

GRANT AGREEMENT

THIS GRANT AGREEMENT (the "Agreement") is made effective this _____ day of **June, 2013** (the "Effective Date"), by and between the **Gainesville Community Redevelopment Agency**, a public body corporate and politic existing under the laws of the State of Florida (the "CRA"), whose mailing address is 802 NW 5th Avenue, Suite 200, Gainesville, Florida 32601; and the **School Board of Alachua County**, a public body corporate, (the "Recipient"), whose mailing address is 620 East University Avenue, Gainesville, Florida 32601.

WHEREAS, the Recipient is the owner of certain property commonly referred to as the "Administration Annex" located at 1817 East University Avenue, Gainesville, Florida, a sketch of which is attached as Exhibit "A", (the "Property");

WHEREAS, the Recipient is replacing the existing chain link fence that runs along SE 18th Street and (SR20) Hawthorne Road, the approximate location of which is depicted on Exhibit "A", with a 10-foot high ornamental aluminum fence (the "Project");

WHEREAS, the Project was approved as a redevelopment project by the Eastside Redevelopment Advisory Board and the CRA;

WHEREAS, the Project is consistent with the Eastside Community Redevelopment Plan and the CRA has budgeted funds for the Project; and

WHEREAS, the parties desire to enter into this Agreement to set forth their understanding with respect to the Project and the release and expenditure of the CRA budgeted funds.

NOW, THEREFORE, in consideration of these mutual promises and covenants, the parties agree as follows:

1. Recitals. The recitals set forth above are incorporated as a material part of this Agreement.
2. Scope of Project. A scope of work and more detailed description of the Project are attached as Exhibit "B" to this Agreement.
3. Budgeted Funds. The CRA budgeted the following funds for the Project.
 - (a) On March 18, 2013, the CRA budgeted \$50,000 in the FY2013 budget for the Project.
 - (b) On March 21, 2011, the CRA budgeted \$25,000 in the FY2011 budget for Project.
 - (c) On March 15, 2010, the CRA budgeted \$34,282 in the FY2010 budget for the Project.
 - (d) On March 16, 2009, the CRA budgeted \$65,000 in the FY2009 budget for the Project.

4. Grant Conditions. Recipient agrees to comply with the following conditions:

- a. The project work shall be completed on or before September 30, 2013, unless extended as provided for in this Agreement. Failure to complete the Project shall be deemed a Default of this Agreement.
- b. The CRA funds may be used only for direct Project costs, such as, but not limited to, architectural and engineering plans, site work, and construction provided however that CRA funds may not be used for plans, work or construction performed by the Recipient. The CRA funds may not be used for indirect costs, such as, but not limited, to travel, salaries, overhead, or administrative expenses of the Recipient or its contractors.
- c. All Project work shall be performed in a timely, safe and professional manner (by qualified licensed professionals, if required) and in accordance with all applicable federal, state and local laws; and
- d. Prior to release of payment from the CRA, the Recipient shall execute and record in the Public Records of Alachua County Florida, a Facade Preservation Easement in the form attached as Exhibit "C" to this Agreement. This easement is given as an assurance and enforcement mechanism to evidence the Recipient's obligation to maintain the Project and immediate area for a period of five years from completion.

5. Representations and Warranties of Recipient.

- a. The Recipient is a validly existing public body corporate under the laws of the State of Florida has all requisite power and authority to carry on its business as now conducted, to own or hold property and to enter into and perform the obligations of this Agreement and each instrument to which it is or will be a party, and has consented to service of process in the State of Florida.
- b. Each document which the Recipient is or will be a party has been duly authorized by all necessary action on the part of, and has been or will be duly executed and delivered by the Recipient, and neither the execution and delivery, nor compliance with the terms and provisions: (i) requires the approval of any other party, except as have been obtained or noted herein, (ii) contravenes any law, judgment, governmental rule, regulations or order binding on the Recipient, or (iii) results in any default under or creates any lien upon any property of the Recipient.
- c. Each document to which the Recipient is or will be a party constitutes a legal, valid, and binding obligation of the Recipient, enforceable against the Recipient, except as such enforceability may be limited by applicable bankruptcy,

insolvency or similar laws which affect creditor's rights generally and subject to usual equitable principles if equitable remedies are invoked.

- d. There are no pending or threatened actions before any court or administrative agency against the Recipient, or against any officer of the Recipient that question the validity of any document contemplated herein, or that are likely to materially adversely affect this Agreement or the financial condition of the Recipient.
6. Funding and Payment Procedures. The CRA agrees to provide funding pursuant to this Agreement in an amount not to exceed the budgeted funds listed in Section 3. The CRA will make payments directly to the Contractor upon receipt of an invoice from the Recipient for actual costs. Each invoice shall detail the work completed, the actual cost incurred by the Recipient, including back-up documentation from the contractors, materialmen, laborers and other providers of goods or services, utilized by the Recipient
7. Effective Date and Term. This Agreement shall remain in full force and effect until September 30, 2013. Upon good cause shown by the Recipient and provided the Recipient has entered into a contract with a licensed contractor to construct the Project prior to September 30, 2013, the CRA Executive Director shall agree to extend this Agreement, as necessary for Recipient to complete the Project funded by the CRA. Upon good cause shown, the CRA Executive Director may extend this Agreement to bring funds budgeted for the Project in subsequent years into the scope of this Agreement.
8. Default/Termination by Recipient/Reimbursement. In the event Recipient defaults under this Agreement, including failure to satisfy the grant conditions, the CRA may provide written notice of same to the Recipient with a 15 day period to cure the default. If Recipient fails to cure the default, the CRA may terminate this Agreement. Upon termination in the event of default, Recipient shall pay to CRA all funds CRA had paid to contractor under this Agreement.
9. Audit Requirement and Right to Audit. The Recipient shall maintain records sufficient to document its completion of the scope of work established by this Agreement, or subsequent addenda. These records shall be subject at all reasonable times to review, inspect, copy and audit by persons duly authorized by the CRA. These records shall be kept for a minimum of three (3) years after completion of the Project or termination of this Agreement, whichever first occurs. Records which relate to any litigation appeals or settlements of claims arising from this Agreement shall be maintained and made available until a final disposition has been made of such litigation, claims or appeals.
10. Compliance with Laws. The Recipient shall comply with all applicable laws, orders and regulations of the Federal, State and local authorities as they pertain to this Agreement.
11. Non-discrimination. In carrying out the Project, the Recipient shall not exclude any person from participation, deny the benefits of the program or activities described herein to any

person, or subject any person to discrimination because of age, race, color, religion, gender, sexual orientation, disability, national origin, gender identity or marital status.

12. Amendments. Any changes to this Agreement shall be incorporated in written amendments or addenda, signed by both parties to this Agreement.
13. Notice. Except as otherwise provided herein, any notice, approval, acceptance, request, bill, demand, or statement hereunder from either party to the other shall be in writing and shall be deemed to have been given when either delivered personally or deposited in the U.S. Mail in a postage-prepaid envelope, addressed to the other party. Either party may at any time change such address by delivering or mailing as aforesaid, to the other party a notice stating the changed address. The addresses and contact persons for the parties are as follows:

CRA

CRA Director - Gainesville Community Redevelopment Agency
802 NW 5th Avenue, Suite 200
Gainesville, FL 32601

Recipient

School Board of Alachua County
620 East University Avenue
Gainesville, Florida 32601

14. Independent Contractor. It is recognized that the Recipient is not an agency or subsidiary of the CRA. The Recipient shall not hold itself out as an employee or agent of the CRA and shall have no authority to bind the CRA in any manner. The Recipient is solely responsible for carrying out the Project in accordance with this Agreement.
15. Indemnification and Personal Liability. The Recipient shall be liable for and shall hold harmless the CRA, its employees, agents, and officials (either elected or appointed) from all claims, suits, judgments, or damages arising from the performance by the Recipient of the Project and activities described in this Agreement. The CRA and each officer, agency, and employee of the CRA shall be held harmless against all claims for personal injury, wrongful death, or property damage caused by act, omission or negligence of the Recipient, its employees, agents, officers and its contractors in performance of this Agreement. Pursuant to Section 768.28(19), Florida Statutes, nothing in this Agreement shall be read to require the Recipient to assume the liability for, indemnify, or insure the CRA for the negligence of CRA, its employees, or agents. No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of the CRA in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of the City or the CRA hereunder.

16. Sovereign Immunity. The Recipient and the CRA agree that nothing in this Agreement shall be interpreted as a waiver of the sovereign immunity of the Recipient or the CRA under Section 768.28, Florida Statutes.
17. Funding Limitation and Termination for Governmental Non-Appropriations. The obligations of the CRA as to any funding required pursuant to the Agreement shall be limited by an obligation in any given fiscal year to budget and appropriate from legally available sums in the Eastside Redevelopment Trust Fund, pursuant to the requirements of §163.387 Florida Statutes, the funding that is required during that fiscal year. Notwithstanding the foregoing, the CRA shall not be prohibited from pledging any legally available revenues in its Eastside Redevelopment Trust Fund for any obligations heretofore or hereafter incurred, which pledge shall be prior and superior to any obligation of the CRA pursuant to this Agreement. If the CRA does not budget and appropriate sufficient funds to make the payment required under this Agreement for any of CRA fiscal years subsequent to the one in which this Agreement is executed and entered into, then this Agreement shall be terminated effective upon expiration of the fiscal year in which sufficient funds to continue satisfaction of CRA's obligation under this Agreement were last appropriated by CRA and CRA shall not be obligated to make any further payments due beyond said fiscal year.
18. Severability. If any term or provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
19. Entire Agreement; Conflicts. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof. Any representations or statements heretofore made with respect to such subject matter, whether verbal or written are merged herein.
20. Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Any action, in equity or law, with respect to this Agreement must be brought and heard in Alachua County, Florida.

IN WITNESS WHEREOF, the CRA and Recipient have executed this Agreement as of the Effective Date.

CRA:

Witnesses:

Sign Name: _____

Print Name: _____

Sign Name: _____

Print Name: _____

GAINESVILLE COMMUNITY
REDEVELOPMENT AGENCY

By: _____

Name: Russ Blackburn

Title: Executive Director

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by Russ Blackburn, as the Executive Director, Gainesville Community Redevelopment Agency, and who has acknowledged that he has executed the same on behalf of Gainesville Community Redevelopment Agency and that he was authorized to do so. He is personally known to me.

Notary Public, State of Florida
Affix Stamp

Recipient:

SCHOOL BOARD OF ALACHUA COUNTY

Witnesses:

Sign Name: _____

By: _____

Print Name: _____

Name: _____

Sign Name: _____

Title: _____

Print Name: _____

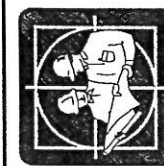
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____, as the _____ of the School Board of Alachua County, and who has acknowledged that he/she has executed the same on behalf of the School Board of Alachua County, and that he/she was authorized to do so. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
Affix Stamp

EXHIBIT "A"

SITE PLAN



SBAC
 SCHOOL BOARD OF ALACHUA COUNTY
 5700 N.W. 55th AVENUE
 GAINESVILLE, FLORIDA 32609
 PHONE (352) 955-7400 ext. 266

project title
FISH SITE PLAN

sheet title
MANNING ADMINISTRATION ANNEX
 1817 EAST UNIVERSITY AVE, GAINESVILLE FL 32641

FILE NAME:
 0043S.DWG

REVISION DATE:
 10/03/08

scale:
 date: 10/1/01
 drawn: BKD
 checked:
 admin. no. 0043

43

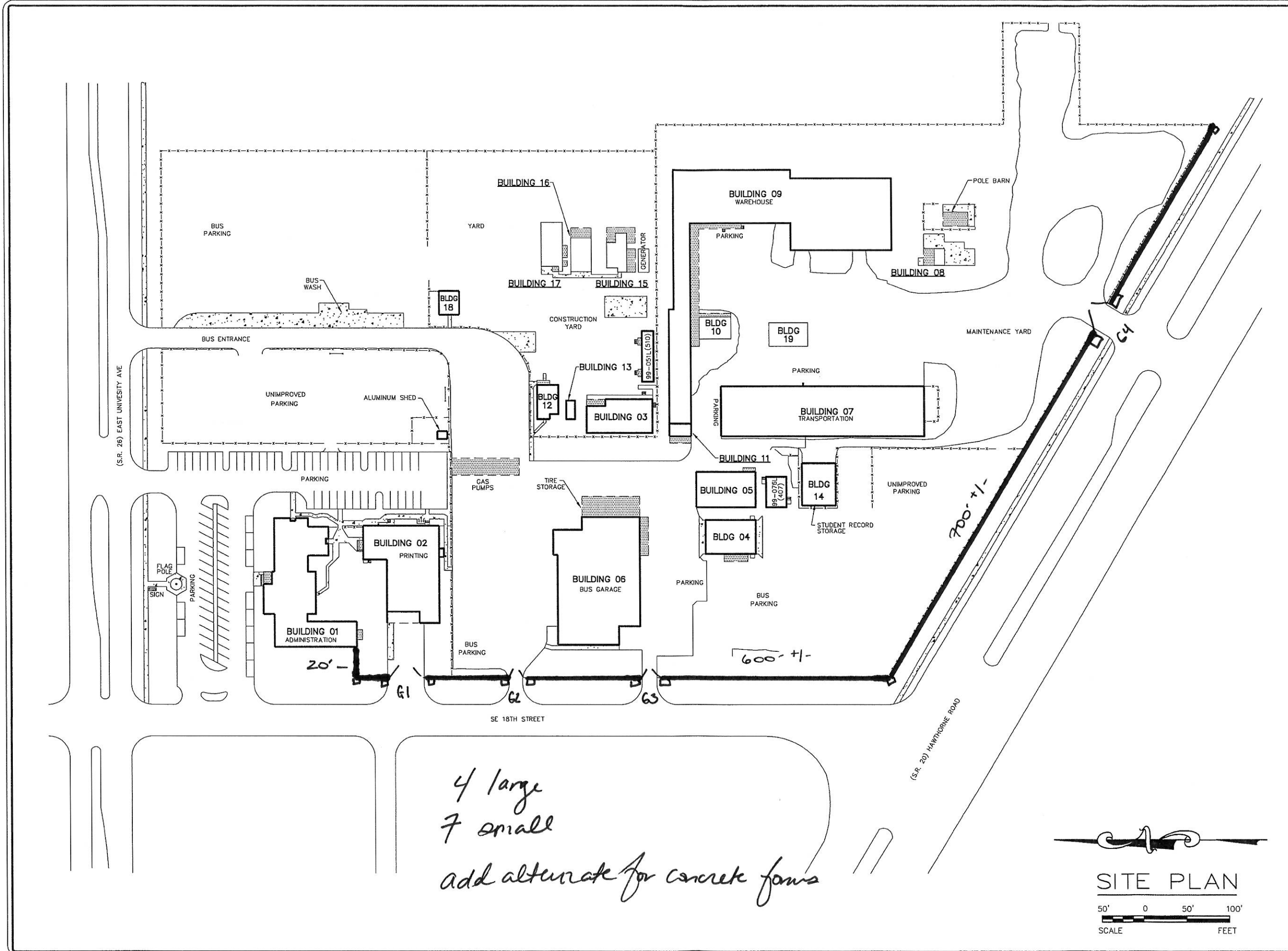


EXHIBIT "B"

SCOPE OF WORK

School Board of Alachua County
Hawthorne Road Bus Depot

Fence and Gate Renovation

Construction Specifications

Community Redevelopment Agency Gainesville, Florida

Specification Index:

03 33 00	Cast-In-Place Concrete
09 93 00	Concrete Stain
32 31 00	Fences and Gates

SECTION 03-3300

CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section specifies cast-in place concrete, including:
 - 1. Formwork
 - 2. Form Liners
 - 3. Reinforcement
 - 4. Concrete Materials
 - 5. Mixture Design
 - 6. Placement Procedures
 - 7. Finishes.
- B. Related Sections:
 - 1. Section 09-9300 Concrete Stain

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Design Mixtures: For each concrete mixture.
- C. Installer Qualifications:
 - 1. Comparable Projects – Provide address, references, and photos for 3 projects involving reinforced, cast-in-place walls with form liners.
 - 2. Comparable Projects – Provide address, references, and photos for 3 projects involving penetrating waterborne concrete staining and sealing of concrete surfaces.
- D. Samples:
 - 1. Form Liner
- E. Laboratory or field test reports documenting compressive strength of all concrete mixtures in compliance with ACI 301 requirements.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified installer, who has a minimum 5 years' experience in the construction of reinforced, cast-in-place concrete work, employs project personnel qualified as ACI-certified Flatwork Technicians and Finishers and a supervisor who is an ACI-certified Concrete Flatwork Technician.
- B. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.
 - 1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."

- C. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:
 - 1. ACI 301, "Specification for Structural Concrete," (Sections 1 through 5).
 - 2. ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."
 - 3. ACI 347, "Guide to Concrete Formwork"
- D. Pre-installation Conference: Conduct conference at Project site.
- E. Mockups: Cast a concrete column to demonstrate surface finish with and without form liner, tolerances, stain colors, and standard of workmanship. Approved column may become part of the completed work if undisturbed at time of Substantial Completion.

PART 2 - PRODUCTS

2.1 FORM-FACING MATERIALS

- A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces.
 - 1. Line inside of forms with smooth, flexible plastic form liner.
- B. Decorative Texture Concrete: Multi-use flexible form liners.
 - 1. Material – ABS Reusable Plastic or Solid Urethane
 - 2. Pattern Dimensions – 2" OC pattern repeat; 1 ½" deep fractured fin
 - 3. Sheet Dimensions – 36" width
 - 4. Basis of Design –
 - a. Fitzgerald Form Liners; Pattern 16959 – Walnut Fin
 - b. Spec Formliners; Pattern 1123 – Vedder Flute
- C. Void Forms: Biodegradable paper surface, treated for moisture resistance, structurally sufficient to support weight of plastic concrete and other superimposed loads.
- D. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.
- E. Form Ties: Factory-fabricated, removable or snap-off metal or glass-fiber-reinforced plastic form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.
 - 1. Furnish units that will leave no corrodible metal closer than 1 inch (25 mm) to the plane of exposed concrete surface.
 - 2. Furnish ties that, when removed, will leave holes no larger than 1 inch (25 mm) in diameter in concrete surface.

2.2 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 40, deformed.
- B. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice."

2.3 CONCRETE MATERIALS

- A. Portland Cement: ASTM C 150, Type 1.
- B. Fly Ash: ASTM C618, Class C or F: When used fly ash shall not increase shrinkage compared to using all portland cement. Maximum 20% of total cementitious materials.
- C. Ground granulated Blast-Furnace Slag: ASTM C 989, Grade 100 or 120. When used slag shall not increase shrinkage compared to using all portland cement.
- D. Normal-Weight Aggregate: ASTM C 33, uniformly graded, and as follows:
 - 1. Nominal Maximum Aggregate Size: 1-1/2 inches.
 - 2. Combined Aggregate Gradation: Well graded from coarsest to finest with not more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 sieve, and less than 8 percent may be retained on sieves finer than No. 50.
- E. Water: Potable and complying with ASTM C 94.
- F. Air Entraining Admixture: ASTM C 260. Provide air entrainment for mild exposure.
- G. High Range Water Reducing Admixture: ASTM C 494, Type F or G. Provide HRWRA in all concrete mixtures.

2.4 CURING MATERIALS

- A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.
- B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.
- C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- D. Water: Potable.
- E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, dissipating. Curing compounds shall be compatible with stain to be applied to concrete surface.
- F. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

2.5 RELATED MATERIALS

- A. Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- B. Exterior Concrete Sealer: Acrylic-polyurethane sealant; Low VOC; Resistant to staining, abrasion and UV radiation; as recommended by Concrete Stain manufacturer.

2.6 CONCRETE MIXTURES

- A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.
- B. Proportion normal-weight concrete mix as follows:
 - 1. Compressive Strength (28 Days): 3,000 psi.
 - 2. Maximum Slump: 4 inches.

2.7 FABRICATING REINFORCEMENT

- A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.8 CONCRETE MIXING

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M and ASTM C 1116, and furnish batch ticket information.
 - 1. When air temperature is between 85 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; the temperature at discharge shall be below 90 deg F at time of placement.

PART 3 - EXECUTION

3.1 FORMWORK

- A. Design, erect, shore, brace, and maintain formwork according to ACI 347 to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.
- C. Chamfer exterior corners and edges of permanently exposed concrete.
- D. Arrange ties in neat, symmetrical pattern.

3.2 FORMLINERS

- A. Sizing – Precut top edge of form liners as shown on construction documents; match top edge of adjoining form liner panels.
- B. Preparation - Apply Form-Release Agent to form liners before each use and within the same day that concrete is placed.
 - 1. Use form release sprayer and vary spray angle to ensure complete coverage of all pattern features.
 - 2. Use a brush for deep or rough patterns.
- C. Attachment - Handset Systems:
 - 1. Assemble and brace the architectural side of the formwork first; attach form liner before setting ties or opposite formwork side.
 - 2. Work with one sheet at a time; position form liner against formwork so that edges, pattern and joints are square.
 - 3. Apply compressible adhesive-backed foam tape to form liner edges; firmly butt edges. Compress joints as tightly as possible without buckling or distorting the pattern.

3.3 EMBEDDED ITEMS

- A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

2.4 REMOVING AND REUSING FORMS

- A. Clean and repair surfaces of forms to be reused in the Work. Split, frayed, delaminated, or otherwise damaged form-facing material will not be acceptable for exposed surfaces. Apply new form-release agent.
- B. When forms are reused, clean surfaces, remove fins and laitance. Do not use patched forms for exposed concrete surfaces unless approved by the Owner or Owner's Representative.

3.5 STEEL REINFORCEMENT

- A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.
- B. Provide 40 bar diameter overlap of reinforcement bars, secure with wire.
- C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars.
- D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

3.6 CONCRETE PLACEMENT

- A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.
- B. Deposit concrete continuously in one layer for each column section from same concrete batch. Deposit concrete to avoid segregation.
 - 1. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
- C. Cold-Weather Placement: Comply with ACI 306.1.
- D. Hot-Weather Placement: Comply with ACI 305.1.

3.7 FINISHING FORMED SURFACES

- A. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
 - 1. Apply to concrete surfaces exposed to public view but not formed by decorative form liners.
- B. Decorative Texture Finish: As-cast concrete texture imparted by form-facing material, arranged per form liner manufacturer's recommendations. Match formed sections for continuous textural design and seams are not apparent. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.
 - 1. Apply to concrete surfaces as shown on construction documents.
- C. Related Unformed Surfaces: At tops of columns and foundations strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces, unless otherwise indicated.

3.8 CONCRETE PROTECTING AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 305.1 for hot-weather protection during curing.
- B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- C. Cure concrete according to ACI 308.1, by one or a combination of the following methods:
 - 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days.
 - 2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period using cover material and waterproof tape.
 - 3. Curing Compound: Due to application of reactive concrete staining, do not use liquid curing compounds

3.9 CONCRETE SURFACE REPAIRS

- A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.
- B. Patching Mortar: Mix dry-pack patching mortar, consisting of one part portland cement to two and one-half parts fine aggregate passing a No. 16 sieve, using only enough water for handling and placing. Color and texture to match surrounding concrete surface.
- C. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.
 - 1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than ½ inch in any dimension in solid concrete but not less than 1 inch in depth. Make edges of cuts perpendicular to concrete surface. Clean, dampen with water, and brush-coat holes and voids with bonding agent. Fill and compact with patching mortar before bonding agent has dried. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.
 - 2. Repair defects on surfaces exposed to view by blending white portland cement and standard portland cement so that, when dry, patching mortar will match surrounding color. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
 - 3. Repair defects on concealed formed surfaces that affect concrete's durability and structural performance as determined by Architect.

3.10 FIELD QUALITY CONTROL

- A. Testing and Inspecting: University of Florida inspector to inspect the columns. Engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports for slump and compressive strength, inspect reinforcing for grade, size, spacing and placement.
 1. Testing Services: Tests shall be performed according to ACI 301.

END OF SECTION 03-3300

SECTION 09-9300 CONCRETE STAIN

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes:
 - 1. Water-based reactive concrete stain
 - 2. Sealer
- B. Related Sections:
 - 1. Section 03-3300 CIP Concrete

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Installer Qualifications:
 - 1. Comparable Projects – Provide address, references, and photos for 3 projects involving water-based reactive concrete staining and sealing of concrete surfaces.
- C. Samples:
 - 1. Samples for Initial Selection or Custom Color Samples Provided by Manufacturer per Specifier's Requirements: Manufacturer's color charts showing full range of colors available.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum 3 years experience in staining applications and has successfully completed not less than 6 projects comparable in scale and complexity.
- B. Manufacturer Qualifications: A firm with 10 years experience in manufacturing chemical concrete stains and sealers.
- C. Pre-installation Conference: Conduct conference at Project site.
- D. Mockups: Apply stain and sealer to project mockup to demonstrate stain colors, sealer finish, and standard of workmanship.
 - 1. Mockup shall be stained and sealed by the individual workers who will actually be performing the work for the Project.
 - 2. Obtain approval of the mockup from Owner or Owner's Representative before start of work.
 - 3. Discuss colors, combination options, and application techniques with Owner or Owner's Representative prior to application.
- E. Regulatory Requirements: Products shall comply with the United States Clean Air Act for maximum Volatile Organic Compound (VOC) content as specified in PART 2 of this section.

1.4 PROJECT CONDITIONS

- A. Environmental Conditions: Maintain an ambient temperature of between 50o and 90oF during application and at least 48 hours after application.
- B. Protection: Precautions shall be taken to avoid damage or contamination of any surfaces near the work zone. Protect completed stain work from moisture or contamination.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Water-based Reactive Stains - Ready-to-use, penetrating, reactive staining product that chemically bonds with cured concrete or cementitious toppings to produce translucent color effects
 - 1. Basis of Design - LITHOCHROME® Tintura™ Stain; L.M. Scofield Company.
 - 2. Colors: As indicated on the L.M.Scofield Color Chart:
 - i. 1516 Devon Brown
- B. Sealers – One-component, clear, acrylic-polyurethane sealer resistant to staining, abrasion and ultraviolet (UV) radiation designed to protect concrete hardscapes, floors, cementitious toppings, and vertical concrete
 - 1. Basis of Design - SCOFIELD® Selectseal-W™; L.M. Scofield Company.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verification of Conditions: Examine areas and conditions under which work will be performed and identify conditions detrimental to proper and timely completion of work. Do not proceed until unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. New Concrete:
 - 1. Newly placed concrete shall be sufficiently cured to allow concrete to become reactive, minimum 28 days.
 - 2. Do not use liquid curing materials. Cure concrete flatwork with new, unwrinkled, non-staining, high quality curing paper. Do not overlap curing paper.
 - 3. Surfaces shall be cured using the same method and different sections (pours) chemically stained when the concrete is the same age.
 - 4. Immediately prior to chemically staining, thoroughly clean the concrete. Sweep surfaces, then pressure wash or scrub using a rotary floor machine. Use suitable, high-quality commercial detergents to facilitate cleaning. Rinse surfaces after cleaning until rinse water is completely clean. Allow surface to dry completely prior to application of stain.
 - 5. Some concrete may require abrading to open the surface and make it sufficiently penetrable. In these instances the concrete surface must be sanded using an 60-80 mesh-sanding screen or a grit brush. After sanding, all residue must be removed by power vacuuming. The surface should then be pressure washed or scrubbed using a rotary floor machine.
 - 6. For preparation, the sandblaster should be capable of producing a light, uniform sandblast and be equipped with a dust collector.

7. For preparation, the pressure washer should be equipped with a fan tip and have a minimum pressure capability of 4000 psi (14 MPa). Hot water capability may facilitate cleaning of existing concrete.
 8. Acid washing may be required when the above surface preparation does not yield adequate penetration or if there are excessive alkali deposits or surface discoloration. The reacted residue must be abraded using a low-speed floor machine equipped with a 60 mesh screen or a grit brush and then thoroughly rinsed until the rinse water is clear and free of solids, a minimum of two times. After rinsing, neutralize any remaining acid residue by washing with a solution of baking soda (sodium bicarbonate) and water. (Test pH of surface should be 7 or higher).
- B. Earthwork – Grade so that walls are temporarily exposed to the footing for application of stain.

3.3 CONCRETE STAIN APPLICATION

- A. Environmental Conditions: Maintain an ambient temperature of between 50o and 90oF during application and at least 48 hours after application.
- B. Protection: Precautions shall be taken to avoid damage or contamination of any surfaces near the work zone. Protect completed stain work from moisture or contamination.
- C. Application of Stain:
 1. Concrete surfaces shall be dry and properly prepared as described above. Protect surrounding areas from over-spray, run-off and tracking. Divide surfaces into small work sections using stationary breaks as natural stopping points.
 2. Apply water-based reactive stains full strength (undiluted) at the coverage rate recommended by the manufacturer and use application equipment described in the manufacturer's printed technical literature. The color of the liquid chemical stain has no resemblance to the final color produced on the concrete substrate.
 3. Apply water-based reactive stain to the substrate with an airless sprayer or HVLP sprayer.
 4. The second coat, if required, should be applied after the first coat has dried sufficiently, normally 2-4 hours after application depending on temperature and humidity. A third coat could be applied 2-4 hours after the second coat.
 5. On vertical surfaces, stain should start at the bottom and proceed upward. The material should be applied in light coats while maintaining a wet edge to ensure penetration into the surface.
- D. Application of Sealer:
 1. Concrete substrate shall be completely dry.
 2. After the final stain application has dried sufficiently, normally 8-24 hours at 75o F (24o C) and 50% relative humidity, remove all contaminants from the surface by dry mopping if required.
 3. Apply sealer according to manufacturer's written instructions at a rate of 300 to 500 square feet per gallon per coat. Two coats are required.
 4. Maintain a wet edge at all times.
 5. Allow sealer to completely dry before applying additional coats.

6. Apply second coat of sealer at 90o to the direction of the first coat using the same application method and rates.
- E. Protection: Protect stained and sealed surfaces from abrasion for 72 hours after final application of sealer.

END OF SECTION 09-9300

SECTION 32-3100 ORNAMENTAL WIRE FENCE AND GATES

PART 1 - GENERAL

1.1 This specification covers Ornamental Wire Fence, including sections, posts, and gates.

PART 2 - PRODUCTS

2.1 MANUFACTURER:

The fencing system shall be Patriot Ornamental Wire Fence as manufactured by Jerith Manufacturing or approved equivalent.

2.2 MATERIALS:

- A. Structural Components: All posts and rails used in the fence system shall be manufactured from coil steel having minimum yield strength of 55,000 psi. The steel shall be galvanized to meet the requirements of ASTM A525 with a zinc coating weight of 0.60-1.0 ounces per square foot.
- B. Infill: Section infill wires shall be steel with minimum yield strength of 50,000 psi. The steel shall be galvanized to meet the designation of "regular coating" in accordance with requirements of ASTM A641-98.
- C. Accessories: All rail ends, post caps, and miscellaneous hardware shall be pressed steel, hot dip galvanized and polyester powder coated to match fence system. All accessories shall be products of the U.S.A. Only stainless steel fasteners may be used with these accessories.

2.3 FINISH:

- A. Pre-treatment: A five-stage non-chrome pretreatment shall be applied. The first step shall be a chemical cleaning, followed by a water rinse. The final stage shall be a dry-in-place activator, which produces a uniform chemical conversion coating for superior adhesion.
- B. Coating: Fence materials shall be coated with FencCoat™, a TGIC polyester powder-coat finish system applied by Jerith Manufacturing Company, or approved equivalent. Epoxy powder coatings, baked enamel or acrylic paint finishes are not acceptable. The selected finish shall have a cured film thickness of 2-3 mils minimum.
- C. Tests: The cured approved finish shall meet the following:
 - 1. Humidity resistance of 1,000 hours using ASTM D2247.
 - 2. Salt-spray resistance of 1,000 hours using ASTM B117.
 - 3. Accelerated weathering for 1,000 hours under Method 6152 of Federal Test Method 141 shall show no adhesion loss, with only slight fading, chalking and water staining.
 - 4. Outdoor weathering shall show no adhesion loss, checking or crazing, with only slight fade and chalk when exposed for 1 years in Florida facing south at a 45-degree angle.
 - 5. Minimum hardness of 2H using ASTM D3363.

2.4 MANUFACTURE AND FABRICATION:

- A. The panels shall be fabricated in nominal 60" height. Ten feet tall fence shall be accomplished by using two levels of 5' panels and using larger posts. The color of the fence system shall be Black. Fence Sections shall be manufactured with 1" square x 18 gauge (.049) tubing OR LARGER welded every 12" to the top and bottom of welded wire panels. Welded wire panels shall be comprised of vertical wires and horizontal wires at gauges as recommended by manufacturer. Verticals of 2 (.2625") and 4 (.2253") gauge shall be placed 3.5" on center and 6 (.192") gauge verticals shall be placed on 1.75" centers. Horizontal wire shall be 6 gauge and spaced to provide style differences but no further apart than would allow for substantial rigidity of vertical wires. The wires shall be connected at every intersection by electric resistance welding in accordance with all requirements in ASTM A185. Sections shall be capable of supporting a 1000 lb load applied vertically at midspan and a concentrated load of 325 lbs applied horizontally at midspan without permanent deformation.
- B. Posts shall be 2", 2 ½", 3", or 4" square x 16, 14, 12, or 11 gauge steel tubing, as recommended by manufacturer to support the fence. Spaces between posts shall be between 5' and 10'. Rail ends shall be attached to posts to receive the top and bottom rails. The rails shall be secured to the rail ends by stainless steel self tapping screws, or tamper resistant screws. Post caps shall be provided with all posts.
- C. All gates shall be self-supporting, installed per gate manufacturer's recommendations. Gate frames will be prefabricated using 2" square gate verticals with Steel angles welded at proper spacing to allow for standard fence sections to be used as infill. Extra support verticals shall be added as necessary. All gates will allow for a 300 lb vertical load on latch side of fence.

2.5 WARRANTY:

The entire fence system shall have a written non-prorated 8 year Limited Warranty against defects in workmanship and materials. In addition, the FencCoat finish shall be warranted not to crack, chip, peel, or blister for the same period.

PART 3 – EXECUTION

3.1 Execution per manufacturer's recommendations.

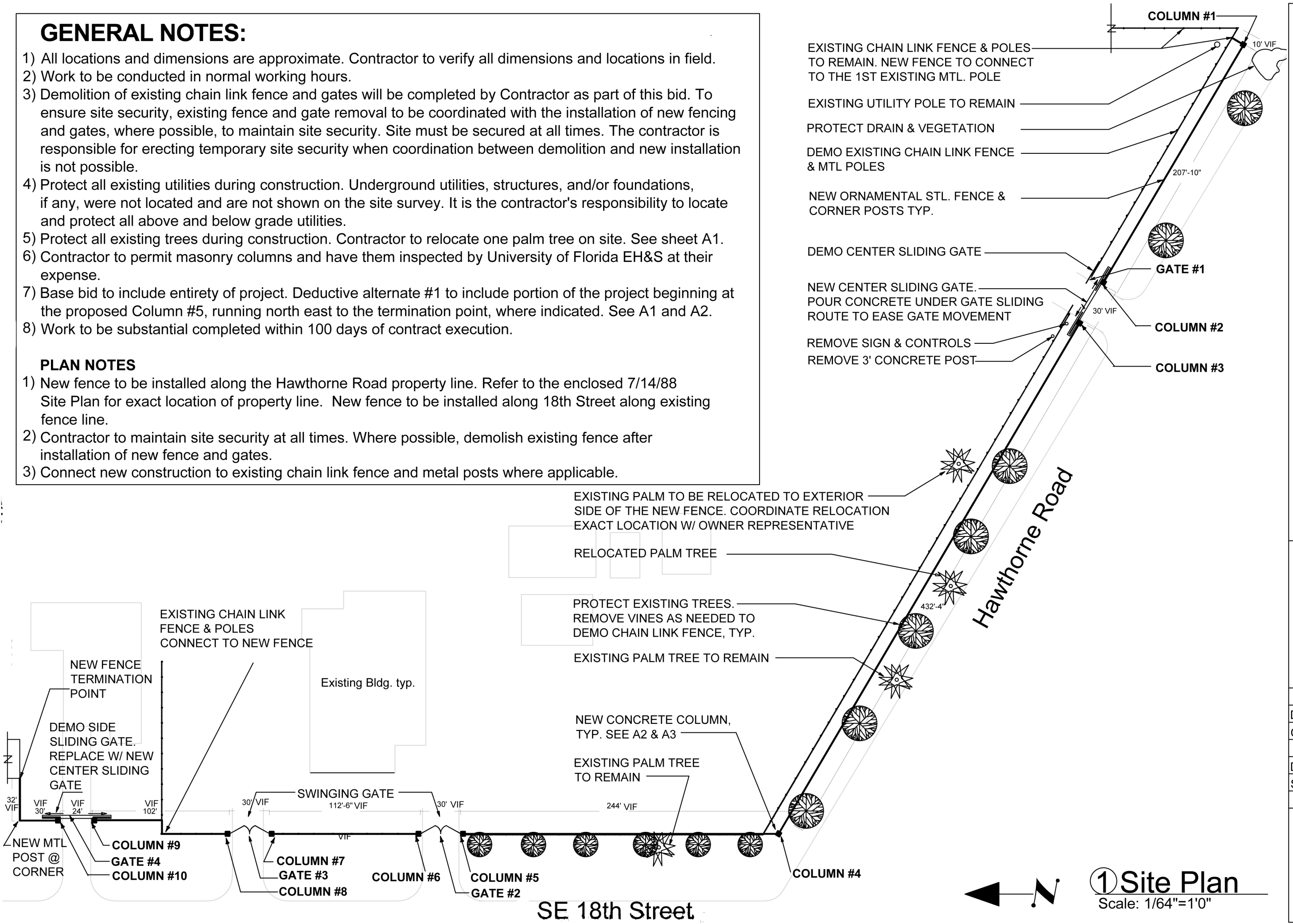
END OF SECTION 32-3100

GENERAL NOTES:

- 1) All locations and dimensions are approximate. Contractor to verify all dimensions and locations in field.
- 2) Work to be conducted in normal working hours.
- 3) Demolition of existing chain link fence and gates will be completed by Contractor as part of this bid. To ensure site security, existing fence and gate removal to be coordinated with the installation of new fencing and gates, where possible, to maintain site security. Site must be secured at all times. The contractor is responsible for erecting temporary site security when coordination between demolition and new installation is not possible.
- 4) Protect all existing utilities during construction. Underground utilities, structures, and/or foundations, if any, were not located and are not shown on the site survey. It is the contractor's responsibility to locate and protect all above and below grade utilities.
- 5) Protect all existing trees during construction. Contractor to relocate one palm tree on site. See sheet A1.
- 6) Contractor to permit masonry columns and have them inspected by University of Florida EH&S at their expense.
- 7) Base bid to include entirety of project. Deductive alternate #1 to include portion of the project beginning at the proposed Column #5, running north east to the termination point, where indicated. See A1 and A2.
- 8) Work to be substantial completed within 100 days of contract execution.

PLAN NOTES

- 1) New fence to be installed along the Hawthorne Road property line. Refer to the enclosed 7/14/88 Site Plan for exact location of property line. New fence to be installed along 18th Street along existing fence line.
- 2) Contractor to maintain site security at all times. Where possible, demolish existing fence after installation of new fence and gates.
- 3) Connect new construction to existing chain link fence and metal posts where applicable.



SBAC Bus Depot Fence & Gate Reno.

Fish Site - Manning Admin. Annex

Hawthorne Road & SE 18th Street

Site Plan

Drawn: LR/SS

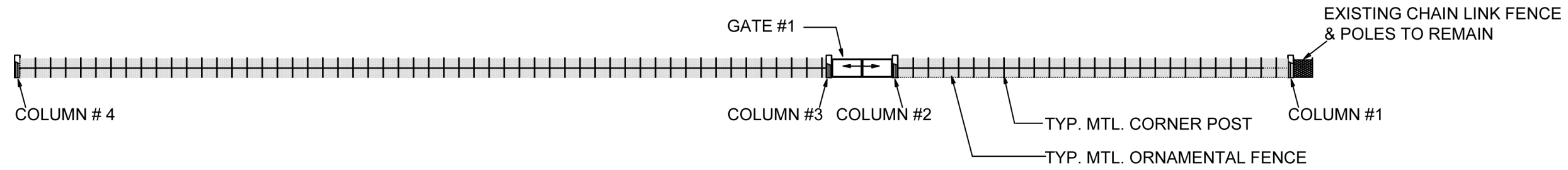
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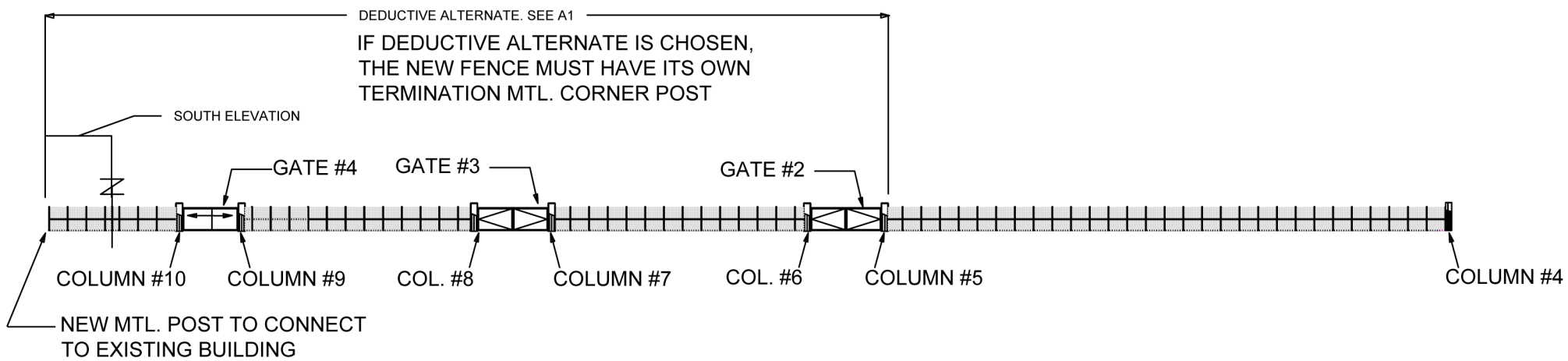
① Site Plan
Scale: 1/64" = 1'0"

A1



① Elevation - Hawthorne Rd

Scale: 1/64"=1'0"



② Elevation - SE 18th Street

Scale: 1/64"=1'0"

SBAC Bus Depot Fence & Gate Reno.
 Fish Site- Manning Admin. Annex
 Hawthorne Road & SE 18th Street

Fence Elevations

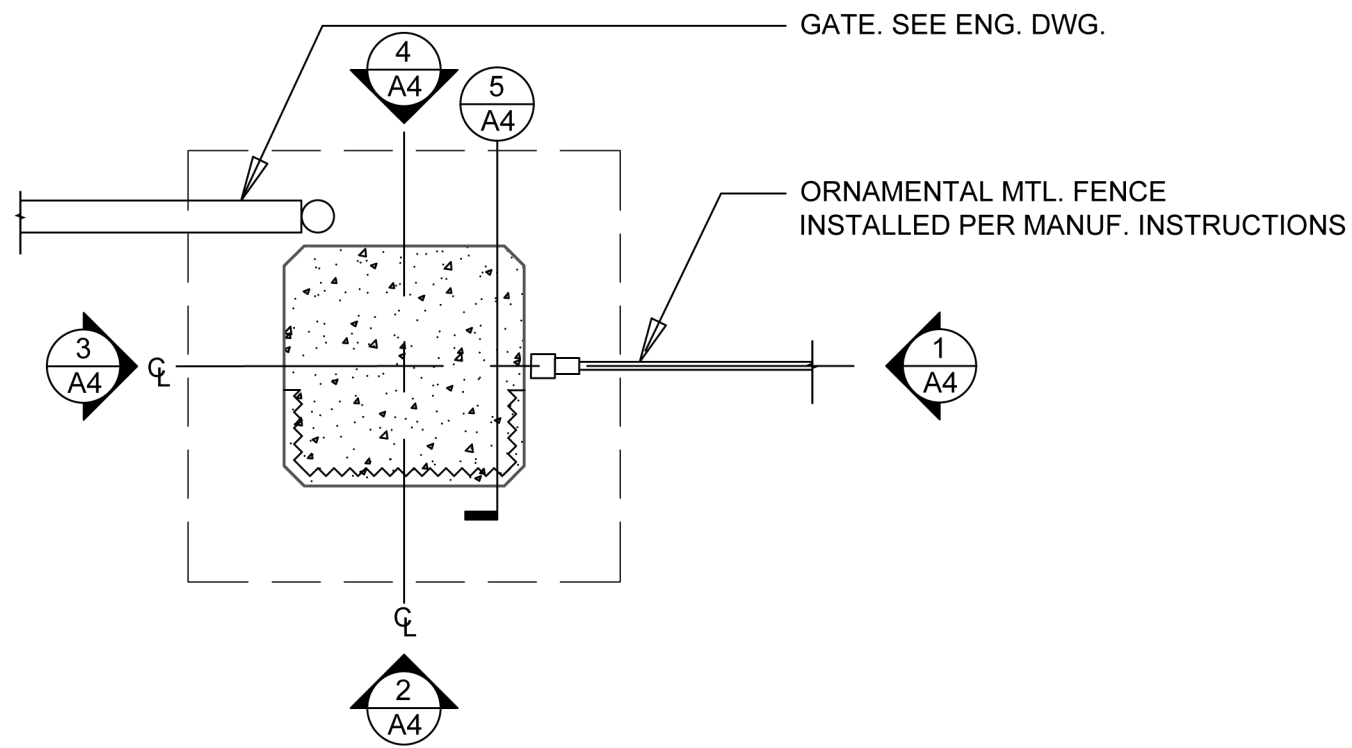
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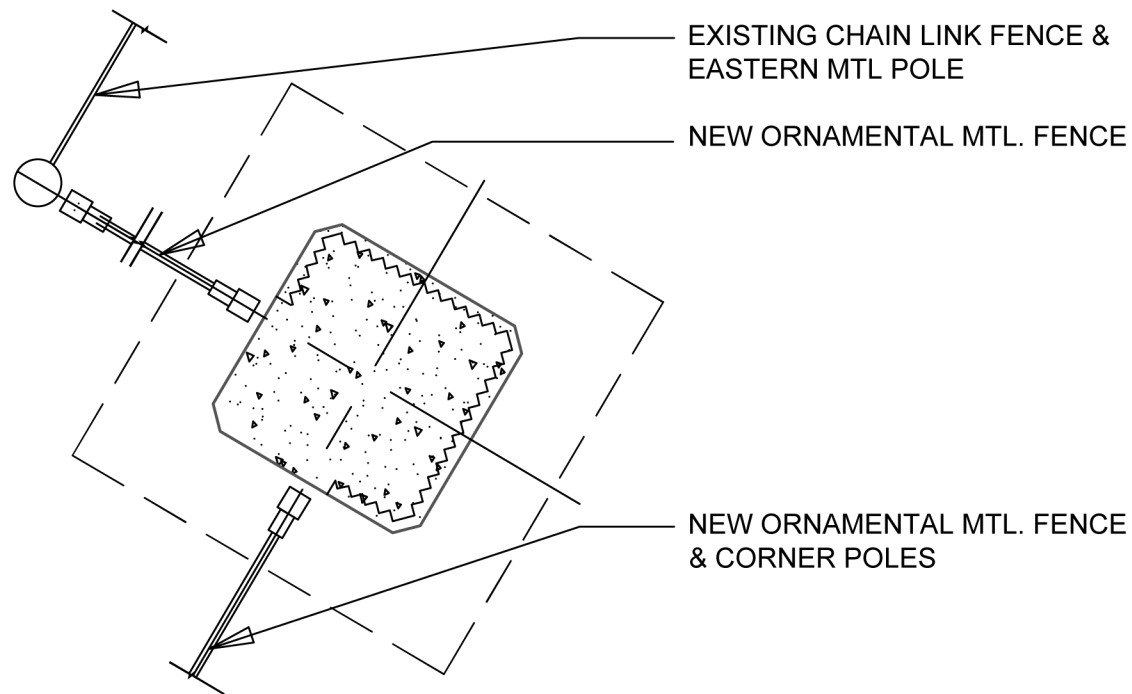
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A2

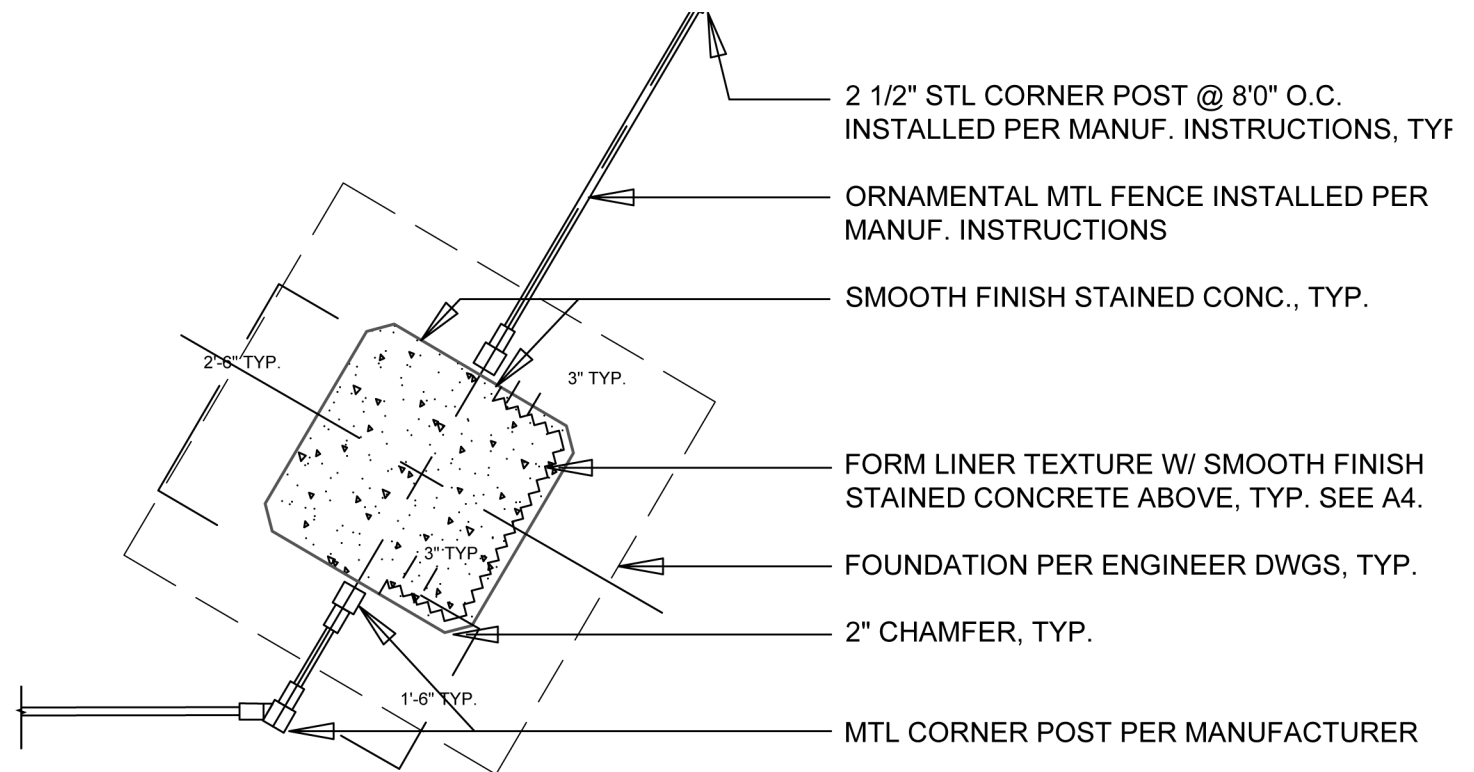


GENERAL NOTES:
 SEE COLUMN TYPE #1 ON THIS SHEET FOR FURTHER NOTES AND TYPICAL DIMENSIONS

3 COLUMN TYPE 3
 (Column # 2,3,5,6,7,8,9,10)



2 COLUMN TYPE 2
 (Column #1)



1 COLUMN TYPE 1
 (Column # 4)

SBAC Bus Depot Fence & Gate Reno.

Fish Site- Manning Admin. Annex

Hawthorne Road & SE 18th Street

Enlarged
 Column
 Plans

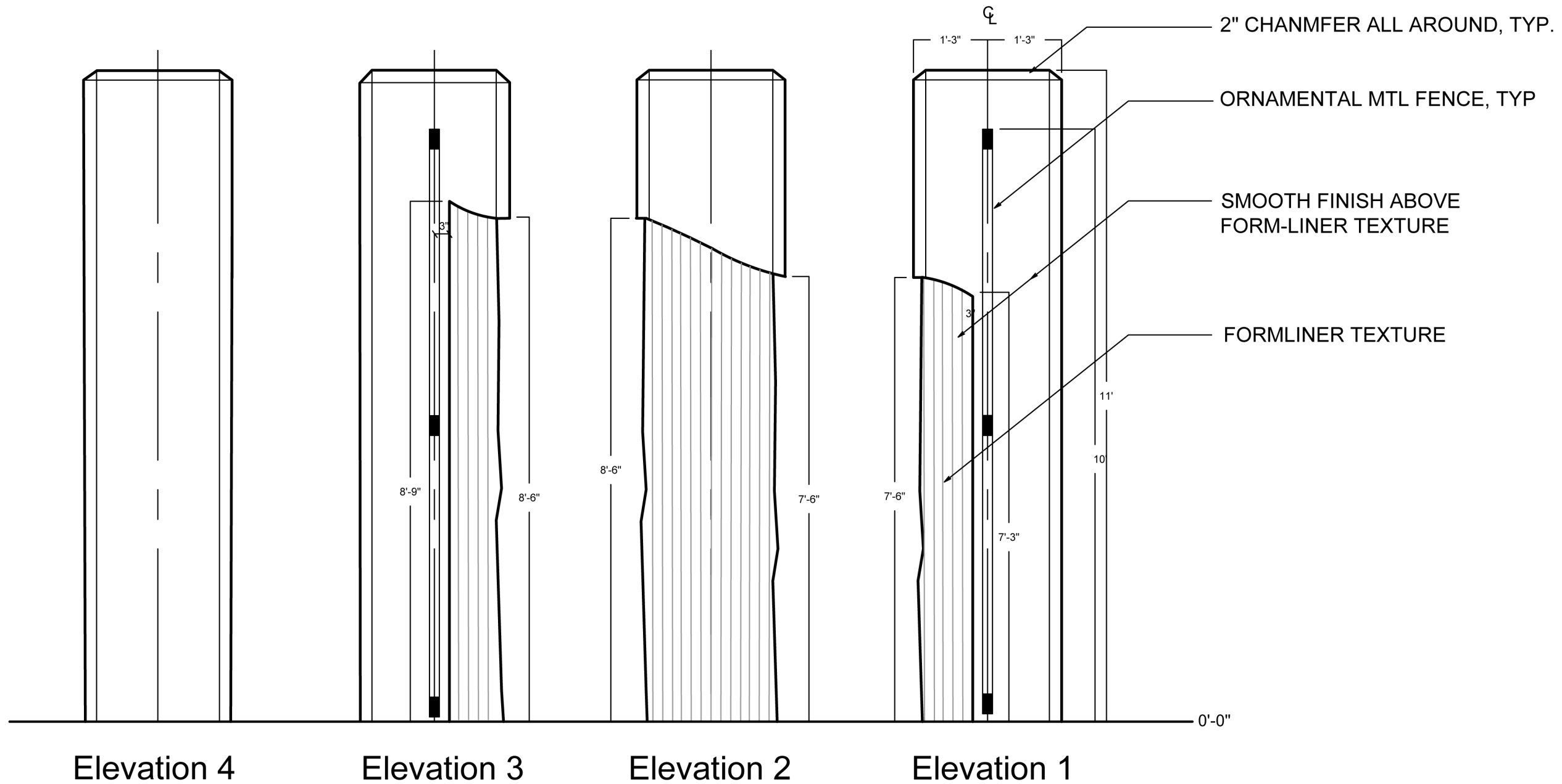
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Date: 05/13/13

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A3



SBAC Bus Depot Fence & Gate Reno.

Fish Site- Manning Admin. Annex

Hawthorne Road & SE 18th Street

Enlarged Elevations & Section

Drawn: LR/SS

Checked: SS

Date: 05/13/13

Scale: 1/2" = 1'0"

① Column Elevations, Typ.

Scale: 1/2" = 1'0"

A4

STRUCTURAL ENGINEERING

FOR

SBAC BUS DEPOT FENCE & GATE
Hawthorne Rd & SE 18th Street Gainesville, FL

W S E

WAYLAND

STRUCTURAL ENGINEERING

2801 SW 81st Street Gainesville, FL 32608

Phone/Fax 352-331-0727

FL COA #8236

Project No. 12098

March 11, 2013

For

Gainesville Community Redevelopment Agency
802 NW 5th Avenue Gainesville, FL 32601


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S4 Structural Notes	4

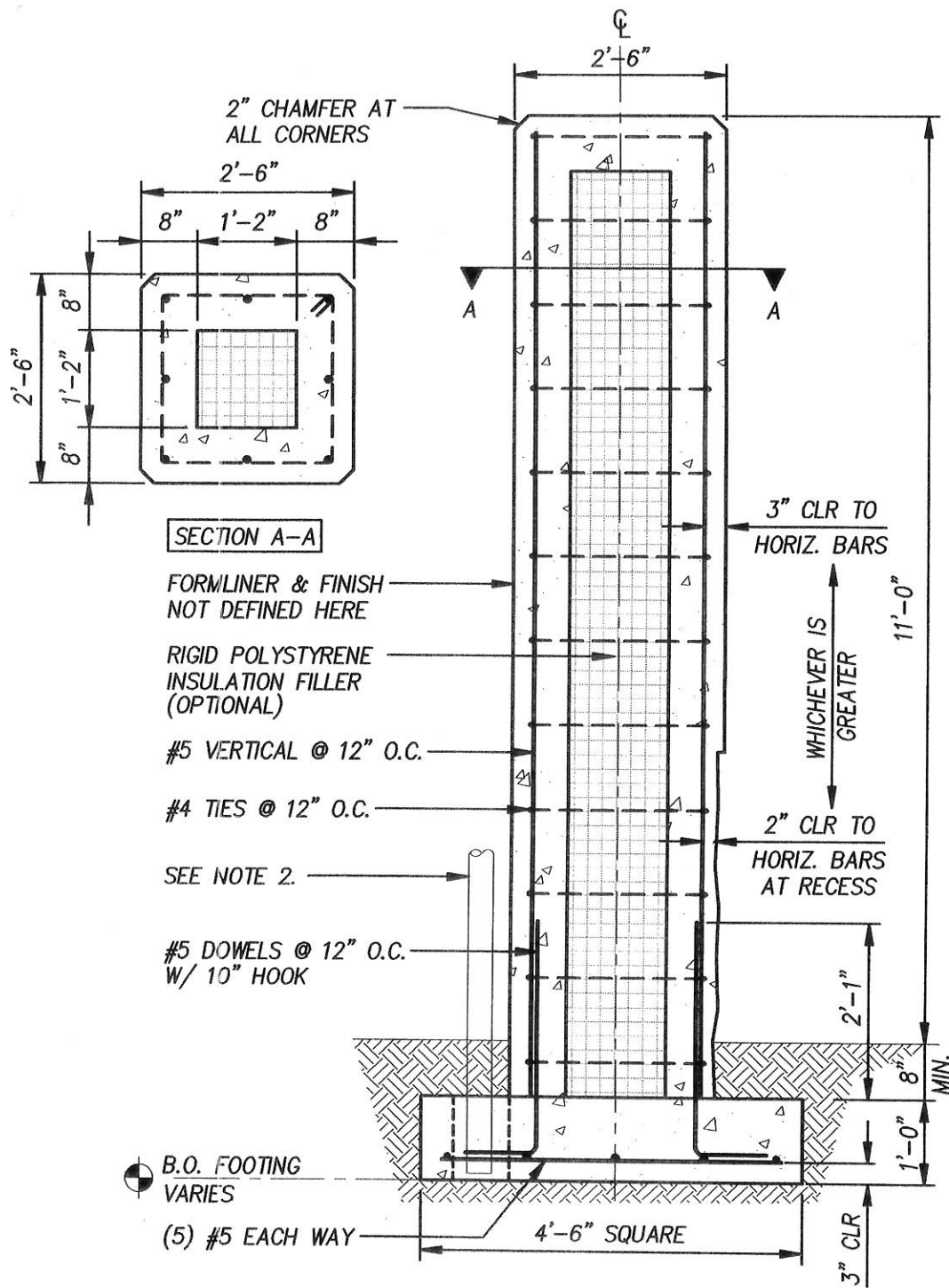
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GREGORY S. WAYLAND, PE
FL PE #54396



3/11/13



1. REFER TO SHEETS S2, S3 & S4 FOR STRUCTURAL NOTES & MATERIAL SPECIFICATIONS
2. GATE POST OR FENCE POST BY OTHERS. PROVIDE UP TO 8" DIA. SLEEVE IN FOOTING OR CORE DRILL AT POST LOCATIONS. SET POST, THEN FILL WITH CONCRETE OR GROUT AS REQUIRED BY GATE OR FENCE SUPPLIER.

WAYLAND STRUCTURAL ENGINEERING

w s e

GREGORY S. WAYLAND, PE
 2801 SW 81ST STREET GAINESVILLE, FL 32608
 PHONE/FAX: (352) 331-0727
 FLORIDA PE #54396 COA #8236

PROJECT NAME: SBAC BUS DEPOT FENCE & GATE RENO.

LOCATION: HAWTHORNE RD & SE 18 ST GAINESVILLE, FL

DWG. NAME: TYPICAL FENCE COLUMN

SCALE: 1/2" = 1'-0"

BY: GSW

DWG NO.

PROJECT NO: 12098

DATE: 1/17/2013

S1

GENERAL STRUCTURAL NOTES

1. CODE COMPLIANCE: ALL CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE, 2010, AND ANY APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
2. STRUCTURE: SIGNING AND SEALING DRAWINGS BY WSE CERTIFIES ONLY THE STRUCTURAL SYSTEMS FOR THIS STRUCTURE AND IS NOT A CERTIFICATION OF ANY CIVIL/SITE WORK, ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS.
3. CONSTRUCTION DOCUMENTS: STRUCTURAL DRAWINGS ARE PROPERTY OF WSE AND SHALL NOT BE REPRODUCED, REUSED OR ALTERED UNLESS SPECIFICALLY ALLOWED BY WSE.
4. CONSTRUCTION: WSE HAS NO CONSTRUCTION PHASE SUPERVISORY RESPONSIBILITIES. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR JOB SITE SAFETY.
5. SUMMARY: MATERIAL SPECIFICATIONS SHOWN IN THESE DRAWINGS ARE SUMMARIES ONLY. FOR COMPLETE DESCRIPTION OF MATERIAL AND EXECUTION REFER TO SEPARATE WRITTEN SPECIFICATION MANUAL.

STRUCTURAL LOADS

1. CODE COMPLIANCE: STRUCTURAL SYSTEMS FOR THIS PROJECT HAVE BEEN DESIGNED TO SUPPORT VERTICAL AND LATERAL LOADS AS SPECIFIED IN FLORIDA BUILDING CODE, 2010, CHAPTER 16 AND ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES."
2. WIND LOADS: (SECTION 1609)
 WIND LOADS HAVE BEEN DETERMINED BASED ON ASCE 7-10,
 - A. ULTIMATE DESIGN WIND SPEED: 130 MPH
 - B. BUILDING RISK CATEGORY: II
 - C. WIND EXPOSURE CATEGORY: B
 - D. INTERNAL PRESSURE COEFFICIENTS: +0.18/-0.18
 - E. ENCLOSURE CLASSIFICATION: SIGN

WAYLAND STRUCTURAL ENGINEERING



GREGORY S. WAYLAND, PE
 2801 SW 81ST STREET GAINESVILLE, FL 32608
 PHONE/FAX: (352) 331-0727
 FLORIDA PE #54396 COA #8236

PROJECT NAME: SBAC BUS DEPOT FENCE & GATE RENO.		
LOCATION: HAWTHORNE RD & SE 18 ST GAINESVILL, FL		
DWG. NAME: STRUCTURAL NOTES		
SCALE: N.T.S.	BY: GSW	DWG NO.
PROJECT NO: 12098	DATE: 1/17/2013	S2

EARTHWORK

1. GEOTECHNICAL REPORT: SOIL BORINGS AND A GEOTECHNICAL REPORT HAVE NOT BEEN PREPARED FOR THIS SITE. WSE HAS NO KNOWLEDGE OF THE ON-SITE SOILS AND THEREFORE ACCEPTS NO RESPONSIBILITY FOR THEIR BEARING CAPACITY OR PERFORMANCE. OWNER MAY OPT TO PROCURE SOIL BORINGS AND GEOTECHNICAL REPORT TO VERIFY RECOMMENDATIONS HEREIN.

2. BEARING SOIL: SOILS ARE ASSUMED TO BE SANDY SOILS WITH NO ORGANICS, PEAT, CLAY, EXPANSIVE CLAYS, OR BOULDERS. SEASONAL HIGH WATER TABLE IS ASSUMED TO BE AT LEAST TWO FEET BELOW BOTTOM OF FOOTING ELEVATION. ALLOWABLE DESIGN BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF.

3. SITE PREPARATION: STRIP AND GRUB ALL TREES, ROOTS, GRASSES, TOPSOIL, MUCK, ORGANICS, DEBRIS, PAVEMENTS AND OTHER DELETERIOUS MATERIALS AT EACH COLUMN.

4. PROOF-COMPACTION: FOLLOWING SITE PREPARATION, PRIOR TO FILL PLACEMENT, PROOF COMPACT EXCAVATION BOTTOMS WITH WALK-BEHIND TAMPER. COMPACT TO 95% OF MAXIMUM DRY DENSITY PER MODIFIED PROCTOR TEST (ASTM D1557).

5. EXCAVATION: EXCAVATIONS ARE TO BE PERFORMED IN COMPLIANCE WITH CURRENT OSHA REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR EXCAVATION SAFETY. COMPACT ALL EXCAVATION BOTTOMS UNTIL FIRM AND UNYIELDING.

6. FOOTING BEARING: FOOTINGS ARE TO BEAR ON SUITABLE EXISTING SOILS OR PREPARED STRUCTURAL FILL. FOOTINGS SHALL BEAR A MINIMUM OF 20 INCHES BELOW ADJACENT GRADE.

7. GROUND/SURFACE WATER CONTROL: EXCAVATION AND BACKFILL OPERATIONS ARE TO BE MAINTAINED IN A DRY CONDITION. SLOPE OR CROWN EXPOSED SUBGRADES TO PROMOTE RUN-OFF AND PREVENT PONDING. SURFACE AND INFILTRATING WATER ARE TO BE REMOVED BY GRADING AND PUMPING FROM SUMPS AS REQUIRED. GROUNDWATER ELEVATION IS TO BE MAINTAINED AT LEAST 2 FEET BELOW GRADE DURING COMPACTION OPERATIONS.

8. BACKFILL & COMPACTION: USE ONLY STRUCTURAL FILL FOR GENERAL FILL. USE ONLY WELL GRADED SAND WITH MAXIMUM 10 PERCENT PASSING #200 SIEVE. DO NOT USE ON-SITE SOILS FOR BACKFILL UNLESS THEY ARE TESTED AND MEET GRADATION DESCRIBED ABOVE. PLACE BACKFILL IN MAXIMUM 4 INCH LOOSE LIFTS. COMPACT TO 95% OF MAXIMUM DRY DENSITY PER MODIFIED PROCTOR TEST.

WAYLAND STRUCTURAL ENGINEERING



GREGORY S. WAYLAND, PE
2801 SW 81ST STREET GAINESVILLE, FL 32608
PHONE/FAX: (352) 331-0727
FLORIDA PE #54396 COA #8236

PROJECT NAME: SBAC BUS DEPOT FENCE & GATE RENO.

LOCATION: HAWTHORNE RD & SE 18 ST GAINESVILL, FL

DWG. NAME: STRUCTURAL NOTES

SCALE: N.T.S.

BY: GSW

DWG NO.

PROJECT NO: 12098

DATE: 1/17/2013

S3

STRUCTURAL CONCRETE

1. **GENERAL:** ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH FLORIDA BUILDING CODE, CHAPTER 19, AND ACI 301-05 "SPECIFICATION FOR STRUCTURAL CONCRETE."
2. **CONCRETE:**
 - A. COMPRESSIVE STRENGTH: (AT 28 DAYS)
FOOTINGS & COLUMNS = 3,000 PSI
 - B. SLUMP: 4 INCHES ±1 INCH.
 - C. WATER/CEMENT RATIO: 0.50 MAX.
 - D. AIR ENTRAINMENT: 3-6 PERCENT FOR MILD EXPOSURE.
 - E. PORTLAND CEMENT: ASTM C 150, TYPE 1.
 - F. FLY ASH: (OPTIONAL) ASTM C 618, CLASS C OR F, 20 % MAX.
 - G. AGGREGATES: ASTM C33.
 - H. WATER: ASTM C94, CLEAN & POTABLE.
 - I. ADMIXTURES: DO NOT USE ADMIXTURES CONTAINING CHLORIDES.
3. **REINFORCING STEEL:** ASTM A 615, GRADE 40, DEFORMED BARS.
 - A. SEE LAP & BEND SCHEDULE FOR LAP & BEND LENGTHS.
 - B. BAR COVER:
 - IN CONTACT WITH GROUND 3"
 - EXPOSED TO WEATHER 2"
 - C. PROVIDE CORNER BARS OR 90 DEGREE BEND AT ALL CORNERS.
 - D. ALL STEEL SHALL BE SUPPORTED ON CHAIRS OR BOLSTERS.
4. **CURING:** CONCRETE SURFACE SHALL BE CURED IN A MANNER THAT IS COMPATIBLE WITH CONCRETE FINISH AND STAIN SPECIFIED.
5. **FORMWORK:** PROVIDE SMOOTH FORM FINISH FOR ALL CONCRETE EXPOSED TO PUBLIC VIEW EXCEPT FOR LOCATIONS RECEIVING FORM LINER. PATCH ALL TIE HOLES.
6. **STEEL EMBEDMENTS:** STEEL ANGLES, BARS, BOLTS EMBEDDED IN CONCRETE AND EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED.
7. **HOT & COLD WEATHER PROTECTION:** INSTITUTE HOT WEATHER PROTECTION PROCEDURES WHEN TEMPERATURE EXCEEDS 90° F. INSTITUTE COLD WEATHER PROTECTION PROCEDURES WHEN TEMPERATURES ARE BELOW 40° F.
8. **TESTING & INSPECTION:** INSPECT ALL REINFORCING FOR SIZE AND PLACEMENT PRIOR TO CONCRETE PLACEMENT. TEST CONCRETE FOR SLUMP AND COMPRESSIVE STRENGTH.


WAYLAND STRUCTURAL ENGINEERING  GREGORY S. WAYLAND, PE 2801 SW 81ST STREET GAINESVILLE, FL 32608 PHONE/FAX: (352) 331-0727 FLORIDA PE #54396 COA #8236	PROJECT NAME: SBAC BUS DEPOT FENCE & GATE RENO.		S4	
	LOCATION: HAWTHORNE RD & SE 18 ST GAINESVILL, FL			
	DWG. NAME: STRUCTURAL NOTES			
	SCALE: N.T.S.	BY: GSW		DWG NO.
	PROJECT NO: 12098	DATE: 1/17/2013		

EXHIBIT “C”

FORM OF FACADE PRESERVATION EASEMENT

This instrument prepared without examination of title by:
Lisa C. Bennett
CRA Attorney
P.O. Box 490, Station 46
Gainesville, FL 32627

FACADE PRESERVATION EASEMENT

This Facade Preservation Easement is granted by the SCHOOL BOARD OF ALACHUA COUNTY, a public body corporate, (the "Grantor"), and accepted by the GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic of the State of Florida (the "Grantee" or "CRA").

RECITALS

WHEREAS, Grantor is the owner of certain real property in Alachua County, Florida, commonly referred to as the "Administration Annex" and more particularly depicted in Exhibit "A," attached hereto and made a part hereof (the "Premises"); and

WHEREAS, in connection with that certain Grant Agreement entered into by the Grantor and Grantee on _____ (the "Agreement"), the CRA provided funding for the Grantee to remove an existing chain-link fence and construct a 10-foot high ornamental aluminum fence on the Premises (the "Project"), and Grantor agreed to provide Grantee with an easement which, among other things, provides for the maintenance of the Project as described in the Agreement; and

WHEREAS, in accordance with the terms of the Agreement, Grantor desires to grant to Grantee, and Grantee desires to accept, an Easement on the Premises; and

NOW, THEREFORE, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, paid by each party, the receipt and sufficiency of which are hereby acknowledged by Grantor and Grantee, and in further consideration of the mutual promises and representations made herein, the parties agree as follows:

1. The foregoing recitals comprise a material part of this document and are incorporated herein.

2. Grantor does hereby grant and convey to the Grantee and Grantee hereby accepts an easement for the preservation of the Project Facade (the "Easement"). The "Project Facade" consists of the 10-foot high ornamental aluminum fence and the property within 50 feet on each side of the fence. It is contemplated by the parties that the Project Facade is to be maintained as provided for herein. The parties may agree to substitute photographs with accompanying text description of the materials shown; constituting a convenient record of the state of the Project

Facade, as of the date of completion, and such record shall then be used as the primary evidence for enforcement of this Easement.

3. The Grantee shall have and hold the Easement granted and conveyed to the benefit of the Grantee, its successors and assigns, commencing on the date this Easement is executed by the last party. **Within ten days of execution by both parties, the Grantor, at its sole expense, shall record this Easement in the Public Records of Alachua County.** Unless earlier terminated by final judgment of a court of last resort or by mutual agreement of the parties, this Easement shall continue until **September 30, 2018**, at which point, provided Grantor is not in default hereunder, this Easement shall expire and be of no further force or effect. Such expiration shall be self-operative and shall not require the filing of any further instrument of termination.

4. Without the prior express written consent of Grantee, such consent not to be arbitrarily withheld, conditioned or delayed, Grantor will not undertake nor permit to be undertaken:

(a) any alteration, construction, remodeling, demolition, or reconstruction of the Project Facade, which would be a material alteration of, or substantial addition to, the present appearance of said Project Facade; or

(b) the erection of any new or additional structures attached to the Project Facade; provided, however, that the cleaning, reconstruction, repair, repainting or refinishing of presently existing elements of the Project Facade, to remedy damage or deterioration, shall be permitted without consent of Grantee so long as it is performed in a manner which will not result in a material alteration of, or substantial addition to, the present appearance of the Project Facade.

Notwithstanding the foregoing, Grantor shall have the right to install signage on the exterior of the Project Facade, provided such signage is lawfully permitted. In addition, consent of the Grantee shall not be required for any action to the extent necessary to rectify a condition which, in Grantor's reasonable discretion, poses an immediate and substantial risk of causing injury to persons or property, or for any pledge of the Premises or any part hereof, as security for indebtedness or otherwise (provided such pledge shall be subject to and subordinate to this Easement.)

5. Grantor agrees at all times to maintain the appearance and condition of the Project Facade in a good and sound state of repair, with a clean and tidy appearance. In the event of damage to the Premises, for which repair or restoration is impractical in the reasonable opinion of the Grantor, the Grantor may choose to make payment to the Grantee calculated in accordance with Section 7.b and upon receipt of same, the Grantee shall execute a Termination and Release of Easement.

6. Grantor shall be solely responsible for the construction, maintenance and preservation and insurance of the Project Facade and shall indemnify and hold Grantee, its elected and appointed officials, employees and agents harmless from all costs, attorneys' fees and claims of damage to any person, property or premises resulting from the construction, maintenance or preservation of the Project Facade. Provided, however, that pursuant to Section

768.28(19), Florida Statutes, nothing in this Easement shall be read to require Grantor to indemnify and hold Grantee, its elected and appointed officials, employees and agents harmless from all costs, attorneys' fees and claims of damage to any person, property or premises resulting from the negligence of Grantee, its elected and appointed officials, employees and agents.

7. In the event of a violation of this Easement, and after written notice from Grantee to Grantor generally identifying the violation, and Grantor's failure to commence to cure such violation within thirty (30) days after such written notice (and thereafter diligently continue such curative work through to completion), Grantee, in order to insure the effective enforcement of this Easement shall have, and Grantor hereby grants, the following rights to Grantee:

(a) The right to institute legal proceedings to require the restoration of the Project Facade to their condition as they generally existed immediately prior to the event or incident for which such work is required; or

(b) The right of liquidated damages based upon the failure to maintain the Project Facade for the duration of this Easement, calculated as follows: Number of whole months remaining in the term of this Easement (at time of notice of violation) divided by number of whole months in the entire term of this Easement, times the dollar amount of reimbursement made from Grantee to Grantor for the Project Facade improvements; or

(c) The right to seek any and all other legal and equitable remedies to enforce Grantor's obligations hereunder.

The failure of the Grantee to enforce any provision herein shall in no event be deemed a waiver of such provision or the right of the Grantee to thereafter enforce such provision.

8. The Grantor agrees that employees or agents of the Grantee shall be permitted at reasonable times (which shall be established in advance by five (5) business days written notice to Grantor) to come upon the Premises to inspect the Project Facade for violations of any of the covenants in this Easement.

9. If any of the provisions of this Easement are determined to be unenforceable or void, this shall not in any way affect the validity or enforcement of any of the other provisions.

10. Any notices required by this Easement shall be made to the addresses below. Such notice or response shall be deemed given by either party when hand delivered or deposited for mailing by certified or registered U.S.P.S. mail, return receipt requested, addressed to the party to whom such notice or response is required to be given at his or its address set forth below or at such other address as such party may have designated by notice duly given as provided in this section.

To Grantor: School Board of Alachua County
620 East University Avenue
Gainesville, Florida 32601

To Grantee: Gainesville Community Redevelopment Agency
Attn: CRA Director
802 NW 5th Avenue, Suite 200
Gainesville, Florida 32601

11. All provisions of this Easement shall be construed to be covenants running with the land, shall touch and concern the land and with every part thereof and interest therein, and all provisions shall be binding on the parties hereto and on their successors and assigns and any subsequent owners of the Premises. Grantor agrees that the existence and binding nature of the restrictions contained in this Easement will be referenced by Grantor in any subsequent lease, deed or legal instrument by which Grantor divests itself of title to or possessory interest in the Premises, or any part thereof. In the event of the termination of Grantee's existence, the City of Gainesville, Florida, shall be deemed to be Grantee's successor in interest under this Easement.

12. This Easement shall be governed by and construed in accordance with the laws of the State of Florida. Any action, in equity or law, with respect to this Easement must be brought and heard in Alachua County, Florida. The prevailing party in any such litigation shall be entitled to all costs thereof, including, but not limited to, reasonable attorneys' fees and court costs at all trial and appellate levels.

IN WITNESS WHEREOF, the parties have executed this Easement.

Grantor:

Witnesses:

SCHOOL BOARD OF ALACHUA COUNTY

Sign Name: _____

By: _____

Print Name: _____

Name: _____

Sign Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____, as the _____ of the School Board of Alachua County, and who has acknowledged that he/she has executed the same on behalf of the School Board of Alachua County, and that he/she was authorized to do so. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
Affix Stamp

Grantee or CRA:

GAINESVILLE COMMUNITY
REDEVELOPMENT AGENCY

Witnesses:

Sign Name: _____

Print Name: _____

Sign Name: _____

Print Name: _____

By: _____

Name: Russ Blackburn

Title: Executive Director

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by Russ Blackburn, as the Executive Director, Gainesville Community Redevelopment Agency, and who has acknowledged that he has executed the same on behalf of Gainesville Community Redevelopment Agency and that he was authorized to do so. He is personally known to me.

Notary Public, State of Florida
Affix Stamp