



INSPECTIONS, DOCUMENTATION, and PROJECT CLOSE-OUT REQUIREMENTS

Seminole Improvement District (SID) Engineer of Record (EOR) Exclusion Notes:

1. Residential Development Pod Areas include private roads beyond connections to a collector-road and are to be inspected by the EOR for the City of Westlake (City) for road stabilized subgrade, base, concrete curbing, sidewalk, and pavement. The EOR should contact the City to comply with the City Inspection Policy;
2. Non-Residential Development Pods Areas with private roads and private parking lots are to be inspected by the EOR for the City for road stabilized subgrade, base, concrete curbing, sidewalk, and pavement. The EOR should contact the City to comply with the City Inspection Policy;
3. The Developer is to ensure the landscaping and irrigation is installed according to the approved plans.

Except as noted, SID requires the EOR to ensure the permitted construction is built in accordance with the SID approved plans and specifications. Any inspections conducted by SID will not diminish any responsibility of the EOR.

The EOR is advised to review Site-Work and Subdivision Specifications in the SID Construction & Development Manual to be fully informed of SID testing requirements, procedures, and methodologies.

INSPECTIONS

The EOR is required to provide SID a minimum 48-hour notice prior to the following inspections:

1. Pipe restraint;
2. Pipe flushing;
3. Pressure test;
4. Gravity sewer visual inspection;
5. Gravity sewer infiltration/exfiltration;
6. Drainage pipe visual inspection;
7. Jack and bore pipe installation;
8. Wet well installation;
9. Lift Station startup;
10. Lift Station Generator startup;
11. Reduced Pressure Zone (RPZ) backflow device installation;
12. Collector-road stabilized subgrade;
13. Collector-road concrete curbing;
14. Collector-road road base;
15. Collector-road sidewalk or asphalt path;
16. Collector-road pavement;
17. Any facet involving any modification to existing SID facility;
18. Connections to any existing SID facilities.

SID INSPECTION AREAS

The following areas are where utility and/or drainage facilities will be conveyed to SID. The following facilities in these areas are to be inspected and/or tested by the EOR:

A. Residential Development Pod Areas

1. Utilities
 - a. Potable water mains;
 - b. Reuse water mains;
 - c. Force mains;
 - d. Gravity sewer lines;
 - e. Sewer manholes;
 - f. Lift stations, and their appurtenances.
2. Drainage
 - a. Catch-basins;
 - b. Drainage pipe.
3. Root barriers adjacent to utilities that are to be conveyed to SID.

B. Non-Residential Development Pod Areas

1. Potable water mains, reuse water mains, force mains, gravity sewer lines, sewer manholes, and lift stations and their appurtenances that are to be conveyed to SID;
2. Drainage structures and pipe that are to be conveyed to SID;
3. Root barriers adjacent to utilities that are to be conveyed to SID;
4. The utility connection to SID owned and/or maintained utilities is to be inspected by the EOR for a privately owned water, reuse, and wastewater system;
5. The drainage connection to SID owned and/or maintained drainage system is to be inspected by the EOR for a privately owned drainage system;
6. The private road and/or parking lot connection to SID owned and/or maintained collector-roads are to be inspected by the EOR for a privately owned road and/or parking lot.

C. Collector-Road Areas

1. Potable water mains, reuse water mains, force mains, gravity sewer lines, sewer manholes, and their appurtenances that are to be conveyed to SID;
2. All drainage pipe, drainage structures, road stabilized subgrade, road base, concrete curbing, sidewalk, and pavement that are to be conveyed to or maintained by SID;
3. Root Barriers adjacent to utilities that are to be conveyed to SID.

DOCUMENTATION

The EOR shall provide SID the following documentation:

1. Potable water mains, reuse water mains, force mains, gravity sewer lines, and drainage pipe backfill density test reports;
2. Potable water mains, reuse water mains, and force main flushing reports;
3. Potable water mains, reuse water mains, and force mains pressure test reports;
4. Potable water mains bacteriological reports;
5. Gravity sewer visual inspection lamp and mirror reports;
6. Gravity sewer exfiltration inspection test reports;
7. Drainage pipe visual inspection lamp and mirror reports;
8. Video recording of gravity sewer and drainage pipe using CCTV video equipment **may be required if defects in pipe or leakage is observed or suspected**. The video assessment report must be certified using the National Association of Sewer Service Companies (NASSCO) 1-5 index, or the NASSCO Pipeline Assessment and Certification Program (PACP)- Pipe Defect Codes, and be funded by the Contractor;
9. Collector-road construction and testing requirements shall be in accordance with the Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction, Divisions II and III, current edition as amended and augmented by the supplemental specifications, and Sections 120, 334, and 344 of the FDOT Local Agency Specifications, and the City approved project construction plans;
10. "As-Built" Potable Water, Reuse Water, and Wastewater construction plans with GPS coordinates for all utility locations (meaning northing and easting values in the Florida East Coast/NAD 83-90 HARN Feet State Plane Coordinate System) signed and sealed by a licensed Professional Land Surveyor (PLS). Coordinates shall be accurate to the nearest tenth of a foot and shown to a precision of the nearest tenth of a foot. All elevations will be based on NAVD88. A digital copy shall be provided in CAD format in NAD 83-90. All information that is incorrect due to changes during construction will be corrected. Incorrect or no longer relevant information will be erased or struck through;
11. Complete set of SID approved construction plans with "As-Built" survey data for Potable Water, Reuse Water, and Wastewater for all utility locations as specified in Item 10 above signed and sealed by a licensed Professional Engineer certifying the facilities were constructed in accordance with the SID approved plans and specifications together with ENGINEER'S CERTIFICATION OF COMPLETION (template shown on Page 6);
12. "As-Built" plans of public utilities, including FP&L, Florida Public Utilities (natural gas), AT&T, Comcast, etc. to the extent that such utilities were specifically addressed by the EOR on the EOR's approved plans. Otherwise, the "As-Built" plans of public utilities are to be provided by the individual public utility.

PROJECT CLOSE-OUT

EOR Post-Construction Project Close-out Documentation

The EOR shall provide SID one (1) paper copy and a digital copy of the following at the completion of the project construction:

1. Density test reports;
2. Pressure test reports;
3. Gravity sewer infiltration/exfiltration reports;
4. Bacteriological reports;
5. Video recording reports, if required;
6. EOR inspection reports;
7. Two (2) Operation and Maintenance Manuals;
8. Final release of the Project by the Palm Beach County Health Department and Florida Department of Environmental Protection;
9. Total "Hard-Costs" related to construction contractor materials and installation individually itemized for potable water main construction, reuse water main construction, and force main construction within collector-roads;
10. Total specific "Soft-Costs" (i.e. EOR, testing lab, geotechnical consultant, etc.) for design, permitting, and construction testing for potable water main construction, reuse water main construction, and force main construction within Collector Roads for those soft-costs managed by the EOR;
11. "As-Built" Potable Water, Reuse Water & Wastewater construction plans as specified in DOCUMENTATION Item 10 on Page 3;
12. Complete set of SID approved construction plans with "As-Built" survey data for Potable Water, Reuse Water, and Wastewater for all utility locations as specified in DOCUMENTATION Item 11 on Page 3;
13. "As-Built" plans of public utilities, including FP&L, Florida Public Utilities (natural gas), AT&T, Comcast, etc. to the extent that such utilities were specifically addressed by the EOR on the EOR's approved plans. Otherwise, the "As-Built" plans of public utilities are to be provided by the individual public utility.

Developer Post-Construction Project Close-out Documentation

1. "As-Built" Landscape and Irrigation collector-road construction plans;
2. Release of Lien stating all items conveyed to SID are free and clear from liens;
3. Payment Affidavit;
4. Bill of Sale for all facilities to be conveyed to SID with all "Hard-Costs" individually itemized for potable water main construction, reuse water main construction, and force main construction within collector-roads;
5. Warranty;
6. Total "Soft-Cost" related to design, permitting, and testing by EOR, testing lab, geotechnical consultant, etc. specifically itemized for potable water main construction, reuse water main construction, and force main construction within collector-roads for those soft-costs managed by the Developer.

Contractor Post-Construction Project Close-out Documentation

1. Release of Lien from all subcontractors, suppliers, vendors, and any other provider of any interest in facilities to be conveyed to SID;
2. Maintenance Bond.

Inspection Notification:

The EOR shall call (561) 790-1742 to schedule a SID inspection.

The EOR shall call (561) 530-5800 to schedule a City inspection.

ENGINEER'S CERTIFICATION OF COMPLETION

Project Name: _____

Project Engineer: _____

As a license Professional Engineer in the State of Florida, and to the best of my knowledge, information, and belief, and based on field reviews by a representative under my responsible charge, it is my professional opinion the potable water, wastewater, and reclaimed water improvements, including all utilities to be owned and maintained by Seminole Improvement District (SID), have been constructed in substantial conformance with the approved construction plans and specifications.

By: _____
Engineer's Name and Title

Signature: _____

Date: _____

Affix Engineer's Seal: