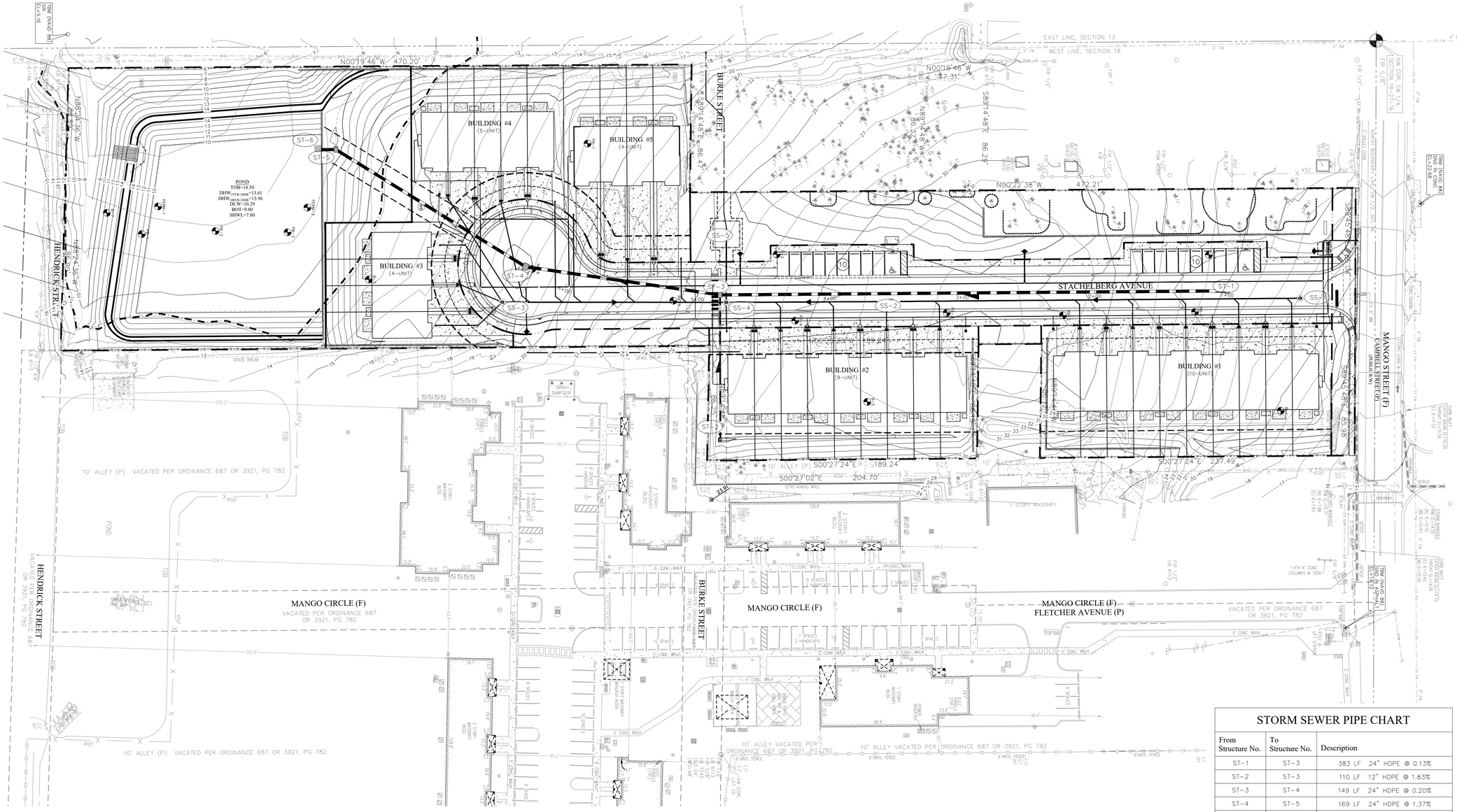
DATE: 02/26/24
SHT. C7


N
E
S
W
0 20 40 80
sunshine state ONE CALL® Know what's below. Call before you dig. 811
NOTE TO CONTRACTORS:
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STORM STRUCTURE CHART
| DATA
ST-1 | TYPE C INLET GRATE EL = 20.02 IE = 16.50 (S) (24" HDPE)
ST-2 | YARD DRAIN GRATE EL = 24.90 IE = 22.50 (W) (12" HDPE)
ST-3 | TYPE C INLET GRATE EL = 23.41 IE = 20.50 (E) (12" HDPE) IE = 16.00 (N) (24" HDPE) IE = 12.60 (S) (24" HDPE)
ST-4 | TYPE D INLET GRATE EL = 20.15 IE = 12.30 (N) (24" HDPE) IE = 12.30 (SW) (24" HDPE)
ST-5 | TYPE C INLET GRATE EL = 14.40 IE = 10.00 (NE) (24" HDPE) IE = 10.00 (S) (24" HDPE)
ST-6 | PIPE THROUGH HEADWALL W/ 5'X5' RIP-RAP IE = 9.80 (N) (24" HDPE)
STORM SEWER PIPE CHART
From Structure No. | To Structure No. | Description
ST-1 | ST-3 | 383 LF 24" HDPE @ 0.13%
ST-2 | ST-3 | 110 LF 12" HDPE @ 1.83%
ST-3 | ST-4 | 149 LF 24" HDPE @ 0.20%
ST-4 | ST-5 | 169 LF 24" HDPE @ 1.37%
ST-5 | ST-6 | 12 LF 24" HDPE @ 1.82%
POND TOB=14.50 DHW 2YR-24HR=13.61 DHW 100YR-24HR=13.96 DLW=10.29 BOT=9.80 SHWL=7.80
BUILDING #1 (10-UNIT)
BUILDING #2 (9-UNIT)
BUILDING #3 (4-UNIT)
BUILDING #4 (5-UNIT)
BUILDING #5 (4-UNIT)
STACHELBERG AVENUE
MANGO STREET (F) CARRIAGEWAY (D) (PUBLIC R/W)
MANGO CIRCLE (F) VACATED PER ORDINANCE 687 OR 3921, PG 782
MANGO CIRCLE (F) FLETCHER AVENUE (P)
HENDRICK STREET VACATED PER ORDINANCE 687 OR 3921, PG 782
BURKE STREET
10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782
10' ALLEY VACATED PER ORDINANCE 687 OR 3921, PG 782
EAST LINE, SECTION 13 / WEST LINE, SECTION 18
NW COR. SW 1/4 SECTION 18-27-16 FIR 5/8"
TBM (NAVD 88) EL=5.16
TBM (NAVD 88) EL=22.68
N00°19'46"W 470.20'
N00°19'46"W 447.31'
N89°41'48"W 86.32'
S89°41'48"E 86.29'
N00°27'38"W 472.21'
S89°41'48"E 85.98'
S00°27'24"E 189.24'
S00°27'24"E 237.49'
S00°27'02"E 204.70'
N89°24'36"W 470.20'
6' VINYL FENCE
5' CONC. WALK
9 SPACES
9 SPACES HANDICAPS
15 SPACES
7 SPACES 2 HANDICAPS
10 SPACES
DUMPSTER
1 STORY MASONRY
2 STORY MASONRY BLDG
1 STORY WOOD FRAME BLDG
1 STORY CONC. BLOCK BLDG
CONC. BLOCK RESTROOMS
CONC. BLOCK PAVILION
1 STORY CONC. BLOCK BLDG
1 STORY MASONRY BLDG
1 STORY WOOD FRAME BLDG
2 STORY MASONRY BLDG

MATCH LINE - SEE SHEET 10

LEGEND

- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- PROPOSED STORM CALLOUT (ST-10)
- EXISTING SPOT ELEVATION (+ 14.7)
- PROPOSED SPOT GRADE (+ 14.70)
- MATCH EXISTING GRADE (TYP) (+ 14.70 MEG)
- PROPOSED HIGH POINT GRADE (+ 15.00 HP)
- TW=16.00 / BW=12.0 — TOP OF RETAINING WALL ELEVATION / BOTTOM OF RETAINING WALL ELEVATION
- SWALE DIRECTION
- FLOW DIRECTION
- CROSS SECTION DESIGNATION & SHEET NUMBER FOR DETAIL (A / C12)
- FFE = 16.00 — FINISHED FLOOR ELEVATION
- EXISTING BOUNDARY
- STAKED SILT SCREEN
- EXISTING WATER MAIN
- EX SAN — EXISTING SANITARY PIPE
- EXISTING RECLAIMED WATER LINE
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLE
- EXISTING OVER HEAD WIRES
- EXISTING STORM HANHOLE
- EXISTING STORM PIPE

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STORM STRUCTURE CHART

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ST-6	PIPE THROUGH HEADWALL W/ 5'X5' RIP-RAP IE = 9.80 (N) (24" HDPE)

STORM SEWER PIPE CHART

From Structure No.	To Structure No.	Description
ST-1	ST-3	383 LF 24" HDPE @ 0.13%
ST-2	ST-3	110 LF 12" HDPE @ 1.83%
ST-3	ST-4	149 LF 24" HDPE @ 0.20%
ST-4	ST-5	169 LF 24" HDPE @ 1.37%
ST-5	ST-6	12 LF 24" HDPE @ 1.82%

DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE PLAN

NO.	DATE	REVISIONS	APPD BY
2	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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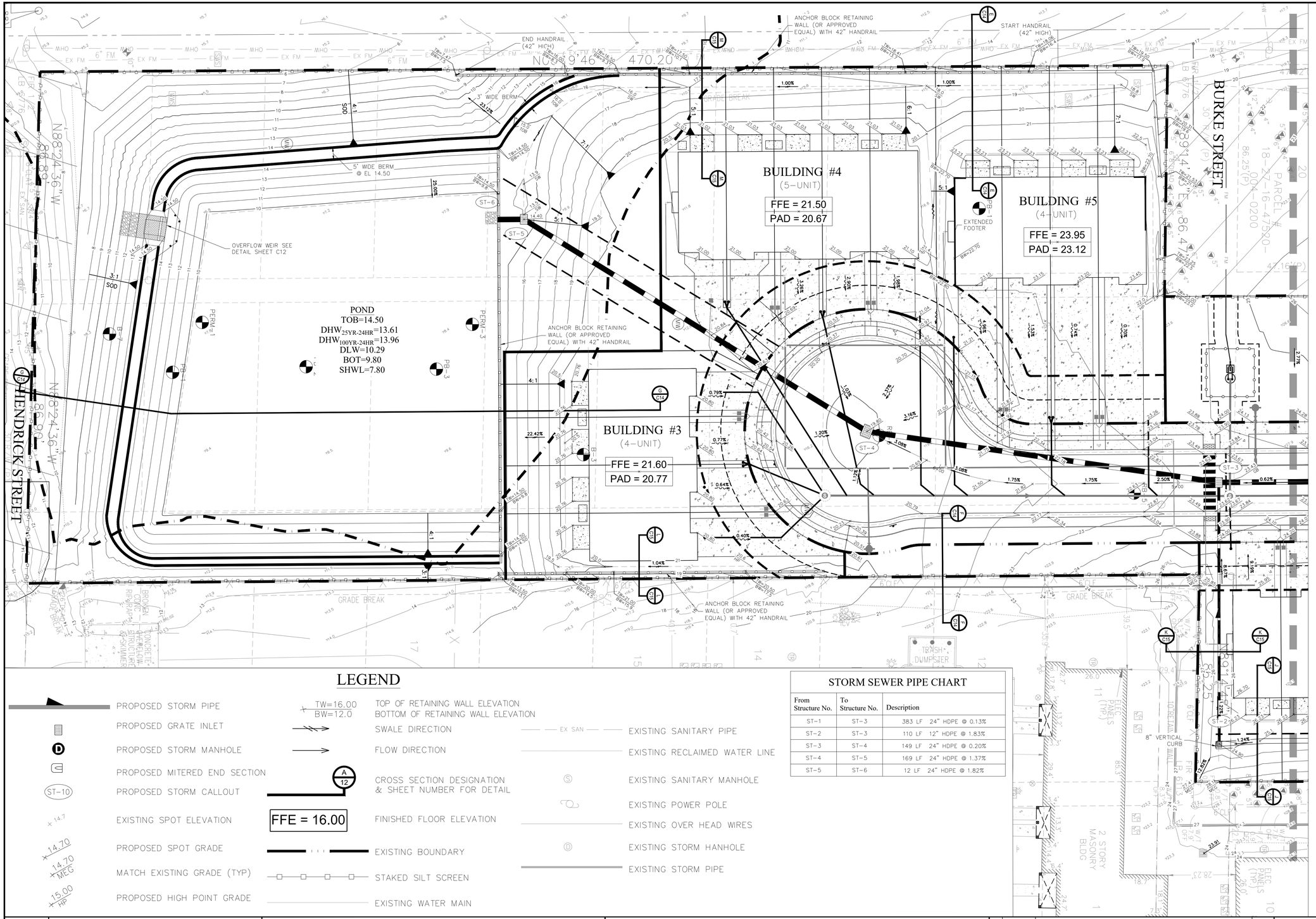
MATTHIAS D. SYLVERAIN, P.E. #91730

JOB NO. 21-069

DATE: 02/26/24

SHT. C9



LEGEND

- PROPOSED STORM PIPE
- PROPOSED GRATE INLET
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- PROPOSED STORM CALLOUT (ST-10)
- EXISTING SPOT ELEVATION (× 14.7)
- PROPOSED SPOT GRADE (14.70)
- MATCH EXISTING GRADE (TYP) (14.70 MEG)
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- TW=16.00 / BW=12.0 — TOP OF RETAINING WALL ELEVATION / BOTTOM OF RETAINING WALL ELEVATION
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DRAWN CC4
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SHEET DESCRIPTION:
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NO.	DATE	REVISIONS	APPD BY
1	08/09/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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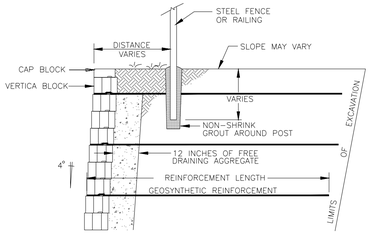
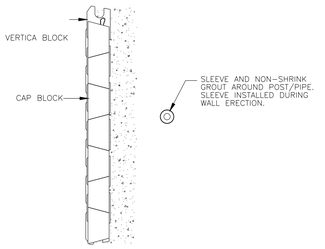
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. C10

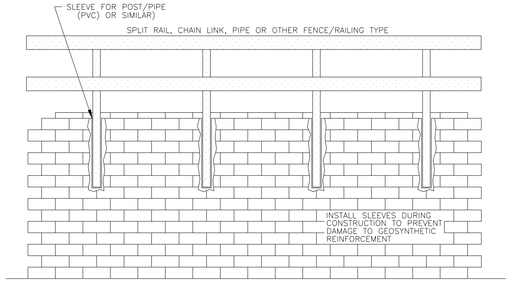
NOTE:

RETAINING WALLS WILL REQUIRE
A PERMIT FROM THE BUILDING DEPARTMENT

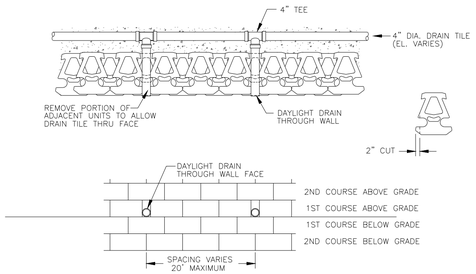


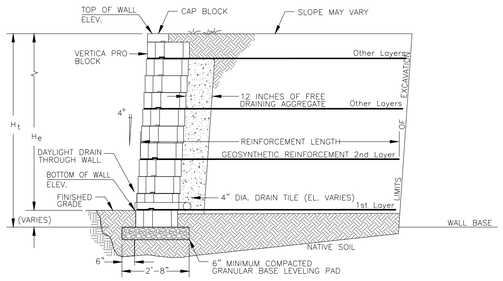


ANCHOR VERTICA BLOCK
FENCE RAIL DETAIL
NTS

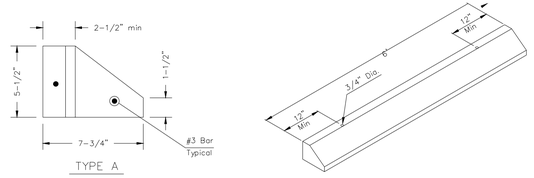


ANCHOR – WALL FACE VIEW
WITH RAILING OR FENCE
NTS



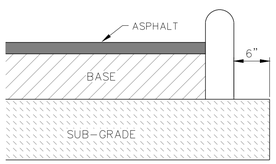


ANCHOR VERTICA PRO BLOCK
DAYLIGHT DRAIN THROUGH THE WALL
NTS



Concrete to be 3,000 psi, with fiber mesh reinforcing.

WHEEL STOP DETAIL
NTS

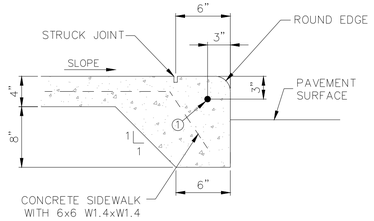


	STANDARD	
ASPHALT	1"	TYPE SP ASPHALTIC CONCRETE SURFACE COURSE
(*)BASE	6"	LIMEROCK – LBR–100 (*) COMPACTED TO 98% OF AASHTO T–180
SUB–GRADE	9"	NORMAL COMPACTED SUB–GRADE – LBR 40 COMPACTED TO 98% AASHTO T–180

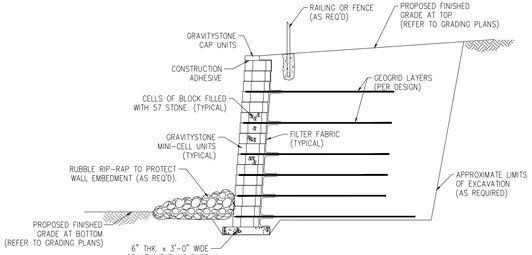
(*) OR AS ALTERNATE CRUSHED CONCRETE (LBR 100)

TYPICAL PAVEMENT SECTION
NTS

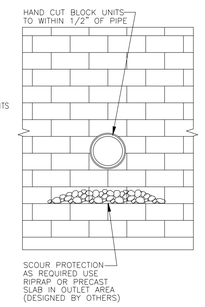
① #4 – REBAR CONTINUOUS STOP @ EACH SIDE OF CJ'S



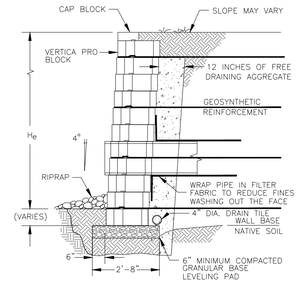
INTEGRAL CURB & SIDEWALK
NTS



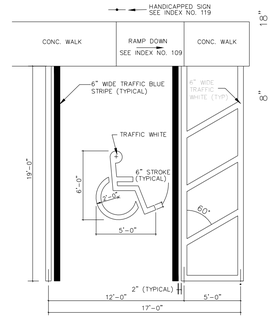
TYPICAL CROSS SECTION
THROUGH RETAINING WALL



FACE WALL

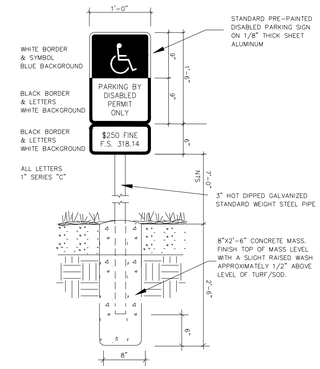


SIDE WALL



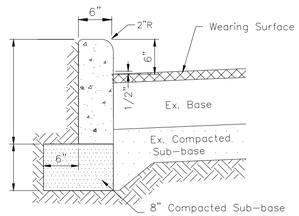
NOTE:
All pavement markings to be thermoplastic. Slip resistant.

HANDICAPPED STALL DETAIL
NTS



HANDICAPPED SIGN DETAIL*
NTS

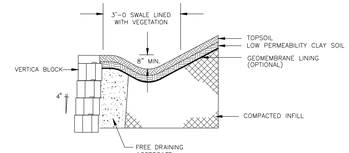
*NOTE: HANDICAPPED SIGN TO ADHERE TO TARPON SPRINGS LAND DEVELOPMENT CODE, SECTION 163.10 – STREET SIGNS AND NAMES



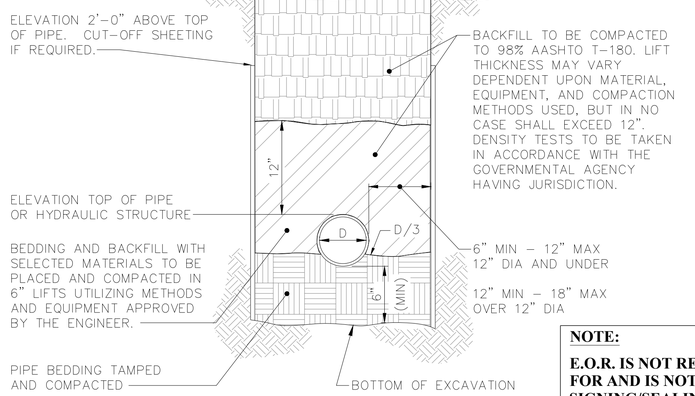
NOTES:
1. There shall be a 1/2" seal joint between back of curb and driveway.
2. Concrete in curbs shall be 3000 psi, with fiber mesh reinforcing.
3. Provide expansion joints at 25' o.c. max. and at curves, tangents, and corners.

6" VERTICAL CURB
NTS

ANCHOR VERTICA PRO – LOW FLOW
THROUGH PIPE OUTLET DETAIL
NTS



ANCHOR VERTICA – DRAINAGE SWALE DETAILS
(REF. NCMA DESIGN MANUAL)
(NOT TO SCALE)



NOTE:
FOR TRENCHES IN PAVED AREAS OR AREAS TO RECEIVE NEW PAVEMENT, SEE PAVEMENT SPECIFICATIONS.

TYPICAL TRENCH SECTION
NTS

NOTE:

E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALING ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.

DESIGNED	MDS		
DRAWN	CC4		
CHECKED	MDS		
QC			

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SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	REVISIONS	APP'D BY

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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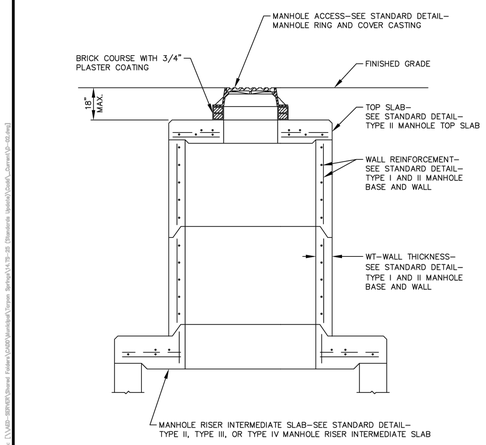
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO.: 21-069
DATE: 02/26/24
SHT.: C11

NOTES FOR STORM STRUCTURES

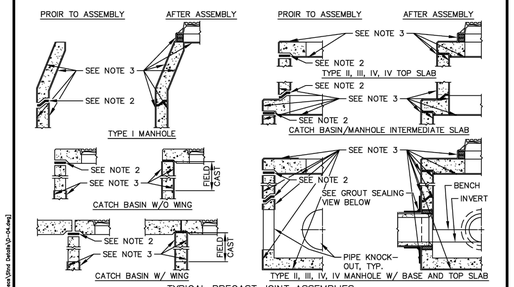
1. ALL PIPE STUBS FROM STRUCTURES FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE STRUCTURE.
2. FOR APPLICABLE RING AND COVER, SEE STANDARD DETAIL–MANHOLE RING AND COVER CASTING.
3. STORM STRUCTURES SHALL NOT HAVE OUTSIDE DROP CONNECTIONS.
4. PROVIDE MINIMUM 8" SOLID WALL BETWEEN ALL OPENINGS FOR PIPES. SEAL BETWEEN PIPE AND STRUCTURE WITH NON SHRINK GROUT.
5. ALL BRICK SHALL BE CONCRETE OR CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER COATING ON ALL SURFACES.
6. BENCH SHALL SLOPE @ 1:12 MINIMUM.
7. PRECAST AND CAST–IN–PLACE MANHOLES, CATCH BASINS, AND GRATE INLETS ARE DESIGNED FOR A MAXIMUM DEPTH OF 12 FEET, STRUCTURES IN EXCESS OF 12 FEET, AS MEASURED FROM THE FINISHED GRADE TO THE INSIDE OF THE BASE SLAB, SHALL REQUIRE VERIFICATION OF THE STRUCTURAL DESIGN AND SPECIFIC MODIFICATIONS TO THE REINFORCING REQUIREMENTS FOR THE DEPTH REQUIRED.
8. PRIOR TO PRECASTING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NON–STANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A LIMITED NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION.
11. SEE STANDARD DETAIL–PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING.
12. ALL EXPOSED EDGES TO HAVE 3/4" CHAMFER.
13. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 2" CONCRETE COVER, UNLESS NOTED ELSEWHERE.
14. ADDITIONAL REINFORCEMENT IS REQUIRED IN ALL TYPE CATCH BASIN WALLS, GRATE INLETS, AND TYPE II, III, IV, AND TYPE V MANHOLE WALLS WITH OPENINGS FOR PIPE OR CULVERT. THE VERTICAL AND HORIZONTAL WALL REINFORCEMENT DISPLACED DUE TO OPENINGS SHALL BE REPLACED WITH ADDITIONAL REINFORCEMENT BARS ABOVE, BELOW, AND ON BOTH SIDES OF OPENING, EQUAL IN AREA TO THOSE DISPLACED. REPLACEMENT REINFORCEMENT SHALL BE PLACED WITH 3" CLEARANCE TO THE EDGES OF OPENINGS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STORM STRUCTURE NOTES	DATE 12/15/15 · INDEX D-01 · SCALE N.T.S. · SHEET 1 OF 1

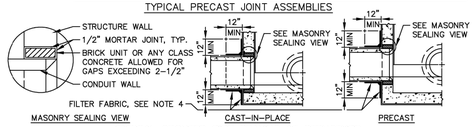


NOTE:
1. GENERAL NOTES, SEE STANDARD DETAIL–STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST MANHOLE RISER DETAIL	DATE 12/15/15 · INDEX D-02 · SCALE N.T.S. · SHEET 1 OF 1



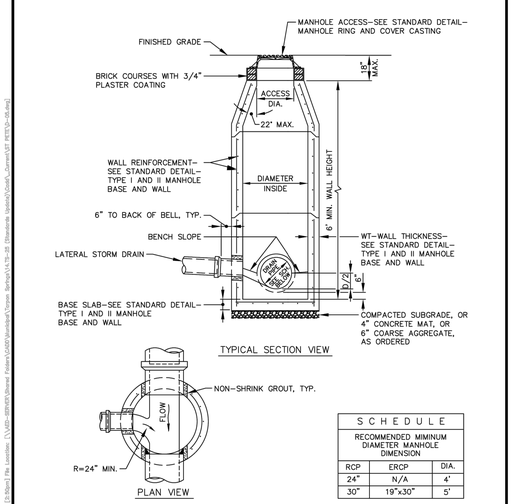
TYPICAL PRECAST JOINT ASSEMBLIES



TYPICAL GROUTED PIPE SEALING AT STRUCTURE

NOTES:
1. JOINTS SHALL CONFORM TO ASTM C443.
2. A LAYER OF PREFORMED JOINT SEALING COMPOUND SUCH AS "RAM–NEK" SHALL BE INSTALLED AT ALL PRECAST STRUCTURE JOINTS AND STRUCTURE TOP AND CATCH BASIN LID PEDESTALS PRIOR TO ASSEMBLY.
3. ONE COAT OF PROTECTIVE SEALER SHALL BE APPLIED TO THE EXTERIOR AND INTERIOR OF ALL PRECAST, CAST–IN–PLACE, AND BRICK STRUCTURES. THE EXTERIOR COATING SHALL COVER FROM THE BOTTOM OF THE BASE UPTO AND INCLUDING BRICK GRADE RINGS FOR THE COVER CASTING, THE INTERIOR COATING SHALL COVER FROM THE BENCH UPTO AND INCLUDING THE BOTTOM OF THE TOP SLAB, EXCLUDING CATCH BASIN COVER AND WING COVER(S). THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION.
THE CONTRACTOR SHALL TOUCH UP THOSE PLACES DISTURBED DURING ASSEMBLY AND THOSE CAST–IN–PLACE PORTIONS OF CATCH BASINS PRIOR TO ACCEPTANCE AND BACK FILLING.
THE SEALER SHALL BE COAL TAR EPOXY SUCH AS "CARBOLINE" 300–M OR APPROVED EQUAL, WITH A DRY FILM THICKNESS OF 9 mils.
4. FILTER FABRIC SHALL BE MIRAFI 140–N, OR APPROVED EQUAL. FILTER FABRIC IS TO BE PLACED IN A BEDDING OF BITUMINOUS MASTIC AND APPLIED AS PER FDOT DESIGN STANDARDS INDEX NO. 425–001.
5. FOR ADDITIONAL NOTES, SEE STANDARD DETAIL–STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING DETAIL	DATE 10/05/20 · INDEX D-04 · SCALE N.T.S. · SHEET 1 OF 1



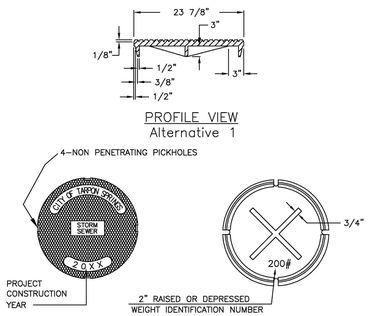
TYPICAL SECTION VIEW

PLAN VIEW

SCHEDULE		
RECOMMENDED MIMINUM DIAMETER MANHOLE DIMENSION		
RCP	ERCP	DIA.
24"	N/A	4'
30"	19"x30"	5'

NOTE:
FOR GENERAL NOTES, SEE STANDARD DETAIL–STORM STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST STORM MANHOLE TYPE I DETAIL	DATE 12/15/15 · INDEX D-05 · SCALE N.T.S. · SHEET 1 OF 1



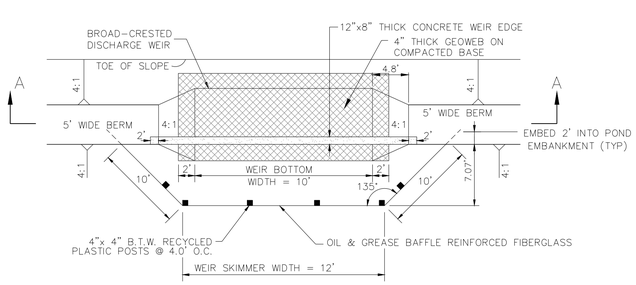
PROFILE VIEW
Alternative 1

TOP VIEW
Alternative 1

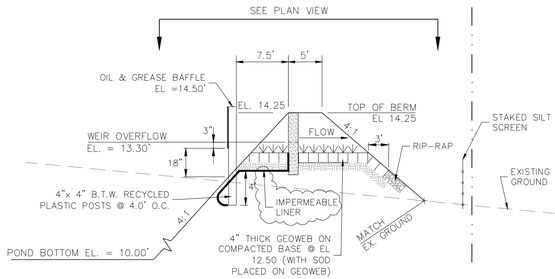
BOTTOM VIEW
Alternative 1

NOTES:
1. THIS COVER IS NOT TO BE USED FOR SANITARY SEWER MANHOLES.
2. THIS COVER MAY BE USED WITH FRAME TYPE I, II OR III AS DETAILED IN FDOT INDEX No. 425–001. THE ACTUAL FRAME TO BE USED SHALL BE AS SPECIFIED IN THE PLANS.
3. MATERIALS AND FABRICATION SHALL CONFORM TO SECTION 425 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. COVERS FOR UNDERDRAIN CLEANOUTS SHALL BE LABELED UNDERDRAIN AND NOT STORM SEWER.
5. COVERS SHALL BE U.S.F. TYPE X OR EQUAL. (200 LBS. MINIMUM)

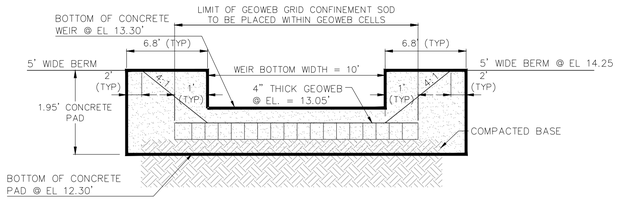
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	STORM SEWER COVER ALTERNATIVE 1	DATE 10/05/20 · INDEX D-09 · SCALE N.T.S. · SHEET 1 OF 1



PLAN VIEW



TYPICAL CROSS–SECTION



CROSS–SECTION A–A

OVERFLOW WEIR

NTS

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DESIGNED MDS · DRAWN CC4 · CHECKED MDS · Q.C.

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Land Development Consulting
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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	REVISIONS	APP'D BY
1	08/20/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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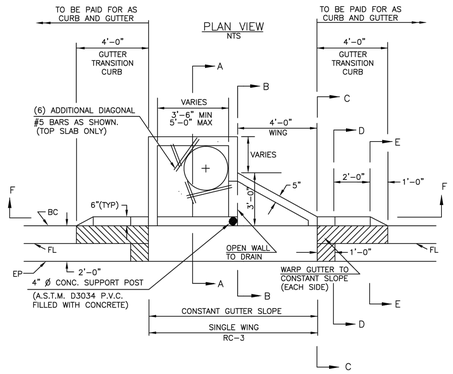
CERTIFICATE OF AUTHORIZATION No. 9774

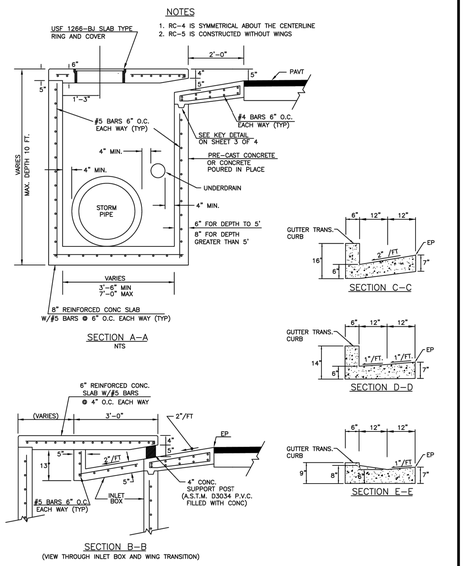
JOB NO. 21-069 · DATE: 02/26/24 · SHT. C12



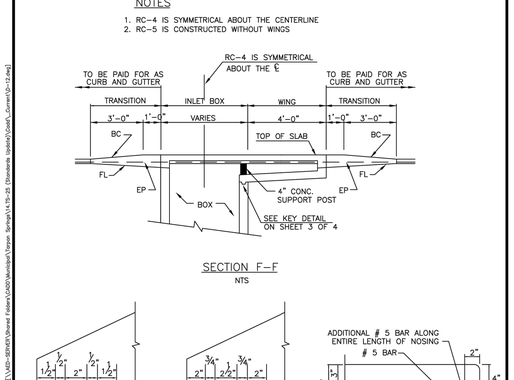
NOTES

1. SECTIONS 'A'–'A' AND 'B'–'B' ARE ON SHEET 2 OF 4.
2. SECTIONS 'C'–'C', 'D'–'D', AND 'E'–'E' ON THIS SHEET SHOW TRANSITION FOR TYPE 'A' CURB AND GUTTER.
3. TRANSITION FOR TYPE 'F' CURB IS ON SHEET 4 OF 4.
4. SECTION 'F'–'F' IS ON SHEET 3 OF 4.
5. RC–4 IS SYMMETRICAL ABOUT THE CENTERLINE.
6. RC–5 IS CONSTRUCTED WITHOUT WINGS.

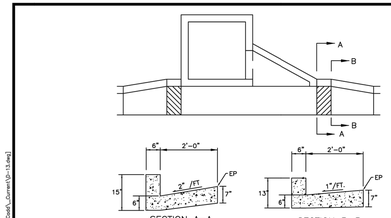
CITY OF TARPON SPRINGS	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15
PINELLAS COUNTY, FLORIDA		INDEX D-10
		SCALE N.T.S. SHEET 1 OF 4



CITY OF TARPON SPRINGS	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15
PINELLAS COUNTY, FLORIDA		INDEX D-11
		SCALE N.T.S. SHEET 2 OF 4



CITY OF TARPON SPRINGS	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15
PINELLAS COUNTY, FLORIDA		INDEX D-12
		SCALE N.T.S. SHEET 3 OF 4



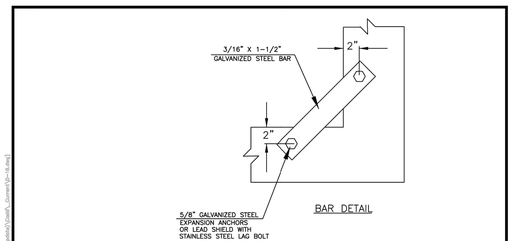
NOTE

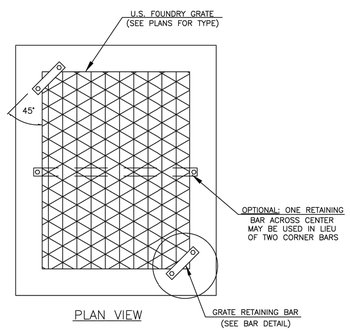
1. SECTIONS 'A'–'A' AND 'B'–'B' ON THIS SHEET SHOW TRANSITION FOR TYPE 'F' CURB

GENERAL NOTES

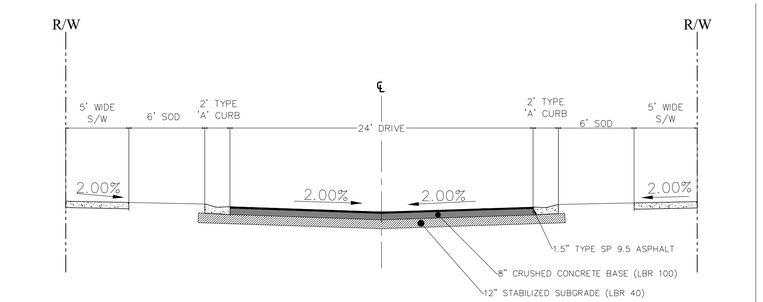
1. THESE INLETS FOR USE WITH CITY OF TARPON SPRINGS TYPE 'A' CURB AND GUTTER, AND WITH FDOT TYPE 'F' CURB (FOR USE WITH TYPE 'F', SEE DETAILS FOR TYPE 'F' CURB TRANSITION).
2. ℄ OF INLETS SHOULD BE LOCATED AT PROPERTY LINES UNLESS OTHERWISE APPROVED.
3. COVER FOR ALL REINFORCING STEEL SHALL BE 2" MINIMUM.
4. SUGGESTED MAXIMUM INLET DESIGN FLOWS FOR 0.4% PROFILE GRADE AND 1/4"/FT. CROSS SLOPE
   RC–3: 4.5 CFS (3'–6" WIDTH) / 5.5 CFS (5'–0" WIDTH)
   RC–4: 6.5 CFS (3'–6" WIDTH) / 7.5 CFS (5'–0" WIDTH)
   RC–5: 3 CFS (3'–6" WIDTH) / 4 CFS (5'–0" WIDTH)
5. INLETS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE, AND MAY BE EITHER PRECAST OR POURED IN PLACE.
6. CONCRETE SHALL BE CLASS II , WITH Fc' = 3400 PSI (MIN). (Fc' = 4000 PSI (MIN) FOR TOP SLAB).
7. REINFORCING STEEL SHALL BE GRADE 40, DEFORMED, AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION A 615 (GRADE 60 FOR TOP SLAB.)
8. WHEN INLET TOPS EXTEND INTO SIDEWALK OR OTHER PAVED AREAS, THE FINISHED SURFACE OF THE INLET TOPS SHALL CONFORM TO THE FINISHED GRADE AND CROSS SLOPE OF THE ADJACENT SIDEWALK OR PAVEMENT. TO ACHIEVE THIS CONFORMITY THE DEPTH OF THE INLET SLAB MAY BE INCREASED WHERE NECESSARY, AND/OR THE HEIGHT OF THE INLET SIDE AND REAR WALLS MAY BE INCREASED OR DECREASED AS REQUIRED. HOWEVER, THE THICKNESS OF THE INLET SLAB AT ANY POINT SHALL NOT BE LESS THAN THAT SHOWN IN THE PLANS, AND NO ADJUSTMENT SHALL BE MADE TO THE DEPTH OF INLET OPENINGS OR THE HEIGHT OF THE TOP FRONT EDGE OF THE INLET SLAB.
9. UNLESS OTHERWISE NOTED, ALL EXPOSED EDGES AND CORNERS OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
10. FDOT TYPE 'J' BOTTOM MAY BE USED WITH 'RC–3', 'RC–4' AND 'RC–5' INLETS. IN SUCH CASES THE STRUCTURE BOTTOM MAY BE ROTATED AS DIRECTED BY ENGINEER IN ORDER TO FACILITATE CONNECTIONS BETWEEN THE STRUCTURE WALLS AND STORM SEWER PIPES.
11. INLET SHOWN IS TYPE 'RC–3' (SINGLE WING), TYPE 'RC–4' (DOUBLE WING) IS THE SAME AS 'RC–3', EXCEPT THAT IT IS SYMMETRICAL ABOUT CENTERLINE OF BOX, AND RC–5 IS THE SAME, EXCEPT THAT IT IS CONSTRUCTED WITHOUT WINGS.

CITY OF TARPON SPRINGS	CURB INLET (TYPES RC-3, 4 &5)	DATE 12/15/15
PINELLAS COUNTY, FLORIDA		INDEX D-13
		SCALE N.T.S. SHEET 4 OF 4





CITY OF TARPON SPRINGS	GRATE RETAINING BAR	DATE 12/15/15
PINELLAS COUNTY, FLORIDA		INDEX D-16
		SCALE N.T.S. SHEET 1 OF 1



TYPICAL ROADWAY SECTION

NTS

TARPON SPRINGS LAND DEVELOPMENT CODE

SECTION 163.10 – STREET SIGNS AND NAMES

(D) THE DESIGN FOR TRAFFIC CONTROL SIGNAGE SHALL BE AS SHOWN IN FIGURE 1 AND SHALL MEET THE FOLLOWING STANDARDS

(1) SIGN POSTS SHALL BE BLACK OR DARK GREEN IN COLOR

(2) SIGN POSTS SHALL BE ROUND OR FLUTED IN SHAPE.

(3) SIGN POSTS SHALL BE AT LEAST THREE INCHES IN DIAMETER.

(4) SIGN POSTS SHALL HAVE A ROUND OR FLUTED DECORATIVE BASE.

(5) SIGNS SHALL HAVE A BLACK OR DARK GREEN BOARDER OF AT LEAST ONE INCH IN WIDTH. SIGNS IDENTIFYING INDIVIDUAL PARKING SPACES ARE EXEMPT FROM THIS REQUIREMENT

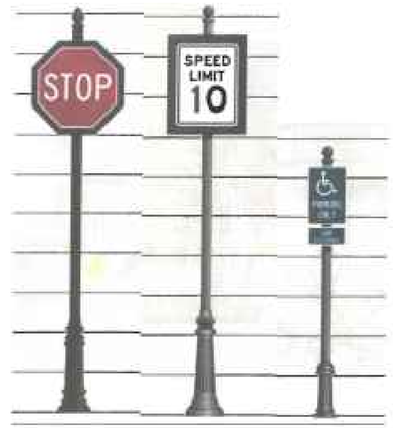


FIGURE 1

NOTE:

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DESIGNED MDS
DRAWN CC4
CHECKED MDS
QA/C

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Land Development Consulting
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PREPARED FOR:
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ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PAVING, GRADING & DRAINAGE DETAILS

NO.	DATE	REVISIONS	APP'D BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
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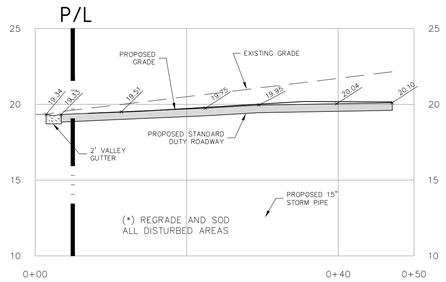
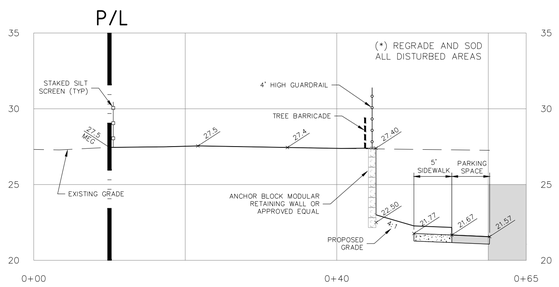
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21–069
DATE: 02/26/24
SHT. C13



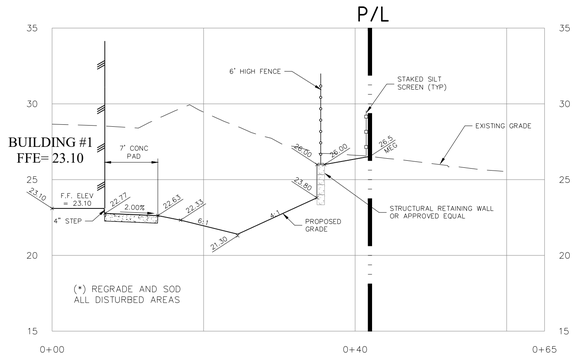
A STACHELBERG AVE. ENTRANCE CONDITION

HOR: 1"=10' VER: 1"=5'



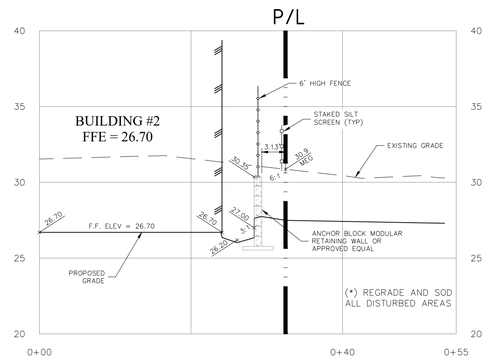
B WEST BOUNDARY CONDITION–NORTH

HOR: 1"=10' VER: 1"=5'



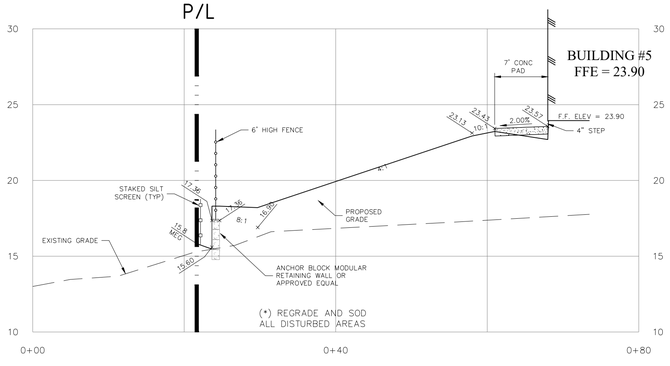
C EAST BOUNDARY CONDITION–NORTH

HOR: 1"=10' VER: 1"=5'



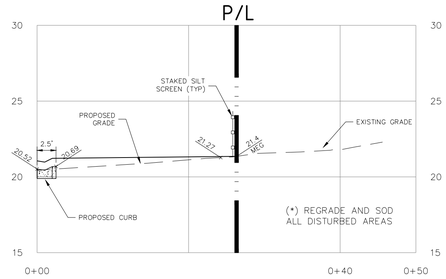
D INTERIOR BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'



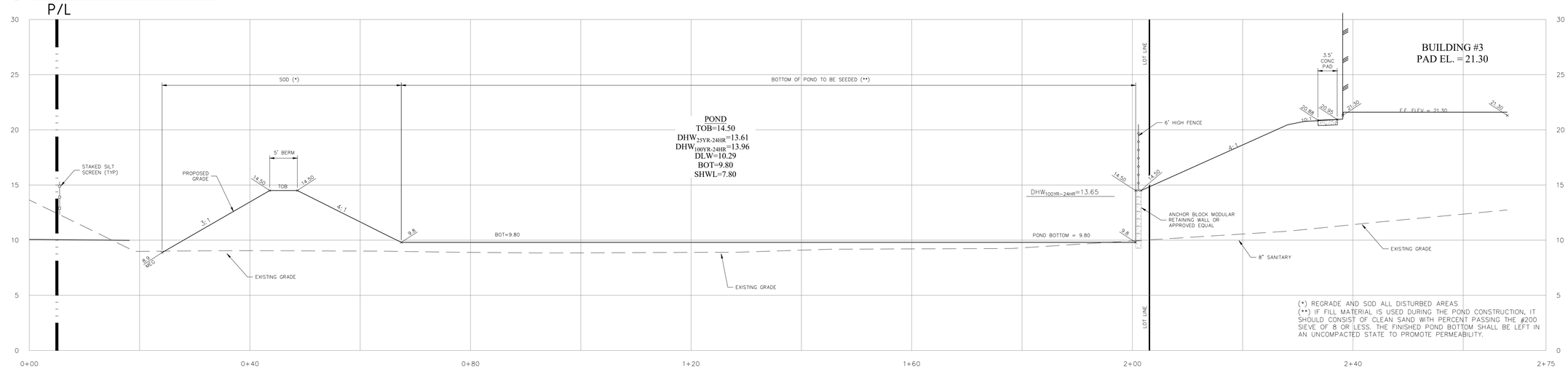
E WEST BOUNDARY CONDITION–SOUTH

HOR: 1"=10' VER: 1"=5'



F WEST BOUNDARY CONDITION–SOUTH

HOR: 1"=10' VER: 1"=5'



G PROPOSED POND CONDITION

HOR: 1"=10' VER: 1"=5'

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DRAWN CC4
CHECKED MDS
Q.C.

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Land Development Consulting
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PREPARED FOR:

HP CAPITAL GROUP 6, LLC
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ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:

MANGO ST TOWNHOMES

GRADING SECTIONS

NO.	DATE	REVISIONS	APPD BY
1	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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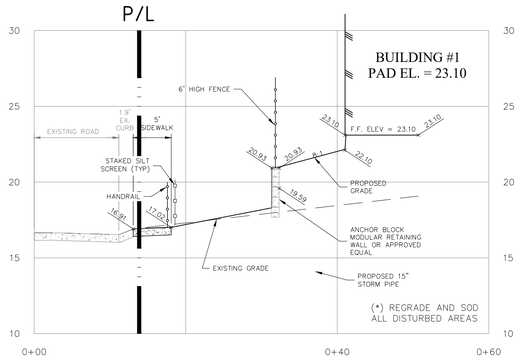
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069

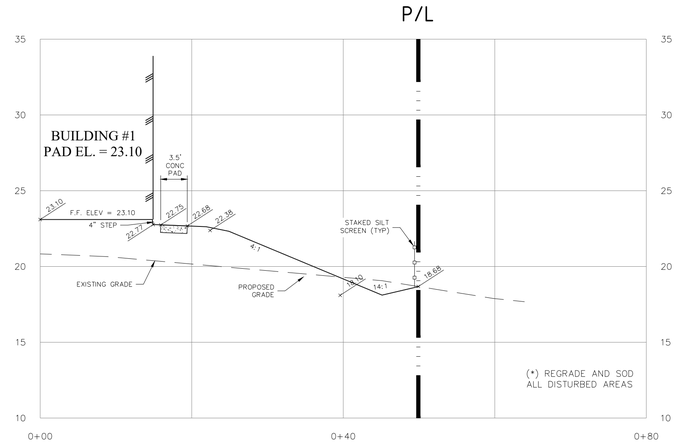
DATE: 02/26/24

SHT. C14



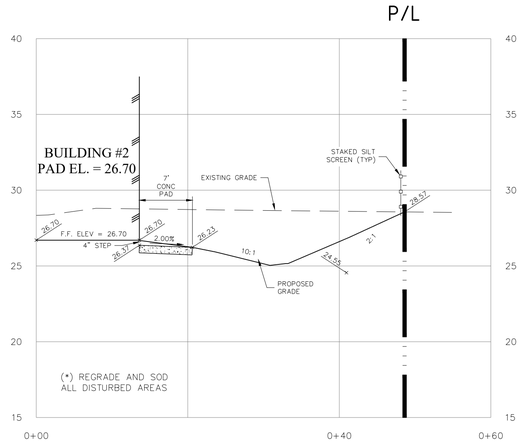
H STACHELBERG AVE. ENTRANCE CONDITION

HOR: 1"=10' VER: 1"=5'



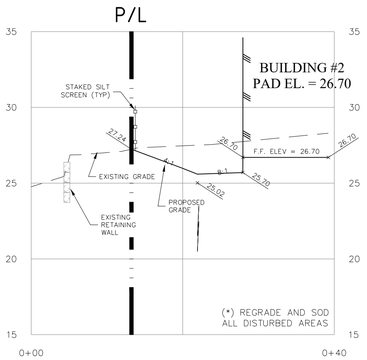
I EAST BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'



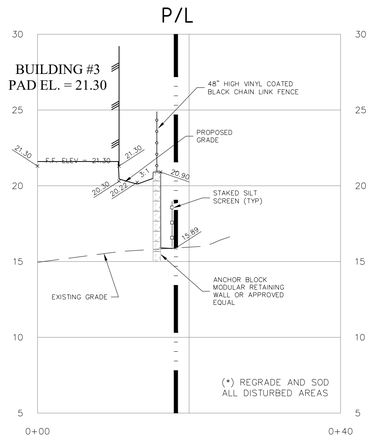
J EAST BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'



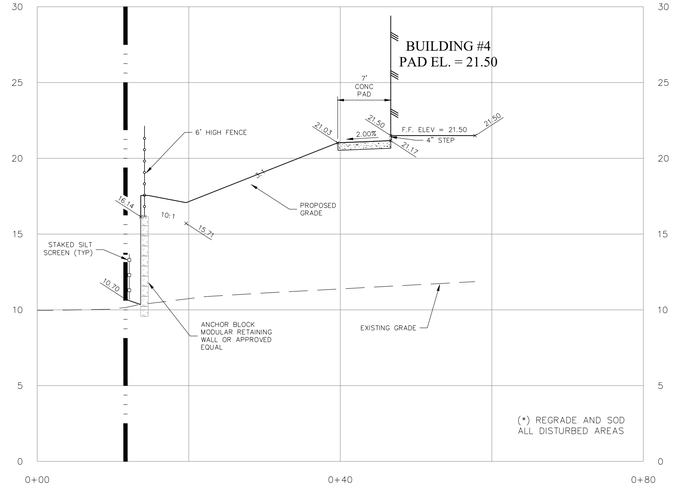
K SOUTH BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'



L EAST BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'



M WEST BOUNDARY CONDITION

HOR: 1"=10' VER: 1"=5'

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:

HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:

MANGO ST TOWNHOMES
GRADING SECTIONS

NO.	DATE	REVISIONS	APPD BY
1	09/05/24	REVISED PER CITY OF TARPON SPRINGS COMMENTS	

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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MATTHIAS D. SYLVERAIN, P.E. #91730

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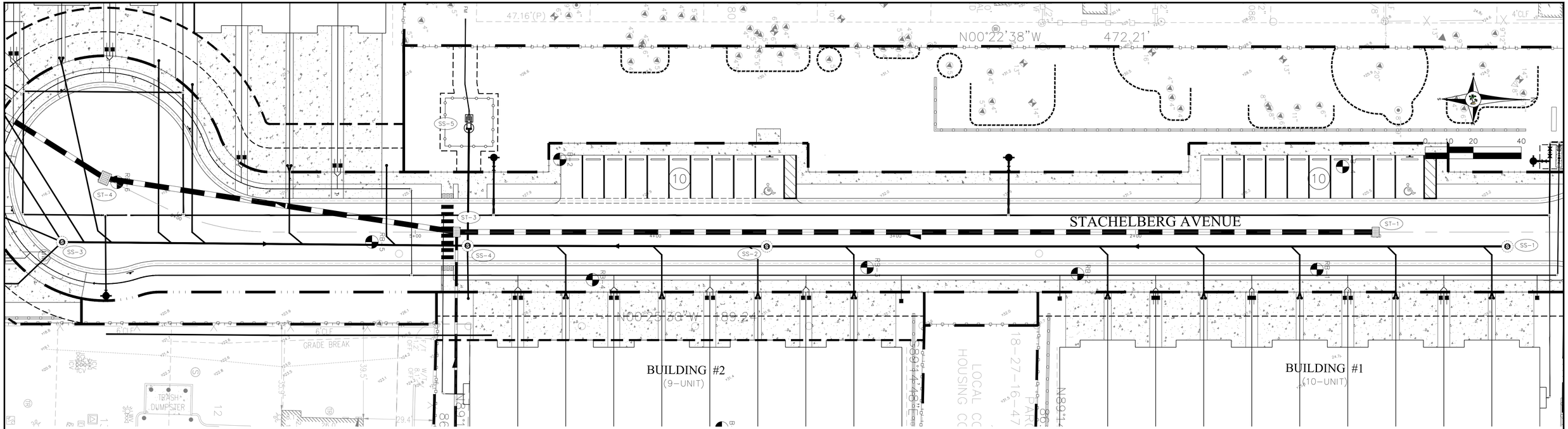
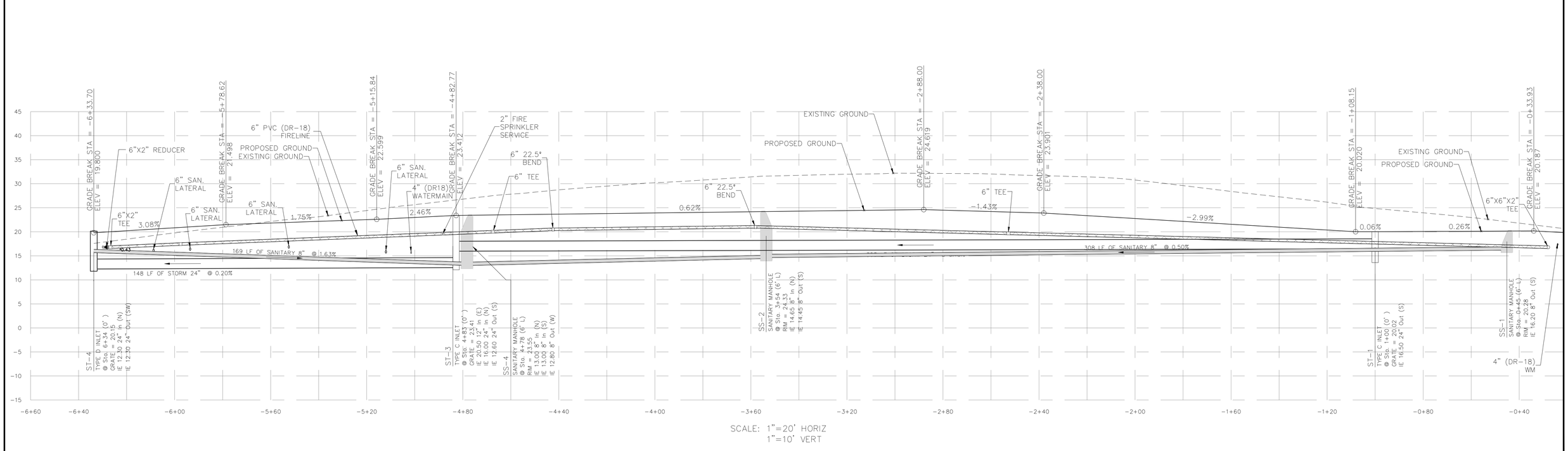
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069

DATE: 02/26/24

SHT. C15





SCALE: 1"=20' HORIZ
1"=10' VERT

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DRAWN CC4
CHECKED MDS
Q.C.

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PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PLAN & PROFILE

NO.	DATE	REVISIONS	APPD BY

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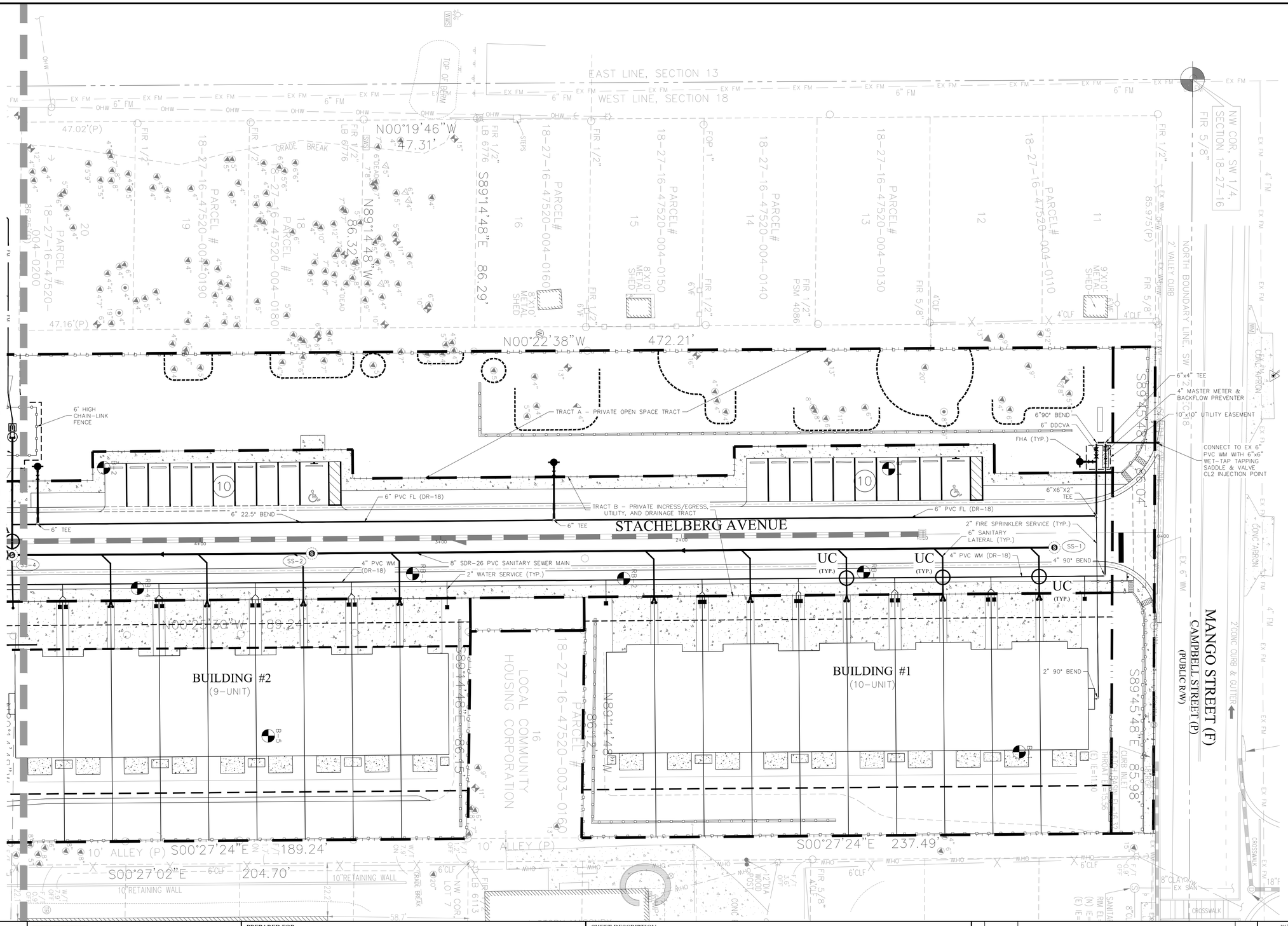
DATE: 02/26/24
SHT. C16



NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.

SANITARY STRUCTURE CHART

#	DATA
SS-1	SANITARY MANHOLE RIM ELEV = 20.28 IE OUT = 16.20 (S) (8")
SS-2	SANITARY MANHOLE RIM ELEV = 24.33 IE IN = 14.65 (N) (8") IE OUT = 14.45 (S) (8")
SS-3	SANITARY MANHOLE RIM ELEV = 20.17 IE IN = 16.00 (SW) (6") IE IN = 16.00 (SW) (6") IE IN = 16.00 (SE) (6") IE OUT = 15.75 (N) (8")
SS-4	SANITARY MANHOLE RIM ELEV = 23.55 IE IN = 13.00 (N) (8") IE IN = 13.00 (S) (8") IE OUT = 12.80 (W) (8")
SS-5	LIFT STATION RIM ELEV = 24.23 IE IN = 11.60 (E) (8")

SANITARY SEWER PIPE CHART

From Structure No.	To Structure No.	Description
SS-1	SS-2	309 LF 8" @ 0.50%
SS-2	SS-4	125 LF 8" @ 1.16%
SS-3	SS-4	169 LF 8" @ 1.63%
SS-4	SS-5	50 LF 8" @ 2.45%

DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

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ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER PLAN

NO.	DATE	REVISIONS	APPD BY
2	08/20/25	REVISED PER CITY OF TARPON SPRINGS COMMENTS	
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DATE: 02/26/24
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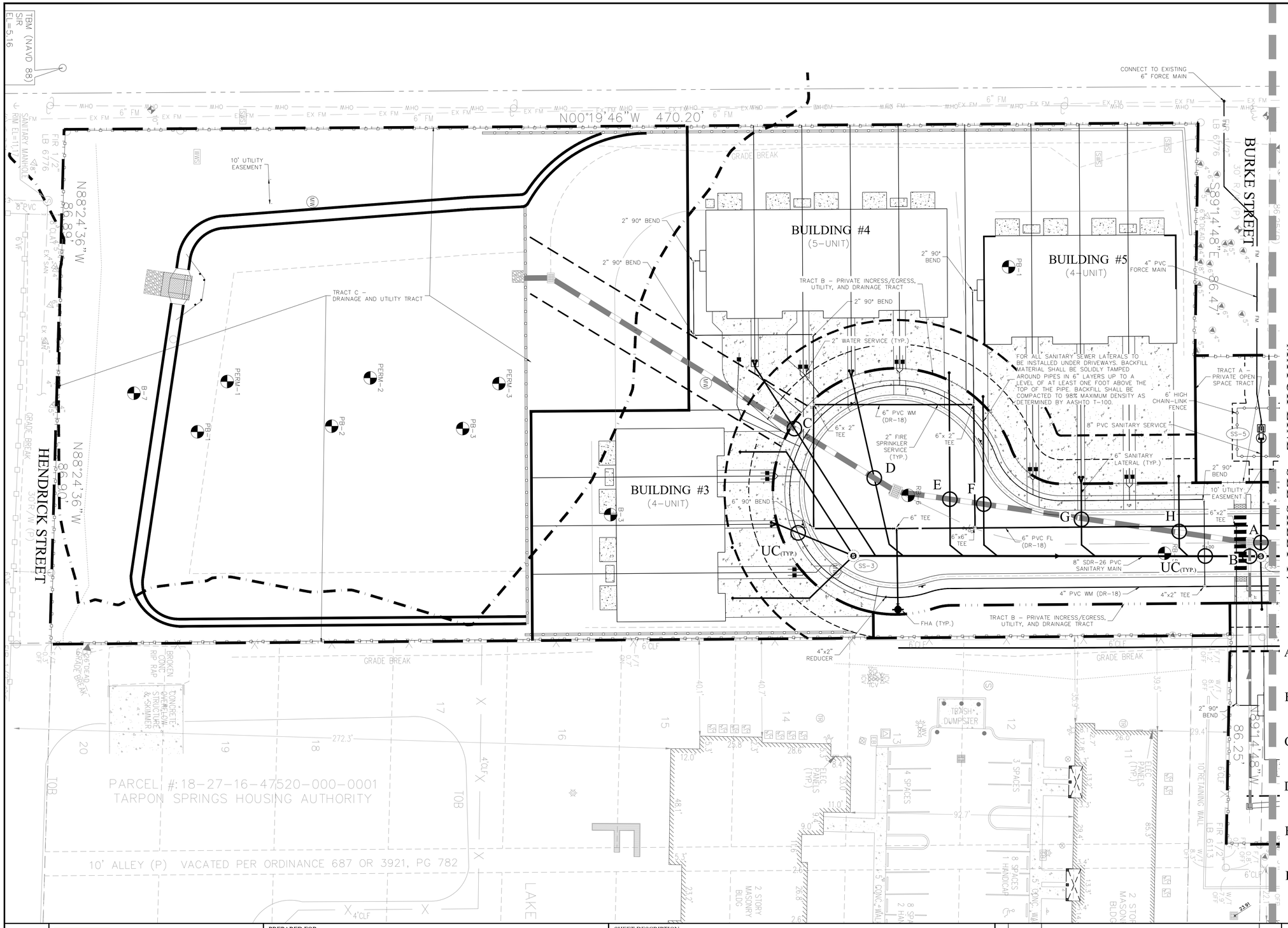

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SS-4	SS-5	50 LF 8" @ 2.45%

A UTILITY CROSSING CHART
BOTTOM 18" HDPE = 13.04
TOP 8" SAN = 12.51
CLEARANCE = 0.53'

B UTILITY CROSSING CHART
BOTTOM 12" HDPE = 19.88
TOP 8" SAN = 13.76
CLEARANCE = 6.11'

C UTILITY CROSSING CHART
BOTTOM 6" SAN = 18.49
TOP 24" HDPE = 13.69
CLEARANCE = 4.79'

D UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.59
TOP 24" HDPE = 14.23
CLEARANCE = 2.36'

E UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.03
TOP 24" HDPE = 14.42
CLEARANCE = 1.61'

F UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.15
TOP 24" HDPE = 14.44
CLEARANCE = 1.71'

G UTILITY CROSSING CHART
BOTTOM 6" SAN = 16.60
TOP 24" HDPE = 14.53
CLEARANCE = 2.07'

H UTILITY CROSSING CHART
BOTTOM 6" SAN = 15.58
TOP 24" HDPE = 14.61
CLEARANCE = 0.96'

DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

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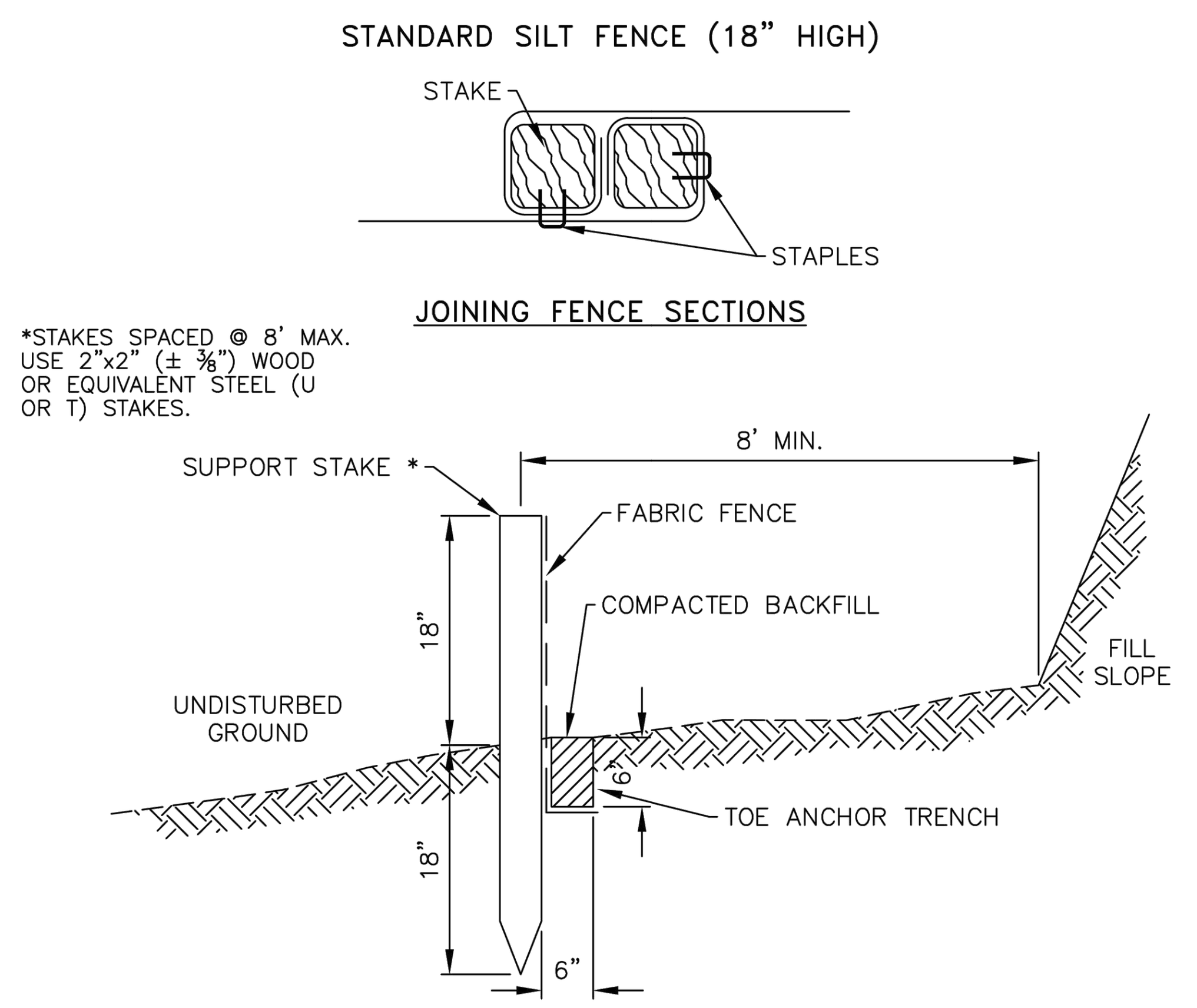
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. C18



FABRIC WIDTH SHALL BE 30" MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

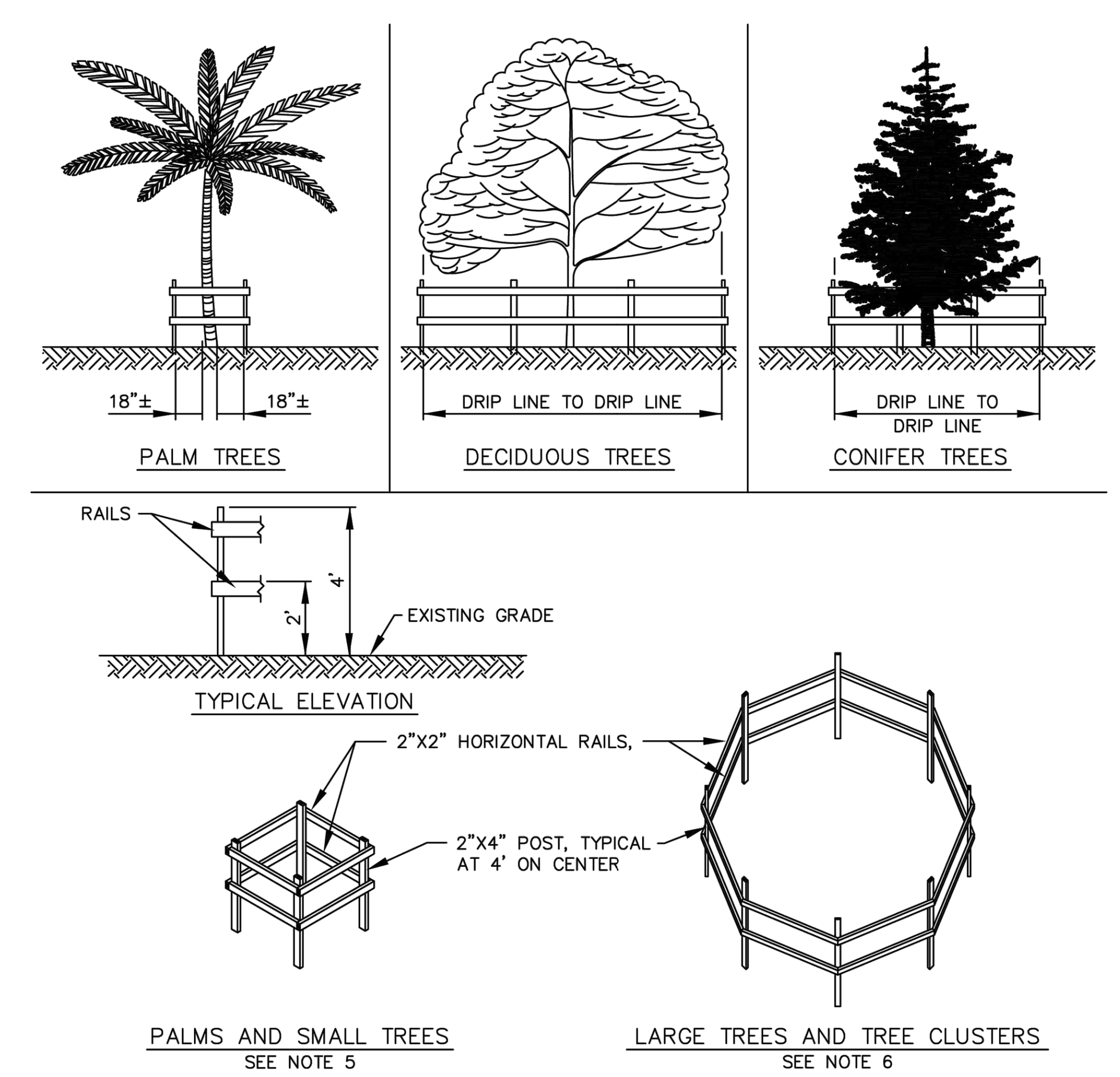
SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER.

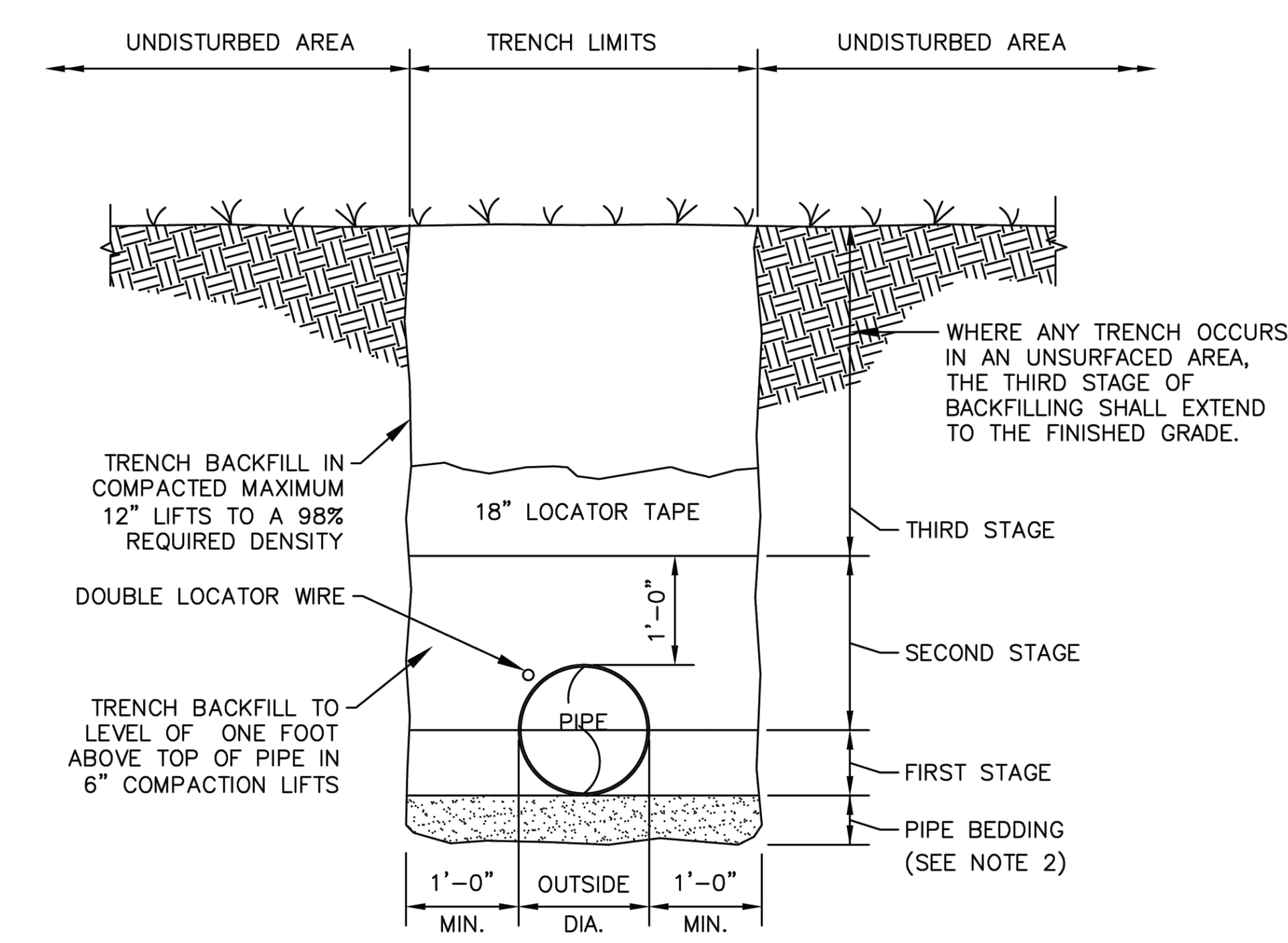
FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | **SILT FENCE INSTALLATION DETAIL** | DATE 12/15/15 | INDEX G-01 | SCALE N.T.S. | SHEET 1 OF 1



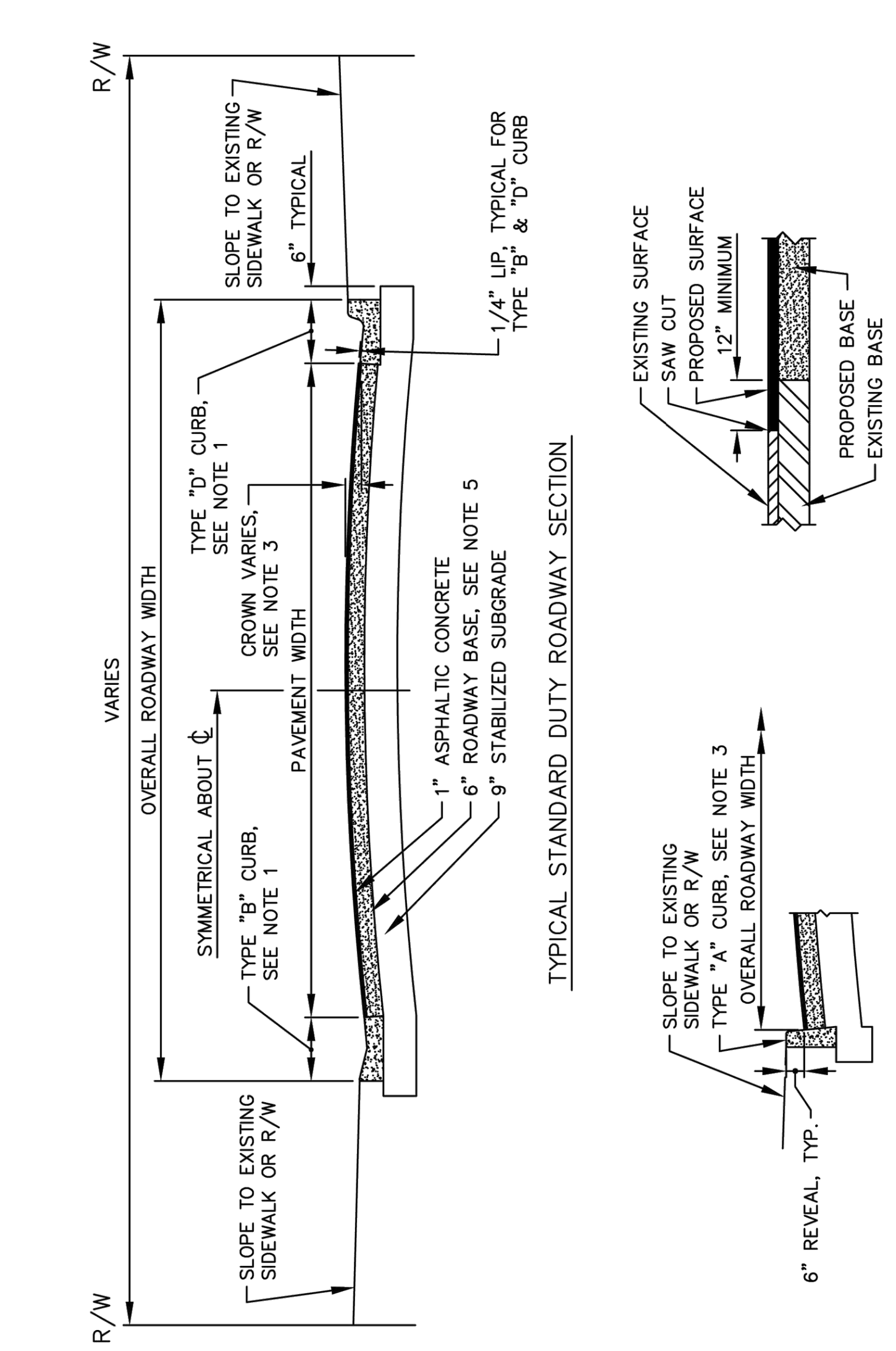
NOTES:
1. NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
2. NO CONSTRUCTION MATERIALS, SOIL DEPOSITS, OR SOLVENTS SHALL BE ALLOWED INSIDE BARRIERS.
3. BARRIERS ARE TO BE IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES NEAR TREES.
4. BARRIERS ARE TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT ARE REMOVED FROM THE AREA.
5. FOR SINGULAR PALM TREES AND TREES FROM 1" TO 8" DBH.
6. FOR LARGER TREES LARGER THAN 8" DBH AND TREE CLUSTERS THAT NEED BARRIERS.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | **TREE PROTECTION FENCE BARRIERS DETAIL** | DATE 12/15/15 | INDEX G-02 | SCALE N.T.S. | SHEET 1 OF 1



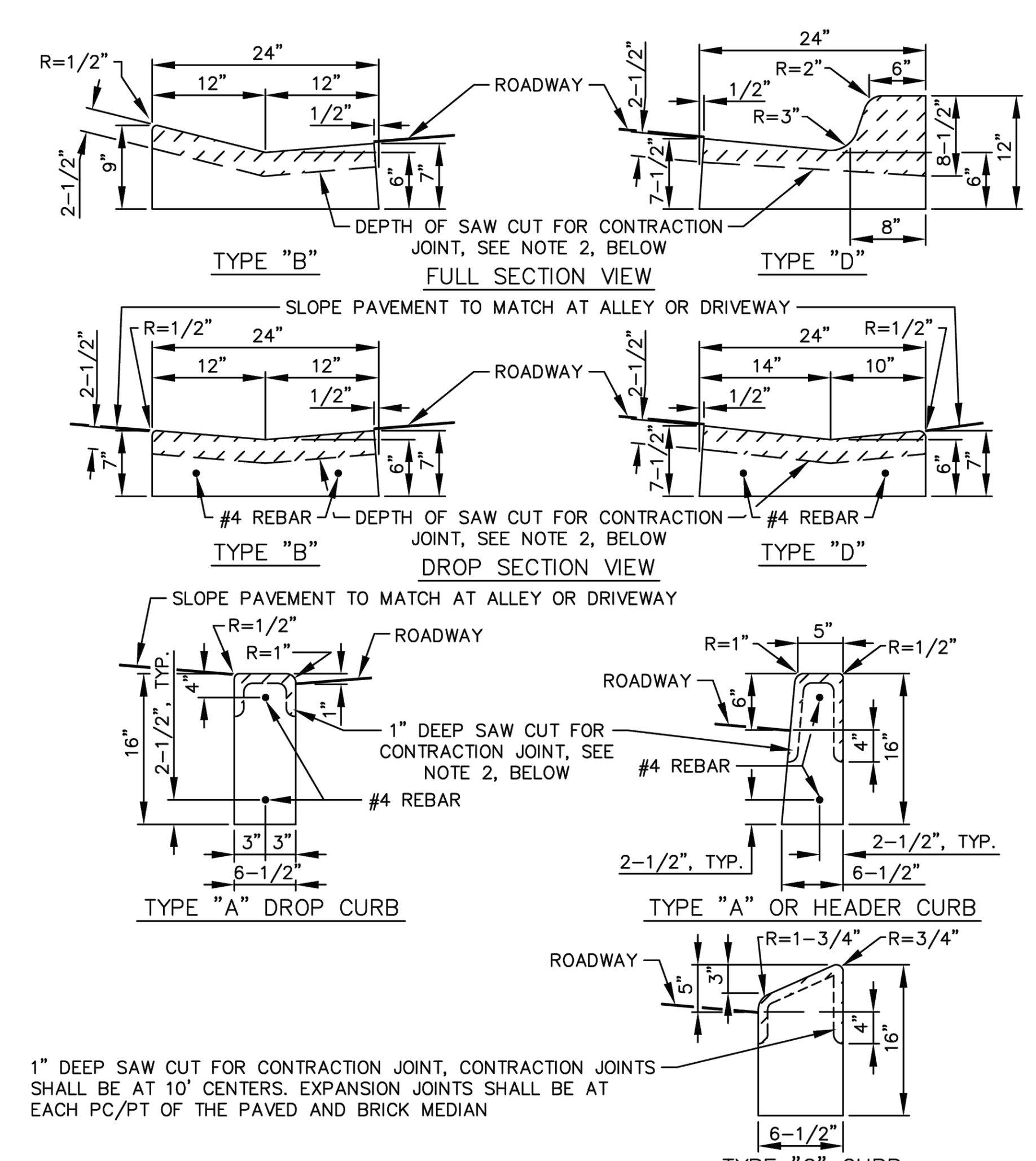
NOTES:
1. BACKFILL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. BACKFILL MATERIAL SHALL CONSIST OF EARTH, LOAM, SANDY CLAY, GRAVEL OR OTHER APPROVED MATERIAL.
2. IF TRENCH BOTTOM CONTAINS ROCK, THEN A MINIMUM OF A 6" PIPE BEDDING SHALL BE USED.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | **UNPAVED AREA TRENCH BACKFILL DETAIL** | DATE 12/15/15 | INDEX G-04 | SCALE N.T.S. | SHEET 1 OF 1



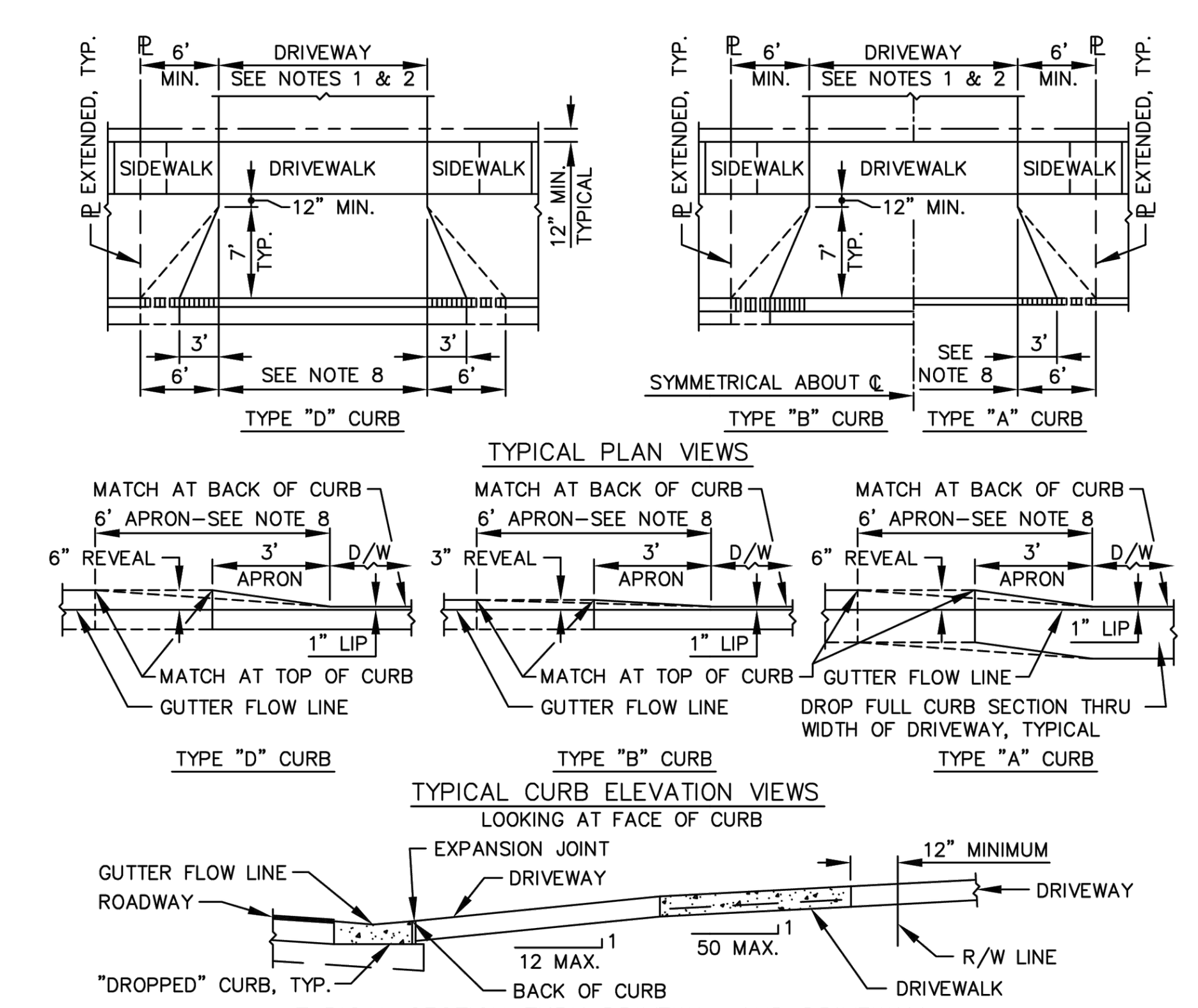
NOTES:
1. 24' WIDE ROADWAY: 20' OF PAVEMENT WIDTH WITH EITHER TYPE "B" OR TYPE "D" CURB EQUALS 24' OVERALL WIDTH.
2. PAVEMENT WIDTH WITH TYPE "A" CURB IS 20' WIDE, MEASURED FACE TO FACE OF CURB.
3. ROADWAY CROSS SLOPE: 0.02 FT/FT, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. SEE STANDARD DETAIL-TYPE "A", "B", "C", AND "D" CURB.
5. BASE THICKNESS SHOWN IS FOR LIMEROCK, ALTERNATE MATERIALS MAY A REQUIRE DIFFERENT THICKNESS.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | **STANDARD DUTY ROADWAY DETAIL** | DATE 12/15/15 | INDEX R-02 | SCALE N.T.S. | SHEET 1 OF 1



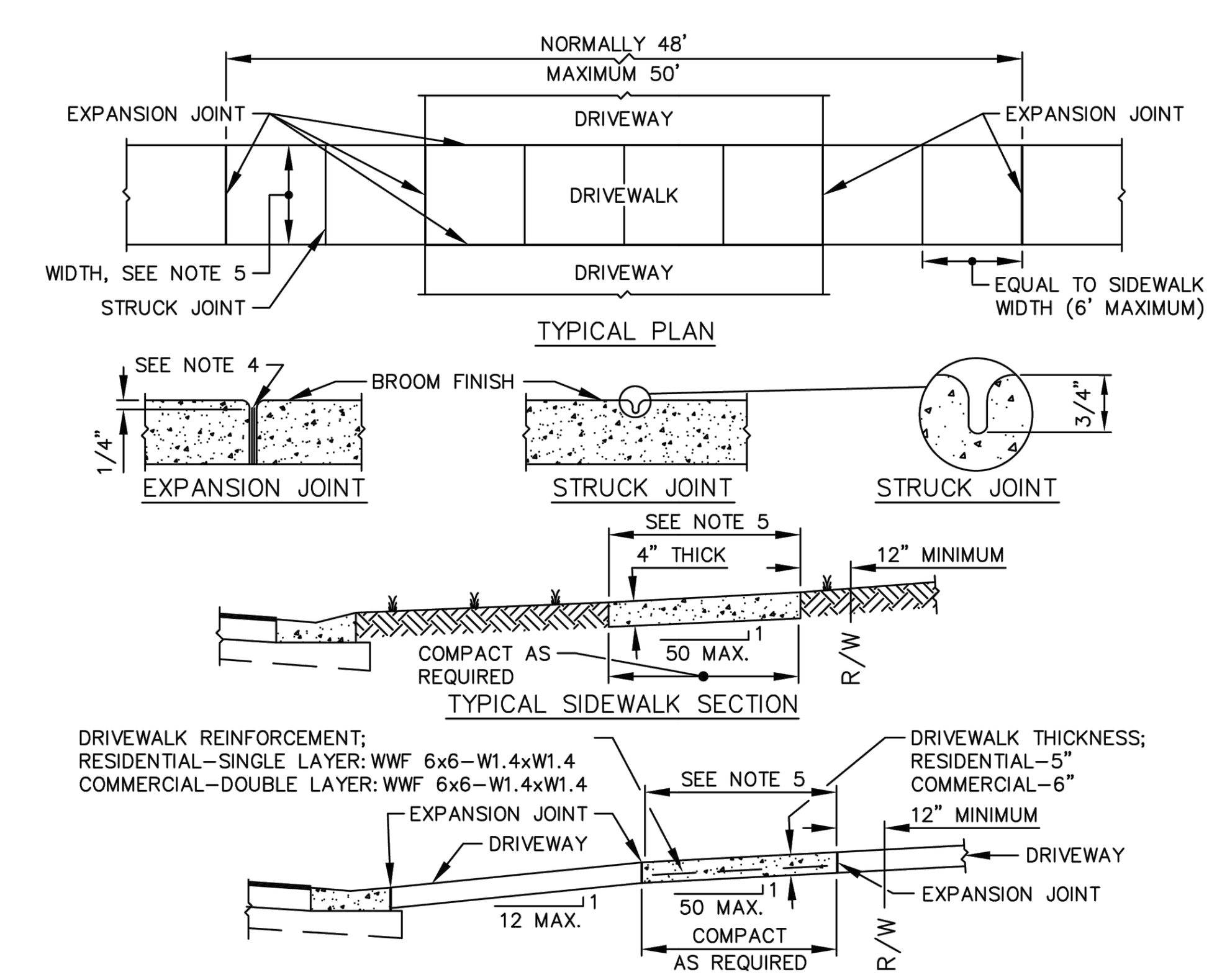
NOTES:
1. WHEN REMOVING EXISTING CURB, THE CURB SHALL BE SAW CUT AT THE NEAREST CONTRACTION JOINT AND A FULL SECTION OF CURB REPLACED.
2. INSTALL EXPANSION JOINTS AT 50' INTERVALS, SAW CUT CONTRACTION JOINTS AT 10' INTERVALS. SAW CUTS SHOULD BE AVOIDED WITHIN VALLEY GUTTERS AND WITHIN CURB AND GUTTER ENDINGS.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | **TYPE "A", "B", "C", AND "D" CURB DETAIL** | DATE 12/15/15 | INDEX R-05 | SCALE N.T.S. | SHEET 1 OF 1



NOTES:
1. DRIVEWAY WIDTHS: 10' MINIMUM TO 20' MAXIMUM, STANDARD.
2. IF EXISTING DRIVEWAY IS LESS THAN 10' WIDE AT THE R/W LINE: REPLACEMENT WIDTH AT BACK OF SIDEWALK SET AT 10' WIDE, THEN TAPER 1:6 TO MATCH EXISTING WIDTH.
3. ALL RESIDENTIAL CONCRETE DRIVES SHALL BE PLACED ON A COMPACTED SUBGRADE AND SHALL BE A MINIMUM OF 5" THICK REINFORCED WITH A SINGLE LAYER OF WWF 6x6-W1.4xW1.4.
4. ALL CONCRETE SHALL BE 3000 psi @ 28 DAYS MINIMUM.
5. ALL ASPHALTIC CONCRETE DRIVEWAYS SHALL BE PLACED ON A MINIMUM 5" COMPACTED LIMEROCK OR SHELL BASE OVER A COMPACTED SUBGRADE, AS APPROVED BY THE ENGINEER. ASPHALTIC DRIVES SHALL BE A MINIMUM 1" THICK OF DOT TYPE S-III ASPHALTIC CONCRETE, OR OTHER ASPHALTS WITH APPROVAL BY THE ENGINEER.
6. ALL BRICK DRIVEWAYS SHALL BE PLACED ON A 1" COMPACTED SAND BED OVER A MINIMUM 5" COMPACTED SHELL SUBGRADE.
7. NO DRIVEWAYS SHALL BE ALLOWED IN CURB RADII.
8. WHEN THE SIDEWALK ABUTS THE CURB THE WING SHALL BE 6' WIDE AS SHOWN.
9. FOR DROPPED CURB REQUIREMENTS, SEE STANDARD DETAIL-TYPE "A", "B", "C", AND "D" CURB.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | **RESIDENTIAL DRIVEWAY CONSTRUCTION DETAIL** | DATE 12/15/15 | INDEX R-08 | SCALE N.T.S. | SHEET 1 OF 1



NOTES:
1. SIDEWALKS SHALL BE CONCRETE AND HAVE TOOLED EDGES.
2. RESTORATION AND UTILITY CUTS SHALL BE A MINIMUM FULL PANEL BETWEEN EXISTING JOINTS.
3. EXPANSION JOINTS SHALL BE INSTALLED WHERE SHOWN AND AT 50' MAXIMUM SPACING.
4. EXPANSION JOINTS SHALL CONSIST OF CONTINUOUS 1/2"x6" MINIMUM, BITUMINOUS EXPANSION STRIP.
5. SIDEWALKS SHALL CONFORM TO CITY CODE AS FOLLOWS: SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL MAJOR ARTERIAL AND COLLECTOR STREETS; ON THE NORTH AND WEST SIDES OF OF ALL LOCAL STREETS, COMMERCIAL SERVICE STREET; AND LOCAL STREETS LEADING TO SCHOOLS, PARKS, SHOPPING CENTERS, CHURCHES, AND OTHER PUBLIC FACILITIES. SIDEWALK WIDTHS SHALL BE NOT LESS THAN THE FOLLOWING:
   A-6' ALONG ARTERIAL AND COLLECTOR ROADWAYS.
   B-4' ALONG ROADWAYS NOT DESIGNATED ON TRAFFIC CORRIDORS MAP, IN RESIDENTIAL AND INDUSTRIAL ZONES.*
   C-5' ALONG ROADWAYS NOT DESIGNATED ON THE TRAFFIC CORRIDORS MAP, IN COMMERCIAL AND OFFICE ZONES.*
   D-4' FOR PEDESTRIAN CROSSWALKS.
   E-12' FOR PEDESTRIAN/BICYCLE JOINT USE.
   *-ALL SIDEWALKS ABUTTING CURBS SHALL BE 6' WIDE, MININUM.

CITY OF TARPON SPRINGS — PINELLAS COUNTY, FLORIDA | **SIDEWALK AND DRIVEWALK CONSTRUCTION DETAIL** | DATE 12/15/15 | INDEX R-10 | SCALE N.T.S. | SHEET 1 OF 1

NOTE:

E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALING ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.

DESIGNED MDS | DRAWN CC4 | CHECKED MDS | Q.C.

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CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
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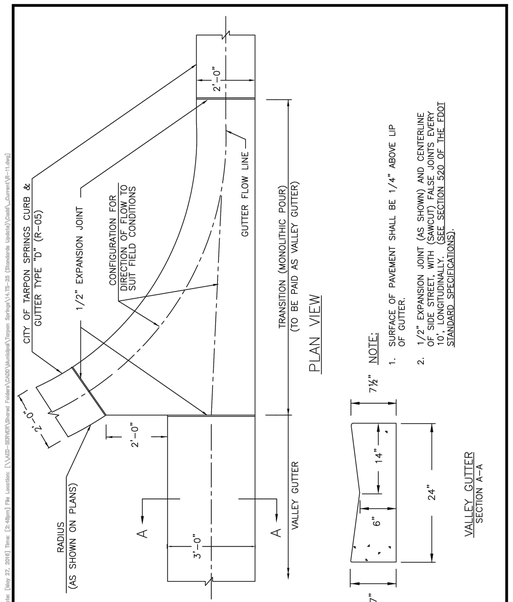
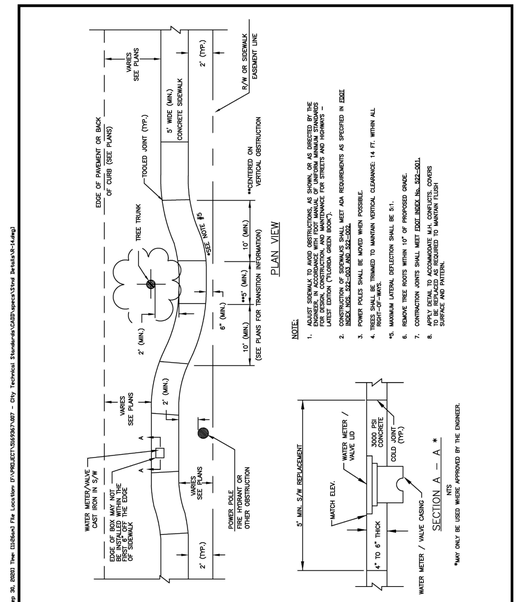
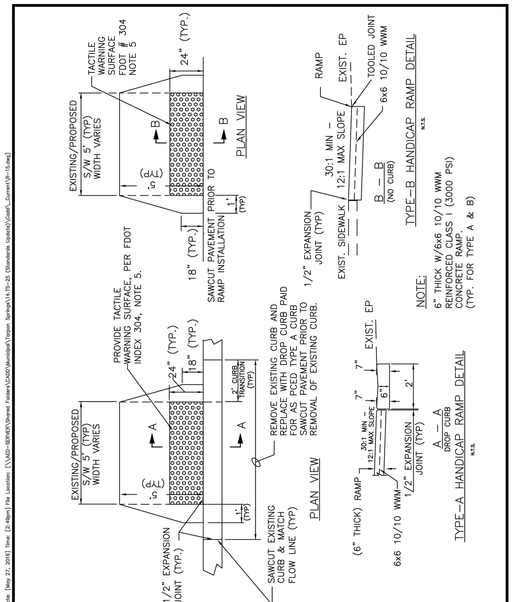


CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	VALLEY GUTTER & TRANSITION	DATE 12/15/15 INDEX R-11 SCALE N.T.S. SHEET 1 OF 1



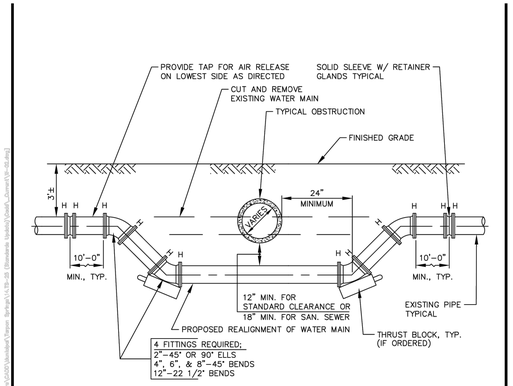
CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	GUIDELINES FOR SIDEWALK ALIGNMENT	DATE 10/05/20 INDEX R-14 SCALE N.T.S. SHEET 1 OF 1



CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	TYPE "A" AND "B" HANDICAP RAMP DETAIL	DATE 12/15/15 INDEX R-15 SCALE N.T.S. SHEET 1 OF 1

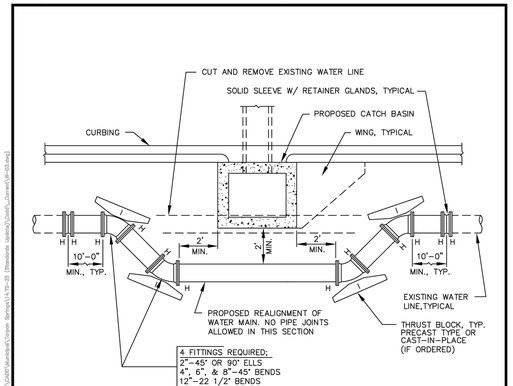
1. ALL PRESSURE PIPE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AS SHOWN HEREIN, OR AS DIRECTED BY THE ENGINEER.
2. PIPE JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURE REQUIREMENTS.
3. THE CONTRACTOR SHALL ADJUST PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY AS REQUIRED TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.
4. PRESSURE PIPE CLEARANCES SHALL BE AS FOLLOWS:
   A) POTABLE WATER MAINS IN PARALLEL INSTALLATIONS SHALL MAINTAIN A MINIMUM 10 FEET OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   B) POTABLE WATER MAINS WHERE CROSSING SHALL MAINTAIN A MINIMUM OF 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM ALL SANITARY SEWERS, STORM DRAINS, AND FORCE MAINS.
   C) POTABLE WATER MAINS SHALL MAINTAIN A MINIMUM OF 5 FOOT CENTER TO CENTER HORIZONTAL CLEARANCE OR 3 FOOT OUTSIDE TO OUTSIDE HORIZONTAL CLEARANCE AND 18 INCHES OUTSIDE TO OUTSIDE VERTICAL CLEARANCE FROM RECLAIMED WATER MAINS.
5. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING EQUIPMENT NECESSARY TO KEEP EXCAVATIONS DRY AND SHALL PROVIDE ALL SHORING, SHEETING, AND BRACING NECESSARY TO PROTECT WORKMEN, ADJACENT STRUCTURES, UTILITIES, EXISTING PAVEMENT, OR TO MINIMIZE TRENCH WIDTH AT NO ADDITIONAL COST TO THE CITY.
6. THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER REGARDING SHUTTING DOWN WATER MAINS. PROPER AND ADEQUATE NOTIFICATION MUST BE MADE TO PROPERTY OWNERS, BUT IN NO CASE SHALL LESS THAN 24 HOURS WRITTEN NOTICE BE GIVEN.
7. THE OPENING AND/OR CLOSING OF EXISTING VALVES OR NEW VALVES INSTALLED IN PRESSURE PIPE SYSTEMS SHALL BE BY A CITY SANITARIAN AFTER COORDINATION WITH THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE NECESSARY EQUIPMENT AND LABOR TO MAKE TAPS IN PRESSURE PIPE MAINS WHERE TAPPING SLEEVES AND VALVES ARE SHOWN ON THE PLANS.
9. ALL NEW DUCTILE IRON PRESSURE PIPE, FITTINGS, AND VALVE BODIES SHALL BE WRAPPED IN POLYETHYLENE IN ACCORDANCE WITH ANSI/AWWA C105.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING POTABLE AND RE-CLAIMED SERVICE LINES UNDER PAVEMENT OR ELSEWHERE IN THE CONSTRUCTION ZONE. REPLACE SERVICE LINES WHERE SHOWN OR DIRECTED BY THE ENGINEER. ALL RELOCATED SERVICE LINES SHALL BE RE-LOCATED SO THAT THE METER ASSEMBLY WILL NOT BE IN AN ALLEY, DRIVEWAY, OR OTHER VEHICULAR TRAVEL PATH.
11. ALL EXISTING POTABLE AND/OR RECLAIMED WATER SERVICE LINES SHALL BE TRANSFERRED TO THE NEW MAIN, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. MAINTAIN A MINIMUM COVER OF 36 INCHES UNDER ROADWAYS, ALLEYS, AND DRIVEWAYS. MAINTAIN A MINIMUM OF 30 INCHES OF COVER IN SODDED AND LANDSCAPED AREAS.
13. THRUST BLOCKING SHALL NOT BE USED, UNLESS ORDERED BY THE ENGINEER. HARNESSED PIPE JOINTS SHALL BE USED. THE LENGTH OF HARNESSED JOINTS SHALL BE AS SHOWN ON THE PLANS.
14. SANITARY SEWER FORCE MAINS SHALL NOT USE GREATER THAN 45° BENDS FOR OFFSETS OR REALIGN-MENT OF THE FORCE MAIN. THE 45° BENDS SHALL HAVE A MINIMUM OF 5 FEET BETWEEN THEM, WHEN POSSIBLE.

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	NOTES FOR PRESSURE PIPE	DATE 12/15/15 INDEX W-01 SCALE N.T.S. SHEET 1 OF 1



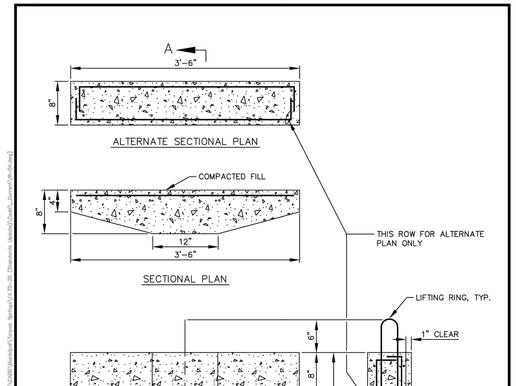
NOTES:
1. FOR 2" THROUGH 12" WATER MAIN.
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE-IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION, AS DIRECTED.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)
7. VERTICAL ADJUSTMENT MAY BE OVER AN OBSTRUCTION, IF MINIMUM PIPE COVER AND BOTTOM CLEARANCES ARE AVAILABLE.

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	WATER MAIN VERTICAL ADJUSTMENT DETAIL	DATE 12/15/15 INDEX W-02 SCALE N.T.S. SHEET 1 OF 1



NOTES:
1. FOR WATER PIPELINES 2" THROUGH 12".
2. ALL PIPE SHALL BE CUT AND PARTIALLY ASSEMBLED PRIOR TO THE CITY AUTHORIZING SHUTDOWN OF EXISTING MAIN(S) FOR TIE-IN.
3. SHUTDOWN PERIOD SHALL NOT EXCEED THREE (3) HOURS.
4. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED CITY CUSTOMERS PRIOR TO SHUTDOWN.
5. THE CONTRACTOR SHALL SWAB NEW PIPE AND FITTINGS WITH CHLORINE SOLUTION.
6. H = HARNESSED JOINT. (MECHANICAL JOINT W/ D.I. RETAINER GLAND) (NOT APPLICABLE FOR 2" PIPE)

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	WATER MAIN HORIZONTAL ADJUSTMENT DETAIL	DATE 12/15/15 INDEX W-03 SCALE N.T.S. SHEET 1 OF 1



NOTES:
1. BLOCK MAY BE TAPERED OR STRAIGHT, AT THE CONTRACTOR'S OPTION.
2. REINFORCEMENT TO BE : # 4 @ 6" E/W.
3. FLAT SIDE OF THRUST BLOCK SHALL BE PLACED AGAINST SOIL COMPACTED TO 100 % DENSITY.
4. USE WHERE SPECIFIED AND/OR ORDERED. 4" THRU 10" PRESSURE PIPE ONLY.

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	PRECAST CONCRETE THRUST BLOCK DETAIL	DATE 12/15/15 INDEX W-04 SCALE N.T.S. SHEET 1 OF 1

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SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APPD BY

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
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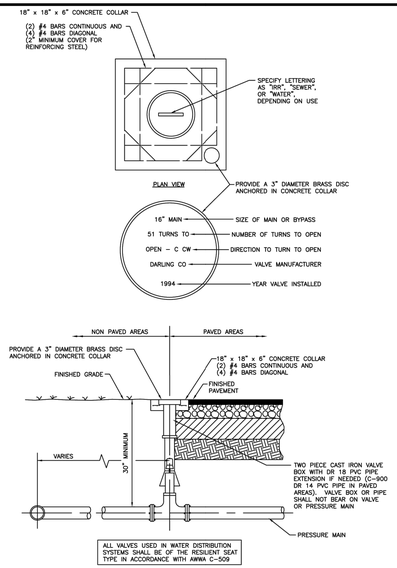
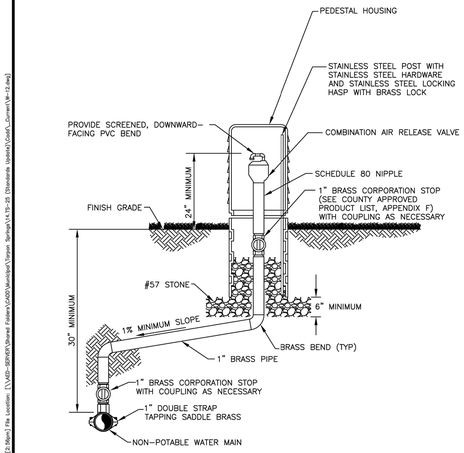
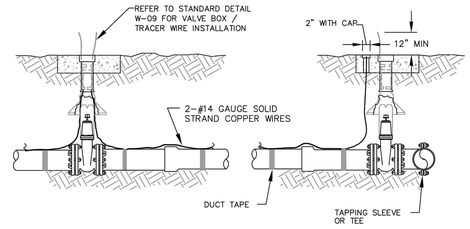


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL VALVE SETTING DETAIL	DATE 12/15/15 · INDEX W-11 · SCALE N.T.S. · SHEET 1 OF 1

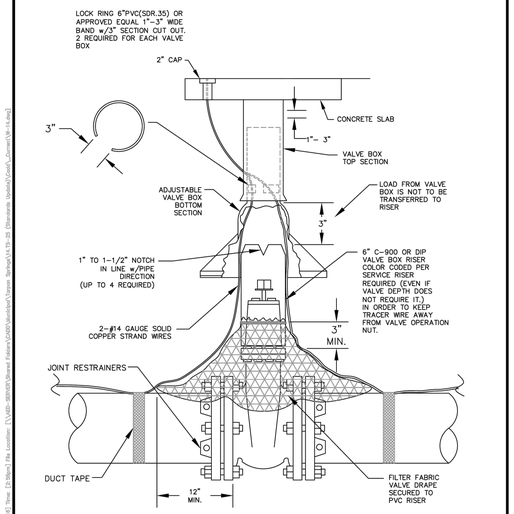


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	RECLAIMED, RAW, AND SUPPLEMENTAL WATER AIR RELEASE VALVE DETAIL	DATE 12/15/15 · INDEX W-12 · SCALE N.T.S. · SHEET 1 OF 1



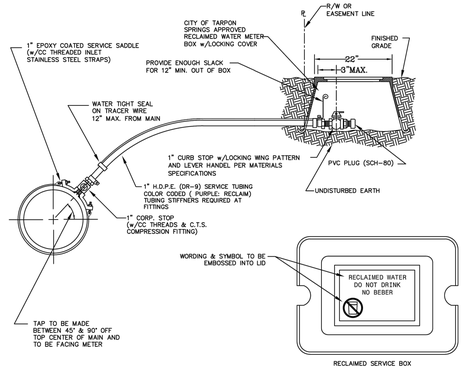
NOTES
1. USE 2 #14 GAUGE, SOLID COPPER STRAND WIRE WITH COLOR CODED INSULATION PER SERVICE.
2. THERE IS TO BE SUFFICIENT SLACK IN TRACER WIRE TO EXTEND A MIN. OF 12" ABOVE VALVE BOX.
3. WIRE IS TO CONTINUE THROUGH TEES ON MAIN LINE WHERE NO VALVES EXIST.
4. ATTACH WIRE TO TOP CENTER LINE OF MAIN USING DUCT TAPE OR APPROVED EQUAL @ 5'- 0" INTERVALS.
5. DUMMY BOXES ARE TO BE INSTALLED WHERE NEW CONSTRUCTION TIES INTO EXISTING, AND ON FIRE LINES WITH DOUBLE CHECK VALVE ASSEMBLIES WHERE MAIN ENTERS BUILDING IF NO VALVE IS INSTALLED.
6. DUMMY BOXES ARE TO CONSIST OF A TOP SECTION OF A VALVE BOX ASSEMBLY ENCASED IN A CONCRETE PAD PER STANDARD DETAIL W-05.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TRACER WIRE INSTALLATION	DATE 12/15/15 · INDEX W-13 · SCALE N.T.S. · SHEET 1 OF 1

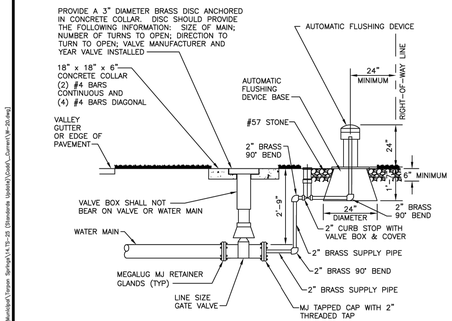


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	VALVE BOX/TRACER WIRE INSTALLATION	DATE 12/15/15 · INDEX W-14 · SCALE N.T.S. · SHEET 1 OF 1

NOTES:
1. ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL TAPS.
3. METER ONLY, TO BE FURNISHED BY CITY OF TARPON SPRINGS (IF REQUIRED).
4. METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS WITH LOCKING LIDS.
5. ALL METER BOXES LOCATED WITHIN VEHICULAR AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
6. TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.
7. 1" SERVICE LINES OVER 60' SHALL BE INSTALLED USING 1-1/2" TUBING.



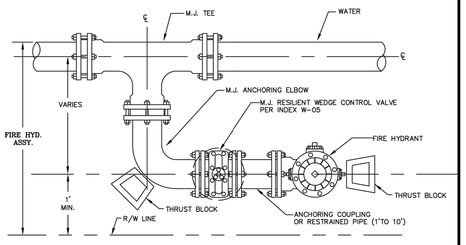
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	1" METERED RECLAIM WATER SERVICE	DATE 12/15/15 · INDEX W-18 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:
1. PIPING SHALL BE INSTALLED UP TO 2" CURB STOP WITH VALVE BOX AND COVER AT TIME OF MAIN INSTALLATION.
2. AUTOMATIC FLUSHING DEVICE SHALL BE SHUT OFF UNTIL MAIN LINE HAS BEEN BACTERIOLOGICALLY TESTED.
3. ALL THREAD HARD PIPING SHALL BE BRASS.
4. CITY OF TARPON SPRINGS TECHNICAL SPECIFICATIONS SECTION 331200 FOR GATE VALVE AND VALVE BOX REQUIREMENTS.
5. AT TIME OF ACCEPTANCE, WATER DEPARTMENT WILL INSTALL 2" METER.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	AUTOMATIC WATER MAIN FLUSHING DEVICE DETAIL	DATE 12/15/15 · INDEX W-20 · SCALE N.T.S. · SHEET 1 OF 1

NOTES:
1. ALL BOLTED FITTINGS ARE TO BE POLYETHYLENE WRAPPED, COLOR CODED PER SERVICE.
2. IF FIRE HYDRANT IS TO BE LOCATED WITHIN 10 FT. OR LESS OF A VEHICULAR TRAVELED AREA, GUARD POSTS MAY BE REQUIRED UNLESS OTHERWISE APPROVED BY CITY OF TARPON SPRINGS ENGINEERING OR THEIR AUTHORIZED REPRESENTATIVE.
3. IF DISTANCE BETWEEN VALVE AND HYDRANT IS 10 FT. OR GREATER, AN ADDITIONAL VALVE IS TO BE INSTALLED FOR CONTROL OF HYDRANT UNLESS OTHERWISE APPROVED BY CITY OF TARPON SPRINGS ENGINEERING OR THEIR APPROVED REPRESENTATIVE.
4. HYDRANT IS TO BE INSTALLED PLUMB
5. HYDRANT TO BE PAINTED UPON INSTALLATION PER CITY OF TARPON SPRINGS APPROVED PRODUCTS AND COLORS.



1. TEE MAY BE ROTATED TO OBTAIN PROPER BURY ON FIRE HYD.
2. ANCHORING ELBOW MAY BE SWITCHED (LONG vs. SHORT END) AND ROTATED TO SET FIRE HYD. IN OPPOSITE DIRECTION.
3. ANCHORING COUPLINGS MAY BE REPLACED WITH RESTRAINED PIPE (1' TO 10').

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PARALLEL FIRE HYDRANT	DATE 12/15/15 · INDEX W-21 · SCALE N.T.S. · SHEET 1 OF 1

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SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APPD BY

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LICENSE NO. 91730

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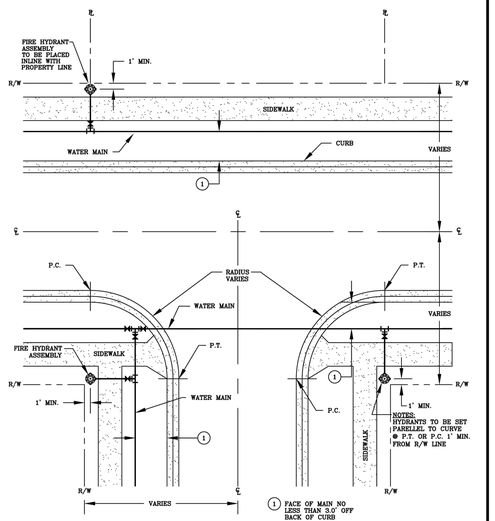
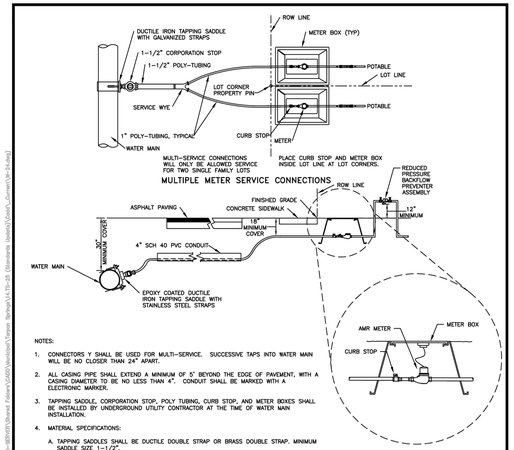


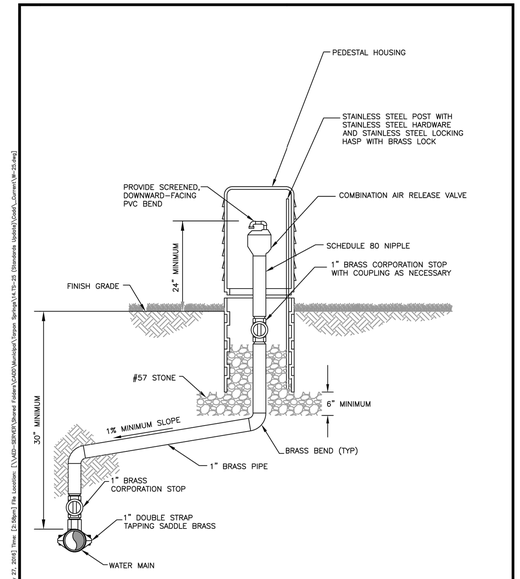
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL FIRE HYDRANT LOCATIONS	DATE 12/15/15 · INDEX W-22 · SCALE N.T.S. · SHEET 1 OF 1



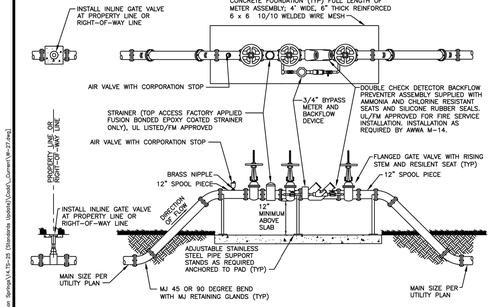
NOTES:

1. CONNECTORS Y SHALL BE USED FOR MULTI-SERVICE. SUCCESSIVE TAPS INTO WATER MAIN WILL BE NO CLOSER THAN 24" APART.
2. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 5' BEYOND THE EDGE OF PAVEMENT, WITH A CASING DIAMETER TO BE NO LESS THAN 4". CONDUIT SHALL BE MARKED WITH A ELECTRONIC MARKER.
3. TAPPING SADDLE, CORPORATION STOP, POLY TUBING, CURB STOP, AND METER BOXES SHALL BE INSTALLED BY UNDERGROUND UTILITY CONTRACTOR AT THE TIME OF WATER MAIN INSTALLATION.
4. MATERIAL SPECIFICATIONS:
   - A. TAPPING SADDLES SHALL BE DUCTILE DOUBLE STRAP OR BRASS DOUBLE STRAP. MINIMUM SADDLE SIZE 1-1/2".
   - B. CORPORATION STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. OUTLET SHALL BE COMPRESSION TYPE POLYETHYLENE TUBE. COMPRESSION INSERT SHALL BE STAINLESS STEEL.
   - C. CURB STOPS SHALL BE BALL TYPE AND MADE OF RED BRASS. INLET SHALL BE COMPRESSION JOINT. OUTLET SHALL BE SWIVEL NUT FOR METER CONNECTION.
   - D. TUBING SHALL BE POLYETHYLENE, PE3408, (AWWA C-901, SDS 9-200) AND BLUE IN COLOR; SIZES SHALL BE 1-1/2" UP TO WYE AND 1" AFTER WYE FOR LONG AND SHORT SIDE SERVICES.
   - E. AUTOMATIC METER READER (AMR) METER BOXES SHALL HAVE CAST IRON READ LID.
   - F. POLYETHYLENE PIPE (PE) SHALL MEET THE REQUIREMENTS OF AWWA C-901.
5. ALL PLANTINGS SHALL BE A MINIMUM 1.5' FROM METER BOX, AND SHALL PROVIDE A 3' ACCESS OPENING.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPICAL SHORT AND LONG SIDE WATER SERVICE METER SETTING DETAIL	DATE 12/15/15 · INDEX W-24 · SCALE N.T.S. · SHEET 1 OF 1



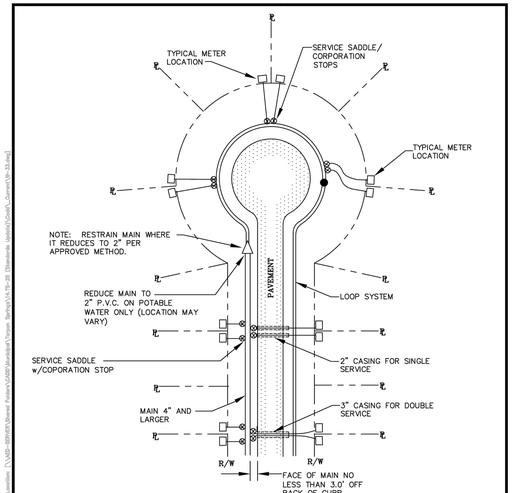
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	POTABLE WATER AIR RELEASE VALVE DETAIL	DATE 12/15/15 · INDEX W-25 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:

1. ALL ABOVE GROUND PIPE WILL HAVE FLANGED END DUCTILE IRON PIPE, PRESSURE CLASS 350. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
2. (4) VEHICULAR GUARD POSTS TO BE INSTALLED AROUND ASSEMBLY. CONFIGURATION TO BE ILLUSTRATED ON CONSTRUCTION DOCUMENTS SUBMITTED FOR REVIEW AND APPROVAL.
3. AS THIS UNIT WILL REQUIRE PERIODIC TESTING, FACILITIES REQUIRING CONTINUOUS WATER SERVICE MAY WISH TO INSTALL PARALLEL UNITS TO PREVENT SERVICE INTERRUPTIONS.
4. ASSEMBLY WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER, STARTING AFTER THE INLINE GATE VALVE AT THE PROPERTY LINE OR RIGHT-OF-WAY LINE.
5. CITY OF TARPON SPRINGS WILL REQUIRE DEDICATION OF MATERIAL UP TO AND INCLUDING THE INLINE GATE VALVE FROM THE FROM THE CITY'S WATER MAIN.
6. BACKFLOW DEVICE REQUIRES INITIAL CERTIFICATION BY AN APPROVED CERTIFIED TESTER.
7. ALL PLANTING SHALL BE A MINIMUM OF 1.5' FROM THE EDGE OF SLAB, AND SHALL PROVIDE A 3' ACCESS OPENING.
8. THIS ASSEMBLY SHALL BE PAINTED WITH RED EPOXY PAINT.
9. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.
10. A REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY SHALL BE USED WHEN HIGH HAZARDS, AS DEFINED BY AWWA M-14 (e.g., RISK OF CHEMICAL ADDITION, MEDICAL FACILITIES, INDUSTRIAL FACILITIES, PROPERTIES USING RECLAIMED WATER, ETC.), EXIST.

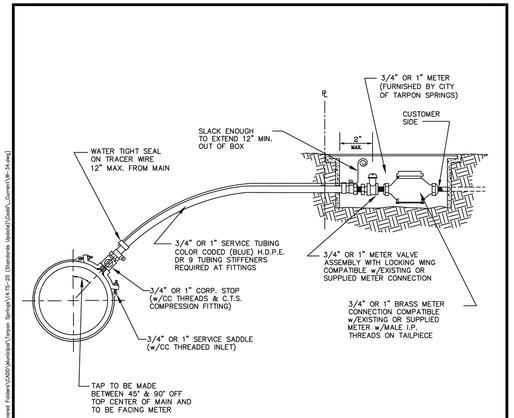
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	FIRE SYSTEM ASSEMBLY DETAIL	DATE 12/15/15 · INDEX W-27 · SCALE N.T.S. · SHEET 1 OF 1



NOTE:

1. CASINGS TO BE EXTENDED BEYOND E.P. OR B.O.C.
2. CASING TO BE COLORED CODED PER SERVICE

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	CUL-DE-SAC LAYOUT POTABLE WATER	DATE 12/15/15 · INDEX W-33 · SCALE N.T.S. · SHEET 1 OF 1



NOTES:

1. ALL CORPORATION STOPS TO BE FOR USE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
2. SERVICE SADDLE REQUIRED FOR ALL TAPS.
3. METER ONLY TO BE FURNISHED BY CITY OF TARPON SPRINGS.
4. METER BOXES SHALL BE PER CITY OF TARPON SPRINGS APPROVED MATERIAL SPECIFICATIONS.
5. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H-20 LOADING. ALL OTHERS SHALL BE H-10 LOADING.
6. TRACER WIRE ONLY REQUIRED ON SERVICES OVER 40' IN LENGTH.
7. 1" SERVICE TUBING SHALL BE USED FOR ALL 3/4" SERVICES OVER 60' IN LENGTH.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	¾" OR 1" POTABLE WATER SERVICE CONNECTION	DATE 12/15/15 · INDEX W-34 · SCALE N.T.S. · SHEET 1 OF 1

NOTES FOR SANITARY STRUCTURES

1. ALL MANHOLES SHALL BE PRECAST CONCRETE OR FIBERGLASS REINFORCED POLYESTER (FRP), UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.
2. ALL PIPE STUBS FROM PRECAST MANHOLES, FOR FUTURE CONNECTIONS, SHALL BE INSTALLED WITH REMOVABLE WATERTIGHT PLUGS, PLACED FROM WITHIN THE MANHOLE.
3. ALL TYPE I CONE SECTIONS SHALL BE CONCENTRIC WITH RING CASTING CENTERED IN STRUCTURE, UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER.
4. THE CONE SECTION OF TYPE I PRECAST MANHOLE SHALL BE PRECAST.
5. NO PIPE SHALL BE IN THE MANHOLE CONE SECTION.
6. ALL MANHOLES WITH SLAB TOP SHALL BE TYPE II, SEE STANDARD DETAIL–TYPE II MANHOLE TOP SLAB.
7. A DROP MANHOLE SHALL BE REQUIRED WHEN THE INVERT OF ANY INCOMING PIPE IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. ALL DROP PIPE SHALL BE ON THE OUTSIDE OF THE MANHOLE.
8. PRIOR TO PRECASTING STRUCTURES THE PRECASTER SHALL SUBMIT SITE SPECIFIC INDIVIDUAL SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SUBMITTED FOR NONSTANDARD STRUCTURES OR STRUCTURES THAT DEVIATE FROM THE STANDARD DETAILS MUST BE DESIGNED AND CERTIFIED BY A REGISTERED FLORIDA PROFESSIONAL ENGINEER.
9. PRECAST MANHOLES SHALL CONSIST OF A MINIMUM NUMBER OF SECTIONS, AS APPROVED BY THE ENGINEER.
10. ALL PRECAST STRUCTURES SHALL HAVE AN INTEGRAL FLOOR AND BASE RISER SECTION, SEE STANDARD DETAIL–TYPE I AND II MANHOLE BASE AND WALL.
11. FOR PRECAST STRUCTURE JOINT, SEE STANDARD DETAIL–PRECAST STRUCTURE JOINT ASSEMBLY.
12. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.
13. FOR THE APPLICABLE RING AND COVER, SEE STANDARD DETAIL–MANHOLE RING AND COVER CASTING.
14. PRECAST BASE SECTION SHALL BE INSTALLED ON A CONCRETE MAT WITHIN 2 HOURS OF PLACEMENT OF THE MAT.
15. ALL BRICK SHALL BE CLAY BRICK AND SHALL HAVE A MINIMUM 3/4" CEMENT PLASTER ON ALL SURFACES.
16. BENCH SHALL SLOPE @ 1:12 MINIMUM.
17. A PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE AND OUTSIDE SURFACES OF STRUCTURES, EXCEPT FRP'S. THE PROTECTIVE COATING SHALL COVER THE COMPLETE EXTERIOR AND INTERIOR SURFACE OF THE STRUCTURE, (INCLUDING CONE SECTIONS, RISERS, AND INVERT) FROM THE BOTTOM SLAB TO THE GROUND SURFACE EXCLUDING THE COVER CASTING, LID, AND THE HORIZONTAL PLANE OF THE PIPE PENTRATIONS OR CUT OPENINGS. THE UNDERSIDE OF THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CONTRACTORS OPTION. 2 COATS OF THE PROTECTIVE COATING SHALL BE APPLIED TO THE INSIDE, AND 1 SHALL BE APPLIED TO THE OUTSIDE. THE COATING SHALL BE OF TAR EPOXY, KOP–COAT BITUMASTIC 300–M OR APPROVED EQUAL. EACH COATING SHALL YIELD A FINAL DRY FILM 9 mils IN THICKNESS.
18. PRIOR TO MANUFACTURING OF FRP MANHOLE, MANUFACTURER SHALL SUBMIT SIGNED AND SEALED SHOP DRAWINGS FOR THE DESIGN OF INVERT AND BENCH AREA, PIPE CONNECTIONS, FABRICATION DETAILS AND INSTALLATION METHODS FOR APPROVAL.
19. FOR FRP MANHOLES A FIBERGLASS ENCLOSED INVERT AND BENCH MAY BE INSTALLED BY THE MANUFACTURER OR CONCRETE MAY BE USED FOR THE BENCH AREA AND INVERT, AS DIRECTED BY THE ENGINEER.
20. FRP STIFFENING RIBS ARE REQUIRED AT 10' DEPTH OR MORE.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SANITARY STRUCTURE NOTES	DATE 12/15/15 · INDEX SS-01 · SCALE N.T.S. · SHEET 1 OF 1

NOTE:

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9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730
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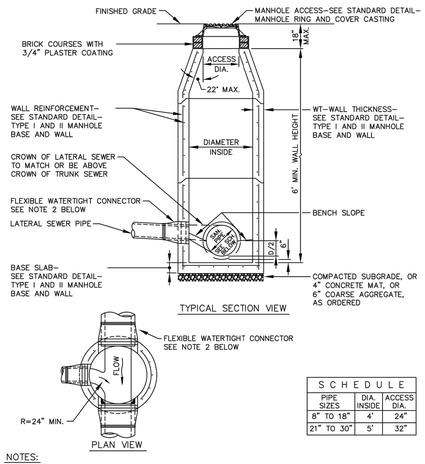
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

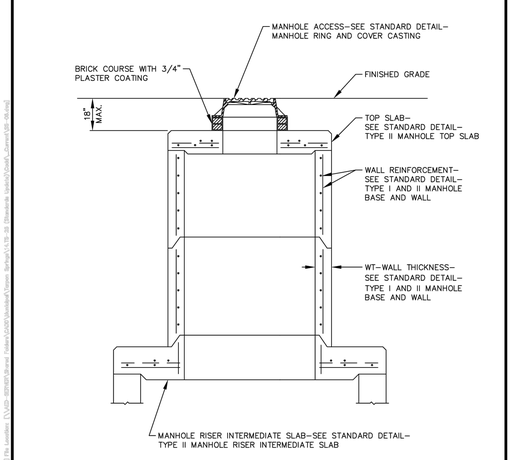
JOB NO. 21-069 · DATE: 02/26/24 · SHT. C22



SCHEDULE		
PIPE SIZES	DIA. INSIDE	ACCESS DIA.
8" TO 18"	4'	24"
21" TO 30"	5'	32"

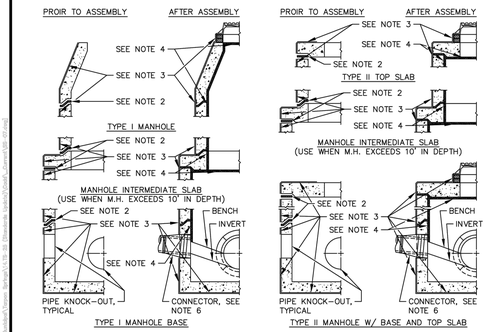
NOTES:
1. SEE GENERAL NOTES, STANDARD DETAIL–SANITARY MANHOLE NOTES.
2. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWIK SEAL" OR "PSX: POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SANITARY PRECAST MANHOLE TYPE I	DATE 12/15/15 · INDEX SS-02 · SCALE N.T.S. · SHEET 1 OF 1



NOTE:
1. GENERAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.

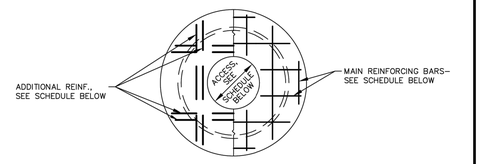
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST MANHOLE RISER	DATE 12/15/15 · INDEX SS-06 · SCALE N.T.S. · SHEET 1 OF 1



TYPICAL PRECAST JOINT ASSEMBLIES

NOTES:
1. JOINTS SHALL CONFORM TO ASTM C443.
2. A LAYER OF PREFORMED JOINT SEALING COMPOUND SUCH AS "RAM–NEK" SHALL BE INSTALLED AT ALL PRECAST STRUCTURE JOINTS AND STRUCTURE TOPS FOR TOP SLAB PRIOR TO ASSEMBLY.
3. ONE COAT OF PROTECTIVE SEALER SHALL BE APPLIED TO THE EXTERIOR OF ALL PRECAST, CAST–IN–PLACE, AND BRICK STRUCTURES. THE EXTERIOR COATING SHALL COVER FROM THE BOTTOM OF THE BASE UPTO AND INCLUDING THE BRICK GRADE RINGS FOR THE COVER CASTING, THE BOTTOM SLAB MAY ALSO BE EXCLUDED AT THE CON–TRACTORS OPTION.
   THE CONTRACTOR SHALL TOUCH UP THOSE PLACES DISTURBED DURING ASSEMBLY AND THOSE CAST–IN–PLACE STRUCTURES PRIOR TO ACCEPTANCE AND BACK FILLING.
   THE SEALER SHALL BE COAL TAR EPOXY SUCH AS "CARBOLINE" 300–M OR APPROVED EQUAL, WITH A DRY FILM THICKNESS OF 9 mils.
4. ONE COAT OF 100% PURE–FUSED CALCIUM ALUMINATE CEMENTITIOUS LINING SHALL BE APPLIED TO THE INTERIOR SURFACES OF ALL STRUCTURES, WITH A FINAL DRY THICKNESS OF 1/2" MINIMUM.
   IF LINER IS APPLIED PRIOR TO ASSEMBLY, THE LINER SHALL COVER THE KEY WAYS, FROM THE EXTERIOR TO THE INTERIOR OF THE STRUCTURE, INADDTION TO THOSE LIMITS DESCRIBED ABOVE.
5. RESTORATION OF THE PROTECTIVE SEALER AND LINER DUE TO CONNECTIONS TO EXISTING STRUCTURES, MADE BY APPROVED METHODS, SHALL MATCH THE EXISTING MATERIALS THAT ARE DISTURBED AND OR DAMAGED, AT NO ADDITIONAL COST TO THE CITY.
6. FLEXIBLE WATERTIGHT CONNECTORS SHALL BE "KWIK SEAL" OR "PSX: POSITIVE SEAL GASKET SYSTEM" AS MANUFACTURED BY THE PRESS SEAL GASKET CORPORATION, OR APPROVED EQUAL, OR "KOR–N–SEAL" I CONNECTORS FOR PIPE SIZES UPTO 15" AND "KOR–N–SEAL" II CONNECTORS FOR PIPE SIZES 18" TO 30", AS MANUFACTURED BY THE NPC INC., OR APPROVED EQUAL.
7. FOR ADDITIONAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	PRECAST STRUCTURE JOINT ASSEMBLY AND STRUCTURE SEALING	DATE 12/15/15 · INDEX SS-07 · SCALE N.T.S. · SHEET 1 OF 1

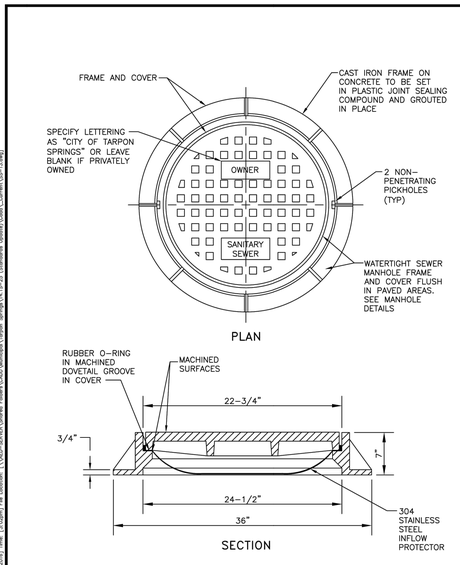


TYPICAL SECTION VIEW

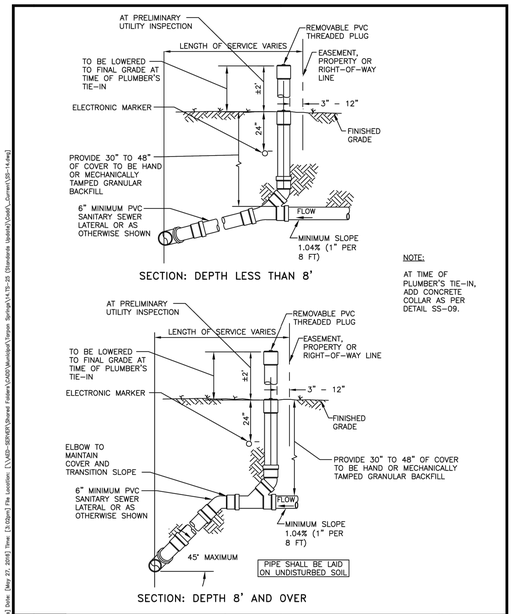
SCHEDULE						
TYPE	DIAMETER	WT WALL THICKNESS	TOP SLAB THICKNESS	ACCESS DIAMETER	MAIN REINFORCEMENT	ADDITIONAL REINFORCEMENT
PRECAST	4'	6"	8"	24"	#6 @ 12" EW	2–#8 @ 3" OC
	5'	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	6'	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	7'	8"	8"	32"	#6 @ 10" EW	2–#8 @ 3" OC
	8'	8"	8"	32"	#6 @ 10" EW	2–#8 @ 3" OC
BRICK	4'	8"	8"	24"	#6 @ 12" EW	2–#8 @ 3" OC
	5'	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	6' (3)	8"	8"	32"	#6 @ 12" EW	2–#8 @ 3" OC
	6' (3)	12"	8"	32"	#6 @ 10" EW	2–#8 @ 3" OC

NOTES:
1. FOR GENERAL NOTES, SEE STANDARD DETAIL–SANITARY STRUCTURE NOTES.
2. OPENING SHALL BE CENTERED IN TOP SLAB, UNLESS OTHERWISE NOTED, OR SHOWN.
3. SEE BRICK MANHOLE DETAIL FOR OTHER CONDITIONS.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	TYPE II MANHOLE TOP SLAB	DATE 12/15/15 · INDEX SS-08 · SCALE N.T.S. · SHEET 1 OF 1

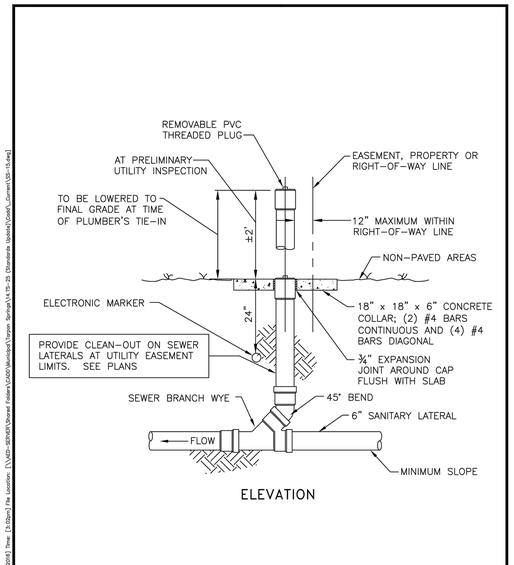


CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	MANHOLE RING AND COVER DETAIL	DATE 1/28/2015 · INDEX SS-13 · SCALE N.T.S. · SHEET 1 OF 1



NOTE:
AT TIME OF PLUMBER'S TIE–IN, ADD CONCRETE COLLAR AS PER DETAIL SS–09.

CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CONNECTION DETAILS PROPERTY, RIGHT–OF–WAY OR EASEMENT LINE	DATE 12/15/15 · INDEX SS-14 · SCALE N.T.S. · SHEET 1 OF 1



CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA	SEWER CLEAN–OUT DETAIL NON PAVED AREAS	DATE 12/15/15 · INDEX SS-15 · SCALE N.T.S. · SHEET 1 OF 1

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SHEET DESCRIPTION:
MANGO ST TOWNHOMES
WATER & SANITARY SEWER DETAILS

NO.	DATE	REVISIONS	APP'D BY

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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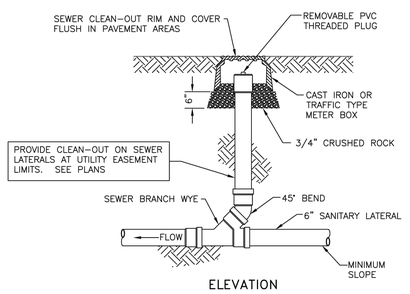
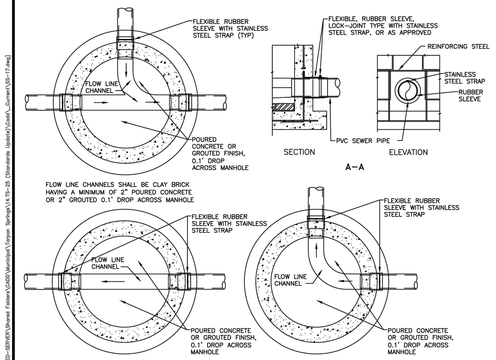
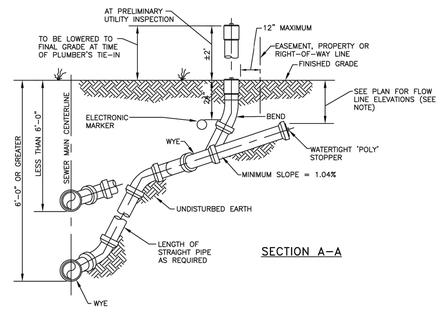
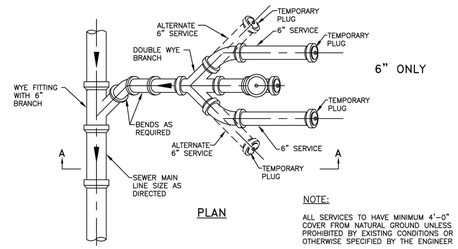


CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	SEWER CLEAN-OUT DETAIL PAVED AREAS	DATE 12/15/15 INDEX SS-16 SCALE N.T.S. SHEET 1 OF 1



CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	TYPICAL FLOW LINE CHANNELS DETAILS	DATE 1/28/2015 INDEX SS-17 SCALE N.T.S. SHEET 1 OF 1



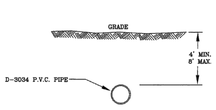


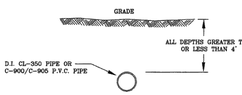
NOTE:
ALL SERVICES TO HAVE MINIMUM 4'-0" COVER FROM NATURAL GROUND UNLESS PROHIBITED BY EXISTING CONDITIONS OR OTHERWISE SPECIFIED BY THE ENGINEER

DOUBLE SEWER CLEAN-OUT DETAIL
NTS

CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	DOUBLE SEWER CLEAN-OUT DETAIL	DATE 12/15/15 INDEX SS-18 SCALE N.T.S. SHEET 1 OF 1

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL





CITY OF TARPON SPRINGS PINELLAS COUNTY, FLORIDA	DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL	DATE 10/16/17 INDEX SS-27 SCALE N.T.S. SHEET 1 OF 1

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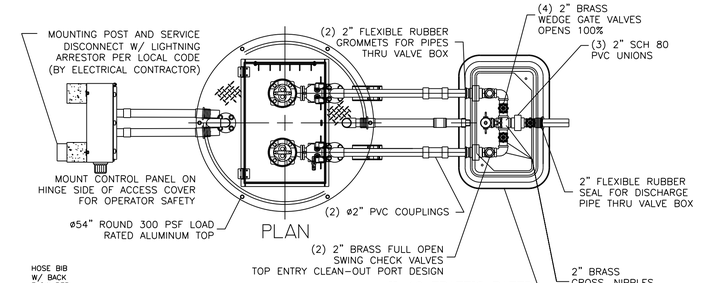
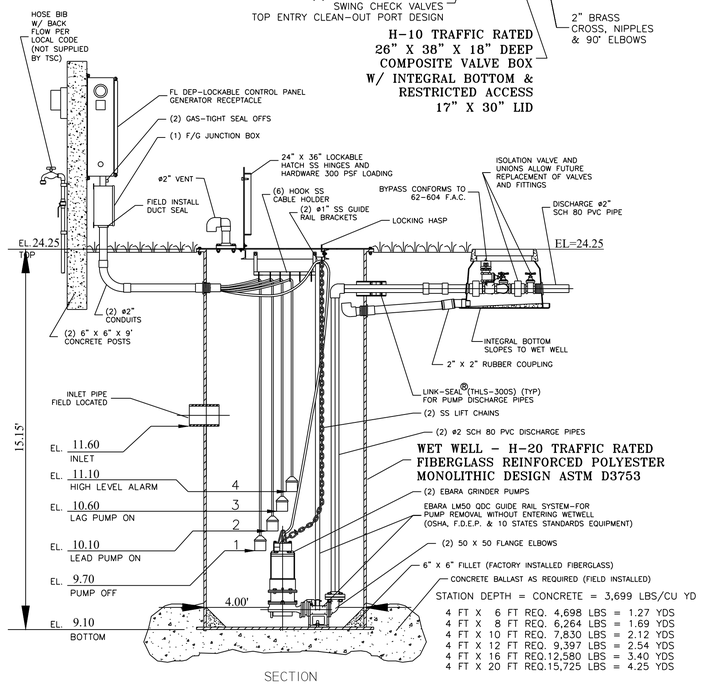


H-10 TRAFFIC RATED 26" X 38" X 18" DEEP COMPOSITE VALVE BOX W/ INTEGRAL BOTTOM & RESTRICTED ACCESS 17" X 30" LID



STATION DEPTH = CONCRETE = 3,699 LBS/CU YD

4 FT X 6 FT	REQ. 4,698 LBS	= 1.27 YDS
4 FT X 8 FT	REQ. 6,264 LBS	= 1.69 YDS
4 FT X 10 FT	REQ. 7,830 LBS	= 2.12 YDS
4 FT X 12 FT	REQ. 9,397 LBS	= 2.54 YDS
4 FT X 16 FT	REQ.12,580 LBS	= 3.40 YDS
4 FT X 20 FT	REQ.15,725 LBS	= 4.25 YDS

EBARA SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC2-48.0 R20.dwg©

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER

FIELD INSTALL BY CONTRACTOR

JOB: _____

_____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	50 DGFU	5	HP
GPM	90	59.9	FT/TDH
VOLTAGE	120/240	SINGLE / [THREE]	PHASE
DISCHARGE	4"	123 MM	IMPELLER

SEWAGE GRINDER PUMP: RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
6. SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

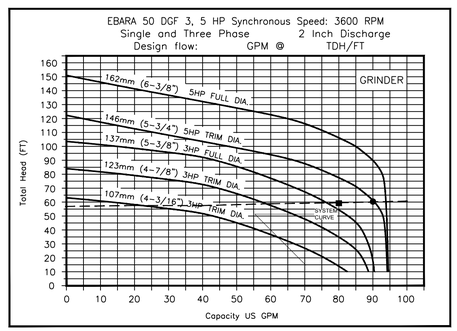
PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

Ebara Submersible Pumps



ALL PUMPS ON

● Operating Point Q = 87.2 gpm TDH = 19.7 ft

■ Design Condition Q = 80 gpm TDH = 59.7 ft

PUMP PERFORMANCE CURVE

CONTROL PANEL -SHALL CONFORM TO FL DEP 62-604 F.A.C.

CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

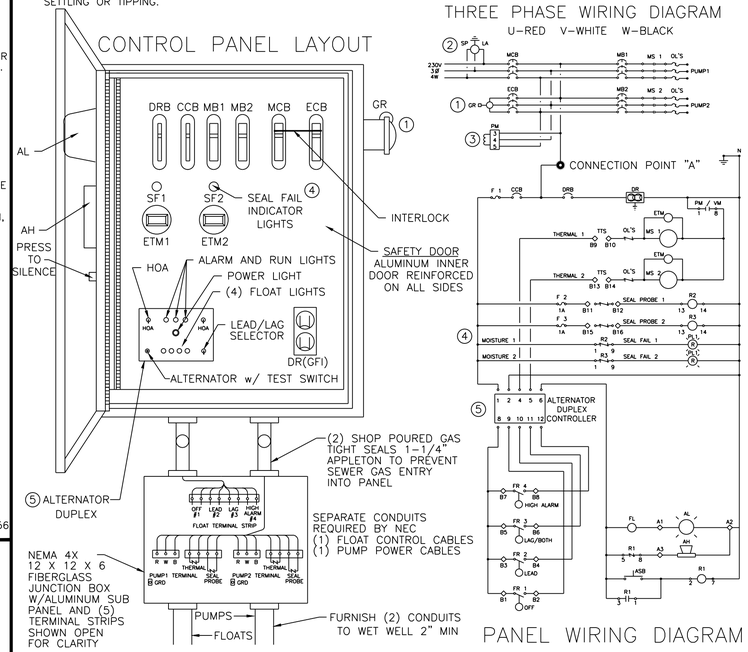
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

CONTROL PANEL LAYOUT

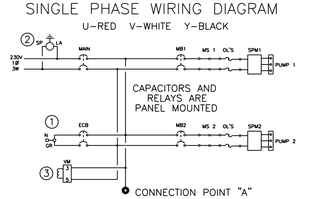


LEGEND

	AH	ALARM HORN
	AL	ALARM LIGHT
	ASB	ALARM SILENCE BUTTON
(5)	ATS	ALTERNATOR W/ TEST SWITCH
	CCB	CONTROL CIRCUIT BREAKER
	DR	DUPLEX RECEPTACLE
	DRB	DUPLEX RECEPTACLE BREAKER
	ECB	EMERGENCY CIRCUIT BREAKER
	ETM	ELAPSED TIME METER
	F	FUSE
	FL	FLASHER
	FS	FLOAT SWITCH (REGULATOR)
(1)	GR	GENERATOR RECEPTACLE
	GRD	GROUND
	HOA	HAND-OFF-AUTOMATIC SELECTOR
	LA	LIGHTNING ARRESTOR
	MB	MOTOR BREAKER
	MCB	MAIN CIRCUIT BREAKER
	MS	MOTOR STARTER
	N	NEUTRAL
	OL'S	OVERLOAD HEATERS
(3)	PM	PHASE MONITOR
	PTS	PUMP TERMINAL STRIP
	R	RELAY
	RC	RUN CAPACITOR
	RD	DISCHARGE RESISTOR
	RL	PUMP RUN INDICATORS
	RTS	REGULATOR TERMINAL STRIP
	SC	START CAPACITOR
(4)	SF	SEAL FAIL (SHAFT)
	SR	START RELAY
(2)	SP	SURGE PROTECTOR
	TTS	THERMAL TERMINAL STRIP

SINGLE PHASE WIRING DIAGRAM

U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM

U-RED V-WHITE W-BLACK

PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 64-604.400

1. GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
2. SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
3. PHASE PROTECTION SHALL BE PROVIDED
4. SHAFT SEAL FAIL DETECTION
5. ALTERNATOR w/ TEST SWITCH

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION

TSC PRE-FAB PUMP SOLUTIONS©

WATERWORKS & WASTEWATER SPECIALTIES

Representing Innovative Manufacturers

MODEL TSCE2-48.0©

4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-9 SCALE: N.T.S.

NOTE:

E.O.R. IS NOT RESPONSIBLE FOR AND IS NOT SIGNING/SEALING:

- **ANY STRUCTURAL DESIGN ELEMENTS OR COMPONENTS AS PART OF ANY STANDARD DETAILS INCORPORATED INTO THESE PLAN SHEETS. THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OF THESE STRUCTURAL COMPONENTS.**
- **ANY ELECTRICAL DESIGN OR COMPONENTS AS PART OF PUMP STATION DESIGN. THIS IS THE RESPONSIBILITY OF THE PUMP STATION MANUFACTURER .**

48" DUPLEX GRINDER STATION-2" PIPING W/ SLIDE RAIL SYSTEM, VALVE BOX AND F.D.E.P. PANEL TSCE2-48.0 R20©

DESIGNED MDS
DRAWN CC4
CHECKED MDS
QC

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
LIFT STATION DETAILS

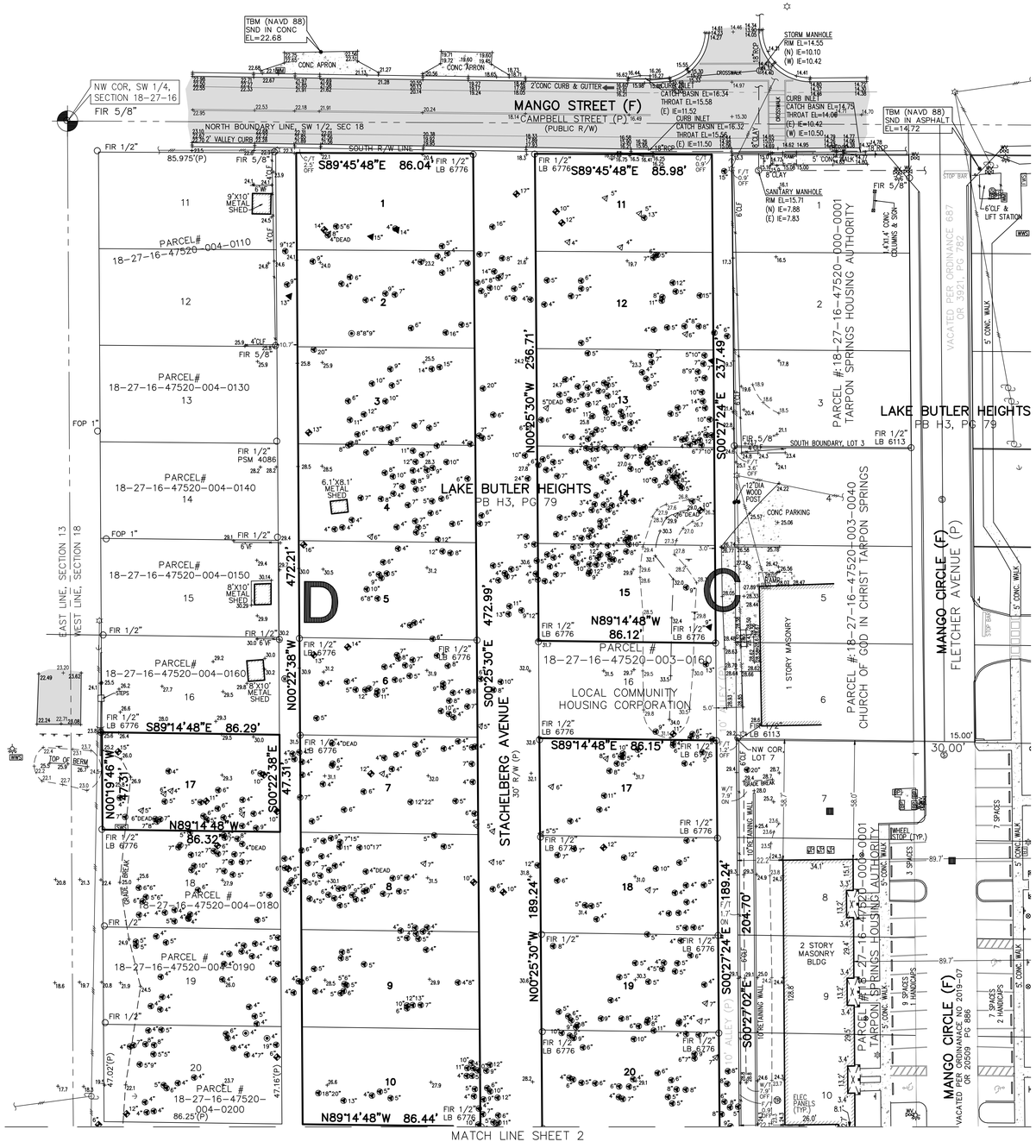
NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 91730
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM GULF COAST CONSULTING, INC.

MATTHIAS D. SYLVERAIN, P.E. #91730
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER GULF COAST CONSULTING, INC. CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT: C25



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S/T = SIDEWALK TIE
STY = STORY
SW = SIDEWALK
TBM = TEMPORARY BENCH MARK
(TYP) = TYPICAL
VCP = VITRIFIED CLAY PIPE
VF = VINYL FENCE
W/ = WITH
WF = WOOD FENCE
W/T = WALL TIE

+ 25.25 = POINT OF ELEVATION

BP = BACKFLOW PREVENTER
● = BOLLARD or POST
CA = BOX, CABLE TELEVISION
EB = BOX, ELECTRIC UTILITY
EA = BOX, ELECTRIC UTILITY (TRANSFORMER)
TB = BOX, TELEPHONE
= DECORATIVE LIGHT POLE
= ELECTRIC OUTLET
= FIRE HYDRANT
= FLAGPOLE
= FLARED END SECTION
= GRATE INLET
= GROUND LIGHT
= GUY ANCHOR
= LIGHT POLE, CONCRETE
= LIGHT POLE, METAL
= LIGHT POLE, WOOD
MB = MAILBOX
(E) = MANHOLE, ELECTRIC
(G) = MANHOLE, GREASE TRAP
(S) = MANHOLE, SANITARY SEWER
(S) = STORM SEWER STRUCTURE
(T) = MANHOLE, TELEPHONE
EM = METER, ELECTRIC
GM = METER, GAS
RW = METER, RECLAIMED WATER
WM = METER, WATER
= MITERED END SECTION
MW = MONITORING WELL
= PEDESTRIAN CROSSING SIGNAL
= SANITARY CLEANOUT
= SCHEDULE B-2 ITEM
= TELEPHONE RISER
= TRAFFIC SIGN
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
= UNDERGROUND CABLE TELEVISION MARKER
CWS = UNDERGROUND CABLE TELEVISION WARNING SIGN
= UNDERGROUND ELECTRIC MARKER
EWS = UNDERGROUND ELECTRIC WARNING SIGN
= UNDERGROUND FIBER OPTIC MARKER
OWS = UNDERGROUND FIBER OPTIC WARNING SIGN
= UNDERGROUND FORCEMAIN MARKER
FWS = UNDERGROUND FORCEMAIN WARNING SIGN
= UNDERGROUND GAS MARKER
GWS = UNDERGROUND GAS WARNING SIGN
= UNDERGROUND RECLAIMED WATER MARKER
RWS = UNDERGROUND RECLAIMED WATER WARNING SIGN
= UNDERGROUND SANITARY SEWER MARKER
SWS = UNDERGROUND SANITARY SEWER WARNING SIGN
= UNDERGROUND TELEPHONE MARKER
TWS = UNDERGROUND TELEPHONE WARNING SIGN
= UNDERGROUND WATER MARKER
WWS = UNDERGROUND WATER WARNING SIGN
= UTILITY POLE, CONCRETE
= UTILITY POLE, METAL
= UTILITY POLE, WOOD
GV = VALVE, GAS
RV = VALVE, RECLAIMED WATER
SV = VALVE, SANITARY
WV = VALVE, WATER
= WELL

STORM CURB INLETS

= CONCRETE
= ASPHALT
= CONCRETE PAVERS
= BRICK

52.15 = BACK OF CURB
51.61 = FLOWLINE
51.63 = EDGE OF PAVEMENT

= TOP OF BANK
= TOE OF SLOPE or CENTER LINE OF DITCH
= 6' CHAIN LINK FENCE UNLESS OTHERWISE NOTED
= OVERHEAD UTILITY LINES
= APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
= APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
= APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
= APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
= APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
24" RCP = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

TREE LEGEND

= BAY TREE
= BOTTLE BRUSH TREE
= CAMPHOR TREE
= CEDAR
= CHINABERRY TREE
= CITRUS TREE
= CYPRESS TREE
= ELM TREE
= EUCALYPTUS TREE
= MAGNOLIA TREE
= MAPLE TREE
= MULBERRY TREE
= OAK TREE
= OTHER SPECIES
= PALM TREE
= PECAN TREE
= PERSIMMON TREE
= PINE TREE
= SYCAMORE TREE
= WAX MYRTLE TREE
= WILLOW TREE

SECTION 18, TOWNSHIP 27 S, RANGE 16 E,

PINELLAS COUNTY, FLORIDA

DESCRIPTION

LOTS 11, 12, 13, 14, 15, 17, 18, 19 AND 20, BLOCK C; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 17, BLOCK D; AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK E, OF LAKE BUTLER HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 3.748 ACRES, MORE OR LESS.

SURVEY NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET, BEING S89°39'16"E.
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASES AND VISIBLE SURFACE EVIDENCE.
4. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
5. ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONES X AND X SHADED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120259, MAP NUMBER 12103C0038H, EFFECTIVE DATE 8/24/2021 (MAP INDEX NUMBER 12103CIND1D, MAP REVISED DATE AUGUST 24, 2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM".
8. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
9. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
10. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11. ELEVATIONS ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK, BM 1623L, HAVING AN ELEVATION OF 8.166, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
12. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER BREAST HIGH. SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITHIN JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
13. THIS SURVEY IS BASED ON U.S. FEET.

TITLE COMMITMENT NOTES

DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM AN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 2211906JLP3, EFFECTIVE DATE: MARCH 29, 2023 AT 8:00 AM, ISSUED BY MACFARLANE, FERGUSON & MCMULLEN, 625 COURT STREET, SUITE 200, CLEARWATER, FL 33756.

THE FOLLOWING ARE SCHEDULE B II EXCEPTIONS:

ITEMS 1 THROUGH 7) ARE NOT MATTERS OF SURVEY.

ITEM 8) RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 1213, PAGE 114, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATIONS HAS BEEN RELEASED BY SEC. 270.11, F.S. (AFFECTS SUBJECT PROPERTY)

DATE	NUMBER	REVISIONS	BY
12/05/23	1	REVISE BOUNDARY	JJ

CERTIFICATION

CERTIFIED TO: GULF COAST CONSULTING

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOVEMBER 13, 2023
DATE OF SURVEY

DAN H. RIZZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

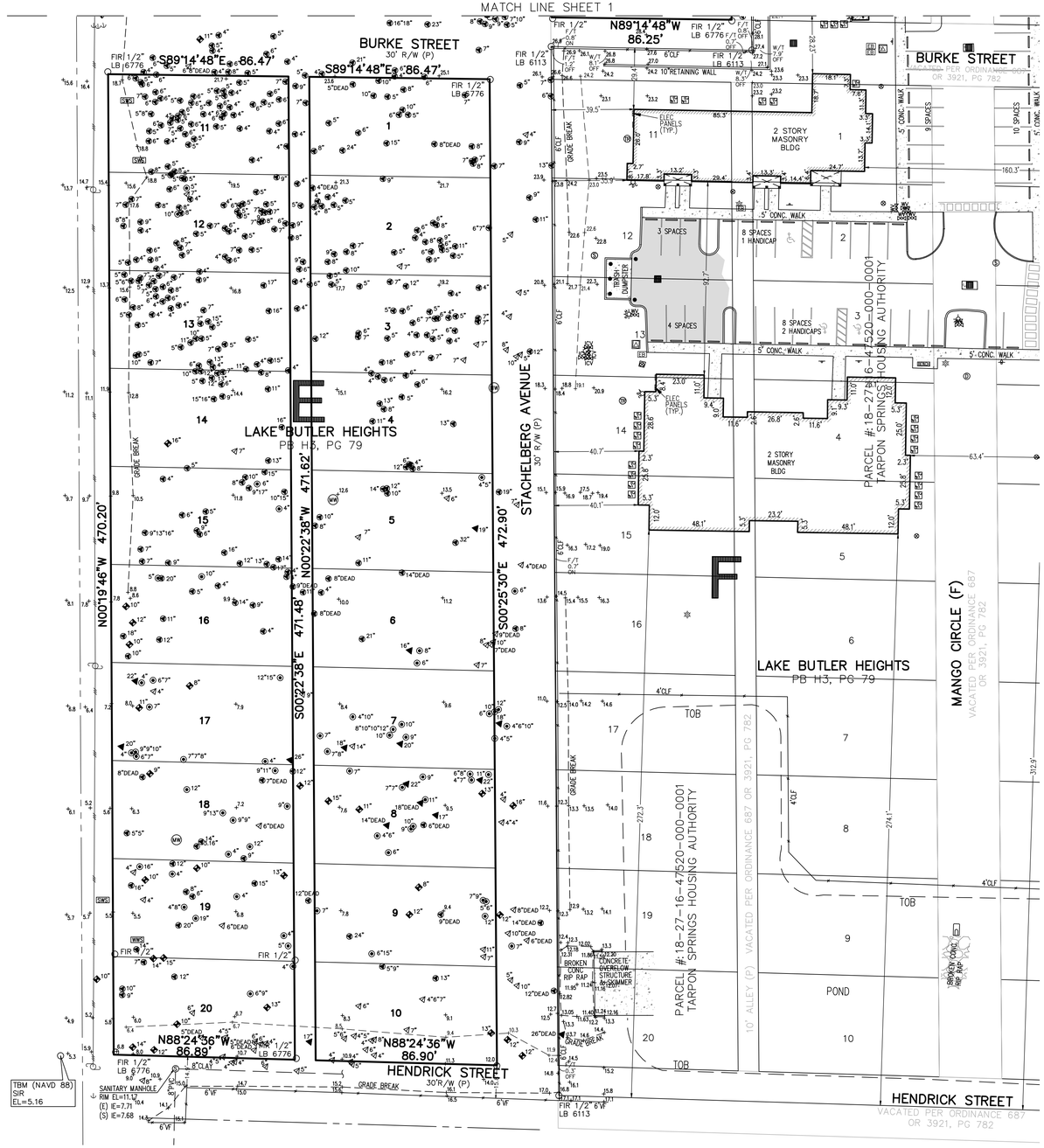
PROJECT:
MANGO STREET, TARPON SPRINGS

TYPE OF SURVEY:
BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
GULF COAST CONSULTING

POLARIS *ASSOCIATES INC.*
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1" =30'	JT	5514-01	H:\JN\5514\DWG\5514BT.DWG	1 OF 2



SECTION 18, TOWNSHIP 27 S, RANGE 16 E,

PINELLAS COUNTY, FLORIDA

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W/ = WITH
WF = WOOD FENCE
W/T = WALL TIE
+ 25.25 = POINT OF ELEVATION

BP = BACKFLOW PREVENTER
● = BOLLARD or POST
CA = BOX, CABLE TELEVISION
EB = BOX, ELECTRIC UTILITY
△ = BOX, ELECTRIC UTILITY (TRANSFORMER)
TB = BOX, TELEPHONE
= DECORATIVE LIGHT POLE
= ELECTRIC OUTLET
= FIRE HYDRANT
= FLAGPOLE
= FLARED END SECTION
= GRATE INLET
= GROUND LIGHT
= GUY ANCHOR
= LIGHT POLE, CONCRETE
= LIGHT POLE, METAL
= LIGHT POLE, WOOD
MB = MAILBOX
= MANHOLE, ELECTRIC
= MANHOLE, GREASE TRAP
= MANHOLE, SANITARY SEWER
= STORM SEWER STRUCTURE
= MANHOLE, TELEPHONE
= METER, ELECTRIC
GM = METER, GAS
RM = METER, RECLAIMED WATER
WM = METER, WATER
= MITERED END SECTION
= MONITORING WELL
= PEDESTRIAN CROSSING SIGNAL
= SANITARY CLEANOUT
= SCHEDULE B-2 ITEM
= TELEPHONE RISER
= TRAFFIC SIGN
TSB = TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL POLE
= UNDERGROUND CABLE TELEVISION MARKER
UCWS = UNDERGROUND CABLE TELEVISION WARNING SIGN
= UNDERGROUND ELECTRIC MARKER
UEWS = UNDERGROUND ELECTRIC WARNING SIGN
= UNDERGROUND FIBER OPTIC MARKER
UOWS = UNDERGROUND FIBER OPTIC WARNING SIGN
= UNDERGROUND FORCEMAIN MARKER
UFWS = UNDERGROUND FORCEMAIN WARNING SIGN
= UNDERGROUND GAS MARKER
UGWS = UNDERGROUND GAS WARNING SIGN
= UNDERGROUND RECLAIMED WATER MARKER
URWS = UNDERGROUND RECLAIMED WATER WARNING SIGN
= UNDERGROUND SANITARY SEWER MARKER
USWS = UNDERGROUND SANITARY SEWER WARNING SIGN
= UNDERGROUND TELEPHONE MARKER
UTWS = UNDERGROUND TELEPHONE WARNING SIGN
= UNDERGROUND WATER MARKER
UWWS = UNDERGROUND WATER WARNING SIGN
= UTILITY POLE, CONCRETE
= UTILITY POLE, METAL
= UTILITY POLE, WOOD
GV = VALVE, GAS
RV = VALVE, RECLAIMED WATER
SV = VALVE, SANITARY
WV = VALVE, WATER
= WELL

STORM CURB INLETS

= CONCRETE
= ASPHALT
= CONCRETE PAVERS
= BRICK

= TOP OF BANK
= TOE OF SLOPE or CENTER LINE OF DITCH
= 6' CHAIN LINK FENCE UNLESS OTHERWISE NOTED
= OVERHEAD UTILITY LINES
-G- = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
-W- = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
-F- = APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
-R- = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
12" PVC = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
24" RCP = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

52.15 = BACK OF CURB
51.81 = FLOWLINE
51.63 = EDGE OF PAVEMENT

T R E E L E G E N D

= BAY TREE
= BOTTLE BRUSH TREE
= CAMPHOR TREE
= CEDAR
= CHINABERRY TREE
= CITRUS TREE
= CYPRESS TREE
= ELM TREE
= EUCALYPTUS TREE
= MAGNOLIA TREE
= MAPLE TREE
= MULBERRY TREE
= OAK TREE
= OTHER SPECIES
= PALM TREE
= PECAN TREE
= PERSIMMON TREE
= PINE TREE
= SYCAMORE TREE
= WAX MYRTLE TREE
= WILLOW TREE

DATE	NUMBER	REVISIONS	BY
12/05/23	1	REVISE BOUNDARY	JT

PROJECT:
MANGO STREET, TARPON SPRINGS

TYPE OF SURVEY:
BOUNDARY AND TOPOGRAPHIC SURVEY

PREPARED FOR:
GULF COAST CONSULTING

POLARIS *ASSOCIATES INC.*
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1" =30'	JT	5514-01	H:\JN\5514\DWG\5514BT.DWG	2 OF 2





DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
AERIAL MAP

NO.	DATE	REVISIONS	APP'D BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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MATTHIAS D. SYLVERAIN, P.E. #91730

NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT: --

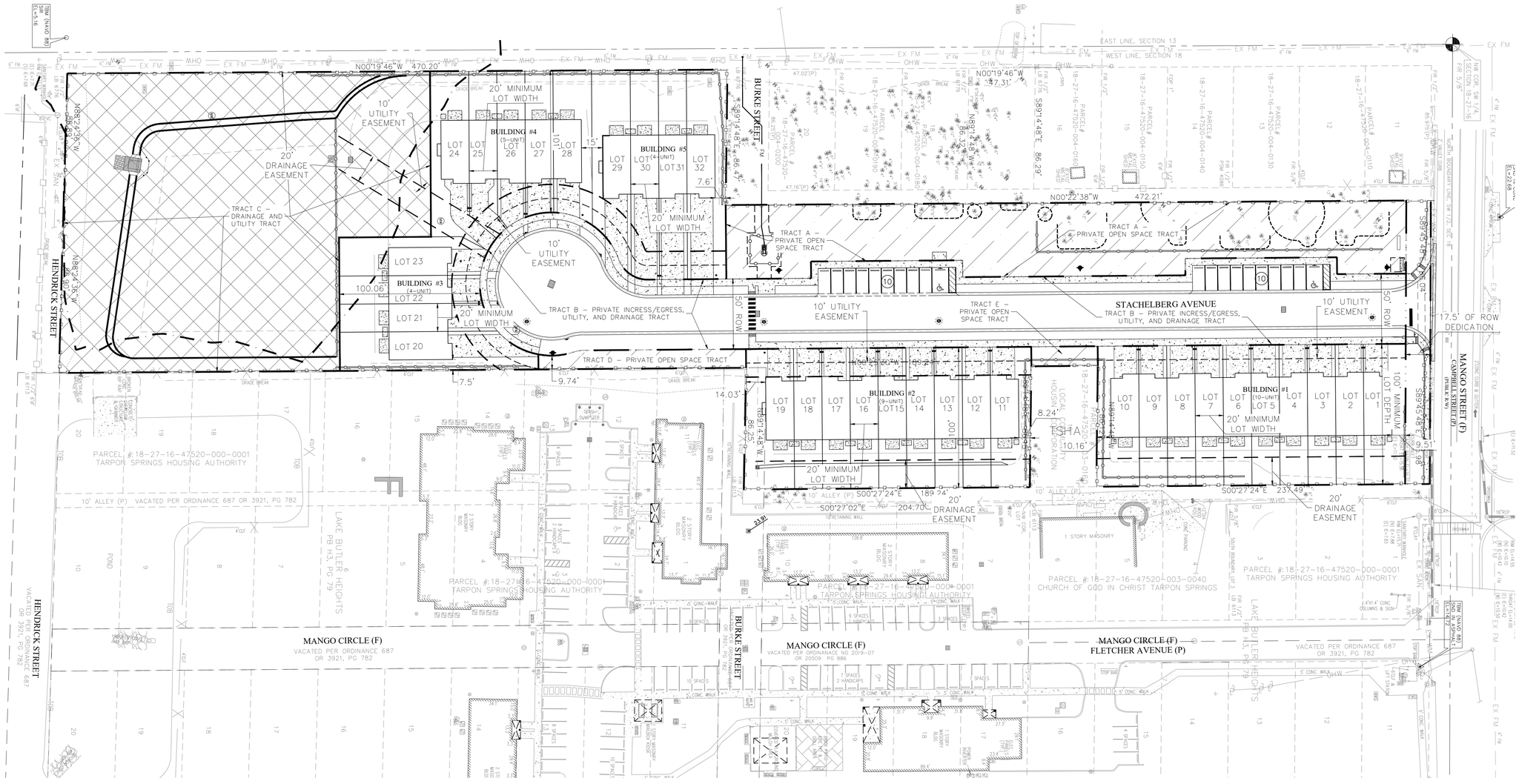
TRACT A, D, E - PRIVATE OPEN SPACE TRACT

TRACT B - PRIVATE INGRESS/EGRESS, UTILITY, AND DRAINAGE TRACT

TRACT C- DRAINAGE AND UTILITY TRACT

HOA RESPONSIBILITY NOTE

ROADWAY AND STORMWATER FACILITIES SHALL BE MAINTAINED BY HOA (NOT THE CITY OF TARPON SPRINGS)

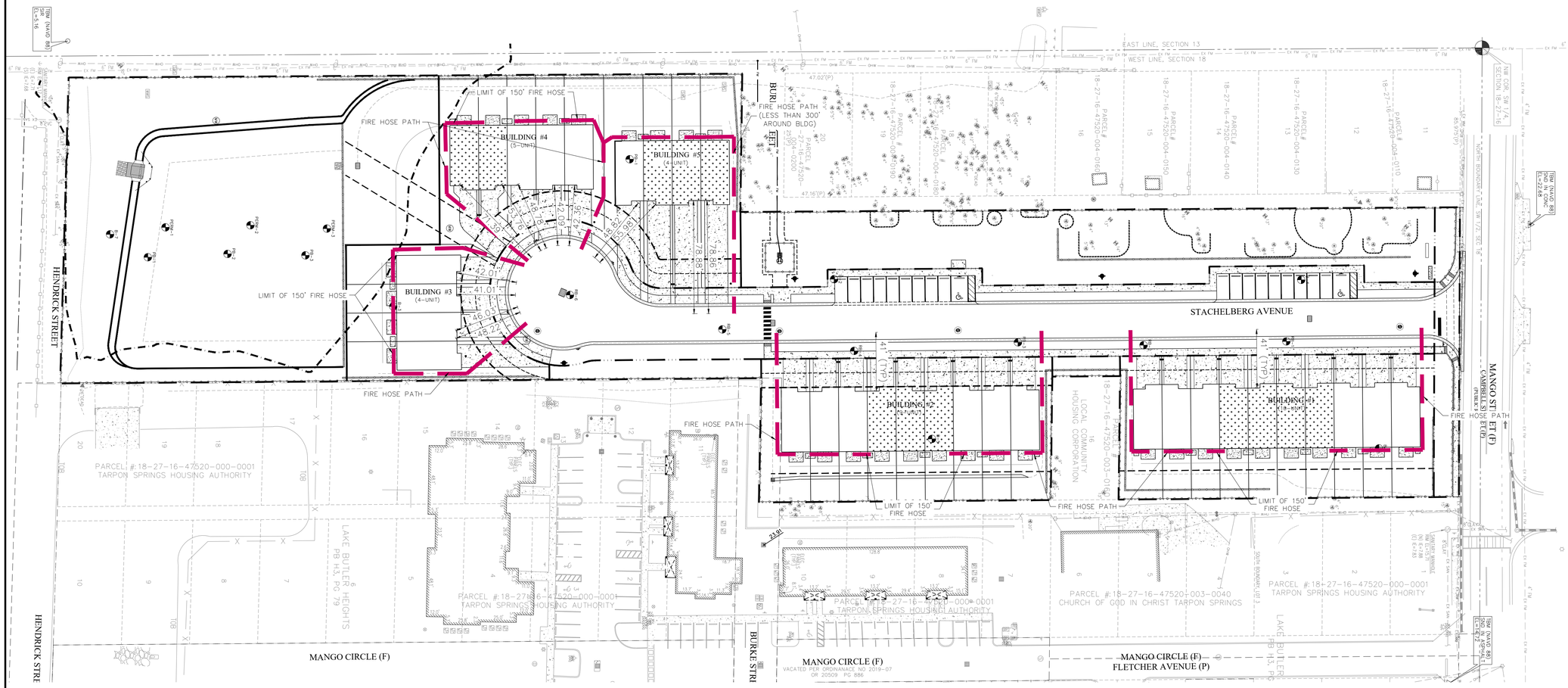

N00°19'46"W 470.20'
N00°19'46"W 47.31'
N00°22'38"W 472.21'
S89°14'48"E 86.47'
S89°14'48"E 86.29'
N89°14'48"W 86.32'
S89°37'42"E 1320.04'
S89°37'42"E 1320.04'
S89°37'42"E 1320.04

(12) UNITS TO BE SPRINKLED PER CITY OF TARPON SPRING FIRE CODE

0 20 40 80

Y: \Images\811banner bw.bmp

NOTE TO CONTRACTORS:
THE LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED. BEFORE BEGINNING SITE WORK, THE CONTRACTOR IS REQUIRED TO FIELD VERIFY THE EXISTENCE, LOCATION & ELEVATION OF UNDERGROUND UTILITIES AND OTHER FEATURES, & CONTACT THE ENGINEER TO CONVEY ANY INFORMATION AND/OR DISCREPANCIES.



DESIGNED	MDS
DRAWN	CC4
CHECKED	MDS
Q.C.	

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
FIRE PATH EXHIBIT

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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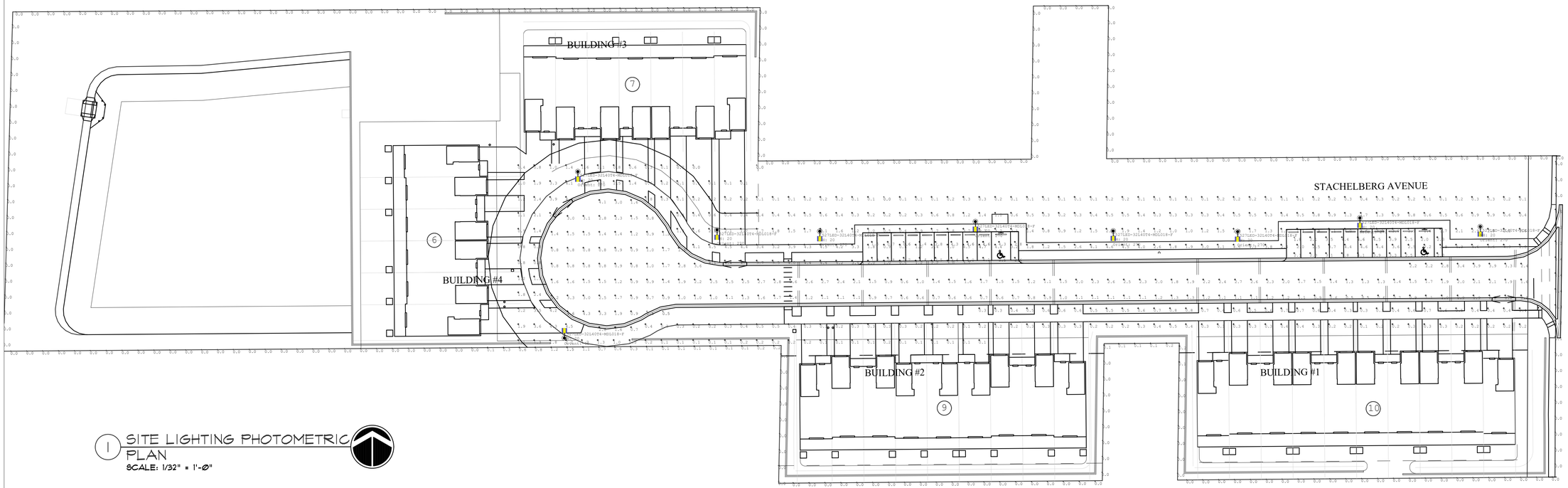
MATTHIAS D. SYLVERAIN, P.E. #91730
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO. 21-069
DATE: 02/26/24
SHT. F1



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/32" = 1'-0"

Luminaire Schedule							
Scene: Scene_1							
Symbol	Qty	Arrangement	Description	Luminaire Lumens	Luminaire Watts	[MANUFAC]	Mounting Height
HB	9	SINGLE	1527LED-32L40T4-MDL018-FG-BLOC	11962	153.4	Sternberg Lighting	20

Calculation Summary							
Scene: Scene_1							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Driveway	Illuminance	Fc	1.60	4.6	0.5	3.20	9.20
Parking Lot 1	Illuminance	Fc	3.09	4.6	1.8	1.72	2.56
Parking Lot 2	Illuminance	Fc	2.62	4.6	0.6	4.37	7.67
Property Line	Illuminance	Fc	0.04	1.5	0.0	N.A.	N.A.
Side Walk	Illuminance	Fc	1.25	4.7	0.0	N.A.	N.A.

LOCAL ORDINANCES REQUIREMENTS

1. THESE PHOTOMETRIC PLANS ARE DESIGNED FOR CODE COMPLIANCE PINELLAS COUNTY COMPREHENSIVE DEVELOPMENT CODE, SEC. 127-06. PARKING LOT TRAFFIC CONTROL SIGNAGE AND LIGHTING DESIGN.
2. THE LIGHT POST SHALL MEET THE DESIGN STANDARDS, LIGHT POST SHALL BE BLACK OR DARK GREEN IN COLOR, ROUND OR FLUTED IN SHAPE, SHALL HAVE ROUND OR FLUTED DECORATIVE BASE.
3. LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD.
4. A SUBSTANTIAL COMPLIANCE FOR LIGHTING WILL BE REQUIRED PRIOR TO CERTIFICATE OF COMPLIANCE TO VERIFY ALL LIGHTS ARE INSTALLED PER APPROVED PLANS, INCLUDING FOOT CANDLE MEASUREMENTS.

LIGHTING FIXTURES GENERAL NOTES

A. INSTALLATION OF LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS.

B. VERIFY THE EXACT MOUNTING HEIGHT AND FINISH OF ALL LIGHTING FIXTURES WITH ARCHITECT PRIOR TO PLACING ORDER OR COMMENCING ROUGH-IN.

C. LIGHT FIXTURES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

D. PHOTOMETRIC ANALYSIS IS BASED ON LIGHTING FIXTURES SHOWN. IF DIFFERENT FIXTURES ARE SELECTED, THE PHOTOMETRICS MUST BE ANALYZED AGAIN TO VERIFY COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. ADDITIONAL FEES PERFORM THIS ANALYSIS WILL APPLY. ADDITIONAL FEES SHALL BE CONSIDERED AS A PART OF ANY VALUE ENGINEERING CHANGES PACKAGE (IF PROVIDED).

E. POLES SHALL BE RATED FOR THE E.P.A. OF THE FIXTURE TO BE UTILIZED AND THE WIND SPEED BASED ON LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS AND ANY ADDITIONAL INFORMATION AS REQUESTED BY THE PERMITTING OFFICIALS. CONTRACTOR SHALL VERIFY WITH MANUFACTURER FOR ANY ADDITIONAL REQUIREMENTS WHEN POLES ARE LOCATED NEAR A WATER RETENTION/ POND AREA.

"ANY EXTERIOR LIGHTING SHALL BE DIRECTED TO THE INTERIOR OF THE PARCEL. OUTDOOR LIGHTING OR FIXTURES ON POLES, BUILDINGS AND ELSEWHERE OUTSIDE, SHALL HAVE FULL HORIZONTAL CUT-OFF OPTICS. ALL OUTDOOR LIGHTING SHALL CONFORM TO SITE LIGHTING STANDARDS INCLUDED IN THE LOCAL LAND DEVELOPMENT CODE."

SITE PLAN GENERAL NOTES

1. THIS CONTRACTOR SHALL REFER TO THE SITE UTILITIES PLAN FOR LOCATING ANY UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF WORK.
2. BURIED UTILITIES AND/OR STRUCTURES MAY EXISTIST ON THIS SITE. EXTREME CAUTION MUST BE USED IN ANY WORK WHICH MAY CONFLICT WITH ANY UNDERGROUND UTILITIES OR STRUCTURES
3. ANY CONFLICTS SHOULD BE RESOLVED IN WRITING WITH THE CIVIL ENGINEER AND GENERAL CONTRACTOR BEFORE PRECEDING WITH ANY UNDERGROUND ACTIVITY.
4. ALL EXCAVATION FOR THE ELECTRICAL WORK ON THIS SHEET SHALL BE DONE BY HAND.

This item has been electronically signed and sealed by Joseph H. Griner III using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROFESSIONAL SEAL

JOSEPH HENRY GRINER III LICENSE No. 39491 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joseph H. Griner III, P.E.
State of Florida
License #PE39491

GRINER ENGINEERING, INC.
3125 5th Avenue N, Ste. 300
St. Petersburg, Florida 33713
Phone: (727) 822-2335
Fax: (727) 821-3361
Certificate of Authorization #3173

Date	07/05/24
Drawn	HB
Designed	HB
E.O.R.	HC
Job no.	24124

SITE LIGHTING FOR
MANGO ST. SITE DEVELOPMENT
SECTION 18,TOWNSHIP 27 S, RANGE 16 E
TARPON SPRING, FLORIDA

CLIENT INFORMATION
Gulf Coast Consulting
Land Development
Consulting

CONTRACTOR INFORMATION

DRAWN BY
HB

REVIEWED BY
HC

GEI PROJECT NUMBER
24124

DATE
JULY 05, 2024

SHEET TITLE
SITE LIGHTING PLAN
PHOTOMETRIC STUDY

NO.	DATE	SET ISSUED FOR:

SHEET NUMBER
ES-1

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1527LED OMEGA SERIES

LED



EPA	7 YEAR WARRANTY	LUMEN RANGE	LIFE SPAN	UL LISTED	CLICK FOR FAQ's	RATED IP65
.33 (FT²) WEIGHT 38 LBS		5,605 to 17,990	L70 MINIMUM 100,000 HOURS			

JOB NAME

FIXTURE TYPE

MEMO

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1527LED-F-24L40T3-MDL018-SV1-HSHS/CA4/5214P5/RCC/BKT

Mounting Config.	Fixture	Shade Edge	LED	CCT	Distribution Type	Driver	Lens	Optional Control Receptacle	Optional Control	Option Fuse	Option Hangstraight	Option Term. Block	Option House Side Shield	Arm See Arm Spec Sheets	Pole See Pole Spec Sheets	Finish

Mounting Configuration
(Click here to link to mounting configuration specification page)

• 1V • 2A90 • 4A • SH44[1]
• 1A • 3A • 1AM • CH44[1]
• 2A • 3A90 • 2AM • CAT

W = Wall Mount **A** = Arm Mount **AM** = Arm Mid-Mount
SH = Stem Hung **CH** = Chain Hung **CAT** = Caenary

[1]Include overall drop length in inches after designation for Stem/Chain application (E: CH44-48")

Fixture
• 1527LED • 1527LEDSM

Shade Edge
• **R** (Round Edge) • **F** (Flared Edge)

LED
• 32L • 24L • 12L

CCT - Color Temperature (K)
• 27(00) • 30(00) • 35(00)
• 40(00) • 50(00)

Distribution Type
• T2 • T3 • T4 • T5

Driver
• **MDL018** (120V-277V, 180mA)
• **MDH018** (347V-480V, 180mA)
• **MDL014**[2] (120V-277V, 140mA)
• **MDH014**[2] (347V-480V, 140mA)

[2] 32L or 24L system only

Lens
• **FG** (Flat Glass)
• **SG** (Sag Glass)
• **FSG** (Frosted Sag Glass)
• **SV1** (Flat Soft Vue Light Diffused Acrylic)
• **SV2** (Flat Soft Vue Moderate Diffused Acrylic)
• **SV4** (Flat Soft Vue Maximum Diffused Acrylic)

Options (Click here to view accessories sheet)
• **R7**[3] 7-Pin control receptacle only
• **PE**[4] Twist-Lock Photocontrol (120V-277V)
• **PE3**[4] Twist-Lock Photocontrol (347V)
• **PE4**[4] Twist-Lock Photocontrol (480V)
• **SC**[4] Shorting Cap
• **PEC** Electronic Button Photocontrol (120V-277V)
• **PEC4** Electronic Button Photocontrol (480V)
• **FHD**[5] Double Fuse and Holder
• **HSHS**[6] Standard Horizontal Hangstraight, Spike Finial
• **HSHN**[6] Standard Horizontal Hangstraight, No Finial
• **HSHB**[6] Standard Horizontal Hangstraight, Ball Finial
• **HSCB**[6] Clamp Style Horizontal Hangstraight, Ball Finial
• **HSCS**[6] Clamp Style Horizontal Hangstraight, Spike Finial
• **HSCN**[6] Clamp Style Horizontal Hangstraight, No Finial
• **EZ**[7] Vertical Hangstraight, Large, "EZ" Mount
• **TB** Terminal Block
• **HSS** 120° House Side Shield
• **BLOC** Bach Light Optical Control

[3] Only available with HSH_, HSC_, & SM.
[4] Requires control receptacle.
[5] Ships loose for installation in base.
[6] Not for use with 1527LEDSM.

Arm (Click here to link to arm specification page)
See Arms & Wall Brackets specification sheets.
• CA • CSA • FFA • CAS
• DAG • R2[7] • R3[7] • RA

[7] Luminaires above grade height to be 2' higher than pole height, REQUIRES "EZ" hangstraight.

Pole (Click here to link to pole specification page)
See Pole specification sheets.

Finish
Standard Urban Finishes (Click here to view paint finish sheet)
• **UGMT** Gun Metal Textured
• **UGM** Gun Metal Matte
• **UBT** Urban Bronze Textured
• **UB** Urban Bronze Matte
• **USLT** Urban Silver Textured
• **USL** Urban Silver Matte
• **UWHT** Urban White Textured
• **UWH** Urban White Matte
• **BKT** Blach Textured

Custom Urban Finishes[8]
• **CM** Custom Match

[8]Smooth finishes are available upon request.

Specifications

Fixture
The 1527LED Omega series is medium scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge (R) and flared edge (F) styles. The luminaire measures 27" outside diameter and 19" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is U.L. listed in U.S. and Canada.

LEDs
The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LEDs and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LEDs will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LEDs shall be 5000K (4500K, 3000K, 3500K or 2700K option) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

Optics
The luminaire shall be provided with refractor type optics applied to each LED array. The luminaire shall provide Type ____ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.
BLOC Optic: An optional "Bach Light Optical Control" shield can be provided at the factory. This is an internal optic level "House Side

see next page

SternbergLighting
ESTABLISHED 1923

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
contactus@sternberglighting.com
www.sternberglighting.com

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1527LED OMEGA SERIES

LED

Shield" offering significantly reduced backlight and glare while maintaining the original design aesthetics of the luminaire.

Electronic Drivers
The LED driver shall be U.L. Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than .9. It shall be dimming capable using a 0-10v signal, consult factory for more information.

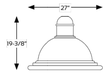
Photocontrols
Button Style: The photocontrol shall be mounted on the fixture pre-wired to driver. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years. This option removes the current IP rating. See pole spec sheet for pole mounted version.

Twist-Lock Style: The photocontrol shall be mounted externally on the fixture (1527LEDSM), or mounted on the hang-straight, and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

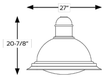
Warranty
Seven-year limited warranty. See product and finish warranty guide for details.

Finish
Refer to website for details.

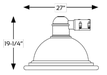
Fixtures



1527LED-R
(Flat Lens)



1527LED-F
(Sag Lens)



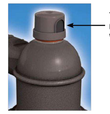
1527LEDSM-R
(Flat Lens)



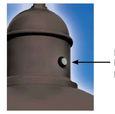
CAT-1527LED-R
(Sag Lens)

Options

R-PE


Twist-lock receptacle with photocell

PEC


Electronic button photocell

FHD
Fuse holder



SternbergLighting
ESTABLISHED 1923

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555 Lawrence Ave., Roselle, IL 60172
contactus@sternberglighting.com
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1527LED OMEGA SERIES

LED

Performance (Based on FG Lens)

MODEL #	T2 LUMENS	BUG	EFFICACY (LPW)	T3 LUMENS	BUG	EFFICACY (LPW)	T4 LUMENS	BUG	EFFICACY (LPW)	T5 LUMENS	BUG	EFFICACY (LPW)	WATTS
32L40T_-MDL018	17865	B3U0G3	116.0	17960	B3U0G3	116.6	17015	B3U0G3	110.5	17990	B4U0G2	116.8	154
32L30T_-MDL018	17035	B3U0G3	110.6	17125	B3U0G3	111.2	16225	B3U0G3	105.4	17155	B4U0G2	111.4	154
32L27T_-MDL018	15400	B2U0G2	100.0	15485	B2U0G2	100.6	14670	B2U0G2	95.3	15510	B4U0G2	100.7	154
32L40T_-MDL014	14750	B2U0G2	125.0	14840	B2U0G2	125.8	14030	B2U0G2	118.9	14845	B3U0G2	125.8	118
32L30T_-MDL014	14065	B2U0G2	119.2	14150	B2U0G2	119.9	13375	B2U0G2	113.3	14155	B3U0G2	120.0	118
32L27T_-MDL014	12715	B2U0G2	107.8	12795	B2U0G2	108.4	12095	B2U0G2	102.5	12795	B3U0G2	108.4	118
24L40T_-MDL018	13680	B2U0G2	116.9	13740	B2U0G2	117.4	13070	B2U0G2	111.7	13770	B3U0G2	117.7	117
24L30T_-MDL018	13045	B2U0G2	111.5	13100	B2U0G2	112.0	12460	B2U0G2	106.5	13130	B3U0G2	112.2	117
24L27T_-MDL018	11795	B2U0G2	100.8	11845	B2U0G2	101.2	11265	B2U0G2	96.3	11870	B3U0G2	101.5	117
24L40T_-MDL014	11015	B2U0G2	125.2	11050	B2U0G2	125.6	10505	B2U0G2	119.4	11090	B3U0G2	126.0	88
24L30T_-MDL014	10500	B2U0G2	119.3	10535	B2U0G2	119.7	10015	B2U0G2	113.8	10575	B3U0G2	120.2	88
24L27T_-MDL014	9495	B2U0G2	107.9	9525	B2U0G2	108.2	9055	B2U0G2	102.9	9560	B3U0G2	108.6	88
12L40T_-MDL018	6835	B1U0G1	113.9	6915	B1U0G1	115.3	6500	B1U0G2	108.3	6910	B3U0G1	115.2	60
12L30T_-MDL018	6515	B1U0G1	108.6	6595	B1U0G1	109.9	6195	B1U0G2	103.3	6590	B3U0G1	109.8	60
12L27T_-MDL018	5890	B1U0G1	98.2	5960	B1U0G1	99.3	5605	B1U0G1	93.4	5955	B2U0G1	99.3	60

SternbergLighting
ESTABLISHED 1923

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
contactus@sternberglighting.com
www.sternberglighting.com

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1 PROPOSED POLE MOUNT FIXTURES CUT SHEETS

SCALE: NOT TO SCALE



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CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

ARM NUMBER OF ARMS: 1
Number of Arms: One Arm (1)

ARM ARM FIXTURE: 1527LED
1527LED Omega is a medium scale, decorative downlight fixture featuring a spun aluminum bell styled dome with flared or rounded edge options. The luminaire has a hinged door for tool-less driver and LED access. It is UL listed in US and Canada.

Shade Style & Mounting: Round (R)

ARM LIGHT SOURCE: -12L40T4-MDL018
Array: 12 LEDS, 60W for MD_018 (12L)
Color Temp: 4000K (40)
Distribution: Type 4 (T4)
Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 180mA (MDL018)

ARM OPTIONS: -FG-EZ
Lens: Flat Glass (FG)
Hangstraight: EZ Vertical (EZ)

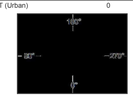
New Product: ODPT
ODPT

POLE: /RSS25-N500-P3-SL900-5
Urban Line round straight steel pole.
Model: RSS (/RSS)
Height: 25 Ft (25)
Gauge: 7 Gauge (N)
Shaft Size: Round Straight 5 Inch (500)
Fixture Mtg Type: Post Top With 3.00" Dia X 3.00" Tenon Mount (P3)
Base Cover: SL900-5 Round Solana Base (SL900-5)

FINISH: /BKT
Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphonic etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Catalog Number: 1A-1527LED-R-12L40T4-MDL018-FG-EZ / ODPT / RSS25-N500-P3-SL900-5 / BKT

Arms and Accessory	Orientation
ODPT (Urban)	0



(4) 3/4"-1" Anchor Bolts, 8" Bolt Circle, Square pattern

Access Door Orientation: 0°
Street Side Orientation: 180°

Job Name: Customer Signature: Drawing #41795
Job Location: Date: 1 of 2

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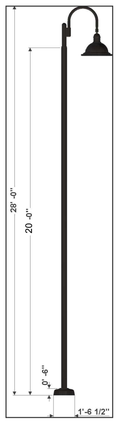
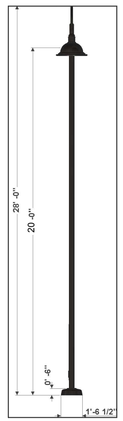
CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY





LIGHT POST SHALL BE BLACK OR DARK GREEN

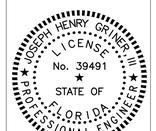
Catalog Number: 1A-1527LED-R-12L40T4-MDL018-FG-EZ / ODPT / RSS25-N500-P3-SL900-5 / BKT

Job Name: Customer Signature: Drawing #41795
Job Location: Date: 2 of 2

3 PROPOSED 20FT ROUND STEEL POLE CUT SHEET

SCALE: NOT TO SCALE

PROFESSIONAL SEAL



Joseph H. Griner III, P.E.
State of Florida
License #*PE39491

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3125 5th Avenue N, Ste. 300
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Phone: (727) 822-2335
Fax: (727) 821-3361
Certificate of Authorization #31373

Date	07/05/24
Drawn	HB
Designed	HB
ECR	HC
Job no.	24124

SITE LIGHTING FOR
MANGO ST. SITE DEVELOPMENT
SECTION 18,TOWNSHIP 27 S, RANGE 16 E
TARPON SPRINGS, FLORIDA

CLIENT INFORMATION
Gulf Coast Consulting
Land Development
Consulting

CONTRACTOR INFORMATION

DRAWN BY
HB

REVIEWED BY
HC

GEI PROJECT NUMBER
24124

DATE
JULY 05, 2024

SHEET TITLE
SITE LIGHTING
FIXTURES CUT SHEETS

NO.	DATE	SET ISSUED FOR:

SHEET NUMBER
ES-2

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This item has been electronically signed and sealed by Joseph H. Griner III using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Our team conducted site visits and tree inventories for the above referenced parcels this week. The intention was to record the relevant information for the trees within the project boundary shown on the survey basemap sheets.

All trees were rated using a condition score range from 0 (Dead) to 5 (Extremely Healthy) and 6 (Rare Specimen), and the information can be seen in the attached tree tables. Most of the trees documented were in poor or declining condition, and there were several non-native trees found onsite. This site appears to have been partially cleared many decades ago, but has not been managed since. Please see each tree's number and the corresponding relative location on Sheets ET3 & ET4.

Environmental Solutions Florida, Inc.
P.O. Box 1412
Palm Harbor, FL 34682
813-362-0516

John T. Vogel, II
ISA Certified Arborist FL9208-A

&

Bryan Fast, PE

Tree	Species	Dbh	Condition
1	Cabbage Palm	14	2.5
1a	Cherry Laurel	8	2
2	Cabbage Palm	12	2.5
3	Dead	-	-
4	Cabbage Palm	10	3
5	Cherry Laurel	6	1.5
6	Laurel Oak	4	1
7	Laurel Oak	5	1.5
8	Laurel Oak	5	1
9	Laurel Oak	5	1.5
10	Laurel Oak	6	0
11	Laurel Oak	5	0
12	Laurel Oak	6	2
13	Laurel Oak	6	1.5
14	Laurel Oak	4	1.5
15	Slash Pine	17	1.5
16	Laurel Oak	5	1.5
17	Laurel Oak	6	1.5
18	Laurel Oak	4	1.5
19	Laurel Oak	5	1.5
20	Laurel Oak	6	1.5
21	Laurel Oak	4	1.5
22	Laurel Oak	4	1.5
23	Laurel Oak	4	2
24	Laurel Oak	8	1.5
25	Cherry Laurel	7	1.5
26	Cherry Laurel	4	1
27	Black Cherry	6	1
28	Cherry Laurel	7	0
29	Cabbage Palm	13	2.5
30	Cabbage Palm	12	3
31	Cabbage Palm	12	3
32	Slash Pine	12	2
33	Cherry Laurel	10	2
34	Cherry Laurel	5	3
35	Camphor	7	0
36	Laurel Oak	7	1.5
37	Laurel Oak	11	1.5
38	Cherry Laurel	6	0
39	Cherry Laurel	10	1
40	Slash Pine	14	0
41	Cherry Laurel	8	0
42	Cabbage Palm	12	2.5
43	Camphor	6	0
44	Camphor	5	0
45	Camphor	9	0
46	Camphor	7	0
47	Slash Pine	9	0
48	Live Oak	9	0
49	Laurel Oak	7	1.5
50	Laurel Oak	4	1.5
51	Camphor	15	0
52	Camphor	6	0
53	Cabbage Palm	12	2.5
54	Cabbage Palm	8	3
55	Laurel Oak	26	3
56	Camphor	7	0
57	Dead	-	-
58	Camphor	4	0
59	Camphor	5	0
60	Camphor	4	0
61	Cabbage Palm	13	2
62	Camphor	6	0
63	Camphor	9	0
64	Laurel Oak	13	2
65	Laurel Oak	9	1.5
66	Laurel Oak	12	1.5
67	Cabbage Palm	15	1.5
68	Brazilian Pepper	-	0
69	Cabbage Palm	16	2.5
70	Laurel Oak	15	2.5
71	Laurel Oak	22	3
72	Camphor	19	0
73	Dead	-	0
74	Camphor	4	0
75	Laurel Oak	16	2
76	Cabbage Palm	14	2.5
77	Laurel Oak	10	2.5
78	Camphor	12	0
79	Camphor	4	0
80	None	-	-
81	Cabbage Palm	6	2.5
82	Water Oak	8	2.5
83	Laurel Oak	6	1.5
84	Camphor	8	0
85	Camphor	4	0
86	Laurel Oak	4	1.5
87	Dead Oak	20	0
88	Cabbage Palm	10	2.5
89	Camphor	4	0
90	Live Oak	13,16	2.5
91	Live Oak	13	2.5
92	Live Oak	14	3
93	Camphor	16	0
94	Unknown	4	1
95	Laurel Oak	4	2.5
96	Laurel Oak	4	2.5
97	Camphor	4	0
98	Camphor	6,7	0

Tree	Species	Dbh	Condition
99	Cabbage Palm	10	2.5
99a	Dead Black Cherr	-	0
100	Camphor	12	0
101	Camphor	9,12	0
102	See 101	-	-
103	Camphor	9,9	0
104	See 103	-	-
105	Dead	-	0
106	Camphor	9	0
107	Camphor	-	0
108	See 107	-	-
110	Camphor	13	0
111	Cabbage Palm	12	3
112	Camphor	7,8	0
113	See 112	-	-
114	Cabbage Palm	15	3
116	Camphor	7	0
117	Camphor	7	0
118	Cabbage Palm	11	3
119	Slash Pine	14	0
120	Camphor	6	0
121	Camphor	4	0
122	Camphor	6	0
123	Camphor	10	0
124	Camphor	9	0
125	Live Oak	6	0
126	Slash Pine	22	0
127	Camphor	11	0
128	Camphor	9	2.5
129	Camphor	11	1.5
130	Camphor	6	0
131	Camphor	8	0
132	Slash Pine	17	0
133	Cabbage Palm	16	2.5
134	Cherry Laurel	4	2
136	Cabbage Palm	13	2.5
137	Cherry Laurel	4	0
138	Slash Pine	22	2.5
139	Camphor	11	0
140	Camphor	4	0
141	Camphor	7	0
142	Camphor	4	0
143	Camphor	5	0
144	Camphor	4	0
145	Camphor	6	0
146	Camphor	10	0
147	Slash Pine	21	1.5
148	Camphor	6	0
149	Camphor	10	0
150	Camphor	12	0
151	Water Oak	7	1
152	Slash Pine	20	1.5
153	Camphor	9	0
154	Camphor	10	0
155	Camphor	8,10,10,12	0
156	See 155	10	0
157	See 155	-	-
158	See 155	-	-
159	See 155	-	-
160	Camphor	4, 10	0
161	See 160	-	-
162	Monkey Ear	15	0
163	Slash Pine	19	1
164	Camphor	7	0
165	Black Cherry	10	1.5
166	Slash Pine	26	1.5
167	Camphor	-	0
168	Camphor	14,15	0
169	See 168	-	-
170	Camphor	7,7,8	0
171	See 170	-	-
172	See 170	-	-
173	See 98	-	-
174	See 176	-	-
175	See 176	-	-
176	Camphor	9,9,10	0
177	Slash Pine	21	3
178	Cabbage Palm	11	2.5
179	Camphor	7	0
180	Dead Oak	-	-
181	Cabbage Palm	8	3
182	Camphor	7	0
183	Camphor	6	0
184	Camphor	4	0
185	Slash Pine	26	3
186	Laurel Oak	12	2.5
187	Cabbage Palm	10	2.5
188	Live Oak	12	2
189	Laurel Oak	20	2.5
190	Cabbage Palm	12	2.5
191	Laurel Oak	12	2
192	Cabbage Palm	10	2.5
193	Camphor	5	0
194	Live Oak	22	1.5
195	Laurel Oak	9	2
196	Laurel Oak	4	2
197	Camphor	10	0
198	Camphor	4	0
199	Live Oak	13	2

Tree	Species	Dbh	Condition
200	Live Oak	19	2
201	Live Oak	15	1.5
202	Live Oak	10	1.5
203	Laurel Oak	4	1
204	Live Oak	12	1
204a	Dead Oak	9	0
205	Water Oak	4	1.5
206	Dead Oak	-	-
206a	Laurel Oak	4	2
207	Dead Oak	-	-
208	Laurel Oak	23	3
209	Slash Pine	17	0
210	Camphor	8	0
211	Camphor	6	0
212	Black Cherry	7	0
213	Black Cherry	10	1
214	Black Cherry	8	0
215	Live Oak	9	0
216	Live Oak	8	1
217	Camphor	6	0
218	Cherry Laurel	5	0
219	Slash Pine	19	1.5
220	Live Oak	38	1
221	Dead Oak	-	-
222	Water Oak	12	3
223	Black Cherry	7	1.5
224	Dead Oak	8	0
225	Live Oak	10	1.5
226	Dead Black Cherr	7	0
226	Laurel Oak	11	2
227	Live Oak	15	1.5
228	See 229		
229	Camphor	4, 5	0
230	Black Cherry	6	1.5
231	Laurel Oak	10	3
232	Laurel Oak	12	2.5
233	Laurel Oak	9	2.5
234	Laurel Oak	4	2
235	Laurel Oak	5	2.5
236	Laurel Oak	13	2.5
237	Laurel Oak	15	3
238	Camphor	5	0
239	Live Oak	10, 17	1.5
240	-	-	-
241	-	-	-
242	Live Oak	16	2.5
243	Live Oak	14	2.5
244	Black Cherry	7	3
246	Live Oak	9	1
247	Live Oak	18, 8	2
248	Camphor	6	0
249	Live Oak	13	1
250	Live Oak	17	1.5
251	Laurel Oak	6	2.5
252	Laurel Oak	10	2
253	Laurel Oak	10,14,18	2.5
254	Laurel Oak	7	2.5
255	Laurel Oak	7	2.5
256	See 253	-	-
257	See 253	-	-
258	Live Oak	7	2
259	Live Oak	6	1.5
260	Live Oak	4	1.5
261	Live Oak	5	1.5
262	Cabbage Palm	16	3
263	Live Oak	11	1.5
264	Live Oak	11	1.5
265	Live Oak	14	1.5
266	Live Oak	5	1
267	Live Oak	13	1.5
268	Live Oak	16, 17	1.5
269	see 268		
270	Live Oak	10	2
271	Live Oak	6	2
272	Live Oak	14	1.5
273	Live Oak	8	2
274	Live Oak	9	1.5
275	Live Oak	13	2
276	Live Oak	18	2
277	Live Oak	4	1.5
278	Live Oak	6	1.5
279	Live Oak	14	1.5
280	Live Oak	11	2
281	Live Oak	23	1.5
281a	Live Oak	6	1
282	Live Oak	5	1
283	Laurel Oak	13	2.5
284	Live Oak	6	1
285	Black Cherry	11	2
286	Black Cherry	5	2
287	Laurel Oak	14	2
288	Cherry Laurel	9	1.5
289	Cherry Laurel	4	1.5
290	Cherry Laurel	5	1.5
291	Live Oak	7	1
292	Live Oak	7	1.5
293	Live Oak	8	1.5
294	Black Cherry	7	2
295	Black Cherry	7	1.5

Tree	Species	Dbh	Condition
296	Live Oak	8	1.5
297	Live Oak	4	2
298	Live Oak	6	1.5
299	Live Oak	5	1.5
300	Live Oak	4	1.5
301	Live Oak	4	1.5
302	Live Oak	5	2
303	Live Oak	6	1
304	Live Oak	14	1.5
305	Live Oak	4	2
306	Live Oak	7	1.5
307	Live Oak	5	2
308	Live Oak	8	1.5
309	see 310		
310	Live Oak	6	1.5
311	Laurel Oak	6, 8	3
312	Turkey Oak	18	1.5
313	Live Oak	4	1.5
314	Laurel Oak	8	2.5
315	Laurel Oak	7	2.5
316	Dead Oak	5	0
317	Live Oak	4	1.5
318	Live Oak	7	2
319	Live Oak	8	2
320	Live Oak	12	2.5
321	Live Oak	6	2
322	Live Oak	5	2
323	Live Oak	6	2
324	Live Oak	7	1.5
325	Turkey Oak	14	2.5
326	Turkey Oak	4	2
327	Laurel Oak	4	1.5
328	Live Oak	16	2
329	Turkey Oak	18	2
330	Turkey Oak	4	1.5
331	Turkey Oak	18	0
332	Live Oak	8	2
333	Live Oak	11	2
334	Live Oak	7	1.5
335	Live Oak	8	1.5
336	Live Oak	7	1.5
337	Live Oak	4	1.5
338	Live Oak	8	2
339	Live Oak	17	2
340	Live Oak	6	2
341	Live Oak	5	1.5
342	Live Oak	6	1.5
343	Live Oak	5	2
344	Live Oak	4	1
345	Live Oak	12	2
346	Live Oak	4	2
347	Live Oak	14	1.5
348	Live Oak	7	2
349	Live Oak	7	1.5
350	Live Oak	8	2
351	Live Oak	5	1.5
352	Live Oak	8	2
353	Live Oak	4	1.5
354	Live Oak	11	1.5
355	Live Oak	8	2
356	Live Oak	4	1.5
357	Live Oak	4	2
358	Live Oak	7	1.5
359	Live Oak	5	2
360	Live Oak	6	2
361	Live Oak	5	1
362	-	-	-
363	Live Oak	6	2
364	Laurel Oak	5	1.5
365	Camphor	5,6	0
366	see 365		
367	Live Oak	5	1.5
368	Live Oak	8	2
369	Live Oak	5	1.5
370	Live Oak	8	2
371	Live Oak	4	1.5
372	Live Oak	7	2
373	Live Oak	7	1.5
374	Live Oak	4	1.5
375	Live Oak	8	2
376	Live Oak	9	1.5
377	Live Oak	10	2
378	Live Oak	4	1.5
379	Live Oak	7	2
380	Live Oak	6	2
381	Live Oak	10	1.5
382	Live Oak	6	1.5
383	Live Oak	8	1.5
384	Live Oak	10	2
385	Live Oak	10	1.5
386	Live Oak	12	2
387	Live Oak	8	1.5
388	Live Oak	8	2
389	Black Cherry	8	2
390	Live Oak	10	1.5
391	Live Oak	5	2
392	Laurel Oak	6	1.5
393	Live Oak	13	1.5
394	Live Oak	7	1

Tree	Species	Dbh	Condition
395	see 396		
396	Live Oak	6, 8	1.5
397	Cherry Laurel	5	1.5
398	Live Oak	12	1.5
399	Live Oak	9	1.5
400	Live Oak	10	1.5
401	Live Oak	10	1.5
402	Live Oak	7	2
403	Live Oak	7	2
404	Live Oak	4	1.5
405	Live Oak	6	2
406	Live Oak	6	1.5
407	Live Oak	10	2
408	Live Oak	4	1.5
409	Live Oak	6	1.5
410	Live Oak	10	1.5
411	Live Oak	4	1.5
412	Live Oak	4	1.5
413	Live Oak	4	1
414	Dead Oak	-	0
415	Live Oak	4	2
416	Live Oak	5	1.5
417	Live Oak	10	1.5
418	Live Oak	7	2
419	Live Oak	10	1.5
420	Live Oak	9	1
421	Live Oak	8	1.5
422	Live Oak	5	1.5
423	Live Oak	5	2
424	Live Oak	6	1
425	Live Oak	5	1.5
426	Live Oak	8	1.5
427	Live Oak	7	1
428	Live Oak	6	2
429	Live Oak	4	1.5
430	Live Oak	4	2
431	Live Oak	8	2.5
432	Live Oak	8	1.5
433	Live Oak	7	1.5
434	Live Oak	6	2
435	Live Oak	6	1
436	Live Oak	6	2
437	Live Oak	5	2
438	Live Oak	6	1.5
439	Cherry Laurel	8	2
440	Camphor	5	0
441	Live Oak	4	1.5
442	Live Oak	9	6
443	Live Oak	8	1.5
444	Live Oak	5	2
445	Camphor	11	0
446	Live Oak	4	2
447	Live Oak	11	2
448	Camphor	8,10	0
449	see 448	-	-
450	Live Oak	8	2
451	Live Oak	7	1.5
452	Live Oak	10	2
453	Live Oak	6	1.5
454	Live Oak	5	1.5
455	Live Oak	5	1
456	Live Oak	9	2
457	Live Oak	5	1.5
458	Live Oak	9	1.5
459	Live Oak	8	1
460	Live Oak	6	1.5
461	Live Oak	6	1.5
462	Live Oak	4	1.5
463	Live Oak	4	2
464	Live Oak	11	2
465	Live Oak	4	1.5
466	Live Oak	4	1.5
467	Live Oak	7	1
468	Live Oak	5	1.5
469	Live Oak	5	1.5
470	Live Oak	6	1.5
471	Live Oak	6	2
472	Live Oak	4	1.5
473	Live Oak	8	1.5
474	Turkey Oak	5	1.5
475	Live Oak	7	1
476	Live Oak	6	1.5
477	Live Oak	4	1
478	Live Oak	5,9	1.5
479	See 478		
480	Live Oak	8	1.5
481	Live Oak	5	1.5
482	Live Oak	7	1.5
483	Live Oak	7	1
484	Laurel Oak	8	2
485	Live Oak	6	1.5
486	Live Oak	6	1
487	Live Oak	6	1
488	Live Oak	7	1.5
489	Live Oak	5	1.5
490	Live Oak	7	1.5
491	Live Oak	5	1
492	Live Oak	5	2
493	Live Oak	5	1.5

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Revision	Date
1 Rev. per Tarpon Springs comments	02/24/25
2 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

EXISTING TREE INVENTORY

Project No. 24-12
Date 04/19/24
Sheet ET1

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Tree	Species	Dbh	Condition
494	Live Oak	7	1
495	Live Oak	4	1.5
496	Live Oak	7	1.5
497	Live Oak	5	2
498	Live Oak	4	1
499	Live Oak	4	1.5
500	Live Oak	5	1.5
501	Live Oak	7	2
502	Live Oak	5	1.5
503	Live Oak	8	2
504	Live Oak	7	1.5
505	Live Oak	7	1.5
506	Live Oak	9	2
507	Laurel Oak	4	2.5
508	Live Oak	9	1.5
509	Live Oak	8	1
510	Live Oak	4	1.5
511	Live Oak	4	2
512	Live Oak	8	1.5
513	Live Oak	25	1
514	Dead Oak	6	0
515	Water Oak	4	3
516	Live Oak	22	1.5
517	Dead Oak	5	0
518	Live Oak	10	1.5
519	Dead Oak	5	0
520	Turkey Oak	6	1
521	Live Oak	15	1
522	Dead		0
523	Laurel Oak	6	3
524	Laurel Oak	8	3
525	Turkey Oak	8	3
526	Live Oak	14	2.5
527	Turkey Oak	9	2
528	Cherry Laurel	4	2
529	Laurel Oak	9	3
530	Laurel Oak	6	2.5
531	Dead	5	0
532	Live Oak	10	1
533	Live Oak	8	1.5
534	Laurel Oak	7	3
535	Live Oak	6	1.5
536	Turkey Oak	7	2
537	Live Oak	4	1.5
538	Turkey Oak	5	1.5
539	Live Oak	4	2
540	Live Oak	7	2
541	Live Oak	12	1.5
542	see 543		
543	Live Oak	17,19	2
544	Live Oak	26	2
545	Live Oak	10	1
545	Live Oak	11	2
546	Live Oak	8	2
547	Live Oak	7	1.5
548	Live Oak	9	2
549	Live Oak	10	2
550	Live Oak	5	1
552	Live Oak	8,10	1.5
553	Live Oak	11	2.5
554	Live Oak	6	2
555	Live Oak	10	2.5
556	Live Oak	12	1.5
557	Live Oak	6	1.5
558	Live Oak	5	1.5
559	Dead Oak	4	0
560	Live Oak	5	1.5
561	Live Oak	5	2
562	Live Oak	5	2
563	Live Oak	5	1.5
564	Live Oak	4	1.5
565	Turkey Oak	15	3
566	Live Oak	18,20	2.5
567	See 566		
568	Live Oak	4	2
569	Live Oak	11	2.5
570	Live Oak	10	2
571	Water Oak	4	2.5
572	Live Oak	10	2.5
573	Live Oak	12	2
574	Live Oak	8	2
575	Live Oak	5	2
576	Live Oak	10	2
577	Live oak	4	1
578	Live oak	6	1.5
579	Live oak	5	1
580	Live oak	5	1.5
581	Live oak	6	1.5
582	Live oak	4	1.5
583	Live oak	4	1.5
584	Live oak	5	1.5
585	Live oak	7	1.5
586	Live oak	8	2
587	Live oak	5	2
588	Offsite		
589	Offsite		
590	Live oak	5	1.5
591	Offsite		
592	Offsite		

Tree	Species	Dbh	Condition
593	Offsite		
594	Offsite		
595	Live oak	8	2
596	Offsite		
597	Offsite		
598	Live Oak	6,7	2
599	Live oak	6	2
600	Live oak	6	1.5
601	Cherry	7	0
602	Live oak	9	2
603	Live oak	7	1.5
604	Laurel Oak	4	1
605	See 598	-	-
606	Laurel Oak	4	1.5
607	Live oak	11	1.5
608	Live oak	10	1.5
609	Live oak	8	1.5
610	Live oak	12	2
611	Laurel Oak	4	2.5
612	Live oak	6	1.5
613	Live oak	10	1.5
614	Live oak	6	1.5
615	Live oak	10	2
616	Live oak	8	1.5
617	Live oak	4	1.5
618	Live oak	6	1.5
619	Live oak	4	1.5
620	Live Oak	9	1.5
621	Live Oak	10	1
622	Live oak	4	1.5
623	Laurel Oak	4,4	1.5
624	See 623	-	-
625	Cherry	7	0
626	Cherry	7	0
627	Laurel Oak	4	1
628	Live oak	5	1.5
629	Live oak	4, 5	1
630	Laurel Oak	5	1
631	Live oak	5	1
632	Live oak	9	1.5
633	Live oak	5	2
634	See 629	-	-
635	Live oak	4	1
636	Laurel Oak	5	1.5
637	Laurel Oak	6	2
638	Laurel Oak	4	1.5
639	Laurel Oak	5	0
640	Laurel Oak	5	2
641	Live oak	4	1.5
642	Live oak	4	1.5
643	Live oak	4	1.5
644	Live oak	4	1.5
645	Live Oak	10	2.5
646	Live Oak	5	1.5
647	Live Oak	6	1.5
648	Live oak	6	1.5
649	Cherry	7	1.5
650	Live oak	4	1.5
651	Live oak	4	1.5
652	Laurel Oak	5	1
653	Live oak	5	1.5
654	Laurel Oak	10	2.5
655	Laurel Oak	4	1
656	Live oak	12	0.5
657	Cabbage Palm	12	3
658	Live oak	7	2
659	Live oak	7	2
660	Monkey Ear Tree	5, 5	0
661	See 660	-	-
662	Live oak	4	0.5
663	Live oak	4	1.5
664	Laurel Oak	12	2.5
665	Live oak	4	1
666	Live oak	4	1
667	Laurel Oak	6	2.5
668	Cherry	4	0.5
669	Live oak	4	1
670	Laurel Oak	5	1
671	Laurel Oak	10	2
672	Laurel Oak	9	2
673	Laurel Oak	6	1.5
674	Ear tree	7	2
675	Laurel Oak	8	2
676	Cherry	6	1
677	Live oak	13	1
678	Cabbage Palm	8	2.5
679	Laurel Oak	5	3
680	Cabbage Palm	10	2.5
681	Monkey Ear	16	-
682	See 681		
683	Live Oak	7	2
684	Live Oak	14	2
685	Live Oak	14	2
686	Live Oak	6	2
687	Live Oak	11	2
688	Live Oak	7	2.5
689	Live Oak	6	2.5
690	Live Oak	4	2.5
691	Live Oak	6	2

Tree	Species	Dbh	Condition
692	Live Oak	6,6	2
693	Live Oak	6	2.5
694	Live Oak	8	2.5
695	Live Oak	8	1.5
696	Live Oak	5	1.5
697	Live Oak	4	2.5
698	Live Oak	4	2.5
699	Live Oak	5	2
700	Live Oak	4	2.5
701	Live Oak	4	2
702	Live Oak	4	2.5
703	Live Oak	4	2.5
704	Live Oak	10	2.5
705	Live Oak	4	2
706	Live Oak	4	2
707	Live Oak	6	2
708	Live Oak	5	1.5
709	Live Oak	4	1.5
710	Live Oak	5	2.5
711	Live Oak	5	2.5
712	Live Oak	9	2.5
713	Live Oak	4	1
714	Live Oak	7	2
715	Live Oak	5	2
716	Live Oak	4	2
717	Live Oak	4	2.5
718	Live Oak	8	1.5
719	Live Oak	5	2
720	Live Oak	5	1.5
721	Live Oak	4	1.5
722	Black Cherry	8	2.5
723	Live Oak	5	2.5
724	Live Oak	10	1.5
725	Live Oak	6	2.5
726	Live Oak	5	2
727	Crab Apple	4	2
728	Crab Apple	4	1.5
729	Water Oak	6	2
730	Live Oak	5	2.5
732	See 731		
733	Live Oak	10,19	2.5
734	Dead Oak		0
735	Live Oak	4	1.5
736	Live Oak	12	2
737	Live Oak	8	1.5
738	Live Oak	7	3
739	Live Oak	7	2.5
740	Live Oak	6	2
741	Live Oak	4	1.5
742	Live Oak	9	2.5
743	Live Oak	8, 17	3
744	Live Oak	5	1.5
745	-	-	-
746	Live Oak	9	2.5
747	Live Oak	4	2.5
748	Cabbage Palm	10	2.5
749	Live Oak	10	2.5
750	Live Oak	4	2
751	Live Oak	4	2
752	Live Oak	4	2.5
753	Cabbage Palm	10	2.5
753	Live Oak	6	2.5
753a	Live Oak	6	2.5
754	Live Oak	4	2.5
755	Laurel Oak	8	3
756	Live Oak	7	2.5
757	Live Oak	7	2.5
758	Turkey Oak	8	2.5
759	Laurel Oak	4	2.5
760	Cherry Laurel	5	3
761	Laurel Oak	6	0
762	Cabbage Palm	17	3
763	Cherry Laurel	6	3
764	Live Oak	4	2.5
765	Cherry Laurel	4	2.5
766	Live Oak	5	2.5
767	Live Oak	5	2
768			
769	Cherry Laurel	9	2
770	Live Oak	6	2.5
771	Black Cherry	8	2
772	Live Oak	4	2
773	Cabbage Palm	10	3
774	Water Oak	5	2.5
775	Live Oak	4	1.5
776	Live Oak	5	1.5
777	Live Oak	4	2
778	Live Oak	4	2
779	Live Oak	4	1.5
780	Live Oak	7	2.5
781	Live Oak	4	2
782	Live Oak	4	1.5
783	Laurel Oak	7	3
784	Cherry Laurel	4	2.5
785	Water Oak	4	1
786	Live Oak	6	2
787	Stump	4	0
788	Cabbage Palm	13"	3
789	Live Oak	4"	2

Tree	Species	Dbh	Condition
790	Live Oak	4	1.5
791	Live Oak	5	1.5
792	Live Oak	5	1.5
793	Laurel Oak	4	2
794	Laurel Oak	7	2.5
795	Live Oak	4	1.5
796	Live Oak	5	2
797	Live Oak	4	2
798	Laurel Oak	4	2
799	Cherry Laurel	4	2.5
800	Live Oak	6	2
801	Turkey Oak	10	1
802	Live Oak	8	1.5
803	Live Oak	8	1.5
804	Live Oak	8	2
805	Live Oak	4	2
806	Live Oak	5	2
807	Live Oak	10	2.5
808	Live Oak	9	2.5
809	Live Oak	12	2
810	Live Oak	9	2.5
811	Live Oak	12	2.5
812	Laurel Oak	6	2.5
813	-	-	-
814	Live Oak	8	1.5
815	Cabbage Palm	13	3
816	Cabbage Palm	14	3
817	Live Oak	4	1.5
818	Laurel Oak	7	2.5
819	Live Oak	6	2
820	Live Oak	4	2.5
820a	Live Oak	8	2.5
821	Live Oak	4	1.5
823	Live Oak	8	2
824	Live Oak	4	1.5
825	Live Oak	4	1
825	Live Oak	10	2.5
826	Live Oak	9	3
827	Live Oak	8	2.5
828	Live Oak	4	1.5
829	Live Oak	9	2
830	Live Oak	7	1.5
831	Turkey Oak	6	1.5
832	Laurel Oak	4	2.5
833	Laurel Oak	4	2.5
834	Laurel Oak	7	2
835	Laurel Oak	8	1
836	Live Oak	10	2.5
837	Live Oak	10	2
838	Live Oak	5	1.5
839	Live Oak	4	2.5
840	Cabbage Palm	17	3
841	Live Oak	4	0
842	Laurel Oak	5	0
843	Live Oak	4	1.5
844	Cherry Laurel	6	2.5
845	Live Oak	6	1.5
846	Live Oak	4	2
847	Live Oak	7	2
848	Live Oak	5	1.5
849	Live Oak	6	1.5
850	Live Oak	12	1.5
851	Live Oak	12	2
852	Live oak	4	1.5
853	Live oak	4	1.5
854	Live oak	11	2
855	Live oak	14	2
856	Live Oak	9,14	1.5
857	See 856	-	-
858	Live oak	6	2
858	Live oak	7	2
859	Live oak	4	1.5
860	Live Oak		
861	Live oak	8	1.5
862	Live oak	8	1
863	Live oak	4	1
864	Live oak	12	1.5
865	Live oak	8	1.5
867	Live oak	5	1
868	Live oak	8	1.5
869	Live oak	6	1
870	Live oak	12	2
871	Live oak	7	1.5
872	Live	4	1.5
873	Live oak	6	1
874	Longleaf pine	10	4
875	Turkey oak	9	1.5
876	Live oak	8	1.5
877	Live oak	10	1.5
878	Live oak	6	1.5
879	Laurel Oak	4	2
880	Live oak	5	1.5
881	Live oak	9	2
882	Live oak	5	1
883	Live oak	4	1.5
884	Live Oak	4	1
885	Laurel Oak	4	1.5
886	Live oak	6	1.5
887	Live oak	4	1.5

Tree	Species	Dbh	Condition
888	Live Oak	4	1.5
889	Live oak	9	1.5
890	Live oak	9	1.5
891	Live Oak	9	1.5
892	Live Oak	11	1.5
893	Live oak	10	2
894	Live oak	6	1.5
895	Live oak	5	1.5
896	Live oak	7	1.5
897	Live oak	8	1.5
898	Live oak	4	1.5
899	Live oak	4	1.5
900	Live oak	8,7,11	1
901	See 900	-	-
902	See 901	-	-
903	None	-	-
904	Live oak	12	1.5
905	Live oak	5	0
906	Live oak	8	1.5
907	Live oak	8	2
908	Live oak	4	0
909	Live oak	5	1.5
910	Live oak	7	1.5
911	Live oak	4	1
912	Live oak	9	1.5
913	Live oak	5	1
914	Live oak	4	1
915	Live oak	7	1.5
916	Live oak	9	1.5
917	Live oak	6	1
918	Live oak	14	1.5
919	Live oak	10	1.5
920	Live oak	5	1
921	Live oak	9,11	1.5
922	See 921		
923	Live oak	7	1.5
924	Laurel Oak	7	2
925	Live oak	4	1
926	Live oak	5	2
927	Live oak	4	1
928	Live oak	5	1.5
929	Live oak	5	1.5
930	Live oak	10	1.5
931	Live oak	7	2
932	Live oak	10	1.5
933	Live oak	4	1
934	Live oak	4	1
935	Live oak	6	1.5
938	Live oak	5	1.5
939	Live oak	4	1
940	Live oak	5	1.5
941	Live oak	6	1.5
942	Live oak	3,4	1
943	See 942	-	-
944	Live oak	5	1.5
945	Live oak	5	1
946	Live oak	8	1.5
947	Live oak	6	1.5
948	Laurel Oak	5	2
949	Live oak	4	1
950	Live oak	25	1.5
951	Live oak	10	1.5
952	Live oak	7	1
953	Live oak	4	1.5
954	Live oak	6	1.5
955	Live oak	4	1
956	Live oak	5	1.5
959	Live oak	5	1.5
959	Live oak	10	1.5
960	Live oak	4	1
960	Live oak	5	1.5
961	Live oak	6	1.5
962	Live oak	4	1
963	Live oak	10	1.5
964	Cherry	6	2
965	Live oak	12	2.5
966	Laurel Oak	4	1.5
967	Live oak	5	1.5
968	Live oak	9	1.5
969	Live oak	5	1
970	Laurel Oak	5	1.5
971	Live oak	11	2
972	Live oak	5	1.5
973	Unknown	5	0
974	Live oak	10	1.5
974	Live oak	5	2
975	Live oak	5	1.5
977	Live oak	4	1
978	Live oak	7	1.5
979	Live oak	6	1.5
980	Live oak	10	2
981	Live oak	5	1.5
982	Live oak	5	2
983	Live oak	6	3
984	Laurel Oak	4	2
985	Laurel Oak	5	2
986	Cherry	6	2
986	None	-	-
987	Live oak	9	2

Tree	Species	Dbh	Condition
987	None	-	-
988	Live oak	8	1
989	Slash Pine	7	4
990	Live oak	10	1
991	Laurel Oak	6	1.5
992	Oak	4	1.5
993	Live oak	8	1.5
994	See 995	-	-
995	Turkey oak	4, 8	1
996	Laurel Oak	11	3
997	Laurel Oak	7	3
998	Laurel Oak	5	2.5
999	Turkey oak	15	1.5
1000	Laurel Oak	12	3
1001	Laurel Oak	5	2
1002	Laurel Oak	7	2
1003	Laurel Oak	5	2
1004	Laurel Oak	13	2
1005	Cherry	5	0
1006	None	-	-
1007	Cherry	4	2.5
1008	Cherry	5	0
1009	Cabbage Palm	17	2.5
1010	Cabbage Palm	11	4
1011	Laurel Oak	6	1.5
1011	Cabbage Palm	13	4
1012	Plum	4	2.5
1013	Live oak	6	3
1015	Live oak	9	3
1016	Live oak	7	3
1017	Laurel Oak	4	1
1018	Laurel Oak	4	3
1019	Laurel Oak	5	1.5
1020	Cherry Laurel	8	2.5
1021	Laurel Oak	8	2.5
1022	Laurel Oak	16	3
1023	Laurel Oak	7	2.5
1024	Live oak	16	2
1025	Laurel Oak	10	1.5
1026	Laurel Oak	9	1
1027	Laurel Oak	8	1
1028	Laurel Oak	6	1
1029	Laurel Oak	7	1
1030	Laurel Oak	4	2
1031	Laurel Oak	5	2
1032	Laurel Oak	4	2.5
1033	Slash Pine	15	3
1034	Laurel Oak	4	2
1035	Slash Pine	17	3
1036	Laurel Oak	6	2.5
1037	Laurel Oak	5	2.5
1038	Cabbage Palm	14	3.5
1039	Laurel Oak	8	3
1039a	Laurel Oak	9	3.5
1039b	Laurel Oak	12	3.5
1040	Dead Oak	4	0
1041	Laurel Oak	9	3
1042	Laurel Oak	4	1
1043	Laurel Oak	5	2.5
1044	Laurel Oak	9	2.5
1045	Laurel Oak	4	3
1046	Laurel Oak	10	3
1047	Laurel Oak	7	1
1048	Laurel Oak	4	3
1049	Camphor	8	0
1049a	Laurel Oak	20	1
1050	Camphor	8	0
1051	Camphor	9	0
1052	Dead Oak	6	0
1053	Dead Oak	16	0
1054	Laurel Oak	5	1
1055	Laurel Oak	21	2
1056	Laurel Oak	6	1
1057	Laurel Oak	15	1.5
1058	Laurel Oak	9	1.5
1059	Laurel Oak	10	1.5
1060	Live Oak	6	1.5
1061	Live Oak	12	2
1062	Laurel Oak	5	1
1063	Laurel Oak	10	2
1064	Cabbage Palm	13	3
1065	Live Oak	11	2
1065a	Dead Oak	6	0
1066	Live oak	13	1.5
1067	Laurel Oak	7	1
1068	Laurel Oak	7	1.5
1069	Laurel Oak	5	1
1070	Live oak	7	1.5
1071	Laurel Oak	5	2
1072	Laurel Oak	7	1
1073	Laurel Oak	5	1.5
1074	Live Oak	7	1.5
1075	Live Oak	9	1
1075a	Live Oak	12	1
1076	Live Oak	13	1
1077	Live Oak	9	1
1078	Live Oak	10	1.5
1079	Laurel Oak	8	5
1080	Live Oak	4	1

Tree	Species	Dbh	Condition
1081	Live Oak	10	1.5
1082	Live Oak	9	1.5
1083	Laurel Oak	11	1
1084	Laurel Oak	6	3
1085	Live Oak	9	1
1086	Live Oak	8	1.5
1087	Live Oak	10	1
1088	Live Oak	8	1
1089	Live Oak	7	1.5
1090	Live Oak	8	1.5
1091	Live Oak	4	1
1092	Live Oak	8	1.5
1093	Laurel Oak	4	1
1094	Live Oak	4	2
1095	Live Oak	6	1.5
1096	Live Oak	2	2
1097	Live Oak	6	2
1098	Live Oak	6	2
1099	Live Oak	7	1.5
1100	Live Oak	7	1.5
1101	Live oak	7	2
1102	Live oak	5	1.5
1103	Live oak	5	1.5
1104	Live oak	5	2
1105	Live oak	4	1.5
1106	Live oak	5	1.5
1107	Live oak	5	1.5
1108	Laurel Oak	4	1.5
1109	Live oak	4	1.5

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Revision	Date
1. Rev. per Tarpon Springs comments	02/24/25
2. Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

EXISTING TREE INVENTORY
Project No. 24-12
Date 04/19/24
Sheet ET2

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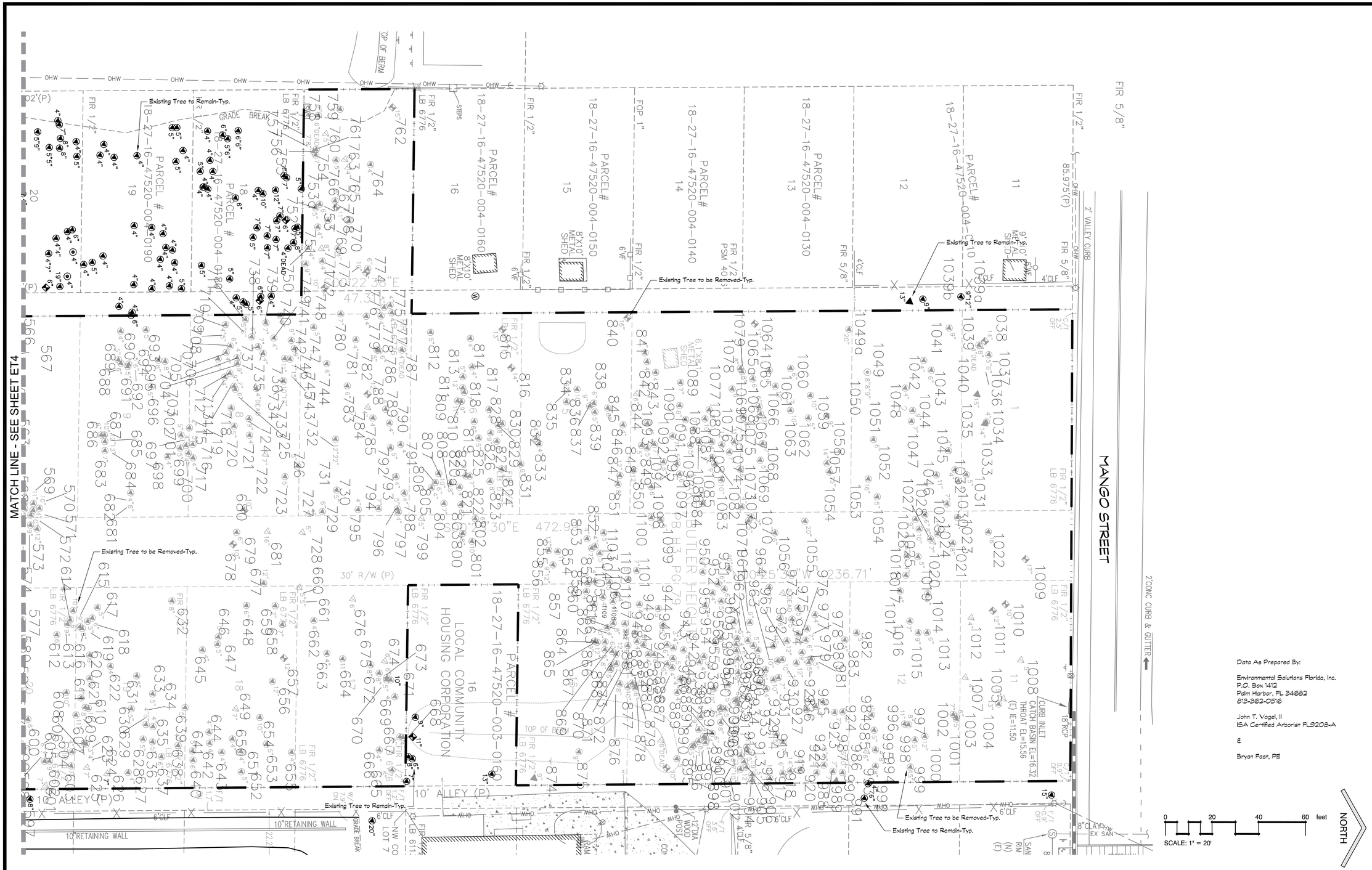

Data As Prepared By:

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P.O. Box 1412
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813-362-0516

John T. Vogel, II
ISA Certified Arborist FL9208-A

&

Bryan Fast, PE

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PO Box 1412, Palm Harbor, FL 34682
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Revision	Date
6	
5	
4	
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2	Rev. per Tarpon Springs comments 02/24/25
1	Rev. per Tarpon Springs comments 07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

EXISTING TREE INVENTORY

Project No. 24-12
Date 04/19/24
Sheet ET3

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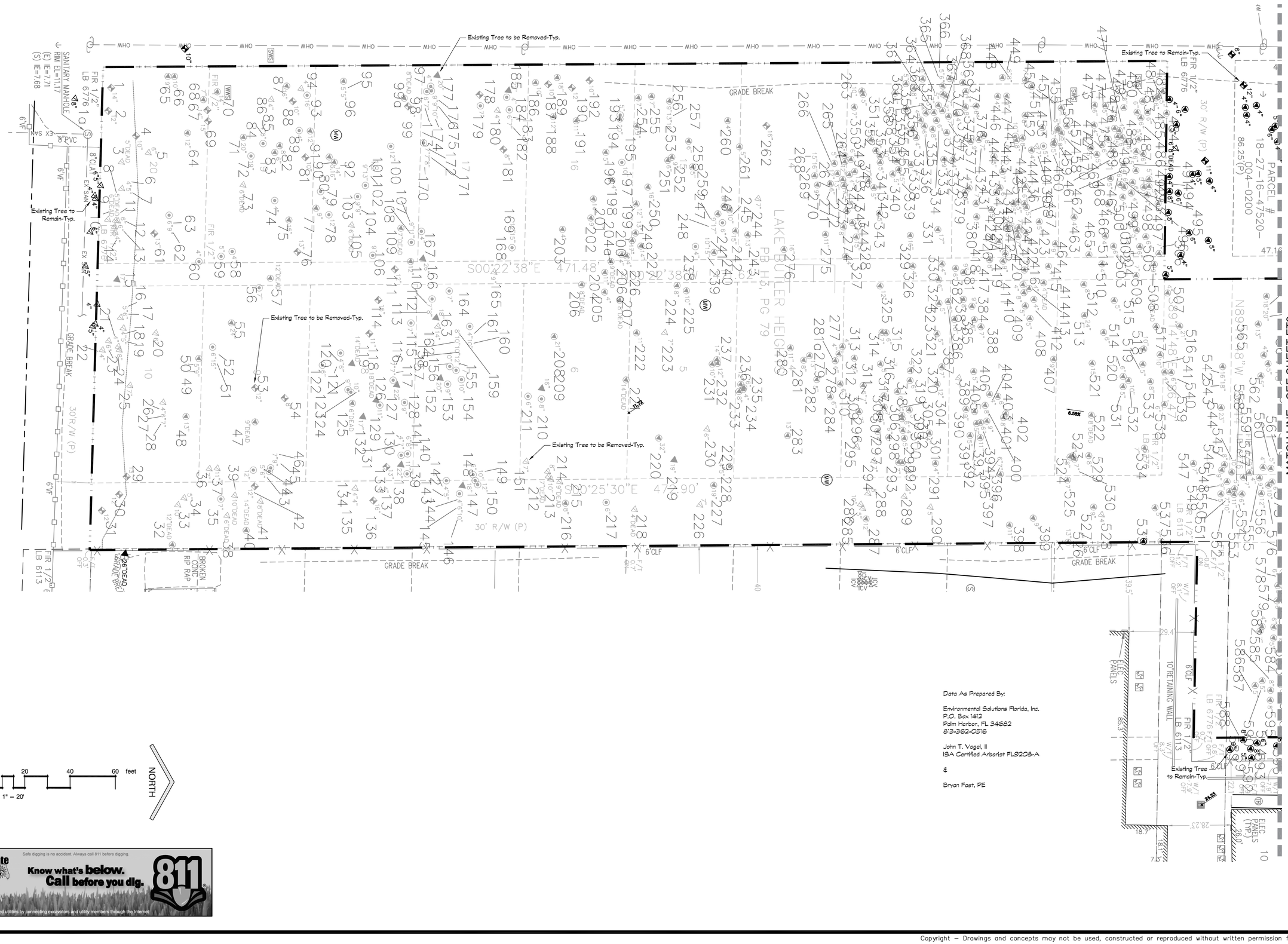

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

Data As Prepared By:

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Tarpon Springs, Florida

EXISTING TREE INVENTORY

Project No. 24-12

Date 04/19/24

Sheet ET4

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CITY OF TARPON SPRINGS GENERAL REQUIREMENTS

MINIMUM TREE PLANTING REQUIREMENTS:

OVERALL PROJECT AREA 90,479 SF
– UPLAND: 201,369 SF
– WETLAND: 0 SF

OVERALL REQUIRED TREE = 1 PER 2000 SF OF SITE AREA (201,369/2000) = 101 TREES REQUIRED

TOTAL TREES PROVIDED (LOTS, INTERNAL VUA, PONDS & COMMON AREAS) = 101 TREES

RESIDENTIAL UNIT LANDSCAPE REQUIREMENTS

2 TREES MINIMUM REQUIRED PER LOT
32 LOTS X 2 = 64 TREES REQUIRED
LOT TREES PROVIDED = 64 TREES
(52 TREES WITHIN LOTS + 12 TREE WITHIN COMMON AREAS)
COMMON AREA LOT TREES INDICATED BY "L"

INTERIOR LANDSCAPING REQUIRED:

100 SF OF REQUIRED INTERNAL LANDSCAPE AREA PER 5 PARKING SPACES
20 TOTAL PARKING SPACES PROPOSED = 20/5 X 100 = 400 SF INTERNAL VUA AREA REQUIRED
458.54 SF INTERNAL VUA LANDSCAPE AREA PROVIDED

1 TREE REQUIRED PER 100 SF = 400/100 = 4 TREES REQUIRED FOR INTERNAL VUA AREA
INTERNAL VUA LANDSCAPE AREA TREES PROVIDED = 4 PROPOSED TREES

RETENTION/DETENTION POND LANDSCAPE REQUIREMENTS

20% TREE COVERAGE RATE / 1 TREE PER 300 SF
POND AREA 28,189 SF x 20% = 5,638 SF / 300 SF = 19 TREES REQUIRED
POND AREA TREES PROVIDED = 19 TREES

BUFFER LANDSCAPE REQUIREMENTS:

SCREENING REQUIRED:

SOUTH BUFFER: RESIDENTIAL TO RESIDENTIAL

EAST BUFFER: RESIDENTIAL TO RESIDENTIAL

WEST BUFFER: RESIDENTIAL TO RESIDENTIAL

COMMON AREAS TREES:

14 TREES PROVIDED IN COMMON AREAS

TREE REMOVAL - PROJECT OVERALL

Non-Palm Species							
Tree Caliper (DBH)	Total inches removed	Percentage of total inches removed	Distribution of replacment inches based on % distribution of tree removals	Approximate net inches to be further replaced / contribution to tree bank / exempted, with final exemptions determined at individual lot building permitting	Tree Bank Contribution per inch	Total Tree Bank Contribution
1 4" to less than 8" DBH	269	27%	54.8	214.2	$ 25.00	$ 5,355.59
2 8" to less than 15" DBH	393	40%	80.0	313.0	$ 50.00	$ 15,648.69
3 15" to less than 25" DBH	278	28%	56.6	221.4	$ 75.00	$ 16,604.33
4 25" and greater DBH	52	5%	10.6	41.4	$ 100.00	$ 4,141.13
Total	**992**	**100%**	**202**	**790**	Grand total	$ 41,749.75
Total inches replaced	**202**	Based on 101 Trees @ 2" Caliper				

Palm Species					
	Total inches removed	Inches to be planted	Net inches to be replaced	Tree Bank Contribution per inch for Palm Trees	Total Tree Bank Contribution-Palms
Palms	383	0	383	$ 10.00	$ 3,830.00

TREE REPLACEMENT REQUIRED:

TREES REQUIRING REPLACEMENT (INCH FOR INCH REPLACEMENT) TREES RATED FAIR OR GOOD:

TREES NOT REQUIRING REPLACEMENT (LESS THAN 19" DBH WITHIN BUILDING PAD, DRIVEWAY, S/W & TREES RATED POOR OR DECLINE/DEAD):

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
TREES								
	AR	11	Acer rubrum	Red Maple	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native
	ML	6	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	PE	11	Pinus elliotti	Slash Pine	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	QS	17	Quercus shumardii	Shumard Oak	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	QH	10	Quercus virginiana `QVTIA`	Highrise Live Oak	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
	TX	11	Taxodium distichum	Bald Cypress	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native
	UF	35	Ulmus americana Floridana	Florida Elm	-	2"Cal	8`-10` Ht., 3`-4` Sp.	Native, Drought Tolerant
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
SHRUBS								
	DE	12	Duranta erecta `Gold Mound`	Gold Mound Duranta	3 Gal., 15" Ht. x 15" Sp.	36" o.c.	Drought Tolerant	
GROUND COVERS								
	LE	176	Liriope muscari `Emerald Goddess`	Emerald Goddess Liriope	14" x 14", 1 gal.	18" o.c.	Drought Tolerant	

SEE SHEET ET1–ET4 FOR EXISTING TREE INVENTORY
SEE SHEET LA4 FOR LANDSCAPE NOTES & DETAILS



ENGINEERING & LAND PLANNING
BASE INFORMATION PREPARED BY:
Gulf Coast Consulting, Inc.
13825 Icot Blvd., Suite 605
Clearwater, Florida 33760
Phone - (727) 524-1818

ROBERSON RESOURCE GROUP
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3152 Little Road, # 125, Trinity, Florida 34655
Phone: 727-255-4268 Web: RRGLA.com
LA0001461

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

Date per Digital Signature
PATRICK JOHN ROBERSON
FLORIDA REGISTERED LANDSCAPE ARCHITECT
NO. LA0001461

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2025.02.24 21:29:31 -05'00'

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6	
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3	
2 Rev. per Tarpon Springs comments	02/24/25
1 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

LANDSCAPE PLAN

Project No. 24–12
Date 04/19/24
Sheet LA1

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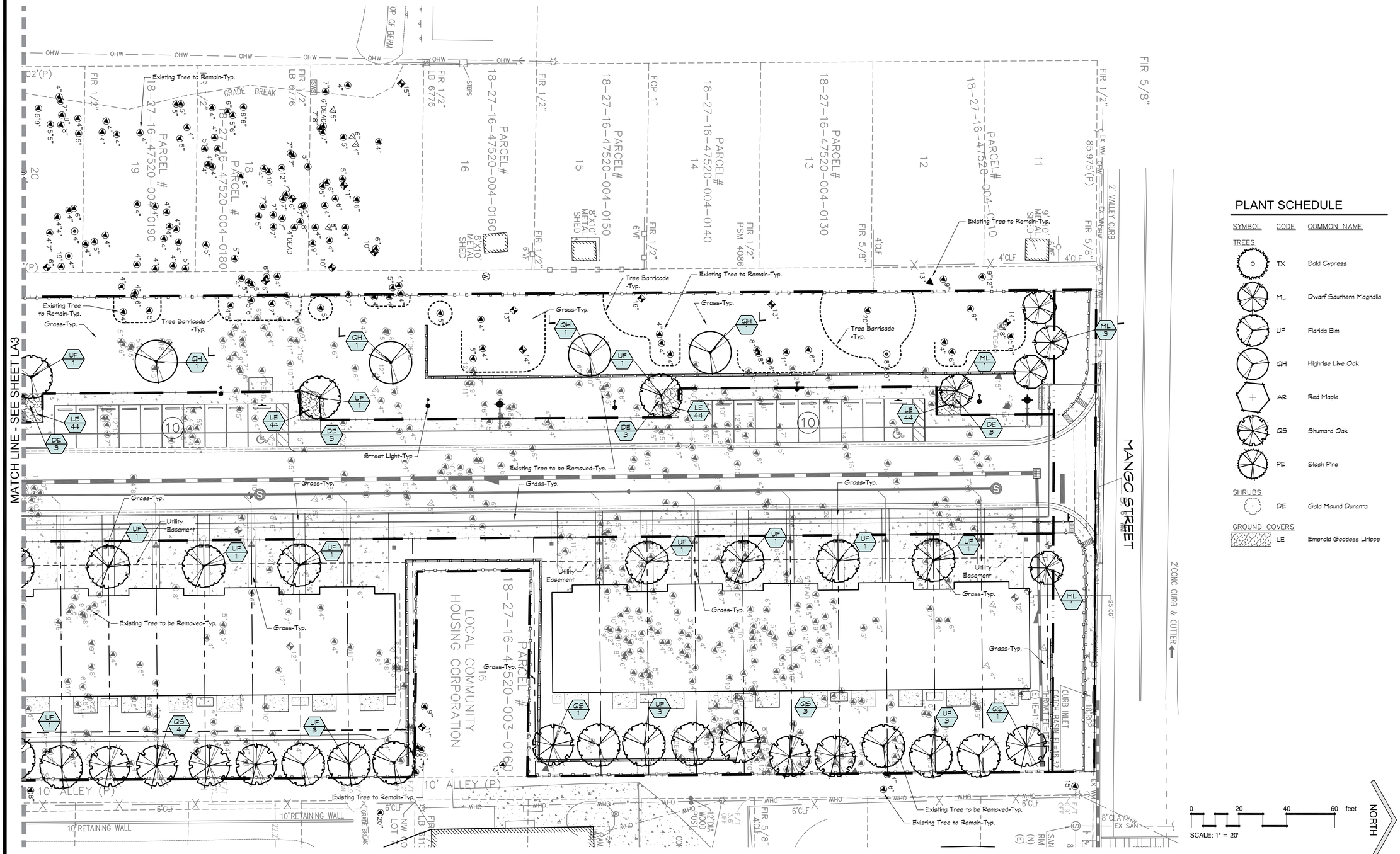

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	TX	Bald Cypress
	ML	Dwarf Southern Magnolia
	UF	Florida Elm
	QH	Highrise Live Oak
	AR	Red Maple
	QS	Shumard Oak
	PE	Slash Pine
SHRUBS		
	DE	Gold Mound Duranta
GROUND COVERS		
	LE	Emerald Goddess Liriope

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DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
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Project Title: MANGO STREET TOWNHOMES
Tarpon Springs, Florida

LANDSCAPE PLAN

Project No. 24-12
Date 04/19/24
Sheet LA2

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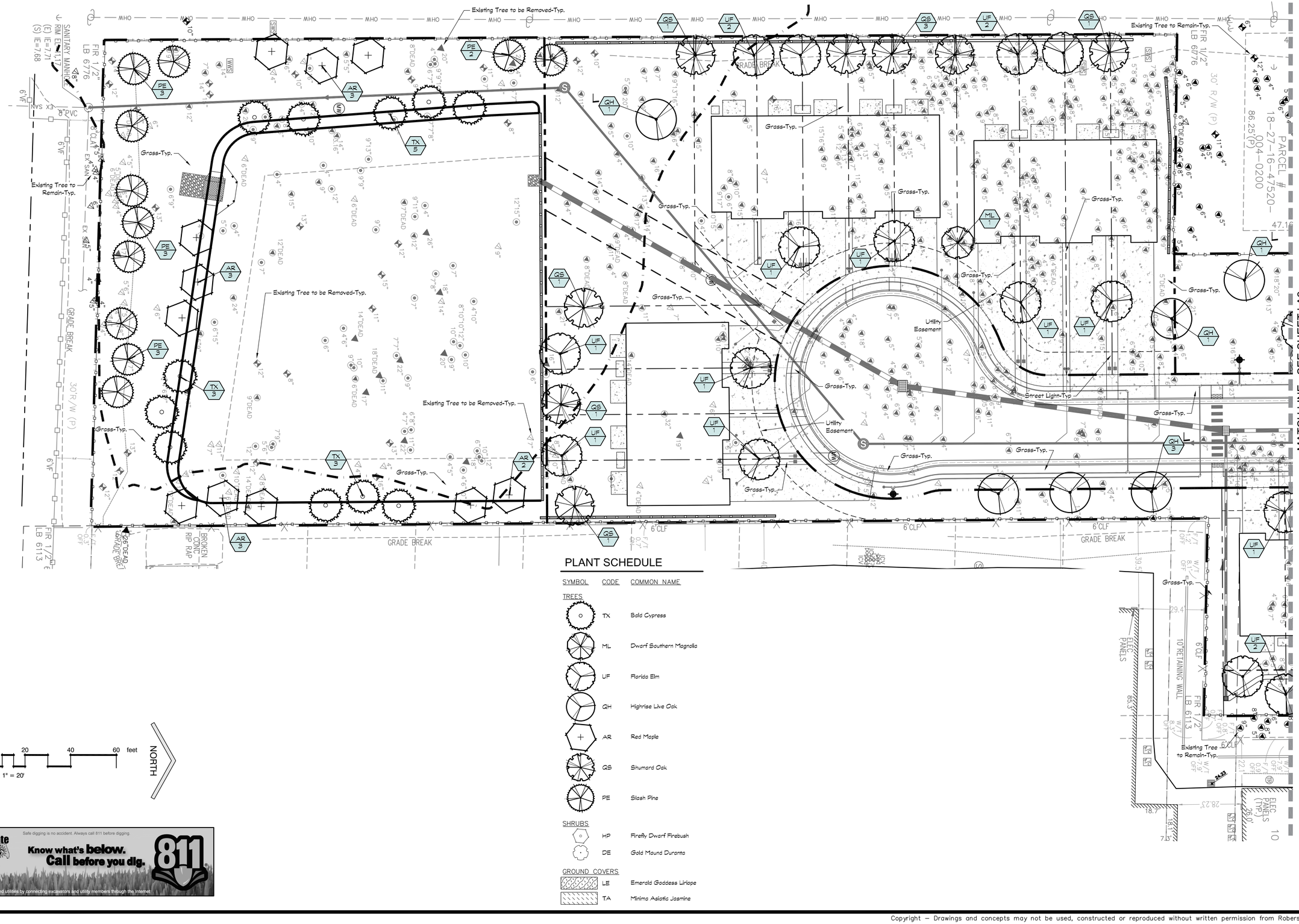

PLANT SCHEDULE

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	ML	Dwarf Southern Magnolia
	UF	Florida Elm
	QH	Highrise Live Oak
	AR	Red Maple
	QS	Shumard Oak
	PE	Slash Pine
SHRUBS		
	HP	Firefly Dwarf Firebush
	DE	Gold Mound Duranta
GROUND COVERS		
	LE	Emerald Goddess Liriope
	TA	Minima Asiatic Jasmine

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

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Project Title
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Tarpon Springs, Florida

LANDSCAPE PLAN

Project No. 24-12
Date 04/19/24
Sheet LA3

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LANDSCAPE GENERAL NOTES

1. Permits required by any authority or governing jurisdiction, for any installation or construction work described in the contract documents, shall be obtained by the Contractor. Any applicable fees or financial requirements are to be paid by the Contractor for such permits, unless stipulated specifically in writing by the Owner.

2. The Contractor shall comply with all codes, safety requirements, and environmental regulations of federal, state, local and other regulatory agencies that have jurisdiction over the project, without additional cost to the owner. This includes any safety standards of the Occupational Safety and Health Act and amendments. The Owner and Owner's Representative shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.

3. The work included in this Section include the furnishing of all materials, equipment and labor necessary and incidental to the installation and preparation of planting areas, soil treatment, plants, grassing, protection of existing and proposed plants, hauling and spreading of topsoil, finish grading, removal and / or transplanting of existing plants as indicated, warranty, replacement of plants and / or materials, and related items as required to complete the work as indicated on the plans and fulfilling all warranty provisions, as specified herein.

4. The work shall also include the maintenance of all landscape plants and materials, planting areas, and sod / seeded areas until the Final Acceptance by the Owner's Representative. This time period of required maintenance may be extended through the full warranty period, as specified in the contract agreement, until Final Project Acceptance.

5. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, installed elements and utilities specified herein and / or on submitted plans. Removal or destruction of items described above is prohibited unless specifically authorized by the Owner.

6. The plant list as shown on the plans is for the Contractor's information only and no guarantee is expressed or implied that quantities shown therein are correct or that the list is complete. The Contractor shall verify that all plant material shown on the drawings are included in the Contractor's bid.

7. Substitutions of plant materials will not be permitted unless authorized in writing by the Owner's Representative. Proof is to be submitted in writing from 5 different regional sources that a plant specified is not obtainable. Consideration will be given to the nearest available size or similar variety with a corresponding adjustment of the contract price.

8. The Contractor shall review and verify the proposed and existing site elements, including but not limited to, storm drainage, water, sewer, phone, cable and electrical utilities, paving, site grading, buildings, walks, hardscape, and vegetation to preclude any misunderstanding and ensure a trouble free installation.

9. Stated dimensions shall govern over scaled dimensions on the plans.

10. Plants shall be subject to inspection for conformity to specification requirements and approval by the Owner's Representative at their place of growth, or upon delivery to the site, as determined by the Owner's Representative. Such approval shall not preclude the right of inspection and rejection during any phase of the work. Rejected plant materials shall be immediately removed from the project site and replaced with approved plant materials within seven (7) days or as approved by the Owner's Representative.

11. All plants may be selected and tagged by the Owner's Representative at their place of growth. For distance material, photographs may be submitted for pre-inspection review and approval by the Owner's Representative. Pictures shall be clear and contain the full image of the plant material to be reviewed and have a clear indication of size in foot increments for trees and palms and inches for shrubs and groundcovers. The photograph will become the representative sample for that plant type (species and size).

12. Submit certificates of inspection, as required by governmental authorities, and manufacturers or vendors certified analysis for soil amendments, herbicides, insecticides and fertilizer materials and any additional data that indicates that the materials comply with specified requirements.

13. The Contractor shall conduct a minimum of three (3) soil tests at locations as shown on the plans or determined by the Owner's Representative. The Contractor shall test each location for soil composition (type, strata, pH, soluble salts, and organic content) and sub-surface drainage conditions (percolation rate), as a minimum. Soil testing shall be conducted by an approved soil-testing laboratory. The Contractor shall provide the Owner's Representative with the results of the soil analyses prior to any installations throughout the project. If soil conditions are insufficient for proper plant growth, the Contractor is required to supply recommendations for improving the condition of the soil of each area, to the Owner's Representative for approval. The Contractor shall, at the discretion of the Owner's Representative, proceed with the recommendations for improving the soil conditions.

14. Trees designated as Ball and Burlap (B&B) shall be properly dug with firm natural balls of soil retaining as many fibrous roots as possible is sizes and shapes as specified in the most recent edition of the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with heavy nonsynthetic, rottable twine. Root collar shall be apparent at the surface of the rootball. No trees with loose, broken, or manufactured rootballs will be planted, except with written approval of the Owner's Representative, prior to planting.

15. Sabal Palms shall have all frond removed prior to planting, leaving a minimum of twelve (12) inches of new frond growth above the bud. Boots shall be removed from the trunk of sabal palms unless otherwise specified by the Owner's Representative. Remove only a minimum number of fronds on other palm species to facilitate the handling of the palm material. Do not damage the buds of any palms and take necessary care to protect the bud during digging, handling, transportation and installation.

16. During transportation of plant material, the Contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, rootball damage, or areas of torn bark, the Owner's Representative may reject the injured plant material and require replacement of the rejected material at no additional cost to the Owner.

17. Plant material that is stored improperly shall receive a special review of acceptance or rejection, established on a case by case basis.

18. The Contractor shall protect existing pavement, buildings, walks, curbing, walls, hardscape elements, utilities and planting materials (trees, shrubs, ground covers, etc.) which are not designated for removal on the plans from damage.

19. The Contractor shall request the proper utility company to stake the exact location of all underground lines including but not limited to electric, gas, cable and/or telephone service prior to layout and excavating of any planting area. The Contractor shall contact Sunshine State One-Call of Florida, Inc. (SSOCOF) at 1-800-432-4770. Per SSOCOF, the calls shall be made a minimum of two days and a maximum of five days before beginning construction operations.

20. Not all utilities are members of the Sunshine State One-Call system and direct contact shall be taken as necessary.

21. The Contractor shall be responsible for the preservation and protection of all site conditions to remain from damage due to this work. In the event damage does occur, all damage shall be completely repaired to its original condition. All the costs of such work shall be charged to and paid by the Contractor.

22. The Contractor shall thoroughly examine the project site, including sub-surface soil conditions, existing and proposed elevations and general conditions under which the work is to be preformed. The Contractor shall notify in writing of any conflicts or unsatisfactory conditions discovered, prior to beginning work. If the Contractor begins work before the unsatisfactory condition have been resolved, this will indicate that the Contractor has accepted the existing conditions and is responsible to complete the work at no additional cost to the Owner.

23. The Contractor shall be responsible for all unauthorized cutting or damage to existing trees not marked for removal on the plans. Such damage may be caused by operation of equipment, stockpiling of materials, careless labor, etc. This shall include compaction by driving or parking inside the drip-line of trees or the spillage of oil, gasoline, or other deleterious materials within the drip-line of trees.

24. The Contractor shall have a clear understanding and identify each existing tree, shrub and / or palm that is designated to remain or to be removed.

25. The Contractor shall maintain tree barricades at all times during the construction activities on the project for all existing trees, palms and other plant material within and adjacent to the limits of construction that are specified to remain. The Contractor shall refer to the tree protection detail and notes provided within the Landscape Plans.

26. The Contractor shall provide an International Society of Arboriculture (I.S.A.) Certified Arborist with a minimum of five (5) years experience with similar projects, to direct appropriate pruning (roots, branches) and/or other treatment necessary to ensure the health, viability and attractiveness of trees and palms to remain. The Contractor shall be responsible for implementation of the Certified Arborist's instructions.

27. Uncover specified work when directed by the Owner's Representative without compensation. Should the material, workmanship, or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

28. Rejected work shall be removed and corrected within seventy-two (72) hours upon notification of rejection by the Owner's Representative.

29. Plants shall be true to species, variety and size as specified on the plans and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project.

30. All plant material shall comply with all required inspections, grading standards and plant regulations, as set forth by the Florida Department of Agriculture and Consumer Services Division of Plant Industry, Grades and Standards for Nursery Plants, latest edition. All plant material shall also conform to ANSI Standards for Nursery Stock (ANSI Z60.1-1990).

31. Plant materials not specifically covered in "Florida's Grade and Standards for Nursery Plants" shall conform to a minimum grade of Florida No. 1 as to: health and vitality, condition of foliage, root system, freedom from pests or mechanical damage; heavily branched and densely foliated according to the accepted normal shape; freedom from low and/or "V" shaped crotches.

32. The minimum grade for all plant material shall be Florida No. 1 or better.

33. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 inch in diameter that are not completely closed will be rejected.

34. Palms shall have straight trunks (within 3 degrees of vertical) unless other wise stated on the plans. Palms shall be free from burn marks and / or other damage to the trunk.

35. Balled and burlapped (B&B) plants (field grown trees and palms) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a ball shall be planted if the ball is cracked or broken. B&B root balls shall exhibit small white fibrous roots coming through the burlap. Field grown trees and palms shall be nursery grown material. Root pruning and hardening off of plant material shall be done a minimum of six (6) weeks or for a period as determined by the Owner's Representative, prior to planting at the project. The supplier of the tree material shall supply certification of the date of root pruning and harvest date of the tree material, prior to the installation of the trees at the project site.

36. Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting.

37. Prepared planting soil shall be fertile, friable natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks and other foreign materials. The acidity range shall be between pH 5.5 and 6.5. Prepared planting soil mixture shall consist of three (3) parts native topsoil meeting the above requirements and one (1) part peat. The peat shall be brown to black in color, sterile, weed and seed free, granulated raw peat, containing not more than 9% mineral content on a dry basis.

38. Planting shall be coordinated with the underground automatic irrigation system(s) installation. The irrigation system is to supply 100 percent coverage of water to all required landscape plant material and turf at time of landscape installation.

39. The Contractor shall supply supplemental water; over the amount of water supplied by the irrigation system, for establishment to all newly installed trees and palms for ninety (90) days, commencing immediately after installation. Supplemental water can be supplied by water truck or direct water source on site (hose bib, reclaimed water, pump/well source), and shall be applied in such a manner to avoid disturbance to mulch and soil, and to avoid damage to plant materials.

40. It is the Contractor's responsibility to adjust watering amounts and frequency to ensure proper establishment of all plant material.

41. Fertilizer shall be complete, uniform in composition, dry and free flowing. Fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's statement of analysis. Store in a manner to prevent wetting and deterioration.

42. Mulch is to be 100% organic shredded Melaleuca, Pine Bark Nuggets (2" max.) or Eucalyptus mulch, type as approved by the Owner, shall be utilized and installed to a wetted depth of three (3) inches. Mulch shall be free of extraneous sticks and other tree residue.

43. A pre-emergent herbicide (DOW Snapshot or approved equal) shall be applied to all planting areas as specified by manufacturer's recommendations.

44. Sod shall be as specified on the plans, in areas designated on the plans, and for disturbed areas within the construction limits, grass sod type shall be well matted with grass roots. The sod shall be taken up in rectangles, preferably 12" x 24", shall be a minimum of 2" in thickness, and shall be live, fresh, and uninjured at the time of planting. Sod shall be a minimum of 95% free from all noxious weeds, other grasses, and extraneous materials. The sod shall have a soil mat of sufficient thickness adhering to the roots to withstand all necessary handling.

45. The sod shall be planted as soon as possible after being dug, and kept moist and shaded until it is planted. Dumping from vehicles will not be permitted and damaged sod will be rejected. Replanting shall be performed within 24 hours after time of harvesting or sod shall be stacked in an approved manner and properly moistened until planted. Sod which has been cut for more than 72 hours shall not be used unless specifically authorized by the Owner's Representative, after inspection of the sod.

The sod shall be kept in a moist condition to the full depth of the rooting zone for at least two (2) weeks after placement. It is the responsibility of the Contractor to apply water as necessary until the sod roots begin to grow. This period shall be extended for a period of 30 days during low rainfall period for any non-irrigated Bahia sod and/or seeded areas. St. Augustine species sod shall have a permanent underground irrigation system providing 100%, head to head coverage at time of installation.

46. The work area may have existing utilities, such as, but not limited to, irrigation, phone, cable, electrical, water, sanitary sewer, and storm sewer. The locations of some of these existing utilities may have been indicated on the Plans. However, no guarantee is implied that the Plans are accurate or complete in reference to existing utility information. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.

47. The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due the Contractor's operations. The Contractor shall also engage any additional outside repairs on a continuous basis until services are restored. Contractor shall provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All responsibility for damage due to negligence on the part of the Contractor shall be borne by the Contractor and the Contractor shall also be fully responsible for any and all claims resulting from the damage.

48. The Contractor shall notify the Owner's Representative, in writing, of soil conditions that the Contractor considers detrimental to the growth of plant material. These conditions are to be described, as well as suggestions for correcting them. Proper soil percolation must be assured at a minimum rate of 1/2" percolation per hour to a depth of a typical tree planting pit.

49. Planting areas are to be finished graded to conform to grades on engineering drawings or as noted on the landscape drawings, after full settlement and installation has occurred. The Contractor shall correct or repair the grades as necessary to conform to the finished grades specified. All planting areas shall be free from concrete debris, lumps, depressions, rocks, sticks or other debris and shall be raked and graded smooth to conform to the finish grades after the installation of landscape materials. The planting areas shall provide positive surface drainage without puddling of water. This requirement is applicable to sodded areas also. Sodded areas shall present a smooth and finished appearance, meeting finished grades as specified after installation.

50. All materials and equipment shall be installed in a neat and workmanlike manner. The Owner's Representative reserves the right to direct the removal and replacement of any items, which, in his opinion, do not present an orderly and workmanlike appearance. Plant locations may also be adjusted by the Owner's Representative due to unforeseen on-site conditions.

51. Clean-up work and planting areas of rubbish or objectionable matter. Mortar, concrete and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the Contractor find conditions beneath the soil, which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner's Representative. Failure to do so before planting shall make the corrective measures the responsibility of the Contractor.

52. If underground construction, utilities or obstructions are encountered during the excavation of planting areas or pits, alternative locations for the plant material shall be selected by the Owner's Representative. Such changes in location shall be made by the Contractor without additional compensation.

53. All required trees and palms shall be placed a minimum of four (4) feet from impervious surfaces; shrubs shall be placed a minimum of 18 inches as measured from the edge of the plant.

54. All shrub beds shall be considered as a single mulched area. There shall be no sod incorporated within such planted areas. All shrub and groundcovers shall be mulched curb-to-curb or edge of planting bed, unless otherwise indicated. Top of mulch shall be level with the top of curb or surrounding grade.

55. Sides of pits and trenches shall be vertical. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, and/or obstructions, the Owner's Representative shall be notified before planting. Sites with poor drainage may require the use of sloped sides, for pits or trenches.

56. In planting areas where soils have been compacted to a density, which is detrimental to plant growth, loosen soils to allow root penetration beyond the planting pit.

57. Width of planting pit shall be 3 times the diameter of the rootball in highly compacted or poorly draining soils, with the sides of the pit sloped.

58. Shrubs fertilizer shall be Osmocote Time Released Fertilizer and composed of a fertilizer ratio of 3:1:1 or 3:1:2, (nitrogen: phosphorus: potassium) and contain all primary and secondary trace elements, or approved equal.

59. Sod fertilizer shall be composed of sixteen percent (16%) nitrate nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium and contain all primary and secondary trace elements for sodded areas, or approved equal.

60. Palms: Fertilizer shall be composed of twelve percent (12%) nitrogen, four percent (4%) phosphorus, twelve percent (12%) potassium and contain all primary and secondary trace elements for Florida palm trees.

61. Fertilizer shall be applied at the rates recommended by the manufacture and soil testing laboratory. Fertilizer shall be applied as a top dressing only and shall not be mixed in with the backfill material at time of installation. The Contractor shall apply fertilizers at the time of installation. Fertilizer shall be applied per ANSI 300, Part 2 - 1998 and Best Management Practices, Tree and Shrub Fertilization, ISA.

62. Trees, shrubs and ground cover shall be set straight and at such a level, that after settlement, the plant ball will stand flush, to 1" - 1/2" above grade. Each plant shall be set in the center of the planting pit (see planting details). Planting goal shall be thoroughly "watered-in" to remove all air pockets around the root ball. Do not rely on the irrigation system to achieve this task. All burlap, rope wires, etc. shall be loosened from the top and sides of the ball, but no burlap shall be pulled from underneath. No more than two (2) inches of soil shall remain over the first major root closest to the soil surface. Remove non-biodegradable nursery wrappings and unwrap burlap from the top 1/3 of the rootball.

63. Plant materials such as trees, shrubs and groundcovers shall be planted prior to the planting of the grassed / sodded areas. The grassed / sodded areas shall be protected during and repaired if damaged during the planting installation activities.

64. All new furnished trees and palms shall be set plumb at the time they are installed to within a tolerance of three (3) degrees from vertical. Trees and palms found not to be vertically aligned will not be accepted.

65. A basin shall be built around all plants or trees that stand-alone and are not located in larger mulched beds. A water-holding soil-dam shall be built on the outside edge of the planting pit to form a basin of sufficient volume to hold water, as per the Planting Details.

66. Each tree shall be pruned to preserve the natural character of the plant as shown on the Plans. All softwood (sucker growth) and all broken or badly damaged branches shall be removed with a clean cut. Pruning procedures shall conform to ANSI A300 Part 1 - 2001 and Pruning and Best Management Practices, Tree Pruning, by the International Society of Arboriculture. All pruning shall be previously approved by the Owner's Representative.

67. Within one week after the planting, mulch material, as specified, shall be uniformly applied to a minimum wetted thickness of three (3) inches or as indicated on the Plans, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection.

68. All trees not within planting beds shall be mulched within a three (3) foot diameter of the tree.

69. Do not place mulch immediately against trunks of trees and palms.

70. Soft spots and inequalities in grade shall be corrected before starting sod work. Soil shall be watered before sod planting. Tamp or roll all newly installed sod. Sod shall be thoroughly watered in.

71. The setting of the sod pieces shall be staggered so as to avoid a continuous seam. The offsets of individual strips shall not exceed 6". In order to prevent erosion caused by vertical edges at the outer limits, the outer pieces of sod shall be tamped so as to produce a feathered edge effect. On steep slopes, the Contractor shall, if so directed, prevent the sod from sliding by means of wooden pegs driven through the sod blocks into firm earth, at directed intervals. Sod shall be placed in rows perpendicular to the slope.

72. The project site shall be kept in a relative neat and clean appearance throughout the course of the landscape installation. Perform cleaning during installation of the work and upon completion of the work. Remove from the site all excess materials, soil, debris, and equipment. Repair damage resulting from planting and other landscape installation operations. Landscape beds and sodded areas shall be kept weed free until acceptance by Owner and maintenance period commences.

73. Provide one (1) year warranty covering the life and satisfactory condition of all planted materials. All sod shall be warranted for 90 days after Final Acceptance. The one (1) year warranty does not begin until the entire landscape installation has been accepted by the Owner's Representative at the time of Final Acceptance for Landscape work. After the one (1) year warranty period, the Owner's Representative shall conduct the Project's Final Inspection.

74. All plant material and turf not found in a healthy growing condition, questionable survivability or dead at the end or at any time during the warranty period shall be removed from the site and replaced within ten (10) calendar days after written notice.

75. All plant material replacements shall be of the same kind and size as specified in the Plant List. They shall be furnished, planted, mulched and watered-in as specified at no additional cost to the Owner. These replacement materials shall be bound to the same warranty conditions as the original materials.

76. Damage to plant material from obvious vandalism, theft, Owner's neglect, or acts of providence (i.e., prolonged flooding, gale force winds, etc.), or incidents beyond the Contractor's control will not be covered under this warranty.

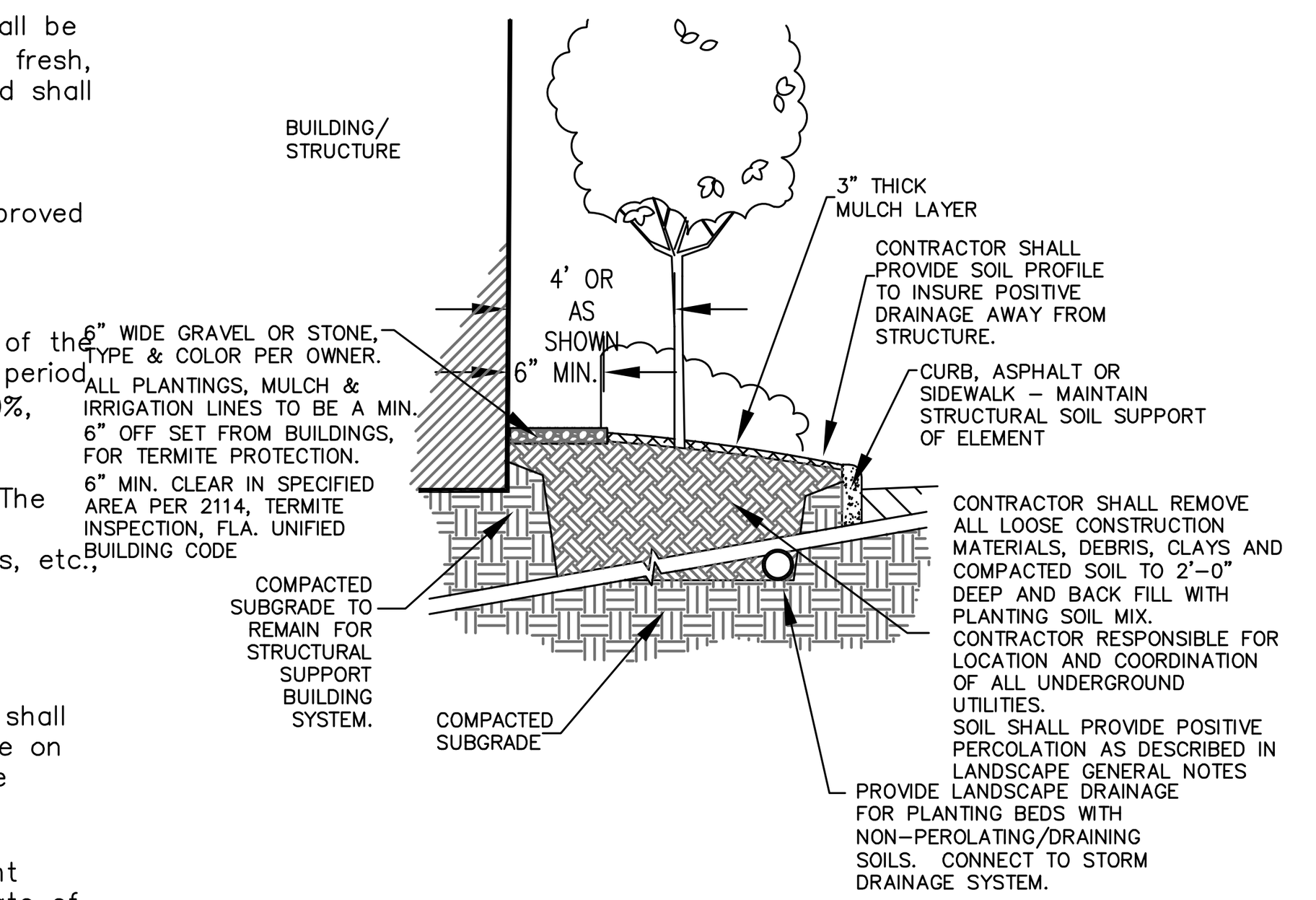
77. The Contractor shall notify the Owner's Representative in writing, a minimum of ten (10) days in advance, when all work is substantially complete to schedule a substantial completion. Based on this inspection, the Owner's Representative will develop a punch list of items to be addressed by the Contractor. Upon completion of Punch List items, the Contractor shall coordinate with the Owner's Representative to schedule a Final Acceptance Inspection. At the time of Final Acceptance, the warranty period shall begin.

78. Upon Final Acceptance of the plant material, the Contractor shall submit two (2) written maintenance instructions recommending procedures for the maintenance of plant materials and sod, for a one year period.

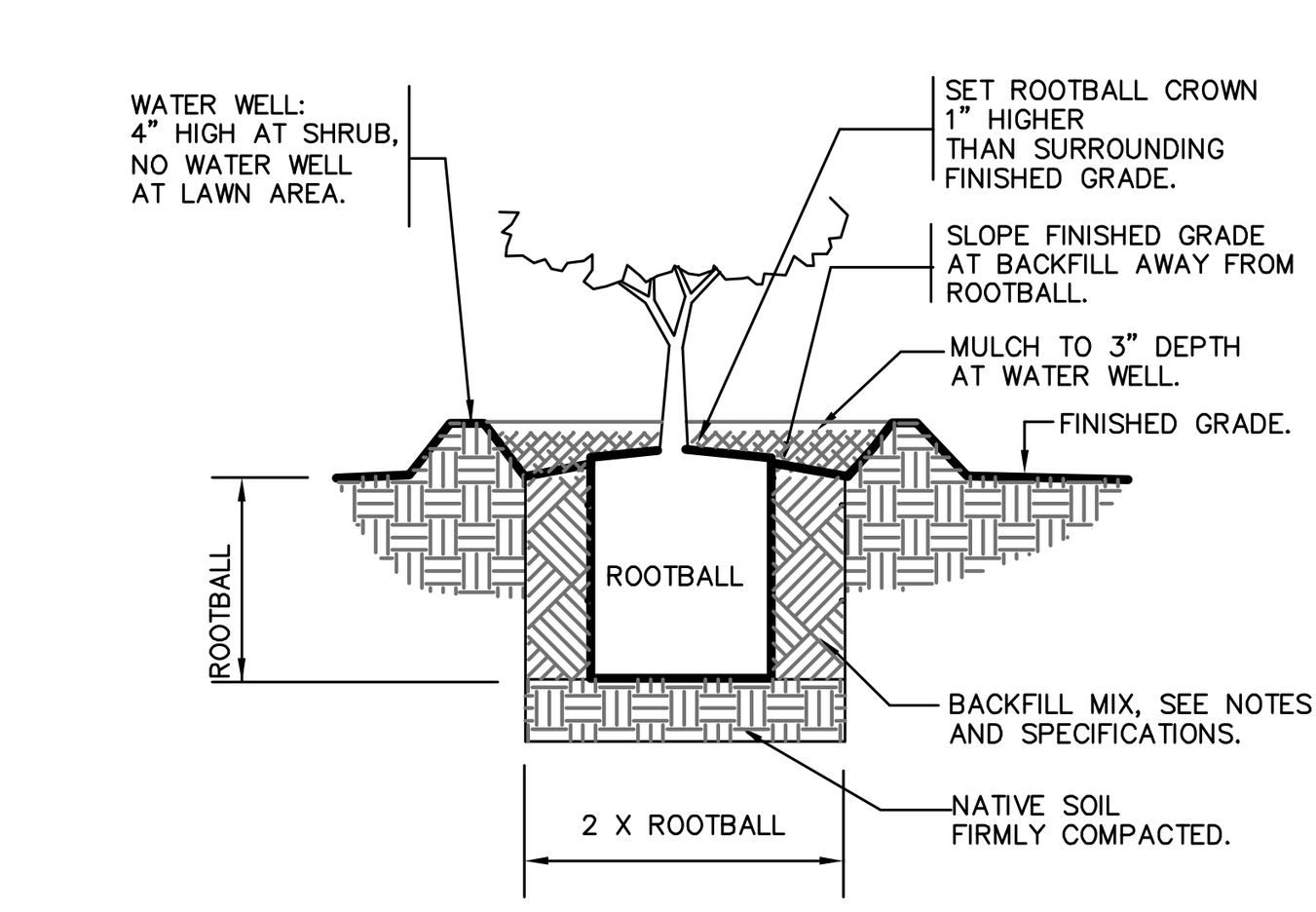
EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER THE JURISDICTIONAL CITY/COUNTY REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE AN INTERNATIONAL SOCIETY OF ARBORIST (ISA) CERTIFIED ARBORIST WITH A MINIMUM OF 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS, TO DIRECT APPROPRIATE PRUNING (ROOTS, BRANCHES) AND/OR OTHER TREATMENT NECESSARY TO ENSURE THE HEALTH, VIABILITY AND ATTRACTIVENESS OF TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE CERTIFIED ARBORIST'S INSTRUCTIONS. PRUNING SHALL CONFORM TO ANSI A-300 PRUNING STANDARDS.

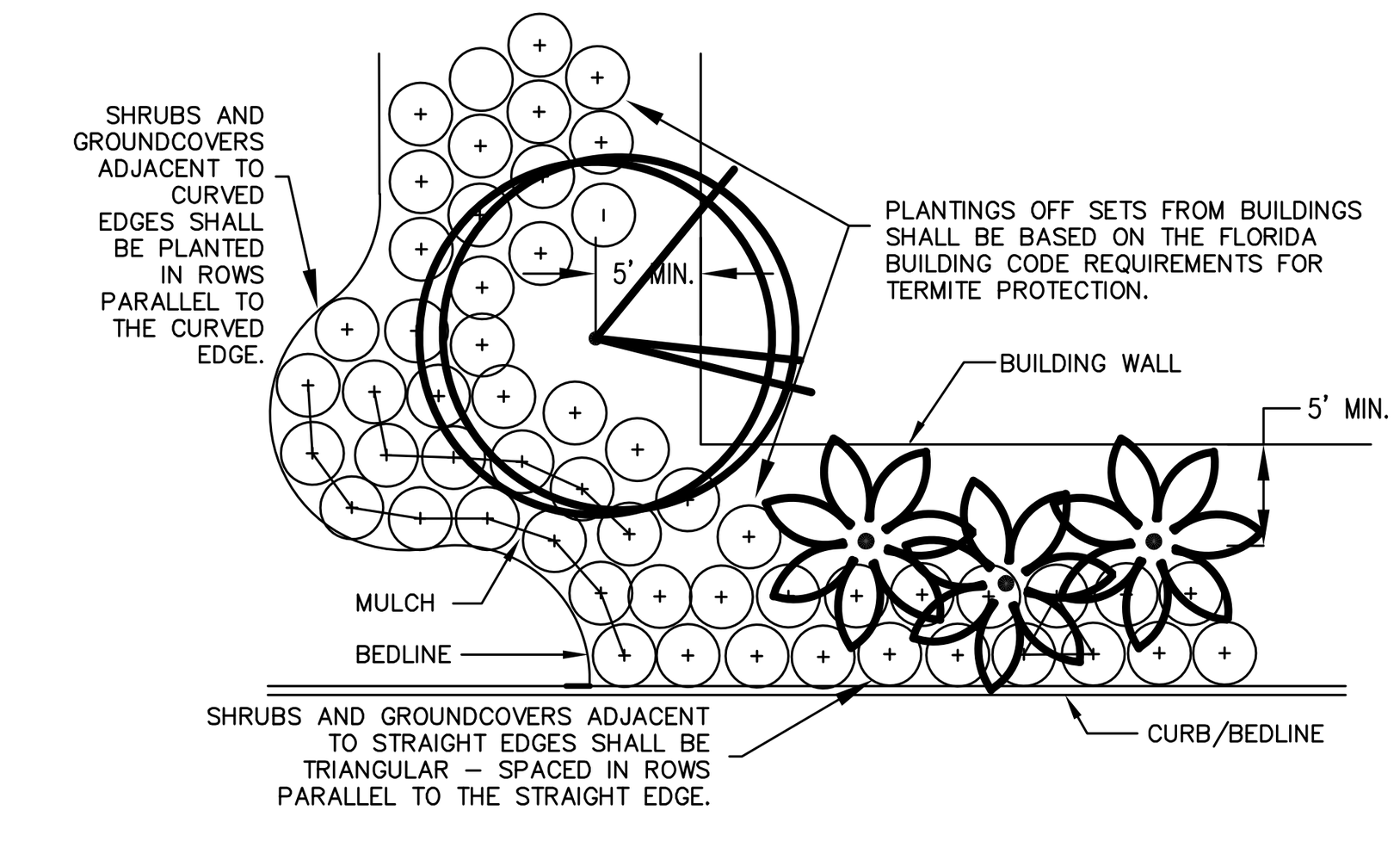
ALL TREE ROOTS EXISTING WITHIN IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THE PLANS. ROOT PRUNING SHALL BE ACCOMPLISHED BY MECHANICAL TRENCHER WITH SHARP BLADES AND UNDER THE DIRECT SUPERVISION OF THE CERTIFIED ARBORIST. ROOT PRUNING SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE JURISDICTIONAL CITY/COUNTY AND ISA.



1 TYPICAL PERIMETER LANDSCAPE DETAIL

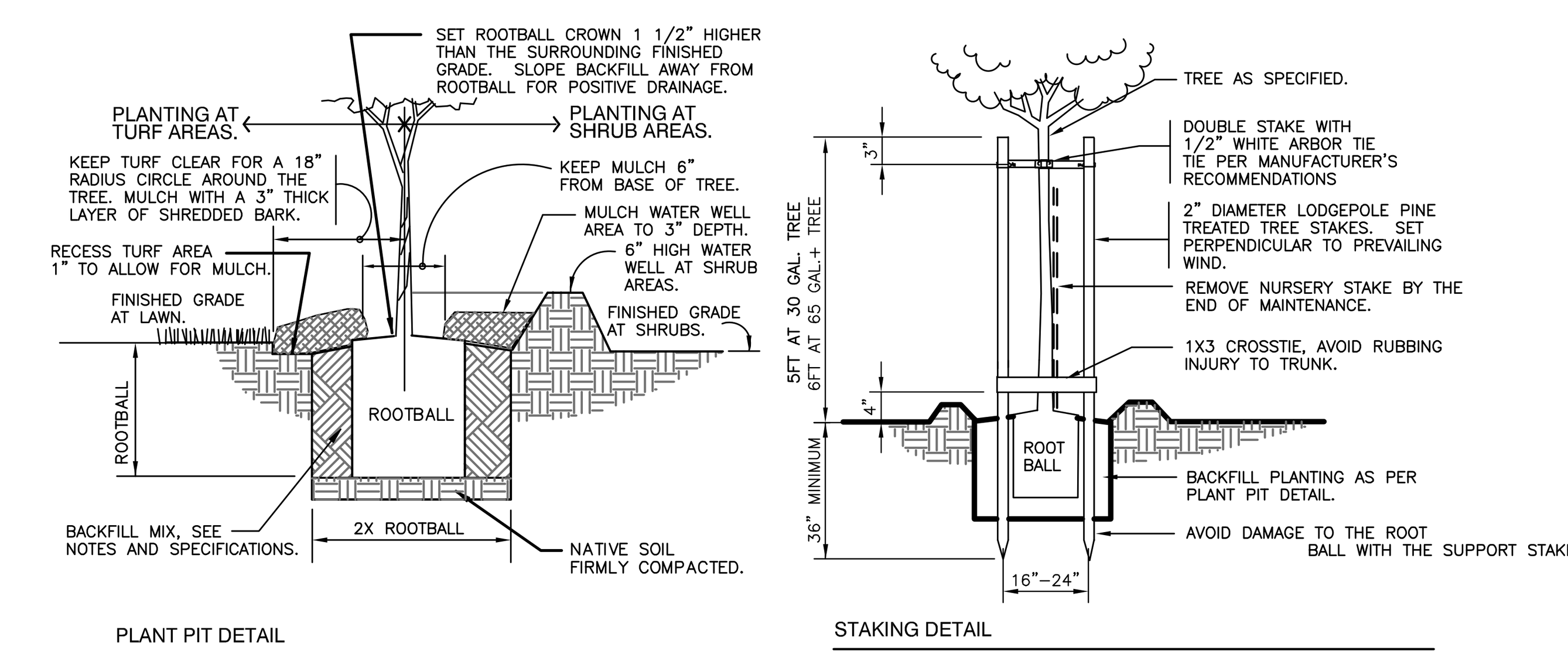


2 SHRUB PLANTING

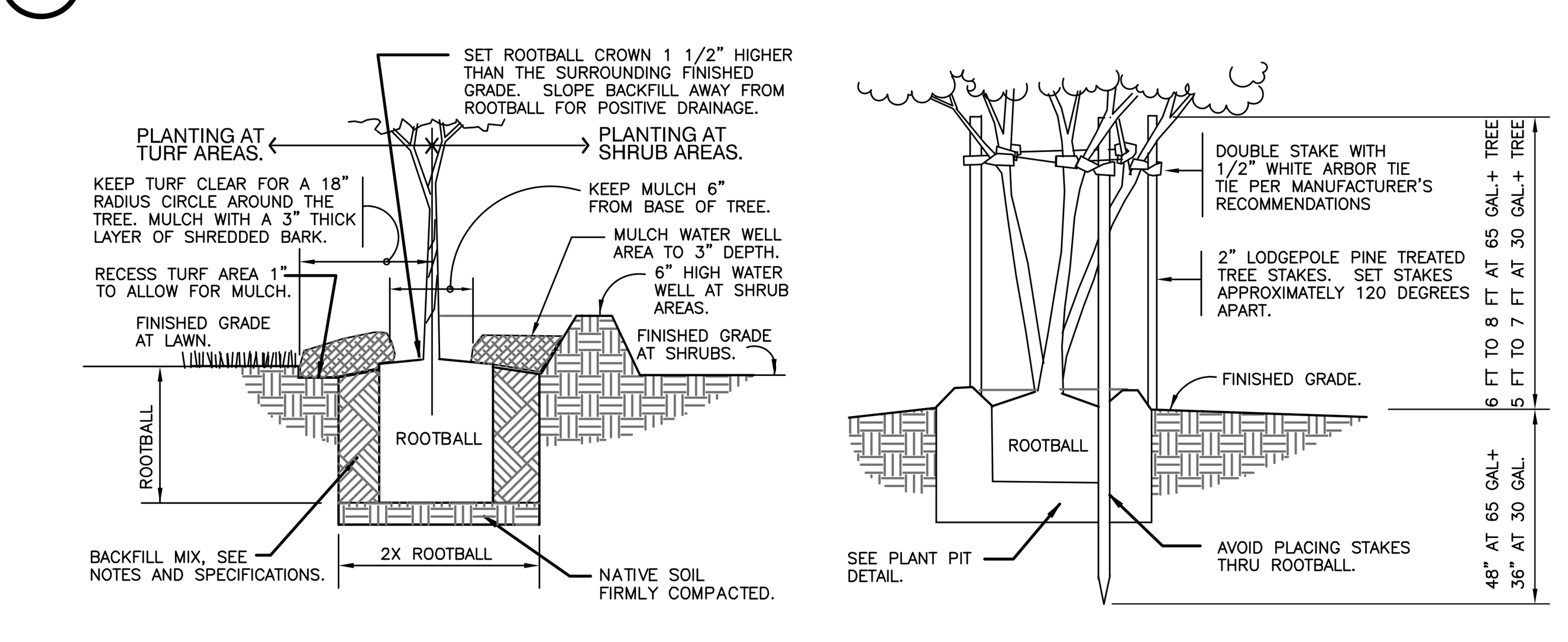


NOTES:
1. CENTER TO CENTER SPACING (O.C.) VARIES FOR DIFFERENT PLANT SPECIES. SPACE EACH VARIETY OF PLANT EQUALLY IN PLANTING AREAS PER SPACING SHOWN ON PLANS.
2. TREES ADJACENT TO BUILDING/STRUCTURE SHOULD BE PLANTED AT A MINIMUM OF 5' AWAY FROM THE BUILDING/STRUCTURE WALL.
3. PALMS SHOULD NOT BE PLANTED CLOSER THAN 5' FROM THE BUILDING/STRUCTURE WALL.
4. VENEER SUPPORTED BY A SHELF ANGLE OR LINTEL SECURED TO THE FOUNDATION SIDEWALL, PROVIDED AT LEAST 6-INCH CLEAR INSPECTION SPACE OF THE FOUNDATION SIDEWALL EXTERIOR EXIST BETWEEN THE VENEER AND THE TOP OF ANY SOIL, SOD, MULCH OR OTHER ORGANIC LANDSCAPING COMPONENT OR ANY OTHER WORK IMMEDIATELY ADJACENT TO OR ADJOINING THE STRUCTURE, PER SECTION 2114, TERMITE INSPECTION, FLORIDA UNIFIED BUILDING CODE, LATEST EDITION.

3 PLANT MATERIAL LAYOUT DETAIL

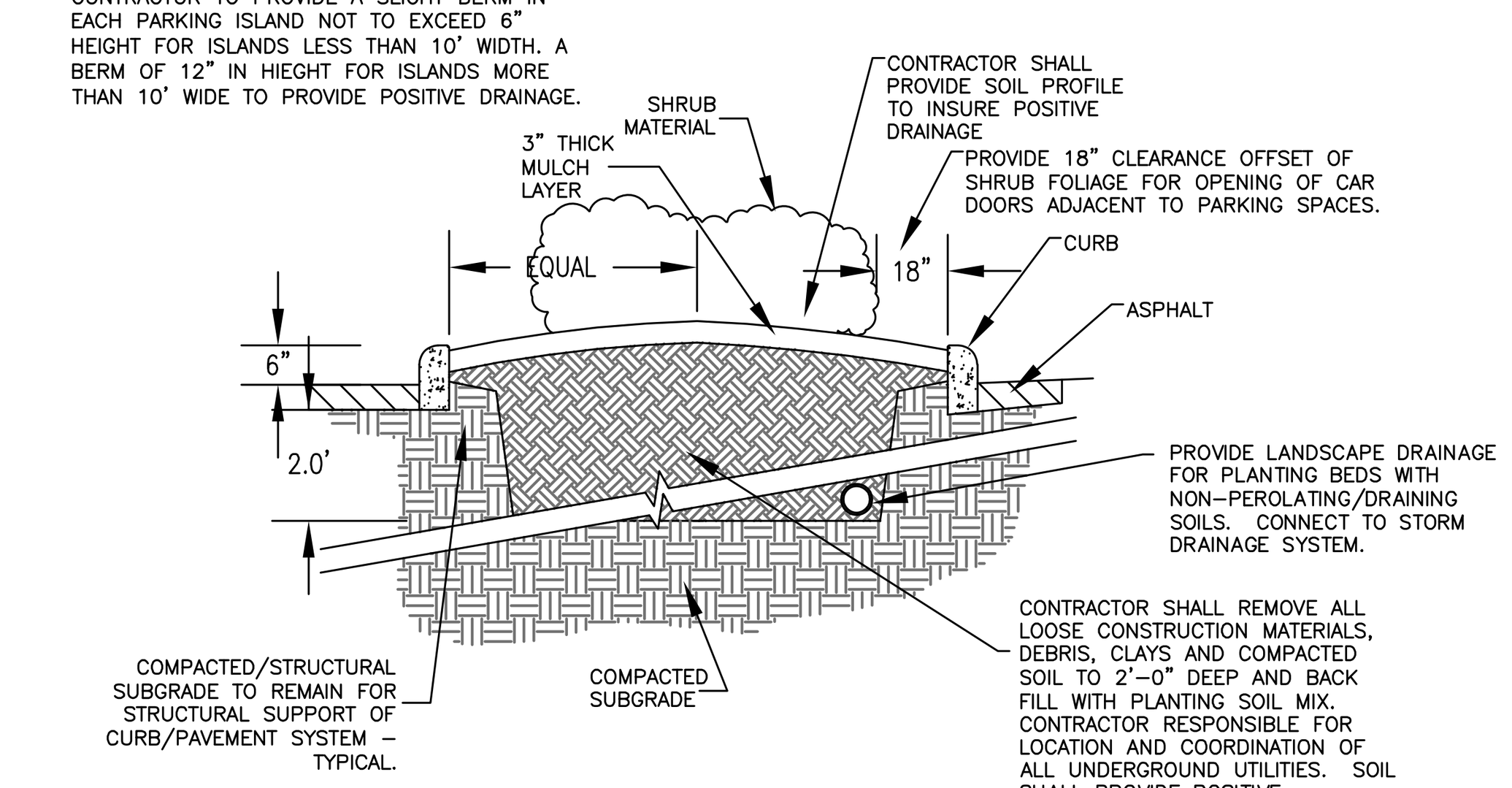


4 SINGLE TRUNK TREE STAKING



5 MULTI-TRUNK TREE STAKING

NOTE:
CONTRACTOR TO PROVIDE A SLIGHT BERM IN EACH PARKING ISLAND NOT TO EXCEED 6" HEIGHT FOR ISLANDS LESS THAN 10' WIDTH. A BERM OF 12" IN HIEGHT FOR ISLANDS MORE THAN 10' WIDE TO PROVIDE POSITIVE DRAINAGE.



6 TYPICAL LANDSCAPE ISLAND DETAIL

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
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Phone: 727-255-4258 Web: RRGLA.com
LA0001461

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Date per Digital Signature
PATRICK D. ROBERSON FLORIDA REGISTERED LANDSCAPE ARCHITECT NO. LA0001461

Digitally signed by Patrick Roberson
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Date: 2025.02.24 21:30:23 -05'00'

Revision		Date
6		
5		
4		
3		
2	Rev. per Tarpon Springs comments	02/24/25
1	Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

LANDSCAPE NOTES & DETAILS
Project No. 24-12
Date 04/19/24
Sheet LA4

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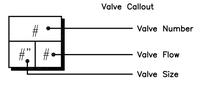
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	Hunter PCB 10 Flood Bubbler, 1/2in. FIPT.	101	360	15	1	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	1
FP	Hunter AFV-B 1/2in. automatic flush valve with 3/4in. barb connection. Removable top for diaphragm maintenance.	1
A	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2in. MPT connection with 80 PSI maximum rating.	1
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	458.0 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-151 Globe 1-1/2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.
C	Hunter P2C-400 w/ (01) PCM-300 & (01) PCM-900 Light Commercial & Residential Controller, 16-station expanded module controller, 120 VAC, Outdoor/Indoor model
d1	Hunter EZ-1 Single Station EZ Decoder for use with EZDM Decoder Module Only. To be installed on Universal Decoder Stake Kit (DECSTAKE10).
2W	Hunter EZDM EZDM decoder output module. Plug-in module converts any ICC2 controller to 2-wire decoder system (up to 54 stations maximum). To be installed on Universal Decoder Stake Kit (DECSTAKE10).
rs	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.
Ir Well	Point of Connection Submersible pump & well, capable of 30 GPM @ 50 PSI, Minimum
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

Valve Callout



IRRIGATION PLANS ARE DIAGRAMMATIC

- ALL IRRIGATION EQUIPMENT TO BE INSTALLED IN LANDSCAPE/SODDED AREAS AND WITHIN PROPERTY LINES.
- ANY PIPING, VALVES, OR OTHER EQUIPMENT SHOWN OUTSIDE OF THE LANDSCAPE/SODDED AREAS OR PROPERTY LINES IS FOR CLARITY PURPOSES OF THE IRRIGATION PLAN ONLY.
- SLEEVES UNDER SIDEWALKS AND PAVEMENT ARE TO BE PLACED AS NECESSARY WITH ENDS IN LANDSCAPE/SODDED AREAS.

DRIP TUBING SPACING NOTE

- DRIP TUBING IS TO BE SPACED EVENLY THROUGHOUT THE LANDSCAPE BED AS PER THE LAYOUT DETAILS ON SHEET IR2. LATERAL RUNS SHOULD BE SPACED AT 12" ON CENTER TO PROVIDE COVERAGE OVER THE ENTIRE PLANTING BED.
- INSTALLING ONLY ONE LATERAL RUN NEXT TO AN INDIVIDUAL PLANT OR ROW OF PLANTS IS NOT AN ACCEPTABLE LAYOUT.

PROPOSED TREES/PALMS IRRIGATION

- ALL PROPOSED TREES ARE TO HAVE DRIP TREE RINGS AS DETAILED ON SHEET IR2 OR AS AN ALTERNATE FOUR TO EIGHT DRIP BUBBLERS CAN BE ATTACHED TO THE DRIP TUBING ON OPPOSITE SIDES OF THE ROOTBALL, PER EACH TREE, AND ADJUSTED TO PROVIDE IRRIGATION CONSISTENT WITH THE DRIP TREE RING. SEE IRRIGATION DETAILS.

PIPE ROUTING AT EXISTING TREES TO REMAIN

IRRIGATION PIPE (LATERAL OR MAINLINE) IS TO BE TUNNELED UNDER THE MAIN ROOT SYSTEM (24" DEPTH MIN.) WHEN PROPOSED ALIGNMENT IS WITHIN THE CANOPY DRIP LINE / CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN.



ENGINEERING & LAND PLANNING
BASE INFORMATION PREPARED BY:
Gulf Coast Consulting, Inc.
13825 Icot Blvd., Suite 605
Clearwater, Florida 33760
Phone - (727) 524-1818

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3152 Little Road, # 125, Trinity, Florida 34655
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PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461
Date per Digital Signature

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Date: 2025.02.24 21:30:36 -05'00'

Revision	Date
1 Rev. per Tarpon Springs comments	07/22/24
2 Rev. per Tarpon Springs comments	02/24/25

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION PLAN

Project No. 24-12
Date 04/19/24
Sheet IR1

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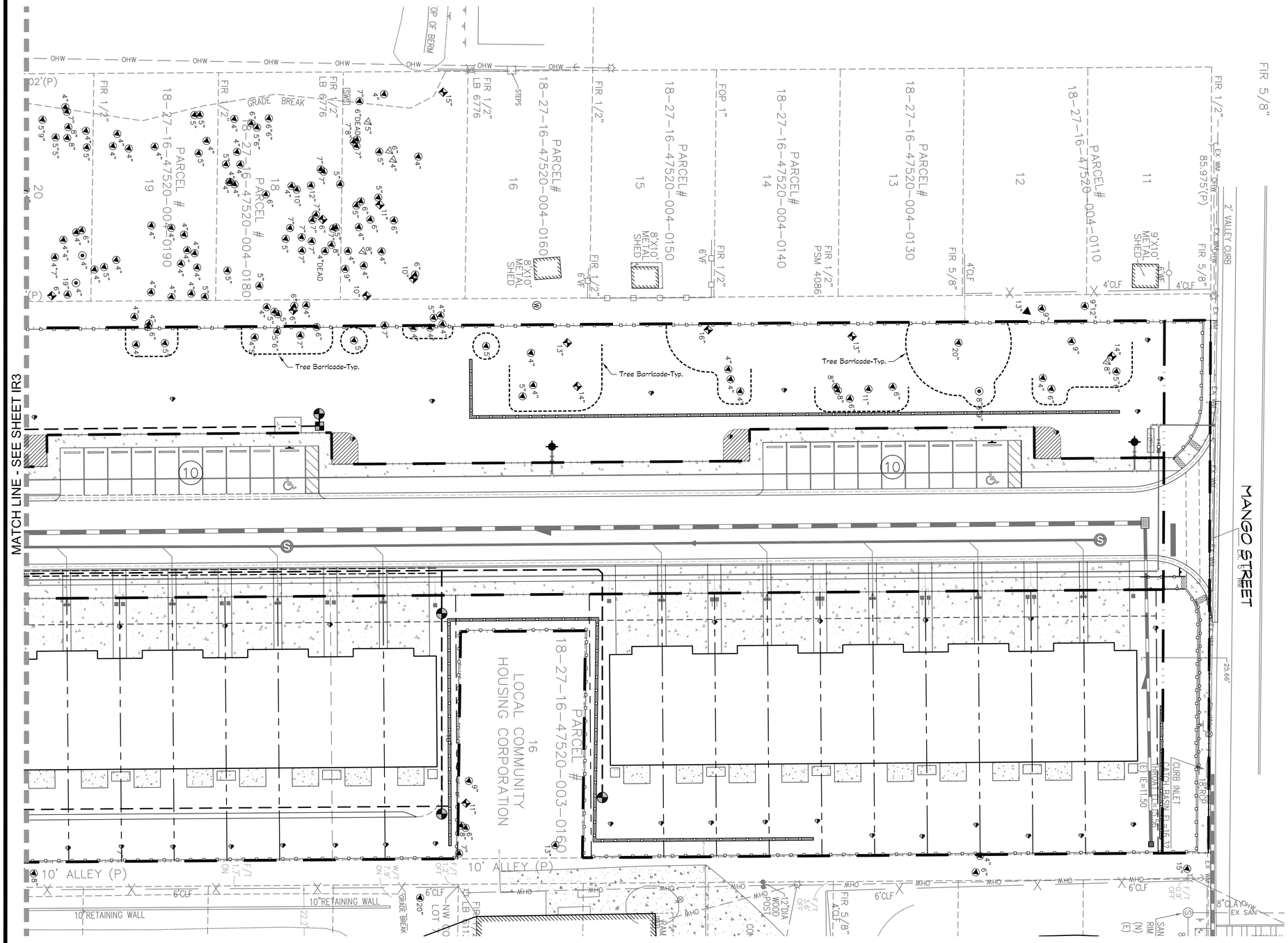

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter PCB 10

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
F	Hunter AFV-B
A	Hunter PLD-AVR
	Area to Receive Dripline Hunter HDL-09-12-PC

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151 Globe
C	Hunter P2C-400 w/ (01) PCM-300 & (01) PCM-900
d1	Hunter EZ-1
2w	Hunter EZDM
FS	Hunter WR-CLIK
Ir Well	Point of Connection

- Irrigation Lateral Line: PVC Class 200 SDR 21
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Schedule 40

Valve Callout
- # — Valve Number
- #" — Valve Flow
- # — Valve Size

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

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Revision	Date
1 Rev. per Tarpon Springs comments	02/24/25
2 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION PLAN

Project No. 24-12
Date 04/19/24
Sheet IR2

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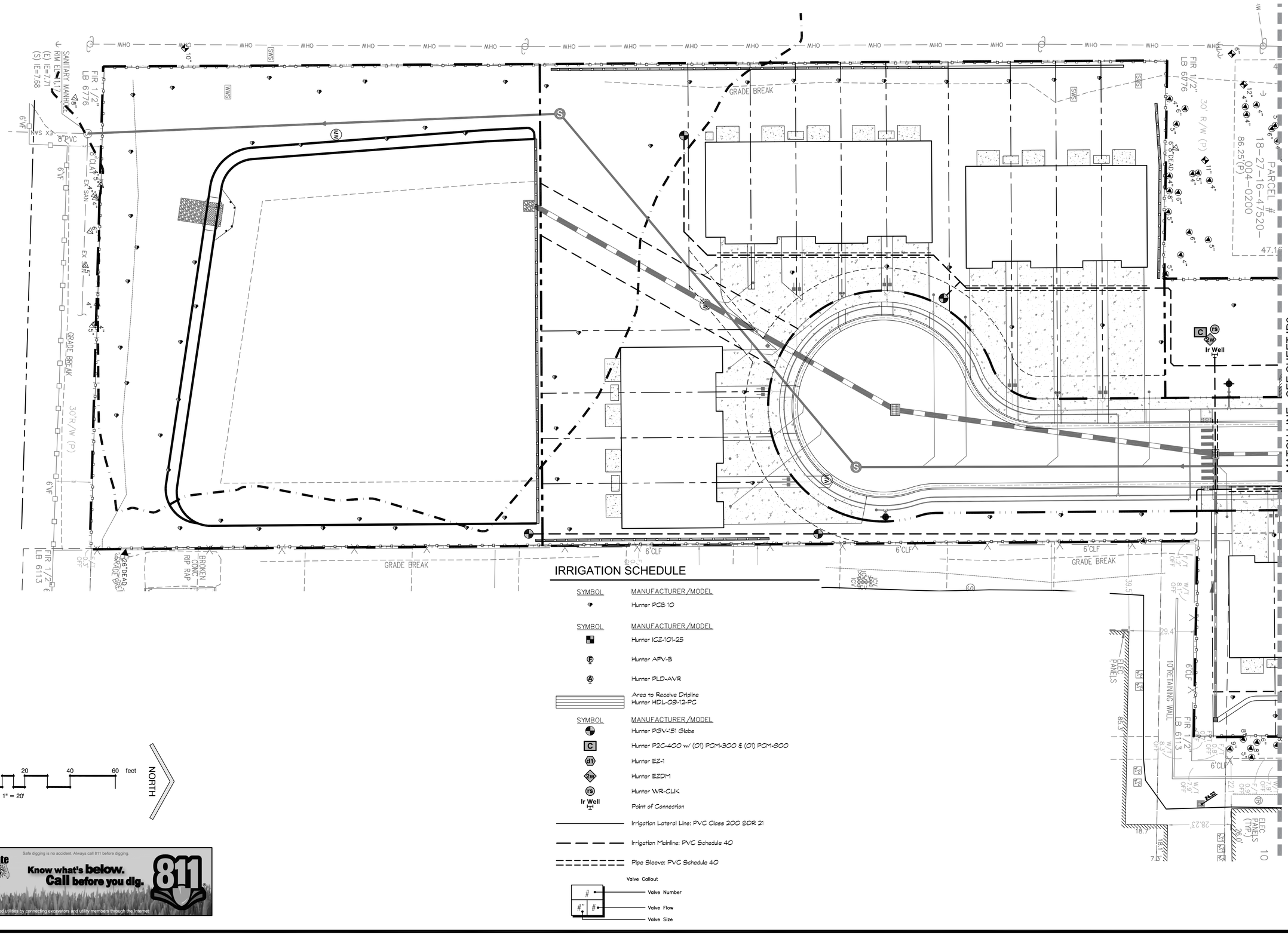

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter PCB 10

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
F	Hunter AFV-B
A	Hunter PLD-AVR
	Area to Receive Dripline Hunter HDL-09-12-PC

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151 Globe
C	Hunter P2C-400 w/ (01) PCM-300 & (01) PCM-900
d1	Hunter EZ-1
2W	Hunter EZDM
rs	Hunter WR-CLIK
Ir Well	Point of Connection
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

Valve Callout

#	Valve Number
#"	Valve Flow
#	Valve Size

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

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Date: 2025.02.24 21:31:09 -05'00'

Revision	Date
2 Rev. per Tarpon Springs comments	02/24/25
1 Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION PLAN

Project No. 24-12
Date 04/19/24
Sheet IR3

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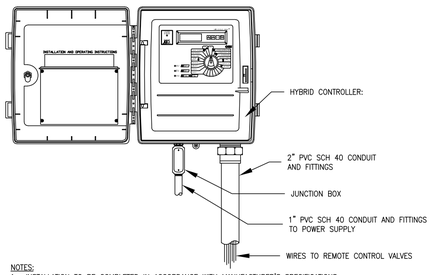
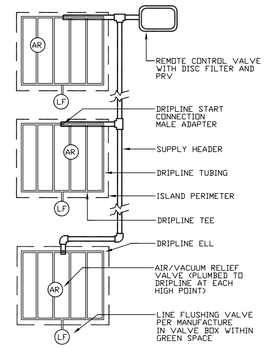
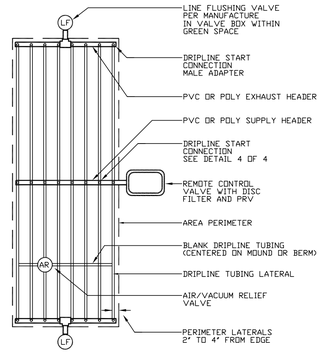


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY CODE REQUIREMENTS.

HYBRID CONTROLLER
OUTDOOR WALL MOUNT



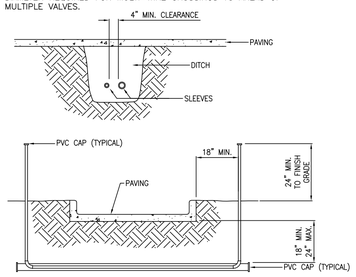
TYPICAL DRIPLINE ISLAND LAYOUT
DRIPLINE TYPICAL DETAIL – NTS



DRIPLINE CENTER FEED LAYOUT
DRIPLINE TYPICAL DETAIL – NTS

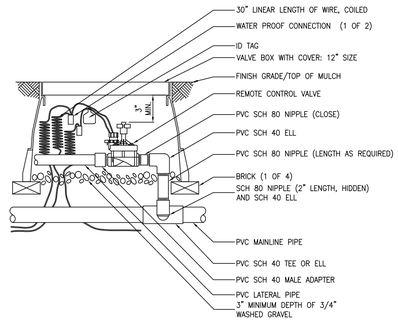
FOR OPEN TRENCH INSTALLATION OF SLEEVES. SLEEVES ARE TO BE PRE-LOADED WITH THE LATERAL PIPE TO BE CARRIED, SIZED PER IRRIGATION PLANS. THE PRE-LOADED LATERAL PIPE WITHIN THE SLEEVE SHALL BE CAPPED TO PREVENT DEBRIS AND SOIL FROM ENTERING LATERAL PIPE DURING INSTALLATION OF SLEEVE.

MAINLINE PIPE SLEEVES TO ALSO INCLUDE SEPERATE SLEEVE FOR CONTROL WIRES. WIRE SLEEVE TO BE 1", SCHEDULE 40 MIN. FOR INDIVIDUAL WIRES TO ONE VALVE OR 1" LARGER THAN DIAMETER REQUIRED FOR MULTI-WIRE CROSSINGS TO AREAS OF MULTIPLE VALVES.



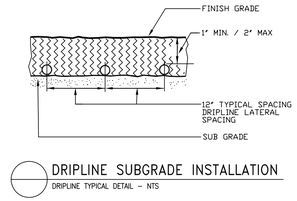
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE.
4. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
6. MECHANICALLY TAMP TO 95% PROCTOR.
7. **SLEEVE TO7 BE 2 SIZES LARGER THAN MAIN LINE/LATERAL PIPE BEING CARRIED.**
8. SLEEVES TO BE LOADED WITH LATERAL PIPE SIZED PER PLAN

SLEEVING LOADED W/LATERAL PIPE
SLEEVES UNDER HARDSCAPES

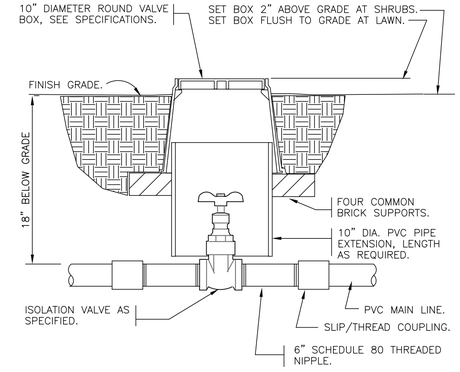


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

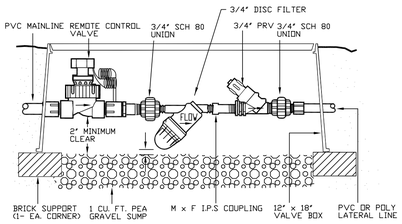
REMOTE CONTROL VALVE
NTS



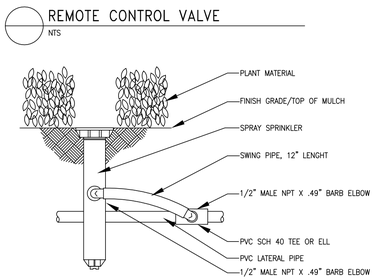
DRIPLINE SUBGRADE INSTALLATION
DRIPLINE TYPICAL DETAIL – NTS



BRASS ISOLATION VALVE
NTS

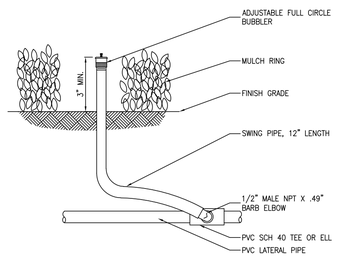


REMOTE CONTROL VALVE W/ PRV & FILTER
DRIPLINE TYPICAL DETAIL – NTS



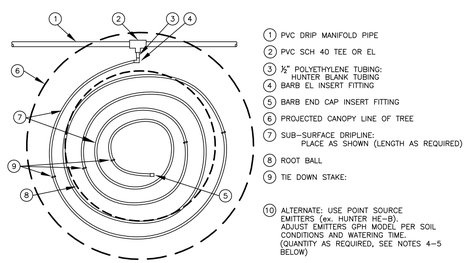
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. POP-UP HEIGHT ADJUSTED FOR CLEARANCE OF PLANT MATERIAL, 12" MIN. HEIGHT

POP-UP SPRAY SPRINKLER
NTS



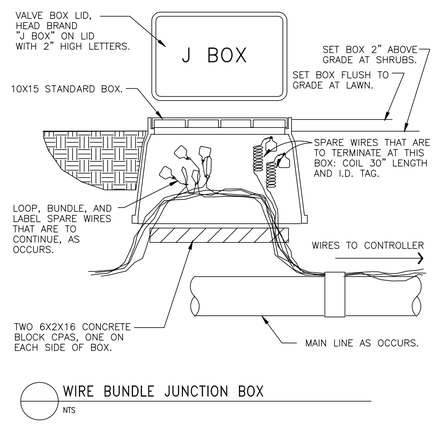
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

TREE / LARGE SHRUB BUBBLER



NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE DRIPLINE MANUFACTURE'S INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
4. IF USING ALTERNATE EMITTERS, PROVIDE 4 OR MORE – 4 GPH OR 6 GPH EMITTERS FOR TREES 5" CALIPER & LARGER, DEPENDING ON SOIL CONDITIONS AND TREE SIZE.
5. USE ALTERNATE EMITTERS, PROVIDE 4 OR MORE – 4 GPH OR 6 GPH EMITTERS FOR PHOENIX PALMS, DEPENDING ON SOIL CONDITIONS.

SUB-SURFACE DRIPLINE AROUND TREE
N.T.S.



WIRE BUNDLE JUNCTION BOX
NTS

IRRIGATION GENERAL NOTES

1. NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL AND ANY ST. AUGUSTINE TURF.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.

3. THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS, UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.

4. THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.

5. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE STATE AND REGIONAL REGULATIONS AND CODES.

6. ST. AUGUSTINE GRASS SPECIES SHALL BE CONFIGURED WITH A PERMANENT IRRIGATION SYSTEM. TURF/SODDED AREAS SHALL BE ON SEPARATE IRRIGATION ZONES, THAN OTHER LANDSCAPE PLANT MATERIAL.

7. DRIP LINE, BUBBLERS, SPRAY HEADS AND ROTORS SHALL NOT BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT. SPRAY AND ROTOR COMPONENTS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.

8. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND ADJUSTED TO AVOID OVERSPRAY AND RUNOFF ONTO SIGNS, BUILDINGS, WALLS, WALKWAYS, ROADWAY PAVEMENT OR OTHER IMPERVIOUS SURFACES.

9. THE IRRIGATION SYSTEM CONTROLLER SHALL HAVE PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AND HAVE A BATTERY BACK-UP SYSTEM TO RETAIN IRRIGATION PROGRAMS. THE IRRIGATION CONTROL SYSTEM SHALL BE EQUIPPED WITH AN OPERABLE MOISTURE SENSOR SHUTOFF DEVICE EXPOSED PER THE MANUFACTURERS SPECIFICATIONS. THE CONTROLLER SHALL ALSO BE EQUIPPED WITH A PUMP START RELAY SYSTEM.

10. THE IRRIGATION SYSTEM SHALL BE INSTALLED TO "STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS", LATEST EDITION, (FIFTH EDITION MINIMUM) AND ANY AMENDMENTS, BY THE FLORIDA IRRIGATION SOCIETY, INC.

11. DRIP TUBING SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. DRIP TUBING SHALL BE SPACED MAXIMUM OF 12" WITHIN LANDSCAPE BED. SINGLE ROW OF DRIP TUBING ADJACENT TO PLANT MATERIAL IS NOT ACCEPTABLE. ENTIRE MATURE ROOT ZONE / LANDSCAPE BED OF SHRUBS/GROUNDCOVERS TO BE IRRIGATED.

12. SPRAY HEAD AND ROTOR LAYOUT SHALL PROVIDE FOR PROPER HEAD TO HEAD COVERAGE. SPRINKLER SPACING SHALL NOT TO EXCEED 55% OF THE SPRINKLERS DIAMETER OF COVERAGE.

13. LANDSCAPE OR SODDED AREAS 4' WIDE OR LESS ARE TO BE IRRIGATED WITH DRIP LINE (MICRO IRRIGATION) ONLY.

14. THE IRRIGATION CONTRACTOR SHALL ASCERTAIN THE IRRIGATION SYSTEM REQUIREMENTS FOR GPM AND PSI DEMAND AND DETERMINE IF THE PUMP AND WELL ASSEMBLY IS CAPABLE OF MEETING THE DEMAND WITHIN THE ALLOWABLE WATERING TIMES. PUMP AND WELL ASSEMBLY TO BE PER LOCAL JURISDICTIONAL REQUIREMENTS AND APPLICABLE STATE OF FLORIDA BUILDING CODES.

15. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE SITE/BUILDING CONTRACTOR TO VERIFY ANY REQUIRED ELECTRICALLY POWER FOR THE IRRIGATION SYSTEM IS AVAILABLE.

16. WIRE CONNECTIONS FOR ELECTRIC CONTROL VALVES ARE TO BE MADE WITH WATERPROOF SPLICE KITS (3M DBT).

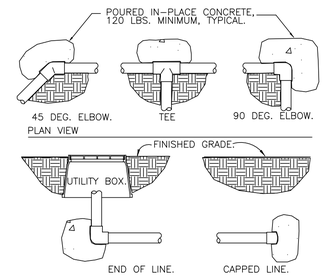
17. MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.

18. THE IRRIGATION CONTROLLER SHALL HAVE PROPER LIGHTNING PROTECTION INSTALLED PER MANUFACTURE AND APPLICABLE CODES.

19. CONTROL VALVE WIRES SHALL RUN UNDER THE MAINLINE PIPE.

20. THE MAINLINE PIPE AND SLEEVES ARE TO BE SCHEDULE 40 PVC. SLEEVES TO BE A MINIMUM OF TWO SIZES LARGER THAN LATERAL THE SLEEVE IS CARRYING. LATERAL LINE PIPE IS TO BE CLASS 200 PVC. IRRIGATION PIPE SHALL BE PROPERLY SIZED TO A MAXIMUM OF 5 FEET PER SECOND OF WATER VELOCITY FLOW THROUGH THE IRRIGATION SYSTEM.

21. NO IRRIGATION COMPONENTS, MAINLINE PIPING, LATERAL PIPING OR TRENCHING SHALL OCCUR WITHIN THE PROTECTED ZONE OF EXISTING TREES ON SITE AS INDICATED ON THE PLANS.



THRUST BLOCKING
NTS

THRUST BLOCKS ARE REQUIRED ON ALL UNRESTRAINED, PUSH-ON GASKETED PIPE JOINTS AND FITTINGS AT DEAD ENDS, AND WHENEVER THE LINE CHANGES DIRECTION OF 30 DEGREES OR MORE. CONCRETE HAVING A COMPRESSIVE STRENGTH OF 2000 PSI OR HIGHER WILL BE SPECIFIED. THRUST BLOCKS WILL BE FORMED AGAINST SOLID, UNEXCAVATED EARTH THAT HAS BEEN UNDAMAGED BY MECHANICAL EQUIPMENT. THE SPACE BETWEEN THE PIPE AND TRENCH WALL WILL BE FILLED TO THE HEIGHT OF THE OUTSIDE DIAMETER OF THE PIPE. SIZE THRUST BLOCKS IN ACCORDANCE WITH ASAE (AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS) STANDARD S-376.2.

ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
3152 Little Road, # 125, Trinity, Florida 34655
Phone: 727-255-4268 Web: RRGLA.com
LA0001461

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

Date per Digital Signature
PATRICK D. ROBERSON
FLORIDA REGISTERED
LANDSCAPE ARCHITECT
NO. LA0001461

Digitally signed by Patrick Roberson
DN: c=US, sn=Roberson, givenName=Patrick, email=patrick@rrgla.com, cn=Patrick Roberson
Date: 2025.02.24 21:31:23 -05'00'

Revision	Date
Rev. per Tarpon Springs comments	02/24/25
Rev. per Tarpon Springs comments	07/22/24

Project Title
MANGO STREET TOWNHOMES
Tarpon Springs, Florida

IRRIGATION NOTES & DETAILS

Project No. 24-12
Date 04/19/24
Sheet IR4

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NORTH
1" = 30'

MANGO STREET (F)
CAMPBELL STREET (P)
(PUBLIC R/W)

NORTH BOUNDARY LINE, SW 1/2, SEC 18

NW COR, SW 1/4, SECTION 18-27-16
FIR 5/8"

TBM (NAVD 88)
SND IN CONC
EL=22.68

THROAT EL=15.58
(E) IE=11.52

2' CONC CURB & GUTTER

CONC APRON

CROSSWALK

18"RCP

EX. 6" WM

2' VALLEY CURB

FIR 1/2"

FIR 5/8"

85.975'(P)

S89°45'48"E 86.04'

LB 6776

S89°45'48"E 85.98'

25.66'

CURB INLET
CATCH BASIN EL=16.32
THROAT EL=15.56
(E) IE=11.50

15" F/T 0.9' OFF

8" CLAY

EX SAN

RIM (N) (E)

9'X10' METAL SHED

4'CLF

PARCEL# 18-27-16-47520-004-0110

PARCEL# 18-27-16-47520-004-0130

PARCEL# 18-27-16-47520-004-0140

PARCEL# 18-27-16-47520-004-0150

PARCEL# 18-27-16-47520-004-0160

PARCEL# 18-27-16-47520-004-0180

PARCEL# 18-27-16-47520-004-0190

PARCEL# 18-27-16-47520-004-0200

PARCEL# 18-27-16-47520-003-0160
LOCAL COMMUNITY HOUSING CORPORATION

FIR 1/2" PSM 4086

6'VF

8'X10' METAL SHED

6.1'X8.1' METAL SHED

STEPS

TOP OF BERM

EAST LINE, SECTION 13
WEST LINE, SECTION 18

N00°22'38"W 472.21'

N00°19'46"W 47.35'

S00°22'38"E 47.31'

N00°19'46"W 470.20'

S00°22'38"E 471.48'

N89°14'48"W 86.32'

S89°14'48"E 86.29'

N89°14'48"W 86.12'

S89°14'48"E 86.45'

N89°14'48"W 86.25'

S89°14'48"E 86.47'

N88°24'36"W 86.89'

N88°24'36"W 86.90'

S00°27'24"E 237.49'

S00°27'24"E 204.70'

N00°23'36"W 189.24'

S00°27'02"E 189.24'

BUILDING #1 (10-UNIT)

BUILDING #2 (9-UNIT)

BUILDING #3 (4-UNIT)

BUILDING #4 (5-UNIT)

BUILDING #5 (4-UNIT)

STACHELBERG AVENUE

BURKE STREET
30' R/W (P)

HENDRICK STREET
30'R/W (P)

10' ALLEY (P) VACATED PER ORDINANCE 687 OR 3921, PG 782

PARCEL #:18-27-16-47520-000-0001
TARPON SPRINGS HOUSING AUTHORITY

LAKE BUTLER HEIGHTS

10' ALLEY (P) S00°27'02"E

10" RETAINING WALL

GRADE BREAK

TOB

3 SPACES

8 SPACES
1 HANDICAP

4 SPACES

TRASH + DUMPSTER

ICV

ELEC PANELS (TYP.)

5' CONC.

12"DIA WOOD POST

BROKEN CONC RIP RAP

CONCRETE OVERFLOW STRUCTURE W/ SKIMMER

SANITARY MANHOLE
RIM EL=11.13
(E) IE=7.71
(S) IE=7.68

TBM (NAVD 88)
SIR
EL=5.16

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DHI Listed NYSE

America's Builder

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FLORIDA BUILDING CODE (FBCR) 2023 RES. ASCE-7-22

OCCUPANCY:
RESIDENTIAL, R3
CONSTRUCTION TYPE: V-B
UN-SPRINKLED
WIND DESIGN LOAD: 150 MPH EXP B
MIN. INT. FINISH CLASS: "B"

SPECIFIC PARAMETERS FROM FBCR 8TH ED. (2023) CH. R301 USED FOR DESIGN INCLUDE:

- SSTD-10
- CONCRETE MASONRY RESIDENTIAL CONSTRUCTION
- WOOD FRAME CONSTRUCTION MANUAL
- WOOD PRODUCTS PROMOTION COUNCIL
- AMERICAN SOCIETY OF CIVIL ENGINEERS 7-22

- STATE OF FLORIDA
CERTIFIED BUILDING CONTRACTOR:

- STATE OF FLORIDA
PROFESSIONAL ARCHITECT:
ROLAND A. ABOUCHACRA
AR NO. 93723

A.B. DESIGN GROUP, LLC.
1441 RONALD REAGAN NORTH
LONGWOOD, FLORIDA 32750
Tel: (407) 774-6078
Fax: (407) 774-4078

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE/RESIDENTIAL 8TH ED. (2023) PER SECTION R301 ASCE 7-22, BUILDING CODE AND ALL OTHER LOCAL APPLICABLE RULES AND REGULATIONS.
2. SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS, DETAILS AND DIMENSIONS BEFORE PROCEEDING WITH THE WORK AND SHALL BE NOTIFIED OF ANY DISCREPANCIES.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK IN QUESTION INCLUDING MATERIALS, FINISHES AND COLORS SHALL BE COORDINATED WITH THE PROJECT MANAGER.
5. MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SUBMITTING DRAWINGS AND OBTAINING THEIR RESPECTIVE PERMITS.
6. NUMBER SHALL BE DISPLAYED TO BE EASLIY SEEN FROM SHEET IN COLORS THAT CONTRAST TO BLDG.
7. STRUCTURAL DESIGN OF BUILDING LOCATED WITHIN WIND-BORNE DEBRIS REGIONS AS PER FLORIDA BUILDING CODE, RESIDENTIAL 8TH EDITION (2023) FIGURE R301.2(4), PER SECTION R301 ASCE 7-22, BASIC WIND SPEEDS FOR 50-YEAR RECURRING INTERVAL IS BASED ON ALL DOORS AND WINDOWS TO BE IMPACT RESISTANT MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND OF ASTM E 1886 OR SUCH OPENINGS SHALL COMPLY WITH SECTION 1609 OF THE FLORIDA BUILDING CODE, BUILDING 8TH EDITION (2023).

ADDRESS CRITERIA

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISABLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES. FFPC 3-7.1

REVISIONS

REV.	DATE	DESCRIPTION
	04/04/19	ISSUE MASTER PLAN
	10/10/19	REVISED TO L.E.D. LIGHTING
	05/20/20	UPDATED L.E.D. LIGHTING PER ELI ELLIS
	01/30/21	UPDATE TO FBCR 7th EDITION 2020 CODE
	05/20/21	CREATED 10 UNIT SET OF PLANS
	06/01/21	CONSOLIDATED XREFS
	02/19/23	UPDATED TO 2023 FBC

BUILDING DESCRIPTION

6 UNIT BUILDING
UNIT CONFIGURATION FROM LEFT TO RIGHT:
VALE
GLEN
GLEN
GLEN
GLEN
VALE

STRUCTURAL LOADS:

AS DESCRIBED ON SHEET SN-1

DESIGN CRITERIA:

1. ALLOWABLE UNIT STRESS AND DESIGN CRITERIA:
   A. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318
   B. FLORIDA BUILDING CODE / RESIDENTIAL 8TH EDITION (2023) AND ALL APPLICABLE LOCAL AND STATE CODES
2. SOIL
   A. NET ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN 2000 PSF FOR CONTINUOUS WALL FOOTINGS.
3. CONCRETE AND REINFORCING
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING ACI 301.
   B. ALL CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS
   C. REINFORCING BARS SHALL CONFORM TO ASIM A615 A616 OR 617, GRADE 60
4. DESIGN LOADS
   A. IN ACCORDANCE WITH THE FLORIDA BUILDING CODE / RESIDENTIAL (FBCR) 8TH EDITION (2023) PER SECTION R301 ASCE 7-22 CHAPTER 16 ROOF LIVE LOADS OF 20 PSF, DEAD LOAD 17 PSF WIND LOADS IN ACCORDANCE WITH FBCR, 8TH EDITION (2023) SECTION R301, FOR 160 MPH REGION, INTERIOR PARTITIONS PSF PERPENDICULAR TO WALL FACE. (DETERMINATION OF WIND FORCES AS PER FBCR 8TH ED. (2023), SECTION R301)
   B. BASIC WIND SPEED MPH (M/S)= 160 MPH EXP C
   C. INTERNAL PRESSURE CO-EFFICENT=+ .18
   D. BUILDING CATEGORY=II
5. LUMBER
   A. ALL STRUCTURAL LUMBER SHALL BE #2 SYP MACHINE GRADED.
   B. STRUCTURAL LUMBER CONSISTS (U.N.O) OF : RAFTERS, VERTICAL STRONGBACKS, LEDGERS, BEAMS, AND POSTS.
   C. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.
6. TRUSSES
   A. PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FBC/RESIDENTIAL 8TH ED. (2023) TRUSS MANUFACTURER SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
7. GARAGE DOOR
   A. ENGINEERED FOR 160 MPH 3 SEC. GUST MIN. WIND LOAD.
   B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER

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	F1.2	FIRE PROTECTION PLAN SECOND FLOOR
	F2.1	FIRE RATED WALL DETAILS
	F2.2	FIRE RATED WALL DETAILS
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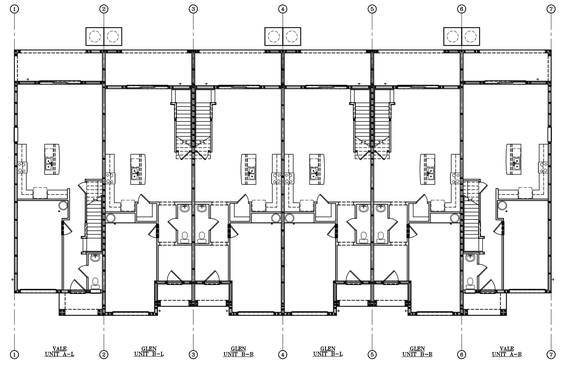
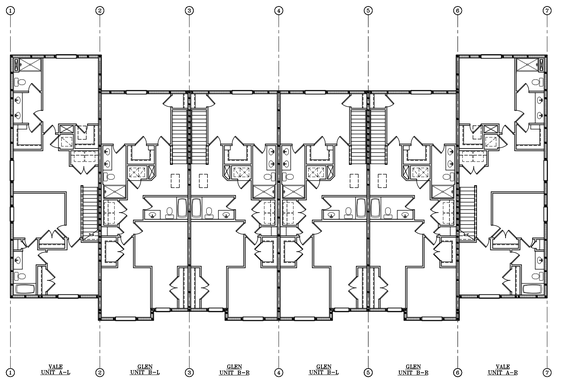
	WA2	WALL ASSEMBLY DETAILS
	WA3	WALL ASSEMBLY DETAILS
	WA4	WALL ASSEMBLY DETAILS
	WA5	WALL ASSEMBLY DETAILS
	WA6	WALL ASSEMBLY DETAILS
	SD1	SOFFIT DETAILS
	SD2	SOFFIT DETAILS



FLOOR PLAN CONFIGURATION



FIRST FLOOR



SECOND FLOOR

SQUARE FOOTAGE

SQ.FT. CALC.'S VALE		
1ST LIVING	709	SQ. FT.
2ND LIVING	1049	SQ. FT.
TOTAL AC	1758	SQ. FT.
GARAGE	237	SQ. FT.
LANAI	140	SQ. FT.
ENTRY	48	SQ. FT.
TOTAL UNDER ROOF	2183	SQ. FT.

SQ.FT. CALC.'S GLEN		
1ST LIVING	701	SQ. FT.
2ND LIVING	972	SQ. FT.
TOTAL AC	1673	SQ. FT.
GARAGE	268	SQ. FT.
LANAI	160	SQ. FT.
ENTRY	41	SQ. FT.
TOTAL UNDER ROOF	2142	SQ. FT.

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△	DESCRIPTION	DATE

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COMMUNITY
A-B-B-B-B-A
UNITS
LOTS # *-*
BLOCK # **
150-B MPH

TITLE SHEET

6 UNIT TOWNHOMES

COVER SHEET

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
CS

GENERAL NOTES

1. ALL WORK DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL (FBCR) 8th EDITION, (2023). ALL REFERENCED CHAPTERS, CODE SECTIONS AND TABLES STATED IN THESE DOCUMENTS ARE UNDER FBCR 8TH EDITION (2023) UNO.

2. WHERE BUILDING LOCATIONS ARE DETERMINED TO BE IN WIND BORNE DEBRIS REGIONS, ALL EXTERIOR BUILDING OPENINGS SUCH AS WINDOWS AND DOORS SHALL BE PROTECTED AGAINST WINDBORNE DEBRIS BY THE INSTALLATION OF STRUCTURAL PANELS OR IMPACT-RESISTANT GLASS. THESE OPENING PROTECTIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH FBCR 2023 CHAPTER 3, SECTION R301.2.1.2.

3. DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.

4. THE CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

5. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

6. THE STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION UNTIL PERMANENT MEMBERS ARE COMPLETELY INSTALLED.

7. DETAILS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

8. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.

9. NO STRUCTURAL MEMBERS ARE TO BE CUT FOR PIPES, DUCTS, ETC. UNLESS SPECIFICALLY DETAILED.

GARAGES AND CARPORTS

1. GARAGE DOOR
   - A. ENGINEERED FOR MIN. WIND LOAD, LISTED ON COVER SHEET
   - B. DETAIL TO BE SUPPLIED BY GARAGE DOOR SUPPLIER
   - C. DETAIL TO BE ATTACHED TO PERMIT PACKAGE BY BUILDER

2. AS PER SECTION R302.5.1: OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS.

3. AS PER SECTION R302.5.2: DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL 1" MIN. RIGID ON-METALLIC CLASS OR CLASS 1 DUCT BOARD OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

4. AS PER SECTION R302.6 & TABLE R302.6: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 -INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5 / 8 -INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½-INCH GYPSUM BOARD OR EQUIVALENT.

SITE WORK

1. REFER TO THE SOILS REPORT FOR SPECIFIC DESIGN REQUIREMENTS (IF REQUIRED BY BUILDING DEPARTMENT).

2. REFER TO THE CIVIL DRAWINGS FOR LOCATION OF BUILDING WORKING POINTS, ROUGH GRADING, ON-SITE UTILITIES, SITE IMPROVEMENTS, SITE RETAINING WALLS, AND SPECIFIC GENERAL NOTES. THE SOILS REPORT AND CIVIL DRAWINGS SHALL OVERRIDE CONFLICTS WITH SITE WORK NOTED HEREIN.SEE LANDSCAPE DRAWINGS FOR FINAL FINISH GRADES, PLANTING AND IRRIGATION.

3. ELEVATIONS SHOWN ON THE SITE DRAWINGS ARE MINIMUM REQUIRED DEPTHS, IF DIFFERENT CONTACT THE ARCHITECT.

4. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN ½ THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THE FOOTING.

5. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL. PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557-2012 E1. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.

6. COMPACTION BY FLOODING OR JETTING IS STRICTLY PROHIBITED.

7. DO NOT BACKFILL UNTIL SLABS HAVE CURED OR HAVE BEEN PROPERLY BRACED. (WHERE APPLICABLE)

8. EXCAVATIONS TO BE A MINIMUM OF 3'- 0" BEYOND NEW FOOTING LINE.

9. THE GENERAL CONTRACTOR MUST TAKE MEASURES TO CONTROL SOIL EROSION AS PER ALL LOCAL AND STATE REQUIREMENTS.

10. THIS BUILDING IS NOT DESIGNED TO BE CONSTRUCTED WITHIN A FLOOD ZONE, UNO. CONTRACTOR IS TO VERIFY THE ELEVATION OF THE FINISHED FLOOR SLAB WITH THE SIGNED AND SEALED SURVEY WHICH COMPLIES WITH ALL LOCAL CODES HAVING JURISDICTION, INCLUDING ALL APPLICABLE STATE, CITY, AND COUNTY BUILDING AND ZONING CODES.

11. SWIMMING POOL, DECK, SPA, AND ASSOCIATED WORK IS TO BE PERMITTED SEPARATELY BY ENGINEERED SHOP DRAWING.

12. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

ROOFING

ROOFING TO COMPLY WITH R902.1, ROOFING COVERING MATERIALS AND ROOFING SHALL MEET A, B, OR C REQUIREMENTS COMPLYING WITH SECTIONS R904 AND R905

TIMBER

1. ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES MODIFICATIONS AS SPECIFIED HEREIN:
   - A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARDS MANUAL)
   - B. NATIONAL FOREST PRODUCTS ASSOCIATION:
     - I. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
   - C. SOUTHERN PINE INSPECTION BUREAU:
     - I. STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER
   - D. TRUSS PLATE INSTITUTE:
     - I. NATIONAL DESIGN STANDARDS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI 1-2014)
   - E. APA - THE ENGINEERED WOOD ASSOCIATION :
     - I. ENGINEERED WOOD CONSTRUCTION GUIDE
   - F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS

2. ALL LUMBER EXPOSED TO WEATHER, OR AGAINST SOIL, CONCRETE OR MASONRY MUST BE PRESSURE TREATED.

3. MINIMUM NAILING PER CHAPTER 6- WALL CONSTRUCTION AND TYPICAL NAILING SCHEDULE ON PLANS.

4. NOTCHING OR CUTTING OF WALL STUDS SHALL COMPLY WITH CHAPTER 6- WALL CONSTRUCTION AND STRUCTURAL DETAILS.

5. WALL SHEATHING SHALL BE PER STRUCTURAL, SEE ROOF/WALL/FLOOR SHEATHING FASTENER SCHEDULE ON SHEET SN1.

6. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE 8 FT. SQ.

PLUMBING

1. SANITARY LINES SHALL BE OF CAST IRON OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
2. WATER SUPPLY LINES SHALL BE CPVC OR UPONOR PEX "A" (CROSS-LINKED POLYETHYLENE) WITH F1960 FITTINGS.
3. CONDENSATION LINES SHALL BE MINIMUM ¾" PVC (SCHEDULE 40), INSULATED WITH ½" AMAFLEX.
4. SHOWER HEADS SHALL HAVE A FLOW CONTROL DEVICE TO GIVE A MAXIMUM FLOW OF 2.5 GPM EACH IN ACCORDANCE WITH THE FBCR TABLES 2903.1 & 2903.2.
5. ALL CLEANOUTS SHALL BE FLUSH WITH GRADE.
6. NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS, VALLEYS, OR RIDGES.
7. SIZE AND LOCATION OF CLEANOUTS SHALL CONFORM TO FBCR SECTION P3005.2.
8. FIXTURE SUPPLY SIZES SHALL CONFORM TO FBCR SECTION P2903.
9. THE PLUMBER IS TO DIVERT ALL VENTS TO REAR ELEVATION WHEN POSSIBLE.
10. DRILLING & NOTCHING OF WOOD FRAMED STRUCTURAL MEMBERS SHALL FOLLOW PROVISIONS OF FBCR SECTION P2603.2.

EXTERIOR WALL COVERINGS

1. ALL EXTERIOR WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES SPECIFIED FOR THE WALLS FOR COMPONENTS AND CLADDING LOADS IN ACCORDANCE WITH FBCR TABLE R301.2(2) AS MODIFIED BY FBCR TABLE R301.2(3), MANUFACTURED SOFFITS SHALL BE TESTED AT 1.5 TIMES THE DESIGN PRESSURE

EXTERIOR FINISHES

1. WHEN PLASTERING WITH CEMENT, PLASTER SHALL NOT BE LESS THAN THREE COATS, 7/8" THICK, OVER FRAMED WALLS APPLIED OVER PAPER BACKED METAL LATH OR WIRE FABRIC LATH AND WITH TWO LAYERS OF VAPOR BARRIER, NOT LESS THAN 2 COATS, 1/2" THICK, WHERE APPLIED OVER MASONRY OR CONCRETE.
2. STUCCO OR PORTLAND CEMENT PLASTER SHALL BE INSTALLED, PROPORTIONED AND MIXED IN ACCORDANCE WITH ASTM-C926-18b, ASTM-C1063-18b & ASTM-C1787.
3. LATH & ACCESORIES PER ASTM-C-1063-18b & R703.7.1. ALL STUCCO APPLICATION DETAILS, INCLUDING BUT NOT LIMITED TO:
   - -- ALL STUCCO CONTROL JOINTS
   - -- "L" FLASHING
   - -- PIPE PENETRATION DETAILS
   - -- WEEP SCREED DETAILS
   - -- CASING BEAD DETAILS
   - -- CANTILEVER DRIP EDGE DETAILS
   - -- WINDOW CASING DETAILS
   - -- WINDOW FLASHING DETAILS
   - -- KICK-OUT DETAILS
   - -- HORIZONTAL LATH AND PAPER DETAILS
   - -- VENT PENETRATION DETAILS
   - -- CONDUIT PENETRATION DETAILS
   - -- DRIP EDGE DETAILS
   - -- CORNER BEAD DETAILS
   - -- STUCCO TO SIDING TRANSITION DETAILS
4. SIDING TO BE INSTALLED PER ASTM C1186 STANDARD SPECIFICATIONS FOR FLAT FIBER CEMENT SHEETS.

FIRE RESISTANT CONSTRUCTION

UNDER STAIR PROTECTION:

1. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. R302.7.

EXTERIOR CEILINGS

1. EXTERIOR CEILING TO BE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD INSTALLED PERPENDICULAR TO THE FRAMING MEMBERS. THE 1/2" GOLD BOND BRAND EXTERIOR SOFFIT BOARD IS TO BE SECURED TO THE FRAMING MEMBERS WITH 1 1/4" TYPE "W" DRYWALL SCREWS AT 12" O.C. (PER MANUFACTURER'S SPECIFICATIONS).

CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE NOT A PART OF AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

EXTERIOR SOFFITS

1. EXTERIOR SOFFITS (ALL REQUIRED SUPPORTS, BRACING, SUPPORT BRACING, ATTACHMENTS, ETC.) ARE TO BE INSTALLED SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE RESIDENTIAL (FBCR) 8th EDITION, (2023) R704.2 SUCH THAT THE SOFFIT IS CAPABLE OF WITHSTANDING THE PRESSURES.

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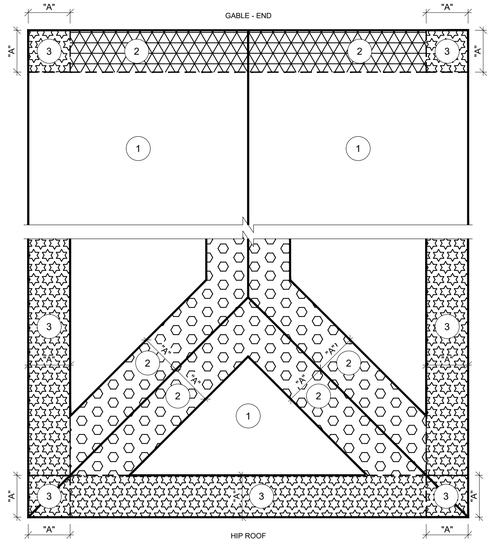
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
GENERAL NOTES
JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
GN



ROOF WIND DESIGN PRESSURES

NET (GROSS) ASCE 7-22
ZONE 1 = -21.41 PSF (-31.41)
ZONE 2 = -27.82 PSF (-37.82)
ZONE 3 = -27.82 PSF (-37.82)

"A"= 4'-0" END ZONE DISTANCE
BASIC WIND SPEED: 150 MPH
EXPOSURE CATEGORY: "B"
RISK CATAGORY: II
APPLICABLE INTERNAL
PRESSURE COEFFICIENT: +/- 0.18

ROOF DIAPHRAGM
FOR ASPHALT SHINGLE ROOF, USE MIN 7/16" APA RATED (24/16) EXP 1 SHEATHING or 15/32" APA RATED (32/16) EXP 1 SHEATHING, FOR CEMENTITIOUS TILE AND METAL ROOFING, USE 15/32" APA RATED (32/16) EXP 1 SHEATHING. (SEE TABLE FOR FIELD AND EDGE SPACING) SEE DETAIL.
ROOF SHEATHING TO GABLE END FRAME USE 8d RING SHANK GUN NAILS @ 4" O.C. EDGEWISE 2x4 BLOCKING ALL PANEL JOINTS W/ IN 4' OF GABLE END.

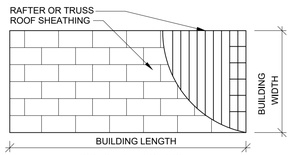
ROOF/ WALL/ FLOOR SHEATHING FASTENER SCHEDULE

NAIL REQUIREMENTS

SIZE	HEAD	LENGTH	DIA.	TENSILE STR.	SHANK	ASTM
8d	ROUND,MODIFIED	2 3/8"	0.113	170,000	RING (16-20 RINGS PER INCH)	F1667 RSRS-01

1. INTERNATIONAL STAPE, NAIL & TOOL ASSOCIATION (ISANTA) ESR-1539

EXTERIOR SHEATHING
USE 1/2" CDX OR 7/16" O.S.B. PLY OR 7/16" ZIP BOARD SYSTEM WITH 8d RING SHANK GUN NAILS AT 4" O.C. AT PANEL SIDES AND 8d RING SHANK GUN NAILS 4" O.C. TOP & BOTTOM PANEL AND 8d RING SHANK GUN NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS. SEE DETAIL.
NOTE:
RING SHANK GUN NAILS SHALL BE PERMITTED AS AN ACCEPTABLE FASTENER FROM ANY MANUFACTURER.

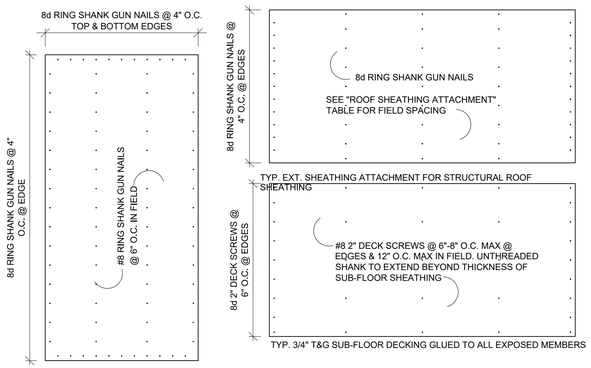


ROOF SHEATHING LAYOUT
AND ENDWALL BRACING
FOR GABLE END FRAMING

ROOF SHEATHING ATTACHEMENT SPACING
ZONE 1: 8d NAILS @ 4" O.C. ON EDGE AND 6" O.C. IN FIELD
ZONE 2: 8d NAILS @ 4" O.C. ON EDGE AND 4" O.C. IN FIELD
ZONE 3: 8d NAILS @ 4" O.C. ON EDGE AND 4" O.C. IN FIELD

NOTE: ROOF SHEATHING THICKNESS WAS CALCULATED AND ADHERES TO ASCE 7-22

NOTE: GABLES-DROP GABLE END & (1) ADDL DROPPED TRUSS 2x4 #2 SYP OUTLOOKER RAFTER W/ BLOCKING @ 16"O.C. IF NO DROPPED GABLE END, ATTACH 2x4 #2 SYP BLOCKING @ 16" O.C. FIRST 4 BAYS W/ (2)12d NAILS EA. END. ATTACH ROOF SHEATHING TO RAFTERS 2/ BLOCKING PER NAILING SCHEDULE



GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT ARCHITECTURAL DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. APPLICABLE BUILDING CODE STANDARDS: FBC-R 2023, 8th EDITION
ACI 318-19, BUILDING CODE REQUIREMENTS
FOR STRUCTURAL CONCRETE, TMS 402/602-16 AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS 2016, ASCE 7-22 AND AISC SPECIFICATIONS

ALL DETAILS AND SECTIONS SHOW ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.

THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

DESIGN LOADS:

ROOF: LIVE LOAD
20 psf TOP CHORD -non-concurrent
10 psf BTM CHORD -non-concurrent
200lb CONCENTRATED LOAD ALL BTM CHORD PANEL JOINTS (HVHZ ONLY)-non-concurrent
DEAD LOAD
15 psf TOP CHORD
(10 psf w/ ASPHALT SHINGLES)
10 psf BTM CHORD
DEAD LOAD TO RESIST WIND UPLIFT: 10psf

FLOOR: LIVE LOAD 40 psf
DEAD LOAD
20 psf TOP CHORD
(10 psf w/ No GYPCRETE)
5 psf BTM CHORD
BALCONY LIVE LOAD 60 psf

WIND: DEAD LOAD SPEED =150 MPH 3- SECOND GUST
(ASCE 7-22 (FBC R2023) EXPOSURE B, RISK CATEGORY II)
LIVE LOADS: UNINHABITABLE ATTIC WITHOUT STORAGE: 10psf, UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20psf, HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS: 30psf,
DECKS: 40psf, GUARDS AND HANDRAILS: 200psf, GUARD IN-FILL COMPONENTS: 50psf, PASSENGER VEHICLE GARAGES: 50psf, ROOMS OTHER THAN SLEEPING ROOM: 40psf, SLEEPING ROOMS: 30psf, STAIRS: 40psf

SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGNING INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTORS PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CON-TRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

FOUNDATION/ SITE PREPARATION:

FOOTINGS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf, FOOTING EXCAVATIONS AND SLAB SUB-GRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEO-TECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS. LOCATIONS FAILING TO MEET THE GEO-TECHNICAL ENGINEER'S REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEO-TECH. ENGINEER. IF BUILDING PAD AREA TESTING RESULTS IN SOIL BEARING CAPACITY THAT IS LESS THAN THE DESIGN BEARING CAPACITY, IT IS THE RESPONSIBILITY OF THE BUILDER TO NOTIFY THE ENGINEER OF RECORD (VIA WRITTEN R.F.I.) SO THAT THE FOUNDATION CAN BE MODIFIED ACCORDINGLY PRIOR TO START OF CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR NEGLIGENCE BY BUILDER IN THIS ASPECT OF CONSTRUCTION.

CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

2,500 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.

CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- PRIOR TO THE ADDITION OF PLASTICIZER.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 318-19 AND ASTM C-94/C-94M OR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY IN SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NON COMPLIANCE WITH THE ABOVE.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS):
B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
1-1/2" FOR #5 AND SMALLER
2" FOR #6 AND LARGER
C. FOR CONCRETE NOT EXPOSED TO WEATHER
3/4" FOR SLABS, WALLS AND JOISTS
1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STIRRUPS

ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33/C33M. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER

ALL EXPOSED EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

PROVIDE 6-MIL CONTINUOUS POLYETHYLENE VAPOR BARRIER MEMBRANE UNDER ALL SLABS-ON-GROUND WHERE INDICATED ON DRAWINGS. SEAMS LAPPED 6 INCHES AND SEALED WITH ADHESIVE TAPE.

FORM-WORK:

FORM-WORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347 LATEST EDITION, "RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK.

EXCLUSIONS FROM THESE PLANS:

WATERPROOFING, FLASHING, SOUND ISOLATION, FIRE SEPARATION, OR OTHER NON STRUCTURAL ITEMS ARE NOT PART OF THE STRUCTURAL PLANS AS THEY ARE NOT CONSIDERED TO BE STRUCTURAL.DEPENDING ON THE TYPE OF CONSTRUCTION THESE ITEMS SOME OR ALL MAY BE REQUIRED BUT ARE BY OTHERS.

WELDED WIRE MESH:

WELDED WIRE MESH, SHALL BE ASTM A1064/1064M, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. WIRE MESH FOR SLABS SHALL BE SUPPORTED WITH 2" CHAIRS SPACED 3'-0" OC, EACH WAY.

REINFORCING STEEL:

REBAR SHALL BE ASTM A615/615M GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE W/ THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONTAL AND VERTICAL BARS SHALL LAP 6 x BAR NO. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER'S REVIEW.
TYP. MIN LAPS SHALL BE AS FOLLOWS: #4 BAR - 25" #6 BAR - 36"
#5 BAR - 30" #7 BAR - 42"
PROVIDE 36" x 36" CORNER BARS, BOND BEAM ONLY, LAPPED AND TIED TO EACH BEAM REBAR, SEE DETAILS FOR ADDITIONAL INFORMATION.

ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL.

RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES WHEREVER POSSIBLE.

DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ENGINEER.

MASONRY:

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATION MASONRY STRUCTURES" (TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. TYP. (VERIFY WIDTH PER PLAN)

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE f'm = 2000 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS SPECIFICALLY NOTED OTHERWISE ON FOUNDATION PLAN. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE, AND SHALL BE PLACED W/ A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT.

TYPE "M" OR "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS.

FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.

LAP VERTICAL REBAR 6 X BAR NO. (48 BAR DIAMETERS)., U.N.O.

MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASONRY" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL BE ASTM A36/A36M, Fy = 36 ksi FOR ANGLES, PLATES, AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A500/A500M, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM-A53/A53M, GRADE B, TYPE E OR S, Fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE-FILLED IN THE SHOP.

ANCHOR BOLTS AT THE COLUMN BASES SHALL BE ASTM A307 BOLTS WITH DOUBLE-NUT LEVELING. ALL OTHER BOLTS SHALL BE ASTM F3125/F3125M BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OFF-THE-NUT METHOD.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL

WOOD:

ALL WOOD FOR BEAMS, BEARING WALLS, SOLE PLATES, TOP PLATES, BRACING, LEDGERS, BLOCKING, CRIPPLERS, SILLS, ETC., SHALL BE SOUTHERN PINE NO. 2 OR BETTER. Fb = 1100 PSI AND A MODULUS OF ELASTICITY = 1,400,000 PSI. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE TREATED. WOOD FOR NON-STRUCTURAL USES SHALL BE RATED TO RETENTION LEVELS OF 0.25 PCF OF A BORATE PRESERVATIVE TREATMENT: DISODIUM CORROBORATE TETRAHEDRAL (DOT). WOOD FOR STRUCTURAL USE THAT SHALL BE TREATED FOR ANY REASON SHALL BE RATED TO RETENTION LEVELS OF 0.42 PCF FOR DOT OR MORE. NAILS, SPIKE, BOLTS USED W/ DOT SHALL BE HOT DIPPED GALV. FOR STRUCTURAL USES, AVOID BUYING TREATED LUMBER THAT CONTAINS MORE THAN ½" OF HEARTWOOD.

MINIMUM NAILING PER FBCR 2023, 8th EDITION. SEE NAILING SCHEDULE ON PLANS.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND WOOD COLUMNS WITH 2x STRUCTURAL LUMBER SYP #2.

UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

WOOD TRUSSES:

TO BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS" BY THE NFPA. TRUSS DESIGNS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN FLORIDA. SEE NOTED FOR SHOP DRAWINGS.

CONNECTOR PLATES SHALL BE A MINIMUM THICKNESS OF 0.036" AND BE MANUFACTURED FROM STEEL MEETING THE REQUIREMENTS OF ASTM A446/A446M, GRADE A, AND SHALL BE HOT-DIPPED GALVANIZED.

DESIGN, FABRICATE, AND ERECT WOOD TRUSSES IN ACCORDANCE WITH TPI-14, "DESIGN NATIONAL STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION;, AND "BCSI LATEST EDITION" COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLATION BRACING METAL-PLATE-CONNECTED WOOD TRUSSES.

TRUSS MANUFACTURER WILL PROVIDE CALCULATIONS INDICATING ADDITIONAL DEAD LOADS FOR THE ROOF LOCATIONS WITH GUSSETS, CRICKETS AND VALLEY LOCATIONS REQUIRING ADDITIONAL ROOF FRAMING FOR INTERSECTIONS OF HIGHER OR LOWER ROOFS IN ACCORDANCE WITH ANSI/ASCE 7 88: 1990.

HURRICANE STRAPS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR SHALL SUBMIT SIGNED AND SEALED DRAWINGS FOR ALTERNATE CONNECTION DETAILS AT TRUSSES/GIRDERS TO COLUMNS AND WALLS FOR APPROVAL.

ROOF & FLOOR LAYOUTS PROVIDED ON THESE PLANS ARE TO BE USED AS A GUIDE FOR BEARING DETERMINATIONS, FEASIBILITY & ARCHITECTURAL AIDE. TRUSS MANUFACTURER IS RESPONSIBLE FOR FINAL LAYOUT, SPANS & ALL TRUSS/ HEADER ENGINEERING. ANY DISCREPANCIES FROM THESE LAYOUTS THAT AFFECT THE STRUCTURAL BEARING AS CALLED OUT ON THESE PLANS SHALL BE NOTIFIED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO MANUFACTURE OF TRUSSES. THE TRUSS FABRICATOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS OF EACH INDIVIDUAL TRUSS AND A FULLY DIMENSIONED ERECTION PLAN SHOWING COMPONENT LAYOUT. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER.

THE HURRICANE STRAPS SPECIFIED ON THE WALL SECTIONS AND PLANS ARE PROVIDED TO FACILITATE THE CONSTRUCTION SCHEDULE, AND MAY CHANGE PREDICATED ON THE TRUSS AND GIRDER REACTIONS PROVIDED BY THE TRUSS ENGINEER.
THE TRUSS TO STRUCTURE CONNECTIONS AND LOADS SPECIFIED ON THIS PLAN SHALL SUPERCEDE THOSE OF THE DELEGATED TRUSS ENGINEER. WIND UPLIFT VALUES HAVE BEEN BASED ON ASCE 7-22 COMPONENT AND CLADDING WIND LOAD PRESSURES. THE DELEGATED TRUSS ENGINEER SHALL BE RESPONSIBLE FOR ALL TRUSS TO TRUSS CONNECTIONS.

ALL SHEET METAL FRAMING CONNECTORS SHOWN ON THE PLANS SHALL BE "SIMPSON" STRONG-TIE BY SIMPSON CO., OR EQUAL UNLESS NOTED OTHERWISE ON PLANS, INSTALL CONNECTIONS WITH THE SIZE AND NUMBER OF BOLTS/NAILS AS RECOMMENDED BY THE MANUFACTURER IN THE LATEST CATALOG.

CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE NOT A PART OF FLORIDA HORIZON ENGINEERING'S / AB DESIGN GROUP'S SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT FLORIDA HORIZON ENGINEERING'S/AB DESIGN GROUP'S SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

FASTENER SCHEDULE

WINDOW AND DOOR BUCK FASTENERS

APPLICATION	SIZE	TYPE	SPACING	REMARKS
1x2 PT FURRING TO MASONRY / CONC.	CASE HARDENED COIL NAIL 1 1/2" LONG.		8" O/C	
SGD, AL. EXT. DOORS 1x PT, SEE NOTE 6	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
WINDOW BUCK 1x PT, SEE NOTE 6	CASE HARDENED COIL NAIL 1 1/2" LONG.		9" O/C STAGGERED	WINDOW/DOOR/ FASTENED INTO MASONRY/CONC.
EXT. SWING DOOR BUCK 2x PT, SEE NOTE 6	(2) 3/16"DIA. NO WASHER	"TAPCON" FASTNER	18" O/C	1 1/2" EMBED, 8" END. DIST., 1 1/2" EDGE DIST.
2x PT WINDOW BUCK PT TO STEEL COL., SEE NOTE 6	0.138" PAF x 2 1/8" W/ WASHER		9" O/C STAGGERED	4" END. DIST., 1 1/2" EDGE DIST.

FASTENER

APPLICATION	SIZE	TYPE	SPACING	REMARKS
GARAGE DOOR BUCK TO MASONRY/CONC.	1/4" DIA. NO WASHER	TAPCON MASONRY FASTENER	8" O/C	1 1/2" EMBED., 4" END DIST., 1 1/2" EDGE DIST.
GARAGE DOOR BUCK TO MASONRY/CONC.	3/8" DIA. OR 1/2" DIA. w/ WASHER	EXPANSION BOLT	16" O/C (3/8" DIA) 24" O/C (1/2" DIA)	4" EMBED., 4" END DIST., 3" EDGE DIST.
METAL STRAP TO MASONRY / CONC.	CONTACT THIS ENGINEER FOR SPACING REQUIREMENTS			
NON-BEARING WOOD WALL TO CONC. SLAB	1/2"" W/ WASHER	EXPANSION BOLT	24" O/C	4" EMBED, 4" END DIST., 3" EDGE DIST.

NOTES
1. STAPLES SHALL NOT BE USED FOR ANY STRUCTURAL APPLICATIONS
2. FASTENING OF GARAGE DOORS, WINDOWS AND EXTERIOR SWING DOORS TO FRAMING BUCKS SHALL BE AS PER MANUFACTURER'S SPECS AND / OR NOA
3. ALL FASCIA MATERIAL SHALL BE HAND FRAMED
4. PAF SHALL BE HILTI X-ZF HEAVY DUTY PINS OR EQUAL SAME DIAMETER AS SPECIFIED HEREIN
5. FASTENER SPACING FOR THE BUCKS SHALL BE THE STRICTER REQUIREMENT OF THE NOA OR THE SPACING DETAILED ABOVE
6. WINDOW AND DOOR BUCKS SHALL BE AS WIDE OR WIDER AS THE DOOR OR WINDOW FRAME EXCEPT FOR AN EXTERIOR SWING DOOR WITH A WOOD DOOR FRAME. 1x MEMBERS ARE NAILED AND 2x MEMBERS ARE SECURED W/ TAPCONS OR PAF TO THE SUBSTRATE.

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TITLE SHEET
6 UNIT TOWNHOMES
STRUCTURAL NOTES
JOB # 01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

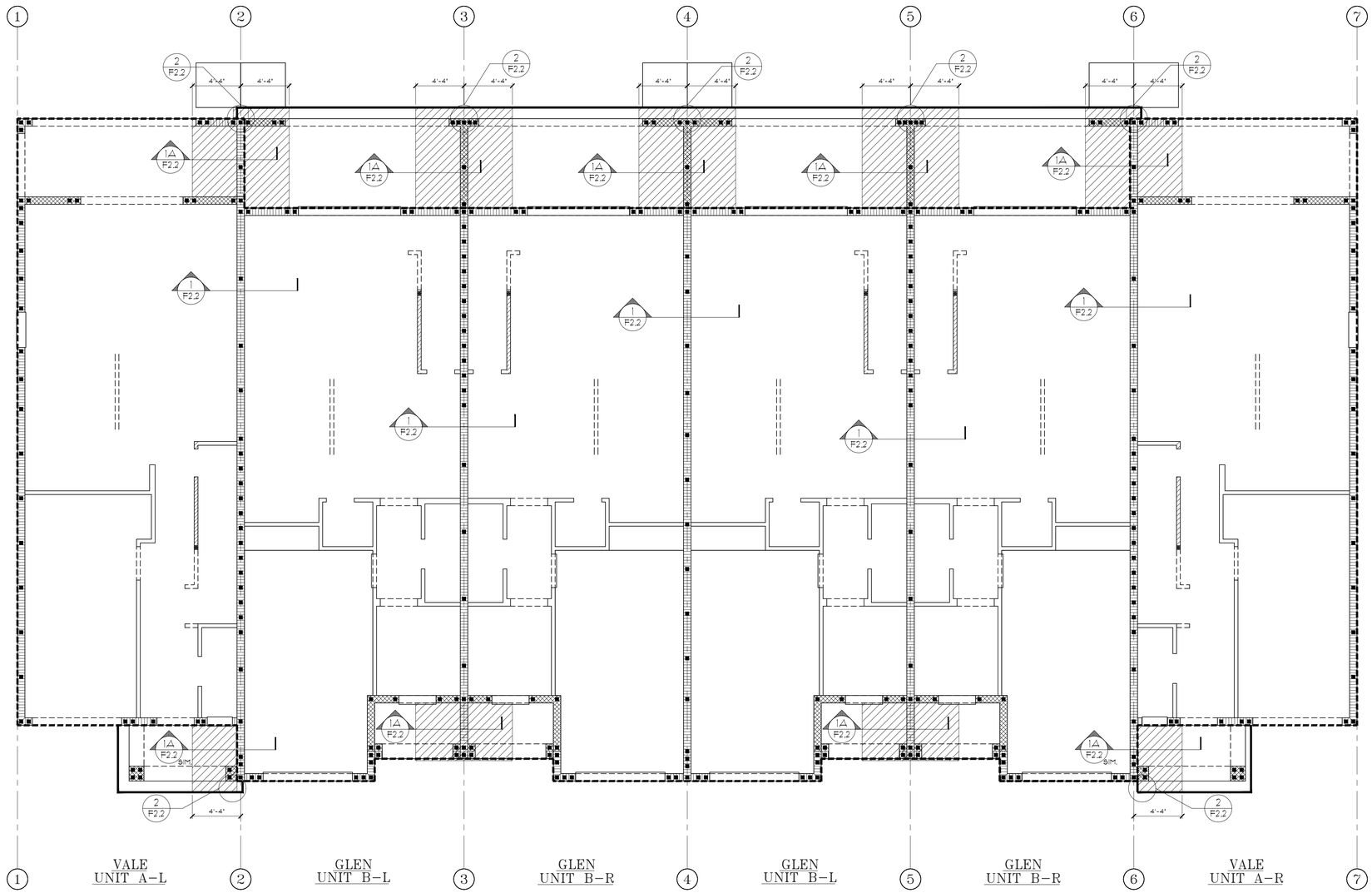
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
SN1

1/2" FIRE RESISTANT SHEATHING (CLASS 'B') MIN 4'-0" FROM FACE OF BLOCK WALL BOTH SIDES OF EXTERIOR WALLS TYPICAL. NO PENETRATIONS IN THIS AREA.

SHEATHING IS TO EXTEND TO THE UNDERSIDE OF ALL OVERHANGS AS INDICATED WITHIN THE 4'-4" PARAMETER

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



1 F1.1 FIRE PROTECTION PLAN

3/16"=1'-0"

ARCHITECTS

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TITLE SHEET

6 UNIT TOWNHOMES

FIRE PROTECTION PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
F1.1

1/2" FIRE RESISTANT SHEATHING (CLASS 'B') MIN. 4'-0" FROM FACE OF BLOCK WALL BOTH SIDES OF EXTERIOR WALLS TYPICAL. NO PENETRATIONS IN THIS AREA.

SHEATHING IS TO EXTEND TO THE UNDERSIDE OF ALL OVERHANGS AS INDICATED WITHIN THE 4'-4" PARAMETER.

1 HOUR RATED ROOF OVERHANG

NOTE: ROOF OVERHANG WITHIN 5'-0" OF THE SIDE SETBACK FROM THE LOT PROPERTY LINE SHALL BE 1 HOUR RATED AND MEET THE PROVISIONS OF THE FBCR 8TH ED. 2023 SECTION R302.1

VALE

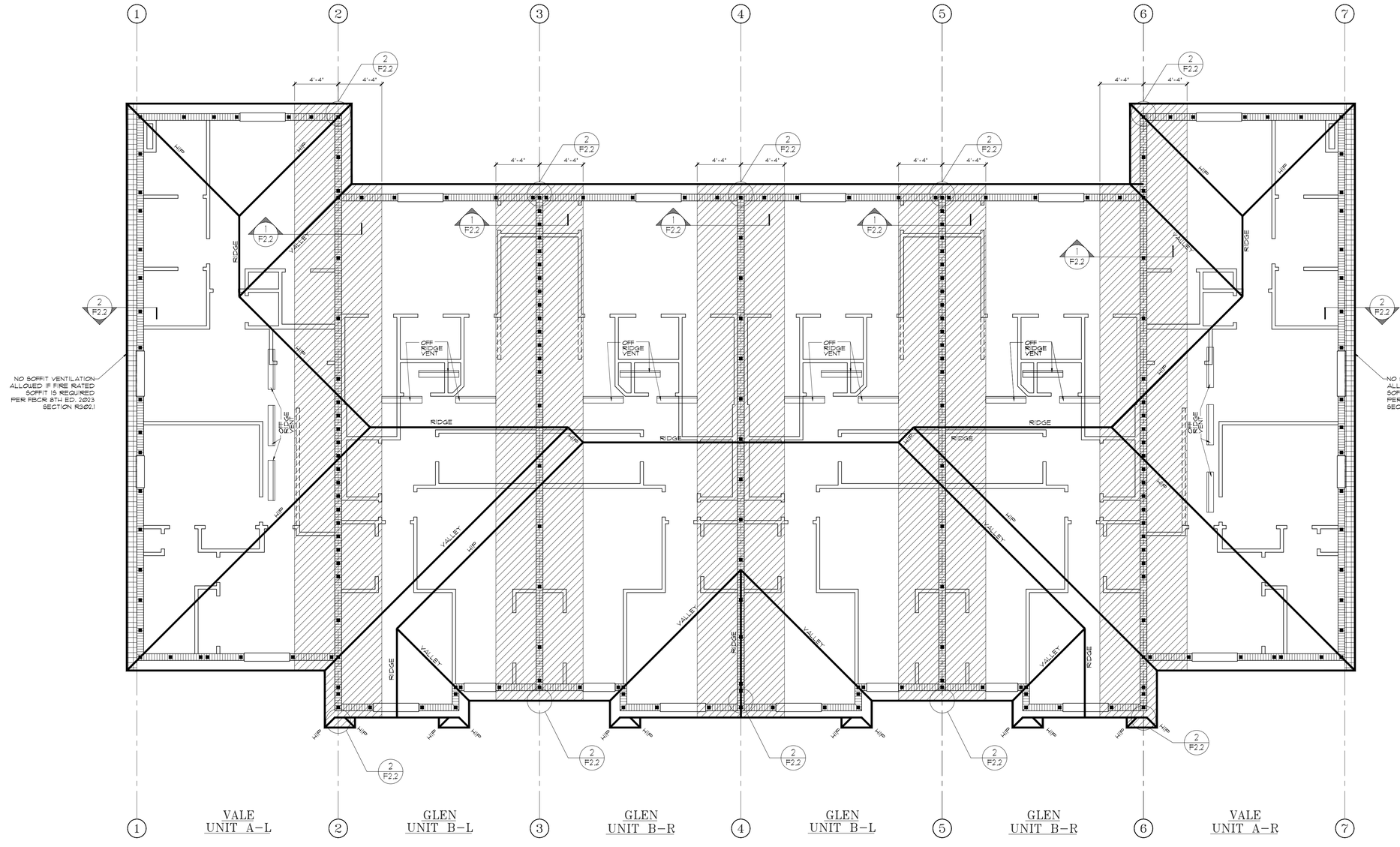
AREA OF ATTIC	=	1190 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	=	1/ 300
REQUIRED VENTILATION AREA	=	1190 /300
	=	3.97
	=	571.2 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	=	.5 X 571.2
	=	285.6 SQ. IN. (BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)
OFF RIDGE VENTILATION AREA	=	115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	=	2.48348
TOTAL # OF VENTS PROVIDED	=	3

GLEN

AREA OF ATTIC	=	1044 SQ. FT.
NET FREE VENTILATION AREA REQUIRED	=	1/ 300
REQUIRED VENTILATION AREA	=	1044 /300
	=	3.48
	=	501.12 SQ. IN.
MIN. REQUIRED VENTILATION IN UPPER PORTION OF ATTIC	=	.5 X 501.12
	=	250.56 SQ. IN. (BALANCE TO BE PROVIDED IN SOFFIT OR EAVE VENTS)
OFF RIDGE VENTILATION AREA	=	115 SQ. IN. PER VENT
TOTAL # OF VENTS REQUIRED	=	2.17878
TOTAL # OF VENTS PROVIDED	=	3

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



1/F1.2 FIRE PROTECTION PLAN

3/16"=1'-0"

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150-B MPH

TITLE SHEET

6 UNIT TOWNHOMES

FIRE PROTECTION PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

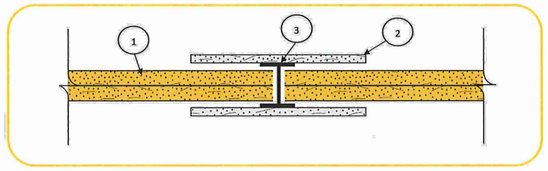
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
F1.2

intertek
Total Quality. Assured.

Division 09 – Finishes
09 21 00 Plaster and Gypsum Board Assemblies
09 21 16.33 Gypsum Board Area Separation Wall Assemblies

Georgia-Pacific Gypsum, LLC
Design No. GP/WA 120-05
Non-Bearing Wall Assembly
Area Separation Wall
ASTM E119
Rating: 2 hours



1. **CERTIFIED MANUFACTURER:** Georgia-Pacific Gypsum, LLC

   CERTIFIED PRODUCT: Gypsum Shaftliner

   CERTIFIED MODEL: ToughRock® Staftliner or DensGlass® Shaftliner

   Gypsum Shaftliner: Two layers 1-in. (25.4 mm) ToughRock® Staftliner or DensGlass® Shaftliner inserted in H-Studs 24-in. (610 mm) on center (oc).

2. **Gypsum Board:** Metal studs covered using 6-in. (152 mm) wide, 1/2-in. (12.7 mm) DensArmor Plus® Fireguard® C Interior Panels, 1/2-in. (12.7 mm) ToughRock® Fireguard® C gypsum board, or 5/8-in. (15.9 mm) ToughRock® Fireguard® X gypsum board mechanically fastened to steel studs Type 'S', #6 drywall screws, 12 in. oc starting 6 in. from top or bottom. Use 1-in. long screws for 1/2-in. gypsum board, use 1-1/4-in. long screws for 5/8-in. gypsum board.

3. **Steel Studs:** 'H' shaped Studs, 1-1/2-in. (38.1 mm) wide × 2-in. (50.8 mm) deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length 1/2 in. less than the openings height and spaced a maximum of 24 in. (610 mm) oc

Date Revised: October 20, 2023 Page 1 of 1 Spec ID: 20808

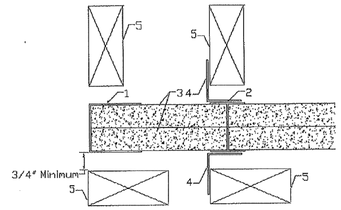
Version: 02 August 2017 SFT-BC-OP-19i

1 F2.1 DESIGN NO. GP/WA 120-05
2 HOUR

intertek
Total Quality. Assured.

Division 09 – Finishes
09 21 00 Plaster and Gypsum Board Assemblies
09 21 16.33 Gypsum Board Area Separation Wall

Georgia-Pacific Gypsum, LLC
Design No. GP/WA 120-06
Non-Bearing Wall Assembly
Area Separation Wall
ASTM E119
Rating: 120 minutes



1. **FLOOR, UPPER CORNER, AND INTERSECTION RUNNER:** U-shaped runner, 2-1/8-in. deep roll-formed from minimum 0.018-in. thick galvanized steel. Position runners at 3/4 in. minimum spacing from wood framing (Item 5) members. Runners attached to foundation or structural members with steel fasteners located not greater than 24-in. oc.

2. **STEEL STUDS:** Steel studs are H-shaped studs, 1-1/2-in. wide by 2-in. deep, roll-formed from minimum 0.018-in. thick galvanized steel. Cut to length 1/2 in. less than the openings height and spaced a maximum of 24-in. oc. within runner legs and between layers of 1-in. thick gypsum shaftliner (Item 3).

3. **COMPONENT NAME:** Gypsum Shaftliner

   CERTIFIED PRODUCT: Georgia-Pacific Gypsum, LLC, Gypsum Shaftliner;

   - ToughRock Fireguard Shaftliner
   - DensGlass Shaftliner

   Install two layers of nom. 1-in. thick gypsum shaftliner inserted against the web of the steel studs (Item 2).

4. **ALUMINUM CLIPS:** 2-in. long by 2-in. or 2-1/2-in. legs by 0.050-in. thick aluminum angle, spaced 108-in. oc maximum vertically, to wood framing (Item 5) with 4d box nails or 1-1/4-in. long drywall screws and to steel stud (Item 2) flanges with framing screws.

5. **WOOD FRAMING:** Wood framing used in unoccupied spaces, such as attics, consisting of conventional 2x framing, with engineered wood trusses, or with wood bracing. Spacing at maximum 16-in. oc. Wood framing may be installed parallel or perpendicular to the wall.

Date Issued: October 20, 2021 Page 1 of 2 Spec ID:64956

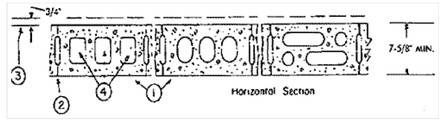
Version: 9 June 2021 SFT-BC-OP-19i

1A F2.1 DESIGN NO. GP/WA 120-06
2 HOUR

UL FIRE RATED

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



1. **Concrete Blocks*** - Various designs. Classificaon D-2 (2 hr).

2. **Mortar** - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more th 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on teh face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1)

4. **Loose Masonry Fill** - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to Classification.

5. **Foamed Plastic*** - (Optional - not shown) 1-1/2 in thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

   Celotex Corp. - Type Thermax

*Bearing the UL Classification Marking

ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation" and "EnergyShield Pro 2 Wall Insulation"

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ Sheath

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS — Types Xci-Class A, Xci 286

RMAX OPERATING L L C — "TSX-8500", "TSX-8510", "Thermasheath-XP", "ECOMAXci", "Thermasheath-3", "Durasheath-3"

THE DOW CHEMICAL CO — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP) and TUFF-R™ ci Insulation

5A. **Building Units —** As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.

RMAX OPERATING L L C — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI"

2 F2.1 DESIGN NO. U905
2 HOUR FIRE RATED
BLOCK

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BLOCK # **
150-B MPH

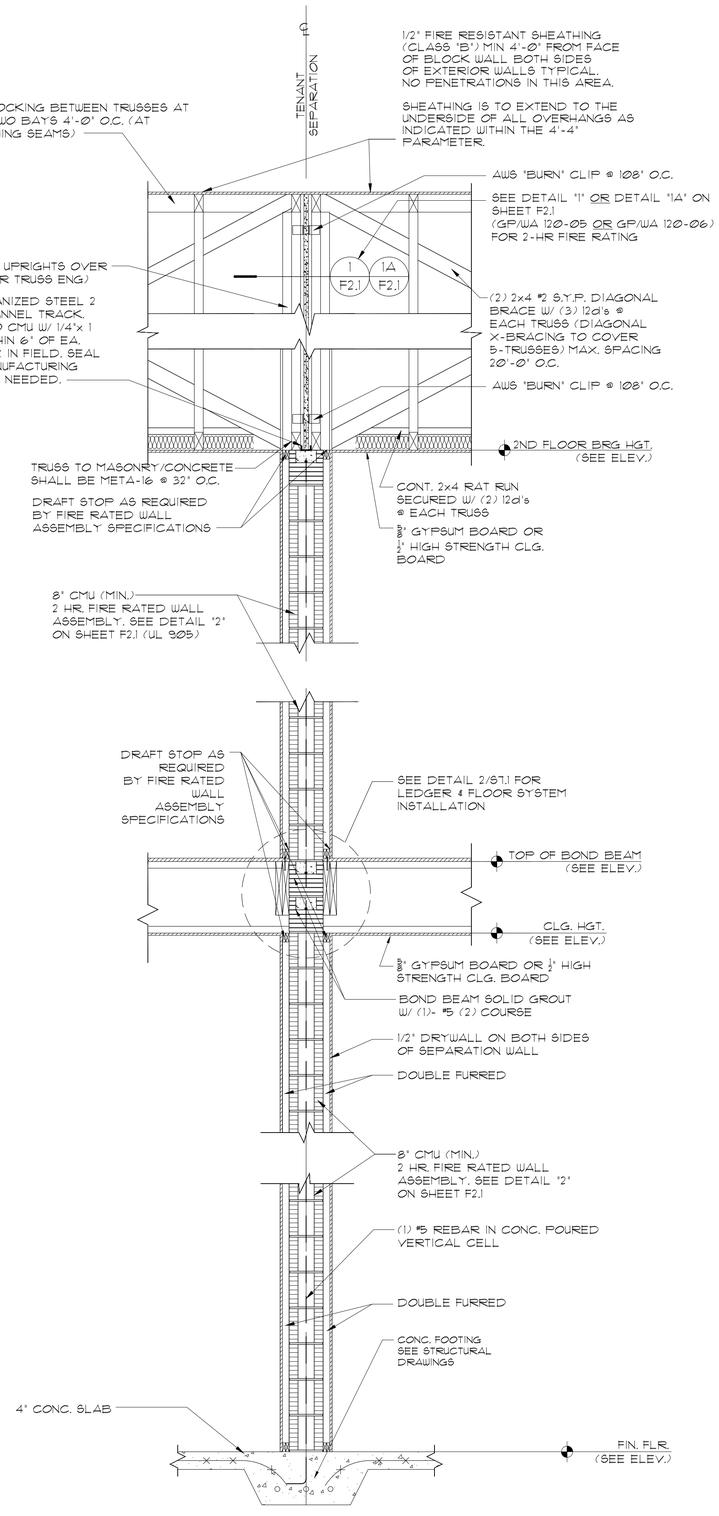
TITLE SHEET
6 UNIT TOWNHOMES
FIRE RATED
WALL DETAILS

JOB #
01981.***-*****

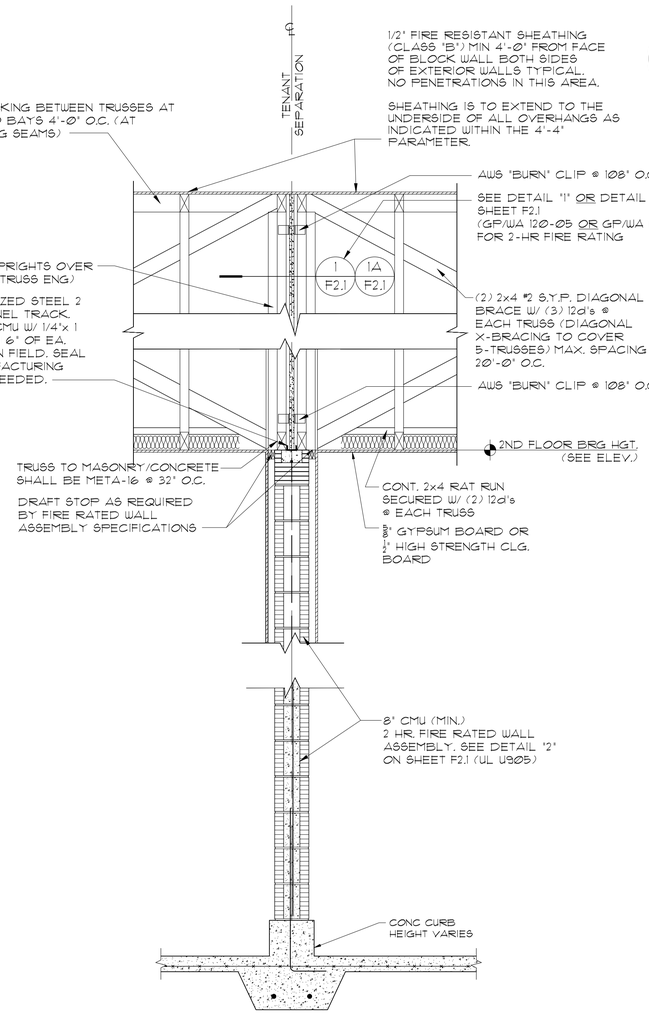
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

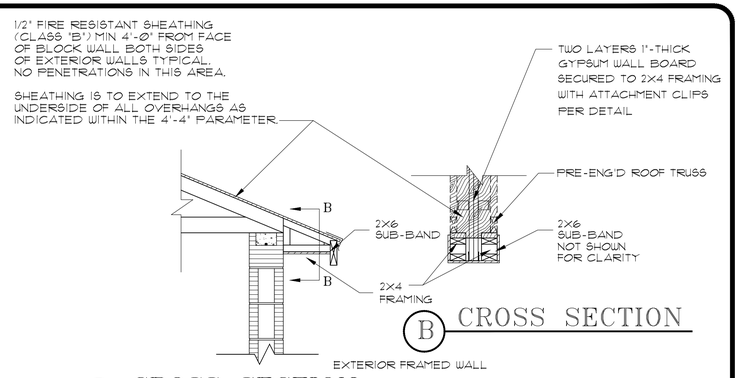
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
F2.1



1 2-HR FIRE RATED TENANT SEPARATION WALL



1A 2-HR FIRE RATED TENANT SEPARATION WALL
W/ NO UPLIFT



A CROSS SECTION

B CROSS SECTION

2 TENANT SEPARATION FIRE WALL AT SOFFIT

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FIRE RATED WALL DETAILS
JOB # 01981.***-*****

ARCHITECT:
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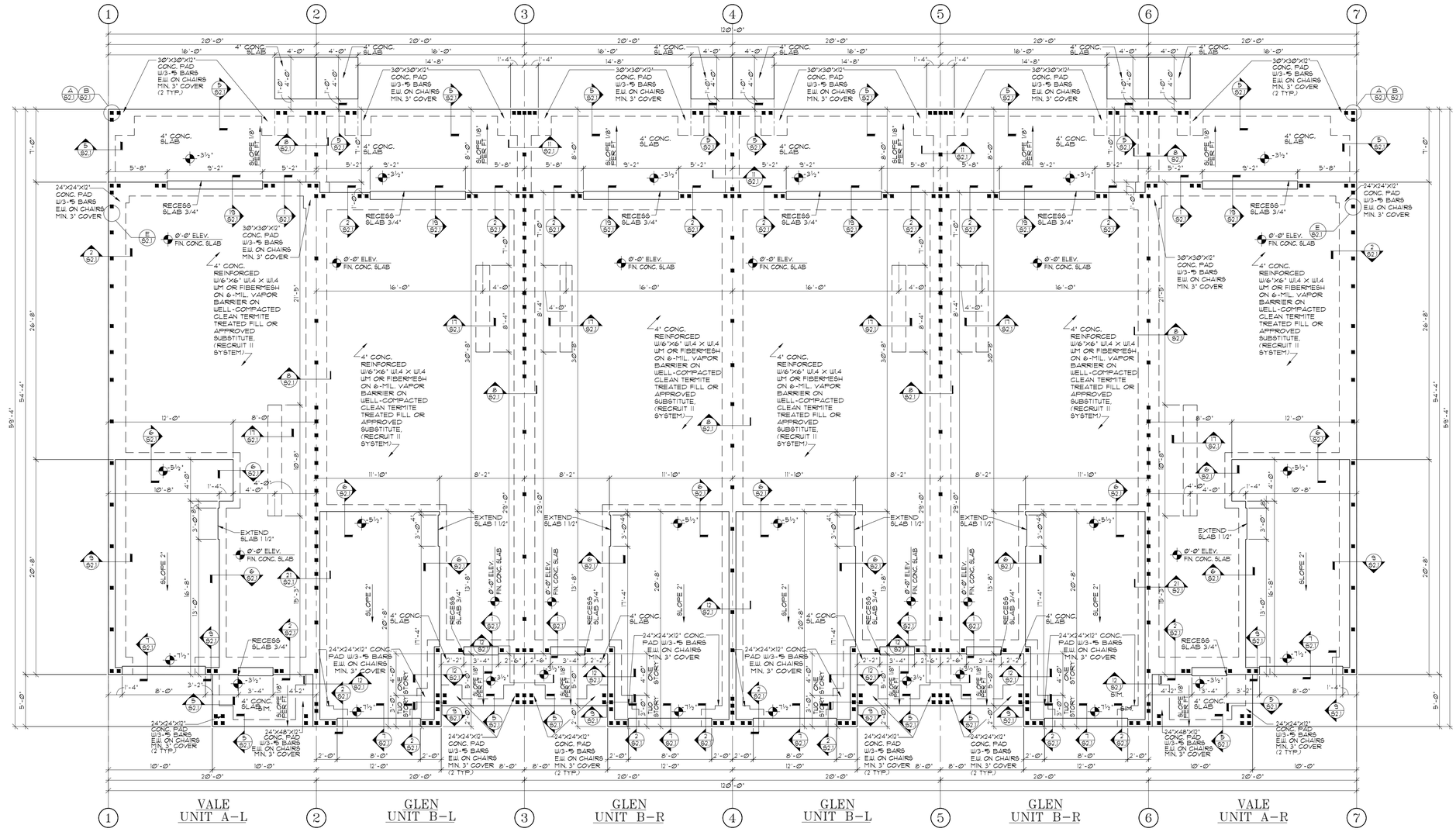
F2.2



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

NOTE:
R311.3.1-FLOOR ELEVATIONS @ REQUIRED EGRESS DOOR SHALL MEET PROVISION OF SECTION R311.3.1 IN FBCR 8TH EDITION (2023).

FOUNDATION NOTES

1. FLOOR SHALL BE 4" CONCRETE SLAB REINFORCED W/ FIBERMESH ON 6-MIL POLY ETHYLENE VAPOR BARRIER ON WELL-COMPACTED CLEAN TERMITE TREATED FILL OR APPROVED SUBSITUTE, (RECRUIT 11 SYSTEM). SEE GENERAL NOTES FOR COMPACTING REQUIREMENTS.
2. TOP OF FINISHED SLAB SHALL BE; 0'-0"
3. COLUMN AND FOOTING CENTERLINES, SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.
4. REFERENCE ELEVATION; 0'-0", SEE SURVEY PLOT FOR NGVD.
5. PROVIDE ISOLATION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE: PROVIDE 1/2" FELT PAPER AT THE JOINT.
6. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
7. SPLICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (#5=30", #6= 36"), AND REINFORCING SHALL BE CONTINUOUS.
8. RATIONAL ANALYSIS WAS PERFORMED TO DETERMINE SIZE AND STEEL REINFORCING FOR ALL FOUNDATIONS. DESIGN WAS BASED ON ALL ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. TRANSFER REINFORCING (TOP STEEL) HAS BEEN DELETED UNLESS NOTED OTHERWISE.
9. VERTICAL REINFORCING IN CMU SHALL BE #5's AS SHOWN ON THIS PLAN. UNLESS OTHERWISE NOTED IN THE PLAN. ONE REINFORCING BAR SHALL BE:
   A) IN ALL WALL INTERSECTIONS
   B) CHANGES IN ELEVATION
   C) ALL CORNERS

DOWEL LEGEND

■ CONT. VERTICAL DOWEL TO LINTEL COURSE W/ 1 #5 REBAR

DESIGN CRITERIA

THIS FOUNDATION SYSTEM FOR THIS RESIDENCE HAS BEEN DESIGNED TO MEET ALL REQUIRMENTS FOR FOUNDATIONS DESIGNED TO 2000 PSF SOIL BEARING CAPACITY.

NOTE:
USE 3000 PSI CONCRETE W/ BROOM FINISH FOR FLATWORK

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TITLE SHEET
6 UNIT TOWNHOMES
FOUNDATION PLAN
JOB # 01981.***-*****

ARCHITECT:
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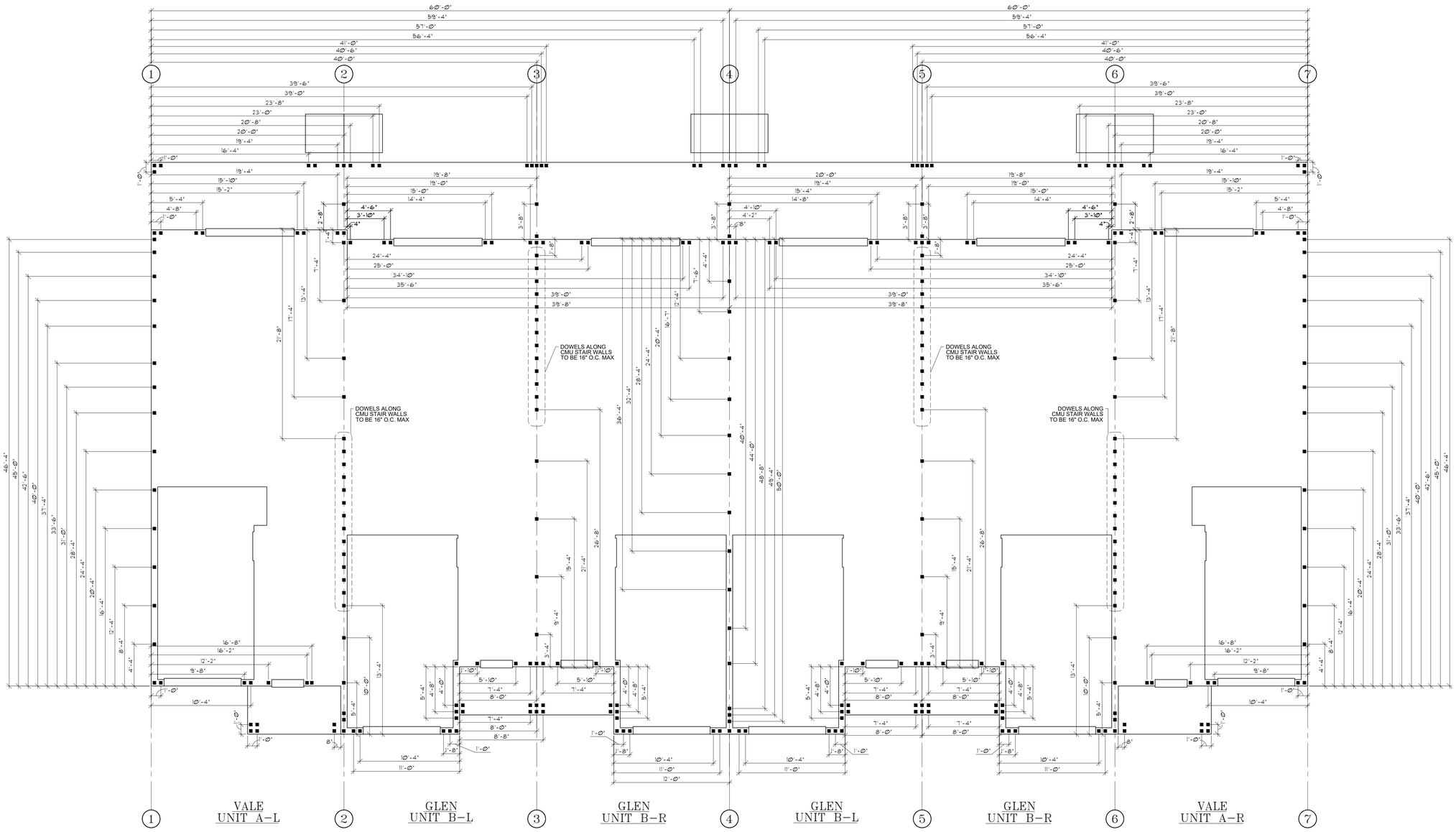

FIRST FLOOR DOWEL PLAN

SCALE: 3/16" = 1'-0"

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FIRST FLOOR

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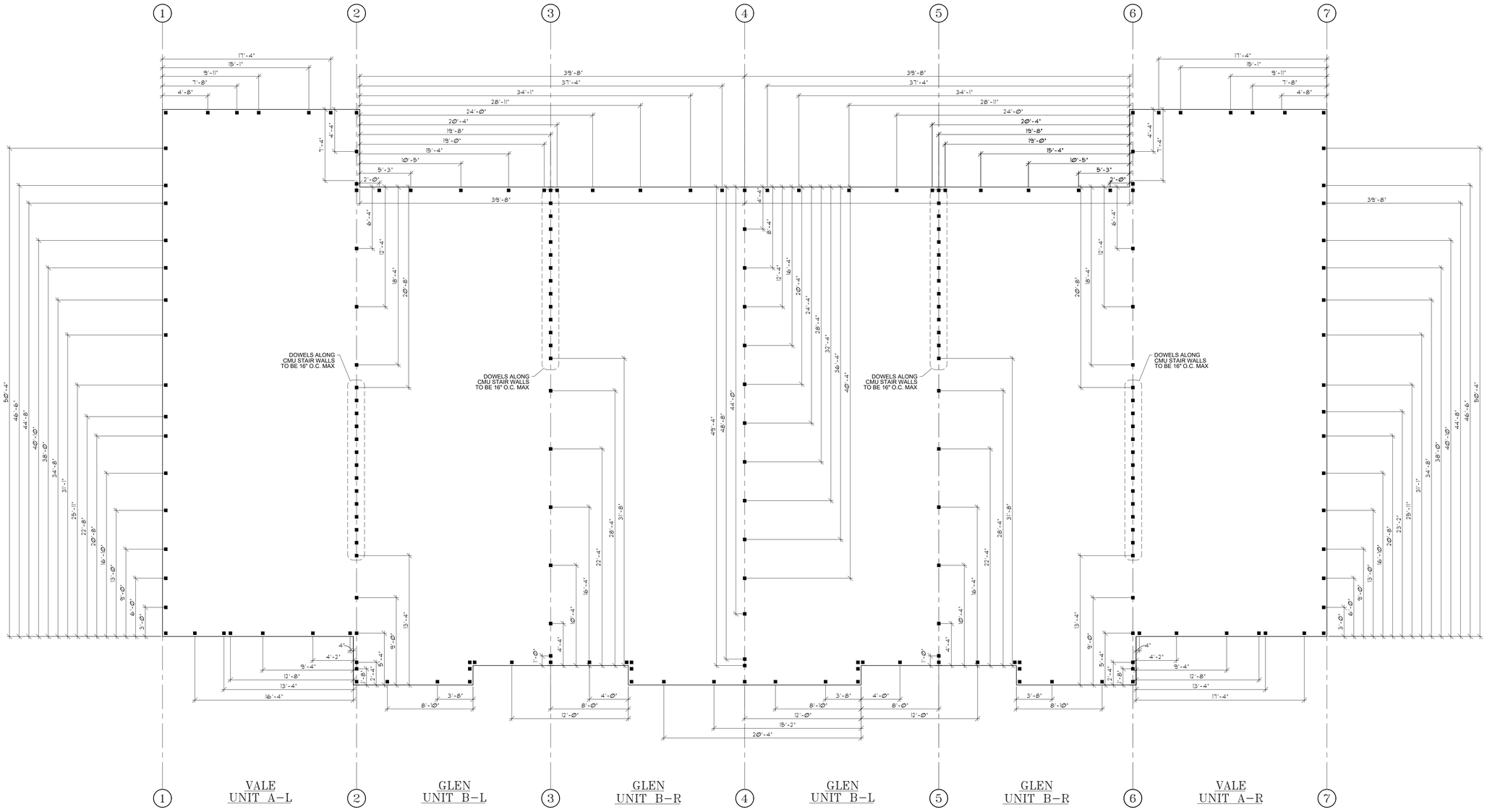
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S1.2



SECOND FLOOR DOWEL PLAN

SCALE: 3/16" = 1'-0"

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DOWEL PLAN
SECOND FLOOR

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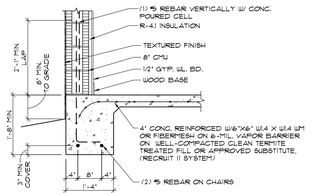
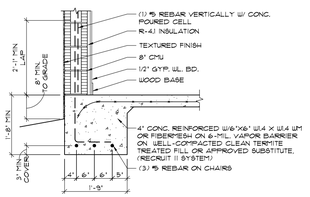
S1.3



1 1-STORY FOOTING W/ BLOCK WALL
SCALE: 1/2"=1'-0"



2 2-STORY FOOTING W/ BLOCK WALL
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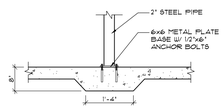
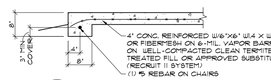
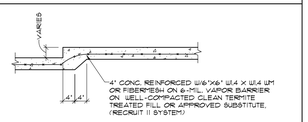
3 NOT USED



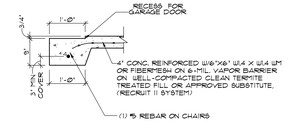
4 BOLLARD



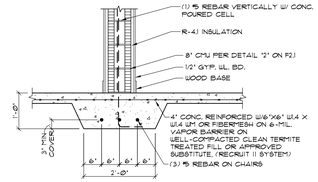
5 THICKEN EDGE
SCALE: 1/2"=1'-0"



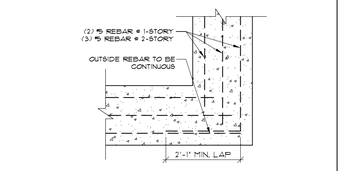
6 GARAGE STEP-UP NON-BEARING
SCALE: 1/2"=1'-0"



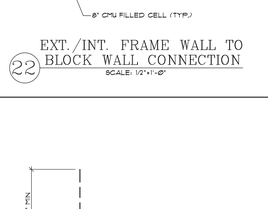
7 GARAGE DOOR FOOTING
SCALE: 1/2"=1'-0"



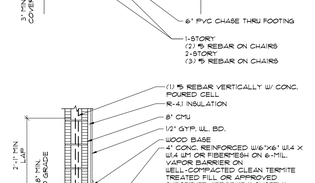
8 2-STORY INTERIOR WALL FOOTING
SCALE: 1/2"=1'-0" W/ UPLIFT



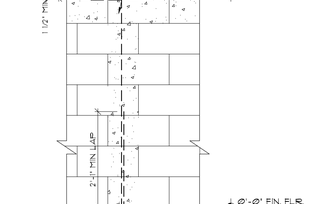
9 2-STORY FOOTING AT GARAGE
SCALE: 1/2"=1'-0"



10 1-STORY FOOTING AT GARAGE
SCALE: 1/2"=1'-0"

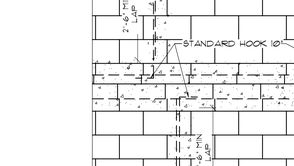


11 1-STORY EXTERIOR FOOTING
SCALE: 1/2"=1'-0" W/ UPLIFT

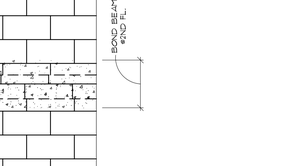


12 2-STORY INTERIOR WALL FOOTING W/ CURB
SCALE: 1/2"=1'-0" W/ UPLIFT

13 NOT USED

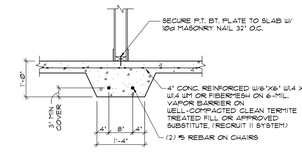


14 GARAGE STEP-UP 1-STORY L.B.W. (NO UPLIFT)
SCALE: 1/2"=1'-0"

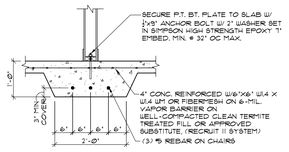


15 GARAGE STEP-UP 2-STORY L.B.W.
SCALE: 1/2"=1'-0"

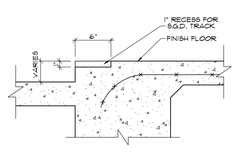
16 NOT USED



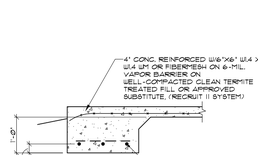
17 1-STORY FOOTING AT L.B.W. (W/ NO-UPLIFT)
SCALE: 1/2"=1'-0"



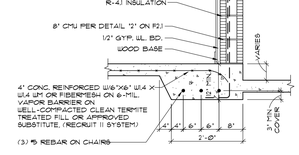
18 2-STORY FOOTING AT L.B.W.
SCALE: 1/2"=1'-0"



19 SLAB AT S.G.D.
SCALE: 1"=1'-0"

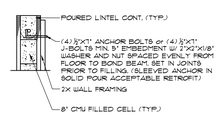


20 TYPICAL CONC. PAD
SCALE: 1/2"=1'-0"



21 GARAGE STEP-UP 2-STORY L.B.W.
SCALE: 1/2"=1'-0"

A REBAR LAP AT FOOTING
SCALE: 1/2"=1'-0"

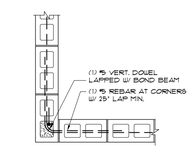


22 EXT./INT. FRAME WALL TO BLOCK WALL CONNECTION
SCALE: 1/2"=1'-0"

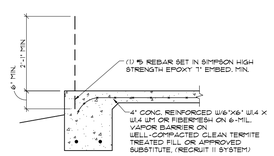
D CHASE THRU FOOTING
SCALE: 1/2"=1'-0"

E HORIZONTAL/ VERTICAL REINFORCING
SCALE: 1/2"=1'-0"

F REBAR CONTINUITY DETAIL
SCALE: 1/2"=1'-0"



B TYP. REBAR LAP AT LINTEL CORNERS
SCALE: 1/2"=1'-0"



C TYP. RETROFIT FOR OMITTED DOWELS
SCALE: 1/2"=1'-0"

ALL EXTERIOR FOOTERS AT FINISH SLAB'S TO BE MIN. 12" BELOW UNDISTURBED SOIL

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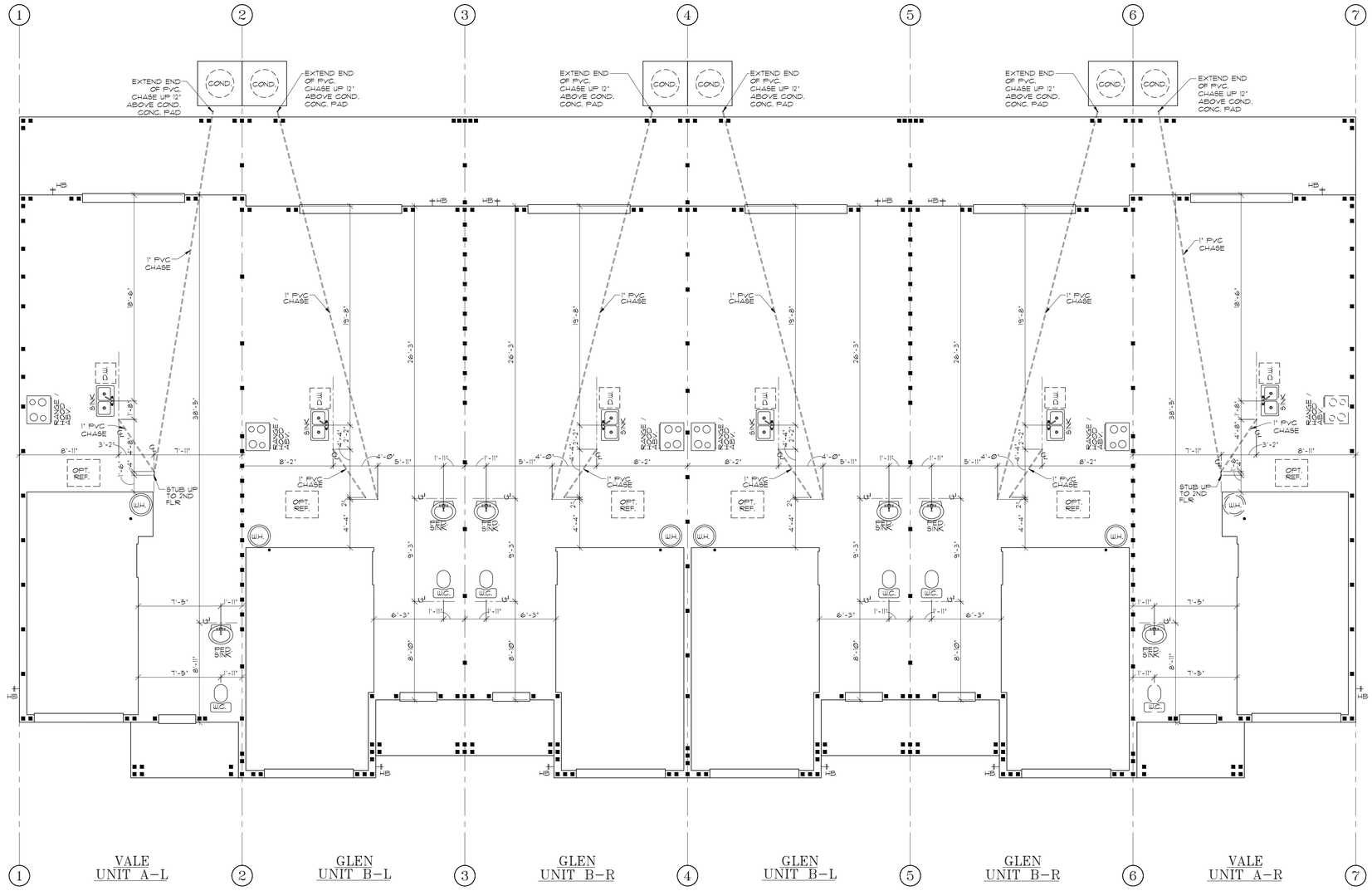
UNITS
LOTS # *-*
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
FOUNDATION DETAILS
MONOLITHIC
JOB #
0198I.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S2.1



FIXTURE PLAN

3/16"=1'-0"

ARCHITECTS

A.B. Design Group LLC.

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LONGWOOD, FL 32750
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www.abdesigngroup.com
AA #: 0003325

DRAFTING BY:
A.B. DESIGN GROUP
DRAFTING INC.
5421 BEAUMONT CENTER BLVD.
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BLOCK # **
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TITLE SHEET

6 UNIT TOWNHOMES

FIXTURE PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S3.1

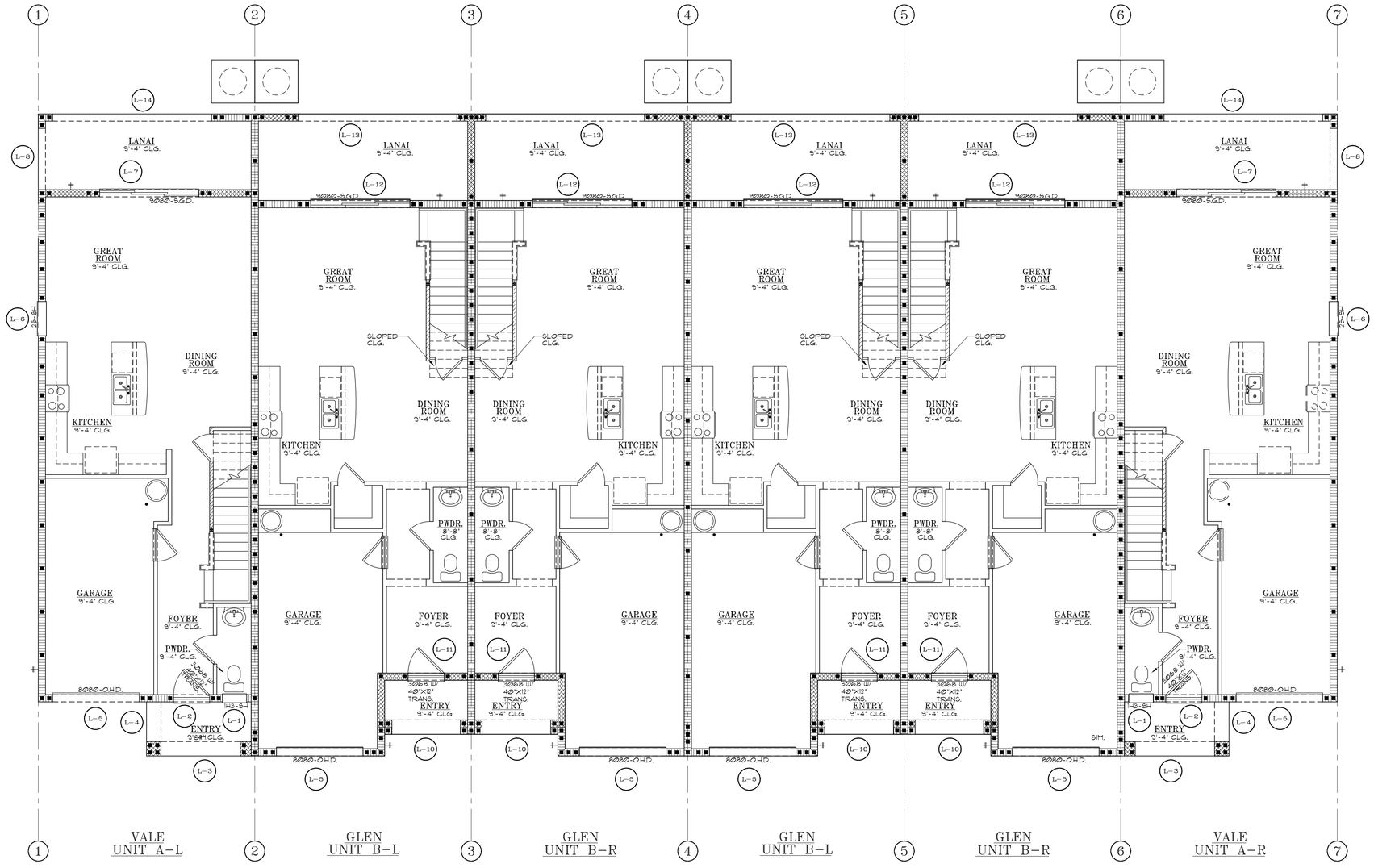
CAST-CRETE® LINTEL SCHEDULE

(SEE S4.3 FOR LOAD TABLES, CROSS SECTIONS, & NOTES)

MARK	LENGTH	TYPE	COMMENTS
L-1	3'-6"	8F32-0B/1M/1T	
L-2	5'-4"	8RF36-0B/1M/1T	RECESSED
L-3	9'-4"	8F16-1B/1T	
L-4	5'-4"	8F16-0B/1T	
L-5	9'-4"	8F40-1B/1M/1T	
L-6	4'-6"	8F32-0B/1M/1T	
L-7	10'-6"	8F16-1B/0M/1T	
L-8	7'-6"	8F32-0B/1M/1T	
L-9	19'-4"	8F32-1B/1M/1T	
L-10	9'-4"	8F24-1B/1T	
L-11	5'-4"	8RF36-0B/1M/1T	RECESSED
L-12	10'-6"	8F32-1B/1M/1T	
L-13	17'-4"	8F16-1B/0M/1T	
L-14	17'-4"	8F32-1B/1M/1T	
L-15	4'-6"	8F16-1B/1T	
L-16	5'-10"	8F16-1B/1T	

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



1 S4.1 LINTEL PLAN FIRST FLOOR

3/16"=1'-0"

ARCHITECTS
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DATE	DESCRIPTION
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TITLE SHEET
6 UNIT TOWNHOMES
LINTEL PLAN FIRST FLOOR

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S4.1

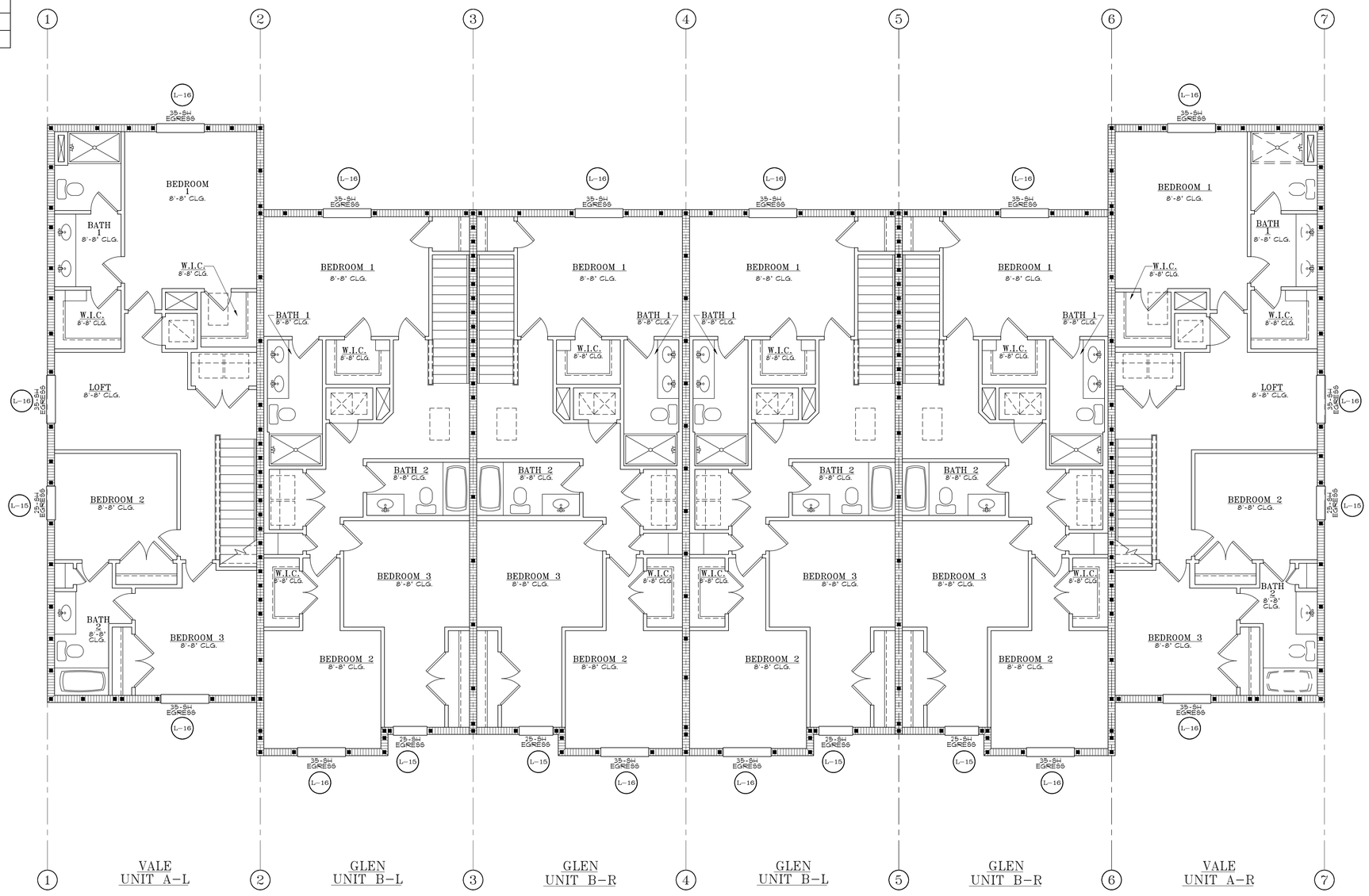
CAST-CRETE® LINTEL SCHEDULE

(SEE S4.3 FOR LOAD TABLES, CROSS SECTIONS, & NOTES)

MARK	LENGTH	TYPE	COMMENTS
L-1	3'-6"	8F32-ØB/IM/IT	
L-2	5'-4"	8RF36-ØB/IM/IT	RECESSED
L-3	9'-4"	8F16-1B/IT	
L-4	5'-4"	8F16-ØB/IT	
L-5	9'-4"	8F4Ø-1B/IM/IT	
L-6	4'-6"	8F32-ØB/IM/IT	
L-7	1Ø'-6"	8F16-1B/ØM/IT	
L-8	7'-6"	8F32-ØB/IM/IT	
L-9	19'-4"	8F32-1B/IM/IT	
L-1Ø	9'-4"	8F24-1B/IT	
L-11	5'-4"	8RF36-ØB/IM/IT	RECESSED
L-12	1Ø'-6"	8F32-1B/IM/IT	
L-13	17'-4"	8F16-1B/ØM/IT	
L-14	17'-4"	8F32-1B/IM/IT	
L-15	4'-6"	8F16-1B/IT	
L-16	5'-1Ø"	8F16-1B/IT	

WALL LEGEND

- 19'-4" BRG. CMU WALL
- 9'-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



LINTEL PLAN SECOND FLOOR

1/S4.2

3/16"=1'-Ø"

ARCHITECTS

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SUITE 675
TAMPA, FLORIDA 33634
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△	DESCRIPTION	DATE

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BLOCK # **
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TITLE SHEET

6 UNIT TOWNHOMES

LINTEL PLAN
SECOND FLOOR

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S4.2

SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT							
LENGTH \ TYPE	8U8	8F8-0B	8F12-0B	8F16-0B	8F20-0B	8F24-0B	8F28-0B	8F32-0B
		8F8-1B	8F12-1B	8F16-1B	8F20-1B	8F24-1B	8F28-1B	8F32-1B
3'-6" (42") PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
		3069	4605	6113	7547	8974	10394	11809
4'-0" (48") PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
		2693	4605	6113	7547	8974	10394	11809
4'-6" (54") PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
		2189	4375	6113	7547 (7)	8672	10294	11809
5'-4" (64") PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
		1663	3090	5365	7547 (36)	7342 (19)	8733 (19)	10127 (19)
5'-10" (70") PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
		1451	2622	4360	7168 (45)	6036 (19)	7181 (19)	8328 (20)
6'-6" (78") PRECAST	908	1238	2177	3480	3031	3707	4383	5061
		1238	2177	3480	5381	8360	10394 (37)	8825 (14)
7'-6" (90") PRECAST	743	1011	1729	2632	2205	2698	3191	3685
		1011	1729	2661	3898	5681	8467 (44)	6472 (15)
9'-4" (112") PRECAST	554	699	1160	1625	2564	3486	2818	3302
		752	1245	1843	2564	3486	4705 (37)	6390 (47)
10'-6" (126") PRECAST	475	535	890	1247	2093	2777	2163	2536
		643	1052	1533	2093	2781	3643 (38)	4754 (45)
11'-4" (136") PRECAST	362	582	945	1366	1846	2423	3127	4006
		582	945	1366	1846	2423	3127	4006
12'-0" (144") PRECAST	337	540	873	1254	1684	2193	2805	3552
		540	873	1254	1684	2193	2805	3552
13'-4" (160") PRECAST	296	471	755	1075	1428	1838	2316	2883
		471	755	1075	1428	1838	2316	2883
14'-0" (168") PRECAST	279	424	706	1002	1326	1697	2127	2630
		442	706	1002	1326	1697	2127	2630
14'-8" (176") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		458	783	1370	1902	2245	2517	2712
15'-4" (184") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		412	710	1250	1733	2058	2320	2513
17'-4" (208") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		300	548	950	1326	1609	1849	2047
19'-4" (232") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		235	420	750	1037	1282	1515	1716
21'-4" (256") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		180	340	598	845	1114	1359	1468
22'-0" (264") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		165	315	550	784	1047	1285	1399
24'-0" (288") PRESTRESSED	N.R.	NR	NR	NR	NR	NR	NR	NR
		129	250	450	654	884	1092	1222

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE LATERAL LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE	SAFE LOAD PLF		
LENGTH \ TYPE	8U8	8F8	RCMU
3'-6" (42") PRECAST	1025	1024	1598
4'-0" (48") PRECAST	765	763	1309
4'-6" (54") PRECAST	592	591	1073
5'-4" (64") PRECAST	411	411	745
5'-10" (70") PRECAST	340	339	616
6'-6" (78") PRECAST	507	721	490
7'-6" (90") PRECAST	424	534	363
9'-4" (112") PRECAST	326	512	230
10'-6" (126") PRECAST	284	401	180
11'-4" (136") PRECAST	260	452	154
12'-0" (144") PRECAST	244	402	137
13'-4" (160") PRECAST	217	324	110
14'-0" (168") PRECAST	205	293	100
14'-8" (176") PRESTRESSED	N.R.	284	91
15'-4" (184") PRESTRESSED	N.R.	259	83
17'-4" (208") PRESTRESSED	N.R.	194	64
19'-4" (232") PRESTRESSED	N.R.	148	52
21'-4" (256") PRESTRESSED	N.R.	125	42
22'-0" (264") PRESTRESSED	N.R.	116	40
24'-0" (288") PRESTRESSED	N.R.	91	33

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT						
LENGTH \ TYPE	8F8-1T	8F12-1T	8F16-1T	8F20-1T	8F24-1T	8F28-1T	8F32-1T
	8F8-2T	8F12-2T	8F16-2T	8F20-2T	8F24-2T	8F28-2T	8F32-2T
3'-6" (42") PRECAST	1569	2655	3524	4394	5263	6132	7001
	1569	2655	3524	4394	5263	6132	7001
4'-0" (48") PRECAST	1363	2305	3060	3815	4570	5325	6079
	1363	2305	3060	3815	4570	5325	6079
4'-6" (54") PRECAST	1207	2040	2707	3375	4043	4711	5379
	1207	2040	2707	3375	4043	4711	5379
5'-4" (64") PRECAST	1016	1715 (11)	2276 (4)	2838	3399	3961	4522
	1016	1715	2276	2838	3399	3961	4522
5'-10" (70") PRECAST	909	1567 (18)	2080 (13)	2593 (9)	3107 (6)	3620 (4)	4133 (3)
	929	1567	2080	2593	3107	3620	4133
6'-6" (78") PRECAST	835 (12)	1407 (26)	1868 (21)	2329 (18)	2790 (16)	3251 (14)	3712 (12)
	835	1407	1868	2329	2790	3251	3712
7'-6" (90") PRECAST	727 (23)	1065 (26)	1624 (31)	2025 (28)	2426 (26)	2827 (25)	3228 (24)
	727	1224	1624	2025	2426	2827	3228
9'-4" (112") PRECAST	591	708 (25)	1136 (34)	1474 (34)	1815 (34)	2157 (34)	2500 (34)
	591	862	1318	1643	1969	2294	2619
10'-6" (126") PRECAST	530	575 (24)	916 (33)	1188 (33)	1461 (33)	1736 (33)	2011 (33)
	530	695	1180 (8)	1472 (4)	1763 (2)	2055	2346
11'-4" (136") PRECAST	474	504 (23)	800 (32)	1037 (32)	1274 (32)	1513 (32)	1753 (32)
	494	607	1042 (10)	1372 (11)	1643 (8)	1915 (6)	2187 (5)
12'-0" (144") PRECAST	470 (9)	458 (23)	724 (31)	938 (32)	1153 (32)	1369 (32)	1585 (32)
	470	550	940 (10)	1302 (15)	1560 (13)	1818 (11)	2075 (10)
13'-4" (160") PRECAST	418 (15)	386 (22)	607 (30)	785 (30)	964 (30)	1143 (31)	1323 (31)
	428	460	780 (9)	1159 (21)	1418 (20)	1653 (19)	1887 (17)
14'-0" (168") PRECAST	384 (15)	358 (21)	560 (29)	724 (30)	889 (30)	1054 (30)	1220 (30)
	410	425	717 (9)	1063 (21)	1358 (23)	1582 (22)	1807 (21)
14'-8" (176") PRESTRESSED	239	334 (21)	520 (29)	672 (29)	825 (29)	978 (29)	1131 (30)
	246	395	663 (9)	980 (20)	1303 (26)	1518 (25)	1734 (24)
15'-4" (184") PRESTRESSED	224	313 (20)	486 (28)	627 (29)	769 (29)	911 (29)	1054 (29)
	230	368	616 (9)	908 (20)	1240 (28)	1460 (27)	1668 (26)
17'-4" (208") PRESTRESSED	187	263 (19)	405 (26)	521 (27)	638 (27)	756 (27)	873 (27)
	192	306	506 (8)	740 (19)	1005 (27)	1271 (31)	1473 (31)
19'-4" (232") PRESTRESSED	162	229 (17)	348 (25)	447 (25)	547 (25)	647 (25)	747 (25)
	166	263	429 (8)	623 (18)	841 (26)	1059 (30)	1227 (30)
21'-4" (256") PRESTRESSED	142	204 (16)	307 (23)	393 (23)	480 (23)	568 (24)	655 (24)
	142	232	373 (7)	537 (17)	721 (25)	905 (29)	1048 (29)
22'-0" (264") PRESTRESSED	137	197 (15)	295 (22)	379 (23)	462 (23)	546 (23)	630 (23)
	137	223	358 (7)	513 (17)	688 (24)	863 (28)	999 (28)
24'-0" (288") PRESTRESSED	124	179 (14)	267 (21)	342 (21)	416 (21)	492 (21)	567 (22)
	124	202	319 (7)	455 (16)	606 (23)	757 (27)	876 (27)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

MATERIALS (CAST-CRETE LINTELS)

f'c precast lintels = 3500 psi. 1. f'c prestressed lintels = 6000 psi. 2. f'c grout = 3000 psi w/ maximum 3/8" aggregate. 3. Concrete masonry units (CMU) per ASTM C90 w/ 4. minimum net area compressive strength = 1900 psi. Rebar provided in precast lintel per ASTM A615 GR60. 5. Field rebar per ASTM A615 GR40 or GR60. Prestressing strand per ASTM A416 grade 6. 270 low relaxation. 7/32 wire per ASTM A510. 7. Mortar per ASTM C270 type M or S. 8.

GENERAL NOTES (CAST-CRETE LINTELS)

Provide full mortar head and bed joints. 1. Snore filled lintels as required. 2. Installation of lintel must comply with the architectural and/or structural drawings. 3. Lintels are manufactured with 5-1/2" long notches at the ends to accommodate 4. vertical cell reinforcing and grouting. All lintels meet or exceed L/360 vertical deflection, except lintels 17'-4" and 5. longer with a nominal height of 8" meet or exceed L/180. Bottom field added rebar to be located at the bottom of the lintel cavity. 6. 7/32" diameter wire stirrups are welded to the bottom steel for mechanical anchorage. 7. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units. 8. Safe load ratings based on rational design analysis per ACI 318 and ACI 530 9.

SAFE LOAD TABLE NOTES (CAST-CRETE LINTELS)

1. All values based on minimum 4" bearing. Exception: Safe loads for unfilled lintels must be reduced by 20% if bearing length is less than 6-1/2". Safe loads for all recessed lintels based on 8" nominal bearing. 2. N.R. = Not Rated. 3. Safe loads are total superimposed allowable load on the section specified. 4. Safe loads based on grade 40 or grade 60 field rebar. 5. Additional lateral load capacity can be obtained by the designer by providing addional reinforced masonry above the precast lintel. 6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only. The designer may evaluate concentrated loads from the safe load tables by 7. calculating the maximum resisting moment and shear at d-away from the face of support. 8. For composite lintel heights not shown, use safe load from next lower height. All safe loads in units of pounds per linear foot. 9.

SAFE GRAVITY LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT							
LENGTH \ TYPE	8RU6	8RF6-0B	8RF10-0B	8RF14-0B	8RF18-0B	8RF22-0B	8RF26-0B	8RF30-0B
		8RF6-1B	8RF10-1B	8RF14-1B	8RF18-1B	8RF22-1B	8RF26-1B	8RF30-1B
4'-4" (52") PRECAST	1635	1749	3355	3280	4349	5421	6493	7567
		1891	3699	5206	6639	8060	9479	10893
4'-6" (54") PRECAST	1494	1596	3063	2992	3968	4946	5924	6904
		1756	3699	5206	6639	8060	9479	10893
5'-8" (68") PRECAST	866	920	1770	1716	2277	2839	3402	3966
		1167	2481	4567	6389	8060 (34)	7917 (19)	9311 (19)
5'-10" (70") PRECAST	810	859	1653	1600	2124	2649	3174	3700
		1113	2342	4242	6639 (10)	8060 (39)	7402 (19)	8706 (19)
6'-8" (80") PRECAST	797	901	1825	3120	5048	7747	9448	7360
		901	1825	3120	5048	7915	9479	10893 (32)
7'-6" (90") PRECAST	669	755	1490	2459	3776	5743	7239	5623
		755	1490	2459	3776	5743	8998 (19)	10893 (68)
9'-8" (116") PRECAST	411	466	999	1568	2253	3129	4091	3146
		526	999	1568	2253	3129	4150	5891 (47)

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

SAFE LATERAL LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE	SAFE LOAD PLF		
LENGTH \ TYPE	8RU6	8RF6	RCMU
4'-4" (52") PRECAST	758	757	1164
4'-6" (54") PRECAST	694	693	1073
5'-8" (68") PRECAST	408	407	655
5'-10" (70") PRECAST	382	381	616
6'-8" (80") PRECAST	595	788	464
7'-6" (90") PRECAST	509	674	363
9'-8" (116") PRECAST	370	490	214

SAFE UPLIFT LOADS FOR 8" PRECAST w/ 2" RECESS DOOR U-LINTELS

CAST-CRETE	SAFE LOAD - POUNDS PER LINEAR FOOT						
LENGTH \ TYPE	8RF6-1T	8RF10-1T	8RF14-1T	8RF18-1T	8RF22-1T	8RF26-1T	8RF30-1T
	8RF6-2T	8RF10-2T	8RF14-2T	8RF18-2T	8RF22-2T	8RF26-2T	8RF30-2T
4'-4" (52") PRECAST	905	1668	2362	3056	3751	4445	5140
	905	1668	2362	3056	3751	4445	5140
4'-6" (54") PRECAST	867	1604	2272	2939	3607	4275	4943
	867	1604	2272	2939	3607	4275	4943
5'-8" (68") PRECAST	675	1269 (16)	1797	2326 (5)	2854 (2)	3382	3911
	675	1269	1797	2326	2854	3382	3911
5'-10" (70") PRECAST	655	1207 (16)	1746 (11)	2259 (7)	2773 (5)	3286 (3)	2799 (1)
	655	1233	1746	2259	2773	3286	2799
6'-8" (80") PRECAST	570	929 (16)	1530 (22)	1980 (19)	2429 (16)	2879 (15)	3329 (14)
	570	1080	1530	1980	2429	2879	3329
7'-6" (90") PRECAST	506	742 (16)	1364 (30)	1765 (27)	2166 (25)	2567 (24)	2968 (23)
	506	898	1364	1765	2166	2567	2968
9'-8" (116") PRECAST	395	468 (15)	884 (32)	1222 (33)	1540 (34)	1859 (34)	2180 (34)
	395	560	1072	1386	1701	2016	2331

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GRADE 40 FIELD ADDED REBAR.

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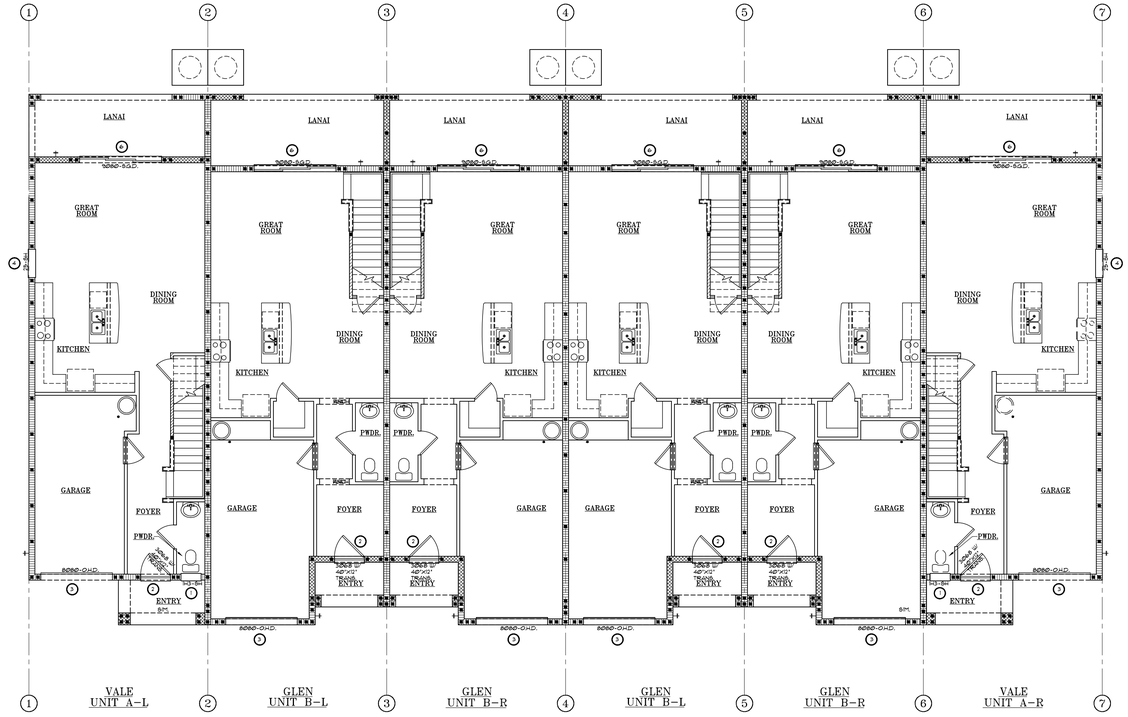
UNITS
LOTS # *-*
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
LINTEL SCHEDULE
CAST CRETE
JOB # 0198.***-*****

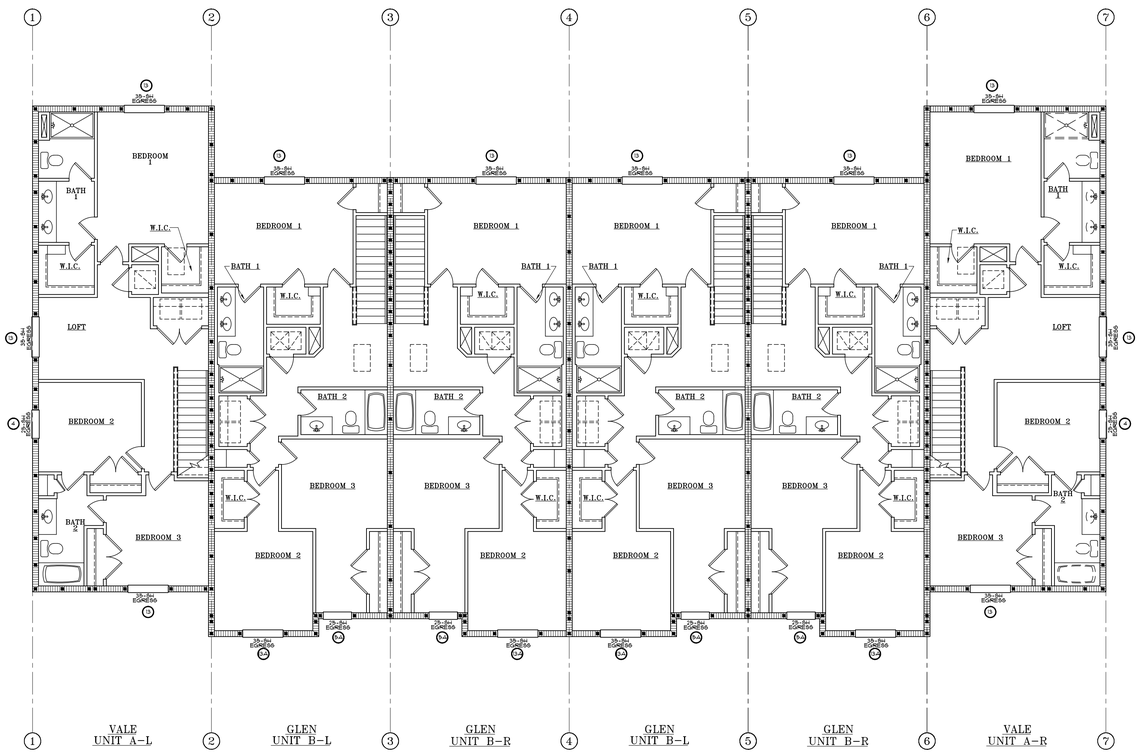
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S4.3



FIRST FLOOR



SECOND FLOOR

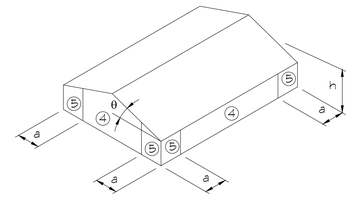
COMPONENT AND CLADDING WIND LOADS
BASIC WIND EXPOSURE FOR 3 SECOND GUSTS

CALL #	SQUARE FOOTAGE	WINDOW SIZE AND TYPE	ZONE	150 MPH WIND	REMARKS
1	8	1H3-SH	4	22.8/-24.7	
2	26	3068 W/ 40"X12" TRANS.	4	21.4/-23.3	
3	64	8080-O.H.D.	5	20.0/-25.0	
4	17	25-SH	4	22.0/-23.9	
5		NOT USED			
5A	17	25-SH	4	22.0/-23.9	
6	72	9080-S.G.D.	4	19.8/-21.8	
7	20	3068 W/ 1 LT.	4	21.7/-23.7	SALES CENTER
8		NOT USED			
9		NOT USED			
10		NOT USED			
11		NOT USED			
12		NOT USED			
13	24	35-SH	4	21.5/-23.4	
13A	24	35-SH	5	21.5/-27.9	

WIND DESIGN CRITERIA

A) BASIC WIND SPEED MPH (M/S)= 150
B) INTERNAL PRESSURE COEFFICIENT= +.18
C) BUILDING CATEGORY= II
D) EXPOSURE "B"

NOTE:
PRESSURES HAVE BEEN MODIFIED PER FBCR 8TH ED. (2023) SECTION 1609 TO MEET TESTED ALLOWABLE OR NOMINAL WIND LOAD LOAD VALUES FROM THE PRODUCT MFR.



ISOMETRIC VIEW
FOR WINDLOAD CALS.

1 WIND LOAD CALCS.
1/8"=1'-0"

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TITLE SHEET
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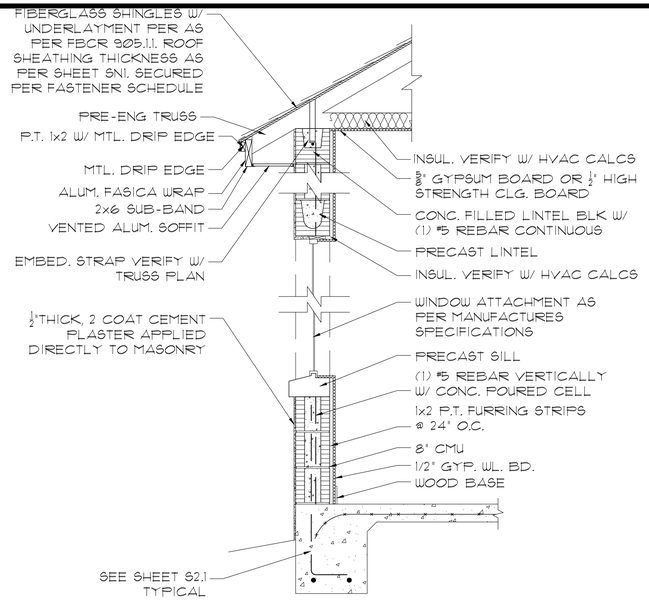
WIND LOAD CALCULATIONS

JOB #
0198I.***-*****

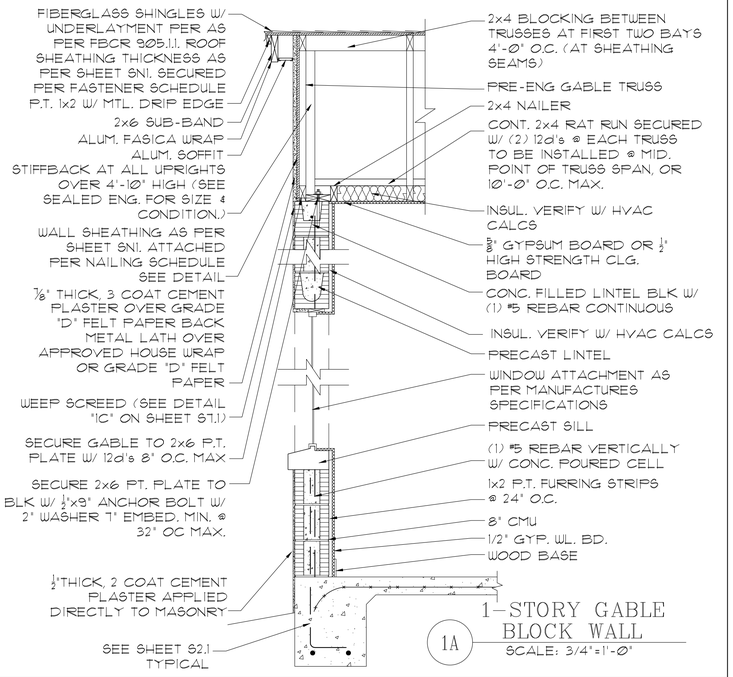
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

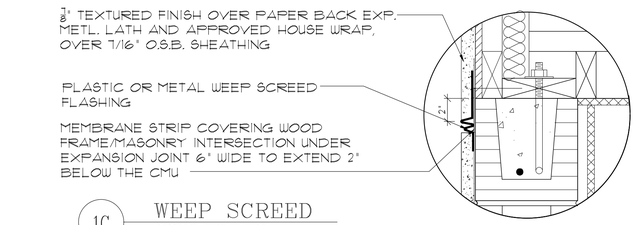
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S6.1



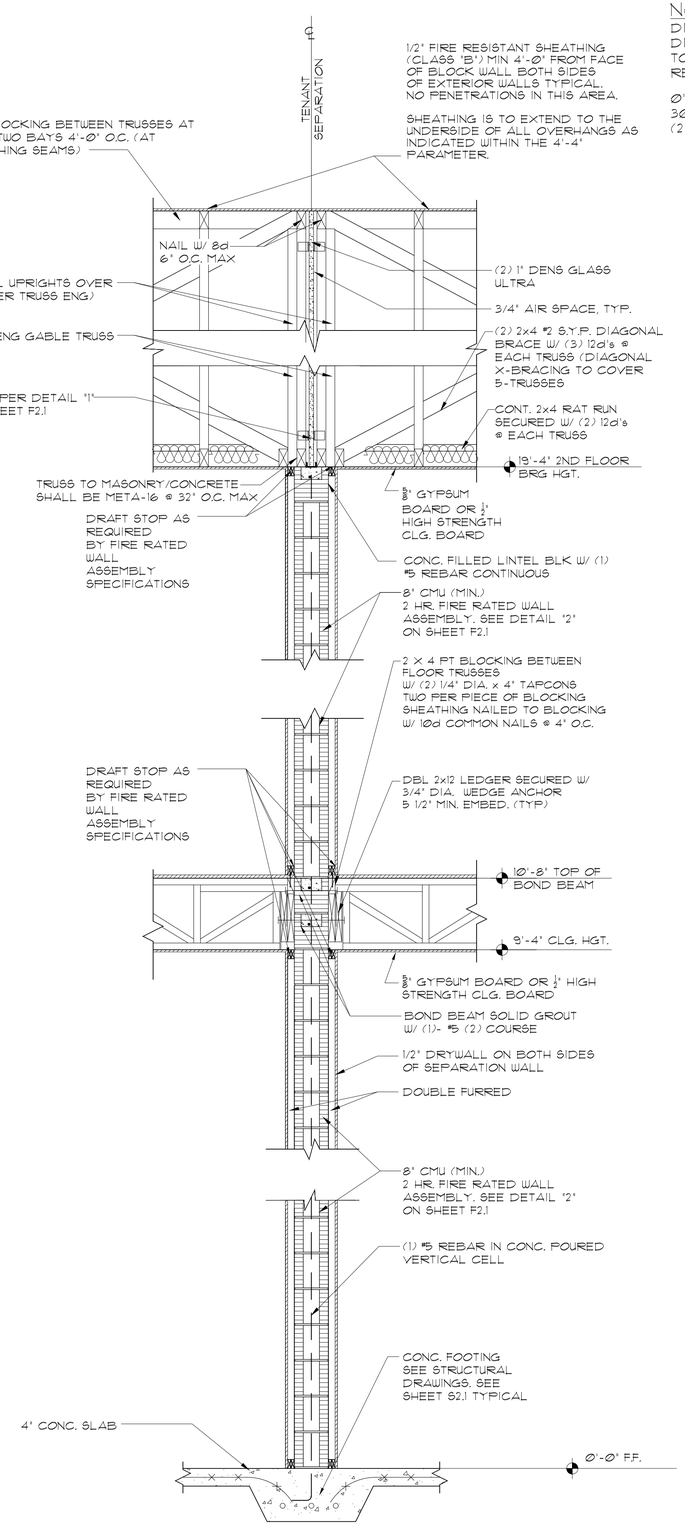
1 — 1-STORY BLOCK WALL
SCALE: 3/4"=1'-0"



1A — 1-STORY GABLE BLOCK WALL
SCALE: 3/4"=1'-0"



1C — WEEP SCREED
SCALE: 3"=1'-0"

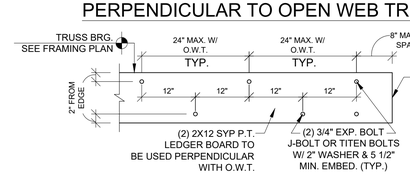


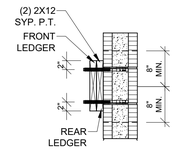
2 — 2-HR FIRE RATED TENANT SEPARATION WALL
SCALE: 3/4"=1'-0" W/ NO UPLIFT

NOTE:
DIAGONAL BRACE @ CENTER OF TRUSS SPAN OR HIGHEST RIDGE. DIAGONAL BRACE TO BE @ ANY SPAN 15'-0" OR GREATER REFER TO TRUSS ENG. FOR ADDITIONAL HORIZONTAL TRUSS REINFORCEMENT.

0'-0" TO 30'-0" (1) X-BRACE
30'-1" TO 60'-0" (3) X-BRACE (1) X-BRACE @ CENTER AND (2) BRACE DIVIDED EQUALLY FROM CENTER TO END

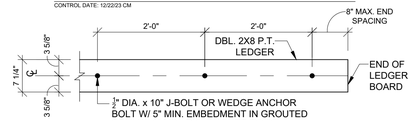
PERPENDICULAR TO OPEN WEB TRUSS

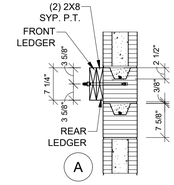




PARALLEL TO OPEN WEB TRUSS

CONTROL DATE: 10/22/23 CM





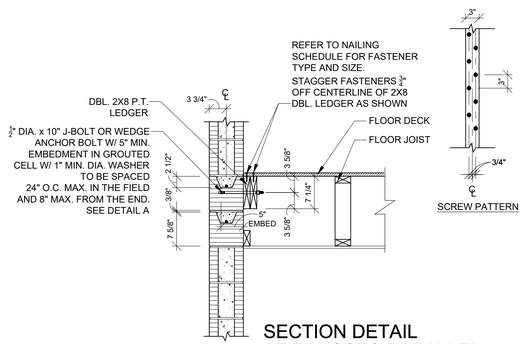
1. ENSURE THAT EXP. BOLTS/J-BOLTS/TITENS ARE PLACED INTO GROUTED CELLS, 8" ALL AROUND BOLT.
2. SPLICE OF FRONT AND REAR LEDGER SHOULD LAP A MIN OF 4'-0".
3. ALL BOLTS TO HAVE WASHERS.
4. EXP. BOLTS/J-BOLTS/TITEN BOLT SHOULD NOT BE ANY CLOSER THAN 6" O/C.
5. ONLY LEDGER IN DIRECT CONTACT (REAR LEDGER) WITH CMU REQUIRED TO BE P.T.

FLOOR JOIST LEDGER SCHEDULE

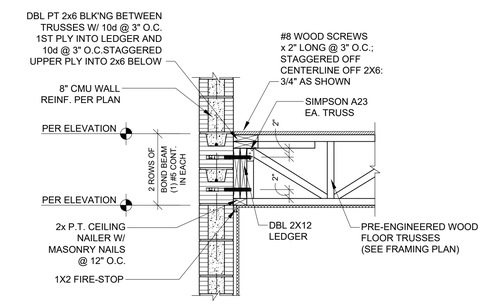
MARK	SIZE	BOLT SIZE	MIN. END DISTANCE	CENTRAL SPACING
A	DOUBLE SYP 2x8	1/2"	8"	24" O/C MAX.
E	DOUBLE SYP 2x12	(2) 3/4"	8"	24" O/C MAX.

A. FASTENERS FOR PERPENDICULAR LEDGERS SHALL BE 3/4" x 10" EXP. BOLT/J-BOLT/TITEN BOLTS W/ 5-1/2" MINIMUM EMBEDMENT
B. FASTENERS DO NOT NEED TO ALIGN HORIZONTALLY EXCEPT AT ENDS

2C — WOOD LEDGER DETAIL (OPEN WEB)
SCALE: 3/4"=1'-0"



2B — SECTION DETAIL AT TRUSSES PARALLEL TO EXTERIOR WALL
SCALE: 3/4"=1'-0"



2A — SECTION DETAIL AT TRUSSES PERPENDICULAR TO BEARING ON EXTERIOR WALL
SCALE: 3/4"=1'-0"

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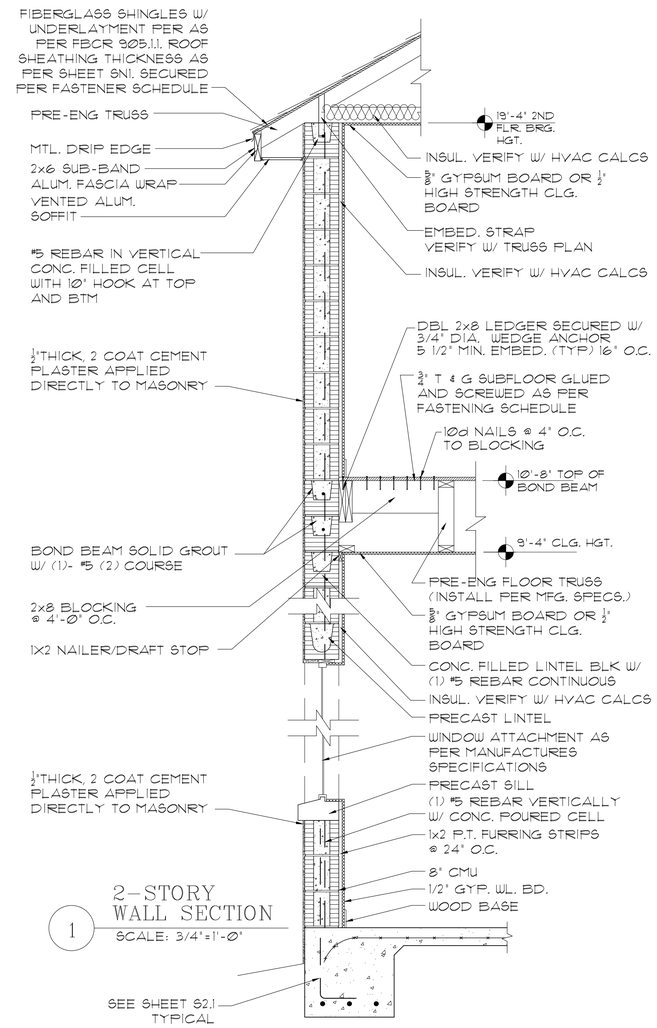
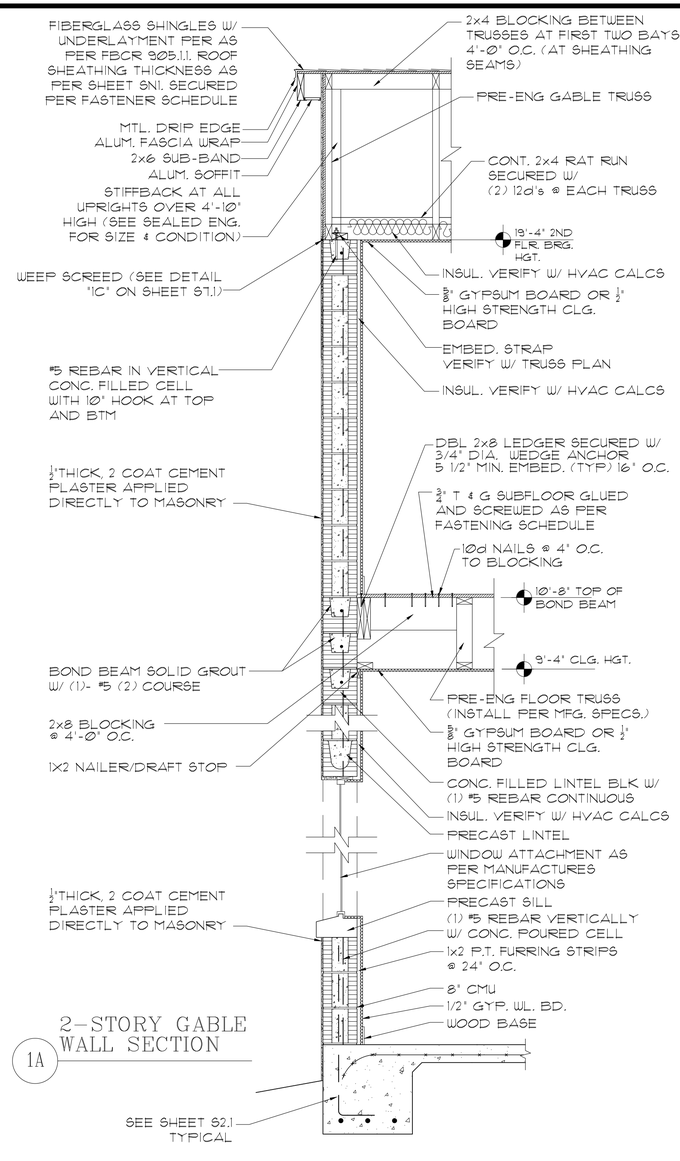
TITLE SHEET
6 UNIT TOWNHOMES
WALL SECTIONS
JOB # 0198[illegible]

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

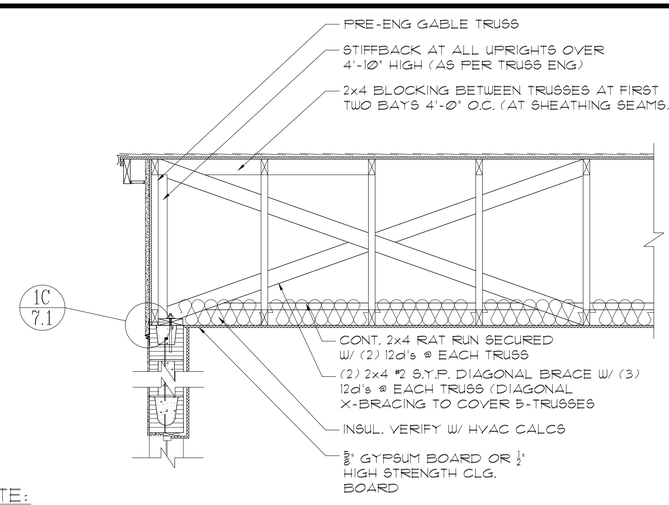
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S7.1



1 2-STORY WALL SECTION
SCALE: 3/4"=1'-0"



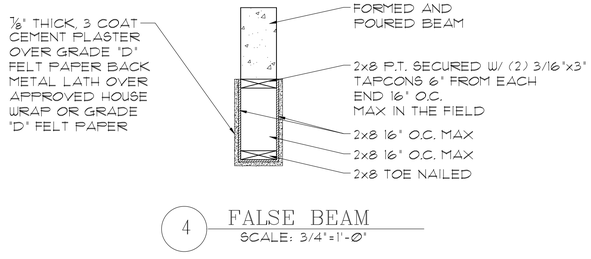
1A 2-STORY GABLE WALL SECTION
SCALE: 3/4"=1'-0"



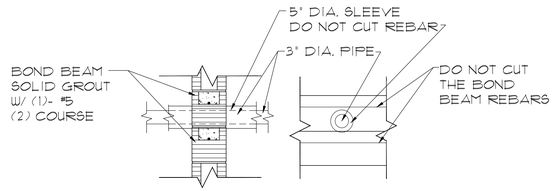
NOTE:
DIAGONAL BRACE @ CENTER OF TRUSS SPAN OR HIGHEST RIDGE. DIAGONAL BRACE TO BE @ ANY SPAN 15'-0" OR GRATER REFER TO TRUSS ENG. FOR ADDITIONAL HORIZONTAL TRUSS REINFORCEMENT.

0'-0" TO 30'-0" (1) X-BRACE
30'-1" TO 60'-0" (3) X-BRACE (1) X-BRACE @ CENTER AND (2) BRACE DIVIDED EQUALLY FROM CENTER TO END

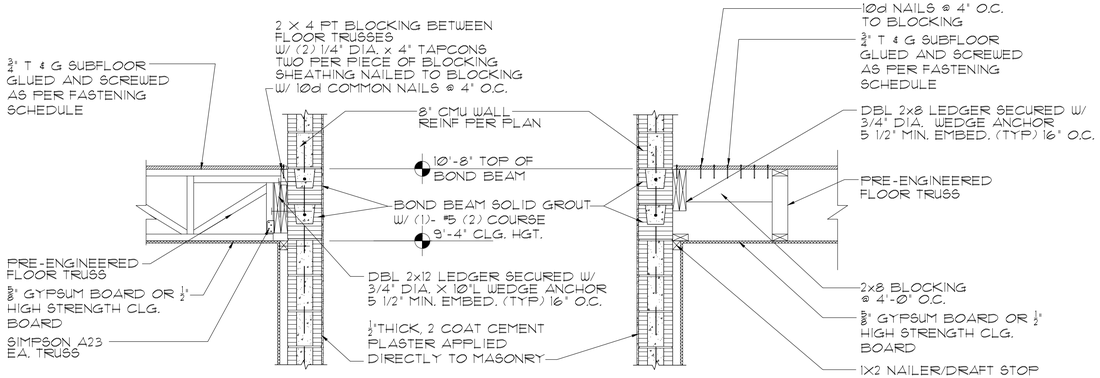
3 GABLE X-BRACING
SCALE: 3/4"=1'-0"



4 FALSE BEAM
SCALE: 3/4"=1'-0"



5 PIPE THROUGH BOND BEAM
SCALE: 3/4"=1'-0"



2 FLOOR CONNECTION AT PARALLEL/ PERPENDICULAR PRE-ENG FLOOR TRUSS
SCALE: 3/4"=1'-0"

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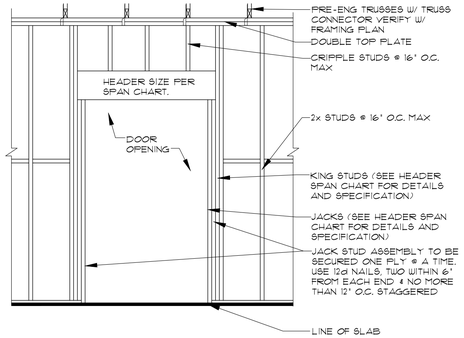
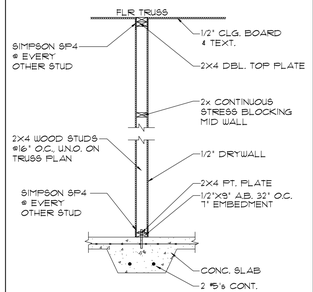
TITLE SHEET
6 UNIT TOWNHOMES
WALL SECTIONS
JOB # 0198[illegible]

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

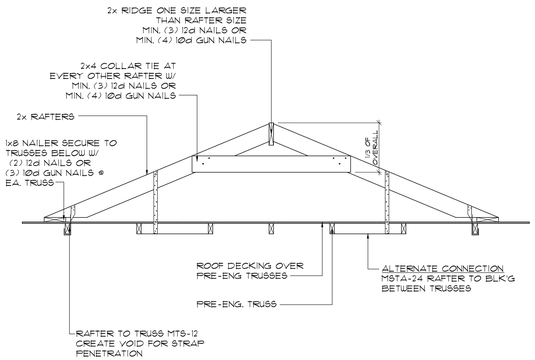
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S7.2



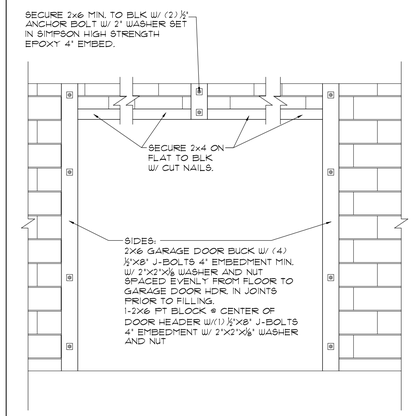
1 TYP. INTERIOR DOOR OPENING WD FRAMED
SCALE: 1/2"=1'-0"



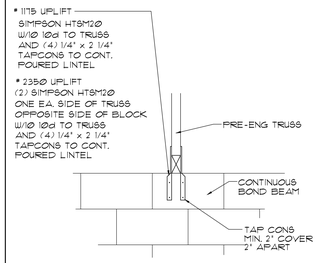
2 1-STORY INT. L.B.W. BRG. WALL
SCALE: 1/2"=1'-0"
NOTE: FOR WALLS W/NO UPLIFT OR HAS FLOOR LOAD ONLY, DO NOT INSTALL CONNECTORS.



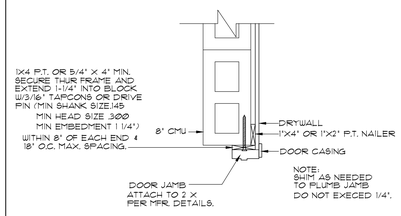
3 CONV. FRAMED ROOF
SCALE: 1/2"=1'-0"



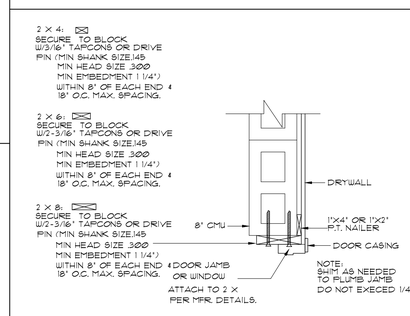
4 GARAGE DOOR BUCK ATTACHMENT
SCALE: 1/2"=1'-0"



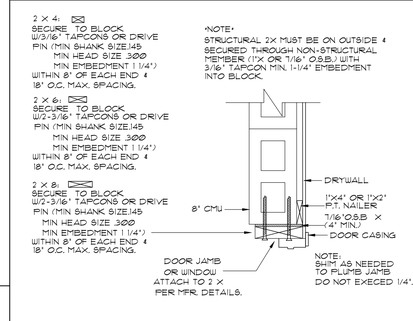
5 TRUSS ANCHOR RETROFIT
N.T.S.



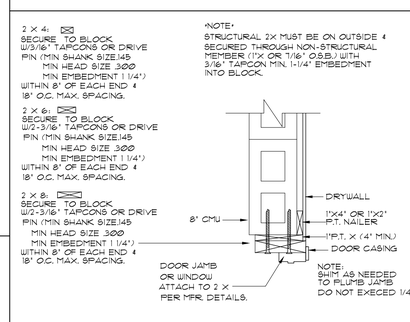
A DOOR JAMB TO BLOCK +3/4 OR +5/4 WINDOW TO BLOCK +3/4 OR +5/4
SCALE: 1"=1'-0"



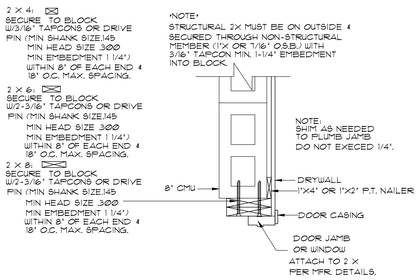
B DOOR JAMB TO BLOCK +1-1/2" WINDOW TO BLOCK +1-1/2"
SCALE: 1"=1'-0"



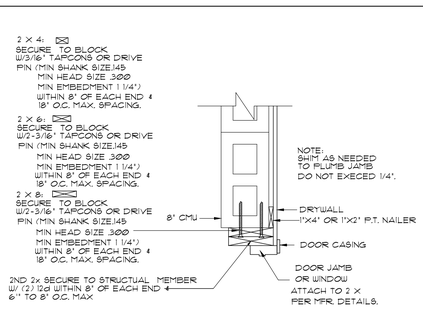
C DOOR JAMB TO BLOCK +1-15/16" WINDOW TO BLOCK +1-15/16"
SCALE: 1"=1'-0"



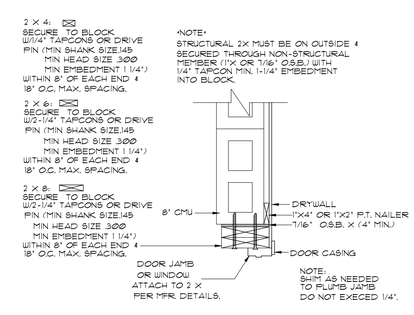
D DOOR JAMB TO BLOCK +2 1/4" WINDOW TO BLOCK +2 1/4"
SCALE: 1"=1'-0"



E DOOR JAMB TO BLOCK +3" WINDOW TO BLOCK +3"
SCALE: 1"=1'-0"



F DOOR JAMB TO BLOCK +3" WINDOW TO BLOCK +3"
SCALE: 1"=1'-0"



F DOOR JAMB TO BLOCK +3" WINDOW TO BLOCK +3"
SCALE: 1"=1'-0"

G DOOR JAMB TO BLOCK +3-7/16" WINDOW TO BLOCK +3-7/16"
SCALE: 1"=1'-0"

H DOOR JAMB TO BLOCK +3 3/4" WINDOW TO BLOCK +3 3/4"
SCALE: 1"=1'-0"

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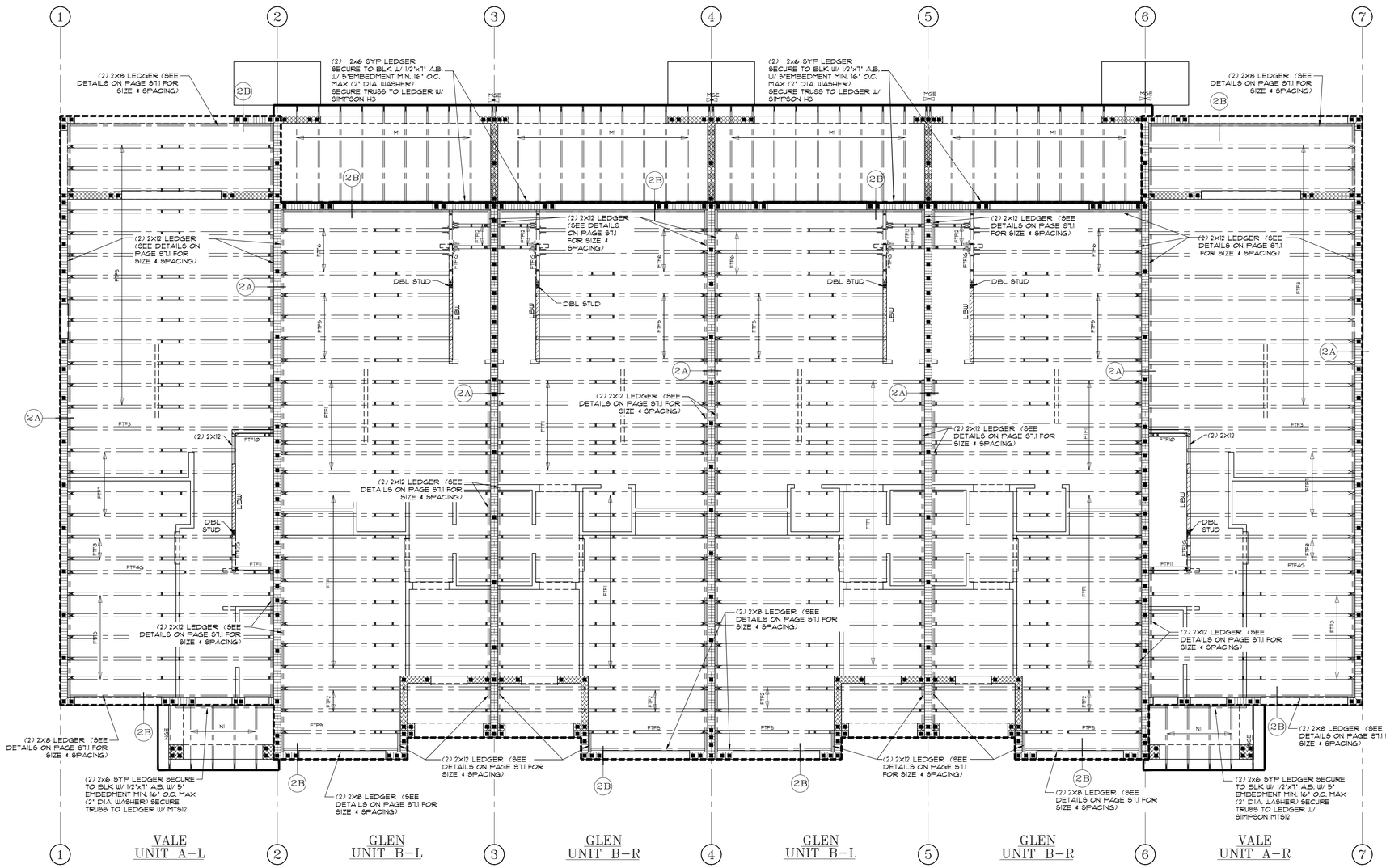
TITLE SHEET
6 UNIT TOWNHOMES
WALL DETAILS
JOB # 0198I.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S7.3



FIRST FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

SEE SHEET S8.3 FOR FRAMING NOTES AND CONNECTOR SCHEDULE

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TAMPA, FLORIDA 33634
PH: 813-886-2628

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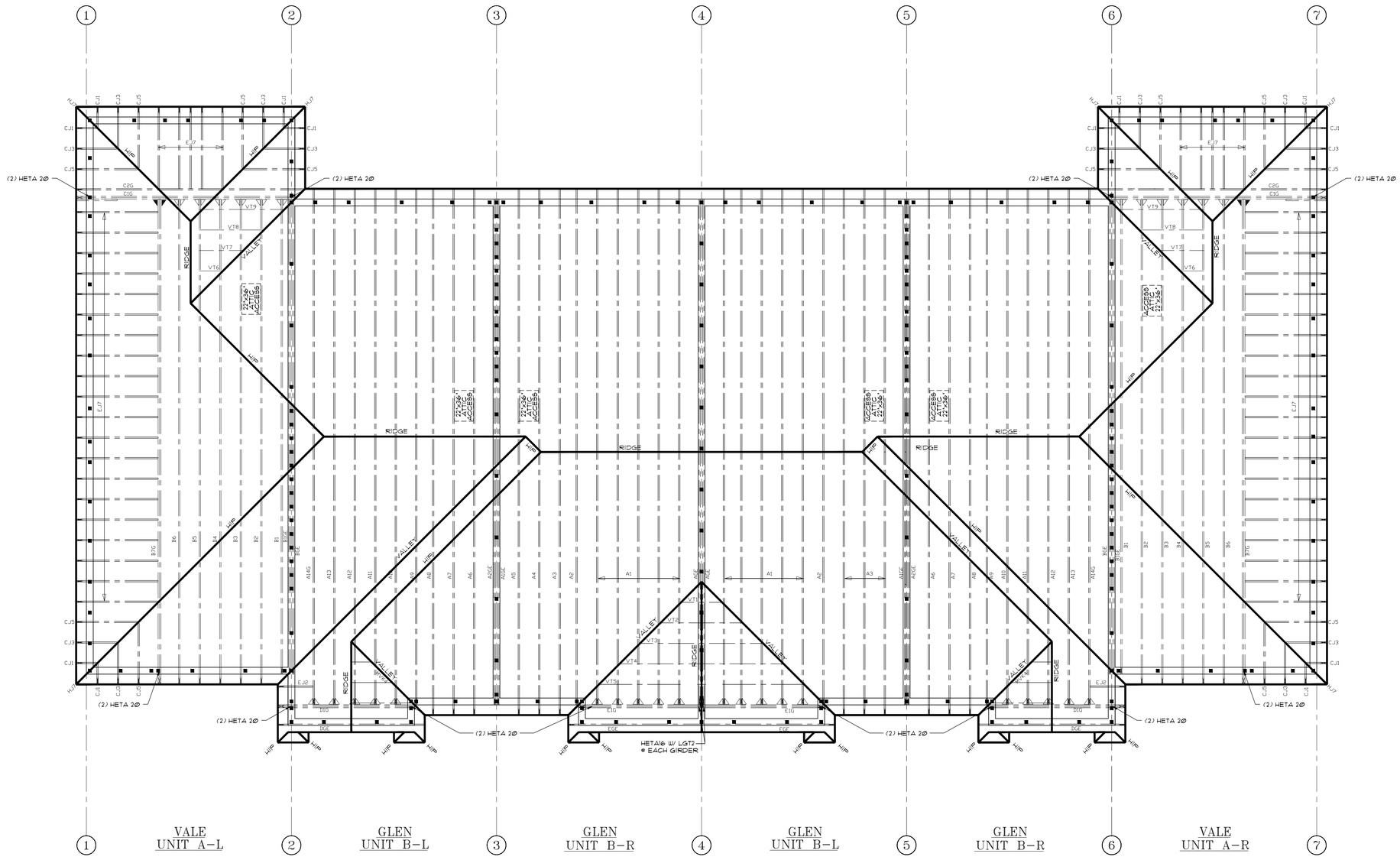
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
FIRST FLOOR FRAMING PLAN
JOB # 0198I.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S8.1



ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

SEE SHEET S8.3 FOR FRAMING NOTES AND CONNECTOR SCHEDULE

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TITLE SHEET

6 UNIT TOWNHOMES

SECOND FLOOR
ROOF FRAMING PLAN

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
S8.2

BRACING LEGEND

EXTERIOR GABLE TO BE BRACED W/2X4 BLOCKING @ 4'-Ø" O.C. BETWEEN TOP CHORD & 2X4 SYP #2 X-BRACING. REFER TO TYPICAL DETAIL SHTS FOR BRACING REQUIREMENTS

FASTEN 2X4 SYP #2 OR SPF BEVEL CUT TO TRUSS TOP CHORD W/10d x 3" NAILS @ 6" O.C. STAGGERED

NOTE:
REFER TO TRUSS MFR'S SIGNED & SEALED DRAWINGS FOR WEB BRACING LOCATION, SIZE & REQUIRED FASTENERS.

DENOTE RAT RUN @ 10' O/C MAX.

DENOTE 2X6 STRONGBACK @ 10' O/C MAX.

CONNECTOR SCHEDULE

CONTROL DATE: 12-28-23

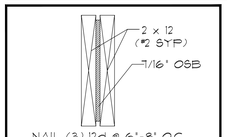
	SIMPSON			USP			
	DES.	UPLIFT	GRAVITY	DES.	UPLIFT	GRAVITY	FASTENER
MASONRY	META-16	1450		HTA 16-18	1625		(8) 10d x 1 1/2" 1-PLY, (6) 16d 2-PLY, (USP: (10) 10d x 1 1/2" - NO 16d OPTION)
	(2) META-16	1985		(2) HTA 16-18	2800		(10) 10d x 1 1/2" 1-PLY, (USP: (10) 10d x 1 1/2")
		2575					(14) 16d 2-PLY (USP: NO 16d OPTION)
	HETA-16	1810		HTA 16	1870		(9) 10d x 1 1/2" 1-PLY, (8) 16d 2-PLY USP: (10) 10d x 1 1/2", NO 16d OPTION
	HETA-20	1810		HTA 20	1870		(9) 10d x 1 1/2" 1-PLY, (8) 16d 2-PLY USP: (10) 10d x 1 1/2", NO 16d OPTION
	(2) HETA-20	2035		(2) HTA-20	3230		(10) 10d x 1 1/2" 1-PLY USP: (10) 10d x 1 1/2"
		2500					(12) 16d 2-PLY (USP: NO 16d OPTION)
	LGT-2	2150		LUGT-2	1550		(7) - 1/4" x 2 1/4" TITEN, 2 (USP: BLK (5) 1/4" WB, WOOD (16) 10d
	DETAL-20	2480		DHTA-20	2430		(18) - 10d x 1 1/2, 1 PLY
	MGT *	3965		MUGT	4175		(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.), (22) 10d TO WOOD (USP: (28) 10d TO WOOD.)
	HGT-2 *	10980		HUGT-2	9790		(2) 3/4" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.), (16) 10d TO WOOD (USP: WOOD (8) 10d)
	HGT-3 *	10530		HUGT-3	9860		(2) 3/4" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.), (16) 10d TO WOOD (USP: WOOD (8) 10d)
	LGT3-SDS2.5	3285		LUGT-3	3525		(12) SDS 1/4"x3" TO GIRDER, (4) 3/8" x 5" TITEN HD TO WALL (USP: CONC. (4) 3/8" x 5" WEDGE BOLT, WOOD (12) WSS5)
	LTA2	1260 PARALLEL TO WALL 1260 PERPENDICULAR TO WALL		LPTA	1540		(10) 10d x 1-1/2" (USP: (10) 10d x 1 1/2"
	VGT	4940		NO USP CONVERSION FOR SIMPSON VGT			(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED), (16)-SDS 1/4"X3" TO WOOD
	(2) VGT	7185		NO USP CONVERSION FOR SIMPSON (2) VGT)			(2) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 12" EMBED.) (32)-SDS 1/4"X3" / 2 PLY
STRAPS	MTS-12	1000		MTW 12	1195		(14) 10d x 1 1/2" (USP: (14) 10d x 1 1/2", (14) 10d)
	HTS-16	1150		HTW 16	1260		(16) 10d x 1 1/2" (USP: (16) 10d x 1 1/2", (16) 10d)
	HTS-20	1450		HTW 20	1530		(24) 10d x 1 1/2" (USP: (24) 10d x 1 1/2", (20) 10d)
	HTS-24	1450		HTW 24	1530		(24) 10d x 1 1/2" (USP: (24) 10d x 1 1/2", (20) 10d)
	LSTA-12 **	925		LSTA 12	930		(10) 10d USP, (10) 10d
	LSTA-18 **	1235		LSTA 18	1235		(14) 10d USP, (14) 10d
	MSTA-18 **	1315		MSTA-18	1310		(14) 10d USP, (14) 10d
	MSTA-24 **	1640		MSTA-24	1640		(18) 10d USP, (18) 10d
	MSTA-30 **	2050		MSTA-30	2065		(22) 10d USP, (22) 10d
	MSTA-36 **	2050		MSTA-36	2065		(26) 10d USP, (26) 10d
	MST1-36	3800		KST1 236	3830		(36) 10d x 1 1/2" USP, (36) 10d x 1 1/2"
	MST1-48	5065		KTS1 248	5140		(48) 10d x 1 1/2" USP, (48) 10d x 1 1/2"
	H6	950		LPTA 6	1210		(8) 8d TO PLATES, (8) 8d TO STUDS (USP: (16) 8d x 1 1/2", (16) 8d)
	SP4	885		SPT 4	945		(6) 10d x 1 1/2" TO STUDS USP, (6) 10d x 1 1/2" TO STUDS
	A34	395		MP 34	380		(4) 8d x 1 1/2" TO BEAM, (4) 8d x 1 1/2" TO POST, USP, (4) 8d x 1 1/2" TO BEAM, (4) 8d x 1 1/2" TO POST,
	HCP2	645		HHCP 2	800		(12) 10d x 1 1/2" USP, (10) 10d x 1 1/2" TO TRUSS, (10) 10d X 1 1/2" TO PLATE
	H10A	1140		RT 16A	1380		(18) 10d x 1 1/2" USP: (9) 10d x 1 1/2" TO TRUSS, (8) 10d X 1 1/2" TO PLATE
	VGT & HDU4	4940		PHD 4A	5215		(16)-SDS 1/4"x3" TO WOOD, (10)-SDS 1/4"x2 1/2" W/ THREADED ROD, (2) NUT&WASHER/2 PLY USP: 5/8" ATR MIN. 7" EMBED SET IN HIGH STRENGTH EPOXY, (10) WS3 WOOD SCREWS
	VGT & HDT8	4940		TDX 10	10140		(16)-SDS 1/4"x3" TO WOOD, (3)-3/4" STUD BOLTS W/ THREADED ROD, (2) NUTS&WASHER/2PLY USP: 7/8" ATR MIN. 11" EMBED SET IN HIGH STRENGTH EPOXY, (4) 7/8" THRU-BOLTS
ANCHORS	ABU 44Z	2120	6665	PAU 44	2535	6775	(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (12) 16d TO WOOD USP, SAME AS SIMPSON
	ABU 66Z	2300	12000	PAU 66	2380	16005	(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (12)16d TO WOOD USP, SAME AS SIMPSON
	LTT19 ***	1340		LTS 19	1205		(1) 3/4" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (8)10d TO WOOD USP, SAME AS SIMPSON
	LTT20B ***	1500		LTS 20B	1165		(1) 1/2" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (10)10d TO WOOD USP, 3/4" ATR MIN 7" EMBED SET IN HIGH STRENGTH EPOXY, (10) 10d, (10) 10d x 1 1/2", 2-1/2"
	HTT4	4455		HTT45	4160		(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 7" EMBED.) IN CONC., (18) SDW@ x 1 1/2" (USP: (20) 16d x 2-1/2") USP HAS MORE NAIL OPTIONS: (20) 10d, (20) 10d x 1-1/2", (20) 16d x 2 1/2"
	HTT5	5030		HTT45	5005		(1) 5/8" A.T.R. IN HIGH STRENGTH EPOXY (MIN. 7" EMBED.) IN CONC., (26) 16d X 2 1/2" (USP: (20) 16d X 2-1/2") USP HAS MORE NAIL OPTIONS: (28) 10d, (28) 10d x 1-1/2", (28) 16d x 2 1/2"
	HHDQII-SDS 2.5+	11,810		UPHD 11	14395		(1) 1" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 10" EMBED.) IN CONC., (24) SDS ¼" x 2½" WOOD SCREWS (USP: (24) WS3 WOOD SCREWS)
	HD7B	6645		TDX 10	10140		(1) 7/8" A.B. IN HIGH STRENGTH EPOXY, (MIN. 7" EMBED.) IN CONC., (3) 3/4" STUD BOLTS TO WOOD (USP: (4) 7/8" BOLTS)
HANGERS	MBHA 356/1125	3475	5330	NPM35X12U	2580	7130	SIMPSON: (1) 3/4" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 6.75" EMBEDMENT) IN CMU, TOP, (1) 3/4" A.T.R. IN HIGH STRENGTH EPOXY, (MIN. 6.75" EMBEDMENT) IN CMU, FACE, (18-10d TO BEAM USP: (1) 1/2" J-BOLT W/ MINIMUM 6" EMBED, 4" NOT LESS THAN 4" FROM EDGE OF CONC W/ 3/4" DIA ITW RAMSET/REDHEAD DYNA BOLT SLEEVE ANCHOR OR EQ. W/ MIN. 5" EMBED DEPTH INSTALLED IN THE FACE. (14) 10d AT JOIST.
	HUSC412 (WOOD)	3635	2660 (FLR) 3265 (ROOF)	HUS412IF	3060	2710 (FLR) 3325 (ROOF)	(10) 16d TO HEADER, (10) 16d TO WOOD USP, SAME AS SIMPSON
	HUC410 (CMU)	1800	4920	HD410 IF	1305	5000	(18) 1/4" x 2-3/4" TITEN (9 PER FLANGE) TO CMU, (10) 10d TO WOOD: (USP: (18) 1/4" x 3" WS3 SCREWS, (10) 10d TO WOOD. USP (20) 3/16" TAPPER+, (10) 10d TO WOOD
	HUC210-2 (CMU)	1800	5085	HD210-2IF	1305	5000	(18) 1/4" x 2-3/4" TITEN (9 PER FLANGE) TO CMU, (10) 10d TO WOOD: (USP: (18) 1/4" x 3" WS3 SCREWS, (10) 10d TO WOOD. USP (20) 3/16" TAPPER+, (10) 10d TO WOOD
	HUC210-3 (CMU)	1800	5085	HD210-3IF	1305	5000	(18) 1/4" x 2-3/4" TITEN (9 PER FLANGE) TO CMU, (10) 10d TO WOOD: (USP: (18) 1/4" x 3" WS3 SCREWS, (10) 10d TO WOOD. USP (20) 3/16" TAPPER+, (10) 10d TO WOOD
	LGUM26-2-SDS	1430	5595	LGUM26-2	2125	6065	(4) 3/8" x 4" TITEN HD ANCHORS (2 PER FLANGE) TO CMU, (4) 1/4" X 2 1/2" SDS SCREWS TO WOOD, USP (4) 3/8" X 4" WEDGE BOLT+ WS3 WOODSCREWS
NOTES	HIGH STRENGTH EPOXY + SIMPSON "SET EPOXY-TIE". CONTACT THE ARCHITECT/ENGINEER OF RECORD FOR WRITTEN APPROVAL PRIOR TO SUBSTITUTING FOR SIMILAR EPOXY PRODUCTS OR USP - CIA ADHESIVE ANCHORING SYSTEMS.						
	* WHERE ANCHOR EMBEDMENT IS GREATER THAN 7" DEEP, THE VERTICAL CELL IN CMU WALL MUST BE FILLED SOLID W/ GROUT.						
	** 10d COMMON NAILS CAN BE SUBSTITUTED WITH 10d x 1 1/2" NAILS IN CONJUNCTION WITH A 23% REDUCTION IN THE ALLOWABLE LOAD. WRITTEN APPROVAL FROM THE ARCHITECT IS REQUIRED FOR THIS APPLICATION PRIOR TO INSTALLATION.						
	*** MINIMUM EMBEDMENT INTO THE TOP OF A BONDBEAM WILL BE 5", MINIMUM EMBEDMENT INTO THE FOUNDATION WILL BE 7"						
	A.T.R. = A-307 ALL THREAD ROD (SIZE, PROTECTION TYPE, LENGTH, ETC. VARIES)						
	BECAUSE OF THE WIDE VARIETY OF MATERIALS, LOCATIONS, AND CONDITIONS THAT MAY AFFECT CONNECTORS, THE CONTRACTOR MUST BE RESPONSIBLE FOR MAKING SURE THAT THE PROPER CORROSION PROTECTION IS USED.						
	WHEN USING STAINLESS STEEL CONNECTORS, USE STAINLESS STEEL FASTENERS. WHEN USING ZMAX / HDG GALVANIZED CONNECTORS, USE FASTENERS GALVANIZED PER ASTM-A153						
	USE OF EXPANSION ANCHORS WILL BE EVALUATED ON AN INDIVIDUAL BASIS AND MUST HAVE WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER OF RECORD PRIOR TO USE.						
	ALL CONNECTOR VALUES BASED ON SIMPSON "WOOD CONSTRUCTION CONNECTORS C-C2017" , "HIGH WIND-RESISTANT CONSTRUCTION F-C-HURCAG16, AND ANCHORING & FASTENING SYSTEMS FOR CONCRETE & MASONRY CATALOG C-SAS-2012 & USP STRUCTURAL CONNECTORS 2015-2016.						

HEADER SPAN CHART

SINGLE STORY APPLICATION	
SIZE	CLEAR SPAN
DBL 2 x 6	UP TO 5'-4"
DBL 2 x 8	5'-4" TO 7'-Ø"
DBL 2 x 10	7'-Ø" TO 10"-Ø"
DBL 2 x 12	10'-Ø" AND OVER
TWO STORY APPLICATION DOWN STAIRS	
SIZE	CLEAR SPAN
DBL 2 x 6	UP TO 5'-Ø"
DBL 2 x 8	5'-Ø" TO 6'-4"
DBL 2 x 10	6'-4" TO 8'-Ø"
DBL 2 x 12	8'-Ø" AND OVER

MINIMUM WALL AND HEADER STUD REQUIREMENTS

MAXIMUM HEADER SPAN (ft.) U.N.O.	UP TO 4'-11 1/2"	5'-Ø" TO 7'-11 1/2"	8'-Ø" AND UP
NUMBER OF HEADER STUDS SUPPORTING END OF HEADER	1	2	3
NUMBER OF FULL LENGTH STUDS AT EACH END OF HEADER	1	2	3



TYP. 2x12 BM./HDR.

FRAMING NOTES:
1. HURRICANE STRAPS TO BE MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL, U.N.O.
2. TYPICAL HURRICANE STRAPS ARE AS FOLLOWS, U.N.O:
   - TRUSS TO MASONRY/CONCRETE SHALL BE HETA16
   - FLOOR JOIST TO MASONRY/CONCRETE SHALL BE HETA16 AT EACH END AND 32" ON CENTER ON JOISTS PARALLEL TO WALL.
   - TRUSS TO WOOD FRAMING SHALL BE MTS-12
3. TRUSS TO TRUSS CONNECTIONS AND HANGERS SHALL BE DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER.
4. REFER TO TRUSS MANUFACTURER'S SIGNED AND SEALED DRAWINGS FOR LOCATIONS, PROFILE, AND SIZE OF ROOF/FLOOR TRUSSES.
5. HEADER SPAN CHART & MINIMUM WALL & HEADER STUD REQ. ARE STANDARD U.N.O ON FRAMING PLAN
6. MIN. 2X4 HIP CUT BLOCKING SECURED W/3-10d GUN NAILS OR 3-12d HAND DRIVES @ EA. END. CUT PITCH & BEVEL TO FIT TIGHT TO TRUSS AS PER APA REQUIREMENTS.
7. EXTEND AND ATTACH WALL SHEATHING PAST FLOOR TRUSSES TO TOP OF TRUSS BEARING.
8. PROVIDE DRAFT STOPPING IN FLOOR TRUSSES AS REQUIRED FOR MAX 1000 SF. COMPARTMENT PER 2023 FBC RESIDENTIAL-SECTION R302.12.

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FRAMING NOTES

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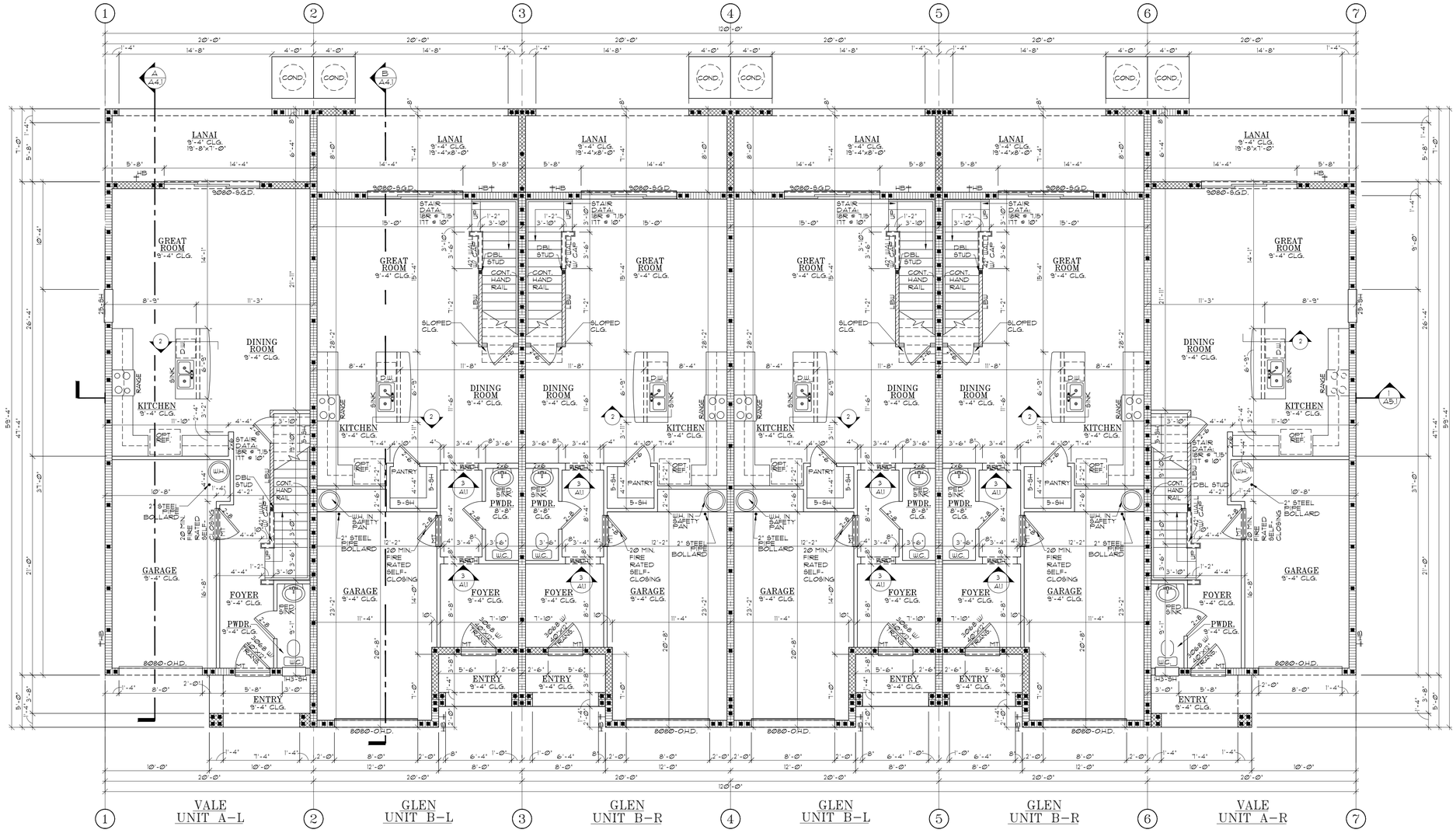
SQ.FT. CALC.'S VALE	
1ST LIVING	709 SQ. FT.
2ND LIVING	1049 SQ. FT.
TOTAL AC	1758 SQ. FT.
GARAGE	237 SQ. FT.
LANAI	140 SQ. FT.
ENTRY	48 SQ. FT.
TOTAL UNDER ROOF	2183 SQ. FT.

SQ.FT. CALC.'S GLEN	
1ST LIVING	701 SQ. FT.
2ND LIVING	912 SQ. FT.
TOTAL AC	1613 SQ. FT.
GARAGE	268 SQ. FT.
LANAI	160 SQ. FT.
ENTRY	41 SQ. FT.
TOTAL UNDER ROOF	2142 SQ. FT.

WALL LEGEND

- 8"-4" BRG. CMU WALL
- 9"-4" BRG. CMU FIRE RATED WALL
- LOAD BEARING WALL
- NON BEARING INTERIOR PARTITIONS



HORIZONTAL JOINT REINFORCMENT SPECIFICATIONS:
1. SHALL BE MANUFACTURED BY HOHMANN & BARNARD # 220 LADDER-MESH OR OWNER APPROVED EQUAL.
2. SHALL COMPLY WITH ASTM A951/A951M (STANDARD SPECIFICATION FOR STEEL WIRE FOR MASONRY (JOINT REINFORCEMENT)
3. SHALL COMPLY WITH ACI / ASCE 530 (BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES)
4. WIRE (CARBON STEEL) SHALL BE PREFABRICATED FROM COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A82/A82M
5. WIRE TENSILE STRENGTH - 80000 P.S.I. ¼ YIELD POINT - 70000 P.S.I. MINIMUM
6. ALL JOINT REINFORCEMENT SHALL BE COATED AS FOLLOWS:
INTERIOR WALLS: MILL GALVANIZED COATING (ZINC) COMPLYING WITH ASTM A641/A641M (0.1 OZ./SQ. FT.).
EXTERIOR WALLS: HOT- DIPPED GALVANIZED PER ASTM A153/A153M-B2 (1.5 OZ. PER SQ. FT.) PER FBCR 8TH ED. (2023) TABLE R606.3.4.1.
7. WIRE DIAMETER SHALL BE 9 GAUGE (.148" OR W1.7).
8. CROSS RODS SHALL BE 16" O/C MAXIMUM.
9. MINIMUM LAP OF HORIZONTAL JOINT REINFORCEMENT SHALL BE 8".
10. LOCATE DUR-O-WALL SUCH THAT A MINIMUM 5/8" COVER EXISTS.
11. PREFABRICATED TEE'S AND CORNERS SHALL COMPLY WITH THE ABOVE SPECIFICATIONS BY THE SAME MFR. HOT-DIP GALVANIZED EXTERIOR WALL INTERSECTIONS.
12. DRAFT STOPPING NOTE.

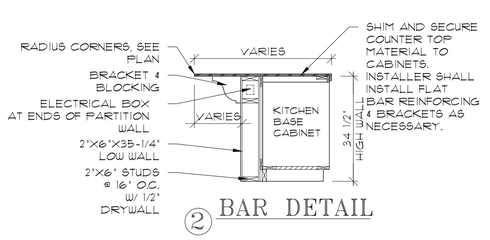
NOTE:
1. STAIR SECTIONS LOCATED ON A6.1 & A6.2
2. ALL WET AREAS AND KITCHEN WALLS TO BE FRAMED AT 16" O.C.
3. R311.3.1-FLOOR ELEVATIONS @ REQUIRED EGRESS DOOR SHALL MEET PROVISION OF SECTION R311.3.1 IN FBCR 8TH ED. (2023).

FIRST FLOOR PLAN

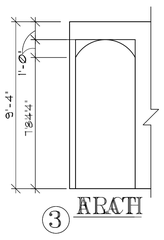
SCALE: 3/16" = 1'-0"

NOTE:
IN OCCUPANCIES REQUIRING RESCUE WINDOWS THE WINDOWS SHALL BE DESIGNED SO THAT THE WINDOW IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQUARE FEET IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 36 INCHES ABOVE THE FLOOR. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN 20 INCHES TO PASS FULLY THROUGH THE OPENING.

GARAGE NOTES:
1. DOOR BETWEEN GARAGE & RESIDENCE TO BE ONE OF THE FOLLOWING :
   1. SOLID WOOD DOOR NOT LESS THAN 1⅜" THICK OR
   2. SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1⅜" THICK OR
   3. 20 MIN. FIRE RATED
2. GARAGE CEILING BELOW LIVING SPACE TO BE MIN. ⅝" TYPE 'X'



2 BAR DETAIL



3 ARCH

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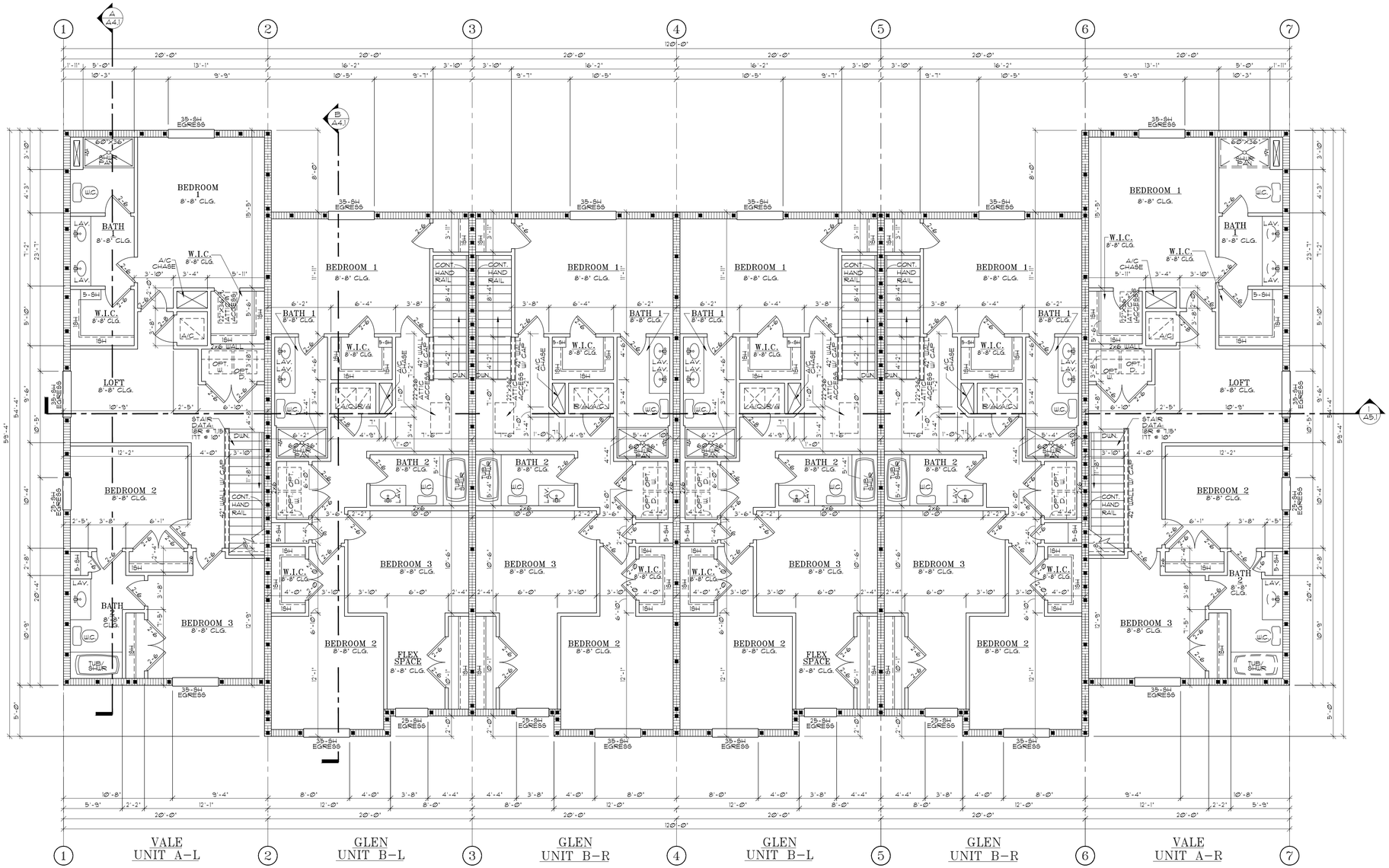
TITLE SHEET
6 UNIT TOWNHOMES
FIRST FLOOR PLAN
JOB # 01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A1.1



HORIZONTAL JOINT REINFORCMENT SPECIFICATIONS:
1. SHALL BE MANUFACTURED BY HOHMANN & BARNARD # 220 LADDER-MESH OR OWNER APPROVED EQUAL.
2. SHALL COMPLY WITH ASTM A951/A951M (STANDARD SPECIFICATION FOR STEEL WIRE FOR MASONRY (JOINT REINFORCEMENT)
3. SHALL COMPLY WITH ACI / ASCE 530 (BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES).
4. WIRE (CARBON STEEL) SHALL BE PREFABRICATED FROM COLD-DRAWN STEEL WIRE CONFORMING TO ASTM A82/A82M
5. WIRE TENSILE STRENGTH - 80,000 P.S.I. ½ YIELD POINT - 70,000 P.S.I. MINIMUM
6. ALL JOINT REINFORCEMENT SHALL BE COATED AS FOLLOWS:
INTERIOR WALLS: MILL GALVANIZED COATING (ZINC) COMPLYING WITH ASTM A641/A641M (0.1 OZ./SQ. FT.).
EXTERIOR WALLS: HOT- DIPPED GALVANIZED PER ASTM A153/A153M-B2 (1.5 OZ. PER SQ. FT.) PER FBCR 8TH ED. (2023) TABLE R606.3.4.).
7. WIRE DIAMETER SHALL BE 9 GAUGE (.148" OR W1.7).
8. CROSS RODS SHALL BE 16" O/C MAXIMUM.
9. MINIMUM LAP OF HORIZONTAL JOINT REINFORCEMENT SHALL BE 8".
10. LOCATE DUR-O-WALL SUCH THAT A MINIMUM 5/8" COVER EXISTS.
11. PREFABRICATED TEE'S AND CORNERS SHALL COMPLY WITH THE ABOVE SPECIFICATIONS BY THE SAME MFR. HOT-DIP GALVANIZED EXTERIOR WALL INTERSECTIONS.
12. DRAFT STOPPING NOTE.

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE:
STAIR SECTIONS LOCATED ON A6.1 & A6.2
NOTES:
1. ALL WET AREAS AND KITCHEN WALLS TO BE FRAMED AT 16" O.C.

NOTE:
IN OCCUPANCIES REQUIRING RESCUE WINDOWS THE WINDOWS SHALL BE DESIGNED SO THAT THE WINDOW IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQUARE FEET IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 36 INCHES ABOVE THE FLOOR. THE CLEAR OPENING SHALL ALLOW A RECTANGULAR SOLID WITH A WIDTH AND HEIGHT THAT PROVIDES NOT LESS THAN 20 INCHES TO PASS FULLY THROUGH THE OPENING.

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6 UNIT TOWNHOMES
SECOND FLOOR PLAN
JOB # 01981.***-*****

ARCHITECT:
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ROLAND A. ABOUCHACRA
AR NO 93723

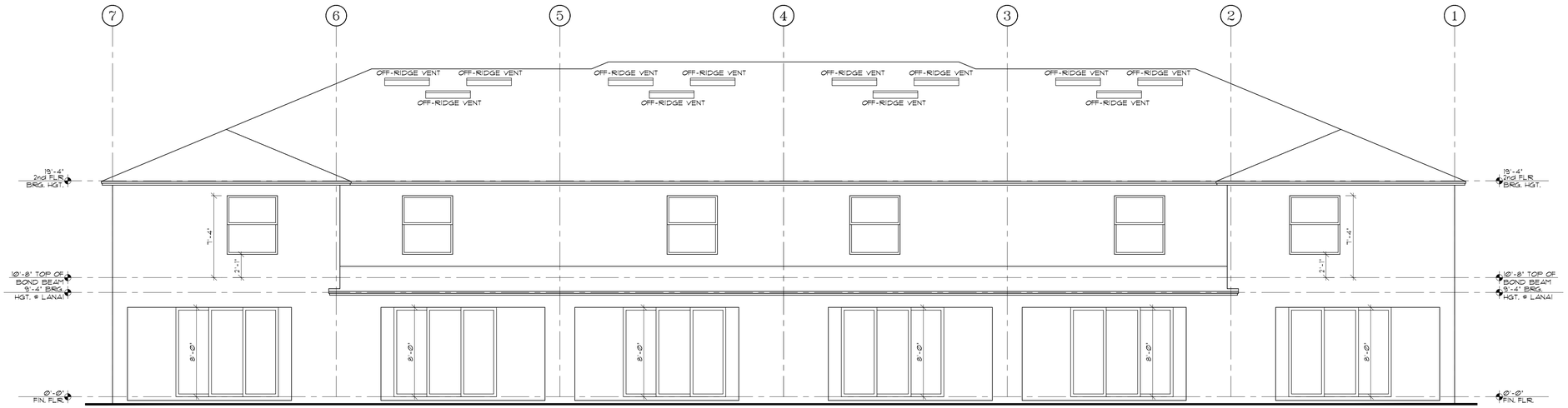
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A1.2



FRONT ELEVATION

TEXTURED FINISH

SCALE:3/16" =1'-0"



REAR ELEVATION

TEXTURED FINISH

SCALE:3/16" =1'-0"

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6 UNIT TOWNHOMES

FRONT & REAR ELEVATIONS

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
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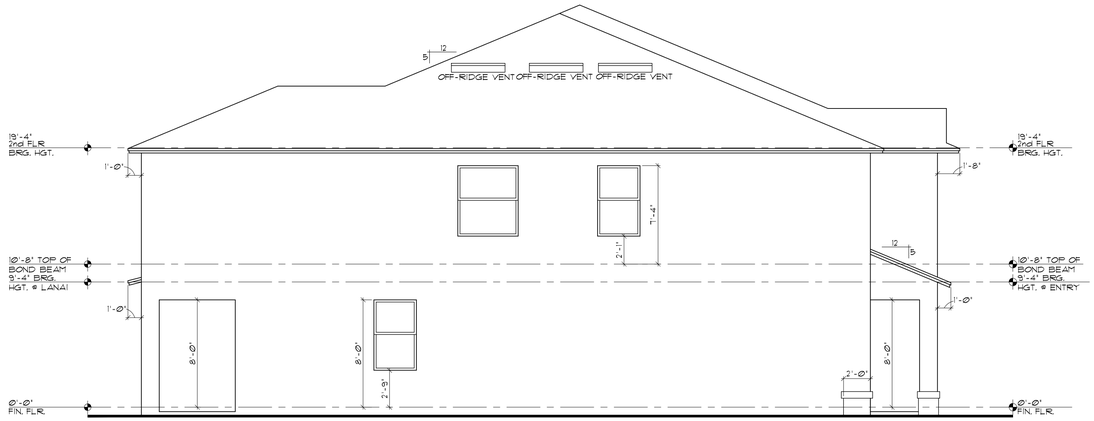
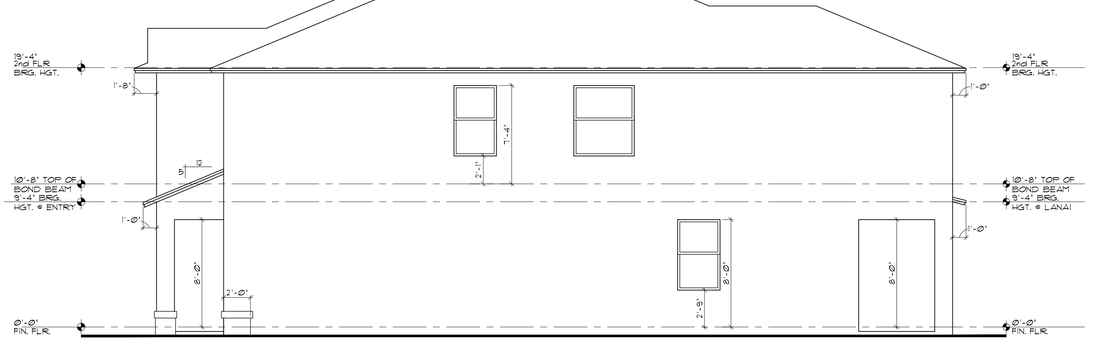


LEFT ELEVATION

TEXTURED FINISH SCALE:3/16" =1'-0"



RIGHT ELEVATION

TEXTURED FINISH SCALE:3/16" =1'-0"

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TITLE SHEET

6 UNIT TOWNHOMES

LEFT & RIGHT ELEVATIONS

JOB #
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ARCHITECT:
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ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
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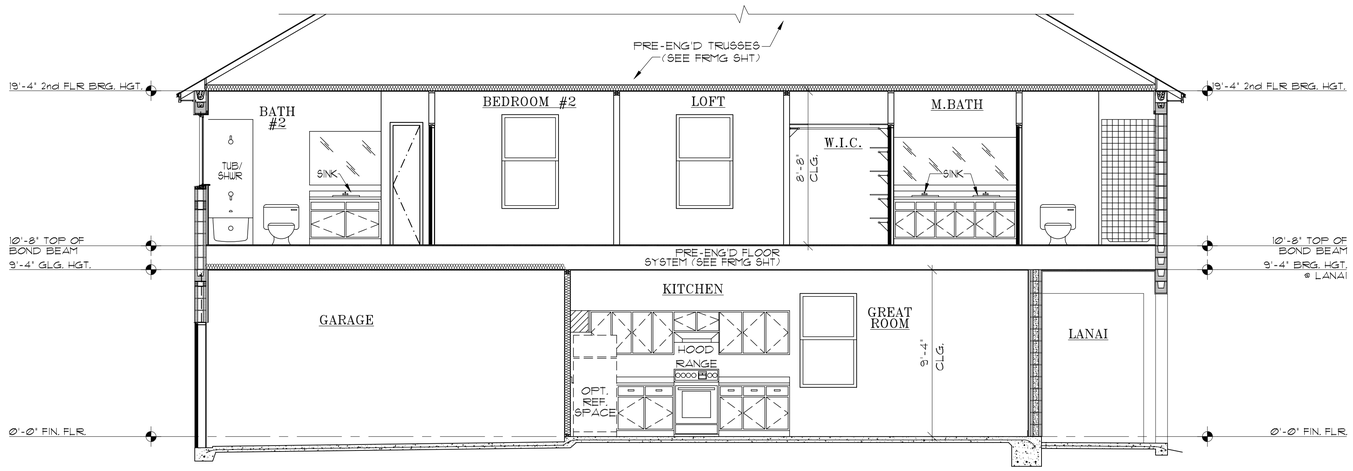
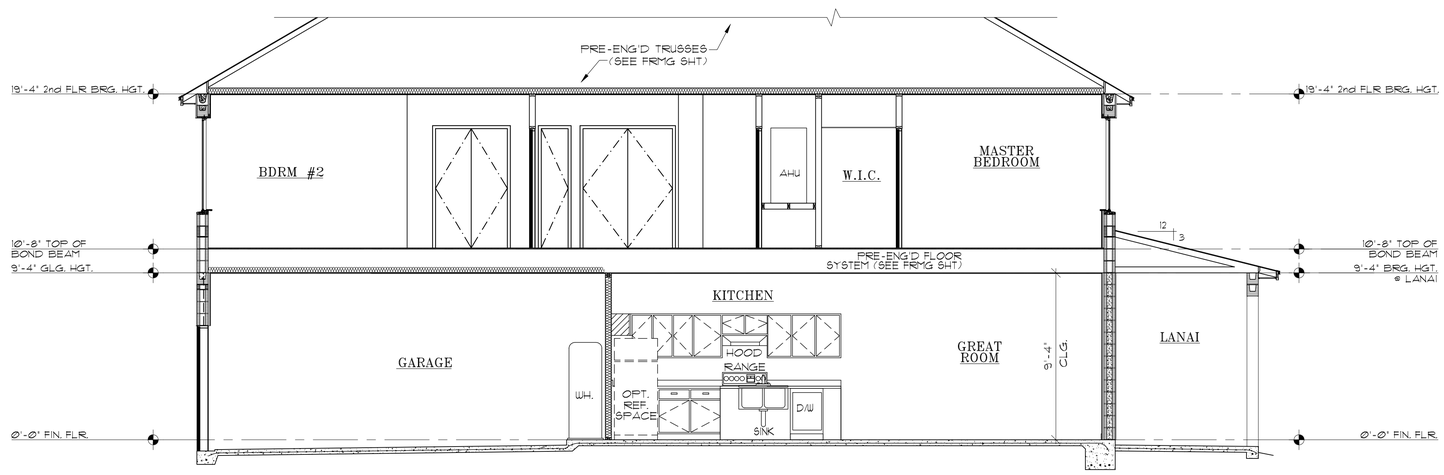


A VALE UNIT BUILDING SECTION

1/4"=1'-0"



B GLEN UNIT BUILDING SECTION

1/4"=1'-0"

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TITLE SHEET
6 UNIT TOWNHOMES
UNIT SECTIONS

JOB #
0198I.***-*****

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AR NO 93723

DATE: 06/01/22
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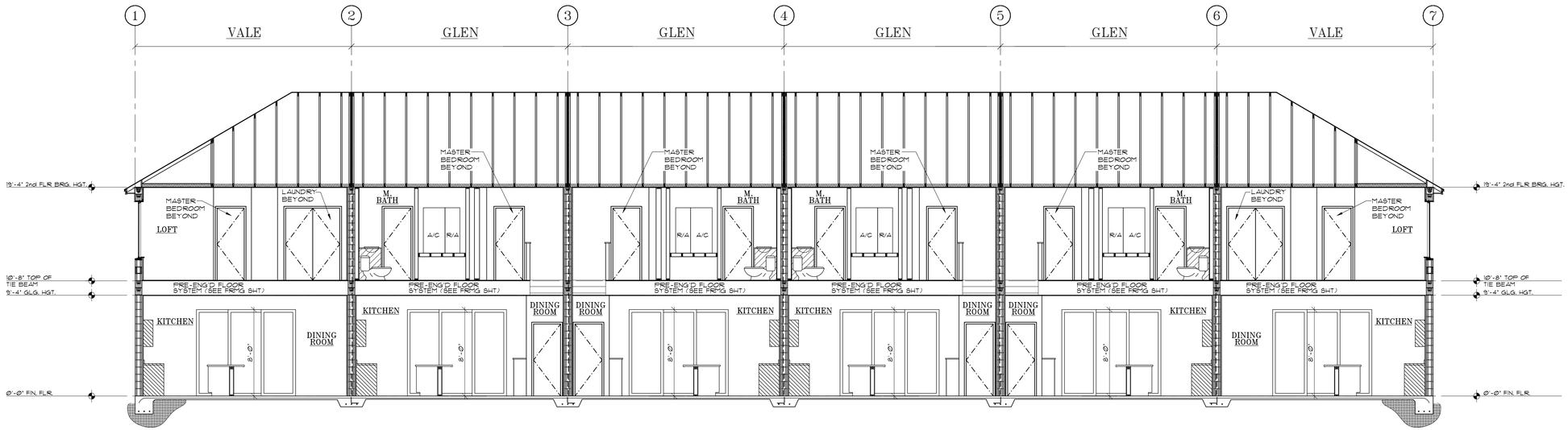

1 LONGITUDINAL CROSS SECTION

3/16"=1'-0"

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TITLE SHEET

6 UNIT TOWNHOMES

LONGITUDINAL CROSS SECTION

JOB #
01981.***-*****

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ROLAND A. ABOUCHACRA
AR NO 93723

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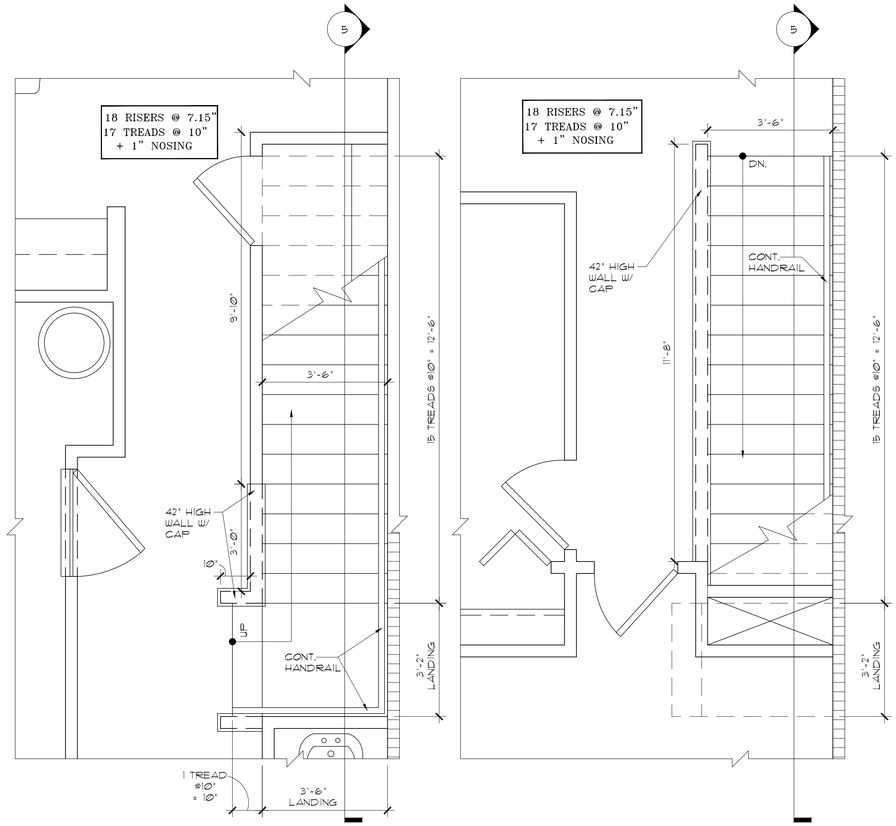


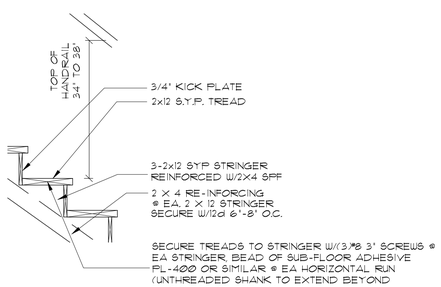
1ST. FLOOR STAIR PLAN

2ND. FLOOR STAIR PLAN

1 STAIR PLAN–VALE UNIT LEFT

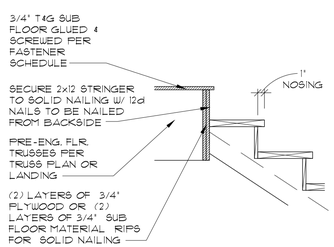
1/2"=1'-0" VALE UNIT RIGHT OPPOSITE

NOTE:
STAIRS RISERS TO CONFORM TO FBCR 8TH ED. (2023)
3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER
3/8" MAX. VARIATION IN ANY RISER/TREAD
HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1 3/4" +-1/4" OR PROVIDE EQUIVALENT GRASPABILITY
WINDERS- MIN. 6" WIDE @ NARROW END
MIN. 11" WIDTH @ 12" FROM NARROW END
34" MIN. HANDRAIL HGT.



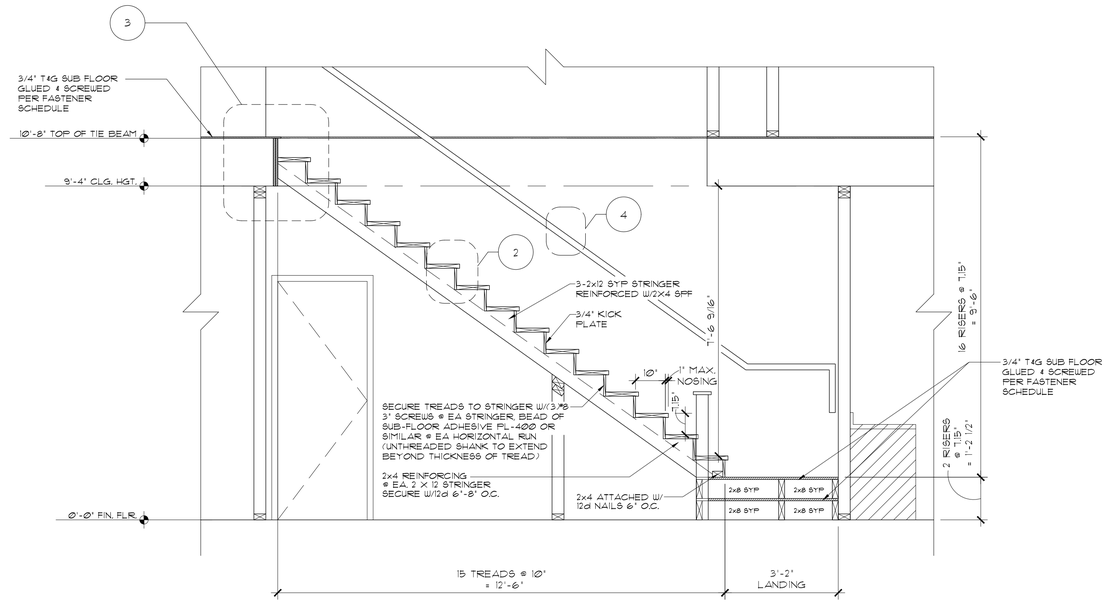
2 STAIR DETAIL

3/4"=1'-0"



3 STAIR LANDING DETAIL

3/4"=1'-0"



5 STAIR SECTION–VALE LEFT

1/2"=1'-0" A UNIT RIGHT OPPOSITE

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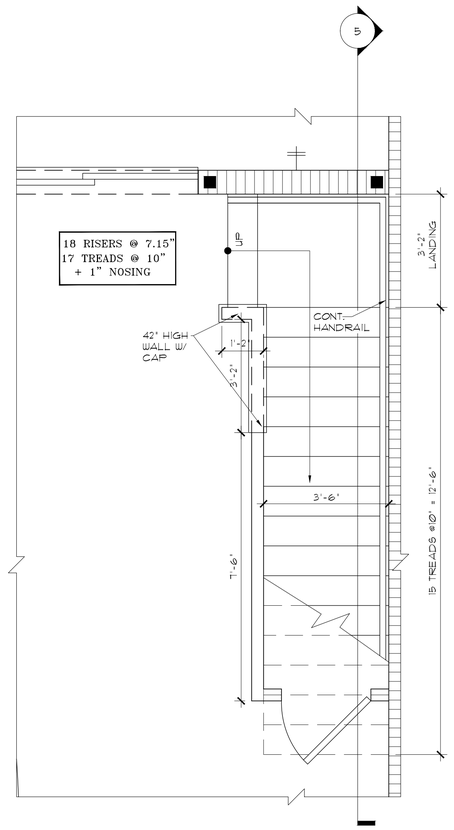
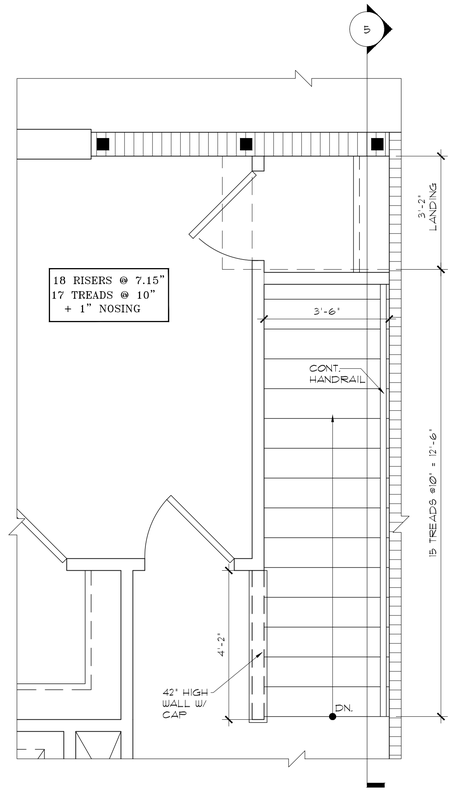


1ST. FLOOR STAIR PLAN

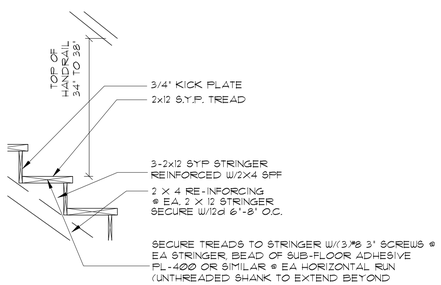


2ND. FLOOR STAIR PLAN

1 STAIR PLAN–GLEN UNIT LEFT

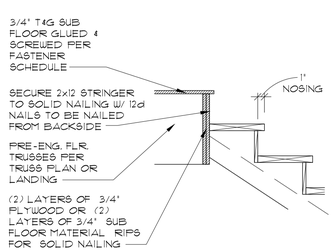
1/2"=1'-0" GLEN UNIT RIGHT OPPOSITE

NOTE:
STAIRS RISERS TO CONFORM TO FBCR 8TH ED. (2023.)
3/16" MAX. VARIATION IN RISERS/TREADS ADJACENT TO EACH OTHER
3/8" MAX. VARIATION IN ANY RISER/TREAD
HANDRAIL CIRCULAR CROSS SECTION DIA. TO BE 1 3/4" +-1/4" OR PROVIDE EQUIVALENT GRASPABILITY
WINDERS- MIN. 6" WIDE @ NARROW END
MIN. 11" WIDTH @ 12" FROM NARROW END
34" MIN. HANDRAIL HGT.



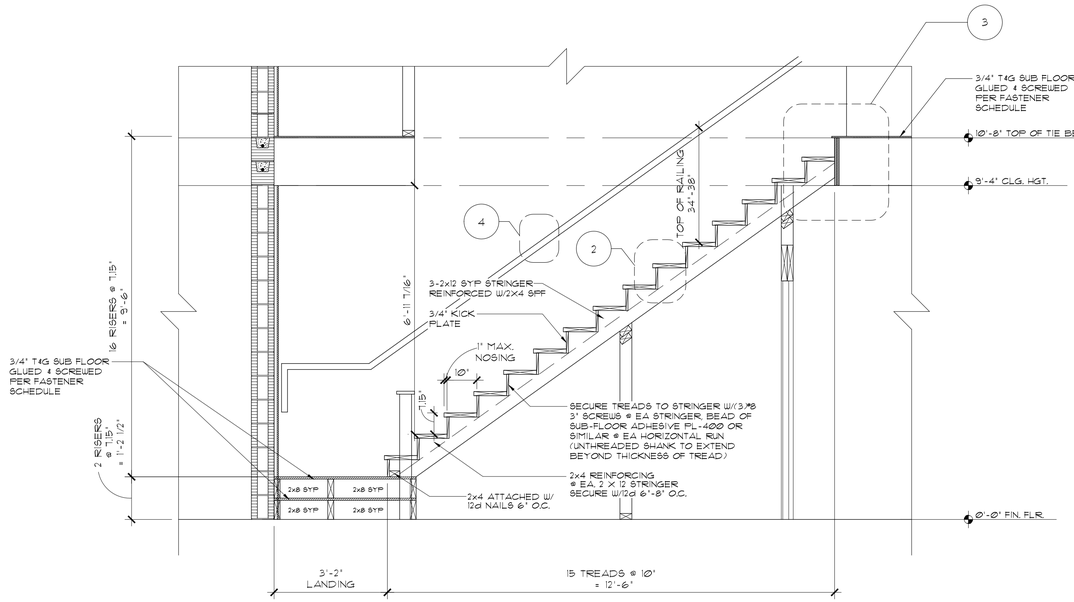
2 STAIR DETAIL

3/4"=1'-0"



3 STAIR LANDING DETAIL

3/4"=1'-0"



5 STAIR SECTION–GLEN LEFT

1/2"=1'-0" GLEN UNIT RIGHT OPPOSITE

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6 UNIT TOWNHOMES
GLEN
STAIR SECTION DETAILS
JOB # 01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

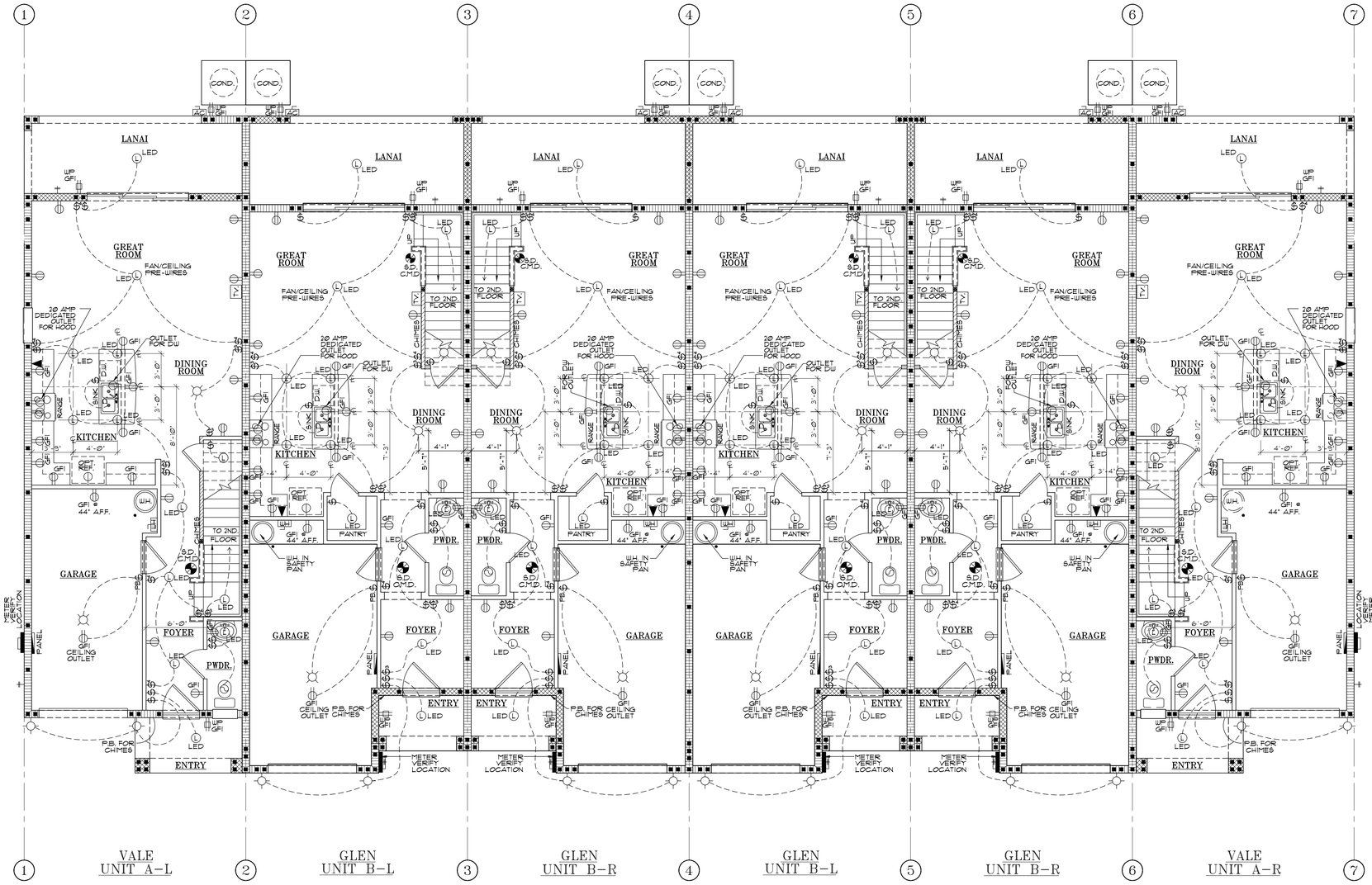
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
A6.2

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	1/2 OF OUTLET WIRED TO SWITCH
GFI	110V OUTLET	EQUIPED W/GROND FAULT INTERUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	(4) WIRE CONNECTION
WP GFI	EXT. WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
$	SWITCH	
$3	SWITCH	3-WAY OPER.
$4	SWITCH	4-WAY OPER.
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
L	LED CLG LIGHT	
L VP	LED VAPOR PROOF LIGHT	
VP	VAPOR PROOF LIGHT	
	RECESSED CAN	
L	LED RECESSED CAN	
	VENT. FAN	1 CFM PER SQ. FT.
	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
	VANITY LIGHT FIXTURE (SPEC'S TBD BY BUILDER)	
	PANEL	
	METER	
S.D.	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE
S/CO	CARBON MONOXIDE/ SMOKE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4' FROM WALL
	PENDANT LIGHT	
	NATURAL GAS OUTLET	
	TELEPHONE JACK	
WH	WATER HEATER DISCONNECT	IGNITION SOURCE TO BE ELEVATED MIN. 18" AFF
A/C	AIR CONDITIONING DISCONNECT	TO BE 208V U.N.O. SEE A4.1 ON THIS SHEET
TV	TELEVISION JACK	
J	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
		24" INCANDESCENT LIGHT STRIP
		36" INCANDESCENT LIGHT STRIP
		48" INCANDESCENT LIGHT STRIP
	FLOOD LIGHT	
P.B.	PUSH-BUTTON	FOR CHIMES
	USB PORT	

* LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.

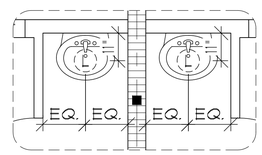
NOTES: AS PER FBCR 2023, 8TH EDITION & NEC 2020
* ALL 15 & 20 AMP BRANCH CIRCUITS TO BE ARC FAULT PROTECTED.
* 20 AMP DEDICATED LAUNDRY CIRCUIT.
* DISHWASHER DISCONNECT TO BE LOCKOUT IN PANEL
* BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT.
* LAUNDRY ROOM AND DISHWASHER RECEPTACLE SHALL BE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL ON FEEDERS.
* WIRING METHOD SHALL BE NON METALLIC CABLE.
* THE RECEPTACLE FOR A BUILT-IN DISHWASHER SHALL BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER. WHERE THE FLEXIBLE CORD PASSES THROUGH AN OPENING, IT SHALL BE PROTECTED FROM DAMAGE BY A BUSHING, GROMET, OR OTHER APPROVED MEANS.
* SURGE PROTECTION: ALL SERVICES SUPPLYING DUELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTION DEVICE (SPD).

NOTES: ITEMS FROM CHANGES TO THE NEC 2020/NFPA 70
* ONE OR MORE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM(S) RECEPTACLE OUTLET(S) REQUIRED AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
* AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLE OUTLETS REQUIRED FOR ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.



FIRST FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"



LED LIGHTING @ SINGLE LAV.

POWDER BATH

ARCHITECTS
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150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
FIRST FLOOR ELECTRICAL PLAN
JOB # 01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
E1.1

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	
	110V OUTLET	1/2 OF OUTLET WIRED TO SWITCH
GFI	110V OUTLET	EQUIPED W/GROND FAULT INTERUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	(4) WIRE CONNECTION
WP GFI	EXT. WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
S	SWITCH	
S_3	SWITCH	3-WAY OPER.
S_4	SWITCH	4-WAY OPER.
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
L	LED CLG LIGHT	
L VP	LED VAPOR PROOF LIGHT	
VP	VAPOR PROOF LIGHT	
	RECESSED CAN	
L	LED RECESSED CAN	
	VENT. FAN	1 CFM PER SQ. FT.
	VENT. FAN W/LIGHT	1 CFM PER SQ. FT.
	VANITY LIGHT FIXTURE (SPEC'S TBD BY BUILDER)	
	PANEL	
	METER	
S.D.	SMOKE DETECTOR	BATT. BACK-UP W/ HARDWIRE
S/CO	CARBON MONOXIDE/ SMOKE DETECTOR COMBO	BATT. BACK-UP W/ HARDWIRE INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4' FROM WALL
	PENDANT LIGHT	
	NATURAL GAS OUTLET	
	TELEPHONE JACK	
WH	WATER HEATER DISCONNECT	IGNITION SOURCE TO BE ELEVATED MIN. 18" AFF
A/C	AIR CONDITIONING DISCONNECT	TO BE 230V U.N.O. SEE A/C UNIT ON THIS SHEET
TV	TELEVISION JACK	
J	J-BOX	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
	CEILING FAN/LIGHT	CEILING BOX REQUIRED TO BE SUPPORTED IN ACCORDANCE W/ BOX MARKED AS SUCH FOR INSPECTION
		24" INCANDESCENT LIGHT STRIP
		36" INCANDESCENT LIGHT STRIP
		48" INCANDESCENT LIGHT STRIP
	FLOOD LIGHT	
P.B.	PUSH-BUTTON	FOR CHIMES
	USB PORT	

- LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.

NOTES: AS PER FBCR 2023, 8TH EDITION & NEC 2020

- ALL 15 & 20 AMP BRANCH CIRCUITS TO BE ARC FAULT PROTECTED.
- 20 AMP DEDICATED LAUNDRY CIRCUIT.
- DISHWASHER DISCONNECT TO BE LOCKOUT IN PANEL
- BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT.
- LAUNDRY ROOM AND DISHWASHER RECEPTACLE SHALL BE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL ON FEEDERS.
- WIRING METHOD SHALL BE NON METALLIC CABLE.
- THE RECEPTACLE FOR A BUILT-IN DISHWASHER SHALL BE LOCATED IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER. WHERE THE FLEXIBLE CORD PASSES THROUGH AN OPENING, IT SHALL BE PROTECTED FROM DAMAGE BY A BUSHING, GROMET, OR OTHER APPROVED MEANS.
- SURGE PROTECTION- ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED WITH A SURGE PROTECTION DEVICE (SPD).

NOTES: ITEMS FROM CHANGES TO THE NEC 2020/NFPA 70

- ONE OR MORE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM(S) RECEPTACLE OUTLET(S) REQUIRED AND ANY COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
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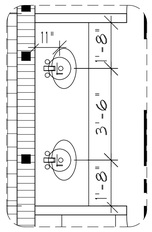
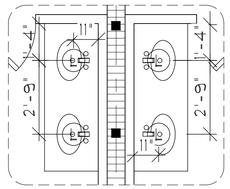


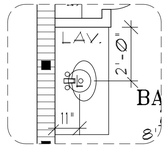
LED LIGHTING @ DOUBLE LAV.

VALE BATH 1



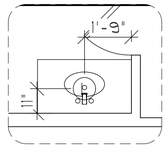
LED LIGHTING @ DOUBLE LAV.

GLEN BATH 1



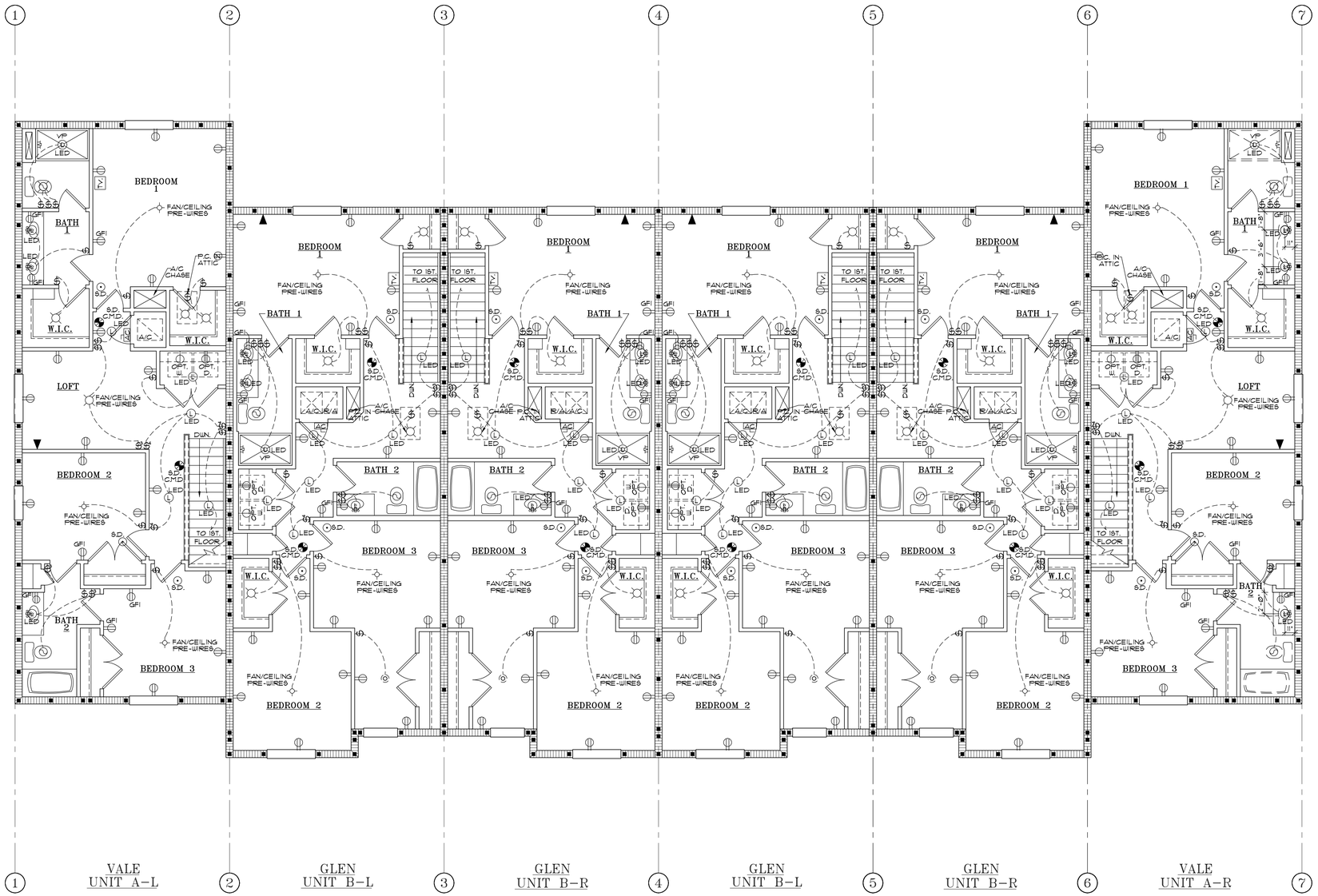
LED LIGHTING @ SINGLE LAV.

GLEN BATH 2



LED LIGHTING @ SINGLE LAV.

VALE BATH 2



SECOND FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

ARCHITECTS

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TITLE SHEET

6 UNIT TOWNHOMES

SECOND FLOOR ELECTRICAL PLAN

JOB # 0198[illegible]

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
E1.2

LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)

HOUSE PLAN: VALE MODEL [redacted]

1758	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.	5,274
2	20 AMP APPLIANCE CIRCUIT AT 1500 VA EA.	3,000
1	LAUNDRY CIRCUIT AT	1,500
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12,000
1	WATER HEATER	4,500
1	DISHWASHER	1,200
1	CLOTHES DRYER	5,000
1	DISPOSAL	500
1	MICROWAVE	1,500
1	REF.	1,200
SUBTOTAL OF GENERAL LOAD		35,674
FIRST 10 KVA OF GENERAL LOAD AT 100%		10,000
REMAINDER OF GENERAL LOAD AT 40%	25674 VA. X 0.4	10,270
[redacted] TOTAL NET GENERAL LOAD		20,270
4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA		———
4 TON COOLING SYSTEM 40 AMP X 240 VA		9,600
[redacted] NET GENERAL LOAD		20,270
[redacted] NET TOTAL HEAT		9,600
[redacted] TOTAL LOAD		29,870

CALCULATED LOAD FOR SERVICE
29,870 VA/ 240 V= 124 AMP
150 AMP SERVICE REQUIRED

NOTE: ALL BREAKERS SERVING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.

NEUTRAL CALCULATION:

LIGHTING, APPLIANCE, LAUNDRY LOADS: 3000 VA @ 100%, REMAINDER @ 35%	14,283 VA
NET LOAD	6,949 VA
RANGE: 12,000 @ 70%	8,400 VA
DRYER: 5,000 @ 70%	3,500 VA
TOTAL	18,849 VA

NEUTRAL AMPACITY: 18,489/240 = 78 A
#2 AL MINIMUM NEUTRAL CONDUCTOR.

LOAD CALCULATIONS ONE FAMILY DWELLING WITH HEAT PUMP (NEC CODE #D2)

HOUSE PLAN: GLEN MODEL [redacted]

1673	SQ. FT. GENERAL LIGHTING X 3 VA. PER SQ. FT.	5,019
2	20 AMP APPLIANCE CIRCUIT AT 1500 VA EA.	3,000
1	LAUNDRY CIRCUIT AT	1,500
1	RANGE AT NAME PLATE RATING OR COOKTOP/OVEN	12,000
1	WATER HEATER	4,500
1	DISHWASHER	1,200
1	CLOTHES DRYER	5,000
1	DISPOSAL	500
1	MICROWAVE	1,500
1	REF.	1,200
SUBTOTAL OF GENERAL LOAD		35,419
FIRST 10 KVA OF GENERAL LOAD AT 100%		10,000
REMAINDER OF GENERAL LOAD AT 40%	25419 VA. X 0.4	10,168
[redacted] TOTAL NET GENERAL LOAD		20,168
4 TON HEAT PUMP (W/5kw EMERGENCY HEAT STRIP) 21 AMP X 240 VA		———
4 TON COOLING SYSTEM 40 AMP X 240 VA		9,600
[redacted] NET GENERAL LOAD		20,168
[redacted] NET TOTAL HEAT		9,600
[redacted] TOTAL LOAD		29,768

CALCULATED LOAD FOR SERVICE
29,768 VA/ 240 V= 124 AMP
150 AMP SERVICE REQUIRED

NOTE: ALL BREAKERS SERVING HABITABLE RECEPTACLES SHALL BE ARC-FAULT TYPE PER NEC 210-12 REQUIREMENTS.

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TOTAL	18,849 VA

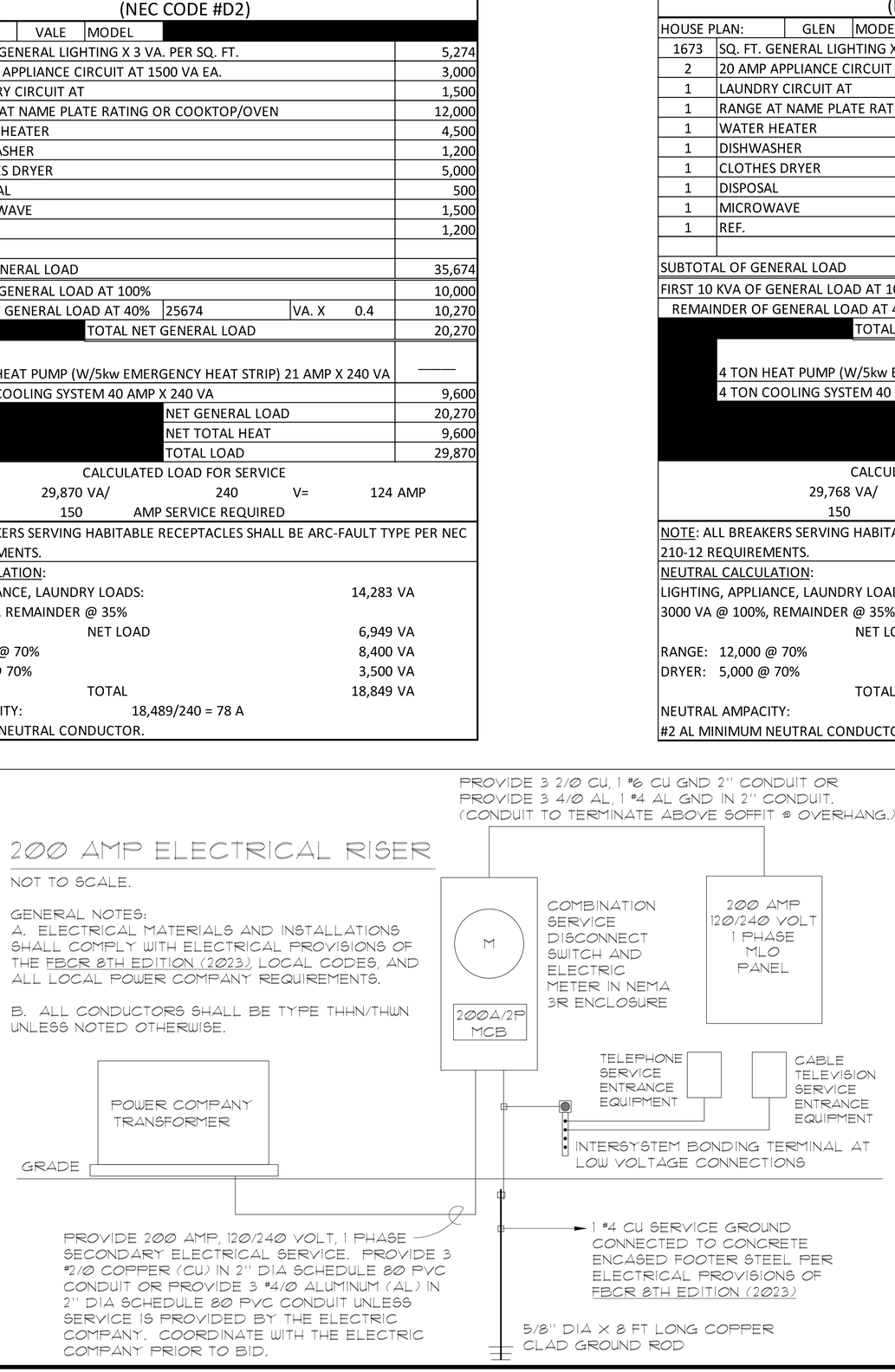
NEUTRAL AMPACITY: 18,489/240 = 78 A
#2 AL MINIMUM NEUTRAL CONDUCTOR.

200 AMP ELECTRICAL RISER

NOT TO SCALE.

GENERAL NOTES:
A. ELECTRICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH ELECTRICAL PROVISIONS OF THE FBCR 8TH EDITION (2023) LOCAL CODES, AND ALL LOCAL POWER COMPANY REQUIREMENTS.

B. ALL CONDUCTORS SHALL BE TYPE THHN/THWN UNLESS NOTED OTHERWISE.



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TITLE SHEET
6 UNIT TOWNHOMES
ELECTRICAL SCHEDULES

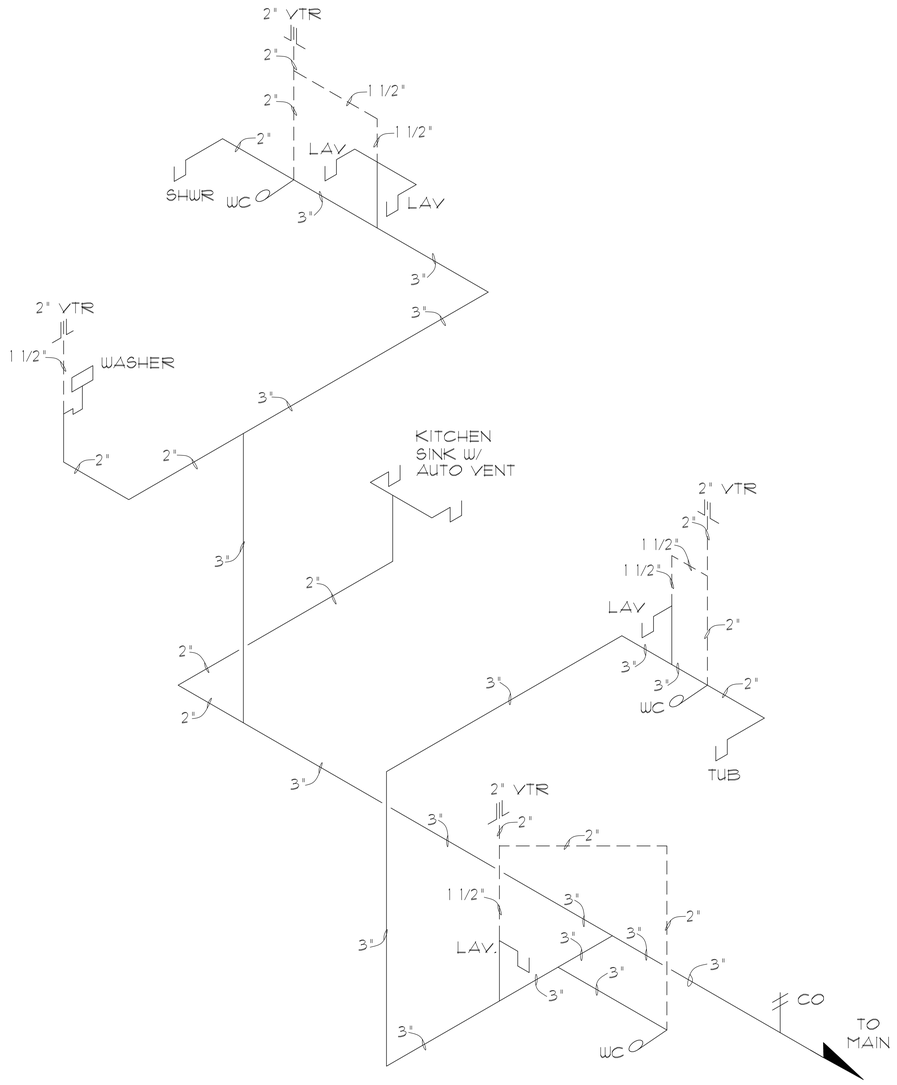
JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

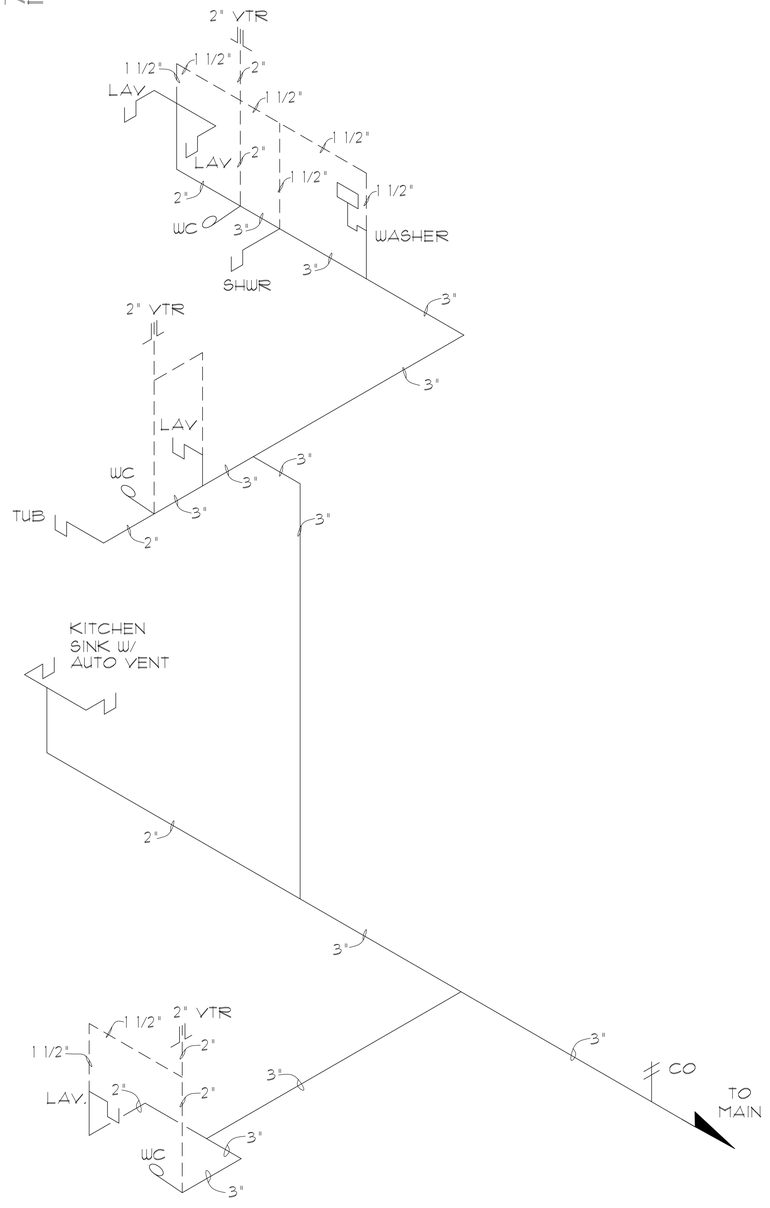
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
E2.1

NOTE:
NO PENETRATIONS IN THE 4' AREA OF FIRE RESISTANT SHEATHING .



PLUMBING RISER DIAGRAM

VALE A-R UNIT



PLUMBING RISER DIAGRAM

GLEN B-R UNIT

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PLUMBING RISERS

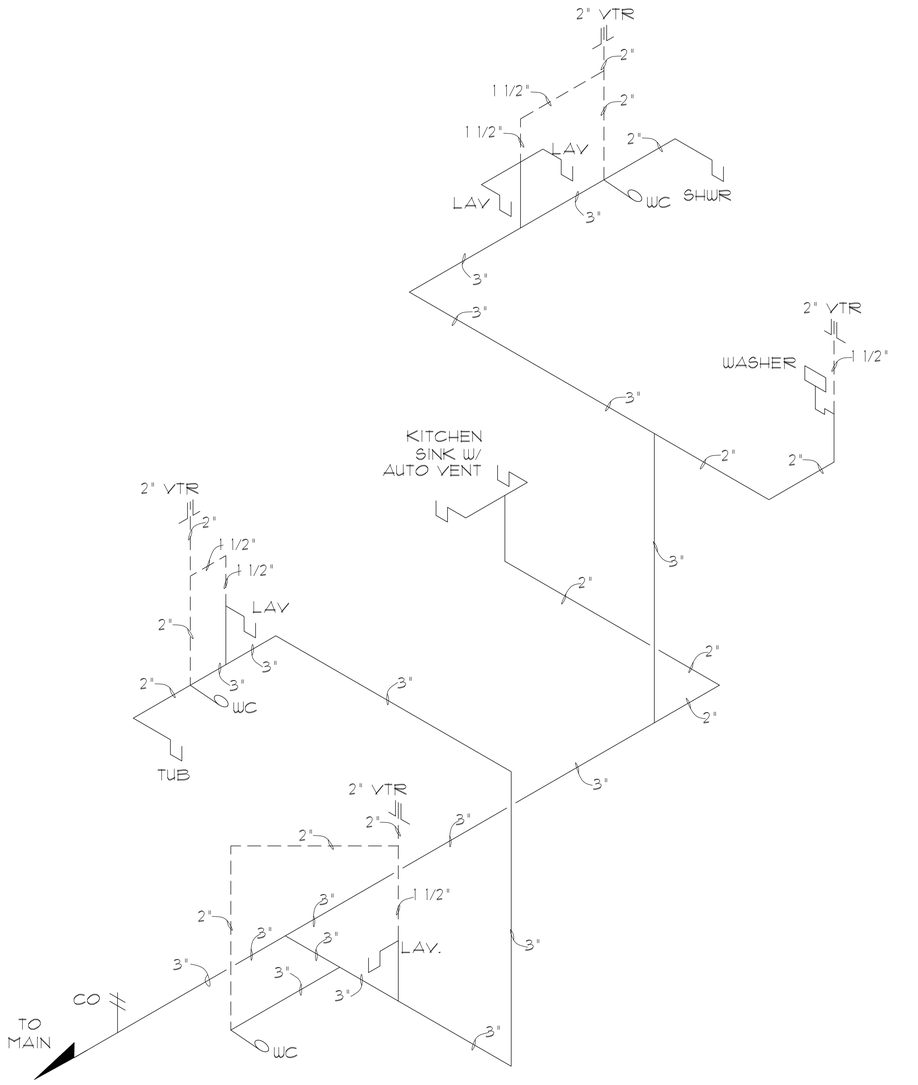
JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

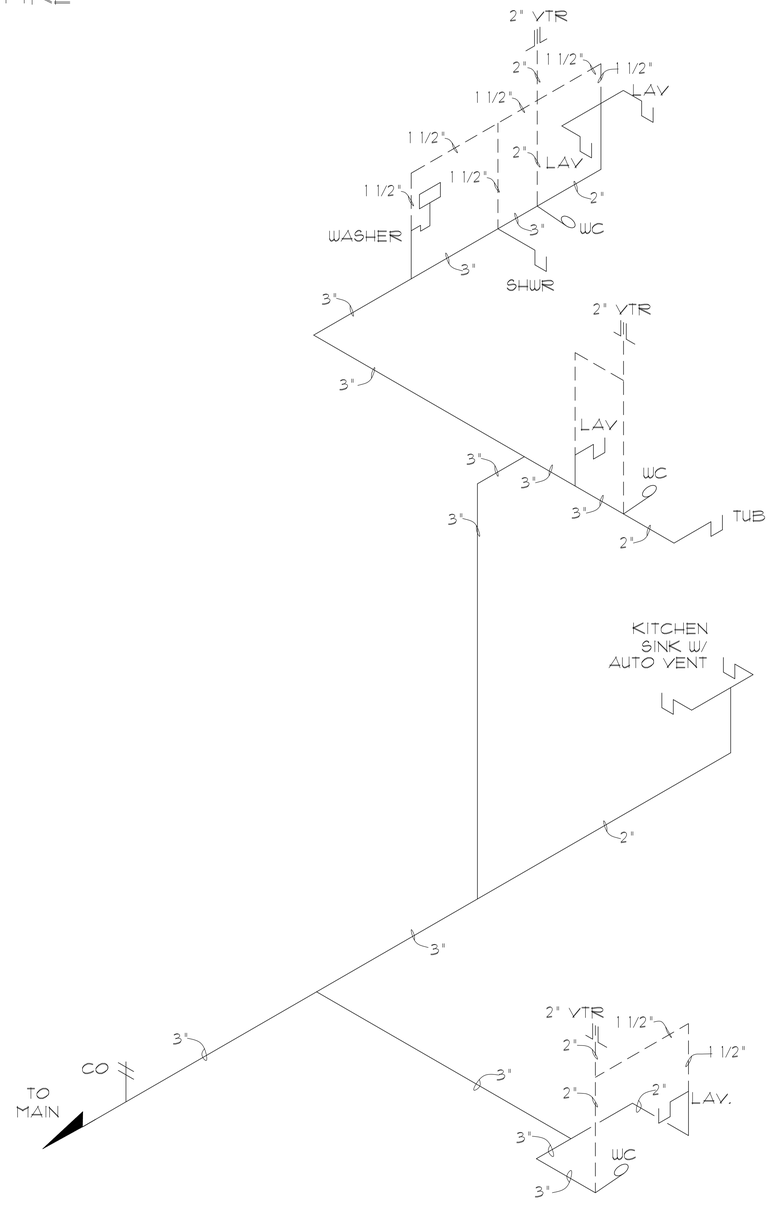
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
P1.1

NOTE:
NO PENETRATIONS IN THE 4' AREA OF FIRE RESISTANT SHEATHING .



PLUMBING RISER DIAGRAM

VALE A-L UNIT



PLUMBING RISER DIAGRAM

GLEN B-L UNIT

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JOB #
0198I.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
P1.2

PRODUCT APPROVAL LISTING SHINGLE (STANDARD)

FL #	MANUFACTURER	CATEGORY	DESCRIPTION	CODE VERSION	EXPIRATION DATE
11473.9	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11473.7	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11473.1	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11473.10	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10456.3	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
13872.14	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.4	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.8	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.7	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13872.12	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10456.2	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10456.10	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10446.1	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10447.1	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10446.5	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10441.4	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11496.3	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10860.2	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
11496.5	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
11495.4	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10441.3	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
13904.6	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2024
10531.20	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10531.16	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
10531.9	SIMPSON	STRUCT. COMP.	WOOD CONNECTORS	2023 FBCR	12/31/2026
7473.1	EAGLE PRODUCTS	ROOFING	ROOF TILES	2023 FBCR	12/31/2024
16503.1	KAYCAN LTD.	PANEL WALLS	EXT. SOFFITS	2023 FBCR	12/31/2024
12019.1	AMERICAN CONSTRUCTION METALS	WALL PANELS	EXT. SOFFITS	2023 FBCR	3/2/2030
16544 - R7	ALPHA ALUMINUM, INC.	WALL PANELS	EXT. SOFFITS	2023 FBCR	7/10/2033
17676.26	MI WINDOWS & DOORS	TWIN WINDOWS	3540 TWIN SINGLE HUNG	2023 FBCR	11/3/2025
18644.2	MI WINDOWS & DOORS	FIXED GLASS	-	2023 FBCR	4/30/2026
17676.10	MI WINDOWS & DOORS	SINGLE HUNG	-	2023 FBCR	8/27/2027
15332.9	MI WINDOWS & DOORS	SLIDING GLASS DOOR	-	2023 FBCR	12/31/2024
15353.3	MI WINDOWS & DOORS	WINDOWS	HORIZONTAL MULLIONS	2023 FBCR	12/31/2024
15353.4	MI WINDOWS & DOORS	WINDOWS	VERTICAL MULLIONS	2023 FBCR	12/31/2024
17869.1	GLOBAL PROTECTION PRODUCTS	SHUTTERS	STORM PANELS	2023 FBCR	12/31/2024
5678-R5	CLOPAY BLDG. PRODUCT CO.	EXT. DOORS	SECTIONAL	2023 FBCR	12/31/2038
15279.2	CLOPAY BLDG. PRODUCT CO.	EXT. DOORS	SECTIONAL	2023 FBCR	5/21/2028
15279.2	CLOPAY BLDG. PRODUCT CO.	EXT. DOORS	SECTIONAL	2023 FBCR	5/21/2028
23955.1	THERMA-TRU	EXT. DOORS	6'-8" EXTERIOR DOOR	2023 FBCR	12/31/2024
23955.4	THERMA-TRU	EXT. DOORS	8'-0" EXTERIOR DOOR	2023 FBCR	12/31/2024
23956.2	THERMA-TRU	EXT. DOORS	6'-8" SWINGING EXT. DOOR w/SIDELITE	2023 FBCR	12/31/2024
23956.5	THERMA-TRU	EXT. DOORS	8'-0" SWINGING EXT. DOOR w/SIDELITE	2023 FBCR	12/31/2024
23956.4	THERMA-TRU	EXT. DOORS	8'-0" SWINGING EXT. DOOR	2023 FBCR	12/31/2024
20461.9	THERMA-TRU	EXT. DOORS	SWINGING single lite EXT. DOOR	2023 FBCR	12/31/2024
10758.2	OWENS CORNING	ROOFING	ROOFING ACCESSORIES	2023 FBCR	12/31/2024
15216.1	OWENS CORNING - RHINO U20	ROOFING	UNDERLAYMENT	2023 FBCR	12/31/2024
3792.2	LOMANCO, INC.	ROOFING	ROOF VENTS	2023 FBCR	10/4/2025
10477.1	JAMES HARDIE BOARD		ARTISAN	2023 FBCR	12/31/2026
13192.2	JAMES HARDIE BOARD		PLANK	2023 FBCR	12/31/2026
13223.2	JAMES HARDIE BOARD		PANEL	2023 FBCR	12/31/2026
19901.1	JAMES HARDIE BOARD		REVEAL	2023 FBCR	12/31/2026
13265.1	JAMES HARDIE BOARD		SOFFIT	2023 FBCR	12/31/2026
30310-R2	IKO	SHINGLES	30 YEAR	2023 FBCR	12/31/2099
158.1	CASTCRETE	STRUCTURAL	LINTELS	2023 FBCR	5/21/2027
FL 15272.1	ALSIDE '2T' VINYL SOFFIT		SOFFIT	2023 FBCR	12/31/2024
FL 15272.2 R5	ALSIDE ALLIANCE 'T4' VINYL SOFFIT		SOFFIT	2023 FBCR	12/31/2024
FL 41778	GLOBAL BAMBOO TECHNOLOGIES, INC.	WALL PANELS	BAMCORE PRIME WALL SYSTEM	2023 FBCR	1/1/2025
17188-R5	MID-STATES ASPHALT & CANT STRIP, INC.	ROOFING	UNDERLAYMENT	2023 FBCR	11/2/2025
41886.1	MI WINDOWS & DOORS	SINGLE HUNG	-	2023 FBCR	8/27/2027

THIS IS A COMPILATION OF PRODUCT APPROVAL LISTING IN THE STATE OF FLORIDA

VERIFY PRODUCTS WITH THE APPROVED LIST PRIOR TO PURCHASE AND INSTALLATION.

REFER TO THE FLORIDA FBCR 2023 (8th EDITION) BUILDING CODE INFORMATION SYSTEM @

WWW.FLORIDABUILDING.ORG CONTROL DATE: 02/14/2024

PRODUCT APPROVAL LISTING SHINGLE (STANDARD)

FL #	MANUFACTURER	CATEGORY	DESCRIPTION	CODE VERSION	EXPIRATION DATE
16103.1	PLY-GEM WINDOWS	WINDOWS	SINGLE HUNG NON-IMPACT	2023 FBCR	11/30/2026
16100.1	PLY-GEM WINDOWS	WINDOWS	INTERGRAL MULL	2023 FBCR	11/30/2026
8248.3	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1105	2023 FBCR	12/31/2035
8248.9	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1122	2023 FBCR	12/31/2035
8248.1	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1100	2023 FBCR	12/31/2035
10737.11	WAYNE DALTON GARAGE DOORS	GARAGE DOOR	MODEL - #1123	2023 FBCR	12/31/2035

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REFER TO THE FLORIDA FBCR 2023 (8th EDITION) BUILDING CODE INFORMATION SYSTEM @

WWW.FLORIDABUILDING.ORG CONTROL DATE: 02/14/2024

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TITLE SHEET

6 UNIT TOWNHOMES

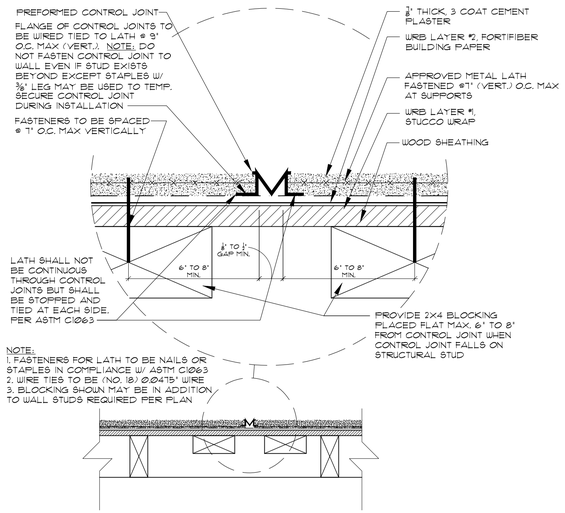
PRODUCT APPROVAL LISTING

JOB #
01981.***-*****

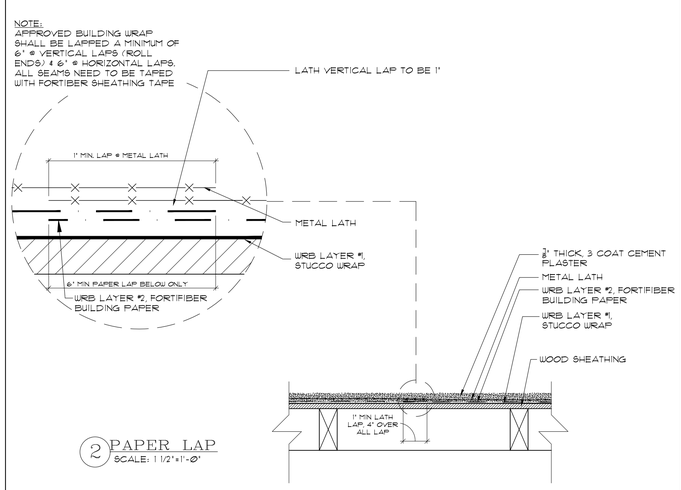
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
PA

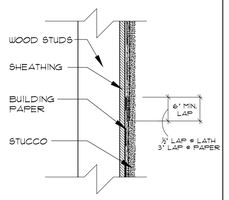


1 "M" TYPE CONTROL JOINT



2 PAPER LAP
SCALE: 1 1/2"=1'-0"

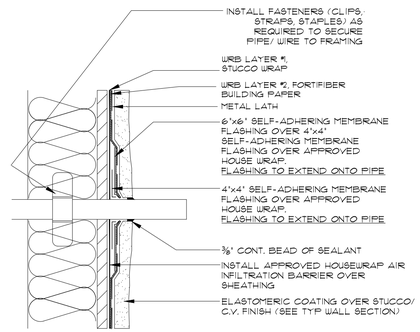
VERTICAL LATH & PAPER DETAIL



HORIZONTAL LATH & PAPER DETAIL

NOTE:
SIDE LAPS OF METAL PLASTER BASES SHALL BE SECURED TO FRAMING MEMBERS. THEY SHALL BE TIED BETWEEN SUPPORTS WITH Ø.0475-IN. (1.21-MM) WIRE AT INTERVALS NOT MORE THAN 9" (229-MM), AS PER ASTM C1063.

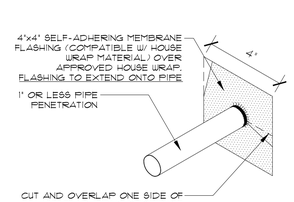
NOTE:
FOR REPAIR OF TEARS IN WRB LAYERS, TEARS MAY BE PATCHED W/HOUSE WRAP TAPE PER MANUF. SPEC. OR PEEL & STICK



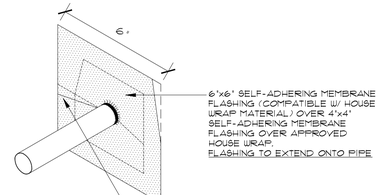
SECTION

PER SECTION R703.7
Exterior lathing and plastering
Exterior use of portland cement plaster shall comply with the application requirements of ASTM C 926-18b.

Installation of exterior lathing and framing shall comply with ASTM C 1063-19a, or ASTM 1787.

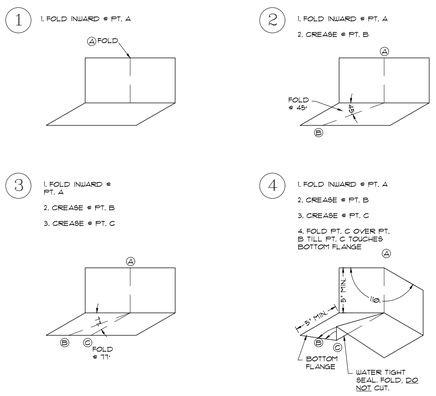


STEP #1

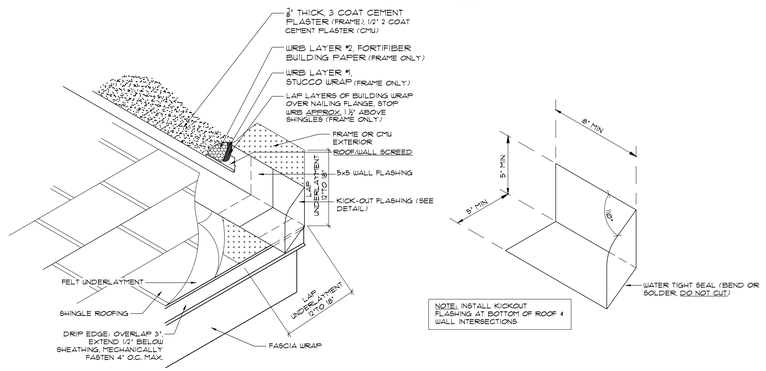


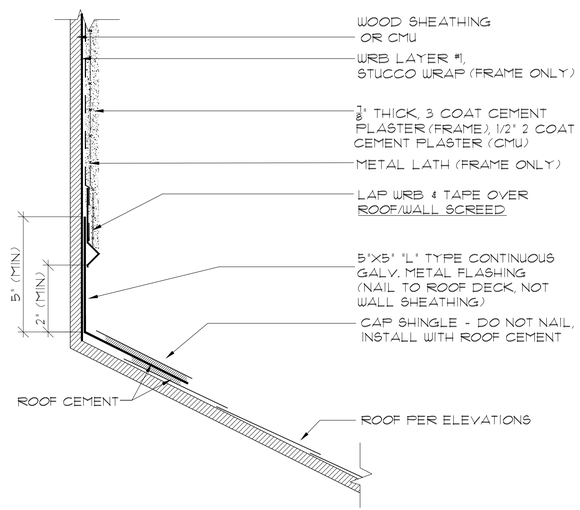
STEP #2

3A PIPE PENETRATION DETAIL (FRAME)
N.T.S.



4 KICKOUT DETAIL





5 "L" FLASHING
N.T.S.

LEGEND

DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP)	———
WRB LAYER #2 (FORTIFIBER BUILDING PAPER)	- - - - - -
METAL LATH	X—X—X—X
STUCCO	
WOOD OR 7/16" ZIP WALL SHEATHING	
SELF-ADHESIVE FLASHING	— — — — —

NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)

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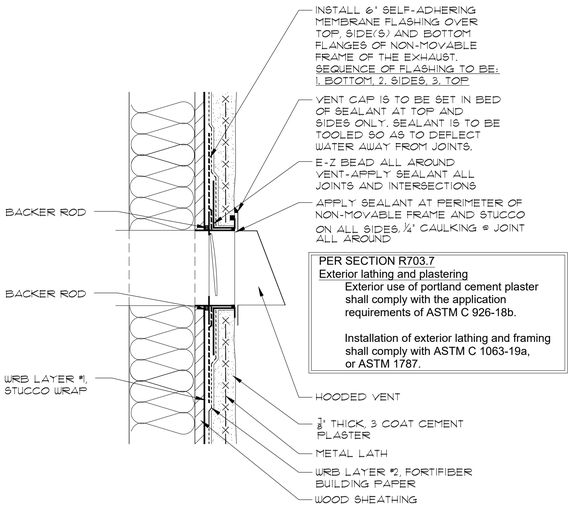
TITLE SHEET
6 UNIT TOWNHOMES
WALL ASSEMBLY DETAILS

JOB #
01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

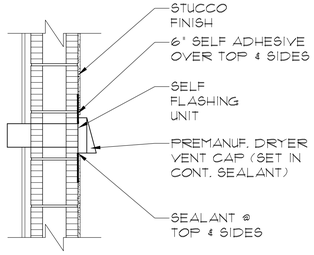
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA1



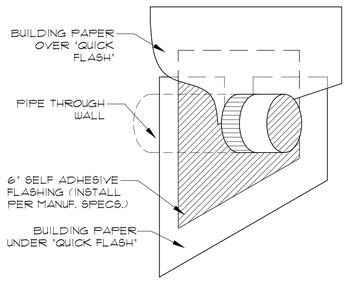
PER SECTION R703.7
Exterior lathing and plastering
Exterior use of portland cement plaster shall comply with the application requirements of ASTM C 926-18b.

Installation of exterior lathing and framing shall comply with ASTM C 1063-19a, or ASTM 1787.

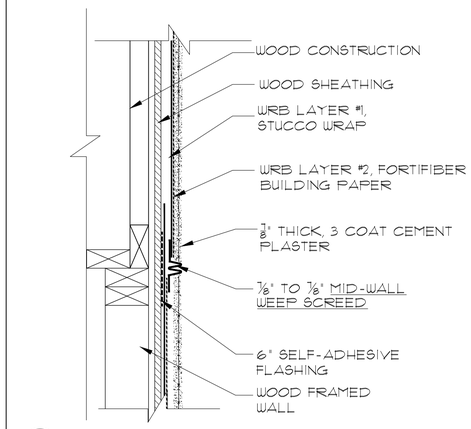
6A DRYER VENT (FRAME)



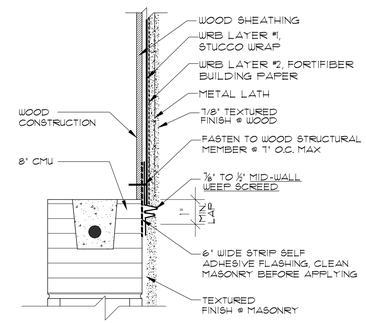
6B DRYER VENT (BLOCK)



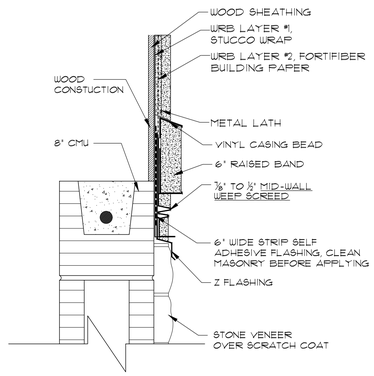
A VENT PENETRATION
SCALE: N.T.S.



7A HORIZONTAL WEEP SCREED (FRAME TO FRAME)



7B HORIZONTAL WEEP SCREED (FRAME TO BLOCK)

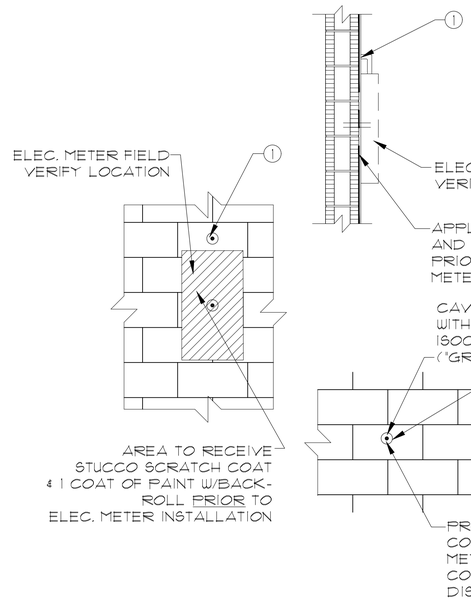


7C HORIZONTAL WEEP SCREED W/STONE VENEER (FRAME TO BLOCK)

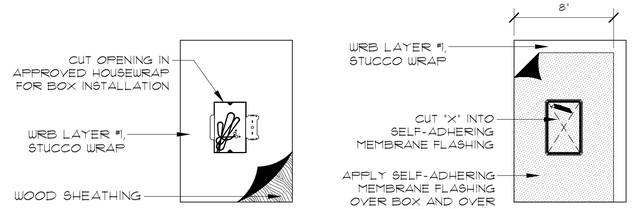
LEGEND

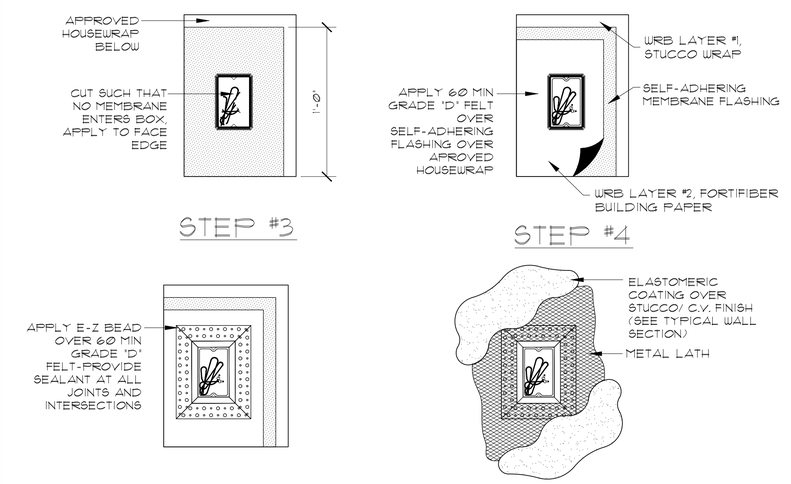
- DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP) ——————
- WRB LAYER #2 (FORTIFIBER BUILDING PAPER) — - — - —
- METAL LATH —X—X—X—X—
- STUCCO
- WOOD OR 7/16" ZIP WALL SHEATHING
- SELF-ADHESIVE FLASHING — — — — —

NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)



8 ELECTRICAL CONDUIT PENETRATION





9 ELECTRICAL RECEPTACLE

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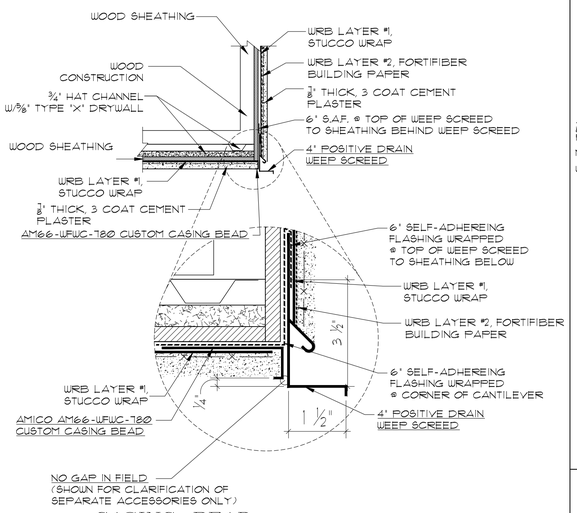
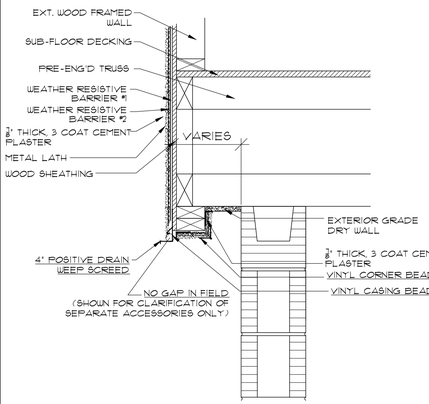
WALL ASSEMBLY DETAILS
JOB # 01981.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

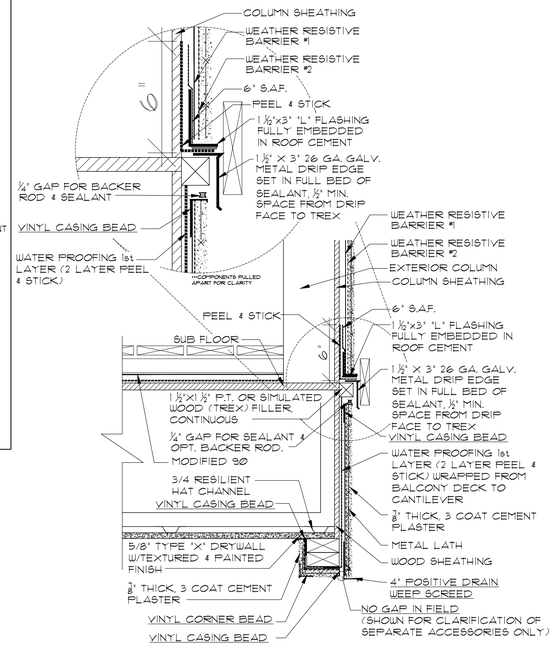
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA2



10A CASING BEAD DTL.@ CANT.
SCALE: 1 1/2"=1'-0"



10B CANTILEVER DRIP EDGE

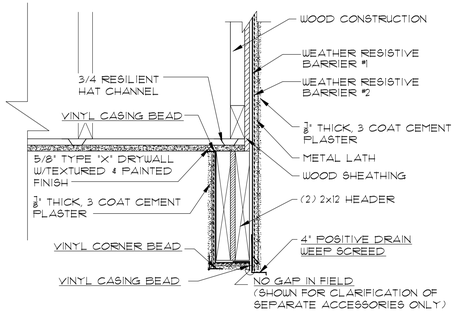


11C BALCONY DRIP EDGE INSTALLATION @ COLUMN (W/"L" FLASHING)
SCALE: NTS

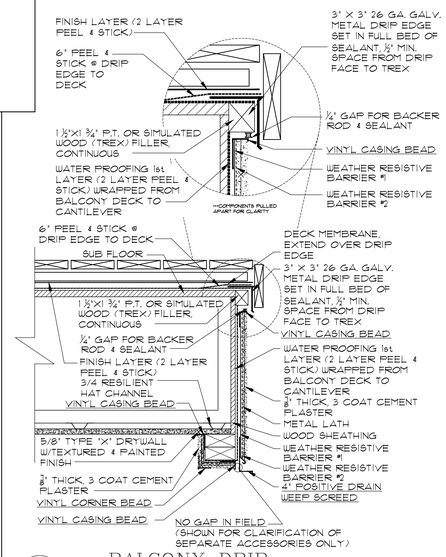
LEGEND

- DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP) ——————
- WRB LAYER #2 (FORTIFIBER BUILDING PAPER) — — — — —
- METAL LATH ×—×—×—×
- STUCCO
- WOOD OR 7/16" ZIP WALL SHEATHING
- SELF-ADHESIVE FLASHING — — — — —

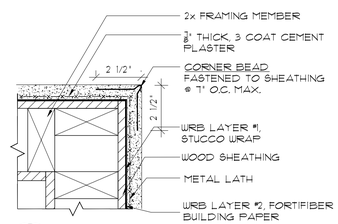
NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)



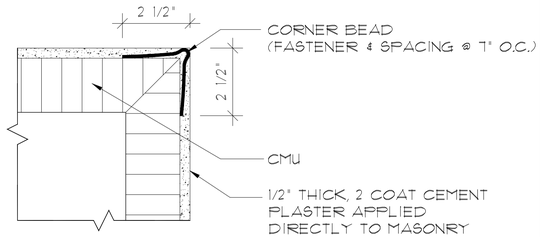
11D DRIP EDGE INSTALLATION



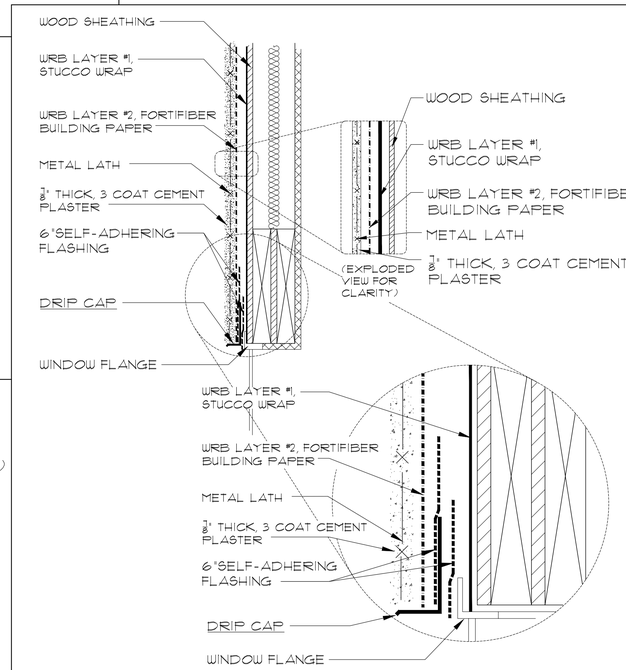
11A BALCONY DRIP EDGE INSTALLATION



14A CORNER BEAD @ FRAME



14B CORNER BEAD @ BLOCK



15B CASING BEAD @ WINDOW (FRAME, NO BAND)

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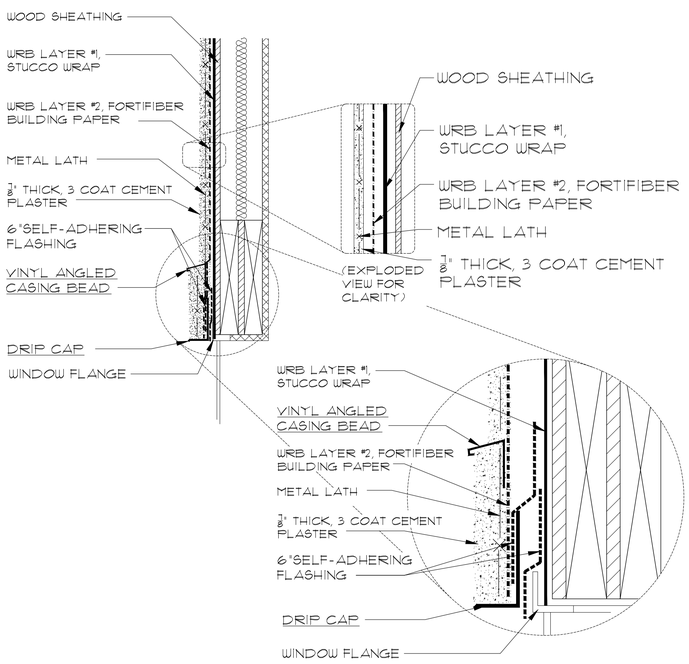
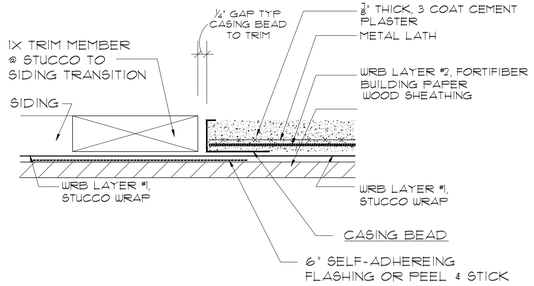
ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

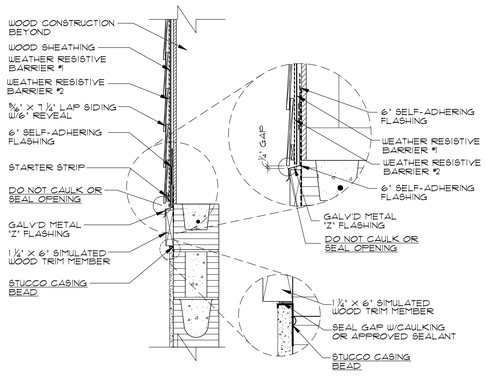
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA3



15C CASING BEAD @ WINDOW (FRAME, W/BAND)

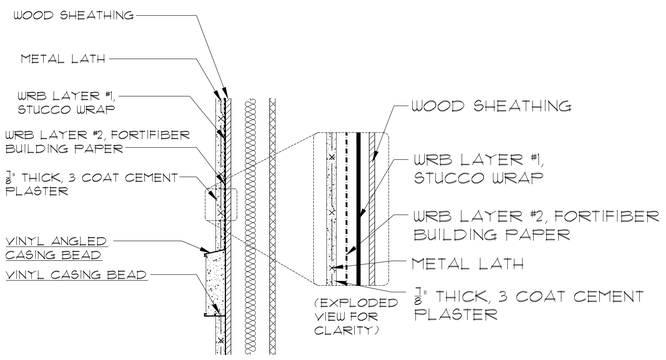


18 SIDING TO STUCCO CASING BEAD (CROSS SECTION)



SIDING TO STUCCO @ BLOCK TO FRAME TRANSITION

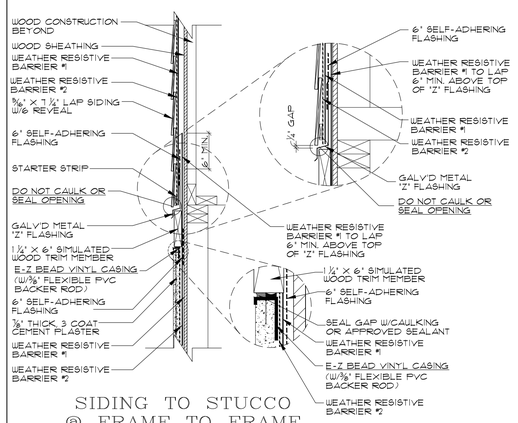
19A



17A CASING BEAD @ RAISED BAND (FRAME)

SCALE: 1 1/2"=1'-Ø"

NOTE:
METAL LATH: LATH TO BE PER SECTION R703.7.1 / ASTM C1063-2018B, MIN. 2.5 LBS. PER SQ. YARD (UTILITY OR NOMINAL LATH DOES NOT MEET SPECIFICATIONS)

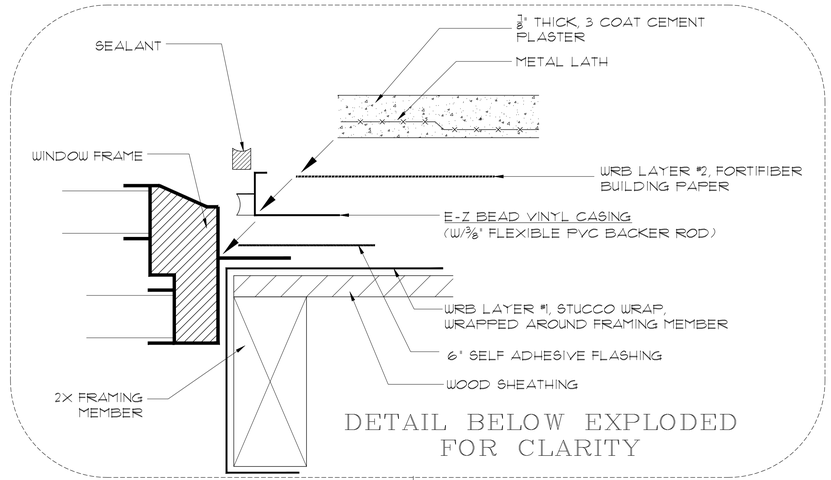


SIDING TO STUCCO @ FRAME TO FRAME TRANSITION

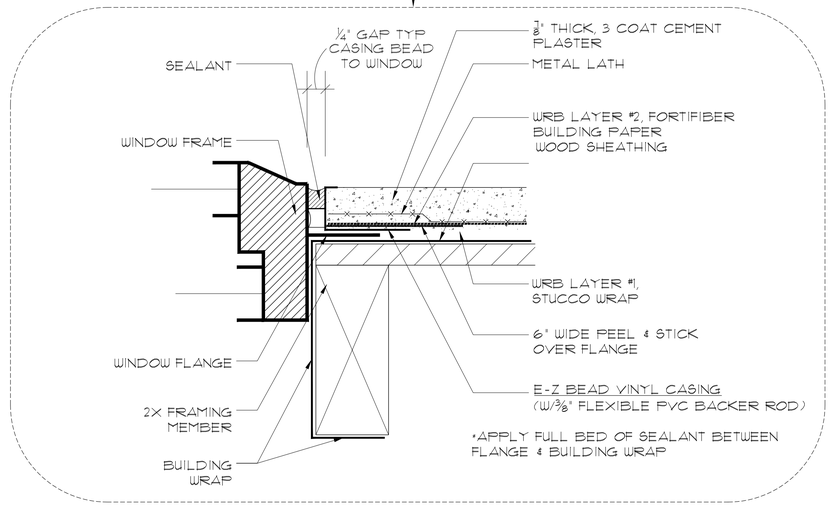
19B

LEGEND

- DRAINAGE PLANE (WRB LAYER #1, STUCCO WRAP)
- WRB LAYER #2 (FORTIFIBER BUILDING PAPER)
- METAL LATH
- STUCCO
- WOOD OR 7/16" ZIP WALL SHEATHING
- SELF-ADHESIVE FLASHING



DETAIL BELOW EXPLODED FOR CLARITY



16A EZ BEAD WINDOW CASING

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DESCRIPTION	DATE
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TITLE SHEET
6 UNIT TOWNHOMES
WALL ASSEMBLY DETAILS

JOB #
0198I.***-*****

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA4

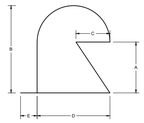
AVAILABLE SIZES

4", 6" AND 10"
SHOWN IN 4" GALVANIZED

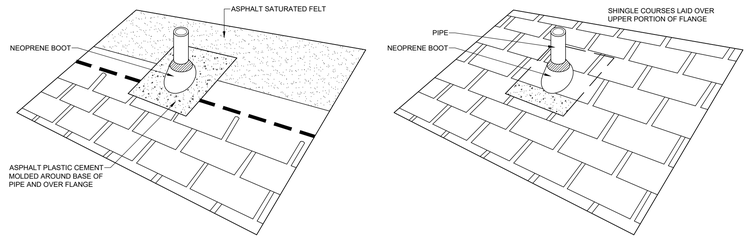
PREPARATION
CUT OUT THE GOOSENECK VENT OPENING IN THE ROOF SHEATHING. SIZE THE OPENING IN ACCORDANCE WITH THE CHART SHOWN. IN THE EVENT A MECHANICAL VENT FAN IS USED, SIZE THE VENT OPENING IN ACCORDANCE WITH VENT FAN MANUFACTURE'S PIPING CONNECTION INSTRUCTIONS.
DO NOT CUT INTO TRUSSES OR RAFTERS WHEN CUTTING THE OPENING IN THE ROOF.

FITTING
REMOVE INTERFERING SHINGLE NAILS AROUND THE PERIMETER OF THE OPENING SO THAT THE NAILING FLANGE OF THE VENT LAYS FLAT TO THE ROOF SHEATHING. SLIDE THE
TOP AND SIDE FLANGES OF THE VENT UP AND UNDER SHINGLES. ALLOW THE BOTTOM VENT FLANGES TO LAY ON THE TOP OF THE SHINGLES.

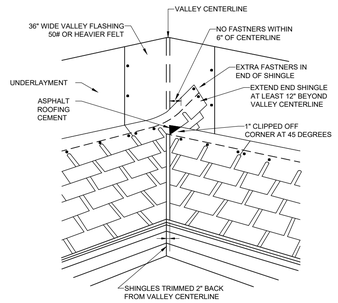
MOUNTING
CARE SHOULD BE TAKEN IN KEEPING THE VENT PROPERLY ALIGNED. VENT PIPE IS SEALED IF UTILIZED. NAIL IN PLACE USING 1-1/4" NAILS AT EACH CORNER. ROOFING CEMENT SHOULD BE APPLIED TO ALL SHINGLE EDGES NEAR THE OUTER EDGE AND AROUND THE ENTIRE PERIMETER AS RECOMMENDED IN SEVERE WEATHER COASTAL CONSTRUCTION ZONES.



ROOF HOOD VENT DETAIL
SCALE: NTS



PLUMBING VENT DETAILS
SCALE: NTS



ROOF VALLEY DETAIL
SCALE: NTS

NOTE:
1. IT IS THE CONTACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSEWRAP, SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.

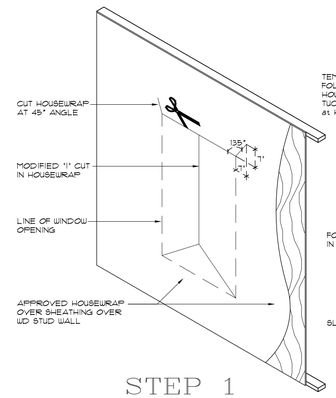
2. INSTALL ALL MATERIALS PER MANUFACTURERS WRITTEN SPECIFICATIONS

WARNING: SEALANTS MAY REACT ADVERSELY IF NOT COMPATIBLE.

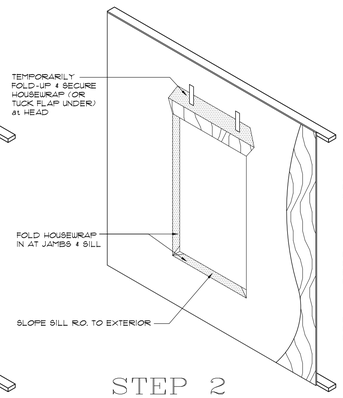
NOTE:
CLEAN AND SEAL JAMB TO SILL JOINTS WITH DOW 1199 FOLLOWING COMPLETION OF EXTERIOR RETROFIT WORK

NOTE:
REPAIR SCHEME SHOWN SHALL BE IMPLEMENTED AT ALL WINDOWS WITH EVIDENCE OF WATER INTRUSION BELOW THE WINDOW OPENING

NOTE:
SEAL INTERIOR PERIMETER OF WINDOW WITH SEALANT



STEP 1



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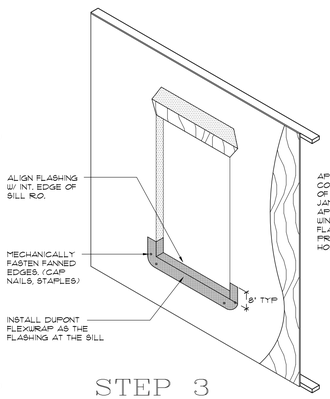

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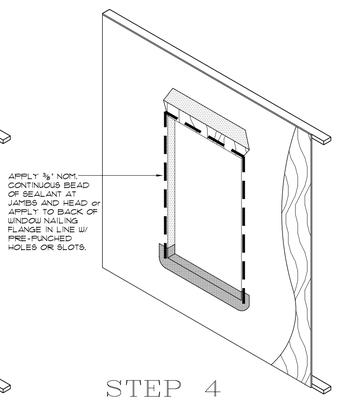

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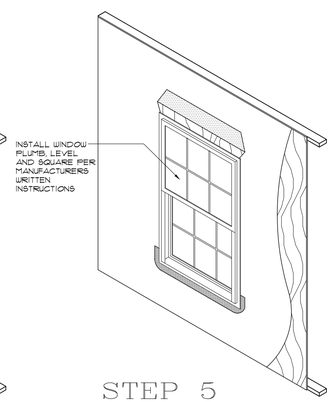

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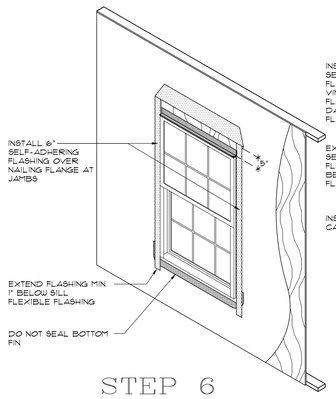

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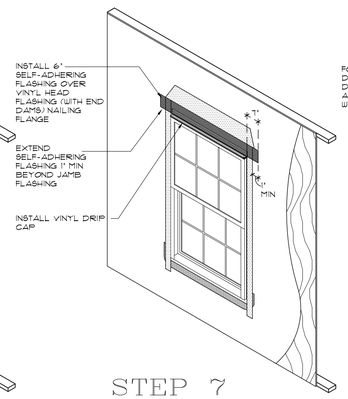

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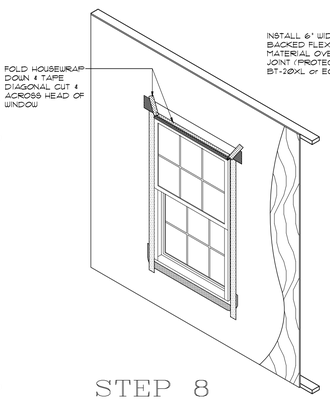

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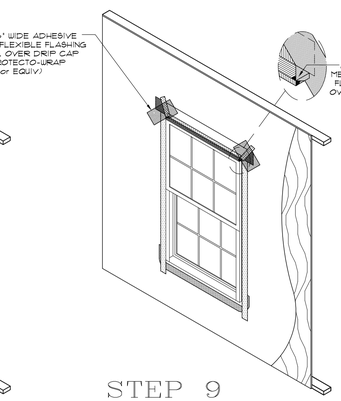
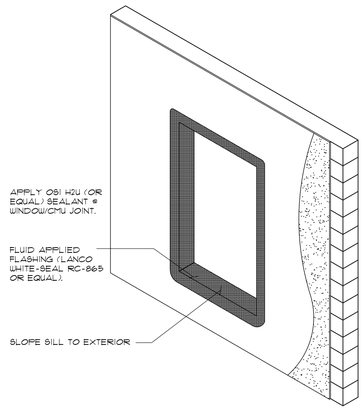


STEP 9

WINDOW FLASHING INSTALLATION DETAILS (FULL WRAP)
12
SCALE: NTS



NOTE:
1. IT IS THE CONTACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING SEALANTS & SELF-ADHERING FLASHING MATERIALS USED DURING CONSTRUCTION.

2. FLASHING AT EXTERIOR WINDOWS AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED METHOD 1.1 OF FBC R703.4

1.1 IN ACCORDANCE WITH FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS.

WARNING: SEALANTS MAY REACT ADVERSELY IF NOT COMPATIBLE.

WALL FLASHING INSTALLATION DETAIL (MASONRY)
SCALE: NTS

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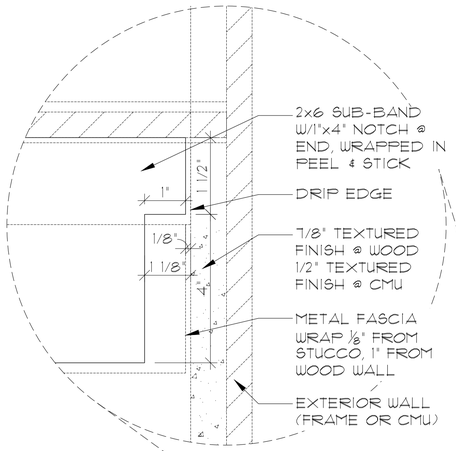
TITLE SHEET:
6 UNIT TOWNHOMES
WALL ASSEMBLY DETAILS

JOB #
01981.***-*****

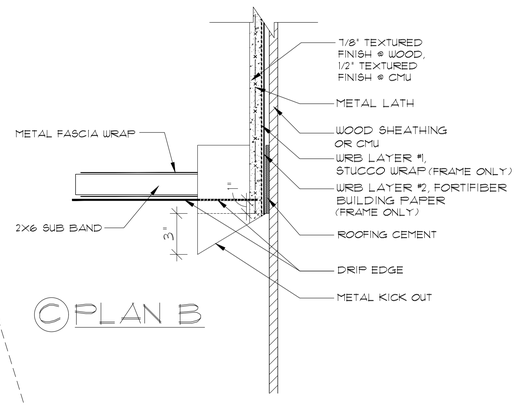
ARCHITECT:
STATE OF FLORIDA

ROLAND A. ABOUCHACRA
AR NO 93723

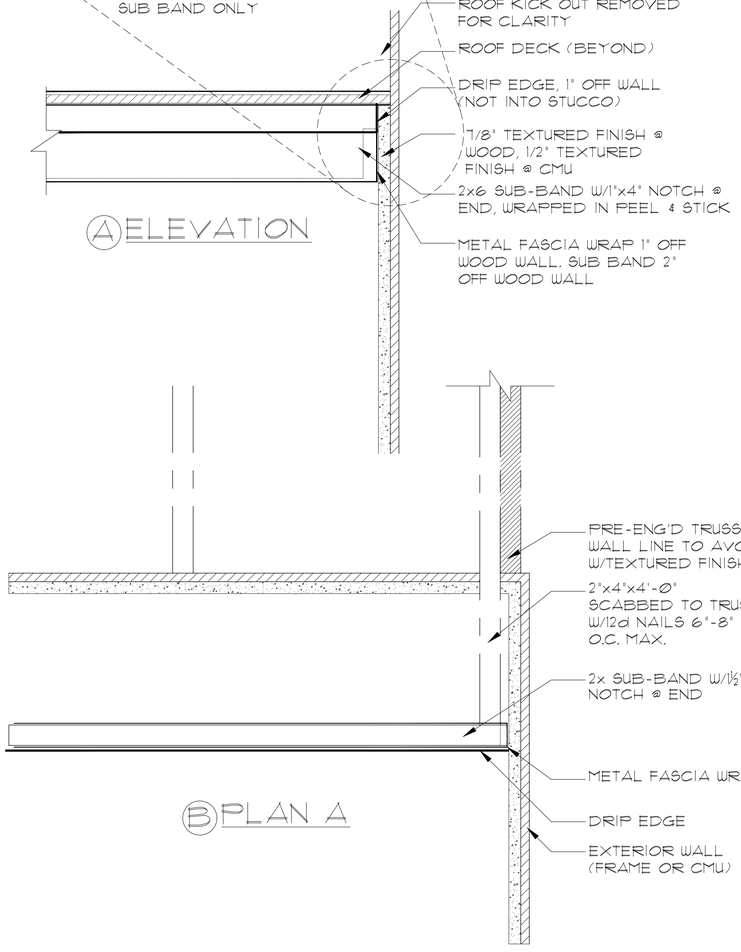
DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA5



NOTE: NOTCH FOR 2X6 SUB BAND ONLY

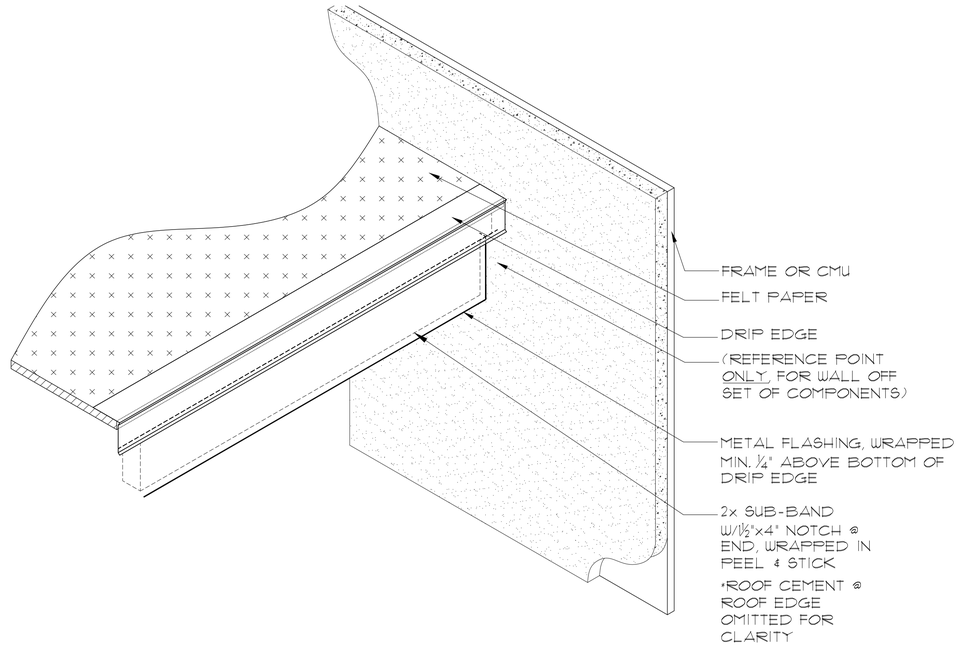


Ⓒ PLAN B

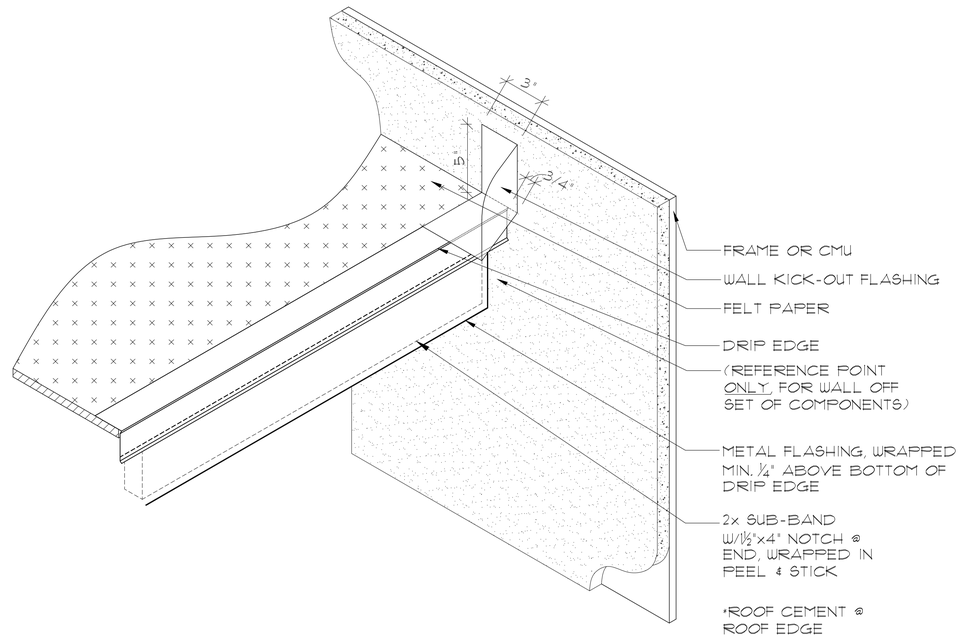


Ⓐ ELEVATION

Ⓑ PLAN A



SUB BAND DETAIL @ WALL



SUB BAND DETAIL @ WALL W/KICK-OUT

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TITLE SHEET
6 UNIT TOWNHOMES
WALL ASSEMBLY DETAILS
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ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
WA6

KAYCAN LTD
VINYL SOFFIT - SOLID AND VENTED WITH SINGLE SPANS
INSTALLATION ANCHORAGE DETAILS

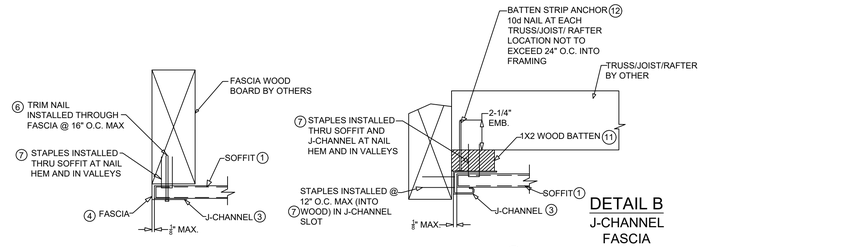
GENERAL NOTES:

1. THIS PRODUCT HAS BEEN TESTED AND DESIGNED TO COMPLY WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE- BUILDING AND RESIDENTIAL VOLUMES EXCLUDING THE HIGH VELOCITY HURRICANE ZONE (HVHZ) AT THE DESIGN PRESSURES SHOWN ON SHEET 1. THESE PRODUCTS WERE TESTED TO ASTM E330-14. STRUCTURAL TEST RESULTS BASED ON ASTM E330-14 WERE DIVIDED BY 1.5 AS REQUIRED BY THE BUILDING CODE.
2. DESIGN PRESSURE (DP) RATINGS SHOWN ON THIS SHEET ARE BASED ON 10" EAVE WIDTHS IN SINGLE SPANS. SPAN WIDTHS AT 10", 12", 14" AND 16" ARE SHOWN ON SHEET 2.
3. THE PRODUCT DETAILS CONTAINED HEREIN ARE BASED UPON TESTING PERFORMED AT MOLIMO ARCHITECTURAL PRODUCT TESTING, 11410 EDEN ROAD, YORK, PA 1740.
4. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE, MASONRY AND WOOD FRAMING COMPRISING THE ATTACHMENT SUBSTRATE FOR THE SOFFIT SHALL BE DETERMINED TO BE CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THAT STRUCTURE AND IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD FOR THE PROJECT.
5. OVERHANGS RECEIVING SOFFIT SHALL BE CHECKED FOR STRUCTURAL ADEQUACY, DAMAGE, CRACKS OR DEFECTS THAT MAY PRECLUDE THE SOFFIT FROM PERFORMING ITS INTENDED FUNCTIONS, SUCH DEFECTS SHALL BE ELIMINATED PRIOR TO SOFFIT INSTALLATION.
6. INSTALLATION OF SOFFIT AND ACCESSORIES SUCH AS CORNER POSTS, STARTER STRIPS, AND TRIM AROUND OPENINGS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE - BUILDING AND RESIDENTIAL VOLUMES AND THE MANUFACTURER'S INSTRUCTIONS.
7. SITE CONDITIONS THAT DEVIATE FROM THE DETAILS OF THIS DRAWING REQUIRE FURTHER ENGINEERING EVALUATION BY A LICENSED ENGINEER OR REGISTERED ARCHITECT
8. SOFFIT SHALL BE LABELED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE.
9. SOFFIT NET FREE AREA IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE ARE SHOWN IN THE APPROVED SOFFIT SCHEDULE ON SHEET 1.
10. MATERIALS:
    - 10.1. KAYCAN BUILDING PRODUCTS VINYL SOFFIT AND TRIM IS MANUFACTURED FROM A FORMULATED PVC POWDER COMPOUND MEETING THE SPECIFICATIONS OF ASTM D3679.
    - 10.2. KAYCAN BUILDING PRODUCTS ALUMINUM TRIM IS MANUFACTURED FROM ALUMINUM ALLOY WITH ASTM B5 TESTED TENSILE STRENGTH OF 21 KSI AND YIELD STRENGTH OF 9.86 KSI.

DESIGN PRESSURE (PSF) RATING AT 10" SPAN (NOTE 2)				
VINYL SOFFIT SERIES	**INSTALLATION METHOD (SEE NOTE 2)**	**DESIGN PRESSURE (PSF) (SEE NOTE 1)**	**NET FREE AREA (SQ. IN./LINEAL FT.)**	**NET FR (SQ. IN.**
12" TRIPLE 4 SOLID NO. 0623 SOLID SOFFIT	FASCIA / J–CHANNEL	+66.7/–63.3	N/A	N/A
	J–CHANNEL / J–CHANNEL	+66.7/–60	N/A	N/A
12" TRIPLE 4 FULL–O–VENT NO. 0622 VENTED SOFFIT	FASCIA / J–CHANNEL	+66.7/–56.7	4.18	4.18
	J–CHANNEL / J–CHANNEL	+66.7/–66.7	4.18	4.18
12" TRIPLE 4 FULL–O–VENT ECO NO. 0639 VENTED SOFFIT	FASCIA / J–CHANNEL	+66.7/–60	4.18	4.18
	J–CHANNEL / J–CHANNEL	+66.7/–60	4.18	4.18
NOTE 1: DESIGN PRESSURE RATINGS SHOWN ABOVE SHALL BE COMPARED TO LOADING BASED ON Vasd BASIC WIND SPEEDS. THUS PROJECT DESIGN PRESSURES AS DETERMINED FROM ASCE 7 BASED ON Vult BASIC WIND SPEEDS ARE PERMITTED TO BE MULTIPLIED BY 0.6 PER THE CURRENT EDITION OF THE FLORIDA BUILDING CODE FOR COMPARISON TO THE DESIGN PRESSURE RATINGS ABOVE.				
NOTE 2: SEE SHEET 2 FOR DESIGN PRESSURES AT 10", 12", 14" AND 16". SEE SHEETS 3 AND 4 FOR SINGLE SPAN INSTALLATIONS FOR TRUSS/WOOD FRAMING CANTILEVER AND OVERHANG EAVE CONSTRUCTION. SEE SHEET 5 FOR CONNECTION DETAILS.				

TABLE OF CONTENT

SHEET	DESCRIPTION
1	GENERAL NOTES, PERFORMANCE RATINGS, SOFFIT SCHEDULE
2	INSTALLATION NOTES AND DP RATINGS AT VARIOUS SPANS
3	INSTALLATION DETAILS, CANTILEVER CONSTRUCTION
4	INSTALLATION DETAILS, OVERHANG CONSTRUCTION
5	INSTALLATION DETAILS A THROUGH E
6	SOFFIT PROFILE
7	CHANNEL AND FASCIA PROFILES / BOM



NOTE 1: MINIMUM SPRUCE-PINE-FIR FRAMING OR CONCRETE/MASONRY. BUILING CODE REQUIREMENTS FOR SUBSTRATE MATERIAL MUST BE MET.

VINYL SOFFIT INSTALLATION INSTRUCTIONS
DP RATINGS AT VARIOUS SPANS

INSTALLATION NOTES:

1. EAVE WIDTHS (SPANS)
    - 1.1. THE INSTALLATION CROSS SECTIONS SHOWN ON SHEETS 3 AND 4 DEPICT SINGLE SPANS FOR EAVE CONSTRUCTION OF TRUSS/WOOD FRAMING IN EITHER CANTILEVER OR OVERHANG CONFIGURATIONS. HOWEVER, THIS DOES NOT LIMIT SOFFIT INSTALLATION TO THESE CONFIGURATIONS ONLY AS LONG AS MINIMUM FASTENER REQUIREMENTS AND SPAN LIMITS ARE MAINTAINED.
    - 1.2. SEE TABLE ON THIS SHEET FOR SPANS OF 10", 12", 12.75", 14" AND 16".
2. INSTALLATION FASTENERS
    - 2.1. FASTENERS SHALL BE THE TYPE, SIZE, EMBEDMENT AND EDGE DISTANCE SHOWN HEREIN FOR RESPECTIVE SUBSTRATE. SEE FASTENER SCHEDULE TABLE ON THIS SHEET.
    - 2.2. MINIMUM EMBEDMENT EXCLUDE WALL FINISHES (INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER AND SIDING). EDGE DISTANCES SHALL BE SUCH TO PREVENTIVE CRACKING OF SUBSTRATE MATERIAL
    - 2.3. FASTENER LENGTHS SHOWN IN THE INSTALLATION DETAILS DO NOT TAKE INTO ACCOUNT WALL FINISHES. WALL FINISH THICKNESS SHALL BE ADDED TO THE REQUIRED FASTENER LENGTHS. SEE FASTENER SCHEDULE TABLE ON THIS SHEET.
3. ALL FASTENERS SHALL HAVE CORROSION RESISTANT COATINGS OR BE MADE OF CORROSION RESISTANT MATERIALS COMPATIBLE WITH THE SUBSTRATE MATERIALS.

DESIGN PRESSURE (PSF) AT VARIOUS SINGLE SPAN LENGTHS

12" TRIPLE 4 SOLID / NO. 0623 SOLID SOFFIT

Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-63.3
	A & C	66.7	-60.0
12	B & C or D & E	55.6	-52.8
	A & C	55.6	-50.0
12.75	B & C or D & E	52.3	-49.6
	A & C	52.3	-47.1
14	B & C or D & E	47.6	-45.2
	A & C	47.6	-42.9
16	B & C or D & E	41.7	-39.6
	A & C	41.7	-37.5

12" TRIPLE 4 FULL-O-VENT ECO / NO. 0639 VENTED SOFFIT

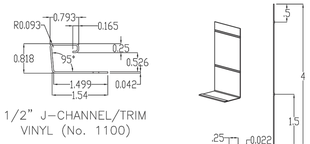
Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-60.0
	A & C	66.7	-60.0
12	B & C or D & E	55.6	-50.0
	A & C	55.6	-50.0
12.75	B & C or D & E	52.3	-47.1
	A & C	52.3	-47.1
14	B & C or D & E	47.6	-42.9
	A & C	47.6	-42.9
16	B & C or D & E	41.7	-37.5
	A & C	41.7	-37.5

12" TRIPLE 4 FULL-O-VENT / NO. 0622 VENTED SOFFIT

Single Span Length "L"	INSTALLATION DETAILS A THRU F (SHEET 5)	Positive	Negative
10	B & C or D & E	66.7	-56.7
	A & C	66.7	-66.7
12	B & C or D & E	55.6	-47.3
	A & C	55.6	-55.6
12.75	B & C or D & E	52.3	-44.5
	A & C	52.3	-52.3
14	B & C or D & E	47.6	-40.5
	A & C	47.6	-47.6
16	B & C or D & E	41.7	-35.4
	A & C	41.7	-41.7

FASTENER SCHEDULE

FASTENER DESCRIPTION	SUBSTRATE	MIN. EMBEDMENT (SEE NOTE 1)	EDGE DISTANCE
0.097" DIAMETER x 1–1/2" T–NAIL	CONCRETE OR MASONRY	1"	1/4"
0.072" DIAMETER X 1–3/4" TRIM NAIL	WOOD	1–3/4"	1/4"
16 GA. X 7/16" WIDTH CROWN STAPLE 1" MIN. LENGTH	WOOD	7/8"	1/4"
#8 x 3" FH WOOD SCREW OR #8 x 3" FH TAPPING SCREW.	WOOD	1–1/2"	5/8"
3/16" ITW TAPCON CONCRETE SCREW	CONCRETE OR MASONRY	1"	1–1/8"
10d NAIL	WOOD	2–1/4"	1/2"
NOTE 1: EMBEDMENT BASED ON NOMINAL LENGTH OF FASTENER THROUGH SOFFIT OR CHANNEL INTO SUPPORTING SUBSTRATE W/O WALL FINISHES. WHERE WALL FINISHES ARE PRESENT, THE FASTENER LENGTH WILL BE INCREASED AS REQUIRED TO MAINTAIN EMBEDMENT DEPTH INTO SUPPORTING SUBSTRATE.			



1/2" J–CHANNEL/TRIM VINYL (No. 1100)

4" FASCIA SMOOTH ALUMINUM (No. 9700)

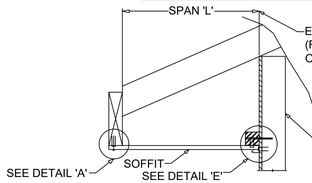
BILL OF MATERIALS

ITEM	DESCRIPTION	MATERIAL
1	SOFFIT – SEE SCHEDULE ON SHEET 1 AND DRAWINGS ON SHEETS 6	VINYL (SEE NOTE 10 ON SHEET 1)
2	NOT USED	
3	J–CHANNEL – SEE DRAWING ON SHEET 7	
4	FASCIA – SEE DRAWING ON SHEET 7	ALUMINUM (SEE NOTE 10 ON SHEET 1)
5	0.097" DIAMETER x 1–1/2" T–NAIL FOR CONCRETE AND MASONRY SUBSTRATES.	STEEL
6	0.072" DIAMETER X 1–3/4" TRIM NAIL	STEEL
7	16 GA. X 7/16" WIDTH CROWN STAPLE 1" MIN. LENGTH	STEEL
8	#8 x 3" FH WOOD SCREW OR #8 x 3" FH TAPPING SCREW. USED TO ATTACH BATTEN TO WOOD STRUCTURE.	STEEL
9	3/16" ITW TAPCON CONCRETE SCREW, MIN. 1" EMBEDMENT	STEEL
10	2" X 2" NOMINAL WOOD BATTEN – SG = 0.42 MIN.	WOOD
11	1" X 2" NOMINAL WOOD BATTEN – SG = 0.42 MIN.	WOOD
12	10d NAIL	STEEL

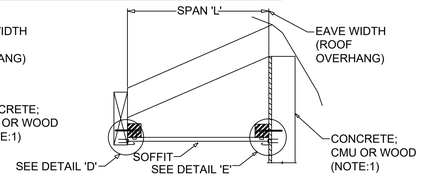
VINYL SOFFIT AND TRIM SCHEDULE

VINYL SOFFIT SERIES	J-CHANNEL	FASCIA
12" TRIPLE 4 SOLID NO. 0623 SOLID SOFFIT	1/2" J–CHANNEL VINYL NO. 1100	4" FASCIA ALUMINUM NO. 9700
12" TRIPLE 4 FULL–O–VENT NO. 0622 VENTED SOFFIT		
12" TRIPLE 4 FULL–O–VENT ECO NO. 0639 VENTED SOFFIT		

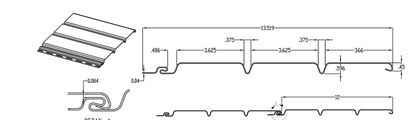
TRUSS/FRAMING OVERHANG EAVE CONSTRUCTION



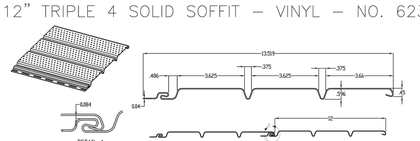
EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNEL
J-CHANNEL @ WALL, FASCIA @ FASCIA END



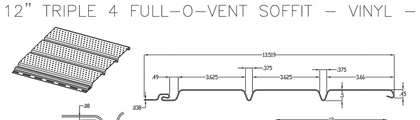
EAVE CROSS-SECTION
SINGLE SPAN W/J-CHANNEL
J-CHANNEL @ WALL AND FASCIA END



12" TRIPLE 4 SOLID SOFFIT – VINYL – NO. 623



12" TRIPLE 4 FULL–O–VENT SOFFIT – VINYL – NO. 622



12" TRIPLE 4 FULL–O–VENT SOFFIT ECO – VINYL – NO. 639

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LOTS # *-*
BLOCK # **
150-B MPH

TITLE SHEET
6 UNIT TOWNHOMES
SOFFIT DETAILS
JOB # 0198[illegible]

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO: SD1

GENERAL REQUIREMENTS:

- HARDIESOFFIT® PANELS MAY BE INSTALLED AS A SOFFIT OR CEILING OVER EITHER WOOD OR STEEL 20 GAUGE (33 MILS) MINIMUM TO 16 GAUGE (54 MILS) FRAMING COMPLYING WITH THE LOCAL BUILDING CODE. SEE GENERAL FASTENING REQUIREMENTS. INSTALL SOFFITS TO NOMINAL 2X4 FRAMING MEMBERS SPACED A MAXIMUM OF 24 INCHES ON CENTER (FIG.1), WITH THE LONG DIMENSION PERPENDICULAR TO THE RAFTER OR JOIST FRAMING.
- ALL EDGES MUST BE SUPPORTED BY FRAMING. (FIGS. 3 & 4)
- INSTALL WATER BARRIERS AND AIR BARRIERS AS REQUIRED BY LOCAL BUILDING CODES. JAMES HARDIE WILL ASSUME NO RESPONSIBILITY FOR MOISTURE INFILTRATION.
- ENSURE GUTTERS HAVE END CAPS. MAINTAIN A MINIMUM 1" GAP BETWEEN END CAPS AND SIDING & TRIM.
- INSTALL KICKOUT FLASHING AT ROOF-WALL JUNCTIONS.
- JAMES HARDIE BUILDING PRODUCTS PROVIDES INSTALLATION /WIND LOAD INFORMATION FOR BUILDINGS WITH A MAXIMUM MEAN ROOF HEIGHT OF 85 FEET. FOR INFORMATION ON INSTALLATIONS ABOVE 60 FEET, PLEASE CONTACT JH TECHNICAL SUPPORT.

INSTALLATION:

- HARDIESOFFIT PANELS MUST BE FASTENED TO A SOLID, NAILABLE SUBSTRATE SUCH AS A WOOD 2X SUBFASCIA.
- ADDITIONAL FRAMING MAY BE NEEDED TO ENSURE PROPER FASTENING.
- SOFFITS CAN BE INSTALLED AS SHOWN IN FIGURE 1. POSITION THE VENT HOLES TOWARD THE OUTSIDE OF THE EAVE FOR OPTIMAL AIRFLOW.
- 12" TO 24" WIDE VENTED HARDIESOFFIT PANELS, PROVIDE 5.0 SQUARE INCHES OF NET FREE VENTILATION PER LINEAL FOOT.
- ALTERNATIVELY VENTS CAN BE INSTALLED INTO NON-VENTED SOFFIT.
- IF NECESSARY, AN INSECT SCREEN CAN BE INSTALLED USING CONSTRUCTION ADHESIVE. NOTE: NET FREE VENTILATION WILL BE REDUCED.

FASTENER POSITIONING:

- POSITION FASTENERS 3/8" FROM PANEL EDGES AND NO CLOSER THAN 2" AWAY FROM CORNERS WHEN USING SOFFIT GREATER THAN 12" WIDE (FIG. 4) AND NO CLOSER THAN 1" AWAY FROM CORNERS WHEN USING SOFFIT THAT IS LESS THAN OR EQUAL TO 12" WIDE (FIG. 3).

JOINTING METHODS:

- INSTALL PANELS IN MODERATE CONTACT AT ENDS, PROVIDE PVC OR METAL JOINTERS, BATTENS OR LEAVE APPROPRIATE GAP AND CAULK (FIG 2).

FASTENER REQUIREMENTS:

- FOR WOOD FRAME CONSTRUCTION A MINIMUM 4D COMMON NAILS SPACED 8" O.C. AT PANEL EDGES AND INTERMEDIATE FRAMING MEMBERS SPACED UP TO 24" ON CENTER ARE SUITABLE IN MOST LOCATIONS*.
- FOR CONVENTIONAL 20GA - 16GA STEEL FRAME CONSTRUCTION A MINIMUM NO. 8-18 X 0.323" HD X 1" LONG RIBBED BUGLE SCREWS SPACED 6" O.C. AT PANEL EDGES AND INTERMEDIATE FRAMING MEMBERS SPACED UP TO 24" ON CENTER ARE SUITABLE IN MOST LOCATIONS*.

*MINIMUM BASIC WIND SPEED DIFFERS BY LOCALITY. WHERE SPECIFIED LEVELS OF WIND RESISTANCE ARE REQUIRED, REFER TO APPLICABLE BUILDING CODE COMPLIANCE REPORTS.

MANUFACTURERS OF ACQ AND CA PRESERVATIVE-TREATED WOOD RECOMMEND SPACER MATERIALS OR OTHER PHYSICAL BARRIERS TO PREVENT DIRECT CONTACT OF ACQ OR CA PRESERVATIVE-TREATED WOOD AND ALUMINUM PRODUCTS. FASTENERS USED TO ATTACH HARDIETRIM TABS TO PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL AND IN ACCORDANCE TO 2009 IRC R317.3 OR 2009 IBC 2304.9.5."

FIGURE 1

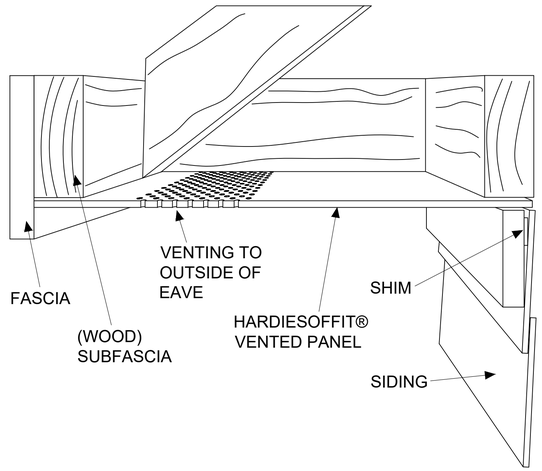


FIGURE 2

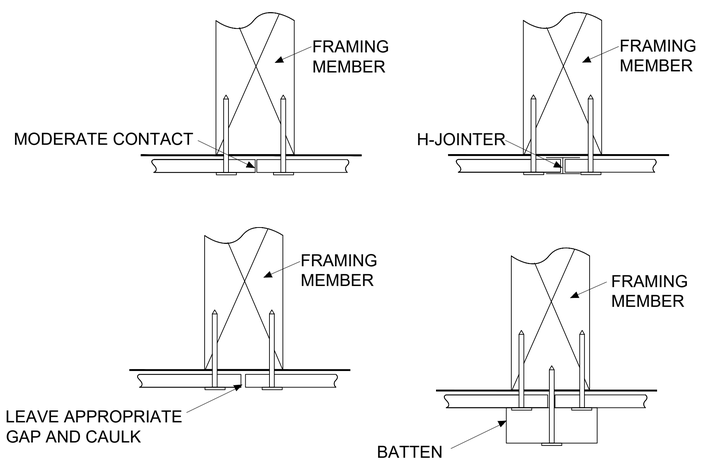


FIGURE 3

LESS THAN OR EQUAL TO 12" WIDE SOFFIT

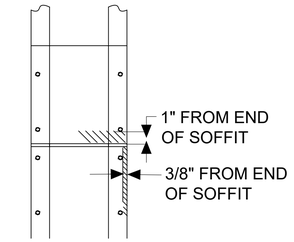
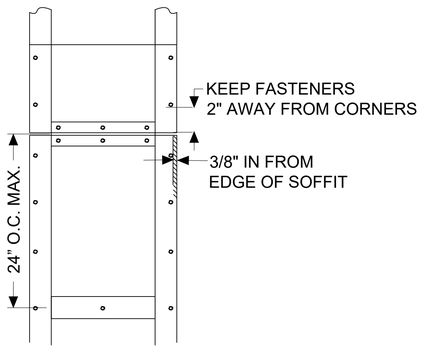


FIGURE 4

GREATER THAN 12" WIDE SOFFIT



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BLOCK # ●●
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TITLE SHEET
6 UNIT TOWNHOMES
SOFFIT DETAILS
JOB #
01981.●●●-●●●●●

ARCHITECT:
STATE OF FLORIDA
ROLAND A. ABOUCHACRA
AR NO 93723

DATE: 06/01/22
SCALE: AS NOTED
SHEET NO:
SD2



LEFT ELEVATION

SCALE: 1/4 = 1'-0"

Drainage Report

FOR:

Mango Street Townhomes

Tarpon Springs, Florida 34689



Gulf Coast Consulting, Inc.

Engineering · Planning · Transportation · Permitting

13825 ICOT Boulevard - Suite 605

Clearwater, Florida 33760

Phone: (727) 524-1818

SUBMITTED TO:

City of Tarpon Springs

Matthias D Sylverain

Digitally signed by Matthias D Sylverain
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000001939D89380F0009F812, cn=Matthias D Sylverain
Date: 2025.05.14 14:41:22 -04'00'

Matthias D. Sylverain, State of Florida, P.E. #91730

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GCC PROJECT No. 21-069

GCC PROJECT No. 21-069

Mango Street Townhomes

PINELLAS COUNTY, FLORIDA

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PART A – GENERAL INFORMATION

- **Project Summary**
- **Calculations Summary**
- **Drainage Results Summary**
- **Design Storm Summary**
- **Location Map**
- **Aerial Map**
- **FEMA Map**
- **Pinellas County Floodplain Map**
- **NRCS Soil Survey**

PROJECT SUMMARY

- **General Overview**

The following report addresses the stormwater drainage design for a proposed multi-family development, located on Stachelberg Avenue, just south of Mango Street, in Tarpon Springs, Pinellas County, Florida 34689. The proposed project consists of four (5) multi-unit townhomes with the associated parking lot, utilities, landscaping, and stormwater system. The townhomes will have a total of 32 units and be +/-36,950 SF. The 4.62-acre site lies within Section 18, Township 27 South, and Range 16 East.

- **Soils**

The on-site soils are identified by utilizing the NRCS Soil Survey are Astatula soils and Urban land, 0 to 5 percent slopes (4).

- **Flood Zone**

This site lies within Flood Zone X. The floodplain areas were determined from Flood Insurance Rate Map No. 12103C0038H dated August 24, 2021.

- **Impaired Water Body Analysis**

The stormwater runoff from this site drains into the Anclote River Bayou Complex (Spring Bayou) waterbody and is part of the Anclote River / Coastal Pinellas County Tributary drainage system. The site is within WBID #1440A and is impaired with Nutrients (Chlorophyll-a), per FDEP.

CALCULATIONS SUMMARY

- **Pre-Development Analysis**

The pre-development conditions of the site were determined using the survey. Currently the site is undeveloped and wooded. From Mango Street, the site slopes upward approximately 250 ft, to a high point, and then slopes steadily down to the southwest corner of the site, which is the low point.

Under existing conditions, the site is made up of three (3) basins. Ex. Basin 1 discharges to the southwest, Ex. Basin 2 discharges to the property to the east, and Ex. Basin 3 discharges to the Mango Street Right-of-Way. There is no existing stormwater conveyance system.

- **Post -Development Analysis**

The Stormwater Management System for this site falls under the jurisdiction of the City of Tarpon Springs. The proposed system will comprise of a dry pond, pipes, and inlets with the entirety of the runoff draining to the pond. The pond then outfalls to the southwest corner of the site via overflow weir where it continues to flow as it does in existing conditions.

The amount of treatment required for the dry pond is the greater of the standard of 0.50 inches of runoff and the amount needed to comply with the BMP requirements. In this instance, 2.60 inches of runoff is needed in order to meet the BMP requirements. Infiltration has been utilized for the recovery of the treatment to meet the City requirement of less than 72-hours. These calculations are shown in Part C – Drainage Calculations.

Per the City of Tarpon Springs, the Anclote River Watershed ICPR Model was analyzed to ensure that this project creates no adverse impacts to areas downstream. The Mango Street Townhomes site is part of Basin BTS059 which flows to Node NTS059. The nearest upstream and downstream nodes were also incorporated into the analysis. The 100-year, 3-day simulation was used to determine any impacts. All CN values for the basins included were determined by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and the TR-55 CN tables. These results are shown in Part-C – Drainage Calculations and show that there were no adverse impacts found to those areas.

DRAINAGE RESULTS SUMMARY

The 25-year, 24-hour and 100-year, 24-hour simulations were used to design the stormwater system. The post-development peak discharge rates for the site do not exceed the allowable pre-development peak discharge rates for the design storms. Please see below for a Summary Table of the design storm. Full results are provided in Part C.

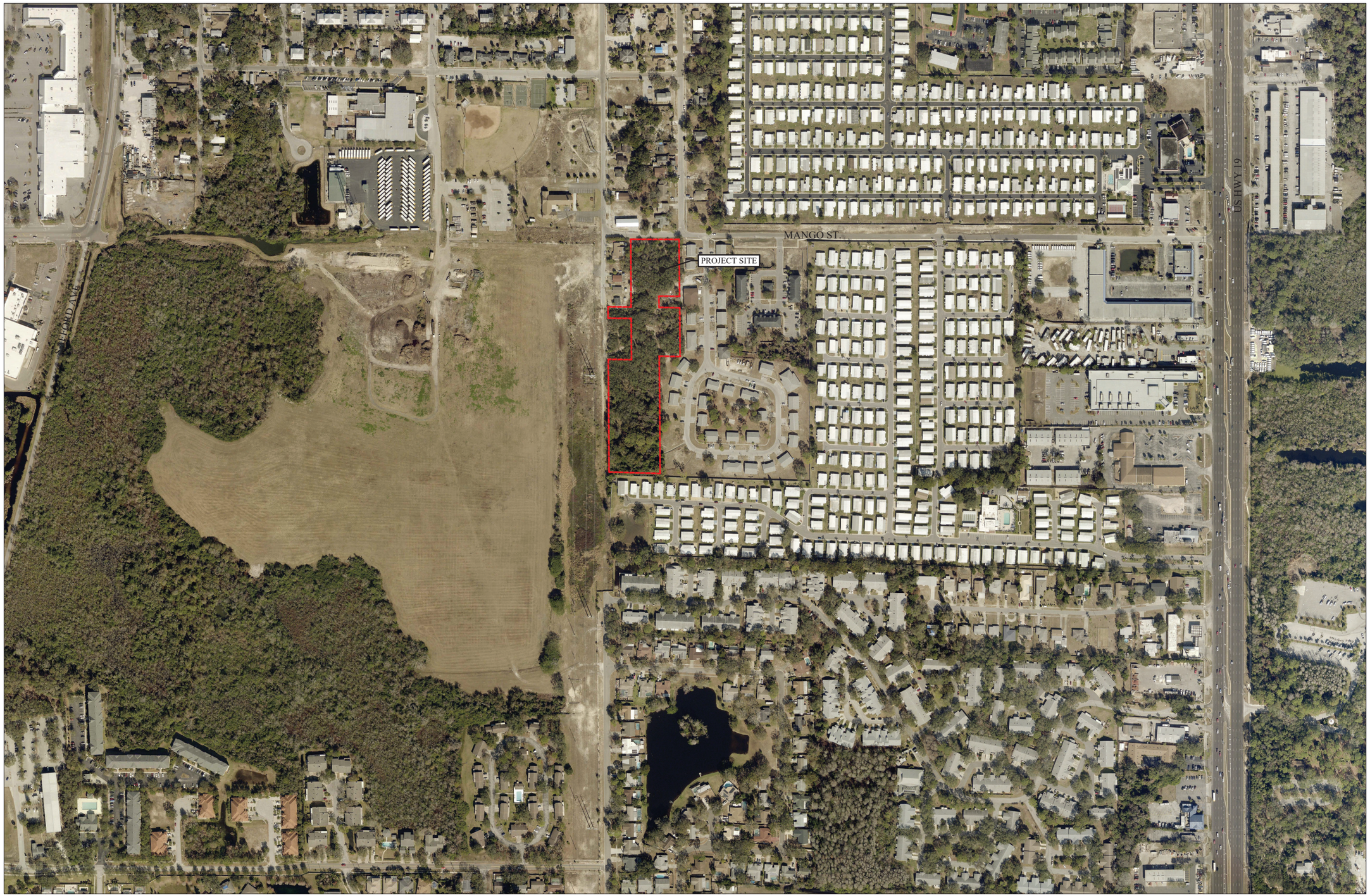
Additionally, this system was designed to meet the 100-year, 24-hour volume discharge requirements from the City of Tarpon Springs Development Standards. Please see below for a Summary Table of the volumetric discharge rates. Full results are provided in Part C.

Design Storm Summary						
Design Storms	**Pre-Development Discharge Rate**	**Post-Development Discharge Rate**	**Pr. Wet Pond DHWL**	**Top of Pond**	**Freeboard (0.5' Required)**	**DLW**
25YR-24HR	**6.64**	**0.35**	**13.61**	**14.50**	**0.50**	**0.89**
100YR-24HR	**10.17**	**7.18**	**13.96**	**14.50**	**0.50**	**0.54**

Volumetric Discharge Rate Summary		
Design Storms	**Pre-Development Discharge Volume**	**Post-Development Discharge Volume**
100YR-24HR	**86,975 CF**	**54,098 CF**

LOCATION MAP







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QC

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PREPARED FOR:
HP CAPITAL GROUP 6, LLC
9800 4TH STREET NORTH, SUITE 200
ST PETERSBURG, FL 33702
PHONE (727) 735-1711

SHEET DESCRIPTION:
MANGO ST TOWNHOMES
AERIAL MAP

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHIAS D. SYLVERAIN, ON THE DATE INDICATED HERE.

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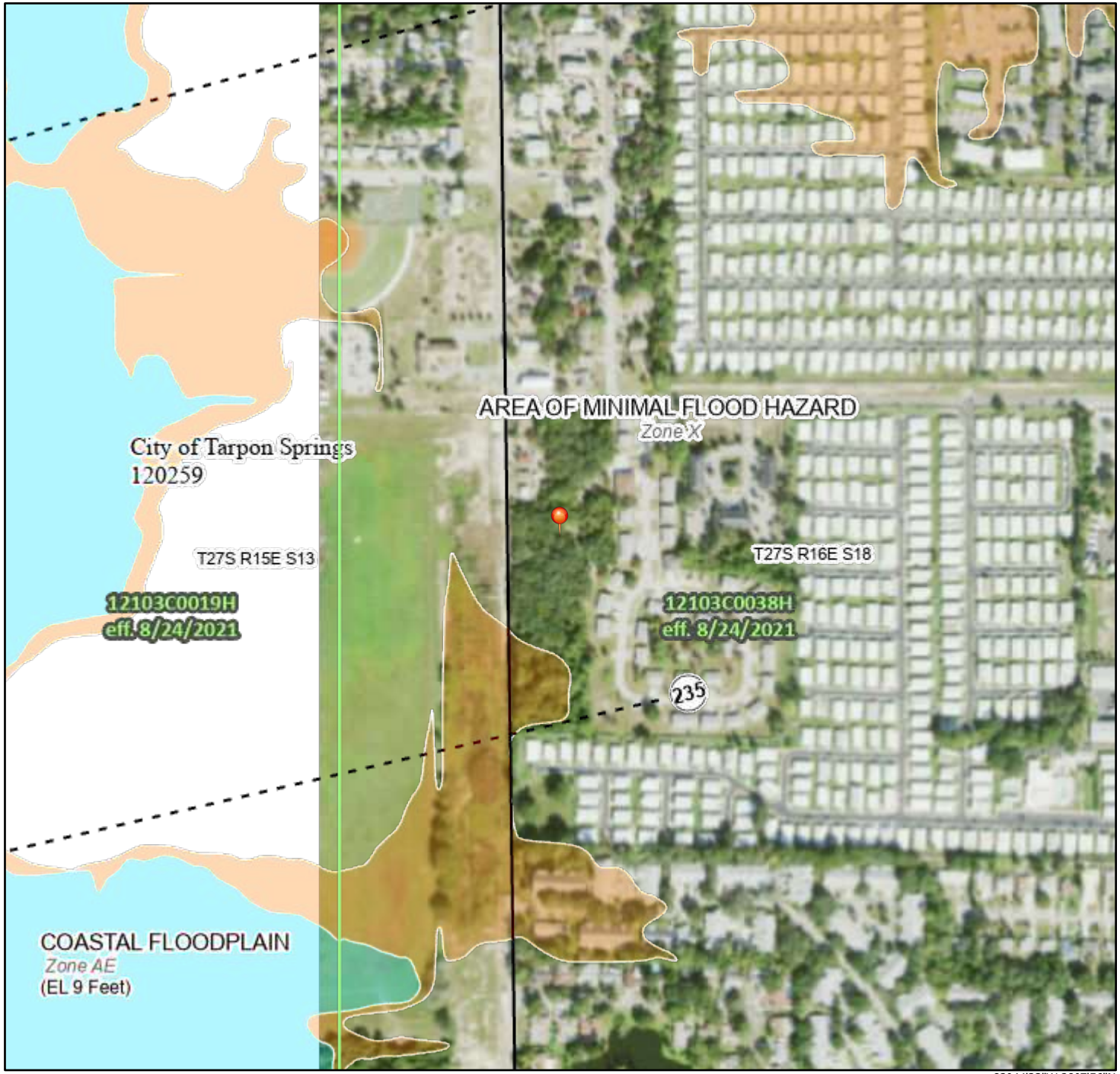
JOB NO. 21-069
DATE: 02/26/24
SHT: --

National Flood Hazard Layer FIRMette

FEMA

82°45'11"W 28°8'27"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

82°44'33"W 28°7'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

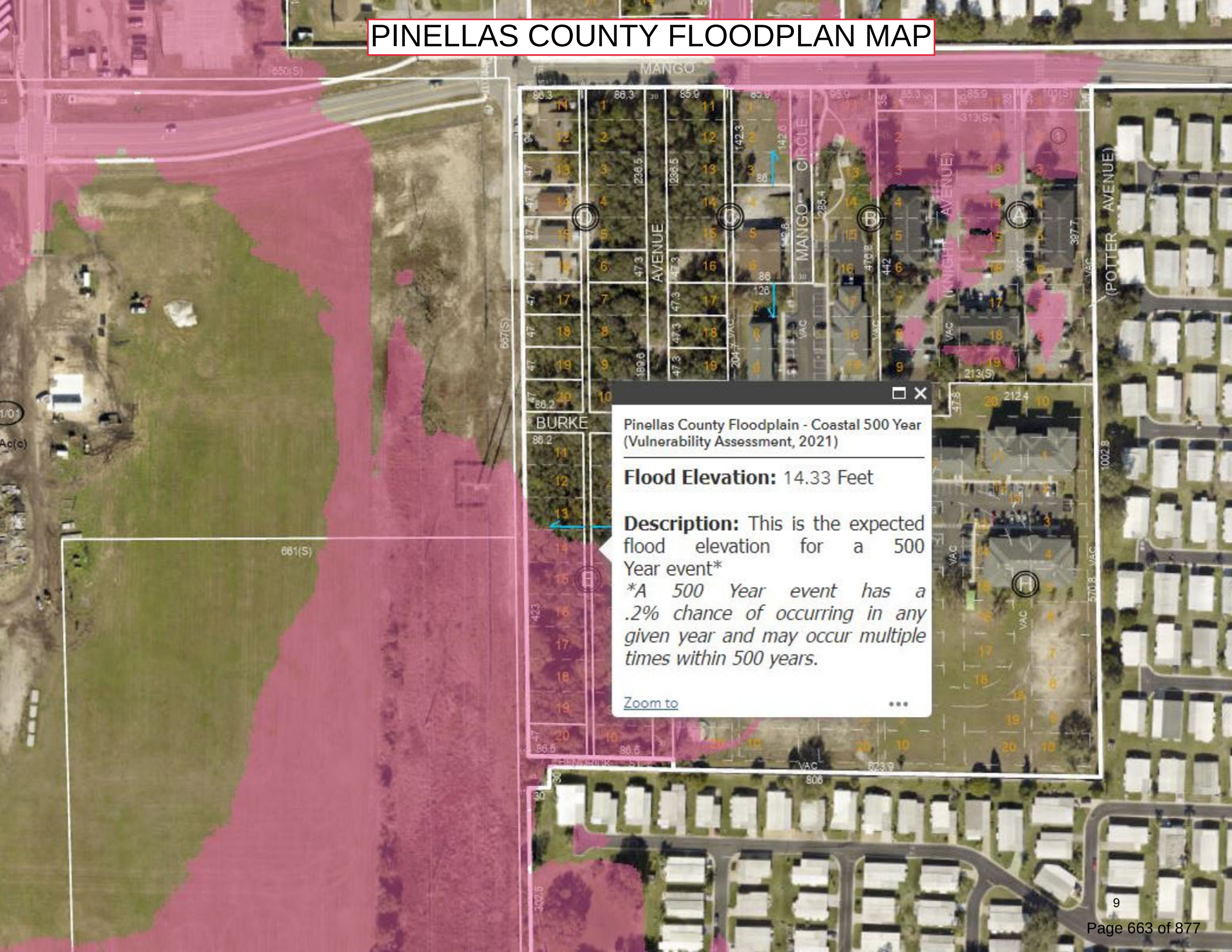
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/8/2024 at 12:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PINELLAS COUNTY FLOODPLAN MAP



United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pinellas County, Florida



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Map Unit Descriptions..... 8
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4—Astatula soils and Urban land, 0 to 5 percent slopes.....10

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,740 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Astatula soils and Urban land, 0 to 5 percent slopes	4.6	100.0%
Totals for Area of Interest		**4.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pinellas County, Florida

4—Astatula soils and Urban land, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 134cw
Elevation: 10 to 150 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 335 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Astatula and similar soils: 50 percent
Urban land: 45 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Astatula

Setting

Landform: Ridges on marine terraces, hills on marine terraces
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Eolian or sandy marine deposits

Typical profile

A - 0 to 3 inches: fine sand
C - 3 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (20.00 to 50.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Adamsville

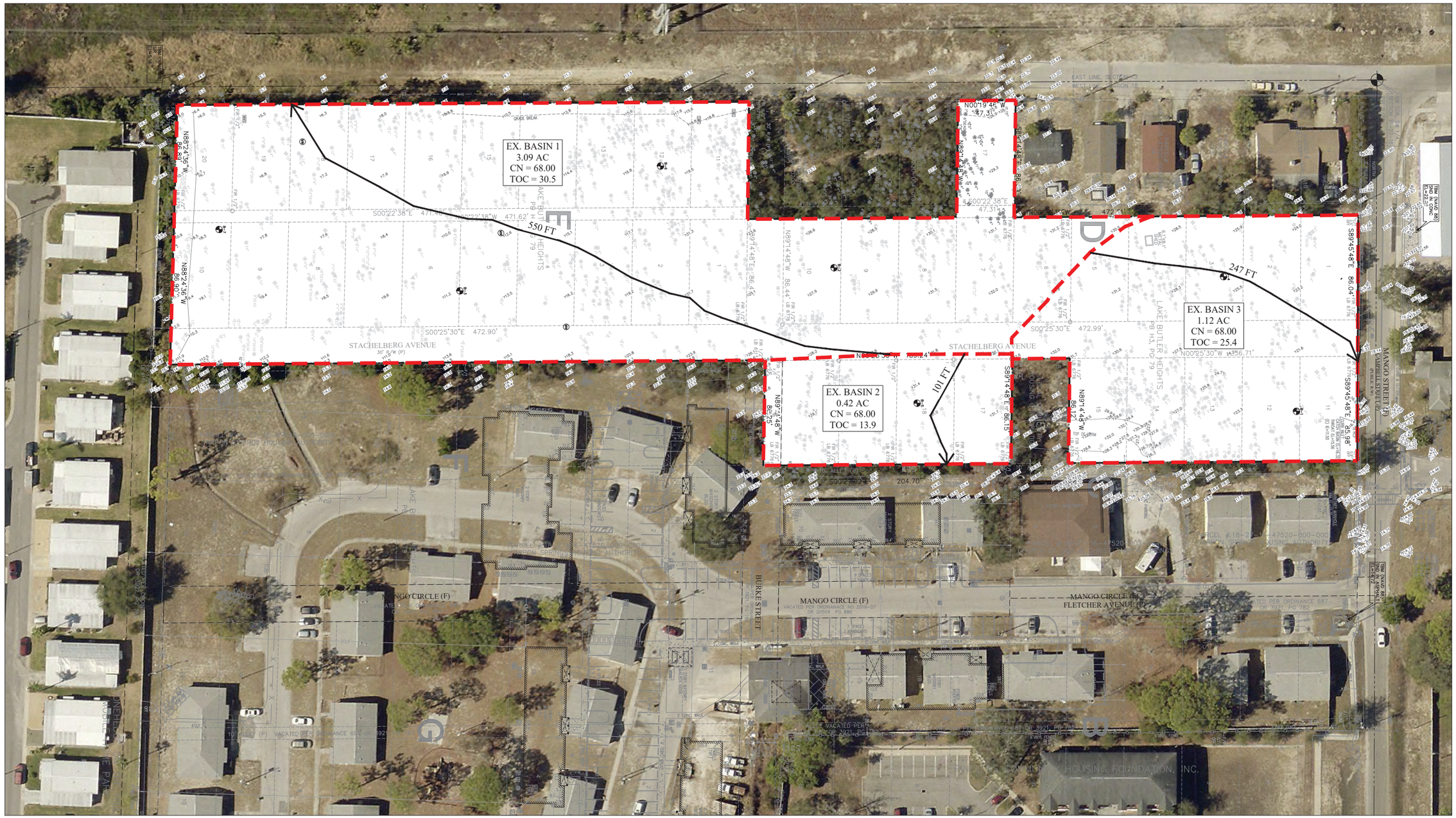
Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY150FL - Sandy Upland Mesic Flatwoods and Hammocks on Rises and Knolls
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Tavares

Percent of map unit: 2 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY180FL - Sandy Scrub on Rises, Ridges, and Knolls of Mesic Uplands
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

PART B – DRAINAGE ANALYSIS

- **Pre-Development Drainage Basin Map**
- **Post-Development Drainage Basin Map**
- **Percolation Map**
- **Time of Concentration**
- **Curve Number Calculations**
- **Non-DCIA Curve Number Calculations**
- **Pr. Dry Pond Standard Treatment Volume Calculations**
- **BMPTrains Treatment Volume Calculations**
- **Stormsewer Tabulations**



DESIGNED	MDS	Gulf Coast Consulting, Inc.	PREPARED FOR:
DRAWN	CC4	Land Development Consulting	HP CAPITAL GROUP 6, LLC
CHECKED	MDS	ENGINEERING TRANSPORTATION PLANNING PERMITTING	9800 4TH STREET NORTH, SUITE 200
QC		13825 ICOT BLVD., SUITE 605	ST PETERSBURG, FL 33702
		Clearwater, Florida 33760	PHONE (727) 735-1711
		Phone: (727) 524-1818 Fax: (727) 524-6090	
		WWW.GULFCOASTCONSULTINGINC.COM	

SHEET DESCRIPTION:

MANGO ST TOWNHOMES

PRE-DEVELOPMENT BASIN MAP

NO.	DATE	REVISIONS	APPD BY

MATTHIAS D. SYLVERAIN
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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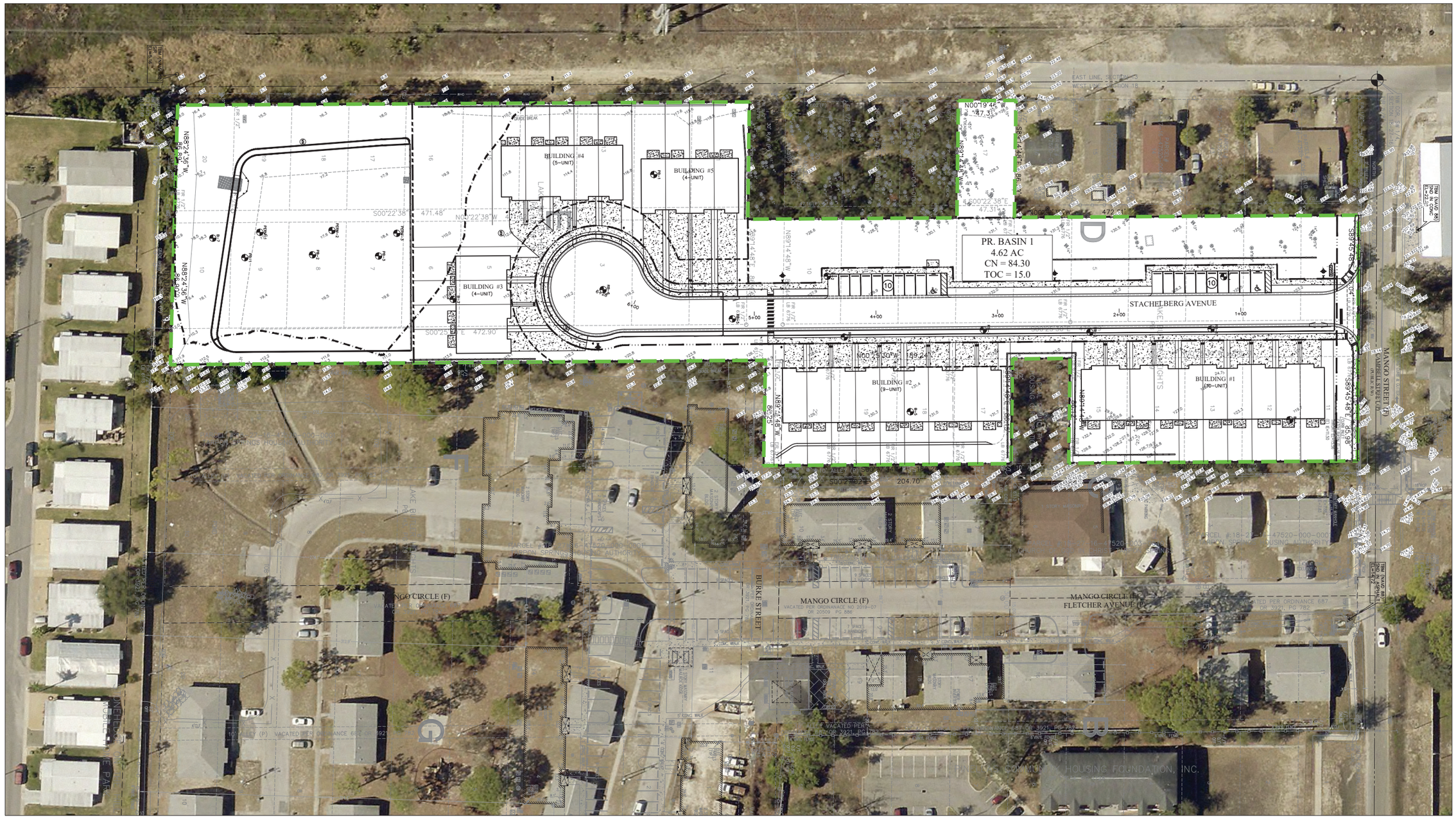
CERTIFICATE OF AUTHORIZATION No. 9774

JOB NO.	SHT.
21-069	D1
DATE: 02/26/24	



DESIGNED MDS DRAWN CC4 CHECKED MDS QC	Gulf Coast Consulting, Inc. Land Development Consulting ENGINEERING TRANSPORTATION PLANNING PERMITTING 13825 ICOT BLVD., SUITE 605 Clearwater, Florida 33760 Phone: (727) 524-1818 Fax: (727) 524-6090 WWW.GULFCOASTCONSULTINGINC.COM	PREPARED FOR: HP CAPITAL GROUP 6, LLC 9800 4TH STREET NORTH, SUITE 200 ST PETERSBURG, FL 33702 PHONE (727) 735-1711	SHEET DESCRIPTION: MANGO ST TOWNHOMES POST-DEVELOPMENT BASIN MAP	NO. DATE REVISIONS APPD BY

MATTHIAS D. SYLVERAIN
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PROFESSIONAL ENGINEER
LICENSE NO. 91730

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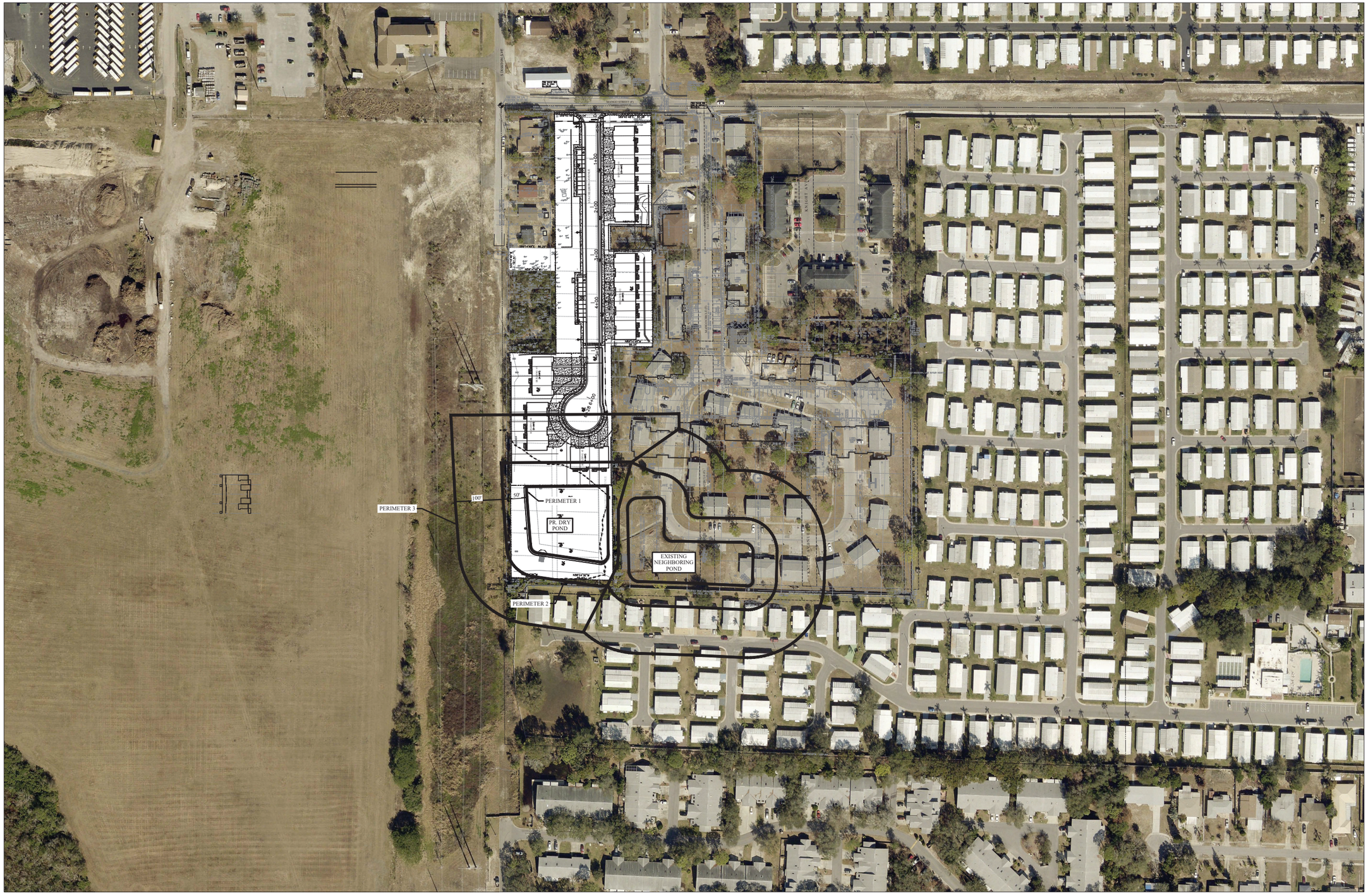
JOB NO. 21-069
DATE: 02/26/24
SHT. D2





DESIGNED MDS
DRAWN CC4
CHECKED MDS
Q.C.

Gulf Coast Consulting, Inc.
Land Development Consulting
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SHEET DESCRIPTION:
MANGO ST TOWNHOMES
PERCOLATION MAP

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STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 91730

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JOB NO. 21-069
DATE: 02/26/24
SHT. D3

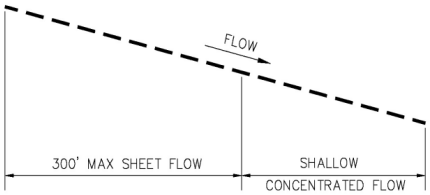
TIME OF CONCENTRATION CALCULTATIONS (EXISTING CONDITIONS)

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** June, 2024

JOB NO: 22-053 **BY:** ARD

Overland Flow:
Mannings Kinematic Equatio

$$T_{c1} = \frac{.007\,(nL)^{0.8}}{P_2^{0.5}\,S^{0.4}}$$



Where:
L = Flow Length
n = Manning's Roughness Coefficient
S = Average Watershed Slope
P_2 = 2-Year 24-Hour Storm

Concentrated Flow:

$$T_c = \frac{L}{V}$$

Where:
L = Flow Length
V = Velocity (See FDOT Figure 5-20)

Basin	Pre-Development Basin 1	Pre-Development Basin 2	Pre-Development Basin 3
Total Flow Length	550 ft	101 ft	247 ft
Sheet Flow Length (300' Max)	300 ft	101 ft	247 ft
Shallow Concentrated Flow Length	250 ft	0 ft	0 ft
Mannings Roughness Coefficient	0.40	0.40	0.40
2-Year 24-Hour Storm	4.50 in.	4.50 in.	4.50 in.
Sheet Flow Average Slope	5.49%	3.98%	5.26%
Concentrated Flow Avg. Slope	3.54%	3.98%	5.26%
(Shallow) V	3.05 ft/sec	3.05 ft/sec	3.60 ft/sec
Overland Flow T_c =	29.12 min.	13.86 min.	25.35 min.
Shallow Concentrated T_c =	1.37 min.	0.00 min.	0.00 min.
Total T_c =	**30.5 min**	**13.9 min**	**25.4 min**

CURVE NUMBER CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** February 3, 2025

JOB NO: 21-069 **BY:** ARD

Ex. Basin 1 — 3.09 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	-	0.00	98		
Open Space Poor Condition - Type A	134,472	3.09	68		
TOTAL	**134,472**	**3.09**	**68.0**	←	**CN**

Ex. Basin 2 — 0.42 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	-	0.00	98		
Open Space Poor Condition - Type A	18,196	0.42	68		
TOTAL	**18,196**	**0.42**	**68.0**	←	**CN**

Ex. Basin 3 — 1.12 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	-	0.00	98		
Open Space Poor Condition - Type A	48,701	1.12	68		
TOTAL	**48,701**	**1.12**	**68.0**	←	**CN**

Pr. Basin 1 — 4.62 Ac

	Area (SF)	Area (AC)	CN		
Impervious- Roofs, Driveways, Patio, etc.	82,813	1.90	98		
Open Space Poor Condition - Type A	94,008	2.16	68		
Pond	24,548	0.56	100		
TOTAL	**201,369**	**4.62**	**84.2**	←	**CN**

NON-DCIA CURVE NUMBER CALCULATIONS

PROJECT:	Mango Street - Affordable Housing Apartment Site	**DATE:**	February 3, 2025
JOB NO:	21-069	**BY:**	ARD

Ex. Basin 1 — 3.09 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	0	0.00	0	0.00%
Impervious- Roofs, Driveways, Patio, etc.	0	0.00	98	0.00%
Open Space Poor Condition - Type A	134,471	3.09	68	100.00%
TOTAL	**134,471**	**3.09**	**68.0**	100.00%

Ex. Basin 2 — 0.42 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	0	0.00	0	0.00%
Impervious- Roofs, Driveways, Patio, etc.	0	0.00	98	0.00%
Open Space Poor Condition - Type A	18,196	0.42	68	100.00%
TOTAL	**18,196**	**0.42**	**68.0**	**100.00%**

Ex. Basin 3 — 1.12 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	0	0.00	0	0.00%
Impervious- Roofs, Driveways, Patio, etc.	0	0.00	98	0.00%
Open Space Poor Condition - Type A	48,701	1.12	68	100.00%
TOTAL	**48,701**	**1.12**	**68.0**	**100.00%**

Pr. Basin 1 — 2.80 Ac

	Area (SF)	Area (AC)	Non-DCIA CN	Percentage
DCIA	79,501	1.83	0	39.48%
Impervious- Roofs, Driveways, Patio, etc.	3,312	0.08	98	2.72%
Open Space Poor Condition - Type A	94,008	2.16	68	77.14%
Pond	24,548	0.56	100	20.14%
TOTAL	**121,868**	**2.80**	**75.3**	**100.00%**

PR. DRY POND STANDARD TREATMENT VOLUME CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** February 3, 2025

JOB NO: 22-053 **BY:** ARD

Site Basin - Post - Required BMPTrains Treatment Volume				
Site Basin - Post Area (SF)	Site Basin - Post Area (AC)	Required Treatment	Required Volume (AC-FT)	Required Volume (CF)
201,369	4.62	0.50 in.	0.193	8,390

	Pr. Wet Pond				
	Elevation	Area (SF)	Area (AC)	Treatment Volume (AC-FT)	Treatment Volume (CF)
TOB	14.50	24,548	0.564	2.214	96,453
	14.00	23,657	0.543	1.938	84,401
	13.00	21,913	0.503	1.415	61,616
	12.00	20,220	0.464	0.931	40,550
	11.00	18,576	0.426	0.486	21,152
DLW**	10.29	17,456	0.401	0.193	8,397
	10.00	16,987	0.390	0.077	3,366
BOT	9.80	16,677	0.383	0.000	0

BMP TRAINS TREATMENT VOLUME CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** February 3, 2025

JOB NO: 22-053 **BY:** ARD

Site Basin - Post - Required BMPTrains Treatment Volume				
Site Basin - Post Area (SF)	Site Basin - Post Area (AC)	Required Treatment	Required Volume (AC-FT)	Required Volume (CF)
201,369	4.62	2.60 in.	1.002	43,630

	Pr. Wet Pond				
	Elevation	Area (SF)	Area (AC)	Treatment Volume (AC-FT)	Treatment Volume (CF)
TOB	14.50	24,548	0.564	2.214	96,453
	14.00	23,657	0.543	1.937	84,397
	13.00	21,913	0.503	1.414	61,612
BMP TREATMENT	12.32	20,767	0.477	1.083	47,165
	12.00	20,220	0.464	0.931	40,546
	11.00	18,576	0.426	0.485	21,148
	10.00	16,987	0.390	0.077	3,366
BOTTOM	9.80	16,677	0.383	0.000	0

PART C – DRAINAGE CALCULATIONS

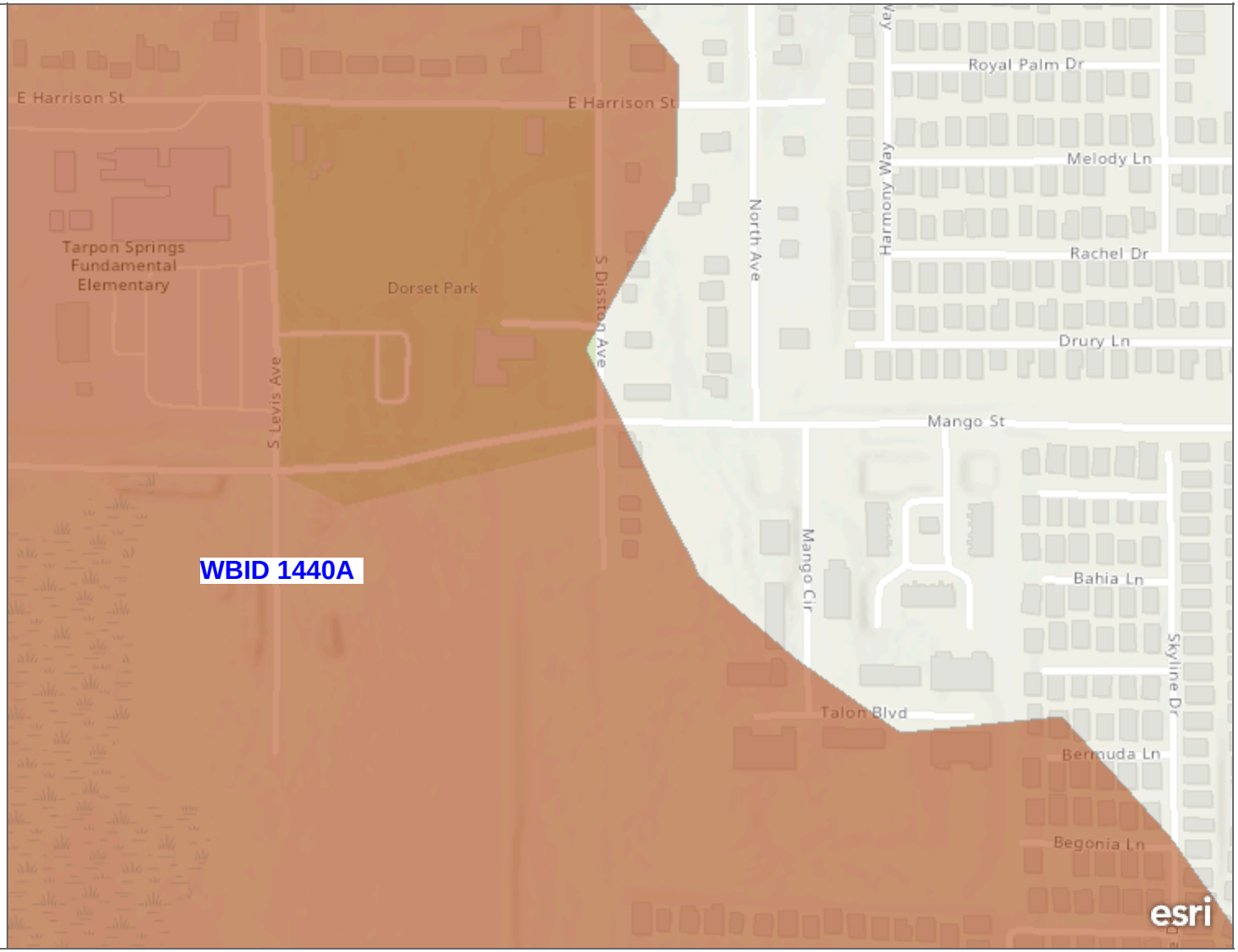
- **WBID 1797B Bishops Harbor**
- **BMP Trains Report**
- **ICPR Nodal Diagram**
- **ICPR Hydrologic Input Data Summary**
- **ICPR Hydrologic Output Data Summary**
- **Treatment Recovery Analysis**
- **100-Year, 24-Hour Volumetric Discharge**
- **ICPR Nodal Diagram – Anclote River Watershed**
- **ICPR Hydrologic Input Data Summary – Anclote River Watershed**
- **ICPR Hydrologic Output Data Summary – Anclote River Watershed**

Verified List WBIDs and TMDLs Map

Verified List Waterbody Ids (WBIDs) - Verified List WBIDs

Florida Total Maximum Daily Load (TMDL) - Florida TMDLs

- TMDLs Adopted
- TMDL Activities in Progress



Map Direct focus for viewing TMDL Verified List data. Please refer to https://floridadep.gov/dear/water-quality-evaluation-tmdl/content/total-maximum-daily-loads-tmdl-program for more information.

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31

Verified List WBIDs: 1440A

WBID	1440A
CYCLE	3
GROUP NUMBER	5
OGC NUMBER	18-0307
GROUP NAME	Springs Coast
PLANNING UNIT	Anclote River / Coastal Pinellas County
WBID (ASSESSED)	1440A
WBID (CURRENT)	1440A
WATERBODY NAME	Anclote River Bayou Complex (Spring Bayou)
WATERBODY TYPE	Estuary
WATERBODY CLASS	3M
1998 303 (D) PARAMETER	
PARAMETER ASSESSED	Iron
PARAMETER GROUP	Metals

Complete Report (not including cost) Ver 4.3.5

Project: Mango Street
Date: 2/3/2025 11:43:01 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	Project Site
Rainfall Zone	Florida Zone 4
Annual Mean Rainfall	51.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Xeric Scrub: TN=1.596 TP=0.156
Area (acres)	4.62
Rational Coefficient (0-1)	0.06
Non DCIA Curve Number	68.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.596
Phosphorus EMC (mg/l)	0.156
Runoff Volume (ac-ft/yr)	1.261
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	2.481
Phosphorus Loading (kg/yr)	0.242

Post-Condition Landuse Information

Landuse	Single-Family: TN=2.070 TP=0.327
Area (acres)	4.62
Rational Coefficient (0-1)	0.38
Non DCIA Curve Number	75.30
DCIA Percent (0-100)	39.48
Wet Pond Area (ac)	0.00

Nitrogen EMC (mg/l)	2.070
Phosphorus EMC (mg/l)	0.327
Runoff Volume (ac-ft/yr)	7.547
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.262
Phosphorus Loading (kg/yr)	3.043

Catchment Number: 1 Name: Project Site

Project: Mango Street
Date: 2/3/2025

Retention Design

Retention Depth (in)	2.000
Retention Volume (ac-ft)	0.770

Watershed Characteristics

Catchment Area (acres)	4.62
Contributing Area (acres)	4.620
Non-DCIA Curve Number	75.30
DCIA Percent	39.48
Rainfall Zone	Florida Zone 4
Rainfall (in)	51.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	87
Provided TN Treatment Efficiency (%)	92
Required TP Treatment Efficiency (%)	92
Provided TP Treatment Efficiency (%)	92

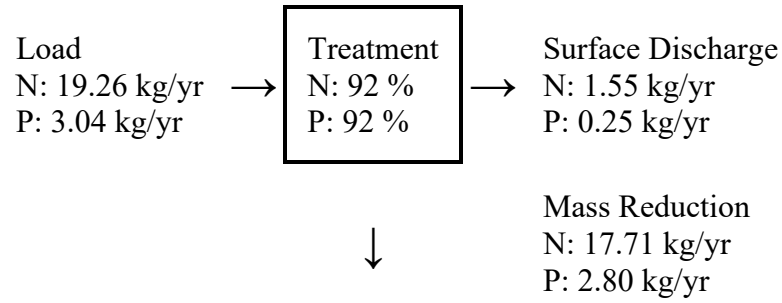
Media Mix Information

Type of Media Mix	SAT
Media N Reduction (%)	30
Media P Reduction (%)	45

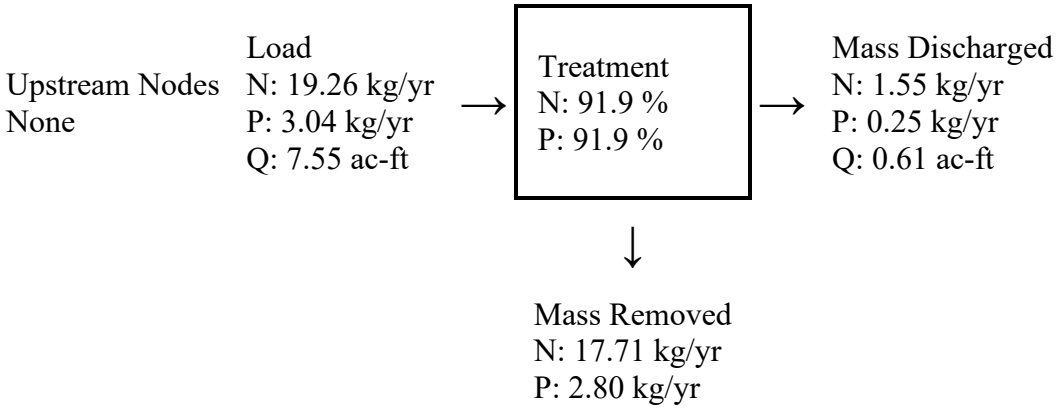
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	2.261
TN Mass Load (kg/yr)	12.397
TN Concentration (mg/L)	1.449
TP Mass Load (kg/yr)	1.539
TP Concentration (mg/L)	0.180

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Mango Street

Analysis Type: Net Improvement

Date:2/3/2025

BMP Types:

Catchment 1 - (Project Site) Retention

Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

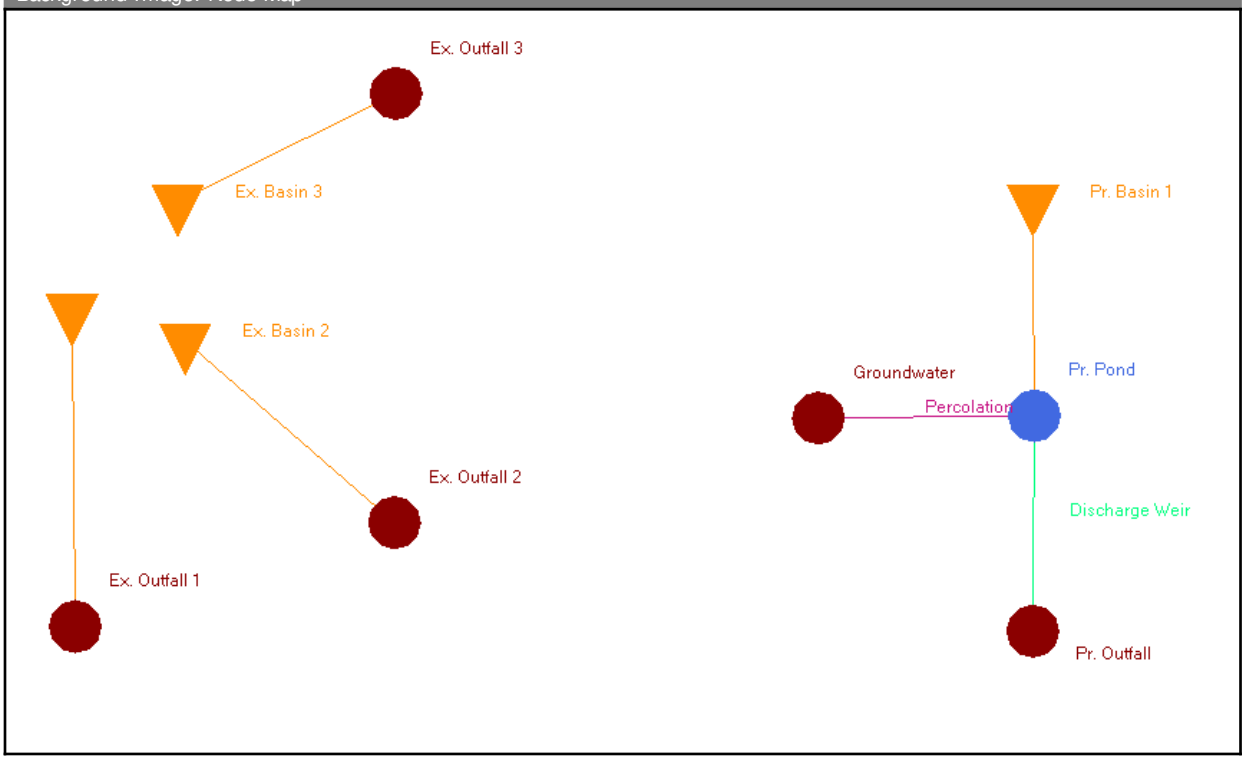
Total N pre load	2.48 kg/yr	
Total N post load	19.26 kg/yr	
Target N load reduction	87 %	
Target N discharge load	2.48 kg/yr	
Percent N load reduction	92 %	
Provided N discharge load	1.55 kg/yr	3.42 lb/yr
Provided N load removed	17.71 kg/yr	39.05 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.242 kg/yr	
Total P post load	3.043 kg/yr	
Target P load reduction	92 %	
Target P discharge load	.242 kg/yr	
Percent P load reduction	92 %	
Provided P discharge load	.245 kg/yr	.54 lb/yr
Provided P load removed	2.798 kg/yr	6.169 lb/yr

Background Image: Node Map



Simulation: 010YR-24 HR

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:39:47 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	7.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 025YR-24HR

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:40:33 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-24HR

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:41:23 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 12.00 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: TREATMENT

Scenario: Scenario1

Run Date/Time: 1/13/2025 11:08:11 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.2500

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global

Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	0.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simple Basin: Ex. Basin 1

Scenario:	Scenario1
Node:	Ex. Outfall 1
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	29.1200 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	3.0900 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Ex. Basin 2

Scenario:	Scenario1
Node:	Ex. Outfall 2
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	13.8600 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.4200 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00

Rainfall Name:

Comment:

Simple Basin: Ex. Basin 3

Scenario:	Scenario1
Node:	Ex. Outfall 3
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	25.3500 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	1.1200 ac
Curve Number:	68.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pr. Basin 1

Scenario:	Scenario1
Node:	Pr. Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.6200 ac
Curve Number:	84.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Ex. Outfall 1

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 7.10 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	12.5000	7.00
0	0	0	30.0000	6.20

Comment:

Node: Ex. Outfall 2

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 19.00 ft
Warning Stage: 20.60 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	19.00
0	0	0	12.5000	20.50
0	0	0	30.0000	19.90

Comment:

Node: Ex. Outfall 3

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.50 ft
Warning Stage: 13.10 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.50
0	0	0	12.5000	13.00
0	0	0	30.0000	12.40

Comment:

Node: Groundwater

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 7.80 ft
Warning Stage: 100.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	7.80
0	0	0	30.0000	7.80

Comment:

Node: Pr. Outfall

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 7.50 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	12.5000	7.00
0	0	0	30.0000	6.20

Comment:

Node: Pr. Pond

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 9.80 ft
Warning Stage: 14.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.50	0.5640	24568
14.00	0.5430	23653
13.00	0.5030	21911
12.00	0.4640	20212
11.00	0.4260	18557
10.00	0.3900	16988
9.80	0.3830	16683

Comment: Initial Stage set at Treatment Elevation, 10.29, for recovery analysis.

Percolation Link: Percolation

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pr. Pond		
To Node:	Groundwater	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	618.00 ft
Flow Direction:	Both	Perimeter 2:	963.00 ft
Aquifer Base Elevation:	-2.20 ft	Perimeter 3:	1637.00 ft
Water Table Elevation:	7.80 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	100.00 ft
Horizontal Conductivity:	23.000 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	18.500 fpd	# of Cells P2 to P3:	10
Fillable Porosity:	0.250		
Layer Thickness:	2.00 ft		

Comment: 37 in/hr vertical conductivity & 46 in/hr horizontal conductivity per Geotech. Safety Factor of 2 used.

Weir Link: Discharge Weir

Scenario:	Scenario1	**Bottom Clip**	
From Node:	Pr. Pond	Default:	0.00 ft
To Node:	Pr. Outfall	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	13.56 ft	**Discharge Coefficients**	
Control Elevation:	13.56 ft	Weir Default:	2.800
Max Depth:	5.00 ft	Weir Table:	
Max Width:	10.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Ex. Outfall 1	010YR-24 HR	7.10	7.00	0.0013	4.94	0.00	0
Ex. Outfall 2	010YR-24 HR	20.60	20.50	0.0010	0.98	0.00	0
Ex. Outfall 3	010YR-24 HR	13.10	13.00	0.0010	1.93	0.00	0
Groundwater	010YR-24 HR	100.00	7.80	0.0000	1.22	0.00	0
Pr. Outfall	010YR-24 HR	7.50	7.00	0.0013	0.00	0.00	0
Pr. Pond	010YR-24 HR	14.00	12.99	0.0010	15.27	1.22	21897
Ex. Outfall 1	025YR-24HR	7.10	7.00	0.0013	6.64	0.00	0
Ex. Outfall 2	025YR-24HR	20.60	20.50	0.0010	1.31	0.00	0
Ex. Outfall 3	025YR-24HR	13.10	13.00	0.0010	2.59	0.00	0
Groundwater	025YR-24HR	100.00	7.80	0.0000	1.13	0.00	0
Pr. Outfall	025YR-24HR	7.50	7.00	0.0013	0.35	0.00	0
Pr. Pond	025YR-24HR	14.00	13.61	0.0010	19.00	1.13	22980
Ex. Outfall 1	100YR-24HR	7.10	7.00	0.0013	10.17	0.00	0
Ex. Outfall 2	100YR-24HR	20.60	20.50	0.0010	2.00	0.00	0
Ex. Outfall 3	100YR-24HR	13.10	13.00	0.0010	3.97	0.00	0
Groundwater	100YR-24HR	100.00	7.80	0.0000	1.46	0.00	0
Pr. Outfall	100YR-24HR	7.50	7.00	0.0013	7.18	0.00	0
Pr. Pond	100YR-24HR	14.00	13.96	0.0010	26.42	8.32	23590

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	0.0000	10.29
TREATMENT	Pr. Pond	0.2510	10.10
TREATMENT	Pr. Pond	0.5008	9.90
TREATMENT	Pr. Pond	0.7521	9.80
TREATMENT	Pr. Pond	1.0028	9.80
TREATMENT	Pr. Pond	1.2537	9.80
TREATMENT	Pr. Pond	1.5037	9.80
TREATMENT	Pr. Pond	1.7537	9.80
TREATMENT	Pr. Pond	2.0037	9.80
TREATMENT	Pr. Pond	2.2537	9.80
TREATMENT	Pr. Pond	2.5037	9.80
TREATMENT	Pr. Pond	2.7537	9.80
TREATMENT	Pr. Pond	3.0037	9.80
TREATMENT	Pr. Pond	3.2537	9.80
TREATMENT	Pr. Pond	3.5037	9.80
TREATMENT	Pr. Pond	3.7537	9.80
TREATMENT	Pr. Pond	4.0037	9.80
TREATMENT	Pr. Pond	4.2537	9.80
TREATMENT	Pr. Pond	4.5037	9.80
TREATMENT	Pr. Pond	4.7537	9.80
TREATMENT	Pr. Pond	5.0037	9.80
TREATMENT	Pr. Pond	5.2537	9.80
TREATMENT	Pr. Pond	5.5037	9.80
TREATMENT	Pr. Pond	5.7537	9.80
TREATMENT	Pr. Pond	6.0037	9.80
TREATMENT	Pr. Pond	6.2537	9.80
TREATMENT	Pr. Pond	6.5037	9.80
TREATMENT	Pr. Pond	6.7537	9.80
TREATMENT	Pr. Pond	7.0037	9.80
TREATMENT	Pr. Pond	7.2537	9.80
TREATMENT	Pr. Pond	7.5037	9.80
TREATMENT	Pr. Pond	7.7537	9.80
TREATMENT	Pr. Pond	8.0037	9.80
TREATMENT	Pr. Pond	8.2537	9.80
TREATMENT	Pr. Pond	8.5037	9.80
TREATMENT	Pr. Pond	8.7537	9.80
TREATMENT	Pr. Pond	9.0037	9.80
TREATMENT	Pr. Pond	9.2537	9.80
TREATMENT	Pr. Pond	9.5037	9.80
TREATMENT	Pr. Pond	9.7537	9.80
TREATMENT	Pr. Pond	10.0037	9.80
TREATMENT	Pr. Pond	10.2537	9.80

Pond recovers in 0.75 hours

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	10.5037	9.80
TREATMENT	Pr. Pond	10.7537	9.80
TREATMENT	Pr. Pond	11.0037	9.80
TREATMENT	Pr. Pond	11.2537	9.80
TREATMENT	Pr. Pond	11.5037	9.80
TREATMENT	Pr. Pond	11.7537	9.80
TREATMENT	Pr. Pond	12.0037	9.80
TREATMENT	Pr. Pond	12.2537	9.80
TREATMENT	Pr. Pond	12.5037	9.80
TREATMENT	Pr. Pond	12.7537	9.80
TREATMENT	Pr. Pond	13.0037	9.80
TREATMENT	Pr. Pond	13.2537	9.80
TREATMENT	Pr. Pond	13.5037	9.80
TREATMENT	Pr. Pond	13.7537	9.80
TREATMENT	Pr. Pond	14.0037	9.80
TREATMENT	Pr. Pond	14.2537	9.80
TREATMENT	Pr. Pond	14.5037	9.80
TREATMENT	Pr. Pond	14.7537	9.80
TREATMENT	Pr. Pond	15.0037	9.80
TREATMENT	Pr. Pond	15.2537	9.80
TREATMENT	Pr. Pond	15.5037	9.80
TREATMENT	Pr. Pond	15.7537	9.80
TREATMENT	Pr. Pond	16.0037	9.80
TREATMENT	Pr. Pond	16.2537	9.80
TREATMENT	Pr. Pond	16.5037	9.80
TREATMENT	Pr. Pond	16.7537	9.80
TREATMENT	Pr. Pond	17.0037	9.80
TREATMENT	Pr. Pond	17.2537	9.80
TREATMENT	Pr. Pond	17.5037	9.80
TREATMENT	Pr. Pond	17.7537	9.80
TREATMENT	Pr. Pond	18.0037	9.80
TREATMENT	Pr. Pond	18.2537	9.80
TREATMENT	Pr. Pond	18.5037	9.80
TREATMENT	Pr. Pond	18.7537	9.80
TREATMENT	Pr. Pond	19.0037	9.80
TREATMENT	Pr. Pond	19.2537	9.80
TREATMENT	Pr. Pond	19.5037	9.80
TREATMENT	Pr. Pond	19.7537	9.80
TREATMENT	Pr. Pond	20.0037	9.80
TREATMENT	Pr. Pond	20.2537	9.80
TREATMENT	Pr. Pond	20.5037	9.80
TREATMENT	Pr. Pond	20.7537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	21.0037	9.80
TREATMENT	Pr. Pond	21.2537	9.80
TREATMENT	Pr. Pond	21.5037	9.80
TREATMENT	Pr. Pond	21.7537	9.80
TREATMENT	Pr. Pond	22.0037	9.80
TREATMENT	Pr. Pond	22.2537	9.80
TREATMENT	Pr. Pond	22.5037	9.80
TREATMENT	Pr. Pond	22.7537	9.80
TREATMENT	Pr. Pond	23.0037	9.80
TREATMENT	Pr. Pond	23.2537	9.80
TREATMENT	Pr. Pond	23.5037	9.80
TREATMENT	Pr. Pond	23.7537	9.80
TREATMENT	Pr. Pond	24.0037	9.80
TREATMENT	Pr. Pond	24.2537	9.80
TREATMENT	Pr. Pond	24.5037	9.80
TREATMENT	Pr. Pond	24.7537	9.80
TREATMENT	Pr. Pond	25.0037	9.80
TREATMENT	Pr. Pond	25.2537	9.80
TREATMENT	Pr. Pond	25.5037	9.80
TREATMENT	Pr. Pond	25.7537	9.80
TREATMENT	Pr. Pond	26.0037	9.80
TREATMENT	Pr. Pond	26.2537	9.80
TREATMENT	Pr. Pond	26.5037	9.80
TREATMENT	Pr. Pond	26.7537	9.80
TREATMENT	Pr. Pond	27.0037	9.80
TREATMENT	Pr. Pond	27.2537	9.80
TREATMENT	Pr. Pond	27.5037	9.80
TREATMENT	Pr. Pond	27.7537	9.80
TREATMENT	Pr. Pond	28.0037	9.80
TREATMENT	Pr. Pond	28.2537	9.80
TREATMENT	Pr. Pond	28.5037	9.80
TREATMENT	Pr. Pond	28.7537	9.80
TREATMENT	Pr. Pond	29.0037	9.80
TREATMENT	Pr. Pond	29.2537	9.80
TREATMENT	Pr. Pond	29.5037	9.80
TREATMENT	Pr. Pond	29.7537	9.80
TREATMENT	Pr. Pond	30.0037	9.80
TREATMENT	Pr. Pond	30.2537	9.80
TREATMENT	Pr. Pond	30.5037	9.80
TREATMENT	Pr. Pond	30.7537	9.80
TREATMENT	Pr. Pond	31.0037	9.80
TREATMENT	Pr. Pond	31.2537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	31.5037	9.80
TREATMENT	Pr. Pond	31.7537	9.80
TREATMENT	Pr. Pond	32.0037	9.80
TREATMENT	Pr. Pond	32.2537	9.80
TREATMENT	Pr. Pond	32.5037	9.80
TREATMENT	Pr. Pond	32.7537	9.80
TREATMENT	Pr. Pond	33.0037	9.80
TREATMENT	Pr. Pond	33.2537	9.80
TREATMENT	Pr. Pond	33.5037	9.80
TREATMENT	Pr. Pond	33.7537	9.80
TREATMENT	Pr. Pond	34.0037	9.80
TREATMENT	Pr. Pond	34.2537	9.80
TREATMENT	Pr. Pond	34.5037	9.80
TREATMENT	Pr. Pond	34.7537	9.80
TREATMENT	Pr. Pond	35.0037	9.80
TREATMENT	Pr. Pond	35.2537	9.80
TREATMENT	Pr. Pond	35.5037	9.80
TREATMENT	Pr. Pond	35.7537	9.80
TREATMENT	Pr. Pond	36.0037	9.80
TREATMENT	Pr. Pond	36.2537	9.80
TREATMENT	Pr. Pond	36.5037	9.80
TREATMENT	Pr. Pond	36.7537	9.80
TREATMENT	Pr. Pond	37.0037	9.80
TREATMENT	Pr. Pond	37.2537	9.80
TREATMENT	Pr. Pond	37.5037	9.80
TREATMENT	Pr. Pond	37.7537	9.80
TREATMENT	Pr. Pond	38.0037	9.80
TREATMENT	Pr. Pond	38.2537	9.80
TREATMENT	Pr. Pond	38.5037	9.80
TREATMENT	Pr. Pond	38.7537	9.80
TREATMENT	Pr. Pond	39.0037	9.80
TREATMENT	Pr. Pond	39.2537	9.80
TREATMENT	Pr. Pond	39.5037	9.80
TREATMENT	Pr. Pond	39.7537	9.80
TREATMENT	Pr. Pond	40.0037	9.80
TREATMENT	Pr. Pond	40.2537	9.80
TREATMENT	Pr. Pond	40.5037	9.80
TREATMENT	Pr. Pond	40.7537	9.80
TREATMENT	Pr. Pond	41.0037	9.80
TREATMENT	Pr. Pond	41.2537	9.80
TREATMENT	Pr. Pond	41.5037	9.80
TREATMENT	Pr. Pond	41.7537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	42.0037	9.80
TREATMENT	Pr. Pond	42.2537	9.80
TREATMENT	Pr. Pond	42.5037	9.80
TREATMENT	Pr. Pond	42.7537	9.80
TREATMENT	Pr. Pond	43.0037	9.80
TREATMENT	Pr. Pond	43.2537	9.80
TREATMENT	Pr. Pond	43.5037	9.80
TREATMENT	Pr. Pond	43.7537	9.80
TREATMENT	Pr. Pond	44.0037	9.80
TREATMENT	Pr. Pond	44.2537	9.80
TREATMENT	Pr. Pond	44.5037	9.80
TREATMENT	Pr. Pond	44.7537	9.80
TREATMENT	Pr. Pond	45.0037	9.80
TREATMENT	Pr. Pond	45.2537	9.80
TREATMENT	Pr. Pond	45.5037	9.80
TREATMENT	Pr. Pond	45.7537	9.80
TREATMENT	Pr. Pond	46.0037	9.80
TREATMENT	Pr. Pond	46.2537	9.80
TREATMENT	Pr. Pond	46.5037	9.80
TREATMENT	Pr. Pond	46.7537	9.80
TREATMENT	Pr. Pond	47.0037	9.80
TREATMENT	Pr. Pond	47.2537	9.80
TREATMENT	Pr. Pond	47.5037	9.80
TREATMENT	Pr. Pond	47.7537	9.80
TREATMENT	Pr. Pond	48.0037	9.80
TREATMENT	Pr. Pond	48.2537	9.80
TREATMENT	Pr. Pond	48.5037	9.80
TREATMENT	Pr. Pond	48.7537	9.80
TREATMENT	Pr. Pond	49.0037	9.80
TREATMENT	Pr. Pond	49.2537	9.80
TREATMENT	Pr. Pond	49.5037	9.80
TREATMENT	Pr. Pond	49.7537	9.80
TREATMENT	Pr. Pond	50.0037	9.80
TREATMENT	Pr. Pond	50.2537	9.80
TREATMENT	Pr. Pond	50.5037	9.80
TREATMENT	Pr. Pond	50.7537	9.80
TREATMENT	Pr. Pond	51.0037	9.80
TREATMENT	Pr. Pond	51.2537	9.80
TREATMENT	Pr. Pond	51.5037	9.80
TREATMENT	Pr. Pond	51.7537	9.80
TREATMENT	Pr. Pond	52.0037	9.80
TREATMENT	Pr. Pond	52.2537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	52.5037	9.80
TREATMENT	Pr. Pond	52.7537	9.80
TREATMENT	Pr. Pond	53.0037	9.80
TREATMENT	Pr. Pond	53.2537	9.80
TREATMENT	Pr. Pond	53.5037	9.80
TREATMENT	Pr. Pond	53.7537	9.80
TREATMENT	Pr. Pond	54.0037	9.80
TREATMENT	Pr. Pond	54.2537	9.80
TREATMENT	Pr. Pond	54.5037	9.80
TREATMENT	Pr. Pond	54.7537	9.80
TREATMENT	Pr. Pond	55.0037	9.80
TREATMENT	Pr. Pond	55.2537	9.80
TREATMENT	Pr. Pond	55.5037	9.80
TREATMENT	Pr. Pond	55.7537	9.80
TREATMENT	Pr. Pond	56.0037	9.80
TREATMENT	Pr. Pond	56.2537	9.80
TREATMENT	Pr. Pond	56.5037	9.80
TREATMENT	Pr. Pond	56.7537	9.80
TREATMENT	Pr. Pond	57.0037	9.80
TREATMENT	Pr. Pond	57.2537	9.80
TREATMENT	Pr. Pond	57.5037	9.80
TREATMENT	Pr. Pond	57.7537	9.80
TREATMENT	Pr. Pond	58.0037	9.80
TREATMENT	Pr. Pond	58.2537	9.80
TREATMENT	Pr. Pond	58.5037	9.80
TREATMENT	Pr. Pond	58.7537	9.80
TREATMENT	Pr. Pond	59.0037	9.80
TREATMENT	Pr. Pond	59.2537	9.80
TREATMENT	Pr. Pond	59.5037	9.80
TREATMENT	Pr. Pond	59.7537	9.80
TREATMENT	Pr. Pond	60.0037	9.80
TREATMENT	Pr. Pond	60.2537	9.80
TREATMENT	Pr. Pond	60.5037	9.80
TREATMENT	Pr. Pond	60.7537	9.80
TREATMENT	Pr. Pond	61.0037	9.80
TREATMENT	Pr. Pond	61.2537	9.80
TREATMENT	Pr. Pond	61.5037	9.80
TREATMENT	Pr. Pond	61.7537	9.80
TREATMENT	Pr. Pond	62.0037	9.80
TREATMENT	Pr. Pond	62.2537	9.80
TREATMENT	Pr. Pond	62.5037	9.80
TREATMENT	Pr. Pond	62.7537	9.80

Sim	Node Name	Relative Time [hrs]	Stage [ft]
TREATMENT	Pr. Pond	63.0037	9.80
TREATMENT	Pr. Pond	63.2537	9.80
TREATMENT	Pr. Pond	63.5037	9.80
TREATMENT	Pr. Pond	63.7537	9.80
TREATMENT	Pr. Pond	64.0037	9.80
TREATMENT	Pr. Pond	64.2537	9.80
TREATMENT	Pr. Pond	64.5037	9.80
TREATMENT	Pr. Pond	64.7537	9.80
TREATMENT	Pr. Pond	65.0037	9.80
TREATMENT	Pr. Pond	65.2537	9.80
TREATMENT	Pr. Pond	65.5037	9.80
TREATMENT	Pr. Pond	65.7537	9.80
TREATMENT	Pr. Pond	66.0037	9.80
TREATMENT	Pr. Pond	66.2537	9.80
TREATMENT	Pr. Pond	66.5037	9.80
TREATMENT	Pr. Pond	66.7537	9.80
TREATMENT	Pr. Pond	67.0037	9.80
TREATMENT	Pr. Pond	67.2537	9.80
TREATMENT	Pr. Pond	67.5037	9.80
TREATMENT	Pr. Pond	67.7537	9.80
TREATMENT	Pr. Pond	68.0037	9.80
TREATMENT	Pr. Pond	68.2537	9.80
TREATMENT	Pr. Pond	68.5037	9.80
TREATMENT	Pr. Pond	68.7537	9.80
TREATMENT	Pr. Pond	69.0037	9.80
TREATMENT	Pr. Pond	69.2537	9.80
TREATMENT	Pr. Pond	69.5037	9.80
TREATMENT	Pr. Pond	69.7537	9.80
TREATMENT	Pr. Pond	70.0037	9.80
TREATMENT	Pr. Pond	70.2537	9.80
TREATMENT	Pr. Pond	70.5037	9.80
TREATMENT	Pr. Pond	70.7537	9.80
TREATMENT	Pr. Pond	71.0037	9.80
TREATMENT	Pr. Pond	71.2537	9.80
TREATMENT	Pr. Pond	71.5037	9.80
TREATMENT	Pr. Pond	71.7537	9.80

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	0.0000	0
100YR-24HR	Ex. Outfall 1	0.2511	0
100YR-24HR	Ex. Outfall 1	0.5050	0
100YR-24HR	Ex. Outfall 1	0.7527	0
100YR-24HR	Ex. Outfall 1	1.0027	0
100YR-24HR	Ex. Outfall 1	1.2527	0
100YR-24HR	Ex. Outfall 1	1.5027	0
100YR-24HR	Ex. Outfall 1	1.7527	0
100YR-24HR	Ex. Outfall 1	2.0027	0
100YR-24HR	Ex. Outfall 1	2.2527	0
100YR-24HR	Ex. Outfall 1	2.5027	0
100YR-24HR	Ex. Outfall 1	2.7527	0
100YR-24HR	Ex. Outfall 1	3.0027	0
100YR-24HR	Ex. Outfall 1	3.2527	0
100YR-24HR	Ex. Outfall 1	3.5027	0
100YR-24HR	Ex. Outfall 1	3.7527	0
100YR-24HR	Ex. Outfall 1	4.0027	0
100YR-24HR	Ex. Outfall 1	4.2527	0
100YR-24HR	Ex. Outfall 1	4.5027	0
100YR-24HR	Ex. Outfall 1	4.7527	0
100YR-24HR	Ex. Outfall 1	5.0027	0
100YR-24HR	Ex. Outfall 1	5.2527	0
100YR-24HR	Ex. Outfall 1	5.5027	0
100YR-24HR	Ex. Outfall 1	5.7527	0
100YR-24HR	Ex. Outfall 1	6.0027	4
100YR-24HR	Ex. Outfall 1	6.2527	14
100YR-24HR	Ex. Outfall 1	6.5027	35
100YR-24HR	Ex. Outfall 1	6.7527	68
100YR-24HR	Ex. Outfall 1	7.0027	115
100YR-24HR	Ex. Outfall 1	7.2527	177
100YR-24HR	Ex. Outfall 1	7.5027	257
100YR-24HR	Ex. Outfall 1	7.7527	358
100YR-24HR	Ex. Outfall 1	8.0027	478
100YR-24HR	Ex. Outfall 1	8.2527	618
100YR-24HR	Ex. Outfall 1	8.5027	784
100YR-24HR	Ex. Outfall 1	8.7527	979
100YR-24HR	Ex. Outfall 1	9.0007	1207
100YR-24HR	Ex. Outfall 1	9.2503	1472
100YR-24HR	Ex. Outfall 1	9.5039	1778
100YR-24HR	Ex. Outfall 1	9.7520	2116
100YR-24HR	Ex. Outfall 1	10.0033	2508
100YR-24HR	Ex. Outfall 1	10.2506	2950

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	10.5009	3476
100YR-24HR	Ex. Outfall 1	10.7507	4090
100YR-24HR	Ex. Outfall 1	11.0008	4824
100YR-24HR	Ex. Outfall 1	11.2505	5681
100YR-24HR	Ex. Outfall 1	11.5012	6704
100YR-24HR	Ex. Outfall 1	11.7503	8377
100YR-24HR	Ex. Outfall 1	12.0001	12467
100YR-24HR	Ex. Outfall 1	12.2502	20394
100YR-24HR	Ex. Outfall 1	12.5004	29303
100YR-24HR	Ex. Outfall 1	12.7502	36792
100YR-24HR	Ex. Outfall 1	13.0021	42742
100YR-24HR	Ex. Outfall 1	13.2532	47463
100YR-24HR	Ex. Outfall 1	13.5038	51378
100YR-24HR	Ex. Outfall 1	13.7554	54718
100YR-24HR	Ex. Outfall 1	14.0028	57457
100YR-24HR	Ex. Outfall 1	14.2518	59721
100YR-24HR	Ex. Outfall 1	14.5018	61583
100YR-24HR	Ex. Outfall 1	14.7518	63119
100YR-24HR	Ex. Outfall 1	15.0018	64403
100YR-24HR	Ex. Outfall 1	15.2518	65543
100YR-24HR	Ex. Outfall 1	15.5018	66596
100YR-24HR	Ex. Outfall 1	15.7518	67587
100YR-24HR	Ex. Outfall 1	16.0018	68514
100YR-24HR	Ex. Outfall 1	16.2518	69386
100YR-24HR	Ex. Outfall 1	16.5018	70210
100YR-24HR	Ex. Outfall 1	16.7518	70996
100YR-24HR	Ex. Outfall 1	17.0018	71745
100YR-24HR	Ex. Outfall 1	17.2518	72464
100YR-24HR	Ex. Outfall 1	17.5018	73163
100YR-24HR	Ex. Outfall 1	17.7518	73845
100YR-24HR	Ex. Outfall 1	18.0018	74490
100YR-24HR	Ex. Outfall 1	18.2518	75103
100YR-24HR	Ex. Outfall 1	18.5018	75707
100YR-24HR	Ex. Outfall 1	18.7518	76307
100YR-24HR	Ex. Outfall 1	19.0018	76879
100YR-24HR	Ex. Outfall 1	19.2518	77423
100YR-24HR	Ex. Outfall 1	19.5018	77962
100YR-24HR	Ex. Outfall 1	19.7518	78501
100YR-24HR	Ex. Outfall 1	20.0018	79028
100YR-24HR	Ex. Outfall 1	20.2518	79538
100YR-24HR	Ex. Outfall 1	20.5018	80024
100YR-24HR	Ex. Outfall 1	20.7518	80491

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	21.0018	80944
100YR-24HR	Ex. Outfall 1	21.2518	81389
100YR-24HR	Ex. Outfall 1	21.5018	81828
100YR-24HR	Ex. Outfall 1	21.7518	82263
100YR-24HR	Ex. Outfall 1	22.0018	82694
100YR-24HR	Ex. Outfall 1	22.2518	83123
100YR-24HR	Ex. Outfall 1	22.5018	83551
100YR-24HR	Ex. Outfall 1	22.7518	83976
100YR-24HR	Ex. Outfall 1	23.0018	84388
100YR-24HR	Ex. Outfall 1	23.2518	84784
100YR-24HR	Ex. Outfall 1	23.5018	85171
100YR-24HR	Ex. Outfall 1	23.7518	85550
100YR-24HR	Ex. Outfall 1	24.0018	85910
100YR-24HR	Ex. Outfall 1	24.2518	86241
100YR-24HR	Ex. Outfall 1	24.5018	86489
100YR-24HR	Ex. Outfall 1	24.7518	86655
100YR-24HR	Ex. Outfall 1	25.0018	86769
100YR-24HR	Ex. Outfall 1	25.2518	86847
100YR-24HR	Ex. Outfall 1	25.5018	86901
100YR-24HR	Ex. Outfall 1	25.7518	86936
100YR-24HR	Ex. Outfall 1	26.0018	86957
100YR-24HR	Ex. Outfall 1	26.2518	86968
100YR-24HR	Ex. Outfall 1	26.5018	86974
100YR-24HR	Ex. Outfall 1	26.7518	86975
100YR-24HR	Ex. Outfall 1	27.0018	86975
100YR-24HR	Ex. Outfall 1	27.2518	86975
100YR-24HR	Ex. Outfall 1	27.5018	86975
100YR-24HR	Ex. Outfall 1	27.7518	86975
100YR-24HR	Ex. Outfall 1	28.0018	86975
100YR-24HR	Ex. Outfall 1	28.2518	86975
100YR-24HR	Ex. Outfall 1	28.5018	86975
100YR-24HR	Ex. Outfall 1	28.7518	86975
100YR-24HR	Ex. Outfall 1	29.0018	86975
100YR-24HR	Ex. Outfall 1	29.2518	86975
100YR-24HR	Ex. Outfall 1	29.5018	86975
100YR-24HR	Ex. Outfall 1	29.7518	86975
100YR-24HR	Ex. Outfall 1	30.0018	86975
100YR-24HR	Ex. Outfall 1	30.2518	86975
100YR-24HR	Ex. Outfall 1	30.5018	86975
100YR-24HR	Ex. Outfall 1	30.7518	86975
100YR-24HR	Ex. Outfall 1	31.0018	86975
100YR-24HR	Ex. Outfall 1	31.2518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	31.5018	86975
100YR-24HR	Ex. Outfall 1	31.7518	86975
100YR-24HR	Ex. Outfall 1	32.0018	86975
100YR-24HR	Ex. Outfall 1	32.2518	86975
100YR-24HR	Ex. Outfall 1	32.5018	86975
100YR-24HR	Ex. Outfall 1	32.7518	86975
100YR-24HR	Ex. Outfall 1	33.0018	86975
100YR-24HR	Ex. Outfall 1	33.2518	86975
100YR-24HR	Ex. Outfall 1	33.5018	86975
100YR-24HR	Ex. Outfall 1	33.7518	86975
100YR-24HR	Ex. Outfall 1	34.0018	86975
100YR-24HR	Ex. Outfall 1	34.2518	86975
100YR-24HR	Ex. Outfall 1	34.5018	86975
100YR-24HR	Ex. Outfall 1	34.7518	86975
100YR-24HR	Ex. Outfall 1	35.0018	86975
100YR-24HR	Ex. Outfall 1	35.2518	86975
100YR-24HR	Ex. Outfall 1	35.5018	86975
100YR-24HR	Ex. Outfall 1	35.7518	86975
100YR-24HR	Ex. Outfall 1	36.0018	86975
100YR-24HR	Ex. Outfall 1	36.2518	86975
100YR-24HR	Ex. Outfall 1	36.5018	86975
100YR-24HR	Ex. Outfall 1	36.7518	86975
100YR-24HR	Ex. Outfall 1	37.0018	86975
100YR-24HR	Ex. Outfall 1	37.2518	86975
100YR-24HR	Ex. Outfall 1	37.5018	86975
100YR-24HR	Ex. Outfall 1	37.7518	86975
100YR-24HR	Ex. Outfall 1	38.0018	86975
100YR-24HR	Ex. Outfall 1	38.2518	86975
100YR-24HR	Ex. Outfall 1	38.5018	86975
100YR-24HR	Ex. Outfall 1	38.7518	86975
100YR-24HR	Ex. Outfall 1	39.0018	86975
100YR-24HR	Ex. Outfall 1	39.2518	86975
100YR-24HR	Ex. Outfall 1	39.5018	86975
100YR-24HR	Ex. Outfall 1	39.7518	86975
100YR-24HR	Ex. Outfall 1	40.0018	86975
100YR-24HR	Ex. Outfall 1	40.2518	86975
100YR-24HR	Ex. Outfall 1	40.5018	86975
100YR-24HR	Ex. Outfall 1	40.7518	86975
100YR-24HR	Ex. Outfall 1	41.0018	86975
100YR-24HR	Ex. Outfall 1	41.2518	86975
100YR-24HR	Ex. Outfall 1	41.5018	86975
100YR-24HR	Ex. Outfall 1	41.7518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	42.0018	86975
100YR-24HR	Ex. Outfall 1	42.2518	86975
100YR-24HR	Ex. Outfall 1	42.5018	86975
100YR-24HR	Ex. Outfall 1	42.7518	86975
100YR-24HR	Ex. Outfall 1	43.0018	86975
100YR-24HR	Ex. Outfall 1	43.2518	86975
100YR-24HR	Ex. Outfall 1	43.5018	86975
100YR-24HR	Ex. Outfall 1	43.7518	86975
100YR-24HR	Ex. Outfall 1	44.0018	86975
100YR-24HR	Ex. Outfall 1	44.2518	86975
100YR-24HR	Ex. Outfall 1	44.5018	86975
100YR-24HR	Ex. Outfall 1	44.7518	86975
100YR-24HR	Ex. Outfall 1	45.0018	86975
100YR-24HR	Ex. Outfall 1	45.2518	86975
100YR-24HR	Ex. Outfall 1	45.5018	86975
100YR-24HR	Ex. Outfall 1	45.7518	86975
100YR-24HR	Ex. Outfall 1	46.0018	86975
100YR-24HR	Ex. Outfall 1	46.2518	86975
100YR-24HR	Ex. Outfall 1	46.5018	86975
100YR-24HR	Ex. Outfall 1	46.7518	86975
100YR-24HR	Ex. Outfall 1	47.0018	86975
100YR-24HR	Ex. Outfall 1	47.2518	86975
100YR-24HR	Ex. Outfall 1	47.5018	86975
100YR-24HR	Ex. Outfall 1	47.7518	86975
100YR-24HR	Ex. Outfall 1	48.0018	86975
100YR-24HR	Ex. Outfall 1	48.2518	86975
100YR-24HR	Ex. Outfall 1	48.5018	86975
100YR-24HR	Ex. Outfall 1	48.7518	86975
100YR-24HR	Ex. Outfall 1	49.0018	86975
100YR-24HR	Ex. Outfall 1	49.2518	86975
100YR-24HR	Ex. Outfall 1	49.5018	86975
100YR-24HR	Ex. Outfall 1	49.7518	86975
100YR-24HR	Ex. Outfall 1	50.0018	86975
100YR-24HR	Ex. Outfall 1	50.2518	86975
100YR-24HR	Ex. Outfall 1	50.5018	86975
100YR-24HR	Ex. Outfall 1	50.7518	86975
100YR-24HR	Ex. Outfall 1	51.0018	86975
100YR-24HR	Ex. Outfall 1	51.2518	86975
100YR-24HR	Ex. Outfall 1	51.5018	86975
100YR-24HR	Ex. Outfall 1	51.7518	86975
100YR-24HR	Ex. Outfall 1	52.0018	86975
100YR-24HR	Ex. Outfall 1	52.2518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	52.5018	86975
100YR-24HR	Ex. Outfall 1	52.7518	86975
100YR-24HR	Ex. Outfall 1	53.0018	86975
100YR-24HR	Ex. Outfall 1	53.2518	86975
100YR-24HR	Ex. Outfall 1	53.5018	86975
100YR-24HR	Ex. Outfall 1	53.7518	86975
100YR-24HR	Ex. Outfall 1	54.0018	86975
100YR-24HR	Ex. Outfall 1	54.2518	86975
100YR-24HR	Ex. Outfall 1	54.5018	86975
100YR-24HR	Ex. Outfall 1	54.7518	86975
100YR-24HR	Ex. Outfall 1	55.0018	86975
100YR-24HR	Ex. Outfall 1	55.2518	86975
100YR-24HR	Ex. Outfall 1	55.5018	86975
100YR-24HR	Ex. Outfall 1	55.7518	86975
100YR-24HR	Ex. Outfall 1	56.0018	86975
100YR-24HR	Ex. Outfall 1	56.2518	86975
100YR-24HR	Ex. Outfall 1	56.5018	86975
100YR-24HR	Ex. Outfall 1	56.7518	86975
100YR-24HR	Ex. Outfall 1	57.0018	86975
100YR-24HR	Ex. Outfall 1	57.2518	86975
100YR-24HR	Ex. Outfall 1	57.5018	86975
100YR-24HR	Ex. Outfall 1	57.7518	86975
100YR-24HR	Ex. Outfall 1	58.0018	86975
100YR-24HR	Ex. Outfall 1	58.2518	86975
100YR-24HR	Ex. Outfall 1	58.5018	86975
100YR-24HR	Ex. Outfall 1	58.7518	86975
100YR-24HR	Ex. Outfall 1	59.0018	86975
100YR-24HR	Ex. Outfall 1	59.2518	86975
100YR-24HR	Ex. Outfall 1	59.5018	86975
100YR-24HR	Ex. Outfall 1	59.7518	86975
100YR-24HR	Ex. Outfall 1	60.0018	86975
100YR-24HR	Ex. Outfall 1	60.2518	86975
100YR-24HR	Ex. Outfall 1	60.5018	86975
100YR-24HR	Ex. Outfall 1	60.7518	86975
100YR-24HR	Ex. Outfall 1	61.0018	86975
100YR-24HR	Ex. Outfall 1	61.2518	86975
100YR-24HR	Ex. Outfall 1	61.5018	86975
100YR-24HR	Ex. Outfall 1	61.7518	86975
100YR-24HR	Ex. Outfall 1	62.0018	86975
100YR-24HR	Ex. Outfall 1	62.2518	86975
100YR-24HR	Ex. Outfall 1	62.5018	86975
100YR-24HR	Ex. Outfall 1	62.7518	86975

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Ex. Outfall 1	63.0018	86975
100YR-24HR	Ex. Outfall 1	63.2518	86975
100YR-24HR	Ex. Outfall 1	63.5018	86975
100YR-24HR	Ex. Outfall 1	63.7518	86975
100YR-24HR	Ex. Outfall 1	64.0018	86975
100YR-24HR	Ex. Outfall 1	64.2518	86975
100YR-24HR	Ex. Outfall 1	64.5018	86975
100YR-24HR	Ex. Outfall 1	64.7518	86975
100YR-24HR	Ex. Outfall 1	65.0018	86975
100YR-24HR	Ex. Outfall 1	65.2518	86975
100YR-24HR	Ex. Outfall 1	65.5018	86975
100YR-24HR	Ex. Outfall 1	65.7518	86975
100YR-24HR	Ex. Outfall 1	66.0018	86975
100YR-24HR	Ex. Outfall 1	66.2518	86975
100YR-24HR	Ex. Outfall 1	66.5018	86975
100YR-24HR	Ex. Outfall 1	66.7518	86975
100YR-24HR	Ex. Outfall 1	67.0018	86975
100YR-24HR	Ex. Outfall 1	67.2518	86975
100YR-24HR	Ex. Outfall 1	67.5018	86975
100YR-24HR	Ex. Outfall 1	67.7518	86975
100YR-24HR	Ex. Outfall 1	68.0018	86975
100YR-24HR	Ex. Outfall 1	68.2518	86975
100YR-24HR	Ex. Outfall 1	68.5018	86975
100YR-24HR	Ex. Outfall 1	68.7518	86975
100YR-24HR	Ex. Outfall 1	69.0018	86975
100YR-24HR	Ex. Outfall 1	69.2518	86975
100YR-24HR	Ex. Outfall 1	69.5018	86975
100YR-24HR	Ex. Outfall 1	69.7518	86975
100YR-24HR	Ex. Outfall 1	70.0018	86975
100YR-24HR	Ex. Outfall 1	70.2518	86975
100YR-24HR	Ex. Outfall 1	70.5018	86975
100YR-24HR	Ex. Outfall 1	70.7518	86975
100YR-24HR	Ex. Outfall 1	71.0018	86975
100YR-24HR	Ex. Outfall 1	71.2518	86975
100YR-24HR	Ex. Outfall 1	71.5018	86975
100YR-24HR	Ex. Outfall 1	71.7518	86975
100YR-24HR	Ex. Outfall 1	72.0018	86975
100YR-24HR	Pr. Outfall	0.0000	0
100YR-24HR	Pr. Outfall		0
100YR-24HR	Pr. Outfall		0
100YR-24HR	Pr. Outfall		0
100YR-24HR	Pr. Outfall	1.0027	0

Pre-Development Total Discharge Volume

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	1.2527	0
100YR-24HR	Pr. Outfall	1.5027	0
100YR-24HR	Pr. Outfall	1.7527	0
100YR-24HR	Pr. Outfall	2.0027	0
100YR-24HR	Pr. Outfall	2.2527	0
100YR-24HR	Pr. Outfall	2.5027	0
100YR-24HR	Pr. Outfall	2.7527	0
100YR-24HR	Pr. Outfall	3.0027	0
100YR-24HR	Pr. Outfall	3.2527	0
100YR-24HR	Pr. Outfall	3.5027	0
100YR-24HR	Pr. Outfall	3.7527	0
100YR-24HR	Pr. Outfall	4.0027	0
100YR-24HR	Pr. Outfall	4.2527	0
100YR-24HR	Pr. Outfall	4.5027	0
100YR-24HR	Pr. Outfall	4.7527	0
100YR-24HR	Pr. Outfall	5.0027	0
100YR-24HR	Pr. Outfall	5.2527	0
100YR-24HR	Pr. Outfall	5.5027	0
100YR-24HR	Pr. Outfall	5.7527	0
100YR-24HR	Pr. Outfall	6.0027	0
100YR-24HR	Pr. Outfall	6.2527	0
100YR-24HR	Pr. Outfall	6.5027	0
100YR-24HR	Pr. Outfall	6.7527	0
100YR-24HR	Pr. Outfall	7.0027	0
100YR-24HR	Pr. Outfall	7.2527	0
100YR-24HR	Pr. Outfall	7.5027	0
100YR-24HR	Pr. Outfall	7.7527	0
100YR-24HR	Pr. Outfall	8.0027	0
100YR-24HR	Pr. Outfall	8.2527	0
100YR-24HR	Pr. Outfall	8.5027	0
100YR-24HR	Pr. Outfall	8.7527	0
100YR-24HR	Pr. Outfall	9.0007	0
100YR-24HR	Pr. Outfall	9.2503	0
100YR-24HR	Pr. Outfall	9.5039	0
100YR-24HR	Pr. Outfall	9.7520	0
100YR-24HR	Pr. Outfall	10.0033	0
100YR-24HR	Pr. Outfall	10.2506	0
100YR-24HR	Pr. Outfall	10.5009	0
100YR-24HR	Pr. Outfall	10.7507	0
100YR-24HR	Pr. Outfall	11.0008	0
100YR-24HR	Pr. Outfall	11.2505	0
100YR-24HR	Pr. Outfall	11.5012	0

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	11.7503	0
100YR-24HR	Pr. Outfall	12.0001	0
100YR-24HR	Pr. Outfall	12.2502	0
100YR-24HR	Pr. Outfall	12.5004	1
100YR-24HR	Pr. Outfall	12.7502	2888
100YR-24HR	Pr. Outfall	13.0021	9128
100YR-24HR	Pr. Outfall	13.2532	14931
100YR-24HR	Pr. Outfall	13.5038	19352
100YR-24HR	Pr. Outfall	13.7554	22688
100YR-24HR	Pr. Outfall	14.0028	25253
100YR-24HR	Pr. Outfall	14.2518	27384
100YR-24HR	Pr. Outfall	14.5018	29216
100YR-24HR	Pr. Outfall	14.7518	30834
100YR-24HR	Pr. Outfall	15.0018	32275
100YR-24HR	Pr. Outfall	15.2518	33574
100YR-24HR	Pr. Outfall	15.5018	34766
100YR-24HR	Pr. Outfall	15.7518	35877
100YR-24HR	Pr. Outfall	16.0018	36907
100YR-24HR	Pr. Outfall	16.2518	37865
100YR-24HR	Pr. Outfall	16.5018	38759
100YR-24HR	Pr. Outfall	16.7518	39599
100YR-24HR	Pr. Outfall	17.0018	40388
100YR-24HR	Pr. Outfall	17.2518	41134
100YR-24HR	Pr. Outfall	17.5018	41850
100YR-24HR	Pr. Outfall	17.7518	42545
100YR-24HR	Pr. Outfall	18.0018	43201
100YR-24HR	Pr. Outfall	18.2518	43814
100YR-24HR	Pr. Outfall	18.5018	44406
100YR-24HR	Pr. Outfall	18.7518	44988
100YR-24HR	Pr. Outfall	19.0018	45543
100YR-24HR	Pr. Outfall	19.2518	46066
100YR-24HR	Pr. Outfall	19.5018	46572
100YR-24HR	Pr. Outfall	19.7518	47074
100YR-24HR	Pr. Outfall	20.0018	47565
100YR-24HR	Pr. Outfall	20.2518	48040
100YR-24HR	Pr. Outfall	20.5018	48491
100YR-24HR	Pr. Outfall	20.7518	48914
100YR-24HR	Pr. Outfall	21.0018	49316
100YR-24HR	Pr. Outfall	21.2518	49700
100YR-24HR	Pr. Outfall	21.5018	50074
100YR-24HR	Pr. Outfall	21.7518	50441
100YR-24HR	Pr. Outfall	22.0018	50805

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	22.2518	51167
100YR-24HR	Pr. Outfall	22.5018	51529
100YR-24HR	Pr. Outfall	22.7518	51891
100YR-24HR	Pr. Outfall	23.0018	52243
100YR-24HR	Pr. Outfall	23.2518	52579
100YR-24HR	Pr. Outfall	23.5018	52900
100YR-24HR	Pr. Outfall	23.7518	53209
100YR-24HR	Pr. Outfall	24.0018	53497
100YR-24HR	Pr. Outfall	24.2518	53758
100YR-24HR	Pr. Outfall	24.5018	53948
100YR-24HR	Pr. Outfall	24.7518	54053
100YR-24HR	Pr. Outfall	25.0018	54094
100YR-24HR	Pr. Outfall	25.2518	54098
100YR-24HR	Pr. Outfall	25.5018	54098
100YR-24HR	Pr. Outfall	25.7518	54098
100YR-24HR	Pr. Outfall	26.0018	54098
100YR-24HR	Pr. Outfall	26.2518	54098
100YR-24HR	Pr. Outfall	26.5018	54098
100YR-24HR	Pr. Outfall	26.7518	54098
100YR-24HR	Pr. Outfall	27.0018	54098
100YR-24HR	Pr. Outfall	27.2518	54098
100YR-24HR	Pr. Outfall	27.5018	54098
100YR-24HR	Pr. Outfall	27.7518	54098
100YR-24HR	Pr. Outfall	28.0018	54098
100YR-24HR	Pr. Outfall	28.2518	54098
100YR-24HR	Pr. Outfall	28.5018	54098
100YR-24HR	Pr. Outfall	28.7518	54098
100YR-24HR	Pr. Outfall	29.0018	54098
100YR-24HR	Pr. Outfall	29.2518	54098
100YR-24HR	Pr. Outfall	29.5018	54098
100YR-24HR	Pr. Outfall	29.7518	54098
100YR-24HR	Pr. Outfall	30.0018	54098
100YR-24HR	Pr. Outfall	30.2518	54098
100YR-24HR	Pr. Outfall	30.5018	54098
100YR-24HR	Pr. Outfall	30.7518	54098
100YR-24HR	Pr. Outfall	31.0018	54098
100YR-24HR	Pr. Outfall	31.2518	54098
100YR-24HR	Pr. Outfall	31.5018	54098
100YR-24HR	Pr. Outfall	31.7518	54098
100YR-24HR	Pr. Outfall	32.0018	54098
100YR-24HR	Pr. Outfall	32.2518	54098
100YR-24HR	Pr. Outfall	32.5018	54098

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	32.7518	54098
100YR-24HR	Pr. Outfall	33.0018	54098
100YR-24HR	Pr. Outfall	33.2518	54098
100YR-24HR	Pr. Outfall	33.5018	54098
100YR-24HR	Pr. Outfall	33.7518	54098
100YR-24HR	Pr. Outfall	34.0018	54098
100YR-24HR	Pr. Outfall	34.2518	54098
100YR-24HR	Pr. Outfall	34.5018	54098
100YR-24HR	Pr. Outfall	34.7518	54098
100YR-24HR	Pr. Outfall	35.0018	54098
100YR-24HR	Pr. Outfall	35.2518	54098
100YR-24HR	Pr. Outfall	35.5018	54098
100YR-24HR	Pr. Outfall	35.7518	54098
100YR-24HR	Pr. Outfall	36.0018	54098
100YR-24HR	Pr. Outfall	36.2518	54098
100YR-24HR	Pr. Outfall	36.5018	54098
100YR-24HR	Pr. Outfall	36.7518	54098
100YR-24HR	Pr. Outfall	37.0018	54098
100YR-24HR	Pr. Outfall	37.2518	54098
100YR-24HR	Pr. Outfall	37.5018	54098
100YR-24HR	Pr. Outfall	37.7518	54098
100YR-24HR	Pr. Outfall	38.0018	54098
100YR-24HR	Pr. Outfall	38.2518	54098
100YR-24HR	Pr. Outfall	38.5018	54098
100YR-24HR	Pr. Outfall	38.7518	54098
100YR-24HR	Pr. Outfall	39.0018	54098
100YR-24HR	Pr. Outfall	39.2518	54098
100YR-24HR	Pr. Outfall	39.5018	54098
100YR-24HR	Pr. Outfall	39.7518	54098
100YR-24HR	Pr. Outfall	40.0018	54098
100YR-24HR	Pr. Outfall	40.2518	54098
100YR-24HR	Pr. Outfall	40.5018	54098
100YR-24HR	Pr. Outfall	40.7518	54098
100YR-24HR	Pr. Outfall	41.0018	54098
100YR-24HR	Pr. Outfall	41.2518	54098
100YR-24HR	Pr. Outfall	41.5018	54098
100YR-24HR	Pr. Outfall	41.7518	54098
100YR-24HR	Pr. Outfall	42.0018	54098
100YR-24HR	Pr. Outfall	42.2518	54098
100YR-24HR	Pr. Outfall	42.5018	54098
100YR-24HR	Pr. Outfall	42.7518	54098
100YR-24HR	Pr. Outfall	43.0018	54098

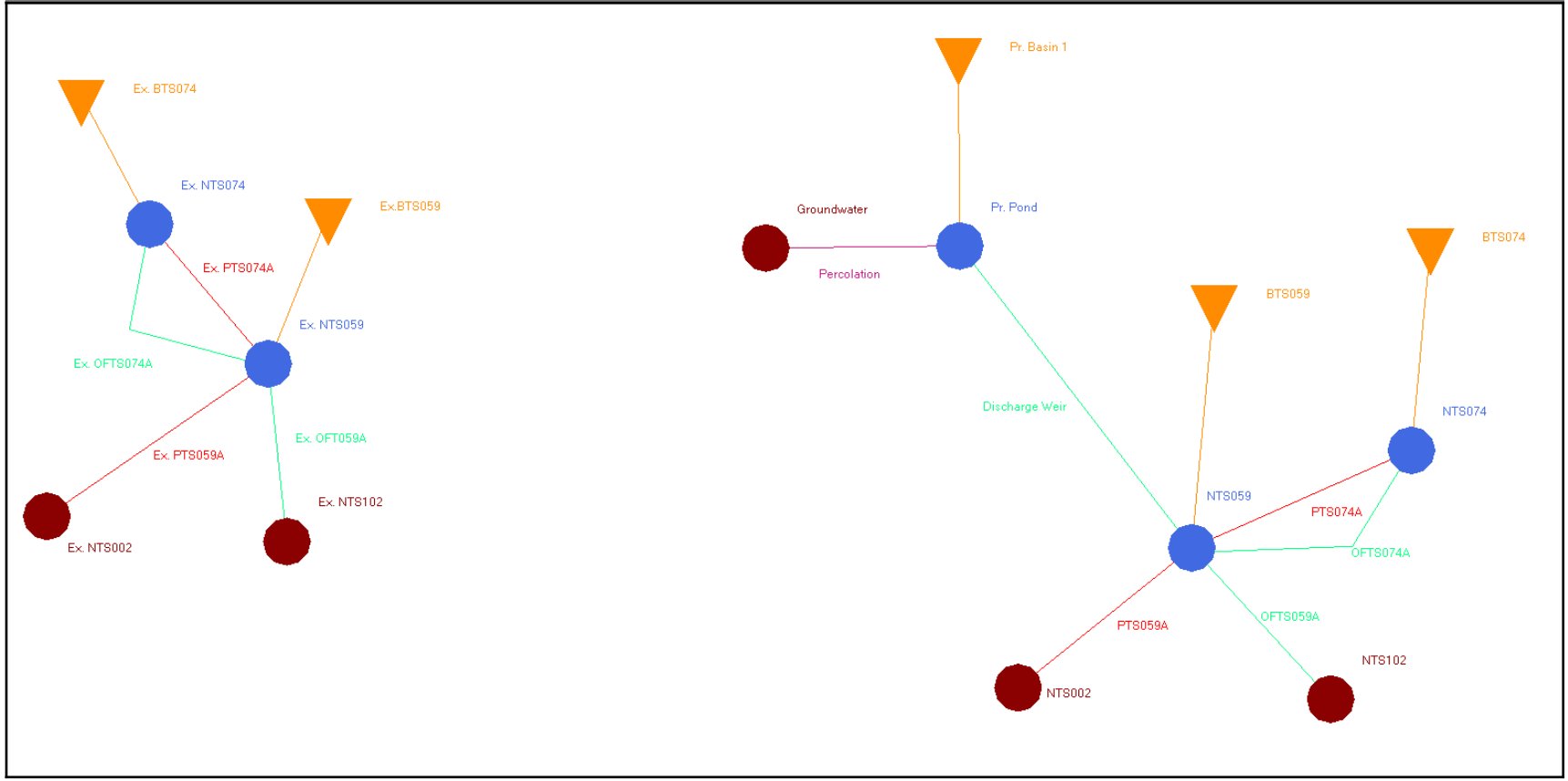
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	43.2518	54098
100YR-24HR	Pr. Outfall	43.5018	54098
100YR-24HR	Pr. Outfall	43.7518	54098
100YR-24HR	Pr. Outfall	44.0018	54098
100YR-24HR	Pr. Outfall	44.2518	54098
100YR-24HR	Pr. Outfall	44.5018	54098
100YR-24HR	Pr. Outfall	44.7518	54098
100YR-24HR	Pr. Outfall	45.0018	54098
100YR-24HR	Pr. Outfall	45.2518	54098
100YR-24HR	Pr. Outfall	45.5018	54098
100YR-24HR	Pr. Outfall	45.7518	54098
100YR-24HR	Pr. Outfall	46.0018	54098
100YR-24HR	Pr. Outfall	46.2518	54098
100YR-24HR	Pr. Outfall	46.5018	54098
100YR-24HR	Pr. Outfall	46.7518	54098
100YR-24HR	Pr. Outfall	47.0018	54098
100YR-24HR	Pr. Outfall	47.2518	54098
100YR-24HR	Pr. Outfall	47.5018	54098
100YR-24HR	Pr. Outfall	47.7518	54098
100YR-24HR	Pr. Outfall	48.0018	54098
100YR-24HR	Pr. Outfall	48.2518	54098
100YR-24HR	Pr. Outfall	48.5018	54098
100YR-24HR	Pr. Outfall	48.7518	54098
100YR-24HR	Pr. Outfall	49.0018	54098
100YR-24HR	Pr. Outfall	49.2518	54098
100YR-24HR	Pr. Outfall	49.5018	54098
100YR-24HR	Pr. Outfall	49.7518	54098
100YR-24HR	Pr. Outfall	50.0018	54098
100YR-24HR	Pr. Outfall	50.2518	54098
100YR-24HR	Pr. Outfall	50.5018	54098
100YR-24HR	Pr. Outfall	50.7518	54098
100YR-24HR	Pr. Outfall	51.0018	54098
100YR-24HR	Pr. Outfall	51.2518	54098
100YR-24HR	Pr. Outfall	51.5018	54098
100YR-24HR	Pr. Outfall	51.7518	54098
100YR-24HR	Pr. Outfall	52.0018	54098
100YR-24HR	Pr. Outfall	52.2518	54098
100YR-24HR	Pr. Outfall	52.5018	54098
100YR-24HR	Pr. Outfall	52.7518	54098
100YR-24HR	Pr. Outfall	53.0018	54098
100YR-24HR	Pr. Outfall	53.2518	54098
100YR-24HR	Pr. Outfall	53.5018	54098

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	53.7518	54098
100YR-24HR	Pr. Outfall	54.0018	54098
100YR-24HR	Pr. Outfall	54.2518	54098
100YR-24HR	Pr. Outfall	54.5018	54098
100YR-24HR	Pr. Outfall	54.7518	54098
100YR-24HR	Pr. Outfall	55.0018	54098
100YR-24HR	Pr. Outfall	55.2518	54098
100YR-24HR	Pr. Outfall	55.5018	54098
100YR-24HR	Pr. Outfall	55.7518	54098
100YR-24HR	Pr. Outfall	56.0018	54098
100YR-24HR	Pr. Outfall	56.2518	54098
100YR-24HR	Pr. Outfall	56.5018	54098
100YR-24HR	Pr. Outfall	56.7518	54098
100YR-24HR	Pr. Outfall	57.0018	54098
100YR-24HR	Pr. Outfall	57.2518	54098
100YR-24HR	Pr. Outfall	57.5018	54098
100YR-24HR	Pr. Outfall	57.7518	54098
100YR-24HR	Pr. Outfall	58.0018	54098
100YR-24HR	Pr. Outfall	58.2518	54098
100YR-24HR	Pr. Outfall	58.5018	54098
100YR-24HR	Pr. Outfall	58.7518	54098
100YR-24HR	Pr. Outfall	59.0018	54098
100YR-24HR	Pr. Outfall	59.2518	54098
100YR-24HR	Pr. Outfall	59.5018	54098
100YR-24HR	Pr. Outfall	59.7518	54098
100YR-24HR	Pr. Outfall	60.0018	54098
100YR-24HR	Pr. Outfall	60.2518	54098
100YR-24HR	Pr. Outfall	60.5018	54098
100YR-24HR	Pr. Outfall	60.7518	54098
100YR-24HR	Pr. Outfall	61.0018	54098
100YR-24HR	Pr. Outfall	61.2518	54098
100YR-24HR	Pr. Outfall	61.5018	54098
100YR-24HR	Pr. Outfall	61.7518	54098
100YR-24HR	Pr. Outfall	62.0018	54098
100YR-24HR	Pr. Outfall	62.2518	54098
100YR-24HR	Pr. Outfall	62.5018	54098
100YR-24HR	Pr. Outfall	62.7518	54098
100YR-24HR	Pr. Outfall	63.0018	54098
100YR-24HR	Pr. Outfall	63.2518	54098
100YR-24HR	Pr. Outfall	63.5018	54098
100YR-24HR	Pr. Outfall	63.7518	54098
100YR-24HR	Pr. Outfall	64.0018	54098

Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]
100YR-24HR	Pr. Outfall	64.2518	54098
100YR-24HR	Pr. Outfall	64.5018	54098
100YR-24HR	Pr. Outfall	64.7518	54098
100YR-24HR	Pr. Outfall	65.0018	54098
100YR-24HR	Pr. Outfall	65.2518	54098
100YR-24HR	Pr. Outfall	65.5018	54098
100YR-24HR	Pr. Outfall	65.7518	54098
100YR-24HR	Pr. Outfall	66.0018	54098
100YR-24HR	Pr. Outfall	66.2518	54098
100YR-24HR	Pr. Outfall	66.5018	54098
100YR-24HR	Pr. Outfall	66.7518	54098
100YR-24HR	Pr. Outfall	67.0018	54098
100YR-24HR	Pr. Outfall	67.2518	54098
100YR-24HR	Pr. Outfall	67.5018	54098
100YR-24HR	Pr. Outfall	67.7518	54098
100YR-24HR	Pr. Outfall	68.0018	54098
100YR-24HR	Pr. Outfall	68.2518	54098
100YR-24HR	Pr. Outfall	68.5018	54098
100YR-24HR	Pr. Outfall	68.7518	54098
100YR-24HR	Pr. Outfall	69.0018	54098
100YR-24HR	Pr. Outfall	69.2518	54098
100YR-24HR	Pr. Outfall	69.5018	54098
100YR-24HR	Pr. Outfall	69.7518	54098
100YR-24HR	Pr. Outfall	70.0018	54098
100YR-24HR	Pr. Outfall	70.2518	54098
100YR-24HR	Pr. Outfall	70.5018	54098
100YR-24HR	Pr. Outfall	70.7518	54098
100YR-24HR	Pr. Outfall	71.0018	54098
100YR-24HR	Pr. Outfall	71.2518	54098
100YR-24HR	Pr. Outfall	71.5018	54098
100YR-24HR	Pr. Outfall	71.7518	54098
100YR-24HR	Pr. Outfall	72.0018	54098

Post-Development Total Discharge Volume

Background Image: Node Map



Simulation: Design100

Scenario: Scenario1
Run Date/Time: 1/13/2025 4:36:17 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		5.1210

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain: Global

		Opt:	
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	12.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	1000 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: Design100_3D

Scenario: Scenario1
Run Date/Time: 1/8/2025 11:41:54 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	150.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		5.1210

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	15.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	1000 ft2
		Energy Switch (1D):	Energy

Comment:

Simple Basin: BTS059

Scenario:	Scenario1
Node:	NTS059
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	25.2100 ac
Curve Number:	51.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: BTS074

Scenario:	Scenario1
Node:	NTS074
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	12.0000 ac
Curve Number:	53.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Ex. BTS074

Scenario:	Scenario1
Node:	Ex. NTS074
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	12.0000 ac
Curve Number:	53.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Ex.BTS059

Scenario:	Scenario1
Node:	Ex. NTS059
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	29.1100 ac
Curve Number:	50.7
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pr. Basin 1

Scenario:	Scenario1
Node:	Pr. Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	15.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	4.6200 ac
Curve Number:	84.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Ex. NTS002

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	5.90 ft
Warning Stage:	8.15 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.90
0	0	0	1.0012	5.90
0	0	0	2.0011	5.90
0	0	0	3.0009	5.90
0	0	0	4.0007	5.90

Year	Month	Day	Hour	Stage [ft]
0	0	0	5.0005	5.90
0	0	0	6.0004	5.90
0	0	0	7.0002	5.90
0	0	0	8.0000	5.90
0	0	0	9.0012	5.90
0	0	0	10.0011	7.18
0	0	0	11.0009	7.66
0	0	0	12.0007	7.71
0	0	0	13.0005	7.62
0	0	0	14.0004	7.57
0	0	0	15.0002	7.56
0	0	0	16.0000	7.56
0	0	0	17.0012	7.46
0	0	0	18.0011	7.39
0	0	0	19.0009	7.37
0	0	0	20.0007	7.37
0	0	0	21.0005	7.33
0	0	0	22.0004	7.30
0	0	0	23.0002	7.28
0	0	0	24.0014	7.28
0	0	0	25.0012	7.31
0	0	0	26.0011	7.33
0	0	0	27.0009	7.34
0	0	0	28.0007	7.34
0	0	0	29.0005	7.40
0	0	0	30.0004	7.44
0	0	0	31.0002	7.44
0	0	0	32.0014	7.44
0	0	0	33.0012	7.66
0	0	0	34.0011	7.76
0	0	0	35.0009	7.77
0	0	0	36.0007	7.77
0	0	0	37.0005	7.67
0	0	0	38.0004	7.61
0	0	0	39.0002	7.60
0	0	0	40.0000	7.60
0	0	0	41.0012	7.49
0	0	0	42.0011	7.42
0	0	0	43.0009	7.40
0	0	0	44.0007	7.40
0	0	0	45.0005	7.35
0	0	0	46.0004	7.31
0	0	0	47.0002	7.30
0	0	0	48.0000	7.30
0	0	0	49.0012	7.35
0	0	0	50.0011	7.39
0	0	0	51.0009	7.39
0	0	0	52.0007	7.39
0	0	0	53.0005	7.47

Year	Month	Day	Hour	Stage [ft]
0	0	0	54.0004	7.55
0	0	0	55.0002	7.64
0	0	0	56.0000	7.74
0	0	0	57.0012	7.96
0	0	0	58.0011	8.15
0	0	0	59.0009	8.21
0	0	0	60.0007	8.23
0	0	0	61.0005	8.24
0	0	0	62.0004	8.24
0	0	0	63.0002	8.24
0	0	0	64.0000	8.24
0	0	0	65.0012	8.24
0	0	0	66.0011	8.23
0	0	0	67.0009	8.22
0	0	0	68.0007	8.21
0	0	0	69.0005	8.20
0	0	0	70.0004	8.19
0	0	0	71.0002	8.18
0	0	0	72.0000	8.16

Comment:

Node: Ex. NTS059

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.40 ft
Warning Stage: 9.35 ft

Stage [ft]	Area [ac]	Area [ft2]
2.86	0.0003	13
3.00	0.0020	87
3.50	0.4296	18713
4.00	1.3618	59320
4.50	1.9836	86406
5.00	2.4723	107693
5.50	3.1369	136643
6.00	3.6725	159974
6.50	4.1314	179964
7.00	4.6578	202894
7.50	5.2326	227932
8.00	5.8375	254282
8.50	6.4339	280261
9.00	7.1513	311511
9.50	7.9326	345544
10.00	8.4833	369533

Stage [ft]	Area [ac]	Area [ft2]
10.50	9.0007	392070
11.00	9.5678	416773
11.50	10.1488	442082
12.00	10.7029	466218
12.50	11.2074	488194
13.00	11.6707	508376
13.50	12.0889	526592
14.00	12.5218	545450
14.50	12.9389	563618
15.00	13.5128	588618
15.50	14.2866	622324
16.00	14.8323	646095
16.50	15.2557	664538
17.00	15.6887	683400
17.50	16.2157	706356
18.00	16.7499	729626
18.50	17.2680	752194
19.00	17.8951	779511
19.50	18.6213	811144
20.00	19.3812	844245
20.50	20.1736	878762
21.00	21.1044	919308
21.50	21.8641	952400
22.00	22.4989	980052
22.50	23.0570	1004363
23.00	23.6173	1028770
23.50	24.1030	1049927
24.00	24.4931	1066919
24.50	24.9053	1084875
25.00	25.2485	1099825
25.50	25.5373	1112405
26.00	25.8662	1126732
26.50	26.1339	1138393
27.00	26.4301	1151295
27.50	26.6652	1161536
28.00	26.9690	1174770
28.50	27.1952	1184623
29.00	27.5076	1198231
29.50	27.7164	1207326
30.00	27.9346	1216831
30.50	28.1401	1225783
31.00	28.3025	1232857
31.50	28.4838	1240754
32.00	28.6491	1247955
32.50	28.8364	1256114
33.00	28.9873	1262687
33.50	29.0866	1267012
34.00	29.1144	1268223
34.50	29.1144	1268223

Comment:

Node: Ex. NTS074

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 11.15 ft

Stage [ft]	Area [ac]	Area [ft2]
5.21	0.0001	4
5.50	0.0661	2879
6.00	0.2202	9592
6.50	0.3029	13194
7.00	0.3406	14837
7.50	0.3634	15830
8.00	0.3805	16575
8.50	0.3927	17106
9.00	0.4053	17655
9.50	0.4144	18051
10.00	0.4248	18504
10.50	0.4347	18936
11.00	0.4421	19258
11.50	0.4507	19632
12.00	0.4586	19977
12.50	0.4685	20408
13.00	0.4778	20813
13.50	0.5036	21937
14.00	0.5475	23849
14.50	0.6537	28475
15.00	0.8108	35318
15.50	1.0643	46361
16.00	1.3130	57194
16.50	1.6172	70445
17.00	1.9568	85238
17.50	2.3023	100288
18.00	2.6047	113461
18.50	2.8758	125270
19.00	3.1523	137314
19.50	3.3607	146392
20.00	3.6461	158824
20.50	4.0229	175238
21.00	4.4991	195981
21.50	5.2512	228742
22.00	6.1158	266404
22.50	7.0301	306231

Stage [ft]	Area [ac]	Area [ft2]
23.00	8.1434	354727
23.50	9.0041	392219
24.00	9.6402	419927
24.50	10.0019	435683
25.00	10.3267	449831
25.50	10.6299	463038
26.00	10.8805	473955
26.50	11.0497	481325
27.00	11.1556	485938
27.50	11.3008	492263
28.00	11.5411	502730
28.50	11.5855	504664
29.00	11.6222	506263
29.50	11.6591	507870
30.00	11.6866	509068
30.50	11.7203	510536
31.00	11.7586	512205
31.50	11.7948	513781
32.00	11.8538	516352
32.50	11.8982	518286
33.00	11.9674	521300
33.50	11.9995	522698
34.00	11.9995	522698

Comment:

Node: Ex. NTS102

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.10 ft
Warning Stage: 6.35 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	4.10
0	0	0	1.0012	4.10
0	0	0	2.0011	4.10
0	0	0	3.0009	4.10
0	0	0	4.0007	4.10
0	0	0	5.0005	4.12
0	0	0	6.0004	4.14
0	0	0	7.0002	4.15
0	0	0	8.0000	4.16
0	0	0	9.0012	4.22
0	0	0	10.0011	4.28

Year	Month	Day	Hour	Stage [ft]
0	0	0	11.0009	4.31
0	0	0	12.0007	4.33
0	0	0	13.0005	4.31
0	0	0	14.0004	4.29
0	0	0	15.0002	4.28
0	0	0	16.0000	4.28
0	0	0	17.0012	4.25
0	0	0	18.0011	4.22
0	0	0	19.0009	4.21
0	0	0	20.0007	4.20
0	0	0	21.0005	4.19
0	0	0	22.0004	4.17
0	0	0	23.0002	4.17
0	0	0	24.0014	4.16
0	0	0	25.0012	4.16
0	0	0	26.0011	4.17
0	0	0	27.0009	4.17
0	0	0	28.0007	4.17
0	0	0	29.0005	4.19
0	0	0	30.0004	4.20
0	0	0	31.0002	4.21
0	0	0	32.0014	4.21
0	0	0	33.0012	4.28
0	0	0	34.0011	4.34
0	0	0	35.0009	4.37
0	0	0	36.0007	4.43
0	0	0	37.0005	4.47
0	0	0	38.0004	4.48
0	0	0	39.0002	4.50
0	0	0	40.0000	4.54
0	0	0	41.0012	4.54
0	0	0	42.0011	4.52
0	0	0	43.0009	4.52
0	0	0	44.0007	4.54
0	0	0	45.0005	4.55
0	0	0	46.0004	4.56
0	0	0	47.0002	4.57
0	0	0	48.0000	4.59
0	0	0	49.0012	4.62
0	0	0	50.0011	4.66
0	0	0	51.0009	4.69
0	0	0	52.0007	4.72
0	0	0	53.0005	4.78
0	0	0	54.0004	4.85
0	0	0	55.0002	4.91
0	0	0	56.0000	4.97
0	0	0	57.0012	5.17
0	0	0	58.0011	5.44
0	0	0	59.0009	5.68

Year	Month	Day	Hour	Stage [ft]
0	0	0	60.0007	5.91
0	0	0	61.0005	6.05
0	0	0	62.0004	6.14
0	0	0	63.0002	6.24
0	0	0	64.0000	6.34
0	0	0	65.0012	6.41
0	0	0	66.0011	6.48
0	0	0	67.0009	6.58
0	0	0	68.0007	6.70
0	0	0	69.0005	6.79
0	0	0	70.0004	6.86
0	0	0	71.0002	6.92
0	0	0	72.0000	6.97

Comment:

Node: Groundwater

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 7.80 ft
Warning Stage: 100.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	7.80
0	0	0	30.0000	7.80

Comment:

Node: NTS002

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.90 ft
Warning Stage: 8.15 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.90
0	0	0	1.0012	5.90
0	0	0	2.0011	5.90
0	0	0	3.0009	5.90
0	0	0	4.0007	5.90

Year	Month	Day	Hour	Stage [ft]
0	0	0	5.0005	5.90
0	0	0	6.0004	5.90
0	0	0	7.0002	5.90
0	0	0	8.0000	5.90
0	0	0	9.0012	5.90
0	0	0	10.0011	7.18
0	0	0	11.0009	7.66
0	0	0	12.0007	7.71
0	0	0	13.0005	7.62
0	0	0	14.0004	7.57
0	0	0	15.0002	7.56
0	0	0	16.0000	7.56
0	0	0	17.0012	7.46
0	0	0	18.0011	7.39
0	0	0	19.0009	7.37
0	0	0	20.0007	7.37
0	0	0	21.0005	7.33
0	0	0	22.0004	7.30
0	0	0	23.0002	7.28
0	0	0	24.0014	7.28
0	0	0	25.0012	7.31
0	0	0	26.0011	7.33
0	0	0	27.0009	7.34
0	0	0	28.0007	7.34
0	0	0	29.0005	7.40
0	0	0	30.0004	7.44
0	0	0	31.0002	7.44
0	0	0	32.0014	7.44
0	0	0	33.0012	7.66
0	0	0	34.0011	7.76
0	0	0	35.0009	7.77
0	0	0	36.0007	7.77
0	0	0	37.0005	7.67
0	0	0	38.0004	7.61
0	0	0	39.0002	7.60
0	0	0	40.0000	7.60
0	0	0	41.0012	7.49
0	0	0	42.0011	7.42
0	0	0	43.0009	7.40
0	0	0	44.0007	7.40
0	0	0	45.0005	7.35
0	0	0	46.0004	7.31
0	0	0	47.0002	7.30
0	0	0	48.0000	7.30
0	0	0	49.0012	7.35
0	0	0	50.0011	7.39
0	0	0	51.0009	7.39
0	0	0	52.0007	7.39
0	0	0	53.0005	7.47

Year	Month	Day	Hour	Stage [ft]
0	0	0	54.0004	7.55
0	0	0	55.0002	7.64
0	0	0	56.0000	7.74
0	0	0	57.0012	7.96
0	0	0	58.0011	8.15
0	0	0	59.0009	8.21
0	0	0	60.0007	8.23
0	0	0	61.0005	8.24
0	0	0	62.0004	8.24
0	0	0	63.0002	8.24
0	0	0	64.0000	8.24
0	0	0	65.0012	8.24
0	0	0	66.0011	8.23
0	0	0	67.0009	8.22
0	0	0	68.0007	8.21
0	0	0	69.0005	8.20
0	0	0	70.0004	8.19
0	0	0	71.0002	8.18
0	0	0	72.0000	8.16

Comment:

Node: NTS059

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 3.40 ft
Warning Stage: 9.35 ft

Stage [ft]	Area [ac]	Area [ft2]
2.86	0.0003	13
3.00	0.0020	87
3.50	0.4296	18713
4.00	1.3618	59320
4.50	1.9836	86406
5.00	2.4723	107693
5.50	3.1369	136643
6.00	3.6725	159974
6.50	4.1314	179964
7.00	4.6578	202894
7.50	5.2326	227932
8.00	5.8375	254282
8.50	6.4339	280261
9.00	7.1513	311511
9.50	7.9326	345544
10.00	8.4833	369533

Stage [ft]	Area [ac]	Area [ft2]
10.50	9.0007	392070
11.00	9.5678	416773
11.50	10.1488	442082
12.00	10.7029	466218
12.50	11.2074	488194
13.00	11.6707	508376
13.50	12.0889	526592
14.00	12.5218	545450
14.50	12.9389	563618
15.00	13.5128	588618
15.50	14.2866	622324
16.00	14.8323	646095
16.50	15.2557	664538
17.00	15.6887	683400
17.50	16.2157	706356
18.00	16.7499	729626
18.50	17.2680	752194
19.00	17.8951	779511
19.50	18.6213	811144
20.00	19.3812	844245
20.50	20.1736	878762
21.00	21.1044	919308
21.50	21.8641	952400
22.00	22.4989	980052
22.50	23.0570	1004363
23.00	23.6173	1028770
23.50	24.1030	1049927
24.00	24.4931	1066919
24.50	24.9053	1084875
25.00	25.2485	1099825
25.50	25.5373	1112405
26.00	25.8662	1126732
26.50	26.1339	1138393
27.00	26.4301	1151295
27.50	26.6652	1161536
28.00	26.9690	1174770
28.50	27.1952	1184623
29.00	27.5076	1198231
29.50	27.7164	1207326
30.00	27.9346	1216831
30.50	28.1401	1225783
31.00	28.3025	1232857
31.50	28.4838	1240754
32.00	28.6491	1247955
32.50	28.8364	1256114
33.00	28.9873	1262687
33.50	29.0866	1267012
34.00	29.1144	1268223
34.50	29.1144	1268223

Comment:

Node: NTS074

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 11.15 ft

Stage [ft]	Area [ac]	Area [ft2]
5.21	0.0001	4
5.50	0.0661	2879
6.00	0.2202	9592
6.50	0.3029	13194
7.00	0.3406	14837
7.50	0.3634	15830
8.00	0.3805	16575
8.50	0.3927	17106
9.00	0.4053	17655
9.50	0.4144	18051
10.00	0.4248	18504
10.50	0.4347	18936
11.00	0.4421	19258
11.50	0.4507	19632
12.00	0.4586	19977
12.50	0.4685	20408
13.00	0.4778	20813
13.50	0.5036	21937
14.00	0.5475	23849
14.50	0.6537	28475
15.00	0.8108	35318
15.50	1.0643	46361
16.00	1.3130	57194
16.50	1.6172	70445
17.00	1.9568	85238
17.50	2.3023	100288
18.00	2.6047	113461
18.50	2.8758	125270
19.00	3.1523	137314
19.50	3.3607	146392
20.00	3.6461	158824
20.50	4.0229	175238
21.00	4.4991	195981
21.50	5.2512	228742
22.00	6.1158	266404
22.50	7.0301	306231

Stage [ft]	Area [ac]	Area [ft2]
23.00	8.1434	354727
23.50	9.0041	392219
24.00	9.6402	419927
24.50	10.0019	435683
25.00	10.3267	449831
25.50	10.6299	463038
26.00	10.8805	473955
26.50	11.0497	481325
27.00	11.1556	485938
27.50	11.3008	492263
28.00	11.5411	502730
28.50	11.5855	504664
29.00	11.6222	506263
29.50	11.6591	507870
30.00	11.6866	509068
30.50	11.7203	510536
31.00	11.7586	512205
31.50	11.7948	513781
32.00	11.8538	516352
32.50	11.8982	518286
33.00	11.9674	521300
33.50	11.9995	522698
34.00	11.9995	522698

Comment:

Node: NTS102

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 4.10 ft
Warning Stage: 6.35 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	4.10
0	0	0	1.0012	4.10
0	0	0	2.0011	4.10
0	0	0	3.0009	4.10
0	0	0	4.0007	4.10
0	0	0	5.0005	4.12
0	0	0	6.0004	4.14
0	0	0	7.0002	4.15
0	0	0	8.0000	4.16
0	0	0	9.0012	4.22
0	0	0	10.0011	4.28

Year	Month	Day	Hour	Stage [ft]
0	0	0	11.0009	4.31
0	0	0	12.0007	4.33
0	0	0	13.0005	4.31
0	0	0	14.0004	4.29
0	0	0	15.0002	4.28
0	0	0	16.0000	4.28
0	0	0	17.0012	4.25
0	0	0	18.0011	4.22
0	0	0	19.0009	4.21
0	0	0	20.0007	4.20
0	0	0	21.0005	4.19
0	0	0	22.0004	4.17
0	0	0	23.0002	4.17
0	0	0	24.0014	4.16
0	0	0	25.0012	4.16
0	0	0	26.0011	4.17
0	0	0	27.0009	4.17
0	0	0	28.0007	4.17
0	0	0	29.0005	4.19
0	0	0	30.0004	4.20
0	0	0	31.0002	4.21
0	0	0	32.0014	4.21
0	0	0	33.0012	4.28
0	0	0	34.0011	4.34
0	0	0	35.0009	4.37
0	0	0	36.0007	4.43
0	0	0	37.0005	4.47
0	0	0	38.0004	4.48
0	0	0	39.0002	4.50
0	0	0	40.0000	4.54
0	0	0	41.0012	4.54
0	0	0	42.0011	4.52
0	0	0	43.0009	4.52
0	0	0	44.0007	4.54
0	0	0	45.0005	4.55
0	0	0	46.0004	4.56
0	0	0	47.0002	4.57
0	0	0	48.0000	4.59
0	0	0	49.0012	4.62
0	0	0	50.0011	4.66
0	0	0	51.0009	4.69
0	0	0	52.0007	4.72
0	0	0	53.0005	4.78
0	0	0	54.0004	4.85
0	0	0	55.0002	4.91
0	0	0	56.0000	4.97
0	0	0	57.0012	5.17
0	0	0	58.0011	5.44
0	0	0	59.0009	5.68

Year	Month	Day	Hour	Stage [ft]
0	0	0	60.0007	5.91
0	0	0	61.0005	6.05
0	0	0	62.0004	6.14
0	0	0	63.0002	6.24
0	0	0	64.0000	6.34
0	0	0	65.0012	6.41
0	0	0	66.0011	6.48
0	0	0	67.0009	6.58
0	0	0	68.0007	6.70
0	0	0	69.0005	6.79
0	0	0	70.0004	6.86
0	0	0	71.0002	6.92
0	0	0	72.0000	6.97

Comment:

Node: Pr. Pond

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 9.80 ft
Warning Stage: 14.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.50	0.5640	24568
14.00	0.5430	23653
13.00	0.5030	21911
12.00	0.4640	20212
11.00	0.4260	18557
10.00	0.3900	16988
9.80	0.3830	16683

Comment:

Weir Link: Discharge Weir

Scenario: Scenario1
From Node: Pr. Pond
To Node: NTS059
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Rectangular
Invert: 13.56 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Control Elevation:	13.56 ft
Max Depth:	5.00 ft
Max Width:	10.00 ft
Fillet:	0.00 ft

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: Ex. OFT059A

Scenario:	Scenario1
From Node:	Ex. NTS059
To Node:	Ex. NTS102
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	10.94 ft
Control Elevation:	10.94 ft
Cross Section:	OFTS059A

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: Ex. OFTS074A

Scenario:	Scenario1
From Node:	Ex. NTS074
To Node:	Ex. NTS059
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	13.24 ft
Control Elevation:	13.24 ft
Cross Section:	OFTS074A

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Weir Link: OFTS059A

Scenario:	Scenario1
From Node:	NTS059

Bottom Clip

Default:	0.00 ft

To Node:	NTS102		
Link Count:	1	Op Table:	
Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Broad Crested Vertical	Default:	0.00 ft
Geometry Type:	Irregular	Op Table:	
Invert:	10.94 ft	Ref Node:	
Control Elevation:	10.94 ft	Discharge Coefficients	
Cross Section:	OFTS059A	Weir Default:	2.800
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Weir Link: OFTS074A

Scenario:	Scenario1	Bottom Clip	
From Node:	NTS074	Default:	0.00 ft
To Node:	NTS059	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Irregular	Ref Node:	
Invert:	13.24 ft	Discharge Coefficients	
Control Elevation:	13.24 ft	Weir Default:	2.800
Cross Section:	OFTS074A	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment:

Percolation Link: Percolation

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pr. Pond		
To Node:	Groundwater	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	618.00 ft
Flow Direction:	Both	Perimeter 2:	963.00 ft
Aquifer Base Elevation:	-2.20 ft	Perimeter 3:	1637.00 ft
Water Table Elevation:	7.80 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	100.00 ft
Horizontal Conductivity:	23.000 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	18.500 fpd	# of Cells P2 to P3:	10
Fillable Porosity:	0.250		
Layer Thickness:	2.00 ft		

Comment: 37 in/hr vertical conductivity & 46 in/hr horizontal conductivity per Geotech. Safety Factor of 2 used.

Pipe Link: Ex. PTS059A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	7.10 ft	Invert:	5.90 ft
From Node:	Ex. NTS059	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Ex. NTS002	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	61.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: Ex. PTS074A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	8.90 ft	Invert:	7.80 ft
From Node:	Ex. NTS074	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Ex. NTS059	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	85.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000
Comment:					

Pipe Link: PTS059A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	7.10 ft	Invert:	5.90 ft
From Node:	NTS059	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	NTS002	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	61.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			

Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Pipe Link: PTS074A		Upstream		Downstream	
Scenario:	Scenario1	Invert:	8.90 ft	Invert:	7.80 ft
From Node:	NTS074	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	NTS059	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0050 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	85.00 ft	Op Table:		Op Table:	
FHWA Code:	0	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Ex. NTS002	Design100	8.15	8.24	0.0018	4.81	3.77	0
Ex. NTS059	Design100	9.35	8.16	0.0009	87.01	4.81	262572
Ex. NTS074	Design100	11.15	12.05	0.0010	38.26	9.68	20018
Ex. NTS102	Design100	6.35	6.97	0.0004	0.00	0.00	0
Groundwater	Design100	100.00	7.80	0.0000	1.46	0.00	0
NTS002	Design100	8.15	8.24	0.0018	4.80	3.77	0
NTS059	Design100	9.35	8.16	0.0010	78.68	4.80	262572
NTS074	Design100	11.15	12.05	0.0010	38.26	9.68	20018
NTS102	Design100	6.35	6.97	0.0004	0.00	0.00	0
Pr. Pond	Design100	14.00	13.96	0.0008	26.42	8.31	23589

PART D – OTHER INFORMATION

- **Operations & Maintenance Instructions**
- **Geotechnical Engineering Services Report**

OPERATION AND MAINTENANCE INSTRUCTIONS

Stormwater Management Systems should be inspected on a routine basis to ensure that they are functioning properly. Inspections should be performed on a monthly and semi-annual basis following major storms. Systems that incorporate percolation are most critical since poor maintenance practices can soon render them ineffective. Records should be kept on all maintenance operations to help plan future work and identify facilities requiring attention.

Considerable damage, as well as loss of structures and effective use of the stormwater facilities can result from a failure to protect and maintain the drainage systems. Providing maintenance in a timely manner often saves costly repair jobs when the unusual storms occur.

Remember, the permits dictates that the system must be maintained, and that the owner is responsible for system maintenance.

A. GENERAL

Normal maintenance requirements are as follows:

a. Retention areas and swales should be mowed at regular intervals. All clippings should be picked up and any accumulated debris should be removed.

b. Sod should be routinely thatched.

c. The bottom area of dry basins should be periodically broken with a disk to maintain design percolation rate.

d. Sod cover on slopes and embankments should be inspected and repaired or replaced as necessary.

e. Periodically, following a storm event, the outfall structure should be inspected to check that the orifice or weir is not clogged and is flowing at a substantial rate.

f. The discharge pipe(s) should be visually inspected to determine if the pipe(s) require cleaning. All debris found in the pipe should be removed.

g. Inlet structures should be inspected after each storm. All debris accumulated in the sump or on the grate should be removed.

h. Outlets should be inspected for clogging and erosion.

i. Berms and other structures should be inspected for breaks. Repairs, if necessary, should be performed immediately.

B. CATCH BASINS

Catch basins should be inspected after major storms and should be cleaned as often as needed. Various techniques and equipment are available for maintenance of catch basins. Filter bags can be used in catch basins at street grade to reduce the frequency of cleaning catch basins and outfall pipes.

C. UNDERGROUND STORMWATER CHAMBERS

Underground Chambers should be inspected after major storms and should be cleaned as often as needed. Maintenance and cleaning are accomplished with a Water Jet Spray. The Water Jet Spray technique will allow a high-pressure water nozzle to be fed into a chamber as needed and then pulled back which will collect any sediment or trash to an accessible point at which debris may be removed. Keeping the main header pipe leading into the chambers clean and free of debris will keep maintenance to a minimum.

D. CONTROL STRUCTURES AND SUMPS

Conduct inspections of control structures and sumps quarterly or following significant storm events. During the rainy season (May through September), increase inspections to a monthly basis to ensure functionality and clear passage.

Focus Areas: Examine for debris, sedimentation, and structural integrity. Check that inlets and outlets are free from obstructions and that the flow of water is not impeded. If sediment accumulation exceeds 6 inches in the control structure or sump, immediate removal is required.

Removal Techniques: Employ vacuuming, pumping, or manual excavation to clear sediment. Prioritize methods that minimize disturbance to the surrounding environment and ensure effective removal of sediment. Regularly inspect inlet pipes for blockages or sediment build-up and clean as necessary to maintain proper function. Promptly address any identified structural defects or damages to control structures, sumps, and associated infrastructure. This includes repairing cracks, reinforcing weakened areas, and ensuring the stability of the structures.

Apply rip-rap to the sides and bottom of the sump to prevent erosion. Maintain side slopes at a 3:1 ratio to ensure stability and effectiveness of the erosion control measures.

Regular Maintenance Activities: Incorporate the maintenance of stormwater facilities as a key component of the overall maintenance plan for the development. This should include regular cleaning, inspection, and repair as part of the routine maintenance schedule. Keep detailed records of all inspections, maintenance activities, and repairs. This documentation should include dates of service, specific actions taken, and any observations of changes in the system's performance or condition.

The integrity and function of the stormwater facilities within this development are dependent on **Structures** functioning properly. These structures must be maintained and inspected as outlined above and must be included as a regular maintenance work effort as part of the overall maintenance activities for this development.

E. UNDERDRAINS AND EFFLUENT FILTERS (NOT APPLICABLE)

Underdrains and effluent filtration systems should be periodically inspected to assure that they are functioning as designed. Failure to effectively maintain these systems will result in insufficient drawdown of detained stormwater runoff after rainfall events. The filter media should be routinely inspected for accumulation of excess debris and silt. Debris should be removed immediately following storm events.

Effluent filters are designed such that all detained runoff should discharge from the basin within a 72-hour period. Observations should be made periodically to verify that the filter is passing the runoff within the design time frame. Runoff remaining in the basin longer than 24 hours is indicative of a clogged or silt laden filter. Should this event occur, the filter should be thoroughly backwashed with clean water to remove silt and other fines from the media. If backwashing does not remedy the situation, the media may need to be replaced. The owner should retain a qualified contractor and should consult with the engineer prior to replacing filter media.

F. DRY BOTTOM RETENTION SYSTEMS

The retention area must become dry within **72 hours** after a rainfall event. If the retention area is regularly wet, it is out of compliance with the permitted design, and the pond bottom must be scarified, or the bottom foot or so replaced with clean sands, to ensure that the permitted percolation rate is maintained.

G. LITTORAL ZONES (NOT APPLICABLE, For Wet Detention Systems only)

The littoral shelf shall be maintained as follows:

1. Wetland topsoil, containing a suitable seed source, shall be spread over the littoral zone from the control elevation out to the waterward extent of the shelf, with a minimum thickness of four inches.

2. Littoral vegetation will become established via natural recruitment.

3. All desirable vegetation that becomes established in the littoral area must be maintained.

4. Nuisance/invasive exotic species (e.g., cattails) should be removed periodically.

The owner should consult the water management district prior to undertaking this activity.

H. METHODS AND EQUIPMENT FOR SYSTEM MAINTENANCE

Various types of equipment are commercially available for maintenance of stormwater management systems. The most frequently used equipment and techniques are listed below:

1. Vacuum Pump

This device is normally used to remove sediment from sumps and pipes. The equipment for this system is generally mounted on a vehicle. It requires a 200 to 300 gallon (0.757 to 1.136 m ^3) holding tank and a vacuum pump that has a 10-inch (254 mm) diameter flexible hose with a serrated metal end for breaking up cake sediment. A two-man crew can clean a catch basin in 5 to 10 minutes. This system can remove stones, bricks, leaves, litter, and sediment deposits. Normal working depth is 0 to 20 feet (0 to 6 m).

2. Water Jet Spray

This equipment is generally mounted on a vehicle equipped with a high pressure pump and a 200 to 300 gallon (0.760 to 1.140 m ^3) water supply. A 3-inch (76 mm) flexible hose line with a metal nozzle directs jets of water to loosen debris in pipes or trenches. Normal length of hose is approximately 200 feet (61 m). This system should not be used to clean erodible trench walls.

3. Fire Hose Flushing

This equipment consists of various fittings that can be placed on the end of a fire hose such as rotating nozzles, rotating cutter, etc. When this equipment is dragged through a pipe, it can be effective in removing light material from walls.

4. Sewer Jet Flusher

Sewer jet flushers are usually truck-mounted and consists of a large water tank of at least 1000 gallons (3.785 m ^3), a triple action water pump capable of producing 1000 psi (6900 kN/m^2) or more pressure, a gasoline motor to run the pump, a hose reel large enough for 500 feet (153 m) of 1-inch (25 mm) inside diameter high pressure hose, and a hydraulic pump to operate the hose reel. In order to clean pipes properly, a minimum nozzle pressure of 600 psi (4140 kN/m ^2) is required. All material is flushed ahead of the nozzle by spray action. This extremely mobile machine can be used for cleaning areas with light grease problems, sand and gravel infiltration, and for general cleaning.

STORMWATER MANAGEMENT FACILITIES
OPERATION AND MAINTENANCE CHECKLIST

1. VEGETATION: (Structures and Drainage swales)

    a. Need for cutting and/or spraying
    b. Need for reseeding
    c. Need for fertilizing
    d. Evidence of grazing
    e. Evidence of motorbikes or other vehicles

2. FENCES:

    a. Loose or damaged posts
    b. Loose or broken wires
    c. Accumulated debris in fence
    d. Condition of gates

3. CONCRETE FLUMES & SPILLWAYS:

    a. Obstructions in spillway
    b. Condition of outlet and inlet structure
        1) Signs of seepage
        2) Separation of joints
        3) Cracks, breaks or deterioration of concrete
        4) Differential settlement
    c. Sediment level in relation to crest inlet structure
    d. Scour at outlet
    e. Condition of trash
    f. Berms / Levees
        1) Settlement
        2) Any breaks
        3) Erosion
    g. Condition of riprap
        1) Undermining
        2) Damage or deterioration

4. GATES OR VALVES: **NOT APPLICABLE**

    a. Damage or debris

5. RETENTION AREA:

    a. Undesirable vegetation growth
    b. Slash and other debris
    c. Berms
        1) Erosion / Breaks

2) Settlements

d. Levees
   1) Settlement
   2) Any breaks

e. Slope failure

f. Surface drainage
   1) Condition of open channels
   2) Catch basin condition
      a) Manholes
      b) Outlets

6. DIVERSION STRUCTURES:

a) Pipes, free-flowing, no obstructions
b) Entrance and exit scour
c) Settlement or breaks in diversion

7. FILL AREAS:

a. Settlement or cracking
b. Erosion
c. Slope failure
d. Rodent or wildlife damage

8. SWALES / CHANNELS:

a. Sedimentation
b. Bank cutting
c. Debris accumulation
d. Condition of riprap or other works of improvements
   1) Undermining
   2) Damage or deterioration
   3) Adjacent channel scouring
e. Adjacent property damage

9. STRUCTURE DRAINAGE SYSTEM:

a. Drainage outlet pipes
   1) clean or dirty water
   2) Pipes free-flowing, no obstructions
   3) Evidence of seepage
      a) Adjacent to pipes
      b) Lower 1/3 slope

b. Rock toe drains—**not applicable**
   1) Free draining into collection channels or catch basins
   2) Clean or dirty water

10. SAFETY HAZARDS:

The items to be checked at time of inspection may include above, but are not limited to those listed.

a. At grates (outfall control structures)
b. Outfall Pipes and structures and the connection point of under drain to control structures.

11. UNDERDRAIN AND/OR VAULT SYSTEMS:

a. Flush system yearly (minimum)
    1) Undo cleanout caps and flush
    2) Filter material
b. Observe system for inordinate amount of sand or normal accumulation of debris
c. Backwash system if sluggish (i.e. if bleeddown takes longer than 36 hours or every 5 years minimum)
d. Allocate monies for replacement of filter material every 15-20 years.

12. BIOFOULING:

a. Check system yearly (at minimum) for accumulation or growth.
    1) At grates (outfall control structures)
    2) Outfall Pipes and structures and the connection point of underdrain to control structures.

References

1. Sewer Maintenance Manual Prepared by Municipal Engineers Association of Ontario for Ministry of the Environment, Ontario, Canada, March 1974.

2. Smith, T.W., Peter, R.R., Smith, R.E., Shirley, E.C., "Infiltration Drainage of Highway Surface Water", Transportation Laboratory, California Department of Transportation, Research Report
M & R 632820-1, August, 1969.

MAINTENANCE SCHEDULE:

Standard Maintenance:

Repair undercut and eroded areas at inflow and outflow pipes.

Remove sediment, trash and debris, oil and grease from structures.

Semi-Annual:

Remove trash, debris, grass clippings, trees, and other large vegetation from the trench perimeter and dispose of properly.

Mow and trim vegetation to prevent establishment of woody vegetation.

Annual:

Clean out inlet/outlet structures and outfall control structure.

Remove grass clippings, leaves, and accumulated sediment from system area

Re-sod area to restore ground cover as needed.

October 24, 2023

D.R. Horton
5901 N. Honore Ave., Suite 250
Sarasota, FL 34243

Attn: Mr. Cameron Miller
Entitlements Manager

RE: Geotechnical Engineering Services Report
Disston Avenue Residential Development
Pinellas County, Florida
GCGE Project No.: 23-014

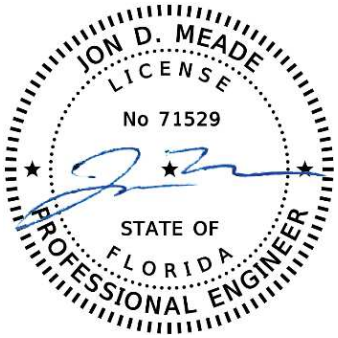
Mr. Miller:

Gulf Coast Geotechnical Engineering, LLC (GCGE) has completed geotechnical engineering services for the above referenced project. The results of our field exploration program and subsequent geotechnical recommendations are presented in this report.

GCGE appreciates the opportunity to be of service to D.R. Horton on this project. We look forward to working with you on future projects. If you have any questions or comments regarding this report, please contact GCGE at your earliest convenience.

Respectfully Submitted,

GCGE



Jon D. Meade, P.E.
Principal Geotechnical Engineer
Florida License No. 71529

This item has been digitally signed and sealed by **Jon D. Meade, P.E.** on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies. The official record of this report is the electronic file signed and sealed under Rule 61G15- 23.004, FAC.

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APPENDIX A

Boring Location Plan
Soil Profiles

APPENDIX B

Soil Standards for Basic Footers

PROJECT DESCRIPTION

Project Information

The project is located southeast of the intersection of S. Disston Avenue and Mango Street in Tarpon Springs, Florida. It is our understanding that D.R. Horton plans to build residential homes on approximately 4½ acres of vacant land. The scope of this proposal is intended to support the due diligence phase of this process and is preliminary in nature.

The site is heavily wooded and clearing operations were required to access the property with our truck-mounted drilling equipment.

This report has been prepared to provide preliminary geotechnical recommendations regarding site suitability for the construction of the residential community. Additional site-specific geotechnical services will be required prior to the anticipated residential construction, including HUD 79g exploration and testing requirements.

Scope of Services

The objective of our study was to obtain information concerning subsurface conditions at the site to in order to obtain data from which to base engineering estimates and recommendations in each of the following areas:

1. Feasibility of utilizing the *insitu* soils for support of the proposed structures using shallow foundations. Suitability of *insitu* soils for support of slab-on-grade.

2. General suitability of materials on-site for use as structural fill and general backfill. Recommendations for placement and compaction of approved fill materials.

3. General location and description of potentially deleterious materials discovered in the borings which may interfere with construction progress, pavement and structure performance, including existing fills or surficial organics.

4. Identification of groundwater levels; estimation of the Seasonal High Groundwater Table (SHGWT).

In order to meet the preceding objectives, we provided the following services:

1. Reviewed published soils and topographic information. This published information was obtained from the “Elfers, Florida” Quadrangle Map published by the United States Geological Survey (USGS) and the Web Soil Survey of Pinellas County, Florida, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

2. Executed a program of subsurface exploration consisting of borings, subsurface sampling and field testing. We performed a total of seven (7) Standard Penetration Test (SPT) borings to depths ranging from approximately 15 to 50 feet below existing grades throughout the property.

3. Visually classified the samples in the laboratory using the Unified Soil Classification System (USCS). Identified soil conditions at each boring location.

4. Collected groundwater level measurements and estimated the SHGWT.

5. Prepared this formal engineering report in accordance with the scope of services herein that summarizes the course of study pursued, the field data generated, subsurface conditions encountered and our engineering recommendations in each of the pertinent topic areas.

The scope of our services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

REVIEW OF PUBLISHED DATA

General Site Information

Based on the “Elfers, Florida” United States Geological Survey (USGS) Quadrangle Maps, the natural ground elevation at the project site ranges from approximately +5 to +25 feet National Geodetic Vertical Datum of 1929 (NGVD 29). The site generally slopes from higher elevations at the northern portion of the project to lower elevations at the southern portion of the project.

Based on a review of the “Potentiometric Surface of the Upper Floridan Aquifer in Florida” map published by the USGS, the potentiometric surface elevation of the upper Floridan Aquifer in the project vicinity is approximately +5 feet NGVD29. As indicated in above paragraph, the ground surface elevation at the project site is approximately +5 to +25 feet.

The SPT borings at the project site did not encounter artesian flow conditions during the field exploration program.

Pinellas County Web Soil Survey

Based on a review of the Pinellas County Soil Survey published by the USDA NRCS, it appears there is one (1) primary soil-mapping unit noted. The general soil description is presented in the following subsection, as described in the Soil Survey.

Astatula Soils and Urban Land, 0 to 5 Percent Slopes (Unit 4)

The Astatula component makes up 50 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges and hills on marine terraces. The parent material consists of eolian or sandy marine deposits. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no seasonal zone of water saturation in the upper 6 feet.

The Web Soil Survey does not provide soil and groundwater information for Urban Land.

It should be noted that information contained in the USDA/NRCS Web Soil Survey may not be reflective of current subsurface conditions, particularly if recent development in the project vicinity has modified existing soils or surface/subsurface drainage.

SUBSURFACE CONDITIONS

The subsurface conditions were explored using seven (7) SPT borings performed to depths ranging from approximately 15 to 50 feet below the existing grades. The borings were located in the field by a representative of GCGE using the site plan provided by D.R. Horton and from the recorded coordinates from our hand-held Global Positioning System (GPS) devices. The approximate boring locations are presented in **Appendix A**. If accurate determination of the boring locations and elevations are required then GCGE recommends the boring locations be survey located by the project surveyor.

The SPT borings were performed with the use of a drill rig using Bentonite Mud drilling procedures utilizing an Automatic Hammer. The soil sampling was performed in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586 titled “Penetration Test and Split-Barrel Sampling of Soils.” SPT resistance N-values were continuously to 10 feet. The soil samples were classified in the field and transported to our laboratory for review.

The soil strata encountered in the borings performed at the proposed development site are summarized in the following table:

Stratum Number	Soil Description	USCS Symbol
1	Pale Brown to Brown to Gray Fine SAND to SAND with Silt	SP, SP-SM
2	Pale Brown Silty to Silty-Clayey SAND	SM, SM-SC
3	Highly Weathered LIMESTONE	---
4	Black Organic SAND	PT

The subsurface soil stratification is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles included in **Appendix A** should be reviewed for specific information at individual boring locations. These profiles include soil descriptions, stratifications and penetration resistances. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

Groundwater Information

The water level was encountered in boring B-7 at a depth of 3 feet below existing grades during our field explorations. The water level was not apparent in borings B-1 through B-6 due to the introduction of drilling fluid at a depth of 10 feet. It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded in rainy seasons.

The SHGWT at boring B-7 is estimated to be above existing grades. This estimate is based on drier than normal seasonal conditions, the vegetation encountered, as well as indications of ponding seen in aerial photographs. If an accurate SHGWT estimate is required in this portion of the site, a project biologist should be consulted.

The SHGWT levels at Boring Locations B-1 through B-6 are anticipated to be greater than 6 feet below the existing ground surface.

EVALUATION AND RECOMMENDATIONS

General

Based on our understanding of the typical loading conditions for one to two story residential structures the foundations and floor slab may bear on imported approved fill or on the soils encountered in the borings when improved according to our recommendations below. The results of the borings generally indicate that the soils will provide adequate support for lightly loaded shallow foundation systems when prepared in accordance with the recommendations provided herein.

The building pads and pavement areas for the proposed development will require proper site preparation before development. Our recommendations for site preparation, foundation design criteria, settlement, floor slabs and construction considerations are presented in the following report sections.

It should be noted that if final design loads or final foundation criteria deviates from what is stated in this report, GCGE should be given the opportunity to review the new information and amend our recommendations, if necessary.

Site Preparation

Prior to construction, the location of any existing underground utilities within the construction area should be established. Material suitable for re-use may be stockpiled; however, any material stockpiled for re-use shall be tested for conformance to material specifications as indicated in the following sections of this report. Provisions should then be made to relocate any interfering utility lines within the construction area to appropriate locations and backfilling the resulting excavations with compacted structural fill. In this regard, it should be noted that if abandoned underground pipes are not properly removed or plugged, they might serve as conduits for subsurface erosion, which subsequently may result in excessive settlement.

As a minimum, it is recommended that the clearing operations extend to the depth needed to remove material considered deleterious at least 5 feet beyond the proposed development area. Deleterious materials to be removed include roots, organics, tree stumps or other buried or surface debris. Fill placement and subgrade preparation recommendations are presented in the "Construction Considerations" Section of this report.

Foundation Recommendations

Based on the anticipated construction and assumed loading conditions, field results indicate shallow foundations may be designed for a net maximum allowable bearing pressure of 2,000 psf. The foundation and floor slab should bear on properly placed and compacted cohesionless (sand) structural fill or properly compacted sandy soils encountered at the site. A modulus of subgrade reaction (k_g) of 75 pci can be utilized for structural slabs in direct contact with compacted select fill or compacted Stratum 1 soils. All structural slabs must bear on sand fill compacted to a dry density of at least 95% of the Modified Proctor maximum dry density. The existing near surface soils should be improved by compaction after clearing operations to improve foundation support and reduce total and differential settlement. Compaction criteria are presented under the "Construction Considerations" Section of this report.

GCGE has reviewed the proposed foundation design information provided by D.R. Horton. The foundation design information is summarized on the Soil Standards for Basic Footers Sheets presented in **Attachment B**. Based on our review, the proposed footing widths and embedment depths meet the minimum Florida Building Code requirements for the proposed construction. Our analyses indicate that the footing sizes and embedment depths will provide an adequate bearing capacity factor of safety for the proposed construction.

Settlement

The settlement of shallow foundations supported on compacted sand fill and/or natural sandy soils should occur rapidly after loading. Thus, the expected settlement should occur during construction as dead loads are imposed. Provided the recommended site preparation operations are properly performed and the recommendations previously

stated are utilized, the total settlement of wall and isolated column footings should not exceed approximately 1 inch. Differential settlement is estimated to be on the order of 1/480 (1 inch per 40 feet). Differential settlement of this magnitude is usually considered tolerable for the anticipated construction; however, the tolerance of the proposed structure to the predicted total and differential settlement should be confirmed by the structural engineer.

Floor Slab

The proposed floor slabs may be safely supported as a slab-on-grade provided any deleterious materials are removed and replaced with controlled structural fill. It is recommended that the floor slab bearing soils be covered in accordance with 1805 of the latest edition of the Florida Building Code.

CONSTRUCTION CONSIDERATIONS

Fill Placement and Subgrade Preparation

The following are our recommendations for overall site preparation and mechanical densification work for the construction of the proposed improvements based on the anticipated construction and our test boring results. These recommendations should be used as a guideline for the project general specifications prepared by the design engineer.

1. The site should be cleared; this primarily includes removing any deleterious materials currently on the site. It is recommended that any undesirable material be removed to the satisfaction of GCGE prior to beginning construction at the site. Resulting excavations should be backfilled with compacted structural fill. It is important that tree stumps, pavement and structure remnants, if encountered, be removed in their entirety. As a minimum, it is recommended that the clearing operations extend at least five (5) feet beyond the development perimeters.

2. Following the clearing operations, the entire site should be proofrolled. The proofrolling may consist of compaction with a large diameter, heavy vibratory drum roller (if not within 50 feet of existing structures). The vibratory drum roller should have a static drum weight on the order of eight (8) to ten (10) tons and should be capable of exerting a minimum impact force of 36,000 pounds (DYNAPAC CA-250 or equivalent is expected to provide acceptable results). **Vibratory rollers should not be used within 50 feet of any existing structures. Areas within 50 feet of existing structures should be compacted using a fully loaded 2 cubic yard capacity front-end loader or equivalent or through non-vibratory means.**

3. Careful observations should be made during proofrolling to help identify any areas of soft yielding soils that may require over excavation and replacement. The backfilling may be done with a well-compacted, suitable fill such as clean sand (i.e. less than 12% passing the No. 200 sieve), gravel, or crushed FDOT No. 57 or FDOT No. 67 stone.

4. The proofrolling equipment should make a minimum of eight (8) overlapping passes over the structure and pavement areas with the successive passes aligned perpendicular. It is recommended that within the building and pavement areas, the natural ground, to a minimum depth of one (1) foot below stripped grade, be compacted to a dry density of at least 95% of the Modified Proctor maximum dry density.

5. Following satisfactory completion of the initial compaction, the structure and pavement areas may be brought up to finished subgrade levels, if needed, using structural fill. Imported fill should consist of sand with less than 12% passing the No. 200 sieve, free of rubble, organics, clay, debris and other unsuitable material. Fill should be tested and approved prior to acquisition. Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed.

6. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. Moisture content within the percentage range needed to achieve compaction is recommended prior to compaction of the natural ground and fill.

7. After proofrolling and compaction, the building foundation excavations can begin. Foundation excavations should be observed by the geotechnical engineer or a representative to explore the extent of any loose, soft, or otherwise undesirable materials. If the foundation excavations appear suitable as load bearing materials, the bottom of the foundation excavations should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density for a minimum depth of one (1) foot below the bottom of the footing depth, as determined by field density compaction tests.

8. If soft pockets are encountered in the footing excavations, the unsuitable materials should be removed and the proposed footing elevation may be re-established by backfilling. This backfilling may be done with a well-compacted, suitable fill such as clean sand, gravel, or crushed FDOT No. 57 or FDOT No. 67 stone. Sand backfill should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

9. Immediately prior to reinforcing steel placement, it is suggested that the bearing surfaces of all footing and floor slab areas be compacted using hand operated mechanical tampers. In this manner, any localized areas, which have been loosened by excavation operations, should be adequately re-compacted.

10. Backfill soils placed adjacent to footings or walls should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the

footings or walls. Approved sand fills to provide foundation embedment constraint should be placed in loose lifts not exceeding 6 inches and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

Drainage and Groundwater Concerns

The groundwater levels presented in this report are the levels that were measured at the time of our field activities. Fluctuation should be anticipated. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on this construction procedure.

Water should not be allowed to collect in the foundation excavations, on the floor slab areas, or on prepared subgrades of the construction either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of the building and beneath the floor slabs. The grades should be sloped away from the building and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and floor slab areas of the building.

Structural Fill

If necessary, all materials to be used for structural fill or backfill should be evaluated and tested by GCGE prior to placement to determine if the materials are suitable for the intended use. Imported fill materials should consist of fine to medium sand with less than 12% passing the No. 200 sieve, free of demolition debris, rubble, pavement, organics, clay, debris and other unsuitable material and evaluated against project engineering requirements.

In general, the soils of Stratum 1 (SP/SP-SM) may be moved and used for grading purposes, site leveling, general engineering fill, structural fill and backfill in other areas, provided the fill is free of organic materials, clay, debris or any other material deemed unsuitable for construction and evaluated against engineering fill requirements.

Temporary Side Slopes and Excavations

Temporary side slopes and excavations should comply with the Occupational Safety and Health Administration's (OSHA) trench safety standards, 29 C.F.R., s. 1926.650, Subpart P, all subsequent revisions or updates of OSHA's referenced standard adopted by the Department of Labor and Employment Security and Florida's Trench Safety Act, Section 553.62, Florida Statutes. Excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth.

We are providing this information solely as a service to D.R. Horton. GCGE does not assume responsibility for construction site safety or the contractor's or other party's compliance with local, state, and federal safety or other regulations.

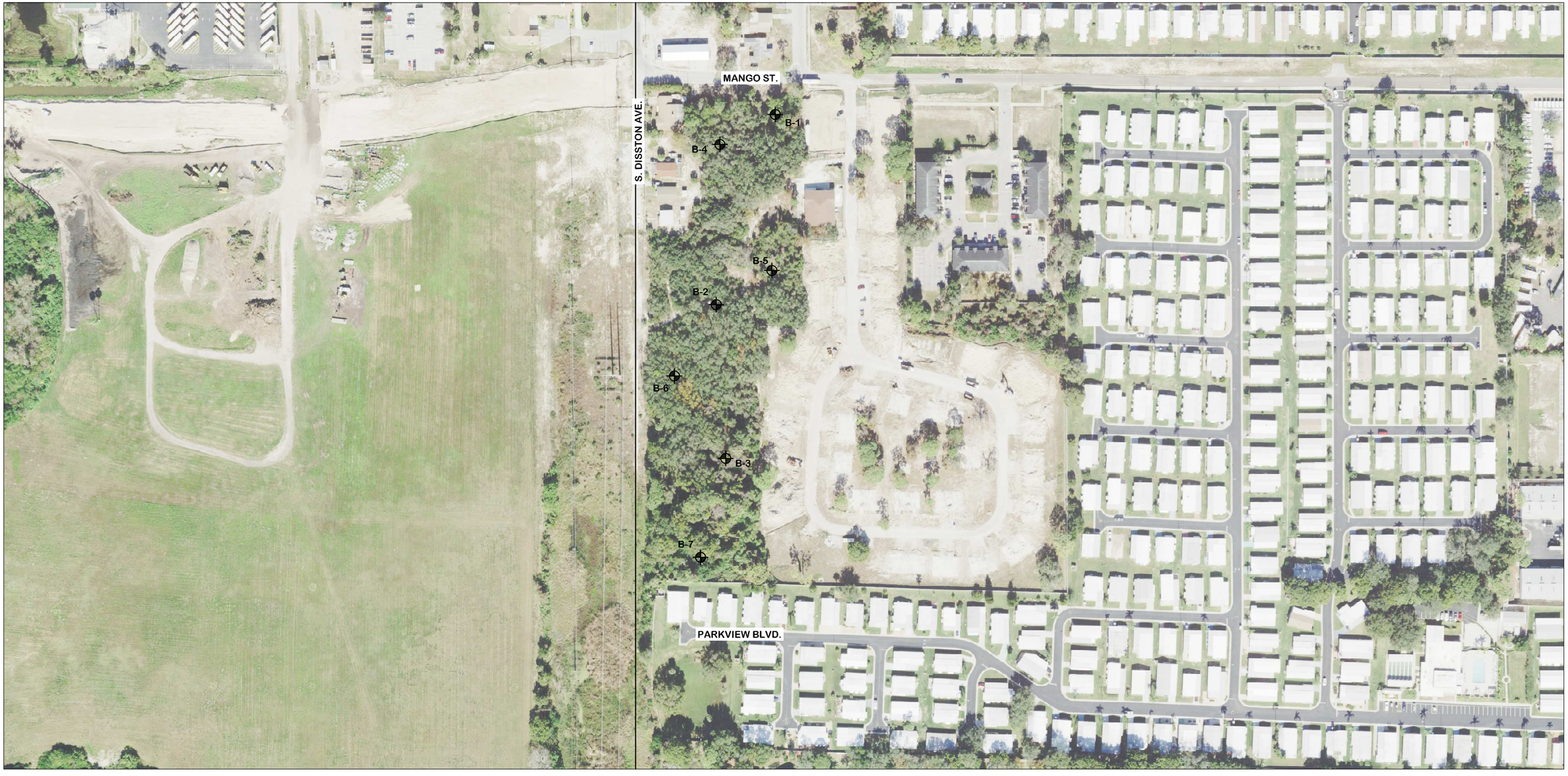
REPORT LIMITATIONS

The analyses, conclusions and recommendations contained in this report are our professional opinions based on the site conditions and project layout described herein and further assume that the conditions observed in the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the borings. If, during construction, subsurface conditions different from those encountered in the exploratory borings are observed or appear to be present beneath excavations, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary.

This report was prepared for the exclusive use of D.R. Horton for evaluating the design of the project as it relates to the geotechnical aspects discussed herein. It should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions included in this report. Unanticipated soil conditions may require that additional expense be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs.

Boring Location Plan

Soil Profiles



BORING LOCATION PLAN

0 200'

PLAN SCALE

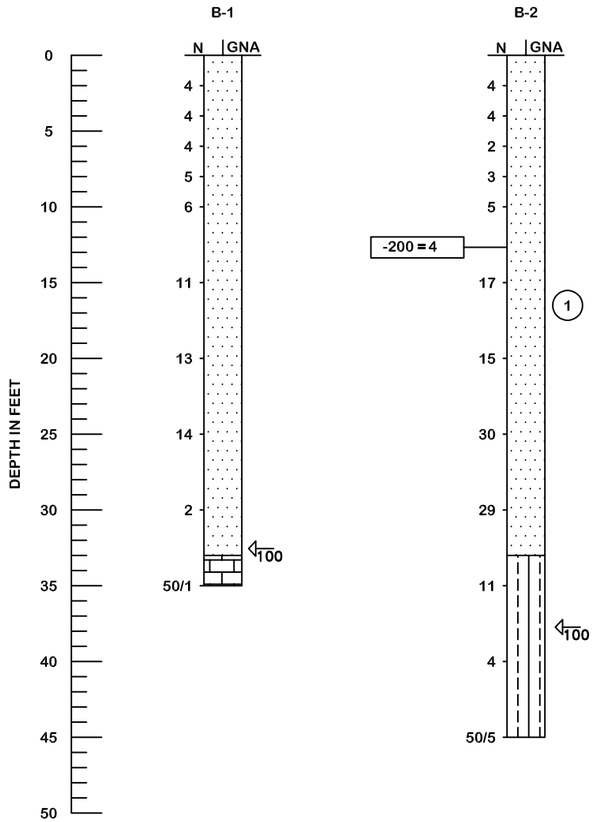
N

LEGEND

APPROXIMATE LOCATION OF SPT BORING

DRAWN BY: JDM CHECKED BY: JDM	APPROVED BY: JDM DATE: OCT 2023	ENGINEER OF RECORD: JON D. MEADE, P.E. FLORIDA LICENSE NO.: 71529	GCGe GULF COAST GEOTECHNICAL ENGINEERING	SCALE: NOTED	PROJECT NUMBER: 23-014	GEOTECHNICAL ENGINEERING SERVICES DISSTON AVENUE PASCO COUNTY, FLORIDA	SHEET 1

SOIL PROFILES



LEGEND

PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)

PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)

HIGHLY WEATHERED LIMESTONE

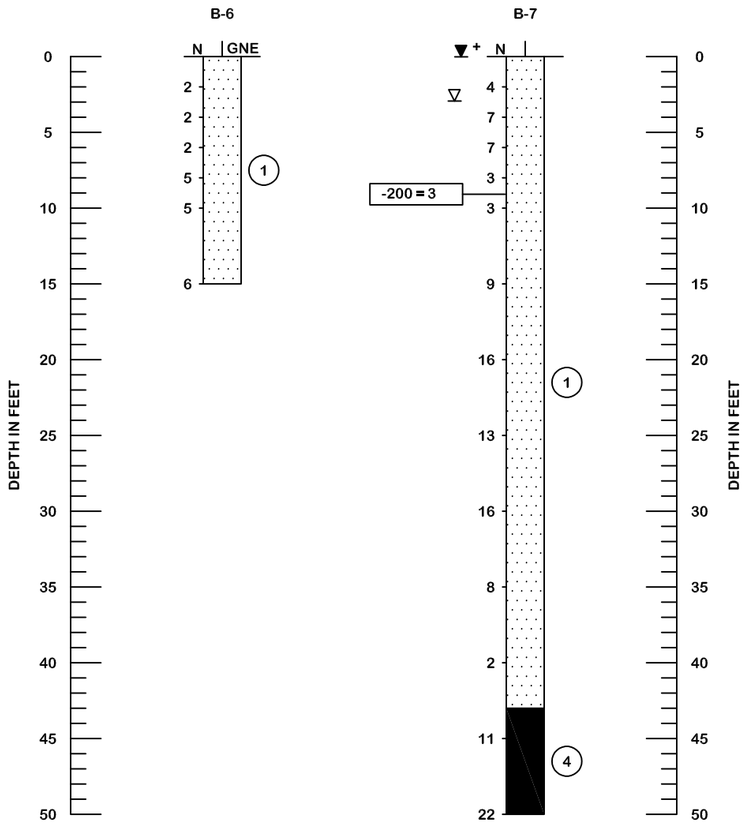
BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	**SPT N-VALUE (BLOWS/FT.)**
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: JDM
CHECKED BY: JDM
APPROVED BY: JDM
DATE: OCT 2023
ENGINEER OF RECORD: JON D. MEADE, P.E.
FLORIDA LICENSE NO.: 71529
GULF COAST GEOTECHNICAL ENGINEERING
SCALE: NOTED
PROJECT NUMBER: 23-014
GEOTECHNICAL ENGINEERING SERVICES
DISSTON AVENUE
PASCO COUNTY, FLORIDA
SHEET 2

SOIL PROFILES



LEGEND

PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)

PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)

HIGHLY WEATHERED LIMESTONE

BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
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DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	**SPT N-VALUE (BLOWS/FT.)**
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: JDM
CHECKED BY: JDM
APPROVED BY: JDM
DATE: OCT 2023
ENGINEER OF RECORD: JON D. MEADE, P.E.
FLORIDA LICENSE NO.: 71529
GULF COAST GEOTECHNICAL ENGINEERING
SCALE: NOTED
PROJECT NUMBER: 23-014
GEOTECHNICAL ENGINEERING SERVICES
DISSTON AVENUE
PASCO COUNTY, FLORIDA
SHEET 3

Soil Standards for Basic Footers

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

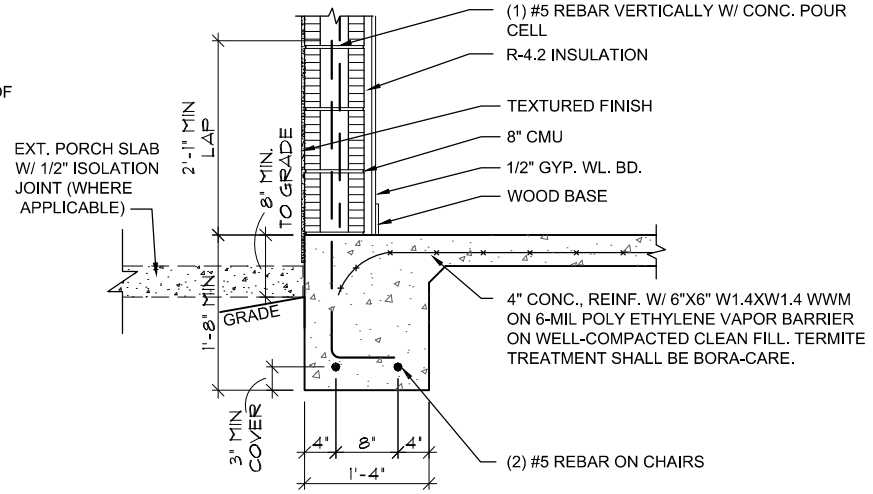
SINGLE FAMILY:

A. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

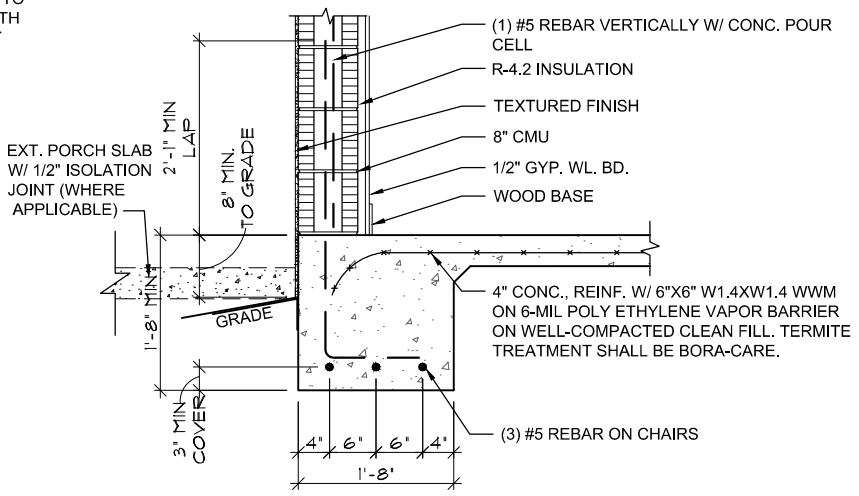
C. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

3. DO NOT BACK FILL UNTIL SLABS HAVE CURED OR PROPERLY BRACED.
4. ALL BACKFILL AT STRUCTURES, SLABS STEPS & PAVEMENTS SHALL BE FREE & CLEAR OF DEBRIS & ORGANIC FILL (AS PER GEOTECH SOILS REPORT). PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ATSM D-1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE EDGE OF THE FOOTING (ANGLE OF REPOSE).



1 FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"



2 2-STORY FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"

ARCHITECTS

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ARCHITECT:
STATE OF FLORIDA

ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'DIVISIONAL' DR HORTON PLAN FOOTINGS

SS-1

PROJECT: SOIL STANDARDS FOR DIVISIONAL FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

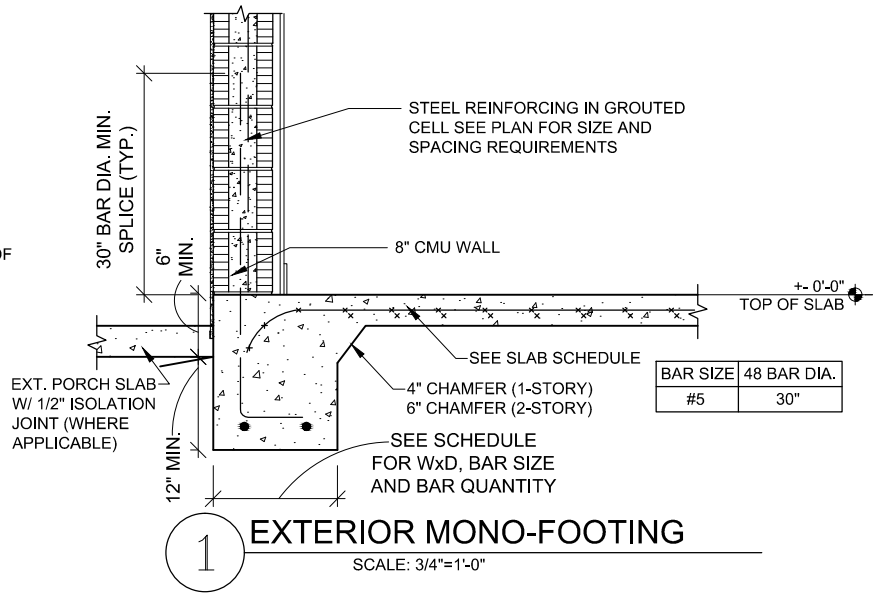
SINGLE FAMILY:

A. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

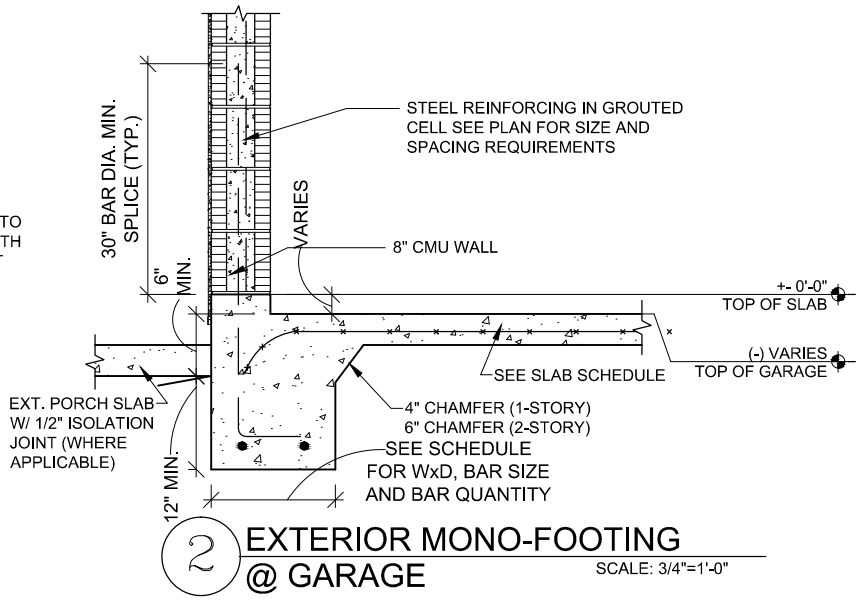
C. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

3. DO NOT BACK FILL UNTIL SLABS HAVE CURED OR PROPERLY BRACED.
4. ALL BACKFILL AT STRUCTURES, SLABS STEPS & PAVEMENTS SHALL BE FREE & CLEAR OF DEBRIS & ORGANIC FILL (AS PER GEOTECH SOILS REPORT).PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ATSM D-1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE EDGE OF THE FOOTING (ANGLE OF REPOSE).



1 EXTERIOR MONO-FOOTING

SCALE: 3/4"=1'-0"



2 EXTERIOR MONO-FOOTING @ GARAGE

SCALE: 3/4"=1'-0"

ARCHITECTS

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ARCHITECT:
STATE OF FLORIDA

ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'CORPORATE' PLAN FOOTINGS

SS-2

PROJECT: SOIL STANDARDS FOR CORPORATE FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

GCGE

July 29, 2024

Gulf Coast Consulting, Inc.
13825 ICOT Boulevard, Suite 605
Clearwater, FL 34760

Attn: Mr. Matt Sylverain, P.E.
Principal

RE: Geotechnical Engineering Services Report
Mango Street Townhomes
Pinellas County, Florida
GCGE Project No.: 24-016

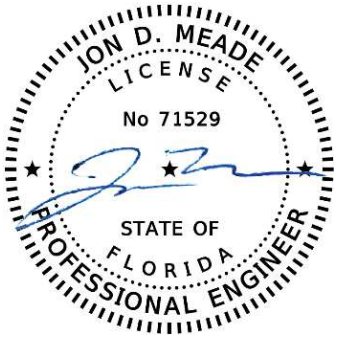
Mr. Sylverain:

Gulf Coast Geotechnical Engineering, LLC (GCGE) has completed geotechnical engineering services for the above referenced project. The results of our field exploration program and subsequent geotechnical recommendations are presented in this report.

GCGE appreciates the opportunity to be of service to D.R. Horton on this project. We look forward to working with you on future projects. If you have any questions or comments regarding this report, please contact GCGE at your earliest convenience.

Respectfully Submitted,

GCGE



Jon D. Meade, P.E.
Principal Geotechnical Engineer
Florida License No. 71529

This item has been digitally signed and sealed by **Jon D. Meade, P.E.** on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies. The official record of this report is the electronic file signed and sealed under Rule 61G15- 23.004, FAC.

Gulf Coast Geotechnical Engineering, LLC
P.O. Box 2671 • Oldsmar, FL 34677
Phone (813) 917-2787
Florida Certificate No. 32404

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APPENDIX A
Boring Location Plan and Soil Profiles

APPENDIX B
Soil Standards for Basic Footers

PROJECT DESCRIPTION

Project Information

The project is located southeast of the intersection of S. Disston Avenue and Mango Street in Tarpon Springs, Florida. It is our understanding that D.R. Horton plans to build residential homes on approximately 4½ acres of vacant land. The scope of this report is intended to support the design phase of this process.

At the time of our field activities, the site was heavily wooded with some cleared paths. The site slopes generally from north to south.

Scope of Services

The objective of our study was to obtain information concerning subsurface conditions at the site in order to obtain data from which to base engineering estimates and recommendations in each of the following areas:

1. Feasibility of utilizing the *insitu* soils for support of the proposed structures using shallow foundations. Suitability of *insitu* soils for support of slab-on-grade.

2. General suitability of materials on-site for use as structural fill, pavement subgrade fill and general backfill. Recommendations for placement and compaction of approved fill materials.

3. General location and description of potentially deleterious materials discovered in the borings which may interfere with construction progress, pavement and structure performance, including existing fills or surficial organics.

4. Identification of groundwater levels; estimation of the Seasonal High Groundwater Table (SHGWT).

5. Estimate parameters for use in the stormwater pond design.

In order to meet the preceding objectives, we provided the following services:

1. Reviewed published soils and topographic information. This published information was obtained from the "Elfers, Florida" Quadrangle Map published by the United States Geological Survey (USGS) and the Web Soil Survey of Pinellas County, Florida, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS).

2. Executed a program of subsurface exploration consisting of borings, subsurface sampling and field testing. We performed a total of seven (7) Standard Penetration Test (SPT) borings to depths ranging from approximately 15 feet to 50 feet. We performed nine (9) hand auger borings to depths ranging from 5 to 10 feet below existing grades. Additionally, we performed four (4) field permeability tests within the footprint of the proposed stormwater pond.

3. Visually classified the samples in the laboratory using the Unified Soil Classification System (USCS). Performed laboratory testing on select soil samples. Identified soil conditions at each boring location.

4. Collected groundwater level measurements and estimated the SHGWT.

5. Prepared this formal engineering report in accordance with the scope of services herein that summarizes the course of study pursued, the field data generated, subsurface conditions encountered and our engineering recommendations in each of the pertinent topic areas.

The scope of our services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, groundwater, or air, on or below or around this site. Any statements in this report or on the boring logs regarding odors, colors, unusual or suspicious items or conditions are strictly for the information of our client.

REVIEW OF PUBLISHED DATA

General Site Information

Based on the "Elfers, Florida" United States Geological Survey (USGS) Quadrangle Maps, the natural ground elevation at the project site ranges from approximately +5 to +25 feet National Geodetic Vertical Datum of 1929 (NGVD 29). The site generally slopes from higher elevations at the northern portion of the project to lower elevations at the southern portion of the project.

Based on a review of the "Potentiometric Surface of the Upper Floridan Aquifer in Florida" map published by the USGS, the potentiometric surface elevation of the upper Floridan Aquifer in the project vicinity is approximately +5 feet NGVD29. As indicated in the above paragraph, the ground surface elevation at the project site is approximately +5 to +25 feet.

The SPT borings at the project site did not encounter artesian flow conditions during the field exploration program.

Pinellas County Web Soil Survey

Based on a review of the Pinellas County Soil Survey published by the USDA NRCS, it appears there is one (1) primary soil-mapping unit noted. The general soil description is presented in the following subsection, as described in the Soil Survey.

Astatula Soils and Urban Land, 0 to 5 Percent Slopes (Unit 4)

The Astatula component makes up 50 percent of the map unit. Slopes are 0 to 5 percent. This component is on ridges and hills on marine terraces. The parent material consists of eolian or sandy marine deposits. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no seasonal zone of water saturation in the upper 6 feet.

The Web Soil Survey does not provide soil and groundwater information for Urban Land.

It should be noted that information contained in the USDA/NRCS Web Soil Survey may not be reflective of current subsurface conditions, particularly if recent development in the project vicinity has modified existing soils or surface/subsurface drainage.

SUBSURFACE CONDITIONS

The subsurface conditions were explored using seven (7) SPT borings performed to depths ranging from approximately 15 to 50 feet below the existing grades. Additionally, we performed nine hand auger borings to depths ranging from approximately 5 to 10 feet below existing grades. The borings were located in the field by a representative of GCGE using the site plan provided by Gulf Coast Consulting and from the recorded coordinates from our hand-held Global Positioning System (GPS) devices. The approximate boring locations are presented in **Appendix A**. If accurate determination of the boring locations and elevations are required then GCGE recommends the boring locations be survey located by the project surveyor.

The SPT borings were performed with the use of a drill rig using Bentonite Mud drilling procedures utilizing an Automatic Hammer. The soil sampling was performed in general accordance with American Society for Testing and Materials (ASTM) Test Designation D-1586 titled “Penetration Test and Split-Barrel Sampling of Soils.” SPT resistance N-values were recorded continuously throughout the boring depths. The hand auger borings were performed with a manual auger retrieving samples on approximate 4 in. to 6 in intervals to the boring termination depths.

The soil strata encountered in the borings performed at the proposed development site are summarized in the following table:

Stratum Number	Soil Description	USCS Symbol
1	Pale Brown to Brown Fine Sand to Sand with Silt	SP, SP-SM
2	Pale Brown Silty to Silty-Clayey Sand	SM, SM-SC
3	Highly Weathered Limestone	**
4	Black Organic Sand	PT
**The USCS does not have a classification for naturally occurring rock		

The subsurface soil stratification is of a generalized nature to highlight the major subsurface stratification features and material characteristics. The soil profiles included in **Appendix A** should be reviewed for specific information at individual boring locations. These profiles include soil descriptions, stratifications and penetration resistances. The stratifications shown on the boring profiles represent the conditions only at the actual boring location. Variations may occur and should be expected between boring locations. The stratifications represent the approximate boundary between subsurface materials and the actual transition may be gradual.

Groundwater Information

The water level encountered during our field explorations is shown adjacent to the boring profiles in **Appendix A**. It should be noted that groundwater levels tend to fluctuate during periods of prolonged drought and extended rainfall and may be affected by man-made influences. In addition, a seasonal effect will also occur in which higher groundwater levels are normally recorded in rainy seasons.

The SHGWT levels at the boring locations was estimated based on a review of the soil samples, the Pinellas County, Florida USDA Soil Survey information and the surrounding topography. The estimated SHGWT is shown adjacent to the boring profiles in **Appendix A**.

EVALUATION AND RECOMMENDATIONS

General

Based on our understanding of the typical loading conditions for one to two story residential structures the foundations and floor slab may bear on imported approved fill or on the soils encountered in the borings when improved according to our recommendations below. The results of the borings generally indicate that the soils will provide adequate support for lightly loaded shallow foundation systems when prepared in accordance with the recommendations provided herein.

The building pads and pavement areas for the proposed development will require proper site preparation before development. Our recommendations for site preparation, foundation design criteria, settlement, floor slabs and construction considerations are presented in the following report sections.

It should be noted that if final design loads or final foundation criteria deviates from what is stated in this report, GCGE should be given the opportunity to review the new information and amend our recommendations, if necessary.

Site Preparation

Prior to construction, the location of any existing underground utilities within the construction area should be established. Material suitable for re-use may be stockpiled; however, any material stockpiled for re-use shall be tested for conformance to material specifications as indicated in the following sections of this report. Provisions should then be made to relocate any interfering utility lines within the construction area to appropriate locations and backfilling the resulting excavations with compacted structural fill. In this regard, it should be noted that if abandoned underground pipes are not properly removed or plugged, they might serve as conduits for subsurface erosion, which subsequently may result in excessive settlement.

As a minimum, it is recommended that the clearing operations extend to the depth needed to remove material considered deleterious at least 5 feet beyond the proposed development area. Deleterious materials to be removed include roots, organics, tree stumps or other buried or surface debris. Fill placement and subgrade preparation recommendations are presented in the "Construction Considerations" Section of this report.

Foundation Recommendations

Based on the anticipated construction and assumed loading conditions, field results indicate shallow foundations may be designed for a net maximum allowable bearing pressure of 2,000 psf. The foundation and floor slab should bear on properly placed and compacted cohesionless (sand) structural fill or properly compacted sandy soils encountered at the site. A modulus of subgrade reaction (k_g) of 75 pci can be utilized for structural slabs in direct contact with compacted select fill or compacted Stratum 1 soils. All structural slabs must bear on sand fill compacted to a dry density of at least 95% of the Modified Proctor maximum dry density. The existing near surface soils should be improved by compaction after clearing operations to improve foundation support and reduce total and differential settlement. Compaction criteria are presented under the "Construction Considerations" Section of this report.

GCGE has reviewed the proposed foundation design information provided by D.R. Horton. The foundation design information is summarized on the Soil Standards for Basic Footers Sheets presented in **Attachment B**. Based on our review, the proposed footing widths and embedment depths meet the minimum Florida Building Code requirements for the proposed construction. Our analyses indicate that the footing sizes and

embedment depths will provide an adequate bearing capacity factor of safety for the proposed construction when foundation soils are improved per the recommendations in this report.

Pavement Considerations

Actual pavement section thickness should be provided by the design civil engineer based on traffic loads, volume, and the owners design life requirements. The following sections represent minimum thicknesses representative of typical load and construction practices and as such periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to the appropriate City or County requirements.

In general, following the completion of the recommended clearing and grading operations and fill placement, the compacted fill should be acceptable for construction and support of a flexible (asphalt pavement with a limerock, crushed concrete, or shell base) or rigid (concrete pavement) type pavement section. The exposed subgrade soils when compacted to a minimum density of 95% of the Modified Proctor (AASHTO T180) maximum dry density to a minimum depth of 12 inches below stripped grade will be capable of achieving a subgrade modulus of 75 pci.

Any fill utilized to elevate the cleared pavement areas to subgrade elevation should consist of reasonably clean (maximum 10% passing #200 sieve sizes) sands uniformly compacted to a minimum depth of 12 inches to a minimum density of 95% of the Modified Proctor maximum dry density. In flexible pavement areas we recommend 12 inches of Type B stabilized subgrade (LBR = 40%) below the base course. Traffic should not be allowed on the subgrade as the base is placed to avoid rutting. The subgrade should be checked for soundness and be true to line and grade prior to the placement of the base course.

The choice of pavement base type will depend on final pavement grades. If a minimum separation of 18 inches between the bottom of the base and the seasonal high groundwater level is obtained, then a limerock, shell, or crushed concrete base can be utilized. A crushed concrete base should be utilized if the separation between bottom of the base and the seasonal high groundwater seasonal high groundwater is between 12 inches and less than 18 inches. Base material elevations should not be designed for saturated conditions. If the designer wishes to have base material closer than 12 inches to the SHGWT, then an underdrain system should be utilized that will maintain the 12 inches of separation. The SHGWT should be re-established relative to a known elevation prior to setting final grades. Limerock, shell and crushed concrete base material should meet Florida Department of Transportation (FDOT) requirements including compaction to a minimum density of 95% of the Modified Proctor maximum dry density and a minimum Limerock Bearing Ratio (LBR) of 100%. Crushed concrete should be graded in accordance with FDOT Standard Specification Section 901-5.

As a guideline for pavement design, we recommend that the base course be a minimum of 6 inches thick in parking areas and 8 inches thick in heavily traveled drives. Before paving, the base should be checked for soundness.

The asphaltic concrete structural course should consist of at least one and one-half (1½) inches of Type S or SP asphaltic concrete material. The asphaltic concrete should meet standard FDOT material requirements and placement procedures as outlined in the current FDOT Standard Specifications for Road and Bridge Construction.

As an alternative to the above referenced flexible pavement design, a rigid (concrete) pavement design could be used. The concrete should have a minimum compressive strength of 4,000 psi at 28 days when tested in accordance with ASTM C-39. Based on our experience, a minimum thickness of five (5) inches should be utilized for standard duty applications and a minimum thickness of six (6) inches should be utilized for heavy-duty applications. The steel reinforcement within the concrete pavement should be designed by the project civil engineer. The subgrade soils should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

Recommended Parameters for Pond Design

Three (3) field permeability tests were performed in the proposed pond area. The approximate permeability test locations are presented in **Appendix A**. The results of the permeability testing and recommended parameters for pond design are summarized in the following table. **If fill material is used during the pond construction, it should consist of clean sand with a percent passing the #200 sieve of 8 or less. The finished pond bottom shall be left in an uncompacted state to promote permeability.**

Permeability Test	Test Depth (ft)	Vertical Permeability Rate (ft/Day)	Horizontal Permeability Rate (ft/Day)	Estimated Fillable Porosity (%)	Estimated SHGWT Depth (ft)
Perm-1	2.5	40	50	25	1
Perm-2	2.5	37	46	25	2
Perm-3	2.5	45	56	25	>5
Note: Permeability rates are not factored. The pond designer should apply the appropriate factor of safety.					

Settlement

The settlement of shallow foundations supported on compacted sand fill and/or natural sandy soils should occur rapidly after loading. Thus, the expected settlement should occur during construction as dead loads are imposed. Provided the recommended site preparation operations are properly performed and the recommendations previously stated are utilized, the total settlement of wall and isolated column footings should not exceed approximately 1 inch. Differential settlement is estimated to be on the order of 1/480 (1 inch per 40 feet). Differential settlement of this magnitude is usually considered tolerable for the anticipated construction; however, the tolerance of the proposed

structure to the predicted total and differential settlement should be confirmed by the structural engineer.

Floor Slab

The proposed floor slabs may be safely supported as a slab-on-grade provided any deleterious materials are removed and replaced with controlled structural fill. It is recommended that the floor slab bearing soils be covered in accordance with 1805 of the latest edition of the Florida Building Code.

CONSTRUCTION CONSIDERATIONS

Fill Placement and Subgrade Preparation

The following are our recommendations for overall site preparation and mechanical densification work for the construction of the proposed improvements based on the anticipated construction and our test boring results. These recommendations should be used as a guideline for the project general specifications prepared by the design engineer.

1. The site should be cleared; this primarily includes removing any deleterious materials currently on the site. It is recommended that any undesirable material be removed to the satisfaction of GCGE prior to beginning construction at the site. Resulting excavations should be backfilled with compacted structural fill. It is important that tree stumps, pavement and structure remnants, if encountered, be removed in their entirety. As a minimum, it is recommended that the clearing operations extend at least five (5) feet beyond the development perimeters.

2. Following the clearing operations, the entire site should be proofrolled. The proofrolling may consist of compaction with a large diameter, heavy vibratory drum roller (if not within 50 feet of existing structures). The vibratory drum roller should have a static drum weight on the order of eight (8) to ten (10) tons and should be capable of exerting a minimum impact force of 36,000 pounds (DYNAPAC CA-250 or equivalent is expected to provide acceptable results). **Vibratory rollers should not be used within 50 feet of any existing structures. Areas within 50 feet of existing structures should be compacted using a fully loaded 2 cubic yard capacity front-end loader or equivalent or through non-vibratory means.**

3. Careful observations should be made during proofrolling to help identify any areas of soft yielding soils that may require over excavation and replacement. The backfilling may be done with a well-compacted, suitable fill such as clean sand (i.e. less than 10% passing the No. 200 sieve), gravel, or crushed FDOT No. 57 or FDOT No. 67 stone.

4. The proofrolling equipment should make a minimum of eight (8) overlapping passes over the structure and pavement areas with the successive passes aligned perpendicular. It is recommended that within the building and pavement areas, the natural ground, to a minimum depth of one (1) foot below stripped grade, be

compacted to a dry density of at least 95% of the Modified Proctor maximum dry density.

5. Following satisfactory completion of the initial compaction, the structure and pavement areas may be brought up to finished subgrade levels, if needed, using structural fill. Imported fill should consist of sand with less than 10% passing the No. 200 sieve, free of rubble, organics, clay, debris and other unsuitable material. Fill should be tested and approved prior to acquisition. Approved sand fill should be placed in loose lifts not exceeding 12 inches in thickness and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density. Density tests to confirm compaction should be performed in each fill lift before the next lift is placed.

6. Prior to beginning compaction, soil moisture contents may need to be controlled in order to facilitate proper compaction. If additional moisture is necessary to achieve compaction objectives, then water should be applied in such a way that it will not cause erosion or removal of the subgrade soils. Moisture content within the percentage range needed to achieve compaction is recommended prior to compaction of the natural ground and fill.

7. After proofrolling and compaction, the building foundation excavations can begin. Foundation excavations should be observed by the geotechnical engineer or a representative to explore the extent of any loose, soft, or otherwise undesirable materials. If the foundation excavations appear suitable as load bearing materials, the bottom of the foundation excavations should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density for a minimum depth of one (1) foot below the bottom of the footing depth, as determined by field density compaction tests.

8. If soft pockets are encountered in the footing excavations, the unsuitable materials should be removed and the proposed footing elevation may be re-established by backfilling. This backfilling may be done with a well-compacted, suitable fill such as clean sand, gravel, or crushed FDOT No. 57 or FDOT No. 67 stone. Sand backfill should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

9. Immediately prior to reinforcing steel placement, it is suggested that the bearing surfaces of all footing and floor slab areas be compacted using hand operated mechanical tampers. In this manner, any localized areas, which have been loosened by excavation operations, should be adequately re-compacted.

10. Backfill soils placed adjacent to footings or walls should be carefully compacted with a light rubber-tired roller or vibratory plate compactor to avoid damaging the footings or walls. Approved sand fills to provide foundation embedment constraint should be placed in loose lifts not exceeding 6 inches and should be compacted to a minimum density of 95% of the Modified Proctor maximum dry density.

Drainage and Groundwater Concerns

The groundwater levels presented in this report are the levels that were measured at the time of our field activities. Fluctuation should be anticipated. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on this construction procedure.

Water should not be allowed to collect in the foundation excavations, on the floor slab areas, or on prepared subgrades of the construction either during or after construction. Undercut or excavated areas should be sloped toward one corner to facilitate removal of any collected rainwater, groundwater, or surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of the building and beneath the floor slabs. The grades should be sloped away from the building and surface drainage should be collected and discharged such that water is not permitted to infiltrate the backfill and floor slab areas of the building.

Structural Fill

If necessary, all materials to be used for structural fill or backfill should be evaluated and tested by GCGE prior to placement to determine if the materials are suitable for the intended use. Imported fill materials should consist of fine to medium sand with less than 10% passing the No. 200 sieve, free of demolition debris, rubble, pavement, organics, clay, debris and other unsuitable material and evaluated against project engineering requirements.

In general, the soils of Stratum 1 (SP/SP-SM) may be moved and used for grading purposes, site leveling, general engineering fill, structural fill and backfill in other areas, provided the fill is free of organic materials, clay, debris or any other material deemed unsuitable for construction and evaluated against engineering fill requirements. Strata 2, 3 and 4 are not considered suitable sources for fill material

Temporary Side Slopes and Excavations

Temporary side slopes and excavations should comply with the Occupational Safety and Health Administration's (OSHA) trench safety standards, 29 C.F.R., s. 1926.650, Subpart P, all subsequent revisions or updates of OSHA's referenced standard adopted by the Department of Labor and Employment Security and Florida's Trench Safety Act, Section 553.62, Florida Statutes. Excavated materials should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth.

We are providing this information solely as a service to Gulf Coast Consulting, LLC. GCGE does not assume responsibility for construction site safety or the contractor's or other party's compliance with local, state, and federal safety or other regulations.

REPORT LIMITATIONS

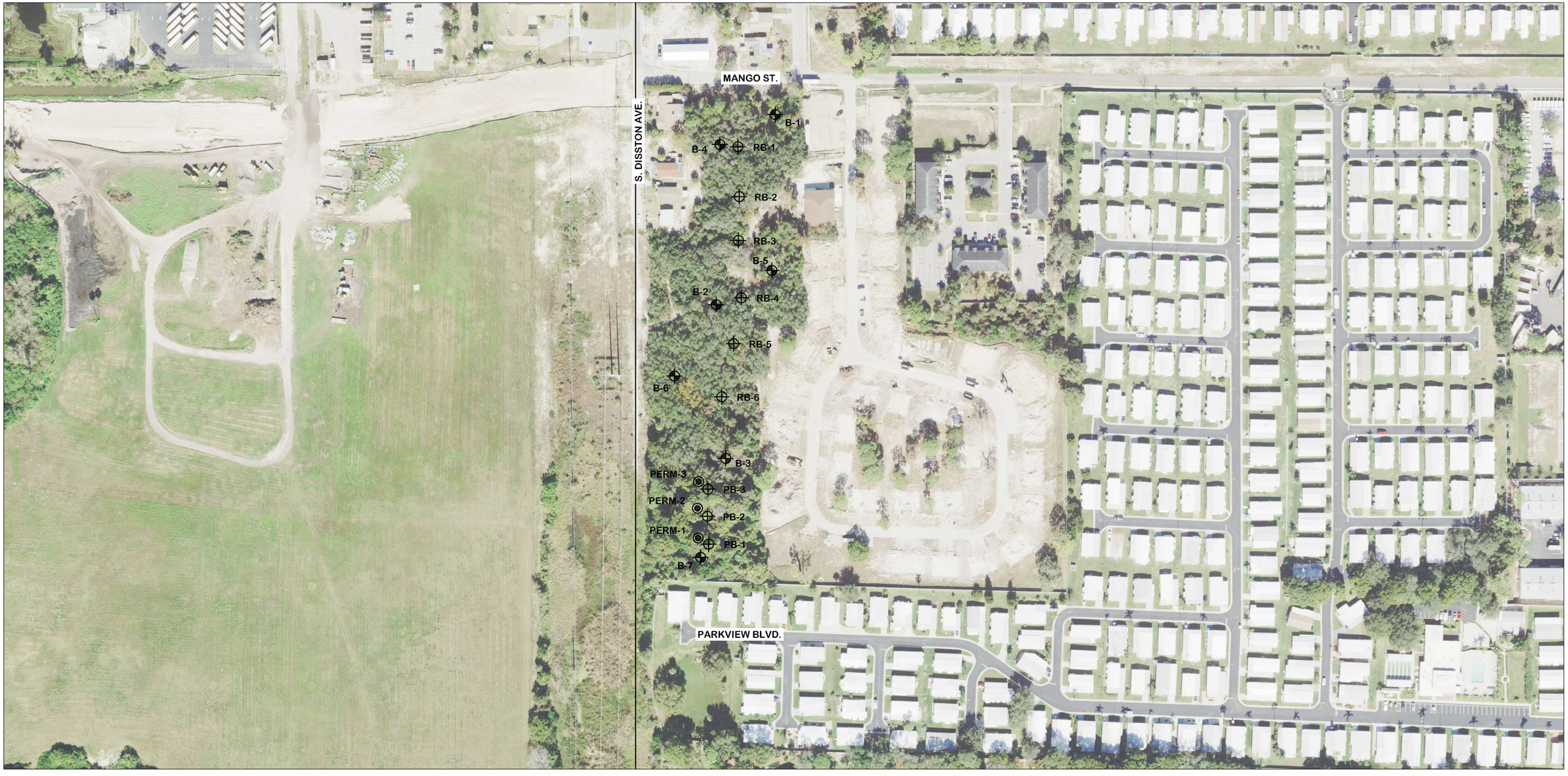
The analyses, conclusions and recommendations contained in this report are our professional opinions based on the site conditions and project layout described herein and further assume that the conditions observed in the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions elsewhere on the site are the same as those disclosed by the borings. If, during construction, subsurface conditions different from those encountered in the exploratory borings are observed or appear to be present beneath excavations, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary.

This report was prepared for the exclusive use of Gulf Coast Consulting, LLC for evaluating the design of the project as it relates to the geotechnical aspects discussed herein. It should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions included in this report. Unanticipated soil conditions may require that additional expense be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate such potential extra costs.

APPENDIX A

Boring Location Plan

Soil Profiles



BORING LOCATION PLAN

0 200'

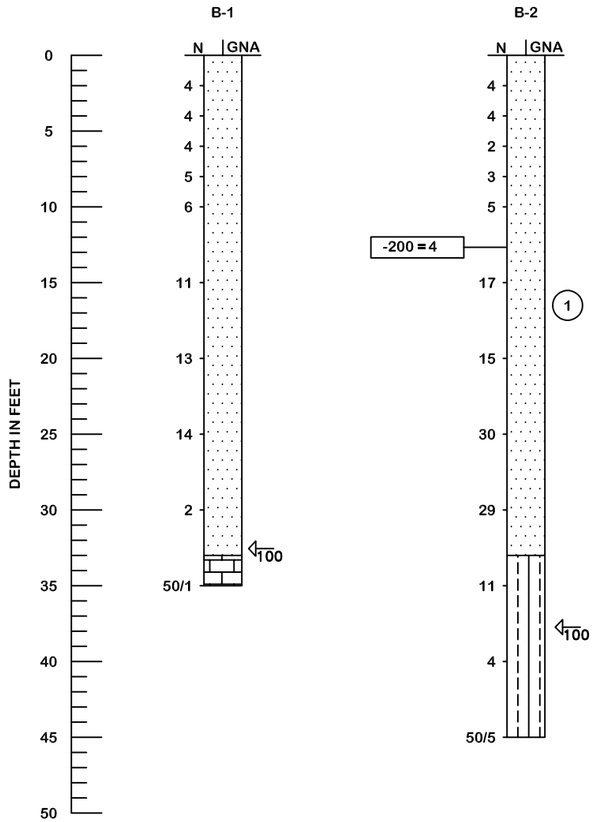
PLAN SCALE

LEGEND

- APPROXIMATE LOCATION OF FIELD PERMEABILITY TEST
- APPROXIMATE LOCATION OF AUGER BORING
- APPROXIMATE LOCATION OF SPT BORING

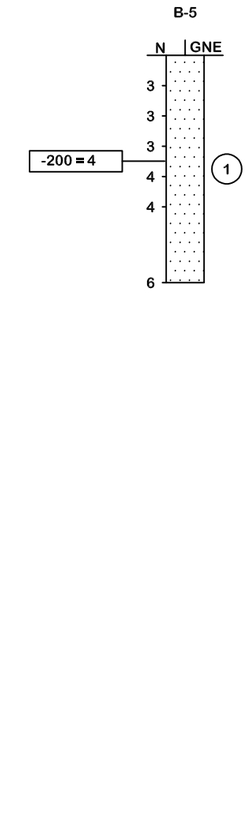
DRAWN BY: JDM CHECKED BY: JDM	APPROVED BY: JDM DATE: JULY 2024	ENGINEER OF RECORD: JON D. MEADE, P.E. FLORIDA LICENSE NO.: 71529	GCGE GULF COAST GEOTECHNICAL ENGINEERING	SCALE: NOTED	PROJECT NUMBER: 24-016	GEOTECHNICAL ENGINEERING SERVICES MANGO STREET TOWNHOMES PINELLAS COUNTY, FLORIDA	SHEET 1

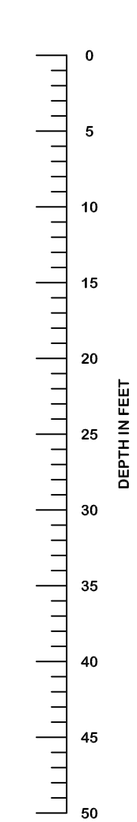
SOIL PROFILES











LEGEND

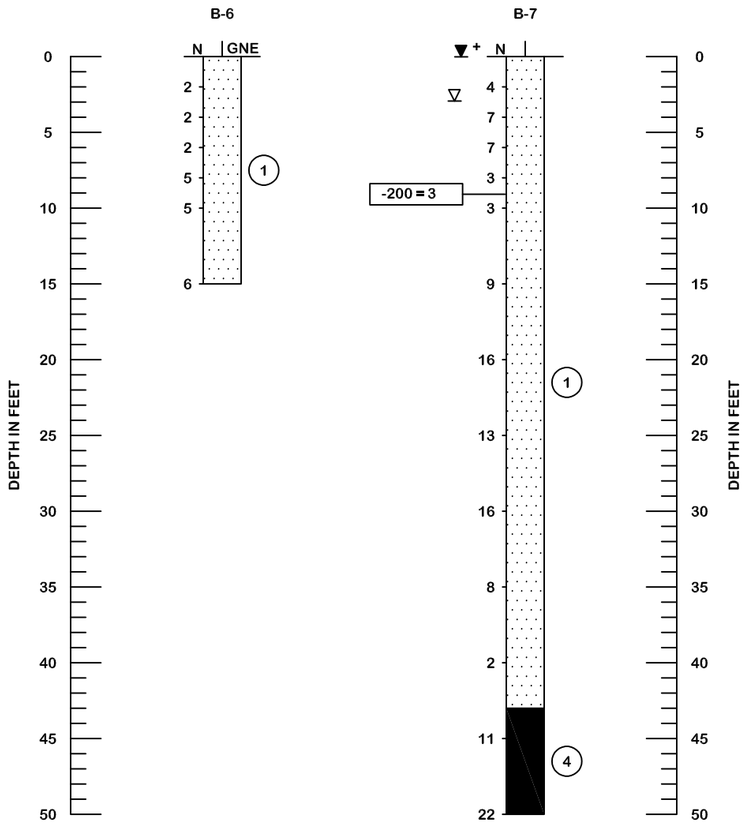
- PALE BROWN TO BROWN FINE SAND TO SAND WITH SILT (SP/SP-SM)
- PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)
- HIGHLY WEATHERED LIMESTONE
- BLACK ORGANIC SAND (PT)

▽	GROUNDWATER LEVEL ENCOUNTERED DURING INVESTIGATION
GNE	GROUNDWATER TABLE NOT ENCOUNTERED
GNA	GROUNDWATER NOT APPARENT DUE TO DRILLING METHOD USED
▼+	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE ABOVE EXISTING GRADE
N	SPT N-VALUE IN BLOWS/FOOT FOR 12 INCHES OF PENETRATION (UNLESS OTHERWISE NOTED)
SP	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2488) GROUP SYMBOL AS DETERMINED BY VISUAL REVIEW AND LABORATORY TESTING ON SELECTED SAMPLES FOR CONFIRMATION OF VISUAL REVIEW
50/4	NUMBER OF BLOWS FOR 4 INCHES OF PENETRATION
-200	PERCENT PASSING #200 SIEVE
⇦100	LOSS OF CIRCULATION OF DRILLING FLUID (100%)

GRANULAR MATERIALS-RELATIVE DENSITY	SPT N-VALUE (BLOWS/FT.)
VERY LOOSE	LESS THAN 3
LOOSE	3 TO 8
MEDIUM	8 TO 24
DENSE	24 TO 40
VERY DENSE	GREATER THAN 40
SILTS AND CLAYS CONSISTENCY	**SPT N-VALUE (BLOWS/FT.)**
VERY SOFT	LESS THAN 1
SOFT	1 TO 3
FIRM	3 TO 6
STIFF	6 TO 12
VERY STIFF	12 TO 24
HARD	GREATER THAN 24

DRAWN BY: JDM
CHECKED BY: JDM
APPROVED BY: JDM
DATE: JULY 2024
ENGINEER OF RECORD: JON D. MEADE, P.E.
FLORIDA LICENSE NO.: 71529
GULF COAST GEOTECHNICAL ENGINEERING
SCALE: NOTED
PROJECT NUMBER: 24-016
GEOTECHNICAL ENGINEERING SERVICES
MANGO STREET TOWNHOMES
PINELLAS COUNTY, FLORIDA
SHEET 2

SOIL PROFILES



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PALE BROWN SILTY TO SILTY-CLAYEY SAND (SM, SM-SC)

HIGHLY WEATHERED LIMESTONE

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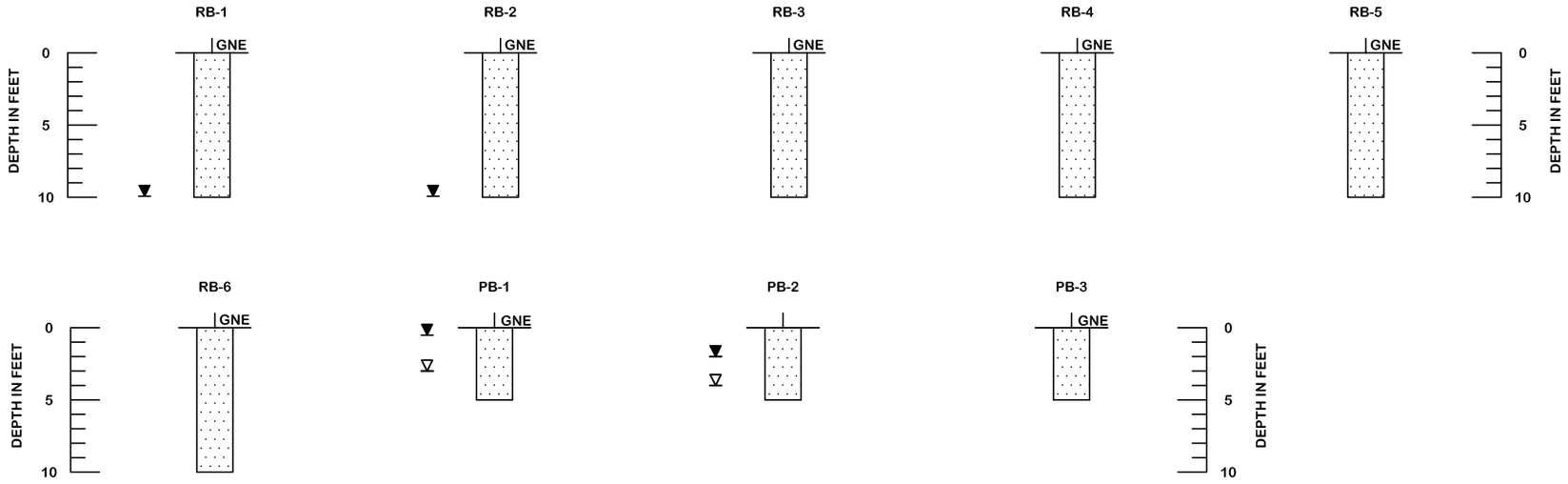
GEOTECHNICAL ENGINEERING SERVICES
MANGO STREET TOWNHOMES
PINELLAS COUNTY, FLORIDA
SHEET 3

SOIL PROFILES



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DRAWN BY: JDM CHECKED BY: JDM	APPROVED BY: JDM DATE: JULY 2024	ENGINEER OF RECORD: JON D. MEADE, P.E. FLORIDA LICENSE NO.: 71529	GULF COAST GEOTECHNICAL ENGINEERING	SCALE: NOTED	PROJECT NUMBER: 24-016	GEOTECHNICAL ENGINEERING SERVICES MANGO STREET TOWNHOMES PINELLAS COUNTY, FLORIDA	SHEET 4

APPENDIX B

Soil Standards for Basic Footers

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

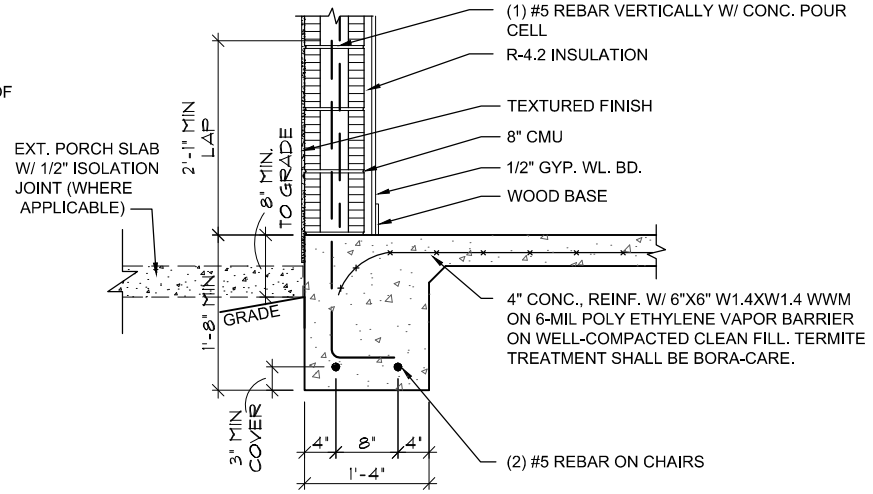
SINGLE FAMILY:

A. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

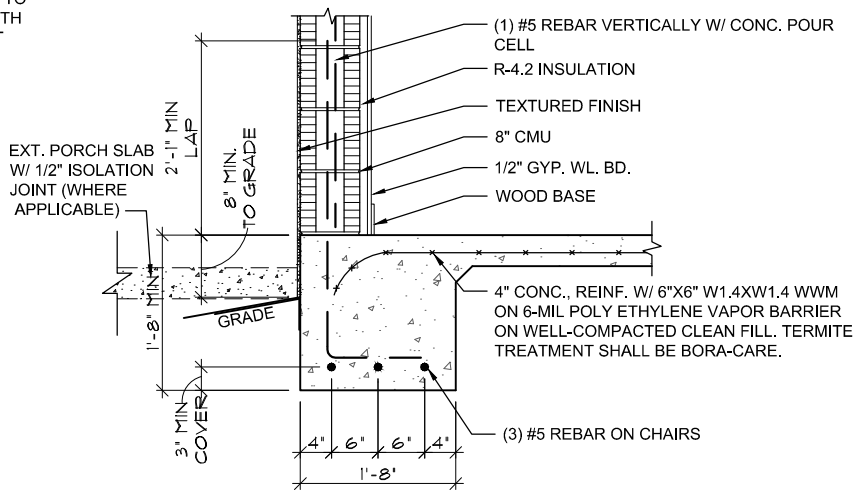
C. 1-STORY 20"d x 16" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 20"d x 20" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

3. DO NOT BACK FILL UNTIL SLABS HAVE CURED OR PROPERLY BRACED.
4. ALL BACKFILL AT STRUCTURES, SLABS STEPS & PAVEMENTS SHALL BE FREE & CLEAR OF DEBRIS & ORGANIC FILL (AS PER GEOTECH SOILS REPORT). PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ATSM D-1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
5. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE EDGE OF THE FOOTING (ANGLE OF REPOSE).



1 FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"



2 2-STORY FOOTING W/ BLOCK WALL

SCALE: 1/2"=1'-0"

ARCHITECTS

AB Design Group Inc.

1441 N. RONALD REAGAN BLVD.
LONGWOOD, FL 32750
PH: (407) 774-6078
FAX: (407) 774-4078
www.abdesigngroup.com
AA #: 0003325

ARCHITECT:
STATE OF FLORIDA

ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'DIVISIONAL' DR HORTON PLAN FOOTINGS

SS-1

PROJECT: SOIL STANDARDS FOR DIVISIONAL FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

GENERAL NOTES:

1. DESIGN BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf.
2. THE CODE MINIMUM FOOTING DESIGNS ARE AS FOLLOWS:

SINGLE FAMILY:

A. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.
B. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 2,500psi CONCRETE.

MULTI- FAMILY:

C. 1-STORY 18"d x 12" WIDE, 12" BELOW GRADE MIN. (2) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.
D. 2-STORY 18"d x 16" WIDE, 12" BELOW GRADE MIN. (3) #5'S CONTINUOUS WITH 3" COVER AT BOTTOM WITH 3,000psi CONCRETE.

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4. ALL BACKFILL AT STRUCTURES, SLABS STEPS & PAVEMENTS SHALL BE FREE & CLEAR OF DEBRIS & ORGANIC FILL (AS PER GEOTECH SOILS REPORT).PLACE IN 8" LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ATSM D-1557. THE BUILDING SITE SHALL BE KEPT DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATIONS.
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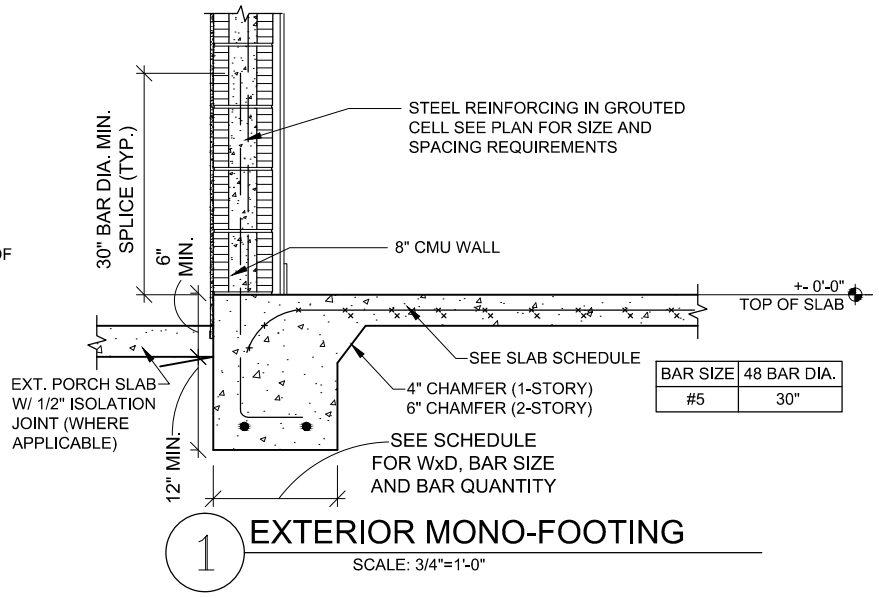
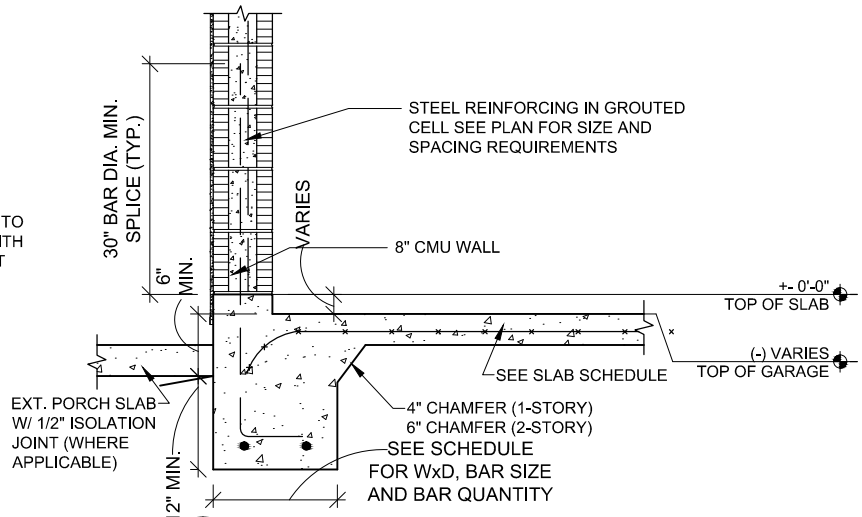


1 EXTERIOR MONO-FOOTING

SCALE: 3/4"=1'-0"



2 EXTERIOR MONO-FOOTING @ GARAGE

SCALE: 3/4"=1'-0"

ARCHITECTS

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ARCHITECT:
STATE OF FLORIDA

ROLAND ABOUCHACRA
AR NO 93723

D.R. HORTON SOIL STANDARDS FOR 'CORPORATE' PLAN FOOTINGS

SS-2

PROJECT: SOIL STANDARDS FOR CORPORATE FOOTINGS

REVISION: 1

DATE: 04/17/19 | REVISED DWG: | SCALE: AS NOTED

Watermain Hydraulic Analysis
for
Mango Street Townhomes



Gulf Coast Consulting, Inc.

Land Development Consulting

Engineering · Planning · Transportation · Permitting

13825 ICOT Boulevard - Suite 605
Clearwater, Florida 33760
Ph: (727) 524-1818

August 2025

GCC PROJECT No. 21-069

Nodal Summary

PROJECT: Mango Street Townhomes **DATE:** August 20, 2025

JOB NO: 21-069 **BY:** AMK

ONSITE (Proposed)						
Node ID	No. Units	Gal/Unit /Day	Total (Gal/Day)	Peaking Factor	Peak Flow (Gal/Min)	Phase
1	0	250	0	3	0.00	1
2	0	250	0	3	0.00	1
FH-1	0	250	0	3	0.00	1
4	10	250	2,500	3	5.21	1
5	9	250	2,250	3	4.69	1
FH-2	0	250	0	3	0.00	1
7	0	250	0	3	0.00	1
FH-3	0	250	0	3	0.00	1
9	13	250	3,250	3	6.77	1
FH-4	0	250	0	3	0.00	1
TOTAL	**32**		**8,000**		**16.67**	

Booster Pump Specification Sheet

Mango St Townhomes Booster Pump
Fire flow booster service for site distribution using all six inch piping

Service Description
Provide a variable frequency drive controlled booster pump to increase available pressure during fire flow while maintaining twenty psi residual

Design Basis
Target flow at duty point: 1020 gpm
Available suction static pressure at pump suction: 60 psi
Residual pressure required at fire flow: 20 psi
Backflow assembly in the discharge train is present and contributes approximately ten psi loss

Hydraulic Performance
Added head required at duty point: 81 ft at 1020 gpm
Shutoff head minimum: 95 ft
Preferred pump efficiency at duty point: 75 percent or better
Operating range: 600 gpm to 1500 gpm with stable head curve

Motor and Power
Estimated brake horsepower at duty point: 27.8 HP at 75 percent efficiency
Specified motor rating: 30 HP, TEFC, premium efficiency, 1800 rpm nominal
Power: three phase, site standard voltage and frequency

Pump Type and Materials
Pump type: horizontal split case or end suction, manufacturer standard for fire flow boosting
Casing rating: 150 to 175 psi working pressure
Materials: ductile iron or cast steel casing, stainless steel shaft, mechanical seal suitable for potable water
Flanges: six inch suction and six inch discharge

Controls and Instrumentation
Control mode: VFD with discharge pressure setpoint to maintain twenty psi residual at design flow
Transmitters: suction pressure, discharge pressure, flow meter on discharge
Protection: pump minimum flow strategy, pressure relief valve or VFD ramp control for transient mitigation

NPSH and Suction Conditions
Suction static of sixty psi corresponds to approximately one hundred thirty nine feet of head available
Maintain low suction losses and avoid entrained air
Require NPSHR less than fifteen feet at 1020 gpm with full published curve submitted

Expected Friction References for Six Inch, C equals 130
At 1020 gpm, head loss is approximately 7.7 feet per 100 feet of equivalent length
Use project specific equivalent length to refine final duty head

Submittals To Be Provided to EOR
Certified performance curve showing 1020 gpm at eighty one feet added head
NPSHR curve
Motor data sheet and VFD data sheet
General arrangement with suction and discharge nozzle elevations and centerline dimensions
Piping and valve schedule including backflow assembly details

```
******************************************************************
*                          E P A N E T                           *
*                   Hydraulic and Water Quality                  *
*                   Analysis for Pipe Networks                   *
*                         Version 2.2                            *
******************************************************************
```

Input File: Mango St Townhomes EPANet - With Booster Pump.net

Link - Node Table:

Link ID	Start Node	End Node	Length ft	Diameter in	
3	2	FH-1	21	6	
4	2	4	35	6	
5	4	5	227	6	
6	5	FH-2	48	6	
7	5	7	213	140	
9	7	FH-3	48	6	
10	7	9	126	6	
11	9	FH-4	4	6	
1	Roadway	1	#N/A	#N/A	Pump
2	1	2	#N/A	#N/A	Pump

Energy Usage:

Pump	Usage Factor	Avg. Effic.	Kw-hr /Mgal	Avg. Kw	Peak Kw	Cost /day
1	100.00	75.00	222.61	14.43	14.43	0.00
2	100.00	75.00	331.36	21.07	21.07	0.00
				Demand Charge:		0.00
				Total Cost:		0.00

Node Results:

Node ID	Demand GPM	Head ft	Pressure psi	Quality
1	20.00	53.14	13.55	0.00
2	20.00	132.25	48.58	0.00
FH-1	0.00	132.25	48.02	0.00
4	6.23	129.82	47.57	0.00
5	5.63	114.21	39.45	0.00
FH-2	0.00	114.21	35.79	0.00

7	20.00	114.21	39.08	0.00
FH-3	0.00	114.21	38.97	0.00
9	8.13	105.94	37.09	0.00
FH-4	1000.00	105.68	36.91	0.00

Node Results: (continued)

Node ID	Demand GPM	Head ft	Pressure psi	Quality	
Roadway	-1079.99	0.00	0.00	0.00	Reservoir

Link Results:

Link ID	Flow GPM	Velocity fps	Unit Headloss ft/Kft	Status	
3	0.00	0.00	0.00	Open	
4	1039.99	11.80	69.53	Open	
5	1033.76	11.73	68.76	Open	
6	0.00	0.00	0.00	Open	
7	1028.13	0.02	0.00	Open	
9	0.00	0.00	0.00	Open	
10	1008.13	11.44	65.63	Open	
11	1000.00	11.35	64.66	Open	
1	1079.99	0.00	-53.14	Open	Pump
2	1059.99	0.00	-79.11	Open	Pump

Hurricane Shelter Space Impact

For

Mango Street - Affordable Housing Apartment Site

Job #

21-069

Date

June 26, 2024

By

AMK

AT-RISK POPULATION CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 1. Calculations for estimating the 2024 At-Risk Evacuation Zone Population.

Evac Level	# of Households[1]	Household Unit Rate (HUR)[2]	At-Risk Evacuation Population (EVACPOP)
Mobile Home	43,881	× 1.86 =	81,619
A	138,519	× 1.86 =	257,645
B	43,332	× 1.86 =	80,598
C	46,601	× 1.86 =	86,678
D	63,856	× 1.86 =	118,772
E	29,139	× 1.86 =	54,199
Non Evac	176012	× 1.86 =	327,382

[1] Source: Pinellas County Property Appraiser (PAO). *Parcel Boundaries*. GIS Dataset, accessed 2/1/2024. Online metadata: https://www.pcpao.org/. *Variable = TOTAL LIVING UNITS.*

[2] Household Unit Rate = *Total Annual Population ÷ Total Housing Units*, calculated annually and averaged across years from 2010 – 2022. Census Data Source: U.S. Census Bureau. *Population Estimates, American Community Survey (ACS) 5-year estimates data profiles.* https://www.census.gov/programs-surveys/acs/data/summary-file.2019.html.

Evac Level	Existing # of Households		Proposed Additional Households		2024 # of Households
B	43,332	+	32	=	43,364

Evac Level	2024 # of Households		Household Unit Rate		Updated At-Risk Population
B	43,364	x	1.86	=	80,657

TOTAL SHELTER DEMAND CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 2. Calculation of 2024 Total Shelter Demand.

Evac Level	At-Risk Evacuation Population EVACPOP, *from Table 1*	Remaining Non-Evacuating Population	Shadow Evac Factor	Shadow Evac Population SHADOW	Total Evacuation Population EVACPOP + SHADOW	Shelter Use Factor	# Shelterees per Zone	Total Shelter Population Demand by Evac Level, e.g. Level B = MH + A + B
MH	81,619				81,619	× 0.07 =	5,713	
A	257,645	667,628	× 0.003 =	2,003	259,648	× 0.05 =	12,982	18,696
B	80,598	587,031	x 0.003 =	1,761	82,359	× 0.05 =	4,118	22,814
C	86,678	500,353	x 0.003 =	1,501	88,179	× 0.05 =	4,409	27,223
D	118,772	381,581	x 0.003 =	1,145	119,917	× 0.05 =	8,394	35,617
E	54,199	327,382	x 0.003 =	982	55,181	× 0.07 =	3,863	39,479
Non-Evac	327,382							

Evac Level	Updated At-Risk Evacuation Population		Remaining Non-Evacuating Population		Shadow Evac Factor		Shadow Evac Population
B	80,657		587,031	x	0.003	=	1761

Total Evacuation Population		Shelter Use Factor		# of Shelterees per Zone		Total Shelter Population Demand
82,418	x	0.05	=	4,121	=	22,817

2023/2024 POPULATION ANALYSIS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 3. Results from the 2024 population analysis and comparison to 2023 results.

2024 Population Results					2023		
EVAC ZONE	**Total Households**	**Population[1]**	**Cumulative Population**	**Cumulative %**	***Total Households***	***Population***	***Difference 2024-2023***
MOBILE HOME	43,881	81,619			*43,949*	*81,745*	*-68*
A	138,519	257,645	339,264	34%	*137,646*	*256,022*	*+873*
B	43,332	80,598	419,862	42%	*43,807*	*81,481*	*-475*
C	46,601	86,678	506,539	50%	*46,652*	*86,773*	*+51*
D	63,856	118,772	625,312	62%	*63,847*	*118,755*	*+9*
E	29,139	54,199	679,510	67%	*29,557*	*54,976*	*-418*
Non Evac	176,012	327,382			*176,142*	*327,624*	*-130*
TOTALS	**541,340**				*541,600*		

[1] Households * PCEM Household Unit Rate (1.86 persons/household)

2024 Population Results				2023		
Evac Level	**2024 # of Households**	**Population**	**Cumulative Population**	**Total Households**	**Population**	**Household Difference 2024-2024**
B	43,364	80,657	419,921	43807	81,481	-443

Total for All Evac Levels = 541,372

TOTAL SHELTER DEMAND CALCULATIONS

PROJECT: Mango Street - Affordable Housing Apartment Site **DATE:** 6/26/2024

JOB NO: 21-069 **BY:** AMK

Table 5. Shelter Demand and Capacity results for 2024 and comparison to 2023 results.

Evacuation Level[1]	Total Shelter Demand *# of expected shelterees*	General Population @ 20sqft Capacity			2023 Results		
		# of Shelters Used[2]	# of Spaces Available	# of Spaces Remaining [3]	# of Shelters[2]	# of Spaces Available	# of Spaces Remaining [3]
A	**18,696**	6	19556	**860**	6	19,556	**932**
B	**22,814**	8	23003	**189**	8	23,003	**217**
C	**27,223**	14	27637	**414**	15	28,172	**972**
D	**35,617**	21	34628	**-989**	23	36,278	**85**
E	**39,479**	21	34628	**-4851**	23	36,278	**-3832**

[1] all Levels include Mobile Homes

[2] General population shelters only, i.e. does not include special needs shelters

[3] Number of Spaces Remaining = # Spaces Available - Total Shelter Demand

2024 Population Results				
Evac Level	**Total Shelter Demand**	**# of Shelters Used**	**# of Spaces Available**	**# of Spaces Remaining**
B	22,817	8	23,003	186

The construction of this project would require 3 additional shelter spaces.

LISTED SPECIES SURVEY AND REPORT

Prepared For:

Gulf Coast Consulting, Inc.
13825 Icot Blvd, Suite 605
Clearwater, FL 33760

Mango Street Site- Tarpon Springs

Prepared By:

Bryan Fast
Environmental Solutions Florida, Inc
PO Box 1412
Palm Harbor, FL 34682

July, 2024

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Executive Summary

Environmental Solutions Florida, Inc (ESF) team members performed a search of the state databases and a site field review on June 29th, 2024, which documented the existing site conditions. The weather was partly cloudy, with summer thunderstorms off in the distance, and temperatures around 85 degrees Fahrenheit. The site is not currently developed, but most of the areas around it were developed for residential purposes many decades ago. The site is a low quality oak hammock, where a high density of small diameter oaks compete with each other for space and have shaded out most of the vegetation at ground level. There was no standing water or seasonal wetland systems observed onsite. This site does not appear ideal for listed species. Two pictures are included from the field review below, which help illustrate the current condition of the site. In the appendix are several exhibits (by Natural Resource Planning Services) which also help paint a picture about the parcel itself and adjacent areas.





Site Information

The site in question consists of several parcels totaling about 4.62 acres, starting along Mango Street at parcels 18-27-16-47520-004-0010 and 18-27-16-47520-003-0110, and then including the undeveloped parcels south and southwest. The site is located on the southside of Mango Street, a couple miles south of downtown Tarpon Springs in northwestern Pinellas County. Years of dumping and wind driven trash have been deposited onto the site. Please also see the Location Map and Boundary Map, located in the Appendix.

Natural Site Conditions

Soils-

For the coastal part of the Tampa Bay area, this site has a varied elevation. There is a ridge of higher elevation running through the middle of the site, and generally lower near the property's northern (Mango Street) and southern boundaries. According to the NRCS soil survey, the soils on this property are very well drained and sandy (Astatula series). Please see the Soils Map in the Appendix for the underlying soils.

4- Astatula Soils and Urban Lands-Very deep, excessively well drained, and rapidly permeable soils found in the uplands of central and south Florida. This group was formed eolian and marine sand deposits. The water table is typically greater than 60in below grade.

Vegetation-

This site is heavily treed, and overwhelmingly comprised of Live Oaks and Laurel Oaks. There are also a few other oaks (mostly turkey oaks and water oaks), cabbage palms, cherry laurels and pines mixed in. The pertinent FLUCCS Code for this site is 1400: Mixed Hardwood-Coniferous. As for invasive vegetation, there were some Camphor Trees and a few Brazilian Peppers, but they were a small percentage of the tree canopy. A very small percentage of the site had stands of grass growing, so the forage quality was very low. The Land Cover Map and Wetland Map are located in the appendix.

Methodology

In addition to the field review on June 29th, 2024, team members also searched the state databases listed below, which resulted in a list of species which are possible or probable to find on a site visit. Please see the FNAI Biodiversity Matrix Query Results in the Appendix.

-Florida Natural Area Inventory (FNAI)
-SWFWMD FLUCCS
-USDA NRCS Web Soil Survey
-FWC/AUDUBON Bald Eagle Database

Team members performed a field review on June 29th, 2024, following the database searches listed above. The weather was partly cloudy, with summer thunderstorms off in the distance, and temperatures around 85 degrees Fahrenheit. The site appears to have been developed and used as a plant nursery in the past, which resulted in compacted soils and an odd mix of native and non native vegetation. The current conditions are not ideal as natural habitat for the species identified in the FNAI Biodiversity Matrix. We were expecting to encounter a gopher tortoise burrow or two on the eastern side (higher elevation) of the site, but none were observed while team members were onsite.

Listed Species Information

The subject site is not ideal habitat for listed species, given the site's location among developed sites and lack of suitable forage. As stated before no listed species (or their burrows/nests) were observed onsite during our site visit. A few of the "Likely" and "Potential" species from the FNAI Biodiversity Matrix are discussed below, and the matrix itself can be found in the appendix.

Wood Stork (mycteria americana) are a federally listed (threatened) species of bird which stands 35"-45" tall and has a wingspan of 60-65". They feed on small fish, crayfish, amphibians and reptiles, found in shallow water bodies. They are unlikely to be found onsite because of the lack of shallow natural water bodies, and all the activity on the adjacent developed sites.

Gopher Tortoises (Gopherus Polyphemus) are a state listed (threatened) species that inhabit places such as sandhills, xeric oak hammocks, and dry flatwoods, where the water table is well below the ground surface and there are a variety of forbs and grasses to feed on. While this site is sandy and the groundwater table is well below ground, there was very little in the form of grasses or forbes for them to eat. No gopher tortoises or their burrows were observed onsite, so it is unlikely that they or any commensal species would be found onsite. Permitting and relocation of the gopher tortoises will be required in accordance with state (FWC) regulations, if any burrows are observed onsite prior to development.

Florida Sandhill Cranes (Antigone canadensis pratensis) are a state listed (threatened) bird which typical inhabits open spaces like agricultural areas and pastureland near shallow ponds or marshes. They are versatile and can often be found on golf courses and suburban yards. No Florida Sandhill Cranes were observed onsite, and the lack of shallow open water bodies or shallow marshy grass means the site is not ideal habitat.

Florida Burrowing Owls (Athene cunicularia floridana) are small owls that are active during the day

and prefer to hunt open prairies with limited tree cover. No burrows were observed onsite, but this site would not be ideal habitat anyway because of the dense tree cover and lack of open grassy land.

Southeastern Fox Squirrels (Sciurus niger niger) are large rodents, with large bushy tails that inhabit central and northern Florida. According to FWC, they prefer open habitat (mostly flatwoods or sandhills) where the canopy is dominated by Longleaf Pines and Turkey Oaks. Given the development in the area and the high density of lower quality oaks, the site does not offer the ideal habitat for the Southeastern Fox Squirrel. No Southeastern Fox Squirrels were observed during the site visit.

Florida Black Bears (Ursus americanus floridanus) once roamed most of Florida but their numbers declined sharply about 100 years ago because of reduced habitat and unregulated hunting. The state of Florida listed them as "threatened" for a while, but removed them from that list in 2012, once they felt the population had sufficiently recovered. They are omnivores who wander widely looking for food and habitat. Given the adjacent residential development and daily activity in the area, black bears would almost certainly stay away from the subject site.

Bald Eagles (Haliaeetus leucocephalus) are a large bird species that is not listed but protected under various federal protection actions. They tend to inhabit areas near large water bodies that provide habitat for large numbers of fish and wading birds. Nests can often be found in very tall pine trees, or other situations where they have a clear view of the surrounding area. A review of Audobon Florida's Eagle Watch database shows that there are three nests in the general area. The nearest documented nests are P1034 and P1034a (about 4,000 feet east of the site on Lake Tarpon) and P1052 (about 3,200 south of the site)

In summary, no listed species were observed onsite during the site visit. This is understandable given the reasons listed above. While we can't rule out that listed, threatened, or endangered species will visit the area in the future, none seem to be onsite presently.

Appendix Exhibits
(see the following pages)

HP Capital Group 6, LLC
Mango Street Tract
Location Map

Section: 18
Township: 27 South
Range: 16 East
Pinellas County, Florida



0 1,250 2,500 5,000 Feet

Legend

Property Boundary

NOTICE:

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.

This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

ESRI World Basemap
Mapping Scale: 1" = 2,500 ft.

Map Created on: 07/01/2024
Map Created by: C.M. Cherro

NATURAL RESOURCE PLANNING SERVICES, INC.
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Boundary Map

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida



0 75 150 300 Feet

Legend

Property Boundary

NOTICE:

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This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

ESRI World Basemap
Mapping Scale: 1" = 150 ft

Map Created on: 07/01/2024
Map Created by: C.M. Cherro

NATURAL RESOURCE PLANNING SERVICES, INC.
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Soil Map

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida



Legend

Property Boundary

Soil Types

4: ASTATULA SOILS AND URBAN LAND, 0 TO 5 PERCENT SLOPES (4.2 acres)

0 80 160 320 Feet

NOTICE:

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.

This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

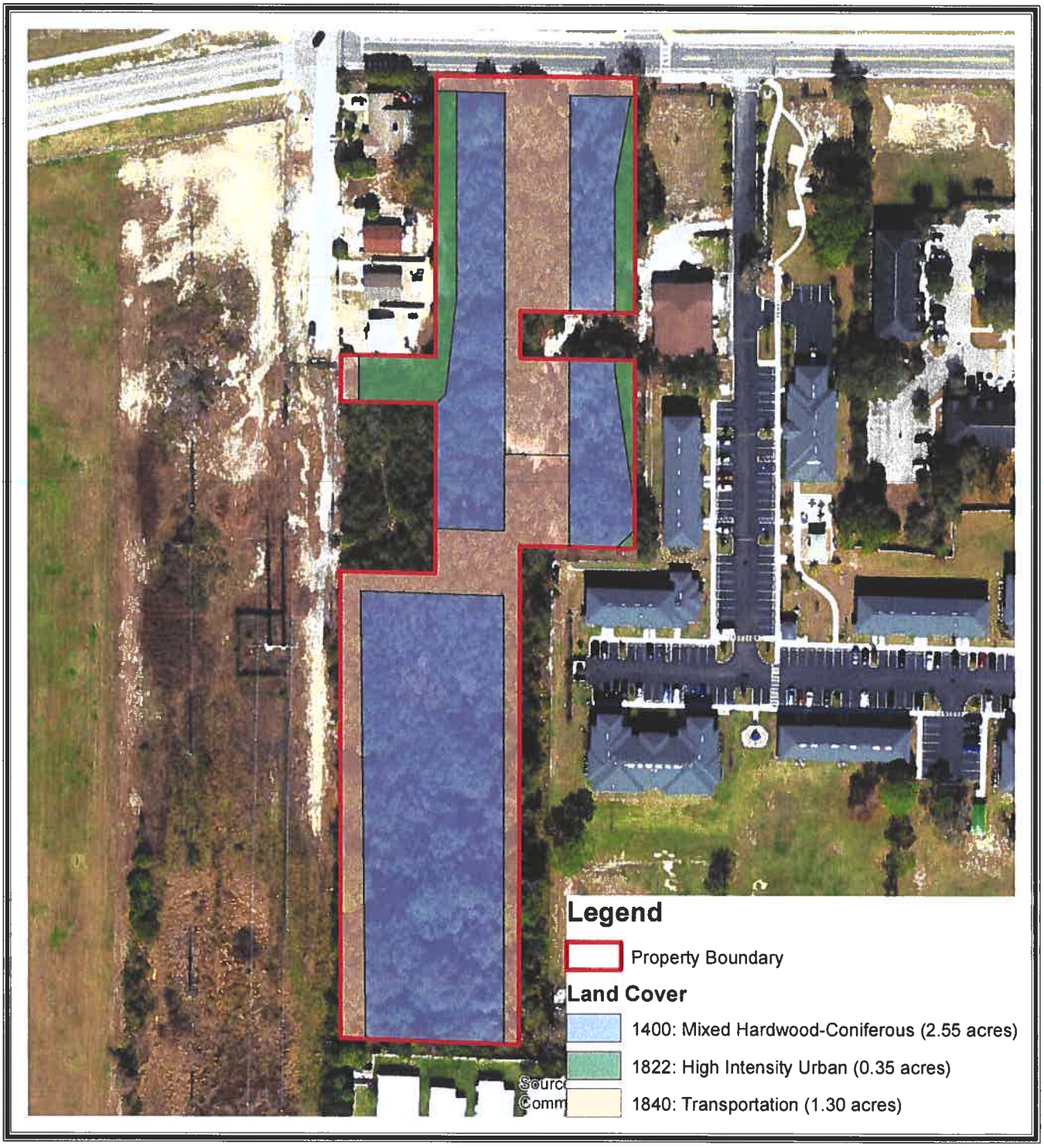
ESRI World Basemap
Mapping Scale: 1": 160 ft.

Map Created on: 07/01/2024
Map Created by: C.M. Cherro

NATURAL RESOURCE PLANNING SERVICES, INC.
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Land Cover Map

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida



0 75 150 300 Feet

NOTICE:

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This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

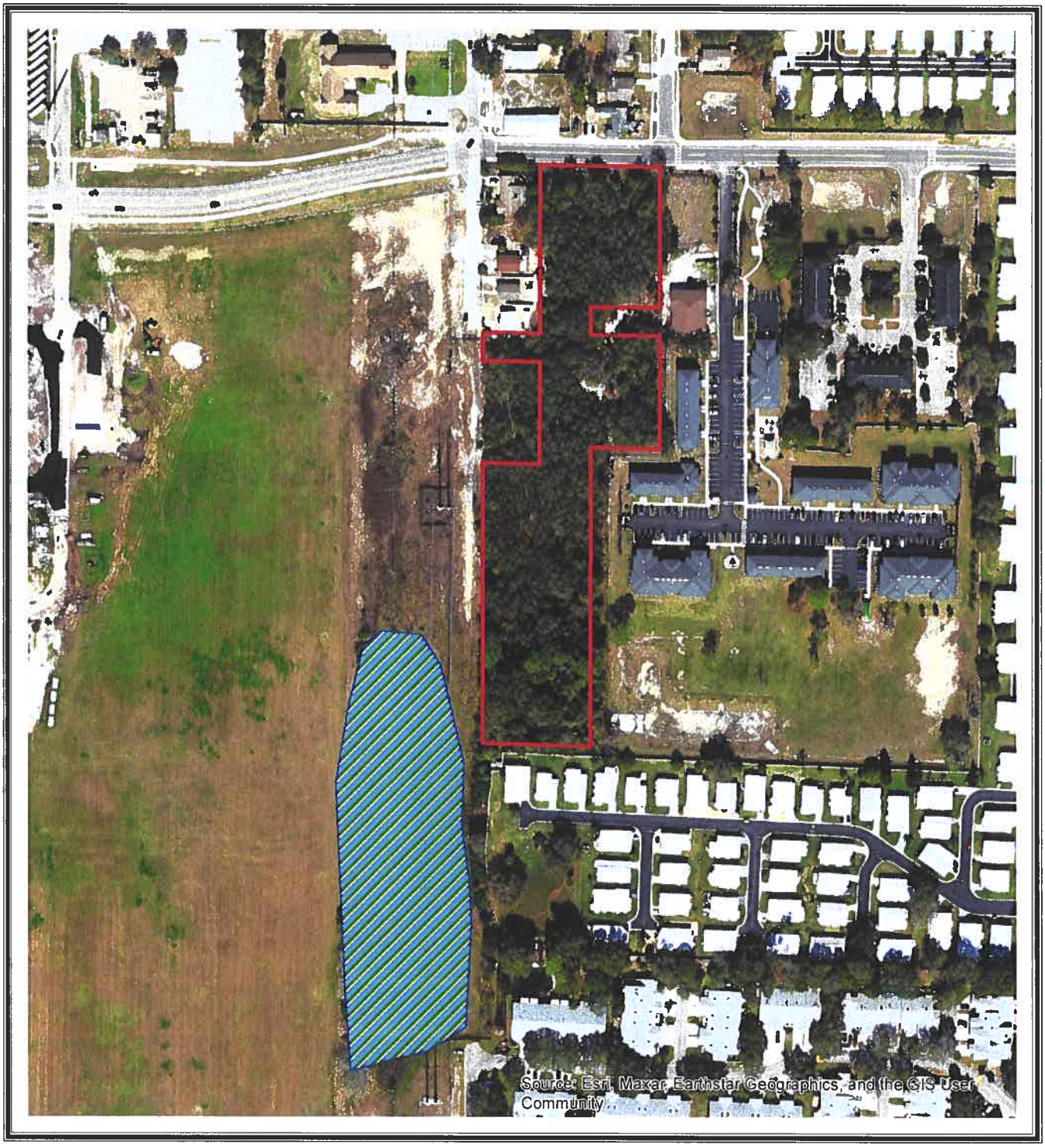
ESRI World Basemap
Mapping Scale: 1": 150 ft

Map Created on: 07/01/2024
Map Created by: C M. Cherro

NATURAL RESOURCE PLANNING SERVICES, INC.
P.O. Box 564
San Antonio, FL 33576
(352) 588-2580

HP Capital Group 6, LLC
Mango Street Tract
Adjacent Wetlands Map (NWI)

Section: 18
Township: 27 South
Range:16 East
Pinellas County, Florida



0 125 250 500 Feet

Legend

Wetland Type

- Freshwater Emergent Wetland (3.17 acres)
- Property Boundary

ESRI World Basemap
Mapping Scale: 1" = 250 ft

Map Created on: 07/01/2024
Map Created by: C M. Cherro

NOTICE

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.

This map is not suitable for engineering design or construction. Further, the use of any associated acreage numbers for sales or negotiations is entirely at the risk of the buyer and seller.

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1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

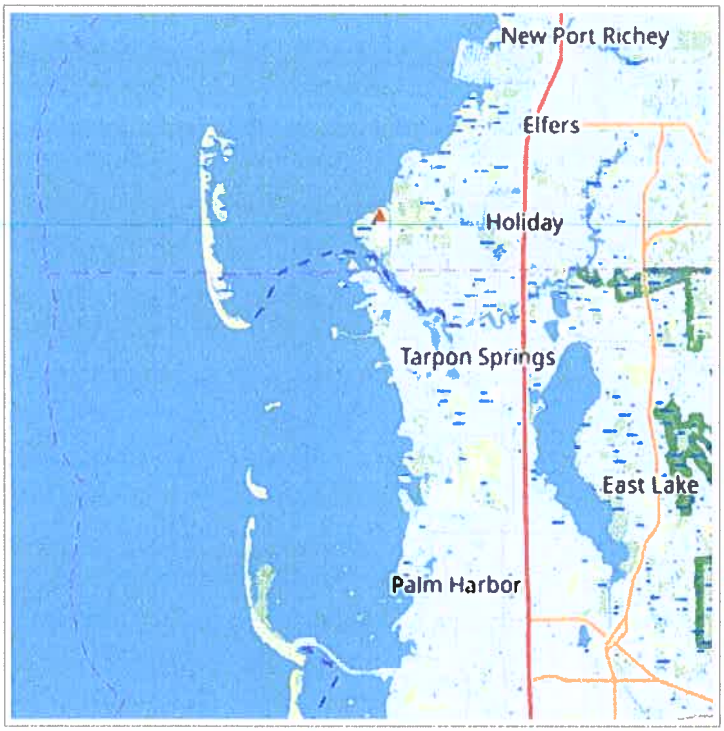
UNOFFICIAL REPORT

Created 7/15/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 21271



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 21271

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 21271

22 **Potential** Elements for Matrix Unit 21271

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Acipenser oxyrinchus desotoi Gulf Sturgeon	G3T2T3	S2?	T	FT
Antigone canadensis pratensis Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Bigelowia nuttallii Nuttall's rayless goldenrod	G3G4	S1	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis Red-cockaded Woodpecker	G3	S2	E, PT	FE
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

SWCA®
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

2008 Riverside Avenue, Suite 100
Jacksonville, Florida 32204
Tel 904.384.7020
www.swca.com

July 17, 2024

Sent via e-mail: [redacted]

Matt Sylverain, P.E.
Gulf Coast Consulting, Inc.
13825 ICOT Blvd, Suite 605
Clearwater, FL 33760

Re: Cultural Resources Services Associated with the Mango Street Townhomes Tract, Tarpon Springs, Pinellas County, Florida (P91551)

Dear Mr. Sylverain:

SWCA has completed a preliminary Cultural Resource Desktop Review of the Mango Street Townhomes Tract in Tarpon Springs. SWCA gathered all available information from the Florida Master Site File (FMSF) database (FMSF 2024) regarding previously conducted cultural resources surveys to determine whether the Project tract has been previously tested according to DHR testing standards and whether testing would be required within the parcel. Previously documented cultural resources, including archaeological sites, resource groups, and aboveground historical resources, were identified within the project area and the general vicinity. According to the FMSF online viewer, there have been six cultural resources surveys conducted within 0.5-mile radius of the project area (Table 1 and Figure 1). Two of these surveys included an archaeological component, while four concentrated solely on above ground resources. No archaeological testing has been conducted within the subject property.

Table 1. Cultural resource investigations within and adjacent to the Survey Areas.

Survey No.	Project	Year	Reference	Agency/Sponsor
1732	Historic Properties Survey, Tarpon Springs	1988	Adams, William R. *	City Of Tarpon Springs
2827	An Archaeological and Historical Survey of the Unincorporated Areas of Pinellas County, Florida	1991	Austin, Robert J.	Pinellas County Commissioners
5373	Cultural Resource Assessment of Harbor Oaks at Tarpon Springs, Pinellas County, Florida	1998	Jones, Paul L.	Bayshore Broadway Developers
16115	Countywide Cultural Resources Survey, Pinellas County, Florida	2008	Pinellas County Planning Department	Pinellas County
25403	Pinellas County Bridges Historic Resources Survey	2018	Hinder, Kimberly	Christopher Moore
27632	Historic Resources Survey of Flood Hazard Areas for Pinellas County (Mid-century 1945-1975)	2021	Linda Stevenson	Pinellas County Planning Division

Source: FMSF (2024)

Within the surrounding 0.5-miles is one archaeological site (PI09615) and four historic structures (Table 2 and Figure 1). All these resources have been determined to be ineligible for listing in the NRHP or Not Evaluated by SHPO. There are no previously recorded cultural resources within or adjacent to the project area.

Table 2. Previously recorded cultural resources within 0.5 miles of the project area

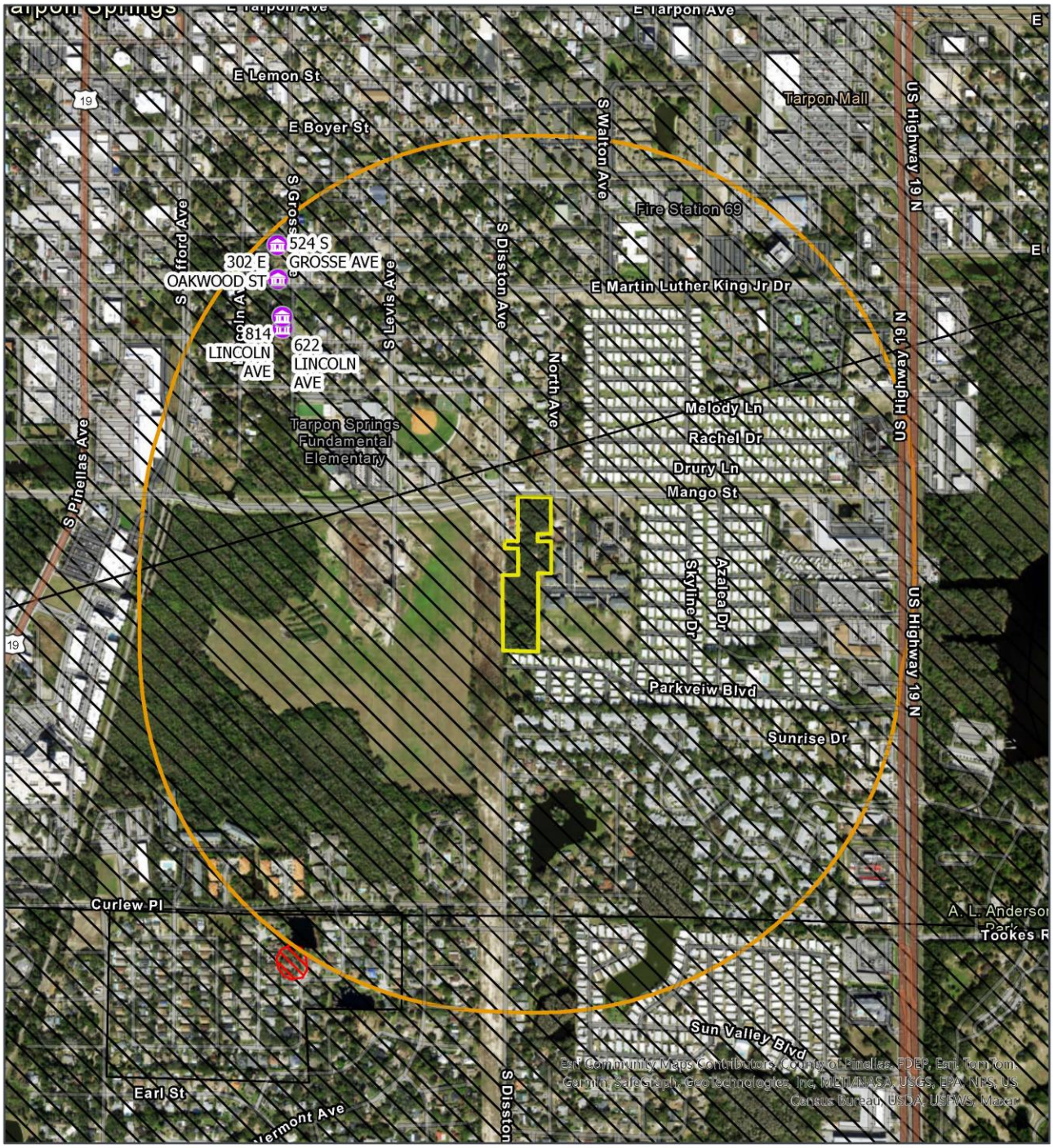
Site Number	Site Type	Date	Nrhp Status
PI09615	Land-terrestrial	Prehistoric	Ineligible for NRHP
PI01454	524 S GROSSE AVE	c1926	Not Evaluated by SHPO
PI01513	622 LINCOLN AVE	c1915	Not Evaluated by SHPO
PI01514	814 LINCOLN AVE	c1926	Not Evaluated by SHPO
PI01516	302 E OAKWOOD ST	c1930	Not Evaluated by SHPO

Source: FMSF (2024)

Historical topographic maps and aerial photographs were examined in consideration towards the possibility of fieldwork. The USGS topographic map series for the general vicinity, and the 1940s aerial photographs and Google Earth historic satellite imagery show mostly vacant land. Historically the project area is depicted as an urban area with a roadway system in place indicating development as early as 1955. On the 1974 series map, a Church is indicated to the east of Mango Circle. This potentially historic church appears to be still active on a Google Earth Streetview and identified as the Oak Hill Church of God and Christ.
The following historical sources were reviewed by SWCA:

- 1943, 1944, 1948 1955 1959, 1964, 1974, 1978, 1988 Elfers USGS topographic quadrangles
- Historical aerial imagery (Google Earth; Esri)

In summary, the project area has been subjected to several large-scale historic resource surveys but have not been subjected to archaeological testing. There are no known (previously recorded) cultural resources (archaeological sites or historic buildings) within the project boundaries. There is one possible historic building to the east of the project area. Historic maps suggest the project tract has been developed in the past as urbanization spread in the immediate throughout the area.



Legend

- Project Boundary (Approx. 4.96 ac)
- Study Area (0.5-mi)
- Florida Structures selection (4)
- Florida Sites selection (1)
- Field Surveys selection (6)

91551 Mango Street Townhomes Tract
CR Desktop

Gulf Coast Consulting, Inc.
RE# 16-27-18-47520-004-0010 + 10 others

(82.1283325°W 28.1023928°N)

Tarpon Springs, Pinellas County, Florida

Date: July 2024
Base map provided by ESRI. Property boundaries based on FDOR from 2023. Historic Site Information based on Florida Master Site File Database.

0 410 820 Feet
0 100 200 Meters
1:9,600
N
Florida

SWCA ENVIRONMENTAL CONSULTANTS

Figure 1. Previously recorded cultural resources and cultural resource surveys.

Please let me know if you have any questions regarding this desktop review. I can be reached by phone (904-626-9735) or email [redacted].

Sincerely,

Brent M. Handley

Brent M. Handley

Cultural Resource Director - Southeast

SWCA

Recreational Amenities Narrative

The community of Mango Street Townhomes is designed with a deep appreciation for the natural beauty and serenity that open space provides. At the NW corner of our subdivision lies a vast expanse of untouched land, a recreational amenity that offers residents a tranquil retreat from the hustle and bustle of daily life. This open space, with its lush greenery, gentle rolling hills, and scenic views, is a testament to our commitment to preserving the natural environment while providing a harmonious living experience.

This area is more than just an untouched landscape; it is a canvas of untapped potential. The Homeowners Association (HOA) could recognizes the immense value this space holds and envisions a future where it can be transformed into a vibrant hub of community activity. While maintaining the integrity of the natural surroundings, the HOA would be able to explore opportunities to enhance the recreational offerings within this open space, creating amenities that will enrich the lives of all residents.

Potential developments could include:

1. **Community Gardens**: A space where residents can come together to cultivate their own fruits, vegetables, and flowers. This initiative would not only promote healthy living but also foster a sense of community as neighbors work side by side.
2. **Outdoor Fitness Areas**: Strategically placed workout stations that blend seamlessly with the environment, allowing residents to enjoy a workout in the fresh air, surrounded by nature.
3. **Playgrounds and Picnic Areas**: Family-friendly spaces where children can play and families can gather for outdoor meals. These areas would be designed with safety and enjoyment in mind, offering a perfect spot for socializing and relaxation.
4. **Event Spaces**: Open lawns or amphitheaters that could host community events, from outdoor movie nights to seasonal festivals, encouraging residents to come together and celebrate.

This Instrument Prepared By:
Hand Arendall Harrison Sale LLC
c/o Leslie D. Sheekley, Esq.
35008 Emerald Coast Parkway, Fifth Floor
Destin, Florida 32451

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF DISSTON AND MANGO STREET

This Declaration of Covenants, Conditions and Restrictions of Disston and Mango Street is hereby made by HP Capital Group 6, LLC, a Florida limited liability company, whose address is 9800 4th Street North, Suite 200, St. Petersburg, Florida 33702.

WITNESSETH:

WHEREAS, HP Capital Group 6, LLC is the owner in fee simple of the property described in **Exhibit "A"** attached hereto and made a part hereof (the **"Property"**); and

WHEREAS, HP Capital Group 6, LLC, for purposes of this Declaration is the (**"Declarant"**); and

WHEREAS, the Property is being developed as a residential subdivision, and to construct single family Townhomes upon Lots therein; provided that in any event such Lots and improvements will be subject to the covenants, conditions, restrictions, reservations, easements, liens and charges hereinafter set forth.

NOW, THEREFORE, incorporating the foregoing, Declarant does hereby declare that the Property shall be held, sold, conveyed, leased, mortgaged and otherwise dealt with subject to the protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, desirability and plan of development for the same. Said covenants, conditions, restrictions, reservations, easements, liens and charges shall run with the Property, and shall be binding upon all parties having and/or acquiring any right, title or interest in said property or any portion thereof, and shall inure to the benefit of each and every person or party, from time to time, owning or holding an interest in said Property.

ARTICLE I
DEFINITIONS

The following words and terms when used in this Declaration or any supplemental declaration hereto or any amendment thereto (unless the context shall clearly indicate otherwise) shall have the following meanings:

Section 1. "Articles" shall mean and refer to the Articles of Incorporation of Disston and Mango Street Homeowners' Association, Inc., a not-for-profit Florida corporation, attached hereto as **Exhibit "B",** and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 2. "Association" shall mean Disston and Mango Street Homeowners' Association, Inc., a not-for-profit Florida corporation, its successors and assigns.

Section 3. "Board of Directors" or "Board" shall mean the body responsible for administration of the Association, selected as provided in the Bylaws.

Section 4. "Builder" shall mean any person or entity that purchases more than one Lot for the purpose of constructing Homes on such Lots for sale to third party purchasers, and shall include D. R. Horton, Inc., a Delaware corporation.

Section 5. "Bulk Service Agreement" shall mean an agreement for the delivery of goods and/or services on a bulk basis to the Lots and/or Community, including but not limited to those for communications services, information services or Internet services, refuse disposal and security services. At no time may Declarant, nor may the Board of Directors prior to Turnover, enter into a Bulk Service Agreement relating to any portion of the Property without the prior written consent of D.R. Horton so long as D.R. owns a Lot or a Lot is the subject of a D.R. Horton Builder's Lot Purchase Agreement.

Section 6. "Bylaws" shall mean the Bylaws of Disston and Mango Street Homeowners' Association, Inc., attached hereto as **Exhibit "C"** and all exhibits attached thereto and made a part thereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms thereof.

Section 7. "City" shall mean and refer to Tarpon Springs, Florida.

Section 8. "Common Area" shall mean the property owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise by, or dedicated to, the Association for the common use and enjoyment of the Members and all improvements constructed thereon and such other property as determined by Declarant or Association, which may include entrance features, signage, mail kiosk(s), private roads, private lift-station, irrigation lines, equipment and well, landscape buffers and open space, and the Surface Water Management System to be owned, whether in fee simple, as the holder of easement or leasehold rights, or otherwise by, or dedicated to the Association.

Section 9. "Community" or "Disston and Mango Street" shall mean the community planned for development upon the property described in **Exhibit "A"** or any property annexed as provided herein; the said being within the County, in the State of Florida.

Section 10. "County" shall mean Pinellas County, Florida.

Section 11. "Declarant" shall mean HP Capital Group 6, LLC, or any successor of Declarant who may be assigned all or a part of the rights and obligations of Declarant pursuant to a written assignment executed by Declarant and recorded among the Public Records of the County, in the State of Florida. Use of the term "Declarant" herein shall have the meaning of the term "developer" in Sections 720.303 - 720.315 of the HOA Act, but references to "Declarant" herein are not intended to mean one who constructed and was responsible for the site development and infrastructure for the Community including, but not limited to, underground utilities, grading, excavating, erosion control and road work, to the extent such

may be a person or entity different from Declarant. If Declarant assigns only a portion of its rights and obligations as Declarant hereunder to an assignee, then the term Declarant as used in this Declaration shall mean such assignee only when necessary to give such assignee the rights and obligations of Declarant hereunder which were assigned to such assignee to the same extent as if such assignee had been the original Declarant, and said assignee shall not have any of the rights and obligations of Declarant hereunder which were not specifically assigned to such assignee.

Section 12. "Declaration" shall mean this instrument, together with the Exhibits attached hereto and made a part hereof, and shall include such amendments, if any, as may be adopted from time to time pursuant to the terms hereof.

Section 13. "Developer" shall mean HP Capital Group 6, LLC.

Section 14. "Development Period" shall mean the period of time from the date of recording of this Declaration until the Declarant, or its successors or assigns, have sold the last Lot within the Property or any property annexed to the Property and becoming a part of the Property as provided herein to a third-party purchaser other than D.R. Horton, Inc., or a D.R. Horton related entity, or to a Builder.

Section 15. "Governing Documents" shall mean the Declaration, Articles, Bylaws, Rules and other documents governing the administration and operation of the Community.

Section 16. "HOA Act" shall mean Chapter 720, Florida Statutes, as amended from time to time.

Section 17. "Home" shall mean an attached single-family dwelling constructed upon and including a Lot and for which a certificate of occupancy has been issued.

Section 18. "Institutional First Mortgage" shall mean a mortgage executed in favor of an Institutional First Mortgagee, which mortgage is a first and prior mortgage encumbering a Home.

Section 19. "Institutional First Mortgagee" shall mean a bank, federal savings bank and loan association, any insurance company, pension fund, real estate trust, Federal National Mortgage Association or its assigns, Federal Home Loan Mortgage Company or its assigns, or any other party engaged in the business of mortgage financing, which owns or holds a first and prior mortgage encumbering a Home, and shall include any corporate subsidiary of such entity.

Section 20. "Lot" shall mean a designated lot within the property described on the Plat or any property annexed thereto and becoming a part of the Property conveyed or to be conveyed to an Owner upon which there has been constructed or will be constructed a Home.

Section 21. "Member" shall mean every person or entity who is a Member in the Association by ownership of a Lot or as otherwise provided herein in accordance with Article III herein.

Section 22. "Operating Expense" shall mean and refer to the actual and estimated expense of operating the Association, including but not limited to, salaries and management fees,

professional fees, service, and material costs, telecommunications service costs, costs of supplies and equipment, including but not limited to Association-sponsored social events, and any and all costs relating to the discharge of the Association's obligations hereunder; and further in meeting the costs to be incurred by the Association in performing its contractual or other duties and in exercising its prerogatives, including without limitation costs incurred for the operation, maintenance, repair, replacement, insurance and improvement of the Common Area. Operating Expenses shall not include reserves.

Section 23. "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those parties having such interest merely as security for the performance of any obligation.

Section 24. "Permit" shall mean the Environmental Resource Permit or other permits issued for Surface Water Management System (hereinafter defined) by the WMD (hereinafter defined) and attached hereto as **Exhibit "D"**. Copies of the Permit and any future permit action of the WMD shall be maintained by the Association for the benefit of the Association and by the Registered Agent of the Association.

Section 25. "Plat" shall mean the Plat or Plats of the Property for the Community, recorded or to be recorded in the Public Records of Pinellas County, Florida as the same may be amended or re-platted from time to time. The term Plat shall also include any additional plats of property subsequently added to the terms of this Declaration.

Section 26. "Property" shall mean the property described in Exhibit "A", and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 27. "Rules" shall mean collectively the rules and regulations which the Board of Directors of the Association may promulgate or impose and thereafter modify, alter, amend, rescind and augment any of the same with respect to the use, operation and enjoyment of the Property and any improvements located thereon. For any Rules adopted and as amended from time to time, the Association shall have the right to take enforcement actions, including but not limited to the imposition of fines, against any Owner to compel compliance with the Rules.

Section 28. "Supplemental Declaration" shall mean and refer to an instrument filed in the Public Records of the County pursuant to Article II, Section 3, which subjects the additional property to this Declaration, creates additional classes of members, and/or imposes, expressly or by reference, additional restrictions, and obligations on the land described in such instrument. The Declarant may, by Supplemental Declaration, create additional classes of membership with such rights, privileges, and obligations as may be specified in such Supplemental Declaration in recognition of the different character and intended use of the property subject to such Supplemental Declaration.

Section 29. "Surface Water Management System" shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation and water pollution or otherwise

affect the quantity and quality of discharges from the system, as permitted pursuant to section 62-330, F.A.C. and the City's code of ordinances and shall include, but are not limited to, all the following surface water management facilities: all inlets, ditches, swales, culverts, underground drainage pipes which may be located on Lots as well as Common Areas, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas. The Surface Water Management System is located on land that is owned by or dedicated to the Association or located on Lots, on, over and through which there exists an easement and right of access in favor of the Association and its successors.

Section 30. "Townhome" shall mean and refer to any single-family dwelling unit contained within a structure consisting of more than two attached dwelling units.

Section 31. "Townhome Lot" shall mean a Lot improved with a single Townhome.

Section 32. "Turnover" shall mean the termination of the Class B Membership and transfer of operation of the Association by the Declarant, or a successor Declarant, to Class A Members.

Section 33. "WMD" shall mean and refer to the Southwest Florida Water Management District.

The foregoing definitions shall be applicable to this Declaration and to any Supplemental Declaration hereto or any amendment to this Declaration, unless otherwise expressly provided herein or therein.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in the County, and is the property described in Exhibit "A", and such additions as may hereafter be brought within the jurisdiction of the Association and subject to the terms of this Declaration.

Section 2. Application of Declaration. The Property shall be held, transferred, sold, conveyed and occupied subject to the terms and conditions of this Declaration, and any and all supplements and lawful amendments hereto and any and all supplements and lawful amendments thereto. By receipt of delivery and acceptance of a deed to any of the Property or other instrument evidencing ownership, whether or not it shall be so expressed in any such deed or other conveyance or adjudication, each Owner hereby agrees to abide by and accept title to such portion of the Property and all terms and provisions of this Declaration. The filing of this Declaration and subjecting the Property to the covenants, conditions, restrictions, reservations, easements, liens and charges contained herein shall not be construed in any way as inhibiting or prohibiting the Declarant from conveying the Lots or improvements within the Property to third parties free and clear of any covenants, conditions, restrictions, reservations, easements, liens and charges, except for those specifically provided for in this Declaration. Lots so conveyed by the Declarant to third parties shall be used and held by said third parties in accordance with this Declaration.

Section 3. Additional Property. Additional property may become subject to this Declaration or be withdrawn from the terms of this Declaration in the following manner:

(a) Annexation Without Approval of Class "A" Membership. As the owner thereof, or if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, from time to time at any time to annex, subject to the provisions of this Declaration and the jurisdiction of the Association, all or any portion of the real property described in a Supplemental Declaration. Such Supplemental Declaration shall not require the consent of the Members. Any such annexation shall be effective upon the filing of record of such Supplemental Declaration unless otherwise provided therein. Declarant shall have the unilateral right to transfer to any other person said right, privilege and option to annex additional property which is herein reserved to Declarant, provided that such transfer or assignment is memorialized in a written, recorded instrument executed by Declarant. Notwithstanding the foregoing, nothing herein shall be construed as an obligation of Declarant to annex in additional Property to the Community or construct the Community pursuant to the plan of development approved on the date of this Declaration, which may be modified by the Declarant in the future.

(b) Annexation With Approval of Class "A" Membership. Subject to the consent of the owner thereof, after the expiration of the Class B Membership the Association may annex additional real property to the provisions of this Declaration and the jurisdiction of the Association. Such annexation shall require the affirmative vote of not less than sixty-seven (67%) percent of the Class "A" Members of the Association. Annexation shall be accomplished by filing of record in the public records of the County, a Supplemental Declaration describing the property being annexed. Any such Supplemental Declaration shall be signed by an authorized officer of the Association, and by the owner of the property being annexed, and any such annexation shall be effective upon filing unless otherwise provided therein. The relevant provisions of the Bylaws dealing with regular or special meetings, as the case may be, shall apply to determine the time required for and the proper form of notice of any meeting called for the purpose of considering annexation of property pursuant to this Section and to ascertain the presence of a quorum at such meeting.

(c) Acquisition of Additional Common Area. The Declarant may convey to the Association additional real property, or any interest therein, improved or unimproved, and upon conveyance or dedication to the Association the same shall be accepted by the Association and thereafter shall be maintained by the Association at its expense as a Common Area for the benefit of all of its Members. Annexation of additional property or future development phases of the Community, if annexed herein, may result in additional Common Areas being owned and maintained by the Association and conveyance of Common Areas therein shall not require the consent of any other Owner or Builder.

(d) Withdrawal of Property. Declarant shall be entitled to withdraw portions of the Property owned by Declarant, or with the consent of the Owner, from the terms and conditions of this Declaration, subject to the terms and conditions of this Section. For purposes of this Declaration, the portion of the Property withdrawn from the terms hereof shall be referred to as the "Withdrawn Property". In order to withdraw such portion of the Property from the terms of this Declaration, Declarant shall record in the Public Records of the County an instrument executed with the formalities of a deed, which instrument shall make reference to this Declaration, state that

the purpose of the instrument is to withdraw the Withdrawn Property from the terms and conditions of this Declaration and contain a legal description of the Withdrawn Property. Declarant shall have the right to withdraw portions of the Property from the terms and conditions of this Declaration without the joinder, ratification or approval of the Association, any Owner, or any lienholder, provided that Declarant is the fee simple owner of the Withdrawn Property or with the consent of the owner, and provided that the withdrawal of the Withdrawn Property shall not result in a material change to the scheme of development of the Community. Upon the withdrawal of the Withdrawn Property from the terms and conditions of this Declaration, the Withdrawn Property shall no longer be subject to the terms of this Declaration, including all exhibits hereto, or any other covenants, restrictions and/or regulations provided herein or adopted hereunder, except for those easements, rights-of-way, or other portions hereof which, by their terms, specifically survive the termination of this Declaration, which shall include the withdrawal of such lands from the terms and conditions of this Declaration. Notwithstanding the provisions of this section, Lots which are the subject of a Lot purchase agreement may not be withdrawn from the terms and conditions of the Declaration, unless the lot purchase agreement has been terminated or unless the Owner consents in writing to the withdrawal of the Lot(s).

(e) Amendment. This Article II, Section 3 shall not be amended without the prior written consent of Declarant during the Development Period or so long as the Declarant holds Lots for sale in the ordinary course of business.

ARTICLE III
MEMBERSHIP

Membership. Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject to the covenants, conditions, restrictions, reservations, easements, liens and charges, of this Declaration, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. No Owner shall have more than one membership for each Lot owned. Membership shall be appurtenant to a Lot and may not be separated from ownership of the Lot. Ownership of a Lot shall be the sole qualification for membership. The Owner of record of each Lot shall be subject to assessment by the Association, as hereinafter provided, and shall be subject to enforcement by the Association in accordance with the terms and provisions of this Declaration and the HOA Act.

ARTICLE IV
VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. Class A Members shall be those Owners defined in Article III with the exception of the Declarant until the expiration of the Class B Membership. Class A Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article III. When more than one (1) person or entity holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised in accordance with the Bylaws.

Class B. The Class B Member shall be the Declarant, its successors and assigns. The Class B member shall be entitled to three (3) votes for each Class A Member vote, provided that the

Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier, unless or as otherwise required by Florida law:

(a) Three months after ninety (90%) percent of the Lots to be developed have been conveyed to Class A Members (other than Builders); provided however this event shall not be deemed to have occurred based on Lots conveyed to a person or entity who becomes a successor Declarant by assignment; or

(b) Thirty (30) days after Declarant elects to terminate the Class B Membership; or

(c) As otherwise required by Florida law.

Notwithstanding the foregoing, following termination of the Class B membership, Declarant shall be entitled to appoint at least one (1) member of the Board of Directors of the Association as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots within the Property. After Declarant relinquishes control of the Association, Declarant may exercise the right to vote any Declarant owned a voting interest in the same manner as any other Member, except for purposes of reacquiring control of the Association or selecting the majority of the Members of the Board of Directors.

ARTICLE V
PROPERTY RIGHTS

Section 1. General. The Common Areas, if any, shall be operated, maintained, and administered at the sole cost of the Association for all purposes and uses reasonably intended. The Declarant shall be the sole judge of the composition of any Common Area improvements constructed by the Declarant. The Declarant shall have the right to use and access Common Areas without interference from any Owner or any other person or entity whatsoever. Owners shall have no right in or to any Common Areas referred to in this Declaration unless and until the same are actually constructed, completed, and conveyed or dedicated to the Association. Prior to the expiration of the Development Period, the Declarant reserves the absolute right, on behalf of itself and its assigns and designees, to add to, delete from, or modify any of the Common Areas referred to herein at its sole discretion without notice. The Declarant is not obligated to and has not represented that it will, construct any Common Area improvements.

Section 2. Paramount Right of Declarant. Notwithstanding anything to the contrary herein, prior to completion of the Development Period, the Declarant shall have the paramount right to dedicate, transfer, and/or convey (by absolute conveyance, easement, or otherwise) portions of the Property for various public purposes or for the provision of telecommunication systems, or to make any portions of the Property part of the Common Areas, or to create and implement a special taxing district which may include all or any portion of Braden Pointe. SALES BROCHURES, SITE PLANS, AND MARKETING MATERIALS ARE CURRENT CONCEPTUAL REPRESENTATIONS AS TO WHAT IMPROVEMENTS, IF ANY, WILL BE INCLUDED WITHIN THE COMMON AREAS. THE DECLARANT SPECIFICALLY RESERVES THE RIGHT TO CHANGE THE LAYOUT, COMPOSITION, AND DESIGN OF ANY AND ALL COMMON AREAS, AT ANY TIME, WITHOUT NOTICE AND AT ITS SOLE DISCRETION. The Declarant is the sole judge of the Common Area improvements constructed by

the Declarant, including the plans, specifications, design, location, completion schedule, materials, size, and contents of the facilities, improvements, appurtenances, personal property, color, textures, finishes or changes or modifications to any of them.

Section 3. Use of Common Areas by Declarant. Until completion of the Development Period, the Declarant shall have the right to use any portion of the Common Areas, without charge, for any purpose deemed appropriate by the Declarant.

Section 4. Membership Easements of Enjoyment. Every Member shall have a right and easement of enjoyment in and to the non-exclusive use of Common Area, and such easement shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Association, in accordance with its Articles of Incorporation and Bylaws, to borrow money for the purpose of improving the Common Area, and in aid thereof, to mortgage said Common Area, provided, the rights of such mortgagee in said Common Area shall be subordinate to the rights of the Owners hereunder. The right to mortgage the Common Area provided herein shall not become effective until a Home has been constructed upon each Lot within the Property and each Lot has been conveyed from the Declarant to a purchaser. No such rights to mortgage shall be effective unless approved by a vote of two-thirds (2/3) of the Members at a duly noticed meeting for the purpose of approving such mortgage;

(b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes, and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless approved by a vote of two-thirds (2/3) of the Members at a duly noticed meeting and the vote of the Class B membership, if any, agreeing to such dedication or transfer, and unless written notice of the proposed action is sent to every Member not less than thirty (30) days nor more than sixty (60) days in advance of the duly called meeting at which the vote on such dedication or transfer is held;

(c) The right of the Declarant or the Association to establish, from time to time, certain easements over the Common Area for utilities, broadband communications, cable television and other common services purposes;

(d) The right of the Association to charge reasonable fees for the use of designated facilities (if any) on the Common Area and to temporarily close facilities for repair or maintenance;

(e) Existing easements and agreements of record and those easements granted by the Declarant or the Association in accordance herewith;

(f) Easements referred to in Article X hereof;

(g) The right to the use and enjoyment of the Common Area and facilities thereon; once construction has been completed, shall extend to all Members and their family, tenants, contract purchasers and invited guests, provided there is delegation of the right of enjoyment in accordance with the Bylaws and subject to regulation from time to time by the Association in its Rules;

(h) Access to certain Common Area within the Property may not be obtained from an Owner's or Member's Lot or other Common Area or publicly dedicated streets or properties. Thus, to obtain access to certain Common Area for which access cannot be obtained from the Owner's or Member's Lot, other Common Area or publicly dedicated streets or properties, the Owner or Member shall need to obtain the permission of a Lot Owner whose Lot is contiguous to said Common Area. The fact that a Member or Owner shall not have access to certain Common Area from his or her Lot, Common Area or publicly dedicated streets or properties does not allow an Owner to avoid liability for assessments provided for in Article VI of this Declaration; and

(i) The other provisions of this Declaration, the Articles and Bylaws.

Section 5. Common Area.

(a) Ownership. The Declarant hereby represents that the fee simple title to the Common Area has been or will be conveyed to the Association and the Association shall maintain the Common Area. In addition, any easement granted in favor of the Association shall be maintained by the Association in accordance with the terms of any such grant or dedication as if such easements were Common Areas; provided, however, the use and enjoyment of such easements shall be limited to the purpose for which they were intended. The Association shall be obligated to accept conveyance of any Common Areas or grants of easements from the Declarant or third parties as deemed necessary or advisable by the Declarant. The Association shall have the right to promulgate rules and regulations for the use of Common Areas and such restrictions shall be enforceable against all Owners and their guests, tenants and invitees.

(b) Maintenance. The Association shall be responsible for the maintenance of the Common Areas in a continuous and satisfactory manner in good order, condition, and repair. In addition, the Association shall replace as scheduled any and all improvements situated on the Common Areas (upon completion of construction by Declarant), including, but not limited to, all landscaping, paving, drainage structures, street lighting fixtures, signs, irrigation systems, water management systems, sidewalks, and other structures, including entry features, perimeter fences, signage installed, if any, by Declarant or Association. The Association shall be authorized, but not required, to provide other services and to make emergency repairs and perform other work on Lots reasonably necessary for the proper maintenance and operation of the Community and shall have easement rights necessary to perform same. All work pursuant to this Section and all expenses hereunder shall be paid for by the Association through Assessments as provided in this Declaration; provided, however, that the cost of any maintenance, repair or replacement caused by the negligent conduct of an Owner or its guest, tenants or other invitees or by the failure of an Owner to comply with the lawfully adopted rules and regulations of the Association shall be levied as an Individual Assessment against such Owner individually. No Owner may waive or otherwise escape liability for the assessments for such maintenance by non-use of the Common Areas or abandonment of his right to use the Common Areas.

(c) Optional Services. The Association shall be authorized, but not required, to provide other services, such as installation and maintenance of entry features, the employment of stationary or patrolling guards within the Community, party wall or other services for maintenance or repair of the townhome structures, and performing emergency repairs and other work on Lots reasonably necessary for the proper maintenance and operation of the Community, including, but not limited to party wall repairs, and shall have easement rights necessary to

perform same. All work pursuant to this Section and all expenses hereunder shall be paid for by the Association through Assessments as provided in this Declaration; provided, however, that the cost of any maintenance, repair or replacement caused by the negligent conduct of an Owner or its guest, tenants or other invitees or by the failure of an Owner to comply with the lawfully adopted rules and regulations of the Association shall be levied as an Individual Assessment against such Owner individually. No Owner may waive or otherwise escape liability for the Assessments for such maintenance by non-use of the Common Areas or abandonment of his right to use the Common Areas.

(d) Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable Rules governing the Common Areas, which rules and regulations shall be consistent with the rights and duties established by this Declaration. Sanctions for violations of the Rules or these covenants may include reasonable monetary fines levied in accordance with the Declaration and applicable law and suspension of Common Area use rights and of the right to vote. The Board of Directors shall, in addition, have the power to seek relief in any court for violations or to abate nuisances, for which the prevailing party is to be awarded prevailing party attorneys' fees. Imposition of sanctions shall be as provided herein and in the Bylaws of the Association.

Section 6. Declarant's Reserved Rights. Notwithstanding any provision herein to the contrary, the property rights under this Article V shall be subject to:

(a) The right of Declarant to execute all documents and take such actions and do such acts affecting the Property or the Common Area which, in the Declarant's sole discretion, are desirable or necessary to facilitate the Developer or Declarant's development, construction, sales and marketing of the Property. However, nothing contained herein shall authorize Declarant to take any action that will diminish the rights of any lienholder or the holder of any mortgage on any Lot or on the Common Area; take any action that will affect title to any of the Lots after conveyance to third parties; or unilaterally change the Declaration, Articles, Bylaws and Rules in violation of the HOA Act, after the Class B Membership has terminated;

(b) Easements of record on the date hereof and any easements which may hereafter be granted by Declarant to any public or private utilities or governmental bodies for the installation and maintenance of cable television, electrical and telephone conduit and lines, sewers or water pipes, or any other utilities or services to any Lots within the Property or any portion of the Common Area or such easements as Declarant may determine are necessary or beneficial for the maintenance or preservation of the Property;

(c) The Developer, Declarant and Builders shall have full rights of ingress and egress to and through, and over and about the Property, including all Common Areas, during the Development Period and such additional period of time as Declarant is engaged in any development, construction or improvement work, sales, leasing or marketing of the Community on or within the Property, and the Declarant shall further have an easement thereon for the purpose of storage of materials, vehicles, tools, equipment, etc., which are being utilized in such development or construction and for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the Property, or any portion thereof. The Declarant shall further have the right to operate and maintain models, sales centers and leasing offices and to operate and to facilitate sales and marketing of the Community in Declarant's sole and absolute discretion during the Development Period and such additional period of time as Declarant is

engaged in any construction or improvement work, sales, leasing or marketing of the Community or within the Property. No Owner, his guests, employees, servants, agents and invitees shall in any way interfere or hamper Developer, Declarant or their agents, servants, employees, invitees, successors or assigns, or Builders, or their agents, employees, or invitees in connection with such construction, development, promotion or sales activity;

(d) The Declarant shall have full right to assign any or all of its right, title and interest in the Property, both as Declarant and as a Member of the Association, to another party by the execution and recording of a proper instrument in the Public Records of the County. This provision shall not, however, be construed to allow Declarant to assign a membership in the Association in a transaction separate from ownership of a Lot. Notwithstanding the foregoing, the Declarant, in its sole discretion, shall also have the right to grant a Builder certain rights reserved hereunder to the Declarant for the purpose of constructing Homes in the Community and conducting construction, sales and marketing thereof by executing a partial, non-exclusive assignment of rights in favor of the Builder to be kept in the official records of the Association; and

(e) Notwithstanding anything contained herein to the contrary, neither the Declarant, nor the Builders, nor the Association make any representation whatsoever as to the commencement, completion or construction of any optional or recreational facilities within or upon the Common Areas. No amenities are planned for the Community. Title to any portion of the Common Areas owned by Developer or Declarant may be transferred to the Association at any time, provided that title to all portions of the Common Areas owned by Declarant shall be transferred to the Association no later than the expiration of the Development Period. The transfer of title to any portion of the Common Areas to the Association shall be subject to: (i) all rights of Declarant and other persons set forth in this Declaration; and (ii) any restrictions or limitations contained in the instrument conveying such portion to the Association.

Section 7. No Dedication to Public Use. Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Common Area for use by the public, except for access to and from and throughout the property described in the Plat or any additions thereto for emergency access, law enforcement and persons providing essential services to the Community and its Members. Portions of the Common Area roadways in the Community shall be private. Easements are reserved over each Lot and the Common Area for public and private service purposes including but not limited to, police protection, bulk cable and Internet services, fire protection, emergency services, postal service, utilities and meter reading. Among such easements there is reserved an easement over, under, on and through each Lot for the installation, operation and maintenance of a bank electric meter system and placement of a single meter box on the side of the Townhome buildings for service of all Homes within the building.

Section 8. Incorporation of Easements by Reference. Reference in the respective deeds of conveyance, or any mortgage or trust deeds or other evidence of obligation, to the easements and covenants herein described shall be sufficient to create and reserve such easements and covenants to the respective grantees, mortgagees or trustees of said parcels as fully and completely as though said easements and covenants were fully recited and set forth in their entirety in such documents.

Section 9. Surface Water Management. It is acknowledged that the Property is located within the boundaries of the WMD and the City, and that an easement is hereby created over the

entire Property for the surface water drainage and storage, and for the installation and maintenance of the Surface Water Management System for the Property in accordance with the Permit; provided, however that such easement shall be subject to improvements constructed within the Property as permitted by controlling governmental authorities from time to time. The Surface Water Management System shall be operated and maintained by the Association or its agents, in compliance with all approvals, codes and regulations of governmental authorities and the WMD and the City. Such operation and maintenance shall specifically include all utility costs and equipment related to the obligations hereunder. Maintenance of the Surface Water Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water management capabilities as permitted by the WMD and the City, and shall specifically include, but not be limited to, maintenance of aquatic vegetation, lake beds, lake banks, littoral planting and lake maintenance easements which, pursuant to the terms of this Declaration, are not the responsibility of others, as well as water quality and wetland monitoring or testing. Any repair or reconstruction of the Surface Water Management System shall be as permitted, or if modified, as approved, by the WMD and the City.

ARTICLE VI
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments to be Paid to the Association. Each Owner of any Lot, excepting Declarant and Builders, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance (including any purchaser at a judicial sale), is deemed to covenant, which covenant shall run with the land and be binding on every such Owner, and agrees to pay to the Association: (1) any regular assessments or charges for the payment of operating expenses of the Association (including payment of property taxes which may be assessed against Common Area or any personal property which may in the future be owned by the Association) ("**Regular Assessments**" or "**Annual Assessments**"); and (2) any special assessments for improvements, or to fund any deficits between the amount collected for regular assessments in accordance with the annual budget and the amount determined necessary by the Association for the proper management and maintenance of the Common Area, together with other costs and/or expenses of the Association or property of the Association ("**Special Assessments**"); and (3) any individual assessments or charges incurred by the Association on behalf of one or more Lots but not all Lots ("**Individual Assessments**"). All such Regular Assessments, Special Assessments; Townhome Assessments and Individual Assessments, collectively referred to as Assessments, shall be fixed, established and collected from time to time as hereinafter provided. The Assessments, together with such interest thereon and costs of collection thereof, including attorney's fees, as hereinafter provided and any applicable late fee imposed by the Board of Directors of the Association, shall be a charge on the Property and shall be a *continuing lien* relating back to the date of recordation of the Declaration upon any Lot against which each such assessment is made, and said lien may be enforced in the same manner in which mortgages are enforced. Each such assessment, together with interest, costs (including applicable late fees), and reasonable attorneys' fees for its collection, including attorneys' fees involved at all appellate levels and whether or not suit is instituted, shall also be the personal obligation of the person or entity who was the Owner of the Lot at the time when the assessment becomes due. Each Owner shall be jointly and severally responsible with the previous Owner for all Assessments due to the Association prior to the transfer of title, without prejudice to any right the present Owner may have to recover any amounts paid by the present Owner from the previous Owner.

Section 2. Purpose of Assessments. The Assessments to be levied by the Association shall be used for the purpose of promoting the health, safety, and welfare of the residents of the Property and shall specifically include, but not be limited to: payment of all water or utility charges for the Lots and/or Common Area billed through the master meter (if any) or to the Association; any fees due under a bulk service agreement entered into on behalf of the Owners by the Association or Declarant; the maintenance of the Common Area and any improvements or equipment maintained by the Association; the payment of taxes, if any, for the Common Area; insurance for the Common Area and as required under the HOA Act or pursuant to the Governing Documents for the Association; payment for the improvement and maintenance of the Common Area; and services and facilities related to the administration of the association and the use and enjoyment of the Common Area. Special Assessments shall be used to fund capital improvements, deficits in the collection of Regular Assessments to cover operating expenses of the Association, and other purposes deemed necessary by a majority vote of Owners of the Association as set forth in Section 5 hereof. Individual Assessments shall be for the costs incurred by the Association which by nature are applicable only to one or more Lots, but less than all Lots. By way of example and not limitation, in the event an Owner fails to maintain their Lot in a manner required by the Governing Documents, the Association shall have the right, through its agents and employees, to enter upon the Lot and to repair, restore, and maintain the Lot and/ or Home as required by the Governing Documents. The costs of any such repair, restoration and/or maintenance, plus the reasonable administrative expenses of the Association and any costs incurred in bringing a Lot and/or Home into compliance with the Governing Documents, shall be an Individual Assessment charged against the Lot.

Section 3. Basis of Annual Assessments. For the initial year of operation of the Association, the monthly Assessment shall be the amount as set forth in the estimated operating budget of the Association for the initial year of operation. From and after January of the next operating year, the Annual Assessment shall be determined in accordance with the Articles of Incorporation and Bylaws of the Association taking into account current maintenance costs and future needs of the Association. Each Owner acknowledges the Association is responsible for the repair and maintenance of capital improvements that may result in a Special Assessment due to reserves not being collected. Reserve accounts are not initially provided for herein by the Declarant; however, the Members of the Association may elect to collect reserves after the expiration of the Class B Membership upon the affirmative approval of a majority of the total voting interests of the Association obtained by a vote of the Members at a duly called meeting of the membership or by the written consent of a majority of the total voting interests of the Association. The approval action of the membership must state that reserve accounts shall be provided for in the budget and must designate the components for which the reserve accounts are to be established. Upon approval by the membership, the Board of Directors shall include the required reserve accounts in the budget in the next fiscal year following the approval and each year thereafter. Once reserves are established as provided in this subsection, the reserve accounts must be maintained with the collection of the Annual Assessments or have their funding waived in the manner provided by the HOA Act. Notwithstanding the same, Builders are exempt from reserve funding obligations for each Lot owned by the Builder during the period of time prior to sale of the Lot to a third-party who is not a Builder or Declarant, and the Declarant is exempt from reserve funding obligations for the Lots Declarant owns so long as Declarant is funding any deficits in operating costs pursuant to Section 12 herein.

Section 4. Uniform Rate of Assessment. Unless otherwise provided for herein, both Annual and Special Assessments must be fixed at a uniform rate for all Lots with a Home and

may be collected on an annual, quarterly or monthly basis or at any other interval as determined by the Board of Directors. Payments of all Assessments will be made directly to the Association or its designated management company and in no instance shall any mortgagees have the obligation to collect Assessments.

Section 5. Special Assessment for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy in any assessment year, a Special Assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Area, including the necessary fixtures and personal property related thereto, or to cover deficits in the collection of Regular Assessments to cover Operating Expenses of the Association; provided that any such Special Assessments shall have the assent of a majority of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members not less than 15 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting.

Section 6. Quorum for Any Action Authorized Under Section 5. At each meeting called, as provided in Section 5 hereof, the presence of the meeting of Members or of proxies entitled to cast thirty percent (30%) of the total voting interests shall constitute a quorum. If the required quorum is not forthcoming at any meeting, one additional meeting may be called, subject to the notice requirements set forth in Section 5 and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to each Lot on the conveyance of a Lot improved with a Home by the Declarant or a Builder to a third-party purchaser (other than Declarant, a successor Declarant or a Builder). For all Lots conveyed to third parties by Declarant or a Builder, the first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the Annual Assessment against each Lot for which an assessment obligation has commenced, including those specified for Builders herein, as applicable, in the budget of the Association and amendments thereto. Written notice of the Annual Assessment shall be sent to every Owner subject thereto together with the due date of such Assessment payment(s), monthly, quarterly, bi-annually, or annually, established by the Board of Directors. The Board of Directors may institute late payment fees and interest at the highest legal rate in accordance with the HOA Act for delinquent payment of the Annual Assessment. The Association shall, upon demand and as required by the HOA Act, furnish an estoppel certificate in writing signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid and the information set forth in the HOA Act. A reasonable charge, in accordance with the HOA Act, may be made by the Board or its agent for the issuance of these certificates.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessments which are not paid when due shall be delinquent. If the Assessment is not paid within ten (10) days (or such other period of time established by the Board of Directors) after the due date, an administrative late fee of the greater of Twenty-Five and no/100 Dollars ($25.00) or 5% of the amount of the installment that is past due, together with interest in an amount equal to the maximum rate per annum allowable by law beginning from the due date until paid in full may be levied. The Association, acting through its Board of Directors, may bring an action at law against

the Owner personally obligated to pay the same, or foreclose the lien against the Lot to which the Assessment is levied, and interest, costs and reasonable attorneys' fees, including at all appellate levels and whether or not suit is instituted, in collection or enforcement shall be added to the amount of such Assessment. Additionally, the Board of Directors of the Association may at its discretion accelerate the Assessments then due from a delinquent Owner for the next twelve (12) months. The Association may also notify any mortgagees or lenders of Owner, any co-borrowers and/or guarantor(s) without recourse to Declarant and/or the Association of delinquencies in the payment of Assessments. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Area or abandonment of his or her Lot. All payments on accounts shall be first applied to fines levied in accordance with the terms of the Declaration, interest accrued by the Association, then to any administrative late fees, then to collection costs and attorney fees, and then to the delinquent Assessments. The allocation of payments described herein shall apply notwithstanding any restrictive endorsement, designation or instruction placed on or accompanying a payment. Additionally, if a Home is occupied by a tenant and the Owner is delinquent in the payment of Assessments, the Association may demand from the tenant payment to the Association of all monetary obligations, including without limitation, Assessments due from the Owner to the Association. So long as the Owner remains delinquent, future rent payments due to the Owner may be collected by the Association and shall be credited to the monetary obligations of the Owner to the Association. If within fourteen (14) days from written demand of the Association, the tenant provides the Association with written evidence of making prepaid rent payments, the tenant shall receive credit for the prepaid rent for the applicable period of such prepaid rent.

Section 9. Individual Assessment Against a Particular Owner of Lot. In the event an Owner of any Lot in the Property shall fail to maintain the premises and the improvements situated thereon in accordance with the terms and conditions of the Governing Documents and any promulgated Rules in a manner satisfactory to the Board of Directors to a minimum standard of consistency with the general appearance of the Property as initially constructed and improved by the Declarant (taking into account normal wear and tear and exposure to normal exterior conditions, but not to the point of unsightliness), the Association, after approval by a majority of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot, and the exterior of the buildings and any other improvements erected thereon. The costs of such exterior maintenance performed on behalf of the Lot Owner by the Association may be assessed to the Lot as an Individual Assessment; and said Individual Assessment shall be enforced in the same manner as provided for in Section 8. In addition, in the event any Owner, its guests, tenants or invitees cause any damage to the Common Areas, including landscaping, irrigation, sidewalks, or Surface Water Management Systems such Owner shall be responsible for the cost of any repairs required to correct such damage and the cost thereof may be assessed to the Lot Owner as an Individual Assessment.

Section 10. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be superior to all other liens except tax liens and the liens of any bona fide Institutional First Mortgage to an Institutional First Mortgagee recorded prior to any lien for Assessments by the Association; provided, however, that said mortgage liens are first liens against the property encumbered thereby, subject only to tax liens, and secure indebtednesses payable in monthly, quarterly or annual payments over a period of not less than ten (10) years.

Section 11. Exempt Property. The following Property subject to this Declaration shall be exempt from the Assessments created herein: (a) any portion of the Property dedicated to and accepted by a local public authority; (b) the Common Area; (c) any vacant portion of the Property owned by Developer during the Development Period; and (d) any portion of the Property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida; however, no land with improvements devoted to dwelling use shall be exempt from said Assessments. In addition, Lots owned by the Declarant may be exempt from payment of Assessments during any period of time that Declarant is funding deficits in operating expenses in accordance with Section 12 hereof and Lots and unoccupied Homes owned by Builders prior to conveyance of Homes to third-parties are exempt from an obligation to pay Annual, Special or Individual Assessments.

Section 12. Declarant's Right to Fund Deficits in Operating Expenses. Notwithstanding any provision that may be contained to the contrary in this Declaration, for as long as Declarant is in control of the Association, the Declarant shall not be liable for Assessments against such Lots owned by the Declarant, provided that the Declarant funds any deficit in operating expenses exclusive of reserves, cost of capital improvements, and non-budgeted repairs or replacement, as specified in Chapter 720.308(1)(b), Florida Statutes. For the purposes hereof, a deficit shall be computed by subtraction from said operating expenses (exclusive of the items described in the foregoing sentence) all Assessments, contributions, income and other sums and income received or receivable by the Association during the deficit funding period. The deficit, if any, to be paid by Declarant pursuant to this Section shall be determined by looking at the period of deficit funding as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intraperiod allocations. The Declarant may at any time commence to pay Assessments to the Lots that it owns and thereby automatically terminate its obligations to fund a deficit in the operating expenses of the Association, or any time or from time to time elect again to fund deficits as aforesaid. When all Lots within the Property are sold and conveyed to purchasers, the Declarant shall have no further liability of any kind to the Association for the payment of Assessments or deficits other than those that arose to prior to such time. Should Declarant, in its sole discretion, elect to fund cash shortfalls caused by delinquencies or other matters which would not otherwise require deficit funds from the Declarant, such funds shall be considered a loan to the Association to be paid back to the Declarant by the Association upon turnover. The Declarant's rights under this Section 12 shall not be construed as a guarantee of Assessments under Section 720.308(2), Florida Statutes.

Section 13. Surface Water Management System. The Association will be responsible for assessing and collecting fees for the operation, maintenance, and, if necessary, replacement of the Surface Water Management System. Fees shall be assessed and collected through Assessments. In the event the Community contains on-site wetland mitigation requiring monitoring and maintenance, the Association shall budget and collect sufficient funds for the monitoring and maintenance of the mitigation areas in accordance with the Permit.

ARTICLE VII
WORKING FUND CONTRIBUTION

Section 1. Working Fund Contribution on Sale by Declarant. At the time of a conveyance of a Lot and Home by the Declarant or a Builder to a third-party purchaser, each purchaser, excepting Builders, shall pay to the Association the amount of $200.00 as a contribution to working capital. These monies (hereinafter called **"Working Fund Contribution")** shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary Association income, may be applied to offset Operating Expenses both during and after the deficit funding period, and need not be separated from or held or applied differently than Assessments. No refund of a Working Fund Contribution will be made on re-sale. Notwithstanding the foregoing, the Declarant may elect, in its sole discretion to waive the Working Fund Contribution on the initial sale of a Lot.

Section 2. Working Fund Contribution on Sale By Owner Other Than Declarant. At the time of the closing of a Home pursuant to a sale by an Owner other than Declarant or a Builder, each purchaser shall pay to the Association the amount of $200.00 at the time of the conveyance as a Working Fund Contribution. These monies shall be the Association's property and shall be held by the Association through its Board of Directors, pursuant to the powers described in the Articles and Bylaws. The Working Fund Contribution shall be deemed ordinary association income, may be used for Operating Expenses, and need not be separated from or held or applied differently than assessments. No refund of a Working Fund Contribution will be made on re-sale.

ARTICLE VIII
ARCHITECTURAL CONTROL

Section 1. Review of Proposed Construction. Subject to Section 2 below and requirements of the Declaration, no improvement or alteration of any kind, including, but not limited to, a fence, wall or other addition, structure, or equipment (including exterior paint, roofing, landscaping, antennas, awnings, and shutters) additional impervious surface of any kind, or alteration of ground topography, shall be installed, painted, erected, removed or maintained within the Property, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by, a majority of the Board of Directors of the Association and, if required, the Architectural Review Committee ("**ARC**") of the Association. With respect to the approval of the Association, for so long as Declarant has the authority to appoint the entire Board of Directors, Declarant shall have the option to appoint a Board member or other individual ("**Declarant ARC Appointee**") to receive, review and approve or disapprove applications for construction, alterations or additions contemplated by this Article, in lieu of the Board or a committee acting in that capacity. Any reference in Article to "Board" or "Board of Directors" shall mean the Declarant ARC Appointee where such appointment has been made. The Board of Directors of the Association shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Property and that the appearance of any improvement or other structure affected thereby will be in harmony with surrounding structures and improvements (or the surrounding area contemplated by Declarant, if within the Development Period) and it otherwise desirable. The Board of Directors of the Association may condition its approval of proposals and plans and specifications as it deems appropriate and may

require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Board of Directors of the Association may also issue rules or guidelines setting forth procedures for the submission of plans for approval. The Board of Directors of the Association may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Board of Directors of the Association of any required plans and specifications, the Board of Directors of the Association may postpone review of any plans submitted for approval. The Board of Directors of the Association shall have forty-five (45) days after delivery of all required materials to approve or reject any such plans. If an Owner's plans are not approved within such 45-day period, said plans shall be deemed not approved; provided, however, if the Owner resubmits the plans and the Owner's plan are still not approved 45 days thereafter, the plans shall be deemed approved. All changes and alterations shall be subject independently to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees. Any alteration or modification to the location and/or placement of exterior walls of any Home shall be further conditioned on compliance with the County ordinances and the obtaining of applicable governmental approvals, if any.

Section 2. No Waiver of Future Approvals. The approval of the Board of Directors of the Association of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Board of Directors of the Association, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters whether subsequently or additionally submitted for approval or consent.

Section 3. Liability of the Board of Directors of the Association. No member of the Board of Directors of the Association, the ARC Appointee or Declarant shall be liable to any Owner or other person by reason of mistake in judgment, failure to point out deficiencies in plans, or any other act or omission in connection with the approval of any plans. Any Owner submitting plans hereunder by the submitting of same, agrees (i) not to seek any damages or make any claim arising out of approval of plans hereunder, and (ii) to indemnify and hold the Board of Directors of the Association, the Association, the ARC Appointee and Declarant harmless from any cost, claim, damage, expense or liability whatsoever, including attorneys' fees and costs at all tribunal and appellate levels (and whether or not suit is instituted), arising out of the approval of any plans regardless of the negligence of the committee members, their representatives, or appointing entity.

Section 4. Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

Upon the completion of any work for which approved plans are required hereunder the applicant for such approval ("**Applicant**") shall give written notice of completion to the Board of Directors of the Association.

(a) Within thirty (30) days thereafter, the Board of Directors of the Association (or its duly authorized representative) may inspect such completed work. If the Board of Directors of the Association finds that such work was not affected in substantial compliance with the approved plans, it shall notify the Applicant in writing of such noncompliance within such thirty (30) day period, specifying the particulars of noncompliance, and shall require the Applicant to remedy the same. If an Applicant is notified of any noncompliance,

the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board of Directors ruling. If Applicant does not comply with the Board of Directors of the Association ruling within such period, the Board of Directors, at its option, may either remove the noncomplying improvement or remedy the noncompliance (an easement therefore being hereby created), and Applicant shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. This amount, together with interest thereon at the rate of eighteen (18%) percent per annum from the date the noncompliance was to have been remedied or removed, the maximum late fee allowed under Florida Statutes for each month that a violation exists if payment is not made within thirty (30) days after announcement, and all costs and reasonable attorneys' fees incurred by the Association in collection, enforcement or abatement, as appropriate (including attorneys' fees incurred at all appellate levels and whether or not suit is instituted) shall be a personal obligation of Owner and shall not pass to the successors in title of Owner unless expressly assumed by such successors. Such amount (including interest, costs, late fees and attorneys' fees as provided above) shall also be a *continuing lien* and run with the land on the Owner's Property if not paid within thirty (30) days after notice enforceable in the same manner in which mortgages are enforced by foreclosure, or by bringing an action at law or equity against the Owner.

(b) If for any reason the Board of Directors of the Association fails to notify the Applicant of any noncompliance within forty-five (45) days after receipt of written notice of completion from the Applicant, the improvement shall be deemed to have been made in accordance with the approved plans.

Section 5. Variances. The Board of Directors of the Association may authorize variances from compliance with any of the architectural provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance must be evidenced in writing and must be signed by at least two (2) members of the Board of Directors of the Association. If such variances are granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular property and particular provisions hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot and Home, including, but not limited to, zoning ordinances and lot setback lines or requirements imposed by any governmental or municipal authority.

Section 6. Architectural Review Committee. The Board of Directors of the Association may assign all of its responsibilities under this Article to an Architectural Review Committee to be appointed by the Board of Directors of the Association (the **"ARC"**). Reference herein to approval by the ARC shall include approval by the Board where an ARC has not been established or where the Board has not assigned such approval authority to the ARC.

Section 7. Declarant's Exemption. Notwithstanding anything to the contrary, this Article does not apply to the Declarant. Notwithstanding anything to contrary, the Declarant shall have the right to approve any of the foregoing for any Builder in lieu of the Association. The Declarant's review and approval of any Builder plans shall be deemed approval of the ARC and the Association and such approval may not be revoked or modified and any modifications of such approved plans shall only require approval of the Declarant.

ARTICLE IX
USE RESTRICTIONS

Section 1. Residential Purposes. No Lot shall be used for any purpose except for residential purposes. The occupancy of each Home shall be limited to the maximum number of person allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home, related appurtenances, and other structures originally constructed by the Declarant or in accordance with ARC approval.

Section 2. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be used on any Lot at any time as a residence or appendage to such residence, either temporary or permanent, except for temporary construction trailer of Declarant.

Section 3. Offensive Activity. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the Community, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion.

Section 4. Animals. No animals of any kind, including but not limited to livestock, swine, poultry, reptiles or insects, shall be kept, maintained, or bred on any Lot or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of four (4) domestic dogs (other than dogs which in the reasonable determination of the Board of Directors or under applicable codes or regulations are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or four (4) domestic cats shall be permitted to be kept in a Home or Lot, provided such animals are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, animals permitted by this Section 4 may be kept in a Home only so long as such pets or animals do not constitute a nuisance. The Board of Directors shall specifically have the power to require the removal and relocation of an animal that is a nuisance, or which has harmed, or presents a threat of harm, to residents and others in the Community. Each person bringing or keeping an animal/ pet within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any pet brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Animals belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the animal. No pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. Outdoor kennels, cages and dog runs are not permitted on any Lot. The Association shall have the right to promulgate Rules and Regulations relating to animals and the right to restrict or require removal any such animals determined by the Board or applicable codes or regulations to constitute a nuisance or danger to the Community. In addition, all animal/pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the pet(s) owned and kept on the Lot, which insurance shall name the Association as an additional insured to the extent such endorsement is available. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request not more than one time per calendar year. If such coverage is not provided as required herein, the Association shall have the

right to require the pet to be removed from the Lot until the appropriate insurance coverage is obtained. Notwithstanding anything to the contrary contained herein, all restrictions in this Section 4 are subject to the Americans with Disabilities Act and the Federal Fair Housing Act.

Section 5. Signs. During the Development Period, no sign of any kind shall be displayed to the public view on any Lot, except one sign, subject to prior approval by the Board as to materials and aesthetic features, which sign is not larger than 24" x 24", placed in the ground on the front of the Lot advertising the property for sale or for rent. Once the Declarant, or successor Declarant, has conveyed all Lots it owns within the Property, then the size of the signs can be modified as authorized by the Board. The location of signs, as well as the color, materials, and other aesthetic features of such may be set forth in the ARC guidelines or Rules by the Board or ARC. A sign provided by a contractor for security services, to the extent permitted by the HOA Act, and signs used by the Declarant or Builders to advertise the Property during the Development Period, are specifically excluded from the terms of this Section.

Section 6. Garbage. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the roadway, from neighboring Property or within property contained in the Plat, except for periods of no more than 24 hours prior to and after scheduled trash collection, and in all events in compliance with the County Code.

Section 7. Outdoor Property. No garments, rugs, towels or blankets or any other materials may by hung, exposed or displayed from the windows or from the front facade of any Home when such would be visible from the Lot's frontage or an adjacent Lot. Further, unless otherwise permitted by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. Excepting that permitted under the HOA Act, all personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. Parking. Parking in the Community is limited to designated driveways, garages and guest parking spaces. There shall be no parking on the grass, the street, or any portion of any sidewalk which is not part of a designated driveway. An Owner may park in the Home's garage or in the driveway on the Lot. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than forty-eight (48) hours, except in the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle (as defined in Section 320.01(25). Fla. Stat.), recreational vehicle, boat, rowboat, canoe, jet ski, watercraft or boat trailer shall not be permitted to be parked outside of an enclosed garage except in the event and under visibility circumstances by which such items are permitted pursuant to Section 720.3045. Fla. Stat. and not otherwise prohibited by general law or local governmental regulation or ordinance. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service

to the Lot Owners or the Association during normal working hours or for work performed for the Declarant or the Association which are necessary in the development, maintenance or management of the Association. The parking of commercial vehicles is prohibited, as such are defined in accordance with the HOA Act. Automobiles issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all-terrain vehicles (ATVs) or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, Builders or their agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and to the extent allowed by law, the roadways in the Community, which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

(a) Owners and operators of low-speed vehicles in the Community, as defined by §320.01(41), Florida Statutes, shall comply with §316.2122, Florida Statutes and any other applicable governmental regulation as well as these covenants and Association Rules. Upon application by a Lot Owner and issuance of a permit and sticker from the Association, compliant low-speed vehicles may be temporarily parked in Common Area parking locations during amenity use and as may be further regulated by the Board of Directors. Low-speed vehicles are not permitted on any sidewalk, grassed, or unpaved area within the Community. Operators of low-speed vehicles shall obey all traffic signs and laws, yield to pedestrians and move to the far right side of the road when approached from behind by a motor vehicle, to allow its safe passage. Low-speed vehicles must be in good working order and equipped with headlamps, stop lamps, turn signal lamps, taillamps, reflex reflectors, parking brakes, rearview mirrors, windshields, seat belts, and vehicle identification numbers. Under no circumstances may anything be pulled or towed behind a low-speed vehicle when in use, and the number of passengers is restricted to the specifications of the vehicle manufacturer. All passengers must be seated inside the low-speed vehicle while it is in motion. Owners shall maintain liability insurance for their low-speed vehicle, with the Association as an additional named insured, and shall provide proof of such insurance to the Association upon request. Owners and/or operators will be held personally liable for injuries and damage caused to persons or property associated with the use of a low-speed in the Community. Operators of low-speed vehicles must have a valid state issued driver's license. A violation of any of the provisions of this paragraph or Association Rules governing use of low speed vehicles in the Community may result in suspension or revocation of low-speed vehicle use rights.

Section 9. Septic Tanks. No septic tanks or individual wells will be permitted on any Lot.

Section 10. Garages. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors or ARC, if one is appointed). No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. Window Covering. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted. No bars shall be placed on the windows of any Home without prior written approval of the ARC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ARC. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 12. Flags and Banners. No flags or banners other than a Flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association will be permitted. The foregoing sentence shall not apply to the Declarant.

Section 13. Reconstruction. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ARC of the Association and the ARB of the Association, if applicable. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 14. Business Activity. Except for normal construction activity, marketing, sale, and resale of a Home, or sale or re-sale of other property owned by Declarant or Builder, administrative offices of Declarant, or a Builder's model home or construction trailer, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board of Directors provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center, childcare facility, elder care facility, assisted living facility or halfway house may be operated out of a Home. No garage sales are permitted, except as permitted by Association.

Section 15. Telecommunications. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. The ARC will require all such improvements to comply with the Declaration and may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission (**"FCC"**) rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board of Directors and shall be governed by the then current rules of the FCC.

Section 16. Fences. No Owner shall be permitted to install a fence to enclose any portion of the Lot without the prior approval of the Board or ARC in accordance with Article VIII, which shall approve the material, location and height. Any perimeter fences originally installed by the Declarant, any Builder or the Association shall be maintained by the Association for the benefit of all Owners. All other fences located on a Lot or approved fences installed by an Owner or Owners shall be maintained by the Owner or Owners of such benefitted Lots at such Owner's or Owners' sole cost and expense.

Section 17. Hurricane Shutters. Any hurricane shutters or other protective devices visible from outside a Home shall be of a type as approved under hurricane protection standards adopted by the Board in accordance with the HOA Act. Panel, accordion and roll-up style hurricane shutters may not be left closed during hurricane season. Any such approved hurricane shutters may be installed upon forty-eight (48) hours prior to the expected arrival of a hurricane and must be removed within seventy-two (72) hours after the end of a hurricane watch or warning or as the Board or ARC may determine otherwise. Except as the Board may otherwise decide, shutters may not be closed at any time other than in relation to a storm event.

Section 18. Ponds. No Owner shall use bodies of water located within the Community, if any, for recreational purposes, including boating, jet skiing, or any other types of water sports. Swimming in any body of water within the Community is prohibited. No planting, fencing or other improvements or additions to the landscape area or the grassed area surrounding any body of water in the Community and within the maintenance easements surrounding the bodies of water are permitted. No installation of sand or other materials intended to simulate a beach shall be permitted along the lake banks, within the maintenance easements surrounding the lake or rear yards of Lots adjacent to the lakes. The Association has the right to further restrict use of bodies of water in the Community in promulgated Rules. BY ACCEPTANCE OF A DEED TO A HOME OR LOT, EACH OWNER ACKNOWLEDGES THAT THE WATER LEVELS OF ANY WATER BODIES IN THE COMMUNITY MAY VARY FROM TIME TO TIME. THERE IS NO GUARANTEE BY THE DECLARANT OR ASSOCIATION AND ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME. AT TIMES, AREAS IN THE COMMUNITY WHICH ARE DESIGNED TO RETAIN WATER, MAY HAVE LITTLE TO NO WATER RETENTION AND WATER LEVELS MAY BE NON-EXISTENT.

Section 19. Exemptions. Notwithstanding anything to the contrary, any restrictions contained in this Article that would disrupt the construction, sales, and marketing of Homes in

the Community shall not apply to the Declarant or a Builder, except to the extent expressly required by applicable laws.

ARTICLE X
EASEMENTS

Section 1. Public Services. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, and postal service.

Section 2. Utilities. Easements for ingress and egress and for the installation and maintenance of all utilities, irrigation lines and equipment, Surface Water Management Systems and drainage facilities, landscaping, fencing, signage, and street lighting are reserved on and over each Lot and the Common Area in favor of the Association and other entities with maintenance responsibilities related to the same. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners. The right is also reserved to the Declarant and the Association to create additional utility easements by separate instrument as may be required from time to time.

Section 3. Encroachments. Notwithstanding any other provisions contained in this Declaration, in the event that any Home, as constructed by the Declarant or a Builder on a Lot, encroaches upon any portion of the Common Area or adjoining Lot, then a perpetual easement appurtenant to such Lot shall exist for the continuance of any such encroachment on the Common Area or adjoining Lot. In the event any fence, roof, overhanging roof, or portion of the Home, as constructed upon any Lot by Declarant or a Builder, encroaches or overlaps upon any other Lot or the Common Area, then, in such event, a perpetual easement appurtenant to the Lot upon which the fence, roof, overhanging roof, or Home is construction shall exist for the continuation of any such encroachment or overlapping upon the adjoining Lots and Common Area.

Section 4. Drainage. The Association shall have the responsibility to maintain all Common Area drainage easements, drainage facilities and drainage pipes and equipment within the Property, landscape buffers and easements and to maintain irrigation lines and facilities within the landscape and utility easements, and the expense for same will be an Operating Expense. Notwithstanding the foregoing, Owners shall have the responsibility to maintain Drainage Swales and easements on their Lots. There shall be, and Declarant hereby grants reciprocal, perpetual non-exclusive easements between all adjacent Lots, as easements appurtenant to the Lots, for the natural run-off of rainwater, in accordance with any surface water management plan which may be applicable to the development of the Community, provided, however, that in no event shall any Owner of any Lot be required to allow surface water drainage across its Lot in such a manner as shall damage any permissibly located permanent improvements located thereon. It is contemplated that certain of the Lots shall have underground drainage pipes as part of the Surface Water Management System, which pipes shall not be removed, altered or damaged.

Section 5. Common Area Maintenance. An easement is reserved over the Property, including each Lot, in favor of the Association for maintenance of the Common Area and to allow the Association to fulfill any and all of its maintenance obligations hereunder.

Section 6. Declarant and Builders. An easement is reserved over the Property, including each Lot, in favor of the Developer, Declarant and Builders for the purpose of carrying out any

obligations of the Developer, Declarant or Builders, as applicable, under the terms of this Declaration or any governmental permit, order or applicable law in connection with the development of the community and construction of Homes therein. In addition, the Declarant and Builders shall also have an easement over, upon, across, and under the Property as may be required in connection with the development of the community and construction of Homes, including the right to public access and to use all roads and rights of way for vehicular and pedestrian ingress and egress for construction and maintenance purposes. Further, the Declarant and Builders shall have an easement to use all portions of the Property, including Common Areas, for all types of promotional and sales activity in connection with marketing, sales, and leasing of Homes in the Community including the right to public access from 7 AM to 7 PM and to use all roads and rights of way for vehicular and pedestrian ingress and egress. The easements created by this section shall be broadly construed and supplement other rights of the Declarant, Declarant and Builders herein, running with the land until such time as the Developer, Declarant or Builders no longer own any Lots in the Community and all of the Developer's, Declarant's and Builder's obligations hereunder are satisfied.

Section 7. Maintenance of Easement Areas. Within the easement areas hereby reserved or created, or shown on the Plat of the Community, or within any designated Common Areas containing any component of the Surface Water Management System, no digging, excavation, depositing fill material, debris or any other material or item, or altering any water control structure, or any other construction to modify the Surface Water Management System shall be allowed, and no permanent structure may be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage canals in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The area of each Lot upon which an easement is located shall be maintained continuously by the Owner of the Lot, except that those improvements which are the property of a public authority or utility company shall be maintained by such authority or utility company.

Section 8. Right of Entry. The Association, through its duly authorized employees, agents or contractors, shall have the right after reasonable notice to the Owner thereof, to enter any Lot at any reasonable hour of the day to perform such maintenance, replacement or repair of the Surface Water Management System, or any other items for which the Association has maintenance responsibility or as may be authorized herein. In the event of any emergency which might reasonably result in damage to any Lot or the improvements located thereon, the Association shall have the right, though not the obligation, to enter any Lot as may be reasonably necessary to resolve such emergency without prior notice to the Owner thereof. Any such entrance by the Association shall not be deemed to be a trespass upon such Lot.

ARTICLE XI
COVENANTS FOR HOME MAINTENANCE

Section 1. Maintenance of Homes/Lots. Each Lot Owner shall be responsible for maintaining, repairing, and replacing the Home and all other improvements situated on his Lot in a clean, sanitary, neat, safe and orderly condition, including without limitation, all obligations for structural maintenance, repair or replacement of walls, roofs, windows, window and patio screens, screened enclosures, doors, framing and casing, gutters, downspouts and skylights, and maintenance, repair and replacement of any air-conditioning or water softening fixtures or equipment, or any equipment, facilities or other items whatsoever installed within or placed upon any Lot by any Owner, including its agents, or

other designees, and/or any other maintenance obligations designated as the Owners' responsibilities from time to time in the Governing Documents. Notwithstanding the foregoing, the Association shall repair and replace as an Operating Expense all gutters installed by a Builder and located on the rear exterior of Townhomes. Owners are responsible for the maintenance, repair and replacement of any gutters installed, subject to Article VIII, and located on the sides or front of their Townhome. The Association shall also repair and replace, as necessary and as an Operating Expense any retaining wall installed by Declarant or a Builder at the rear of Lots 21 – 34, as such Lots are identified on the Plat. No retaining wall may be modified, removed or replaced without the prior written approval of the Board or the ARC. Each Owner shall also maintain, repair and replace its own mailbox; provided, however, any common mail kiosks shall be maintained, repaired and replaced by the Association. It will also be the duty of each Lot Owner to maintain in good repair any driveway servicing a single Lot. If any Lot Owner breaches these covenants, the Association may enforce these covenants in accordance with the provisions of this Declaration. The Lot Owner shall obtain the written consent of the Association prior to making any additions or modifications requiring approval under Article VIII hereof.

Section 2. Lawn Maintenance. It shall be the duty of the Association to mow, edge, and trim the grass located on the Townhome Lots improved with a Home, the cost of such grass maintenance being assumed by the Association for the benefit of Townhome Lots as if same were Common Area of the Association, but with such costs being considered with the budget as part of grounds' maintenance. The Lot Owner shall be responsible for the cost of replacing any such grass or landscape that has died and requires replacing. The Association is hereby granted an easement over and across the Townhome Lots for the purpose of mowing, edging and trimming the grass, and the Lot Owner shall not place any obstruction, fence, wall, tree or shrubbery on such ground without the consent of the Association, the said consent being conditioned on the Association having free access to the property for the purpose of providing such grass maintenance. Owners shall not take any actions which result in its lawn being damaged or dying. Any Owner violating the restrictions of this section resulting in lawns or grass needing to be repaired or replaced will be charged the cost of such work as an Individual Assessment.

Section 3. Irrigation. It shall be the duty of the Association to maintain the irrigation system for the Community, including irrigation of Common Areas and Townhome Lots. Said irrigation system will run on both on Townhome Lots and Common Area and easements may run on or over Association property. The cost of maintenance of the irrigation system on a Lot shall be assumed by the Association for the benefit of the entire Property as if same were Common Area, and such costs being considered with the budget as part of grounds' maintenance. The Association shall have the right to irrigate both lawns and landscaping on a schedule appropriate for the climate and conditions, provided a Townhome Lot Owner may elect to supplement the irrigation schedule by hand watering in between scheduled irrigation. The Association shall have sole discretion in determining the irrigation schedule, which may be limited by local or state restrictions. The Association is hereby granted an easement over and across the Townhome Lots for the purpose of installing and maintaining the irrigation system. No Townhome Lot Owner shall place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the prior written consent of the Association. A Townhome Lot Owner shall be responsible for payment of any costs related to the repair and/or replacement necessary as a result of any damage done to the irrigation system, whether on the Townhome Lots or the Common Area, caused by the Townhome Lot

Owner, any member of Townhome Lot Owner's family, any guests, invitees, contractors, workers or agents of Owner. Each Townhome Lot Owner acknowledges that irrigation water may be effluent or reclaimed water from the County, or Association, and therefore such irrigation water should not be ingested. Due to water quality, irrigation systems may cause staining on Homes and other improvements, structures or paved areas and it shall be each Townhome Lot Owners' responsibility to treat and remove any such staining at the Townhome Lot Owner's expense. Further, the Owner shall not place any obstruction, fence, wall, tree or shrubbery over the irrigation system without the written consent of the Association.

Section 4. Landscaping. Unless otherwise provided, the Association shall only be responsible for the maintenance of landscaping within any landscape easement or buffer originally installed to comply with governmental requirements by the Declarant or by the Association. Such maintenance shall include routine trimming, weeding and pruning of the landscaping. The Association is hereby granted an easement over and across Townhome Lots for the purpose of maintaining the landscaping in accordance herewith. Owners hereby acknowledge the landscape material on the Property and within any landscape easement is intended to fulfill required landscape buffers of adjacent properties. Owners shall not cut or remove any landscape materials on landscape easements, landscape materials installed by the Declarant or the Association or any landscape materials required to remain pursuant to a permit or other governmental regulation. Each Owner shall be solely responsible for all maintenance and replacement of all landscaping installed on the Lot, unless such landscaping is part of an easement or buffer and therefore required to be maintained by the Association by a governmental agency. Pursuant to Section 373.185, Florida Statutes, an Owner shall be permitted to implement Florida-friendly landscaping™ on his Lot in accordance with the statute, local conditions, ordinances and governmental standards and principles. Notwithstanding the foregoing, any such implementation of Florida-friendly landscaping on a Lot is subject to the prior approval of the Board or ARC regarding design and other criteria established by the Board or the ARC. Owner shall perform routine trimming, weeding and pruning of landscaping on the Lot and shall replace any dead or dying landscaping promptly. Subject to §163.045, Florida Statutes, the Owner of each Lot shall be responsible for the planting and maintenance of the trees on each such Lot as required by the County and applicable codes or ordinances, if any. ARC approval as required by the Declaration shall be withheld until such time as the plans and submissions presented for each Lot comply with this provision. Upon such initial planting, each Lot Owner shall be responsible for maintenance of the trees and such trees may not be removed without appropriate permits and authorizations provided by the County, as applicable, or as otherwise permitted under §163.045, Florida Statutes. In the event that a tree planted in compliance with the requirements of this paragraph dies or is removed, the Owner of the Lot is responsible to replace the tree within thirty (30) days thereafter. All trees must be trimmed to maintain a vertical clearance of 13.5 feet above any access road, and a clearance of 10 feet over any sidewalk and/or right-of-way. Any Owner violating the restrictions of this Section resulting in landscaping needing to be repaired or replaced will be charged the cost of such work.

Section 5. Insurance. Each Owner of a Home, excepting Declarant and Builders, shall obtain insurance coverage, insuring the Home located thereon in an amount equal to the maximum insurable replacement value. Such coverage shall afford protection against (i) loss or damage by fire, hurricane, tornado, wind-storm, or other hazards covered by a standard extended coverage endorsement, and (ii) such other risks as from time to time shall be customarily covered with respect to similar construction, location and use as the Home including but not limited to vandalism and malicious mischief. Such coverage shall name the Association as an additional insured party. The Owner shall furnish proof of insurance to the

Association at the time of purchase of a Lot and shall furnish proof of renewal of such insurance on the anniversary date thereof. In addition, any Owner owning or keeping a pet on a Lot shall also obtain and maintain adequate homeowners' insurance to cover pet liability, naming the Association as an additional insured. Owner shall hold the Association, its Directors, Officers, and any Agents harmless for any noncompliance with this Section of the Declaration.

Section 6. Party Walls; Shared Roof and Fences. Each common wall shared by two Lots shall be a party wall for the perpetual benefit of and use by the Owners of each respective Lot. Each such Lot and Owner is hereby granted an easement for the existence of the party wall and for the common roof shared by two lots to the extent either the party wall or roof encroaches on the adjoining Lot, whether encroachment exists as a result of initial construction, reconstruction or natural settling or shifting. Except as otherwise provided herein, each Owner shall bear the responsibility to repair and maintain the unfinished surface of the exterior portion of the party wall which is located within his residence as well as the portion of the roof of the Home located on the Owner's Lot. Both Owners shall equally share the cost of repair and maintenance of the structural and interior portions of the party wall or structural portions of the common roof line shared by the Lot Owners. However, if either Owner's negligence or willful misconduct causes damage to the party wall or the roof, such Owner causing the damage shall bear the entire cost of repair. Each Owner shall have the right to enter the adjacent Lot, including the residence located thereon, where necessary in connection with the repair, maintenance or replacement of a party wall or portion of the roof, upon reasonable prior notice to the affected Owner(s) and at reasonable times and an easement for same is hereby created. Any repair or reconstruction of a party wall or roof shall utilize substantially similar materials, design and location as originally existed. No openings may be cut in the party wall or structural changes made thereto, unless agreed upon by Owners sharing the party wall. Any common fences constructed on the property line between Lots and roofing between Lots on attached Homes shall be treated in the same manner as a party wall. Any party by negligence or willful act that causes a shared fence or roof to be exposed to elements, infestations or other injurious activity, shall bear the entire cost of furnishing necessary treatments, protections or repairs resulting from damage.

Section 7. Exterior Painting and Pressure Cleaning. Each Lot Owner shall be responsible for exterior painting and pressure cleaning of the Home and improvements thereon as required by the Association in accordance with this section. It is anticipated that the Association shall require the roof, exterior walls, sidewalks, patios and driveways of all Homes to be pressured washed every three years. It is anticipated that the Association shall require all Homes to be painted every five to seven years. The Board of Directors shall convene a duly noticed meeting to determine when the uniform exterior painting and pressuring washing shall be required for all Homes in the Community and each Owner shall have at least 120 days to commence the work after the Association provides written notification of required painting or cleaning. Each Owner shall have the right to paint or clean more frequently than required by the Association; provided that prior written approval of paint color is obtained from the Board. Notwithstanding the foregoing, by majority vote of the Members at a duly notice meeting, the Association may enter into a bulk contract for uniform painting and/or pressuring washing of all Homes in the Community and charge each Owner its equal share of the cost thereof as a Special Assessment. If any Lot Owner fails or refuses to paint or pressure wash his Home or other improvements as required herein, the Association may perform the work and charge the Owner the cost thereof as an Individual Assessment.

ARTICLE XII
COVENANTS RELATING TO FIRST MORTGAGEES

Section 1. The following actions will require the prior written approval of two-thirds (2/3) of the holders of record of Institutional First Mortgages on Lots within the Property, (based upon one (1) vote for each Institutional First Mortgage holder): the abandonment, partition, subdivision, encumbrance, sale or transfer of the Common Area by the Association, other than the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Area; a material change in the method of determining the assessments or other charges that may be levied against an Owner; the failure of the Association to maintain fire and extended coverage on any insurable improvements hereafter on the Common Area and any insurable improvements thereon in an amount that shall not be less than one hundred (100%) percent of the insurable value, based on the current replacement costs; the use of the insurance proceeds paid to the Association for any loss to the Common Area, or the improvements thereon, for any purpose other than the repair, replacement or reconstruction of the Common Area and the improvements thereon; the amendment of the Declaration in any manner which materially affects or impairs the rights of an Institutional First Mortgagee; the conveyance, encumbrance or hypothecation in any manner of the Common Area.

Section 2. An Institutional First Mortgage encumbering any Lot in the Property may singly or jointly with other Institutional First Mortgagees: pay the taxes or other charges which are in default and which may or have become a charge against the Common Area; pay overdue premiums on hazard insurance policies for the Common Area; or secure new hazard insurance coverage for the Common Area after lapse of the existing coverage. In the event any Institutional First Mortgagee makes any of the aforementioned payments, such Institutional First Mortgagee shall be entitled to immediate reimbursement from the Association for the payments advanced, and such Mortgagee shall be subrogated to the assessment and lien rights of the Association against the Owners for the repayment of such advance, and the expense of making such reimbursement to the Institutional First Mortgagee shall be deemed a common expense of the Association.

Section 3. No provision of this Declaration shall be interpreted to give an Owner, or any other party, priority over the rights of any Institutional First Mortgagee pursuant to the terms of its Mortgage on any Lot on the Property in the event of a distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 4. Any Institutional First Mortgagee of a Lot on the Property who obtains title to a Lot pursuant to the remedies provided in said Mortgagee's Institutional First Mortgage on that Lot, or obtains title by deed in lieu of foreclosure, shall not be jointly and severally liable with the prior owner for unpaid assessment or charges accrued against said Lot prior to the acquisition of title to said Lot by such Mortgagee; however, such Mortgagee, or its successors or assigns as a subsequent holder of the first mortgage, acquiring title to a Lot by foreclosure or by deed in lieu of foreclosure, shall be liable for the unpaid Assessments that became due before the mortgagee's acquisition of title in the amount equal to the lesser of (i) the Lot's unpaid Assessments and Special Assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association; or (ii) one percent of the original mortgage debt on the Lot. The limitations on Assessment liability for Institutional First Mortgagees obtaining title through foreclosure provided by this paragraph apply only if the Institutional First Mortgagee filed suit against the Lot Owner and initially joined the Association as a defendant in the mortgagee foreclosure action. Joinder of the Association is not required if, on the date the complaint is

filed, the Association was dissolved or did not maintain an office or agent for service of process at a location that was known to or reasonably discoverable. Institutional First Mortgagees shall be responsible for all Assessments on the Lot as of the date of acquisition, including any Special Assessment or Individual Assessment assessed or coming due after the date of acquisition of title to the Lot.

Section 5. The Institutional First Mortgagee of any Lot on the Property is entitled, upon request, to written notification from the Association of any default in the performance by the Owner of any of such Owner's obligations pursuant to the terms of this Declaration, which default is not cured after sixty (60) days' notice to such Owner.

Section 6. Any Institutional First Mortgagee who acquires title to any portion of the Property by way of foreclosure, deed in lieu of foreclosure, or otherwise, shall be entitled to any exemption from the restrictions on sales and leasing of Homes and Lots to the same extent that Declarant would be exempt from such restrictions.

ARTICLE XIII
LEASE AND OCCUPANCY RESTRICTIONS

Leases. All leases shall be in writing and shall provide that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, Bylaws of the Association and applicable rules and regulations, if any. No lease shall be approved for a term of less than seven (7) months. No Home may be leased more than two (2) times in any calendar year unless otherwise approved by Association in the case of hardship. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The Board of Directors may require that a sum of money not to exceed One Thousand and No/100 ($1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Association as a security deposit for the purpose of covering the cost of any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The number of occupants must comply with applicable Federal Laws and local codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such tenant and the costs of the same shall be charged to the Owner as an Individual Assessment. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home. If a Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with Florida law.

ARTICLE XIV
WATER MANAGEMENT SYSTEMS

Section 1. Transfer of Surface Water Management System. The Association shall own, operate and maintain the Surface Water Management System. The Association is intended to exist in perpetuity. However, should the Association dissolve, the Surface Water Management System, property containing the Surface Water Management System and water management portions of Common Area shall be conveyed to one of the following: (i) local governing unit, municipal service taxing unit or special taxing unit, (ii) active water control district created pursuant to Chapter 298, Florida Statues, drainage district created by special act, special district defined in Chapter 189, Florida Statues, community development district created pursuant to Chapter 190, Florida Statutes, special assessment district created pursuant to Chapter 170, Florida Statues, or water management district created pursuant to Chapter 373, Florida Statues, (iii) state or federal agency, (iv) duly constituted communication, water, sewer, surface water, electrical or other public utility, (v) construction permittee so long as such construction permittee continues to own the Surface Water Management System and water management portions of Common Area, or (vi) non-profits corporation, including homeowner's association, property owners' association, condominium owners' or master association so long as it submits the required paperwork and has the financial, legal and administrative capability to provide for the long term operation and maintenance of the Surface Water Management System (each an "**Approved Entity**"). The Approved Entity must have the powers listed in Section 12.3 .4(b)1. through 8. of the WMD Applicant Handbook Volume 1 effective June 1, 2018 (the **"WMD Handbook"**), the covenants and restrictions required in Section 12.3.4(c)1. through 9. of the WMD Handbook, and the ability to accept responsibility for the operation and maintenance of the system described in Section 12.3.4(d)1. or 2. of the WMD Handbook. In the event the WMD Handbook is revised, the entity assuming ownership and control of the Surface Water Management System Facilities must be of the type and have the powers in listed in the WMD Handbook or otherwise required by the WMD and the City at the time of such conveyance.

Section 2. Amendments Pertaining to Surface Water Management System. Any amendment of this Declaration which would affect the Surface Water Management System or the responsibility of the Association, or its agents, to maintain, or cause to be maintained, the Surface Water Management System must be approved by the Association, the WMD and the City for a determination of whether the amendment necessitates a modification of the Permit. The amendment may not be finalized until any necessary Permit modification is approved.

Section 3. Surface Water Management. No Owner or any other person or entity other than Declarant shall do anything to adversely affect the surface water management and drainage of the Property without the prior written approval of the Association, the WMD, the City and any controlling governmental authority, including but not limited to the excavation or filling in of any lake or canal, addition of impervious surface of any kind, or the changing of the elevation of any portion of the Property, provided the foregoing shall not be deemed to prohibit or restrict the initial construction of improvements upon the Property by Declarant or by the Developer of any portion of the Property in accordance with permits issued by controlling governmental authorities. In particular, no Owner other than Declarant or the Association shall install any landscaping, place any fill on a Lot, remove or cut littoral plantings or native vegetation, spray herbicide or grade portions of the

Property which would adversely affect the drainage of any contiguous Lot. No construction activities may be conducted relative to any portion of the surface water management system, including but not limited to digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the system as permitted without the consent of the Association,the WMD or the City. No Owner or other person or entity shall unreasonably deny or prevent access to water management areas for maintenance, repair or landscaping purposes by the Declarant, Association, the WMD, the City or Association or any appropriate governmental agency that may require access. No person shall fill, dike, rip-rap, block, divert or change the water retention and drainage areas that have been or may be created without the prior written consent of the Association, the WMD and the City. If such actions are permitted by the Association, the WMD and the City, the Declarant, or the Association may draw water for irrigation or other purposes from any water management area. All recreational activities, including without limitation, boating, swimming, wading or fishing, in water management areas are strictly prohibited.

If wetland mitigation monitoring is required by the Permit and if the Association is responsible thereunder to carry out such obligation, the rules and regulation of the Association shall state that it will be the Association's responsibility to complete the task successfully, including meeting all conditions associated with mitigation maintenance and monitoring.

Section 4. Drainage Swales. A drainage swale may be constructed upon each Lot for the purpose of managing and containing the flow of surface water if any, found upon such lot from time to time ("**Drainage Swale**"). Each Lot Owner, including Builders, shall be responsible for the maintenance, operation and repair of any Drainage Swale on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the Drainage Swales to provide drainage, direct water flow, water storage, conveyance or other surface water management capabilities as permitted by the WMD and the City. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the Drainage Swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human- induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located. In the event a Lot Owner fails to maintain or repair the Drainage Swale on the Owner's Lot in accordance with this Section 4, the Association, upon reasonable advance notice and opportunity to cure, may, through its employees, agents, or contractors, enter upon the Lot and perform such maintenance and repairs at the Owner's sole expense. All such costs shall be deemed an Individual Assessment on such Lot. The remedy provided hereunder is not exclusive. The Association may levy fines and or seek equitable and other relief in the courts as otherwise provided in this Declaration.

Section 5. Preservation Easements. The Property, including the Common Areas and some Lots, may contain conservation tracts, wetland preservation areas and upland buffers (collectively, the **"Preservation Areas"**) subject to conservation and preservation easements for same. Preservation easements on the Property may be established or dedicated on the Plat, by a separate instrument and/or this Declaration. In addition to any additional restrictions set forth in the foregoing documents, the following activities are prohibited in the Preservation Areas: (1) construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground; (2) dumping or placing of soil or other substances or materials as landfill, or dumping or placing of trash, waste or unsightly or offensive materials; (3) removal or destruction of trees, shrubs or other vegetation, except for the removal of exotic or nuisance

vegetation in accordance with a district approved maintenance plan; (4) excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface; (5) surface use, except for purposes that permit the land or water easement to remain in its natural condition; (6) activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, including, but not limited to, ditching, digging and fencing; (7) acts or uses detrimental to aforementioned retention of land or water easement; and (8) acts or uses which are detrimental to the preservation of any features or aspects of the preservation easements having historical or archaeological significance.

Section 6. Littoral Areas. The ponds and wetlands within the Community may contain littoral areas which are required by State and County regulations to be vegetated with native plants and maintained in perpetuity. Littoral areas aid in shoreline stabilization and nutrient uptake and provide habitat for native animal species. The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the WMD. Removal includes dredging, the application of herbicide, cutting of and the introduction of grass carp.

Section 7. Rights of Enforcement. The WMD, the City, the Association, the Declarant and each Owner shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, monitoring, repair and replacement of the Surface Water Management System. Such rights include the right of the WMD and the City to take enforcement action, including a civil action for injunction and penalties, against the Association, as applicable, to compel it to correct any outstanding problems with the Surface Water Management System facilities or the mitigation or preservation areas under the responsibility or control of the Association.

ARTICLE XV
INSURANCE AND HAZARD LOSSES

Section 1. Authority. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain blanket all-risk insurance, if available at commercially reasonable rates, for all insurable improvements on the Common Areas. If blanket all-risk coverage is not available at commercially reasonable rates, then at a minimum an insurance policy providing fire and extended coverage shall be obtained. Insurance that shall be carried on the Common Areas and the Association Property, to the extent provided in this Article XV, shall be governed by the following provisions:

Section 2. Named Insured. All insurance policies upon the Common Areas and the Association Property shall be purchased by the Association and shall be placed in a single agency or company, if possible, licensed by the State of Florida. The named insured shall be the Association. The Association has the authority to use their discretion in obtaining the coverage listed hereinafter, as some of the requirements may be or become unobtainable or may be cost prohibitive.

Section 3. Coverage. The Association shall use its best efforts to maintain insurance covering the following:

(a) Casualty. The Common Areas including any structures thereon, and all fixtures, installations or additions comprising that part of the Common Areas to be insured under the Association's policy(ies) and such improvements from time to time, together with all

fixtures, building service equipment, personal property and supplies constituting the Common Areas or owned by the Association (collectively the "**Insured Property**"), shall be insured in an amount not less than 100% of the full insurance replacement value thereof. Such policies may contain reasonable deductible provisions as determined by the Board of Directors of the Association. Such coverage shall afford protection against:

(b) Loss or Damage by Fire and Other Hazards covered by a standard extended coverage endorsement;

(c) Such Other Risk as from time to time are customarily covered with respect to the Common Areas and improvements similar to the Insured Property in construction, location and use, including, but not limited to, vandalism and malicious mischief;

(d) Flood Insurance. If any part of the Common Areas or Association Property is in a Special Flood Hazard Area as designated on a Flood Insurance Rate Map, the Association may maintain a master or blanket policy of flood insurance. The amount of flood insurance should be at least equal to the lesser of 100% of the insurable value of the facilities or the maximum coverage available under the appropriate National Flood Insurance Administration program;

(e) Liability Insurance. If the policy does not include "severability of interest" in its terms, a specific endorsement must be obtained to preclude the insurer's denial of an Owner's claim because of negligent acts of the Association or of other Owners;

(f) Public Liability Insurance. The Association shall obtain public liability and property damage insurance covering all of the Common Areas and the Association Property and insuring the Association and the Members as their interests appear in such amounts and providing such coverage as the Board of Directors of the Association may determine from time to time. The liability insurance shall include, but not be limited to, hired and non-owned automobile coverage;

(g) Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance in order to meet the requirements of law, as necessary;

(h) Directors and Officers Liability Insurance. The Association shall obtain directors and officers liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time;

(i) Fidelity Bond/Theft Insurance. The Association shall obtain insurance or a fidelity bond for all persons who control or disburse funds of the Association, with coverage in the amount of the maximum funds that will be in the custody of the association or its management at any one time, unless waived for any period in accordance with the HOA Act; and

(j) Other Insurance. The Board of Directors of the Association shall obtain such other insurance as they shall determine from time to time to be desirable.

Section 4. Subrogation Waiver. If available, the Association shall obtain policies which provide that the insurer waives its right to subrogation as to any claim against Members, the Association and their respective servants, agents and guests.

Section 5. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Members as part of the Annual Assessments.

Section 6. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Member and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

ARTICLE XVI
GENERAL PROVISIONS

Section 1. Covenants Run With the Land. All covenants, conditions, restrictions, reservations, easements, liens and charges contained in this Declaration shall constitute covenants running with the land, and all grantees, devisees, or mortgagees, their heirs, personal representatives, successors and assigns, and all parties claiming by, through or under such persons, agree to be bound by the provisions of (a) this Declaration of Covenants, Restrictions, Conditions and Easements, and (b) the Articles of Incorporation and Bylaws of the Association. The Association shall be the entity responsible for the operation and maintenance of the Common Area.

Section 2. Enforcement. The Declarant or the Association shall have the right during the Development Period to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceedings at law or in equity. After the Development Period, the Association or any lot Owner shall have the right to enforce, by proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any such legal or equitable proceedings to enforce any restriction, condition, covenant, reservation, lien or charge now or hereafter imposed by these covenants, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs including at all appellate levels.

The Association shall not be obligated to take action to enforce any covenant, restriction or rule which the Board reasonably determines is, or is likely to be construed as, inconsistent with applicable law, or in any case in which the Board reasonably determines that the Association’s position is not strong enough to justify taking enforcement action. Any such determination shall not be construed as a waiver of the right to enforce such provision under other circumstances or estop the Association from enforcing any other covenant, restriction, or rule.

The WMD and the City shall retain the right to enforce, by a proceeding at law or in equity, the provisions contained in the Declaration which related to the maintenance, operation and repair of the Surface Water Management System.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 4. Duration. The covenants, conditions, restrictions, reservations, easements,

liens and charges provided for in this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants, as amended from time to time, shall automatically renew for successive ten (10) year periods, or if required by the law then in effect, shall be extended for successive periods in accordance with Florida Statutes, Chapters 720 and 712, as amended from time to time. In the event the Association ceases to exist, except as provided in Article XIV, Section 1 herein, any Owner may petition the Circuit Court for the appointment of a Receiver to manage the affairs of the Association and all Common Area and the corresponding infrastructure will be dedicated or conveyed to a similar non-profit organization or entity to assure continued maintenance and operation.

Section 5. Amendment. So long as there is a Class B Membership, Declarant reserves the right to amend this Declaration without the consent of the Lot Owners. Such amendments shall not require the consent of the Institutional First Mortgage Lenders. Amendments made by the Declarant in accordance herewith and shall become effective when executed by Declarant and recorded in the Public Records of the County. After the Class B Membership terminates, the covenants and restrictions of this Declaration may be amended by an affirmative vote of not less than two-thirds (2/3) of the Lot Owners present in person or by proxy at a meeting of the owners at which a quorum is present. Notwithstanding anything in this Declaration to the contrary, any amendment to the Declaration, Articles or Bylaws affecting any aspect of the surface water management system must receive prior written approval of the WMD. Any amendments must be properly recorded in the Public Records of the County in the State of Florida.

Section 6. Remedies for Violation. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, tenants or employees, to comply with any covenant, restriction, rule or regulation, provided the notice and committee hearing requirements of the HOA Act are followed. In the sole discretion of the Board, a tenant may be fined, jointly and severally with the landlord Owner, for such violation(s).

(a) Amounts: A fine may be levied as follows:

(1) Single non-compliance or violation: a fine of One Hundred and No/100 ($100.00) Dollars.

(2) First non-compliance or violation which is of a continuing nature: a fine not be in excess of One Hundred and No/100 ($100.00) Dollars per day not to exceed One Thousand and No/100 ($1,000.00) Dollars in the aggregate.

(3) Second non-compliance or violation which is of a continuing nature: a fine not in excess of One Hundred and No/100 ($100.00) Dollars per day without a limitation on the aggregate amount of the amount due.

(b) Payment of Penalties. Fines shall be paid not later than five (5) days after notice of the imposition or assessment of the penalties.

(c) Collection of Fines. Fines shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

(d) Application of Proceeds. All monies received from fines shall be allocated as directed by the Board of Directors of the Association.

(e) Non-Exclusive Remedies. Fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

(f) Right of Entry. In addition to the foregoing rights, whenever (a) there shall have been built within the Property any structure which is in violation of this Declaration or in the event of any damage or destruction of any of the Property or portion thereof by an Owner or any of its guests, invitees, tenants or occupants, into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, or (b) any portion of the Property and/or Home owned by an Owner has fallen into disrepair and/or has not been maintained as required by this Declaration and/or any Rules, a duly authorized representative of the Association may enter upon the Property where such violation, damage or destruction exists and summarily abate, remove or correct the same at the expense of the Owner; provided, however, that the Association shall then make the necessary repairs, constructions, etc., to insure that the Property and improvements where such violation occurred is restored to the same condition in which it existed (or should have existed) prior to such violation, and any such entry, abatement, removal or restoration and construction work shall not be deemed a trespass. All amounts expended by the Association, together with interest thereon at the rate of eighteen (18%) percent per annum from thirty (30) days after the date of notification of the violation and all costs and reasonable attorneys' fees incurred by the Association shall be treated as an assessment subject to the provisions for the collection of assessments as set forth herein.

Section 7. Effect of Waiver of Violation. No waiver of a breach of or violation of any of the terms, provisions and covenants in this Declaration, or in the Articles or Bylaws, shall be construed to be a waiver of any succeeding breach or violation of the same term, provision or covenant of this Declaration, or the Articles or Bylaws.

Section 8. Instruments Governing Common Area and Owners of Lots. This Declaration and the Articles and Bylaws, and any lawful amendments thereto shall govern the Common Area and the rights, duties and responsibilities of the Owners of Lots.

Section 9. HUD/FHA, VA, FNMA Approval. If the Property is approved by the Department of Housing and Urban Development ("**HUD**") as a Planned Unit Development, as long as there is a Class B membership, the following actions may require the prior approval of HUD/FHA or the Veterans Administration or the Federal National Mortgage Association: Annexation of additional properties, mergers and consolidations, mortgaging of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions affecting or modifying rights of Institutional First Mortgagees hereunder.

Section 10. Agreements for Professional Management. Any agreement for Professional management, or any other contract providing for services of the Declarant may not exceed three (3) years. Any such agreement must allow for the termination by either party without a cause, but

in such an event, may provide for payment of a termination fee on sixty (60) days or less written notice.

Section 11. Declarant's Disclaimer of Representations. Notwithstanding anything to the contrary herein, Declarant makes no warranties or representations whatsoever that the plans presently envisioned for the development of the Property or surrounding land can or will be carried out, or that any real property now owned or hereafter acquired by the Declarant is or will be subjected to this Declaration, or that any such real property (whether or not it has been subjected to this Declaration) is or will be committed to or developed for a particular (or any) use, or that if such real property is once used for a particular use, such use will continue in effect. While Declarant has no reason to believe that any of the restrictive covenants and other provisions contained in this Declaration are or may be invalid or unenforceable for any reason or to any extent, Declarant makes no warranty or representation as to the present or future validity or enforceability of any such restrictive covenant and other provisions. Any Owner acquiring a Lot in reliance on or more of such restrictive covenants and other provisions herein shall assume all risks of the validity and enforceability thereof and by accepting a deed to the Lot agrees to hold Declarant harmless therefrom.

Section 12. Security. The Association may, but shall not be obligated to, maintain or support certain activities within the Community designed to make the Property safer than it otherwise might be. Neither the Association, Builder, the original Declarant, nor any successor Declarant shall in any way be considered insurers or guarantors of security within the Community, nor shall any of them be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any fire protection system, burglar alarm system or other security system or measures, including any mechanism or system for limiting access to the Property, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each Owner acknowledges, understands and covenants to inform all occupants of their Homes that the Association, its Board of Directors and committees, Builder, Declarant, and any successor Declarant are not insurers and that each Person using the Property assumes all risks of personal injury and loss or damage to property, including Homes and the contents of Homes, resulting from acts of third parties.

Section 13. Notice to Owners. Except as otherwise provided by the HOA Act, whenever notices are required to be given hereunder, the same shall be sent to the Owner by United States First Class Mail, postage prepaid, at the address of the Home situated upon the Lot. Such notices shall be deemed given when deposited in the United States Mail. Any Owner may change his mailing address by written notice given to the Association, absent which the mailing address of the Owner for purposes of notices shall be deemed to be the Lot address, or of different, the last address provided by the Owner to the Association. Notices may alternatively be transmitted to owners electronically for those Owners who provide written notice to the Association of such election, in accordance with the HOA Act.

Section 14. Grammatical Construction. Wherever the context so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural, and the plural shall include the singular.

Section 15. Conflicts. In the event of any conflict between the provisions of this

Declaration, the Articles and the Bylaws, the provisions of this Declaration, the Articles and the Bylaws shall control in that order.

Section 16. CABLE TELEVISION, INTERNET AND HOME SECURITY MONITORING SERVICES. THE ASSOCIATION IS NOT OBLIGATED TO BUT MAY ENTER TO AN AGREEMENT WITH A CABLE TELEVISION COMPANY, INTERNET SERVICE PROVIDER AND/OR SECURITY MONITORING COMPANY PURSUANT TO WHICH ALL OF THE OWNERS WILL BE PROVIDED CABLE TELEVISION AND/OR INTERNET SERVICE AND/OR HOME SECURITY MONITORING SERVICES WHICH WILL BE CHARGED AS ASSESSMENTS. IN THE EVENT SECURITY MONITORING IS PROVIDED TO THE OWNERS BY THE ASSOCIATION, DECLARANT AND THE ASSOCIATION WILL HAVE NO LIABILITY OF ANY KIND OR NATURE DUE TO THE FAILURE OF THE SECURITY MONITORING COMPANY TO DETECT OR REACT TO FIRE, UNAUTHORIZED ENTRY, OR OTHER SECURITY PROBLEM IN ANY HOME.

Section 17. LIMITATION OF LIABILITY OF ASSOCIATION. NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER BE A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING.

(a) IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF; AND

(b) THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY AND/OR ANY OTHER JURISDICTION OR THE PREVENTION OF TORTIOUS ACTIVITIES; AND

(c) ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON; AND

(d) EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS HOME) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING USE OF ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OF MAKING SUCH USES) SHALL BE BOUND BY THIS PROVISION AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS PROVISION.

AS USED IN THIS SECTION, ("**ASSOCIATION**") SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD OF DIRECTORS MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF THE DECLARANT AND ITS AFFILIATES, WHICH SHALL BE FULLY PROTECTED HEREBY.

Section 18. CONSTRUCTION ACTIVITIES. ALL OWNERS, OCCUPANTS AND USERS OF THE PROPERTY ARE HEREBY PLACED ON NOTICE THAT THE DEVELOPER, DECLARANT, ANY BUILDER, THE ASSOCIATION, OR ANY OF THEIR OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (THE **"LISTED PARTIES"**) WILL BE, FROM TIME TO TIME, CONDUCTING EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE PROPERTY. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, OR BY USING ANY PORTION OF THE PROPERTY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (i) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (ii) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE PROPERTY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (iii) THE LISTED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, (iv) ANY PURCHASE OR USE OF ANY PORTION OF THE PROPERTY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (v) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO DEVELOPER, AND DECLARANT TO SELL, CONVEY, LEASE AND/OR ALLOW THE USE OF THE APPLICABLE PORTION OF THE PROPERTY.

Section 19. NO AMENITIES. AS OF THE DATE OF THIS DECLARATION, THERE ARE NO AMENITIES PLANNED FOR IN THE COMMUNITY, AND IT IS POSSIBLE THAT

NO AMENITIES WILL EVER BE CONSTRUCTED OR INSTALLED EITHER WITHIN OR OUTSIDE THE COMMUNITY TO SERVE THE RESIDENTS OF THE COMMUNITY.

[Signatures on the Following Pages]

IN WITNESS WHEREOF, Declarant has executed this Declaration by and through its duly authorized representative.

Signed, sealed and delivered
in the presence of:

Witnesses:

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

DECLARANT:

HP Capital Group 6, LLC, a Florida limited liability company

By: _____
Printed Name: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this ___ day of _____, 2025, by _____, on behalf of _____.

___ Personally known to me, OR
___ Produced _____ as identification.

_____
Notary Signature

_____
Notary Name [Printed/Typed/Handwritten]
Commission No.: _____
My Commission Expires: _____

ASSOCIATION JOINDER

Disston and Mango Street Homeowners' Association, Inc., a Florida corporation not-for-profit, hereby approves and joins in the Declaration of Covenants, Conditions and Restrictions of Disston and Mango Street and the Exhibits attached thereto, and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Declaration.

Signed, sealed and delivered
in the presence of:

Disston and Mango Street Homeowners' Association, Inc., a Florida not for profit corporation

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

By: _____
Printed Name: _____
Its: President

_____
Signature
Printed Name: _____
Address: 3501 Riga Blvd., Suite 100
Tampa, Florida 33619

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me **by means of ☐ physical presence or ☐ online notarization**, this ___ day of _____, 2025, by _____, on behalf of _____.

___ Personally known to me, OR
___ Produced _____ as identification.

_____
Notary Signature

_____
Notary Name [Printed/Typed/Handwritten]
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"
ARTICLES OF INCOPORATION

EXHIBIT "C"
BYLAWS

EXHIBIT "D"
PERMIT

Certificate of Concurrency Form

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit with the associated development application. Applications must be submitted **DIGITALLY** through the Planning and Zoning goPost portal.

Project Name*	Project Location*
Mango Street Site	Mango Street, Tarpon Springs FL, 34689 (Address to be assigned)

Type of Development Activity*

- ☐ Conditional Use
- ☐ Final Subdivision Plat
- ☐ Planned Development - Commercial
- ☐ Planned Development - Industrial
- ☐ Planned Development - Residential
- ☐ Site Plan - Commercial Development
- ☑ Site Plan - Residential Development

Residential Project Information

Provide the applicable information below.

(Skip to the next page for non-residential projects)

Total Units

32

Single Family	Two-Family	Multifamily
32	Number of Units	Number of Units

Mobile Homes	Recreation Vehicle Sites	Beds (ACLF, ALF, etc.)
Number of Units	Number of Sites	Number of Beds

Non-Residential Project Information

Provide additional information below.

Type of Use(s)

NA

Gross Square Footage

Level of Service Impacts*

Provide both the existing and proposed facility usage for the following services.

****This information must also be included in the site plan set.***

Potable Water Existing*	Potable Water Proposed*
0	8000

Sanitary Sewer Existing*	Sanitary Sewer Proposed*
0	7200

Solid Waste Existing*	Solid Waste*
0	105

Transportation ITE Category*

215: Single - Family Attached Housing

Trips Per Day Existing*	Peak Hour Trips Existing*	Trips Per Day Proposed*	Peak Hour Trips*
0	0	193.36	15.27

Stormwater Drainage*

A separate drainage analysis will be provided for review.

☑ Acknowledged

Mobility Management*

If the proposed development project is located within deficient road corridors and generates more than 50 new peak hour trips, the following items are required:

(Refer to LDC Section 122.11.03)

- ☐ Transportation Management Plan
- ☐ Traffic Study
- ☑ Does Not Apply to Proposed Project

Hurricane Shelter*

If the proposed development project is a residential development of 50 or more units and involves a site that is wholly or partially located within the Pinellas County Evacuation Zones A, B, or C, please submit the following, consistent with LDC Section 122.12:

- ☑ Hurricane Shelter Impact Analysis
- ☐ Does not Apply to Proposed Project

Electronic Signatures Agreement*

By checking the **"I Agree"** box below, you as the property owner/applicant/agent agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

- ☑ I Agee

Electronic Signature*	**Date***
Matt Sylverain	6/17/2025

Steps to Download Form

1. Click the **'Print Only'** button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to **'PDF'**.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at 727-942-5611.