

Fayette COUNTY

"WHERE QUALITY
IS A LIFESTYLE"

PURCHASING DEPARTMENT
140 STONEWALL AVENUE WEST, STE 204
FAYETTEVILLE, GEORGIA 30214
PHONE: 770-305-5420
www.fayettecountyga.gov

August 4, 2017

Subject: Invitation for Bids #1329-B: New Restroom for Kenwood Park

Gentlemen/Ladies:

Fayette County, Georgia is seeking bids from qualified General Contractors for the construction of a new CMU and wood-framed public restroom structure with septic system at Kenwood Park, in accordance with the information and specifications contained herein.

A pre-bid conference will be held at 10:00a.m., Thursday, August 17, 2017 at Fayette County Georgia, Kenwood Park located at 305-325 GA Highway 279 in Fayetteville, Georgia 30214. All companies and interested parties are invited and strongly urged to attend. This will be the opportunity to take measurements, pictures, voice all questions, concerns and comments about this Invitation for Bids and have them addressed.

All questions and inquiries concerning this invitation for bids or the specifications shall be addressed to Trina Barwicks, Contract Administrator of Purchasing, in writing to, email address: tbarwicks@fayettecountyga.gov or fax to (770) 719-5515, Monday through Friday excluding holidays from 8:00 a.m. to 5:00 p.m. The telephone number is (770) 305-5420. Any deviations from this procedure for questions or information pertaining to this invitation for bids may result in your bid being rejected.

Your bid should be on the attached pricing sheet. All prices shall be F.O.B. Destination, Fayette County. Be sure to include the **bid number** and **reference** along with your company's name and address on the **sealed** envelope in which the bid is returned.

BID MUST BE SUBMITTED TO:
FAYETTE COUNTY PURCHASING DEPARTMENT
140 STONEWALL AVENUE WEST - SUITE 204
FAYETTEVILLE, GEORGIA 30214
BID #1329-B
REFERENCE: NEW RESTROOM FOR KENWOOD PARK

Bids will be received at the above address until 3:00 p.m., Thursday, August 24, 2017 in the Purchasing Department, Suite 204. Bids will be opened at approximately 3:00 p.m. August 24, 2017. Bids must be signed to be considered. Late bids will not be considered. Faxed bids will not be considered.

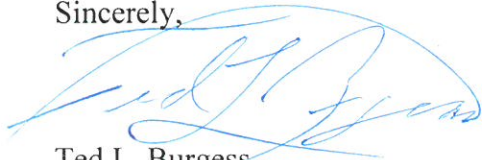
If this invitation for bids is downloaded from our web site, it is the responsibility of the individual or company that downloads this invitation for bids to continue to check the Fayette County web site for any addenda that might come out for this invitation for bids and is posted on the Fayette County web site. Fayette County shall not be responsible for any information that any individual or company fails to get in an addendum that is posted on the Fayette County web site but is not downloaded. However, if the Fayette County Purchasing Department mails/emails the invitation for bids announcement to a company or individual, we will keep a record of who we mailed/mailed that invitation for bids to and all addenda for that invitation for bids will also be mailed/mailed to those companies or individuals.

Bids will be posted on the Fayette County web site within 3 business days after the bid opening.

There is no set time for an award to be made. If an award is not made within 45 days of the bid opening, an update will be posted on the Fayette County website.

If the county awards this bid, once everything has been received by that company and the award has been completed, that information will also be posted on the Fayette County website. Please keep this procedure in mind.

Sincerely,



Ted L. Burgess
Director of Purchasing

TLB/tcb

GENERAL TERMS AND CONDITIONS

1. **Definitions:** The term “contractor” as used herein and elsewhere in these Terms and Conditions shall be used synonymously with the term “successful bidder.” The term “county” shall mean Fayette County, Georgia.
2. **Bid is Offer to Contract:** Each bid constitutes an offer to become legally bound to a contract with the county, incorporating the invitation to bid and the bidder’s bid. The binding offer includes compliance with all terms, conditions, special conditions, specifications, and requirements stated in the invitation to bid, except to the extent that a bidder takes written exception to such provisions. All such terms, conditions, special conditions, specifications, and requirements will form the basis of the contract. The bidder should take care to answer all questions and provide all requested information, and to note any exceptions in the bid submission. Failure to observe any of the instructions or conditions in this invitation to bid may result in rejection of the bid.
3. **Binding Offer:** Each bid shall constitute a firm offer that is binding for ninety (90) days from the date of the bid opening, unless the bidder takes exception to this provision in writing.
4. **Bidder’s Questions:** The Fayette County Purchasing Department must receive questions about this invitation to bid in writing no later than 3:00pm, Tuesday, August 1, 2017. The county will post answers to questions and/or other information concerning the invitation to bid in the form of an addendum on the county’s website at http://www.fayettecountyga.gov/purchasing/bids_and_proposals.asp. It is the responsibility of the prospective bidder to check the website for any addenda issued for this invitation to bid.
5. **References:** Include with your bid a list of three (3) jobs that your company has done that are of the same or similar nature to the work described in this invitation to bid, on the form provided. Include all information as requested on the form.
6. **Bid Submission:** Submit your bid, along with any addenda issued by the county, in a sealed opaque envelope with the following information written on the outside of the envelope:
 - a. The bidder’s company name,
 - b. The bid number, which is #1329-B, and
 - c. The “reference” which identifies the bid, which is “**New Restroom for Kenwood Park**”.

Mail or deliver one (1) unbound original bid (paperclip or binder clip acceptable, no staples), signed in ink by a company official authorized to make a legal and binding offer, to:

Fayette County Government
Purchasing Department
140 Stonewall Avenue West, Suite 204
Fayetteville, GA 30214

Attention: Contracts Administrator

You may submit bids in person, by U.S. mail, or by a commercial carrier. Do not submit bids by facsimile, e-mail, or other electronic means. Once submitted, all bids become the property of Fayette County.

7. **Bid Preparation Costs:** The bidder shall bear all costs associated with preparing the bid.
8. **Late Bids:** Bids not received by the time and date of the scheduled bid opening will not be considered, unless the delay is a result of action or inaction by the county.
9. **More than One Bid:** Do not submit alternate bids or options, unless requested or authorized by the county in the Invitation to Bid. If a responder submits more than one bid without being requested or authorized to do so, the county may disqualify the bids from that responder, at the county’s option.

10. **Bid Corrections or Withdrawals:** The bidder may correct a mistake, or withdraw a bid, before the bid opening by sending written notification to the Director of Purchasing. Bids may be withdrawn after the bid opening only with written authorization from the Director of Purchasing.
11. **Defects or Irregularities in Bids:** The county reserves the right to waive any defect or irregularity in any bid received. In case of an error in extension of prices or totals in the bid, the unit prices shall govern.
12. **Prices Held Firm:** Prices quoted shall be firm for the period of the contract, unless otherwise specified in the bid. All prices for commodities, supplies, equipment, or other products shall be quoted FOB Destination, Fayette County or job site.
13. **Brand Name:** If items in this invitation for bid have been identified, described or referenced by a brand name or trade name description, such identification is intended to be descriptive, but not restrictive and is to indicate the quality and characteristics of products that may be offered. Alternative products may be considered for award if clearly identified in the bid. Items offered must meet required specifications and must be of a quality which will adequately serve the use and purpose for which intended.
14. **Bidder Substitutions:** Bidders offering substitutions or deviations from specifications stated in the invitation to bid, shall list such substitutions or deviations on the "Exceptions to Specifications" sheet provided, or on a separate sheet to be submitted with the bid. The absence of such list shall indicate that the bidder has taken no exception to the specifications. The evaluation of bids and the determination as to equality and acceptability of products or services offered shall be the responsibility of the county.
15. **Samples:** When the county requires samples as part of the bid and vendor selection process, bidders must provide requested samples within the time allotted, and at no cost to the county unless otherwise specified. Any goods provided under contract shall conform to the sample submitted. The county will return samples only at the bidder's request, and at the bidder's expense, if they are not destroyed by testing.
16. **Non-Collusion:** By responding to this invitation to bid, the bidder represents that the bid is not made in connection with any competing bidder, supplier, or service provider submitting a separate response to this invitation to bid, and is in all respects fair and without collusion or fraud.
17. **Bid Evaluation:** Award will be made to the lowest responsive, responsible bidder, taking into consideration payment terms, vendor qualifications and experience, quality, references, any exceptions listed, and/or other factors deemed relevant in making the award. The county may make such investigation as it deems necessary to determine the ability of the bidder to perform, and the bidder shall furnish to the county all information and data for this purpose as the county may request. The county reserves the right to reject any bid item, any bid, or all bids, and to re-advertise for bids.
18. **Discounts:** Cash discounts offered will be a consideration in awarding the bid, but only if they give the county at least 15 days from receipt of invoice to pay. For taking discounts, time will be computed from the date of acceptance at destination or the date a correct invoice is received, whichever is the later date. Payment is deemed made, for the purpose of earning the discount, on the date of the check. For payment of full invoice price, minimum terms of net 30 are preferred.
19. **Trade Secrets – Confidentiality:** If any person or entity submits a bid or proposal that contains trade secrets, an affidavit shall be included with the bid or proposal. The affidavit shall declare the specific included information which constitutes trade secrets. Any trade secrets must be either (1) placed in a separate envelope, clearly identified and marked as such, or (2) at a minimum, marked in the affidavit or an attached document explaining exactly where such information is, and otherwise marked, highlighted, or made plainly visible. See O.C.G.A. § 50-18-72 (A)(34).

20. **Trade Secrets – Internal Use:** In submitting a bid, the bidder agrees that the county may reveal any trade secret materials contained in the bid to all county staff and officials involved in the selection process, and to any outside consultant or other third parties who may assist in the selection process. The bidder agrees to hold harmless the county and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material which the bidder has designated as a trade secret.
21. **Ethics – Disclosure of Relationships:** Before a proposed contract in excess of \$10,000.00 is recommended for award to the Board of Commissioners or the County Administrator, or before the County renews, extends, or otherwise modifies a contract after it has been awarded, the contractor must disclose certain relationships with any County Commissioner or County Official, or their spouse, mother, father, grandparent, brother, sister, son or daughter related by blood, adoption, or marriage (including in-laws). A relationship that must be reported exists if any of these individuals is a director, officer, partner, or employee, or has a substantial financial interest in the business, as described in Fayette County Ordinance Chapter 2, Article IV, Division 3 (Code of Ethics).

If such relationship exists between your company and any individual mentioned above, relevant information must be presented in the form of a written letter to the Director of Purchasing. You must include the letter with any bid, proposal, or price quote you submit to the Purchasing Department.

In the event that a contractor fails to comply with this requirement, the County will take action as appropriate to the situation, which may include actions up to and including rejection of the bid or offer, cancellation of the contract in question, or debarment or suspension from award of a County contract for a period of up to three years.

22. **Contract Execution & Notice to Proceed:** After the Board of Commissioners makes an award, all required documents are received by the county, and the contract is fully executed with signature of both parties, the county will issue a written Notice to Proceed. The county shall not be liable for payment of any work done or any costs incurred by any bidder prior to the county issuing the Notice to Proceed.
23. **Unavailability of Funds:** This contract will terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy the obligations of the county under the contract.
24. **Insurance:** The successful bidder shall procure and maintain the following insurance, to be in effect throughout the term of the contract, in at least the amounts and limits as follows:
- a. **General Liability Insurance:** \$1,000,000 combined single limit per occurrence, including bodily and personal injury, destruction of property, and contractual liability.
 - b. **Automobile Liability Insurance:** \$1,000,000 combined single limit each occurrence, including bodily injury and property damage liability.
 - c. **Worker's Compensation & Employer's Liability Insurance:** Workers Compensation as required by Georgia statute.
 - d. **Builder's "All Risk" Insurance:** In the event the contractor is performing construction services under the contract, contractor shall procure and maintain "all-risk" builder's insurance, providing coverage for the work performed under the contract, and the materials, equipment or other items incorporated therein, while the same are located at the construction site, stored off-site, or at the place of manufacture. The policy limit shall be at least 100% of the value of the contract, including any additional costs which are normally insured under such policy.

Before a contract with the successful bidder is executed, the successful bidder shall provide Certificates of Insurance for all required coverage. The successful bidder can provide the Certificate of Insurance after award of the contract, but must be provided prior to execution of the contract document by both parties. The certificate shall list an additional insured as follows:

Fayette County Georgia
140 Stonewall Avenue West
Fayetteville, GA 30214

25. **Bid Bond:** You must include a bid bond with your bid, equal to five percent (5%) of the total amount bid. Bid bonds shall be provided by a surety which appears on Georgia's list of approved sureties administered by the State Insurance Commissioner, or the U.S. Treasury's list of approved bond sureties (Circular 570).
26. **Performance and Payment Bonds:** Prior to execution of a contract, the successful bidder shall submit performance and payment bonds each equal to 100 percent of the contract value, provided by a surety which appears on Georgia's list of approved sureties administered by the State Insurance Commissioner, or the U.S. Treasury's list of approved bond sureties (Circular 570).
27. **Unauthorized Performance:** The county will not compensate the contractor for work performed unless the work is authorized under the contract, as initially executed or as amended.
28. **Assignment of Contract:** Assignment of any contract resulting from this invitation to bid will not be authorized.
29. **Indemnification:** The contractor shall defend and indemnify the county and all its officers, agents and employees against any suits, actions, or other claims brought on account of any injuries or damages to any person, persons, or property resulting from any negligent act or fault of the contractor, or of any agent, employee, subcontractor or supplier in the performance of any contract which may be awarded. The contractor shall pay any judgment with cost which may be obtained against the county growing out of such injury or damages.
30. **Severability:** The invalidity of one or more of the phrases, sentences, clauses or sections contained in the contract shall not affect the validity of the remaining portion of the contract. If any provision of the contract is held to be unenforceable, then both parties shall be relieved of all obligations arising under such provision to the extent that the provision is unenforceable. In such case, the contract shall be deemed amended to the extent necessary to make it enforceable while preserving its intent.
31. **Delivery Failures:** If the contractor fails to deliver contracted goods or services within the time specified in the contract, or fails to replace rejected items in a timely manner, the county shall have authority to make open-market purchases of comparable goods or services. The county shall have the right to invoice the contractor for any excess expenses incurred, or deduct such amount from monies owed the contractor. Such purchases shall be deducted from contracted quantities.
32. **Substitution of Contracted Items:** The contractor shall be obligated to deliver products awarded in this contract in accordance with terms and conditions specified herein. If a contractor is unable to deliver the products under the contract, it shall be the contractor's responsibility to obtain prior approval of the ordering agency to deliver an acceptable substitute at the same price quoted in the contractor's original bid. In the event any contractor consistently needs to substitute or refuses to substitute products, the County reserves the right to terminate the contract or invoke the "Delivery Failures" clause stated herein.
33. **Inspection and Acceptance of Deliveries:** The county reserves the right to inspect all goods and products delivered. The county will decide whether to accept or reject items delivered. The inspection shall be conclusive except with respect to latent defects, fraud, or such gross mistakes as shall amount to fraud. Final inspection resulting in acceptance or rejection of the products will be made as soon as practicable, but failure to inspect shall not be construed as a waiver by the county to claim reimbursement or damages for such products which are later found to be in non-conformance with specifications. Should public necessity demand it, the county reserves the right

to use or consume articles delivered which are substandard in quality, subject to an adjustment in price to be determined by the Purchasing Director.

34. **Termination for Cause:** The county may terminate the contract for cause by sending written notice to the contractor of the contractor's default in the performance of any term of this agreement. Termination shall be without prejudice to any of the county's rights or remedies by law.
35. **Termination for Convenience:** The county may terminate the contract for its convenience at any time with 10 days' written notice to the contractor. In the event of termination for convenience, the county will pay the contractor for services performed. The county will compensate partially completed performance based upon a signed statement of completion submitted by the contractor, which shall itemize each element of performance completed.
36. **Force Majeure:** Neither party shall be deemed to be in breach of the contract to the extent that performance of its obligations is delayed, restricted, or prevented by reason of any act of God, natural disaster, act of government, or any other act or condition beyond the reasonable control of the party in question.
37. **Governing Law:** This agreement shall be governed in accordance with the laws of the State of Georgia. The parties agree to submit to the jurisdiction in Georgia, and further agree that any cause of action arising under this agreement shall be required to be brought in the appropriate venue in Fayette County, Georgia.

Fayette County, Georgia
Checklist of Required Documents

*(Be Sure to Return This Checklist and
the Required Documents in the order listed below)*

BID #1329-B: NEW RESTROOM FOR KENWOOD PARK

- Company information – on the form provided _____

- Bid bond _____

- Contractor Affidavit under O.C.G.A. §13-10-91(b)(1) _____

- Bid Sheet _____

- List of exceptions, if any – on the form provided _____

- Survey – Communication of Opportunity _____

- References – on form provided _____

COMPANY NAME: _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of Fayette County, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

#1329-B: NEW RESTROOM FOR KENWOOD PARK

Name of Project

FAYETTE COUNTY GEORGIA

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 2017 in (city) _____, (state) _____

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC

My Commission Expires:

IFB #1329-B: NEW RESTROOM FOR KENWOOD PARK

Survey – Communication of Opportunity to Quote, Bid, or Propose
(Please return this form with your response)

In order to serve you better, the Fayette County Purchasing Department is conducting a survey to determine the most effective ways to communicate with you and other vendors. Thank you for your assistance in collecting this information.

My company learned of this opportunity to do business with Fayette County, Georgia through:

- a) _____ Direct notification from the county (email, U.S. Mail, or other means)
- b) _____ Fayette County Website
- c) _____ Fayette News
- d) _____ Local Government Access Marketplace (www.glga.org)
- e) _____ Cable Channel 23
- f) _____ Greater Georgia Black Chamber of Commerce
- g) _____ Georgia Procurement Registry
- h) _____ Other: _____

COMPANY NAME: _____

#1329-B: NEW RESTROOM FOR KENWOOD PARK

I. INTRODUCTION & BACKGROUND

Fayette County is seeking Bids from qualified general contractors for the construction of a new concrete masonry unit (CMU) and wood-framed public restroom structure with septic system at the Kenwood Park Complex in Fayette County, Georgia. Work will include all tasks associated with construction of the entire restroom facility including but not limited to install of a new electrical meter base and coordination with power company for final connection to the base, install of the water shutoff valve and connection of the existing supply stub to the new building plumbing line, install of the septic tank and distribution lines for the facility, install and maintain required silt fence around the entire perimeter of the site to contain silt within project limits and install plan sidewalks within the site limits, etc. This 420-sf, 1 story restroom facility will complement the architectural finishes of the existing restroom facilities located throughout the Kenwood Park Complex.

II. AGREEMENT

AGREEMENT

Contract No.: 1329-B

Name and Address of Contractor:

NEW RESTROOM FOR KENWOOD PARK

This Agreement, made this day of _____, 2017, by and between Fayette County, Georgia (hereinafter called "Owner") and _____, hereinafter called "Contractor."

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The Contractor will build a new restroom with septic system at Kenwood Park as described in bid #1329-B.
2. The Contractor agrees to construct and perform all of the services described in the contract documents and comply with the terms therein for a new restroom with septic system at Kenwood Park as shown in the Contract Document.
3. The term "Contract Document" means and includes the following:
 - a. Notice of Award
 - b. This Agreement
 - c. Addenda, if any
 - d. Invitation for Bid
 - e. Contractor's Bid
 - f. Contractor Affidavit – Work
 - g. Payment Bond
 - h. Performance Bond
 - i. Notice to Proceed
4. The Owner will pay the Contractor in the manner and at such times as set forth in the Contract Document.
5. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.
6. Any dispute which may arise under this Agreement shall be resolved under the laws of the State of Georgia and venue shall be proper in Fayette County, Georgia.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized official, this Agreement on the date first above written.

OWNER:
Fayette County, Georgia

By: STEVE RAPSON, COUNTY ADMINISTRATOR

ATTEST (TO BE COMPLETED BY THE COUNTY):

Name: _____
(Please Print)

Title: _____

CONTRACTOR:

Legal Signature: _____

Printed Name: _____

Company Name: _____

Business Address: _____

Employer Identification Number:

DEFINITIONS

Definitions applicable to this Contract are found in Item #1 of the General Terms and Conditions. The following additional definitions are applicable to this Contract:

- (a) The term "Architect" as it appears in the Contract Documents shall mean Technika Engineering & Design, LLC, having an office in Charleston, SC 29416. The "Architect" shall also include the structural, mechanical, electrical and other engineers, and all other consultants retained by the Architect to design the elements and observe the construction of a complete building structure and system.
- (b) The term "General Terms and Conditions" means the Fayette County, GA, General Terms and Conditions for All Construction Contracts.

STATEMENT OF WORK

- (a) The Contractor shall furnish all labor, equipment, material and supervision to complete the Work shown in the Contract Documents listed for this Project, in accordance with this Contract.
- (b) All prior negotiations and writings of every kind concerning the Work are considered null and void by this Contract, unless specifically included within the Contract Documents. Any changes in the provisions of this Contract, including changes in the Contract Documents, made following the execution of this Contract shall be made in writing by way of an executed Change Order, per the process set forth in the SCOPE OF WORK – GENERAL SPECIFICATIONS section.

AMOUNT OF CONTRACT - GUARANTEED MAXIMUM PRICE

- (a) Guaranteed Maximum Price and Contractor's Fee. The Contractor is to furnish all items required by the Contract Documents for proper completion of the Work. In full consideration for the performance of the Work and all other obligations of Contractor hereunder, Fayette County, Ga agrees to pay the Contractor a sum of money equal to the total of (a) the actual Cost of the Work as defined in the Contract (COST OF THE WORK - GMP CONTRACTS) of the General Terms and Conditions and (b) Contractor's fee of \$ _____ (the "Contractor's Fee" or "Fee"), which sum is guaranteed not to exceed the sum of \$ _____ (the "Guaranteed Maximum Price" or "GMP"); such GMP sum shall be increased or decreased for changes in the Work, as provided in paragraph (b) below and Item #29 of the General Specifications.
- (b) General Conditions. The Contractor guarantees that the actual cost of General Conditions shall not exceed the General Conditions amount identified in EXHIBIT A, Division 1, Guaranteed Maximum Price Breakdown and that all costs or expenses in excess of this amount shall be borne by the Contractor unless adjusted by Change Order. Individual Change Orders shall not include general conditions costs or expenses. Should a Change Order be required to adjust the General Conditions amount, the Contractor shall submit a Change Order for General Conditions only with supporting rationale.
- (c) Adjustment to Contractor's Fee. The Contractor is not entitled to fee on Change Orders, nor shall Change Orders cause any modification to the Contractor's Fee. However, if upon completion of the Work, the net of all Change Orders has resulted in an increase or decrease in the Guaranteed Maximum Price of \$ _____ or more, then Contractor's Fee shall be correspondingly increased or reduced in the amount of _____ percent (_____ %) of the cost of such Change Order Work in excess of said \$ _____.

- (d) Payment Schedule. Contractor shall prepare and submit to Fayette County for their approval prior to the first application for payment a proposed schedule of values (trade breakdowns) and fee payment schedule which, upon written approval by Fayette County, shall be the basis for the Contractor's monthly application for payment.
- (e) Savings. Upon completion of the Work, a detailed and complete accounting shall be made by the Contractor to Fayette County of the Cost of the Work; and should the actual final cost, plus the Contractor's Fee, be less than the GMP, as adjusted pursuant to this Contract, the savings shall accrue one hundred percent (100%) to Fayette County and zero percent (0%) to Contractor. If, however, the actual final cost, plus the Contractor's Fee, exceeds the GMP, the excess shall be borne solely by Contractor.
- (f) Limitation of Markup. Contractor shall include in each subcontract a limitation on the markup which Subcontractors can include in Change Orders. The cumulative total of markup (subcontractor markup plus all lower-tier subcontractor markups) shall not exceed fifteen percent (15%) of the cost of the change.

III. SCOPE OF WORK

GENERAL SPECIFICATIONS

1. All work must be done in accordance with the applicable building codes:
 - International Building Code – 2012 Edition with Georgia State Amendments
 - International Residential Code- 2012 Edition w/Georgia State Amendments
 - International Fire Code (IFC) – 2012 Edition with Georgia State Amendments
 - International Mechanical Code – 2012 Edition with Georgia State Amendments
 - International Fuel Gas Code – 2012 Edition with Georgia State Amendments
 - International Plumbing Code – 2012 Edition with Georgia State Amendments
 - National Electrical code – 2014 Edition with Georgia State Amendments
 - International Energy Conservation Code – 2009 Edition with 2011 & 2012 Georgia State Supplements & Amendments
 - Georgia Accessibility Code for Buildings Facilities (GAC) Chapter 120-3-20 Access to Use Public Facilities by Handicapped Persons effective June 11, 2012
2. All work must be done in accordance with the contract documents, which includes the plans and specifications.
3. Additional Project Specifications are included on the plan sheets.
4. The County's working hours are between 8:00am and 5:00pm. Any modification to those hours must be made in writing by the Contractor and accepted by Fayette County.
5. Should there be any conflict between the International Building Code with the Georgia State Amendments and the plan specifications, the plan specifications shall prevail. The contractor should notify the Owner immediately when such a conflict exists.

6. Unless special instructions are noted within the contract documents, the Contractor shall supervise, coordinate and direct all the work and shall be solely responsible for the construction means, methods, techniques, sequences and procedures used to complete the work per the contract documents. The Contractor shall be responsible to the Owner for any acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, or any other person or entity performing work for or on behalf of the Contractor or their subcontractors.

7. Ownership and Use of Drawings and Specifications

All drawings specifically produced for this project are copyrighted and will retain all common law, statutory and other reserved rights as indicated. The Contractor their subcontractor and/or supplier(s) shall not have any copyright claims to the project Drawings and specifications. The copying of contract documents for the purpose of the project is permitted and acceptable as it pertains to specifically meeting the needs of this project. No authorization is given for the contractor, subcontractors and/or suppliers to publish any of the contract documents for any other purpose outside of this project.

The Contractor and his hired affiliates are authorized within this contract to use and reproduce the plans and specifications as needed for purposes of the work. No copyright decal, stamp, wording, etc. shall be removed from any copies of the plans whether paper or electronic. No contract documents for this project may be used on another project or for additions to this project outside the scope of the work without specific written consent of the Owner or Architect, based on the document to be used.

8. **Permits & Fees:** The Contractor shall be responsible for completing the Permit Application and securing the necessary building permit. With this being a County Project, no fees will be charged for plan review and permitting by the Building Department. With exception to the waiver of fees noted above, the Contractor is responsible for paying any other project fees that may be required. The contractor is responsible for coordinating with the governing agencies to assure that required inspections are performed by the respective agency. Contractor or their subs are responsible for any re-inspection fees that may be required by the Building Department for work not initially done in accordance with the permit. Because the project scope entails less than 1-acre of land disturbance and adds less than 5,000sf of impervious area, plan review sign-offs are not required by Environmental Management and other typical plan approving Departments.

9. **Erosion Control:** The Contractor is responsible to ensure that all temporary and permanent erosion control Best Management Practices (BMP's) are implemented and maintained throughout project construction, and that all silt from the project is contained within the project limits. Fayette County Engineering Staff or Environmental Management inspectors are authorized to visit the site to ensure adequate measures are in place and are being maintained. It is the Contractors responsibility to comply and address any noted erosion control deficiencies. No additional compensation is due contractor for correcting or adding additional erosion control measures per noted deficiencies.

10. **Owner's Right to Carry out the Work.** It is Fayette County's intent to assign all work to a single General Contractor. If the contractor fails to or refuses to perform the Work per the Contract Documents, and subsequently fails to aggressively move

forward to correct the deficiency within a 14-day period as noted in written correspondence to the Contractor from Fayette County, the Owner, Fayette County may move forward without further communication to take immediate measures to correct such deficiencies. Subsequently, the Owner may recover reasonable cost incurred for this work from payment that otherwise was due the Contractor had they performed the work. Payments deducted may also include expenses Fayette County incurred by having to get assistance from the Architect to address and correct the default.

11. Fayette County maintains the right to perform other construction or construction related operations with the County's own forces within any portion of the project or to award a separate contract for other work within the facility that may be needed during this project. Should this occur, the contractor is to coordinate with the County or any other County contractor as is reasonable to continue their efforts without impeding the efforts of other County directed contract work by others. If the Contractor can justify that this other work has impacted him financially and has extended his project schedule, Contractor may submit a Change Order request defining those cost and/or request for project time extension. Subsequently, if Fayette County can demonstrate that the Contractor has impeded the efforts of another County contractor by delaying work, failing to coordinate activities or by providing deficient construction efforts where there is overlapping work, the County can seek to recover those cost impacts from the Contractor.
12. **Project Safety:** Safety is given high priority on Fayette County projects. The Contractor and his team and any other person directly or indirectly associated with this project work shall comply with all applicable OSHA regulations, laws, statues, codes, ordinances and rules that are in place to assure safety measures are implemented and maintained throughout the project to prevent injury or loss to persons or property during this project. In the event safety measures are not being complied with, Fayette County will issue a Stop Work Order to the Contractor, and will not permit work to continue until such time as all noted safety violation(s) have been addressed and corrected. Fayette County shall hold the Contractor fully responsible for correcting any damage or loss to property caused by the Contractor or his project team either performing work or supplying material on behalf of the Contractor on this project. The Contractor alone is fully responsible for any schedule delays, fines, penalties, etc. caused because safety measures were not being enforced by the Contractor's project team. Contractor is not liable for damage or loss resulting from the acts or omissions of Fayette County or the Architect.
13. During working hours, the contractor is responsible for roping off the entire work area and placing the appropriate signage to notify pedestrian traffic of the hazards within the work zone area. During non-working hours, the contractor is responsible for roping, flagging, placing signs, etc. as is reasonable and prudent to warn pedestrians of off limit hazardous areas.
14. **Project Schedule.** Fayette County requires the Contractor to have a project schedule and provide that schedule to Fayette County. The Contractor's schedule shall define the start and finish dates for the project, which the Contractor has determined is readily achievable by his project team to complete the work as contracted. Contract time is in calendar days unless otherwise specified. Once work has started, contractor shall continue to perform all needed work through

completion of the project per the accepted schedule without extended delays or breaks. The Contractor is not responsible for delays that may extend his project schedule that are outside of his direct control such as weather, fire, change orders or change directives. The contractor shall update the schedule as required to reflect any owner accepted project finish date.

15. **A pre-bid conference will be held for this project.** Fayette County and the bidders will visit the project site to become generally familiar with local conditions under which the Work is to be performed and be provided the opportunity to ask project questions while on the project site.
16. **Pre-Existing Conditions.** Contractor is responsible for taking photos of all pre-existing damage/issues with the building, sidewalk, landscaping, etc. around or within the vicinity of their work and staging areas. These pictures should be submitted to Fayette County prior to mobilizing to the project site.
17. Dumpsters placed on site for the work should not be placed on sidewalk without protecting the sidewalk from cracking. Contractor shall be responsible for repairing all damaged sidewalk due to the work. The contractor is to police the grounds daily and clean up all trash and debris which will be disposed of in the jobsite dumpster supplied by contractor.
18. Contractor shall be aware of the project limits and shall plan his work and that of his subcontractors to stay within those limits. Established project limits are to be clearly marked by the Contractor so that his subcontractors, employees and others working on the project are notified and made aware of those limits. Contractor shall be held responsible for repairing or replacing, to equal or better condition, any damage done to real property, systems, landscaping, machines, equipment, etc. outside the project limits.
19. The grounds around the planned restroom contain a working sprinkler system that waters the existing grass and landscape bed areas. Fayette County does not have an as-built of this system. Fayette County will coordinate a date with contractor to mark each sprinkler head with a marking flag and to test the current condition and/or operation of the system. The contractor is responsible for any damage or repair to the system due to their work.
20. Contractor shall be responsible to provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, utilities and any other facilities and services necessary to complete the work as contracted. The Contractor shall ensure that good order and discipline are maintained by all their employees and their project team while carrying out the work. The Contractor shall have only skilled and qualified workers performing work on this project.
21. The Contractor is responsible for providing their own porta-johns for the use of the Contractor & their construction team. Fayette County is a smoke-free County. No smoking will be permitted inside any County facility and within the Kenwood Park grounds.
22. The Contractor is fully responsible, before mobilizing his team, to know and fully understand the scope of work contained within the contract documents and to compare it with actual field conditions. Contractor shall take responsible measures

to be familiar with the field conditions and measurements at the project site and understand how it may affect the work. Contractor shall immediately report any discovered errors or omissions, or plan discrepancies by means of an RFI (Request for Information) to the County/Architect.

23. **Product Substitution:** The Contractor shall not substitute a product or material without the Owner/Architects review and acceptance and the Owners consent.
24. **Warranty.** All materials and equipment furnished under this contract shall be new and of good quality unless the Contract Documents specify or permit otherwise. All work done by the contractor or his team shall be done per the Contract Documents and will be free of defects. Work, materials, or equipment that does not meet the requirements of the contract documents will be defective. A minimum 1-year labor and material warranty is required for this project.
25. **Taxes.** All taxes associated with the Contractors work shall be included within the Contractor's bid. Contractor is responsible for any new taxes or additional taxes that have gone into effect after their bid at no expense to the County.
26. **Submittals.** Contractor is responsible for providing and submitting all shop drawings, product data and samples called for in the contract documents. Architect/County shall review all submittals and return to contractor with any comments and/or an approval. It is the responsibility of the Contractor to provide the Architect/County with sufficient time to review each submittal and reply. Contractor is to maintain a log of all RFI submittals. Before forwarding to the Architect/County, submittals are to be approved by the Contractor and field verified that it works in the specified area. Work shall be done per the contract documents and the approved submittal.
27. **Architect.** The Architect is the County's representative during construction of the work, and will make site visits as necessary to determine that work is being done per the Contract Documents. Should the Architect not be contracted by owner for construction administration, the County's Buildings & Grounds designated staff shall become the Owner's Representative. On behalf of Fayette County, the Architect/County Representative can reject Work not done in accordance with the Contract Documents or require the Work be tested or inspected. The Architect will report to Fayette County known deviations from the Contract documents in addition to defects and deficiencies in the work. If the Architect is assigned, Fayette County will likewise have a field representative present from the Buildings & Grounds Department on a day-to-day basis to confirm the accuracy and completeness of the Work. The Architect and Owner will review Contractor Applications for Payment and certify the amounts due the contractor. Final decisions pertaining to aesthetic issues of concern will be made by the Architect/County Representative. Architects/County's decision is final if it fulfills the intent of the Contract documents.
28. Any subcontractor that has a direct contract with the Contractor is bound to the Contractor by the terms of the Contract Documents any obligations and responsibilities thereof. The subcontractor has the benefits of taking action against the Contractor as the Contractor has against the owner per the Contract Documents.

29. **Change Orders & Change Directives.** Fayette County may order changes in the general scope of the project without nullifying the contract. Changes made by the County may add to, delete from or revise the Contract Sum and the Contract Time. The process of Change Orders is to first submit in writing to the Architect/County Representative. The Architect/County Representative will review and make written recommendation to the Owner. The Owner is to provide final approval. No Change Order work is to be started without written approval from the Owner & Architect/County Representative. All parties are to mutually agree as to total cost and time associated with the Change Order Work before work is started. Change Directives are initiated by the Owner & Architect. If a Change Directive is issued, the contractor is entitled to be paid for the labor, material, equipment, overhead & profit unless a lump sum agreement is accepted. If needed, the Architect will provide his estimate of cost for the Work. The Contractor is permitted to include that estimated cost for the work in the Contractor's monthly Application for Payment. Once a final agreement regarding price for the Change Directive is made, a Change Order will be prepared and subsequently approved by the Owner. Minor Architect initiated changes are acceptable if they do not affect project Contract cost or time, and meet the intent of the Contract Documents. Such minor Architectural changes are binding and shall be completed as quickly as possible by the Contractor. Hidden conditions that vary significantly materially beyond what is customary shall be sufficient grounds to develop a Change Order that the Owner & Contractor can mutually agree upon regarding adjustments to Contract Sum and Contract Time.
30. **Project Allowances have been included in the project Schedule of Values.** This baseline amount is not for a specific item, but is available to the Owner and Architect to cover cost for items that were not covered in the contract plans & documents but are required for the successful completion of the project. Allowances payments will only be authorized with an approved change order or change directive that involves additional cost.
31. A Division Breakdown list (Exhibit A) of the labor and material work to be accomplished on this project is included. The Contractor is responsible for providing their estimate of quantities and cost associated with each item of Work listed under each Division. This itemized list provided is not intended to be an all-inclusive list of the items of work within each Division. The bidder is responsible for including all items of work per the plan and specifications within each Division & Itemized Breakdown. The combined total of each Division breakdown will make up the entire Contract's Price. Contractor's Applications for Payment for completed work shall be based upon an agreed EXHIBIT A - Schedule of Values breakdown. The Contractor shall submit all needed backup documentation along with each Application for payment. Each Application for Payment should include work completed by the contractor and/or the contractor's team through the date on the payment request. An agreed upon format shall be developed between the Owner, Architect and Contractor. Fayette County will allow payment for material delivered and suitably stored on site for the Work. However, the contractor is fully responsible for any damage or theft associated with that material. Owner will have to see and contractor will have to provide written validation for material stored offsite that Contractor has included in their Application for Payment. With each Application for payment, Contractor warrants that the owner's title to all work within that period is valid at the time of payment and has no liens, claims, security interest or other encumbrance tied to it.

32. When the Contractor's Application for Payment is received, the Architect/County Representative is allowed 1-week to review the application and confirm that it is accurate to his satisfaction. Once the Architect/County Representative agrees on the amount due the contractor, a Certificate for Payment will be issued to the owner for payment. If the Architect/County Representative cannot substantiate the amount requested by the Contractor, written notification will be issued to the Contractor of the reason(s) for denying all or any portion thereof of the current Application for Payment. When the Architect/County Representative issues a Certificate For Payment, he is making assessment that project work has progressed to and in accordance with the Contract Documents to the level indicated in the Application for Payment, and that the Contractor is likewise certifying payment in that amount. The Architect/County Representative is to only certify that portion of payment to which he can agree. If the Architect/County Representative cannot agree on the amount due, he shall notify the Contractor and Owner in an attempt to reach some agreement. If an impasse is encountered between the Contractor and the Architect/County Representative on the amount due, the Architect/County Representative shall issue a Certificate for Payment in the amount he can substantiate. Such issues as unacceptable work, claims, non-payment to subs, overbilling, damage to owner or owner's sub, balance unable to cover liquidated damages, or work that continues to not meet the Contract documents are justifiable reasons to reduce the Application for payment, and not release the balance due until such time as the issue(s) have been corrected.
33. The Contractor agrees to pay his subcontractors within seven days after Contractor receives payment from Fayette County. This applies for work that subs completed and submitted the required paperwork to the Contractor by the established cutoff date to be included within the Application for Payment for that period. Fayette County or the Architect is not responsible for payment(s) to subcontractors for work completed on our project. Fayette County may decide to use or occupy space within the project before final acceptance of the work. Should this occur, the use of the space does not provide our acceptance of pending punch list items, unacceptable work or any other project work that was not completed in accordance with the Contract Documents.
34. **Substantial Completion:** A Certificate of Substantial Completion is issued by the Architect/County Representative when work is complete to a level where the space can be used for its intended purpose. However, this completed work must comply with the requirements of the Contract Documents. The Contractor shall provide the Architect with an exhaustive list of pending items of work when requesting a Certificate of Final Completion. The Architect/County Representative shall review the Contractors' list, inspect the project and confirm that the item(s) of Work remaining on the list, in addition to other items the Architect may add, will not impede or hinder the Owner from occupying or using the project work for its intended purpose. If the Owner agrees to accept the entire project or any portion thereof for occupancy, the date for the Certificate of Substantial Completion can be set and issued. The Owner & Contractor must establish and provide written acceptance of all project closeout responsibilities and the timeline for completing all pending work items. Project warranties become effective on the date of Substantial Completion unless noted otherwise on the Certificate.

35. **Final Payment:** The Contractor shall notify the Architect that all project work is complete and ready for final acceptance. Also, the Contractor shall give to the Architect a final Application for Payment which shall include the release of project retainage. If the Architect/County Representative agrees that all project work is completed in accordance with the terms and conditions of the Contract Documents, a final Certificate for Payment shall be submitted for payment. This certifies to the owner that all contract work has been inspected to his satisfaction and knowledge, and believes it was completed per the contract documents. The Architects/County Representatives acceptance Certifies that full and final payment of the balance noted within the Certificate of Payment is due the Contractor. Once the Contractor delivers to owner all lien release waivers of all liens filed under this contract for labor, materials and/or equipment, final payment then becomes due. Other options in lieu of a lien release must be first accepted by Fayette County. Fayette County reserves the option to reduce Final Certificate of Payment by all pending lien values, plus reasonable attorney fees until such a time as liens have been settled. Once Final payment is made by the Owner and accepted by the Contractor (his subcontractor or supplier), all rights for future claims are forfeited except those that are unsettled when final Application for Payment is made or are acceptable owner claims per the contract documents.
36. **Correction of Work:** Work that was identified by the Architect/County Representative as defective and not performed in accordance with the Contract Documents shall be corrected by the Contractor or his project team within a reasonable period of time after being notified. The owner may move to correct the defective work upon written notice to the contractor that a reasonable time has elapsed since they were initially notified that work was to be corrected. Work that is not immediately corrected shall be removed from any current Application for Payment until such time as work is completed per the contract documents. If defective or corrective work is identified after Substantial Completion, the cost associated with completing that work continues to be the responsibility of the contractor.
37. The Contractor is to provide a minimum 1-year material & labor warranty for work completed under this contract. Any other product warranties required within this contract shall be provided when the project is substantially completed.

FAYETTE COUNTY PUBLIC WORKS KENWOOD PARK PHASE II IMPROVEMENTS

2110 POWERS FERRY ROAD SE, SUITE 202
ATLANTA, GA 30339
OFFICE: 770-850-0949 FAX: 770-850-0950
www.tetratech.com



TETRA TECH

PROJECT LOCATION:
KENWOOD PARK
FAYETTEVILLE, GA 30214

CLIENT INFORMATION:
FAYETTE COUNTY PUBLIC WORKS
140 STONEMALL AVE WEST, SUITE 203
FAYETTEVILLE, GA 30214

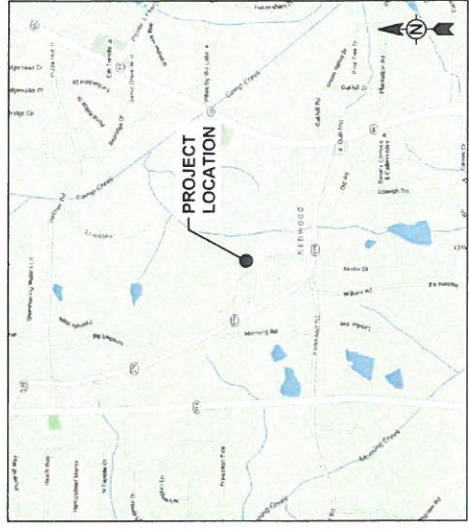
TI PROJECT No.:
200-01297-15026

CLIENT PROJECT No.:

PROJECT DESCRIPTION / NOTES:
THE PURPOSE OF THE PROJECT IS TO DESIGN AND CONSTRUCT IMPROVEMENTS TO
KENWOOD PARK PHASE II.

ISSUED:
SUBMITTAL - OCTOBER 2015

VICINITY MAP:



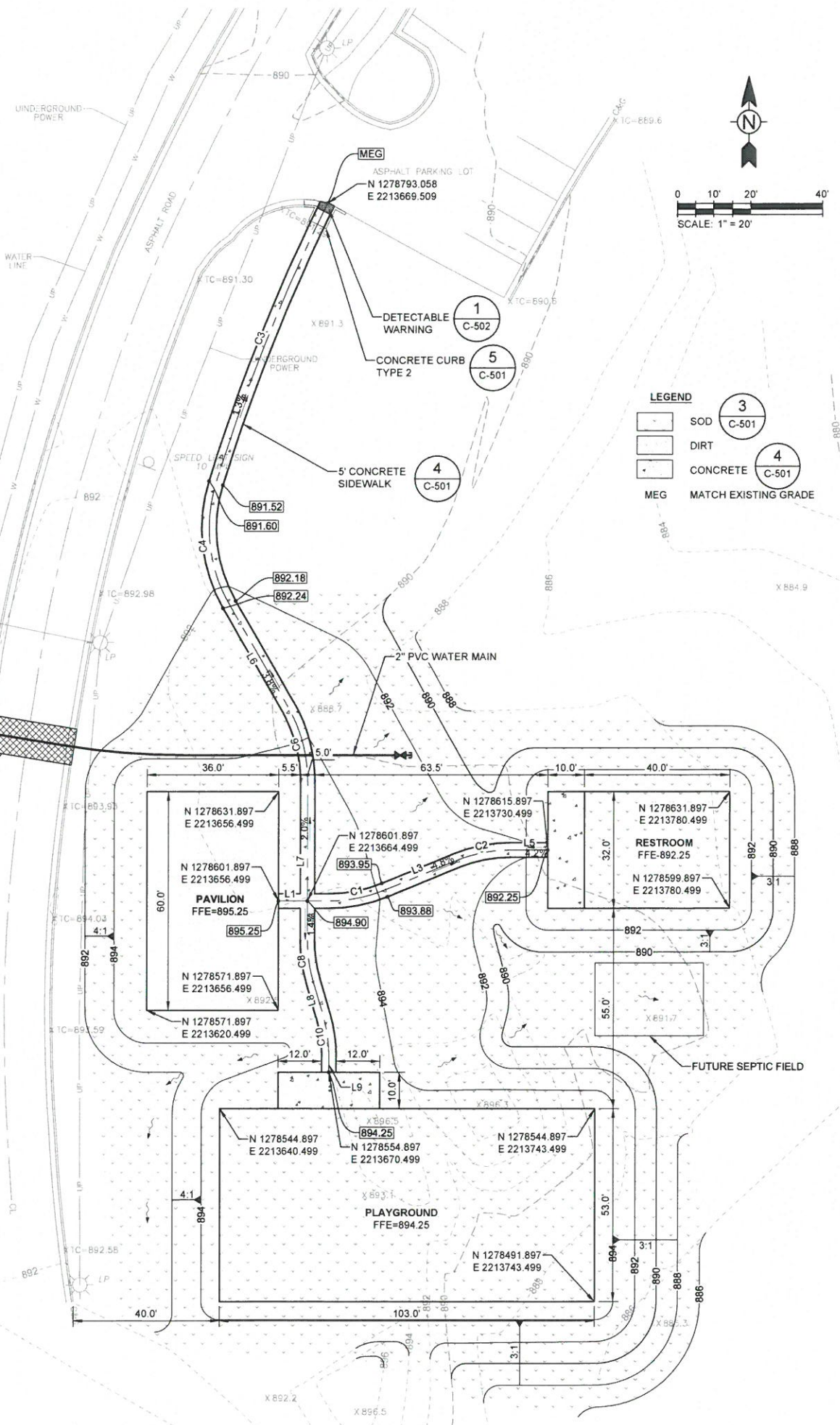
PROJECT LOCATION MAP
SCALE: N.T.S.

James B. Warner, P.E.
P.E. No. 032950, GA
301 East Pine Street, Suite 1000
Chamblee, Parks 30006
Engineering License No. 2409

DATE

Line Table		
Line #	Length	Direction
L1	14.00	N90° 00' 00.00"E
L3	20.94	N67° 37' 11.51"E
L5	10.17	N90° 00' 00.00"E
L6	32.04	S30° 00' 00.00"E
L7	43.20	S00° 00' 00.00"E
L8	10.10	S16° 12' 43.01"E
L9	4.30	S00° 00' 00.00"E

Curve Table			
Curve #	Length	Radius	Delta
C1	15.62	40.000	022.3801
C2	15.62	40.000	022.3801
C3	82.53	504.333	009.3758
C4	34.45	42.000	046.9927
C6	21.99	42.000	030.0000
C8	11.32	40.000	016.2119
C10	11.32	40.000	016.2119



SITE BENCHMARK
 PKN SET IN BASE OF LP
 ELEV = 893.30

1
 C-503
 OPEN CUT
 EXISTING PAVEMENT

PROPOSED DEVELOPMENT PLAN

SCALE: 1" = 20'

SEPTIC SEWER SYSTEM NOTES

SYSTEM DESIGN CRITERIA:

3.0 CONNECTIONS - 1 URINAL & 4 FLOORS

4.250 IMPROVEMENT = 1,000 GPD REQUIRED

PERCOLATION RATE OF PROPOSED FILL = 48 IN./IN.

PERCOLATION CAPACITY FROM DPT-1 = 1.482 GPD/AL

1,000 GPD AT LUMP SEWERAL = 1,000 GPD

CONVENTIONAL GRAVEL SYSTEM REQUIRED

PRIMARY SYSTEM

50% REDUCTION FOR INFILTRATOR REQUIRED - 971 LF OF INFILTRATOR REQUIRED

7.111 PER BAR

50 LF TOTAL OF INFILTRATOR SHOWN

RESERVE SYSTEM

100% OF CONVENTIONAL GRAVEL SYSTEM REQUIRED

48 LF PER BAR

50 LF TOTAL OF CONVENTIONAL GRAVEL SYSTEM SHOWN

LEGEND

LL - LAND LOT LINE

LP - LIGHT POLE

AL - ALSO KNOWN AS

AE - ALLOWED ELEVATION

AW - WALKWAY

BC - BUILDING CORNER

CB - CURB & GUTTER

CF - CROWN FINISH

CP - CONCRETE PAVEMENT

CS - CONCRETE SIDEWALK

CT - CLEANOUT

CG - CONCRETE GROUND

CM - CONCRETE MOUNT

CO - CLEANOUT

CC - CONCRETE

CG - CONCRETE GROUND

CP - CONCRETE PAVEMENT

CS - CONCRETE SIDEWALK

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TETRA TECH
 2110 POWERS FERRY ROAD, SUITE 150
 ATLANTA, GEORGIA 30338
 PHONE: (770) 850-0849
 WWW.TETRA TECH.COM

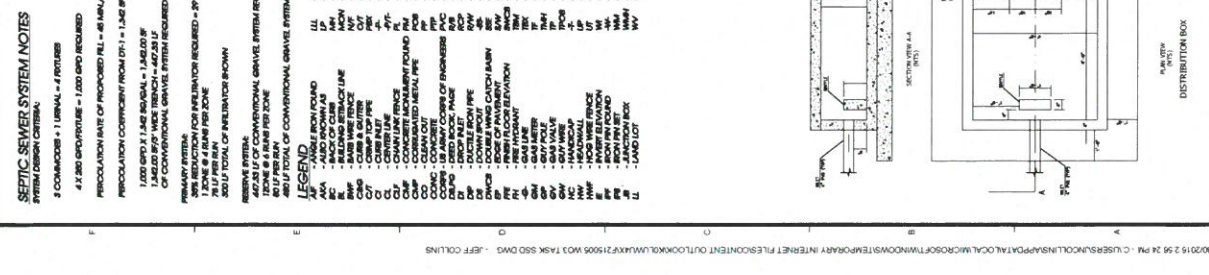
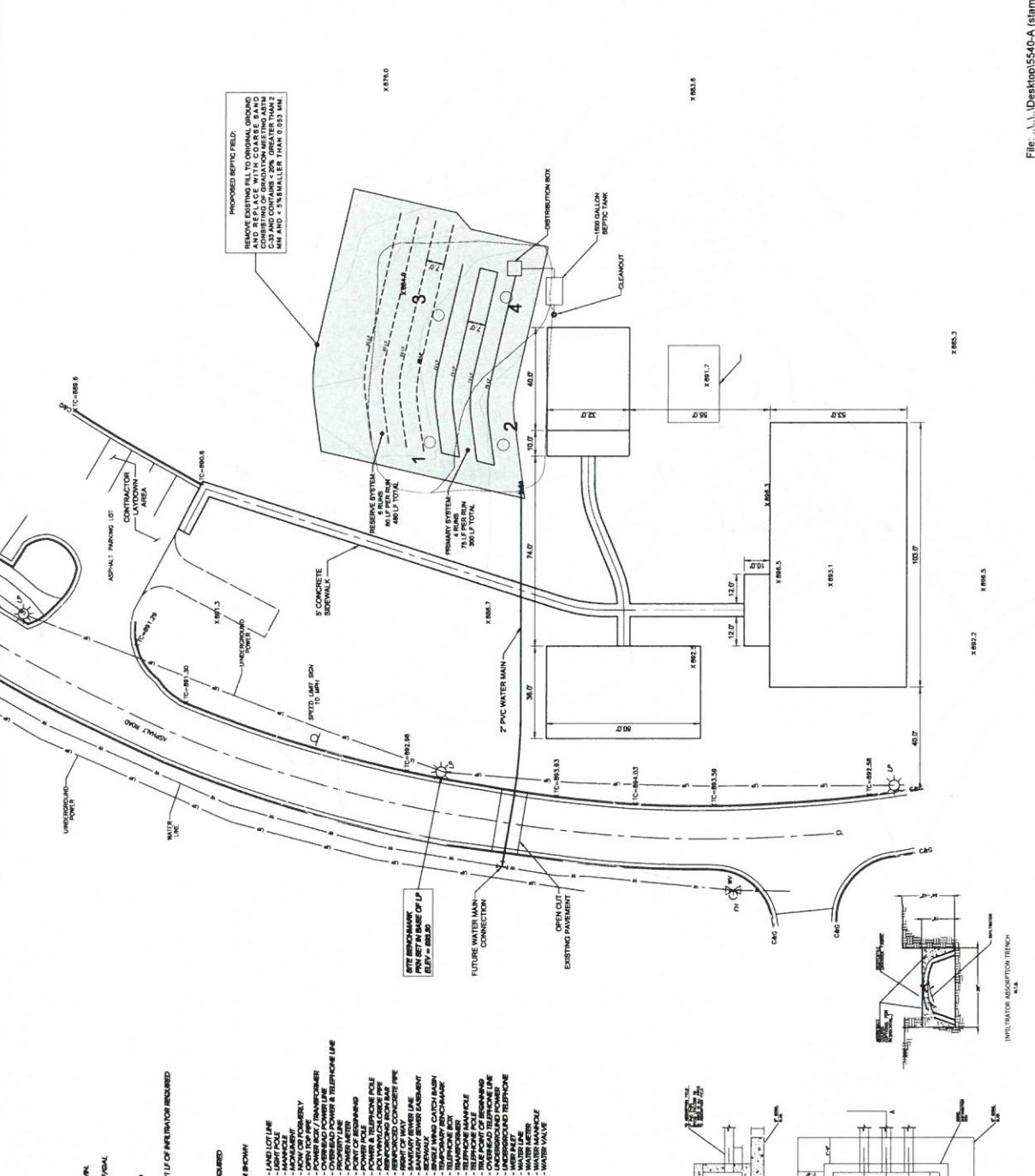
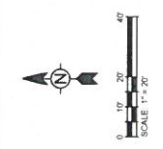


MARK	DATE	DESCRIPTION

FAYETTE COUNTY PUBLIC WORKS
 KENWOOD PARK PHASE II IMPROVEMENTS
 SEPTIC SEWER PLAN

Project No. 200-01201-10020
 Drawn By: [Name]
 Checked By: [Name]

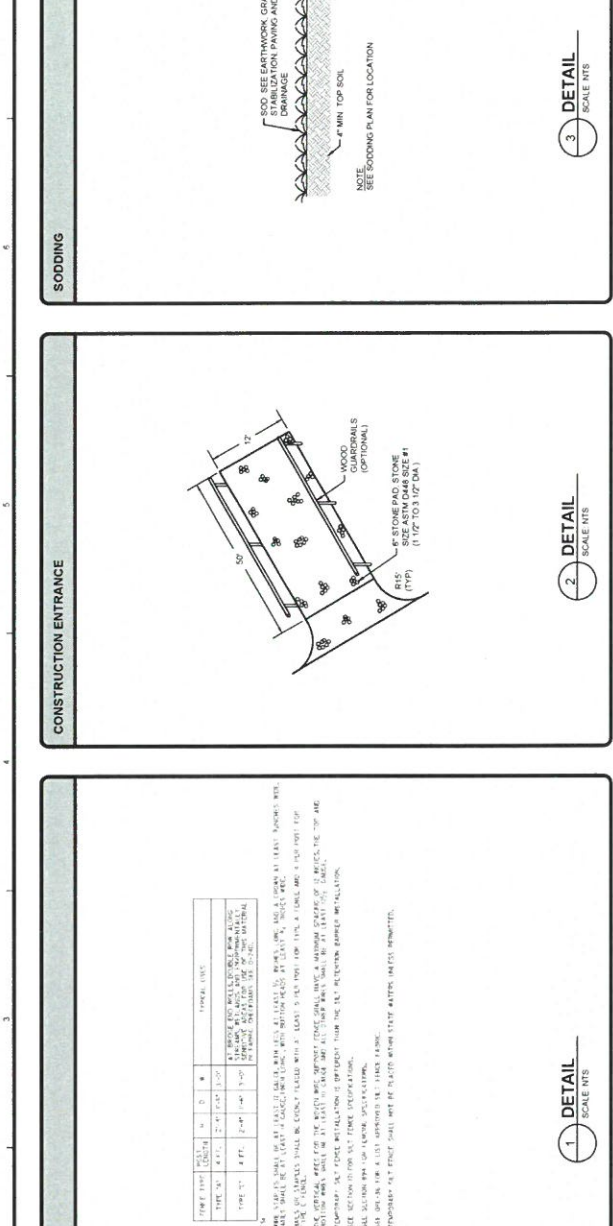
C-102
 Copyright 1988 Tech Corp
 BIR-Masters, Inc.



MARK	DATE	DESCRIPTION

DETAILS
 KENWOOD PARK PHASE II IMPROVEMENTS
 FAYETTE COUNTY PUBLIC WORKS
 Project No.: 2020-07-201-0020
 Drawn By: JRV
 PJD
 LRS
 Checked By:
 C-501
 Sheet
 Bir Melissa Tech

1 DETAIL
SILT FENCE (PER GADOT D-24A)
 SCALE NTS



2 DETAIL
CONSTRUCTION ENTRANCE
 SCALE NTS

6" STONE PAD WITH ASPHALT (TYP)
 6" STONE PAD WITH ASPHALT (TYP) SIZE ASTM D688 SIZE #1 (1 1/2" TO 3 1/2" DIA)
 WOOD GUARDRAILS (OPTIONAL)

3 DETAIL
SODDING
 SCALE NTS

6" STONE PAD WITH ASPHALT (TYP)
 6" STONE PAD WITH ASPHALT (TYP) SIZE ASTM D688 SIZE #1 (1 1/2" TO 3 1/2" DIA)
 WOOD GUARDRAILS (OPTIONAL)
 2" MIN. TOP SOIL
 NOTE: SEE SODDING PLAN FOR LOCATION
 SOO: SEE EARTHWORK GRADING, STABILIZATION, PAVING AND SODDING DETAILS

4 DETAIL
CONCRETE SIDEWALK (PER GADOT A-3)
 SCALE NTS

5 DETAIL
CONCRETE CURB (PER GADOT 803b)
 SCALE NTS

CONCRETE HEADER CURB
 TYPE 1
 TYPE 2, 3 OR 4
 CONCRETE FACE DESIGN
 TYPE 1
 TYPE 2, 3 OR 4

6 DETAIL
SIDEWALK RAMP
 SCALE NTS

12" MIN.
 CONCRETE CURB TYPE 2
 18"
 DETECTABLE WARNING
 18"
 4" MIN.
 SIDEWALK
 18"
 3" MIN.

NO.	DATE	BY	REVISIONS

T.E.D.
 W.W. TECHNICA DESIGN, LLC
 P.O. BOX 80097
 CHARLESTON, SC 29416
 843-580-3769



LAYOUT AND ELEVATIONS

KENWOOD PARK RESTROOM FACILITY

6A-079 - FAYETTEVILLE, GA 30214

DATE: 1-23-17
 APPROVED: J.C.W.
 SHEET NUMBER: T17-005

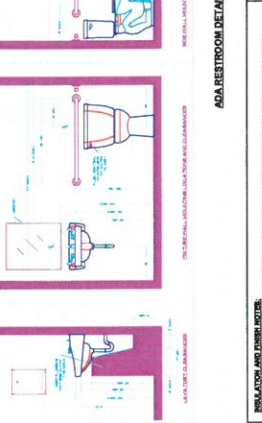
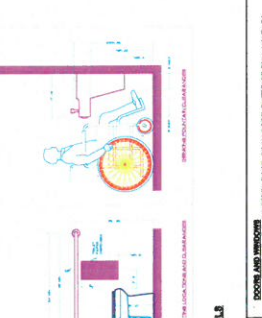
A.1

PROJECT LOCATION:
 OWNERS:
 HARTSHORN, INC.
 FAYETTEVILLE, GA 30214

ENGINEER / ARCHITECT:
 T.E.D.
 W.W. TECHNICA DESIGN, LLC
 CHARLESTON, SC 29416

REVISIONS:

A.1	FLOOR PLAN AND ELEVATIONS
B.1	STRUCTURAL PLAN AND DETAILS
C.1	MATERIAL SCHEDULE
D.1	ELECTRICAL NOTES
E.1	MATERIAL SCHEDULE
F.1	MECHANICAL PLAN AND DETAILS



ADA RESTROOM DETAILS

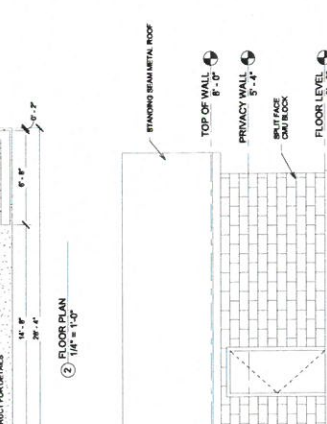
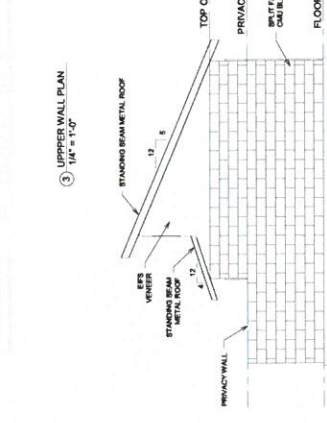
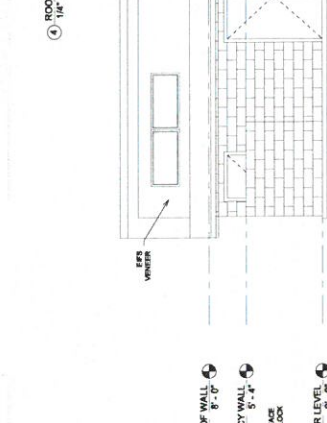
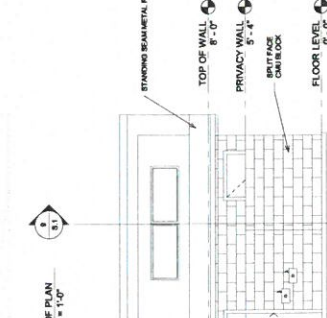
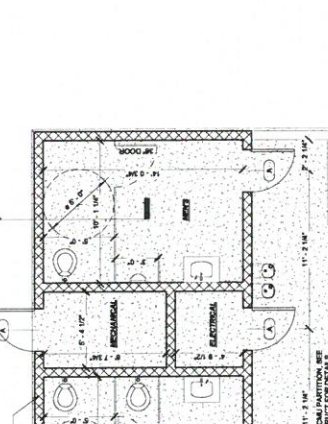
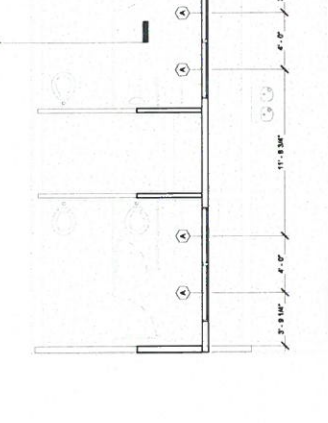
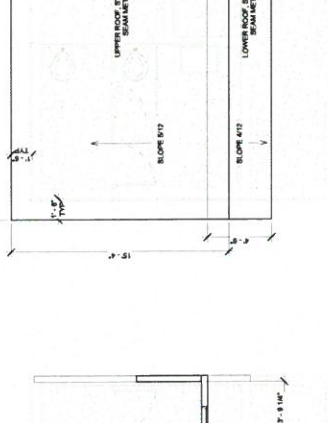
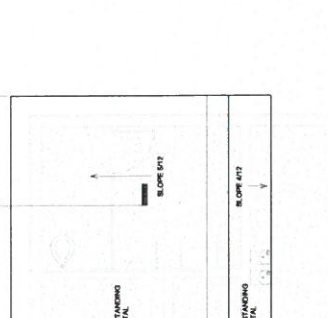
DOOR SWING: ALL DOOR SWINGS SHALL BE 90 DEGREES TO THE WALL AND SHALL BE UNOBSTRUCTED TO THE FULL SWING RANGE.

STALL: THE STALL SHALL BE 60 INCHES WIDE BY 54 INCHES DEEP. THE STALL SHALL BE 1/2 INCH CLEARANCE FROM THE WALLS AND SHALL BE 1/2 INCH CLEARANCE FROM THE FLOOR.

SINK: THE SINK SHALL BE 29 INCHES WIDE BY 16 INCHES DEEP. THE SINK SHALL BE 1/2 INCH CLEARANCE FROM THE WALLS AND SHALL BE 1/2 INCH CLEARANCE FROM THE FLOOR.

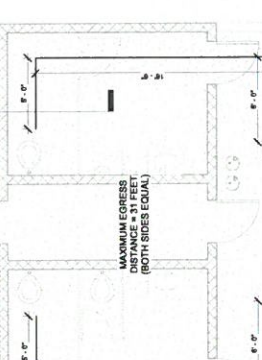
TOILET: THE TOILET SHALL BE 16 INCHES WIDE BY 31 INCHES DEEP. THE TOILET SHALL BE 1/2 INCH CLEARANCE FROM THE WALLS AND SHALL BE 1/2 INCH CLEARANCE FROM THE FLOOR.

VANITY: THE VANITY SHALL BE 29 INCHES WIDE BY 16 INCHES DEEP. THE VANITY SHALL BE 1/2 INCH CLEARANCE FROM THE WALLS AND SHALL BE 1/2 INCH CLEARANCE FROM THE FLOOR.



KENWOOD PARK RESTROOM BUILDING

FAYETTE COUNTY, GA



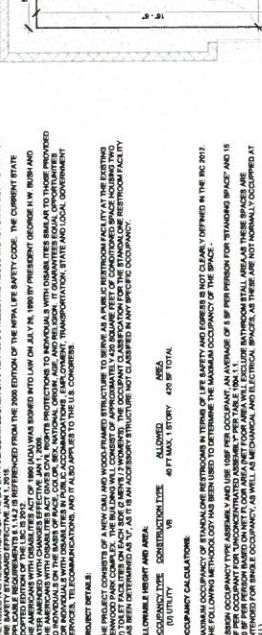
PROJECT DATA:
 THE CODES AND REGULATIONS APPLICABLE TO THIS PROJECT ARE AS ADOPTED BY THE BOARD OF COMMUNITY AFFAIRS:
 INTERNATIONAL BUILDING CODE 2012 EDITION WITH GA AMENDMENTS 2014
 INTERNATIONAL RESIDENTIAL CODE 2012 EDITION WITH GA AMENDMENTS 2014
 INTERNATIONAL PLUMBING CODE 2012 EDITION WITH GA AMENDMENTS 2014
 INTERNATIONAL MECHANICAL CODE 2012 EDITION WITH GA AMENDMENTS 2014
 INTERNATIONAL ELECTRICAL CODE 2012 EDITION WITH GA AMENDMENTS 2014
 INTERNATIONAL ENERGY CONSERVATION CODE 2009 EDITION WITH GA SUPPLEMENTS AND AMENDMENTS 2011 & 2013

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GA ACCESSIBILITY CODE, CONTACT THE STATE FIRE MARSHAL'S OFFICE.
 THE PROJECT COMPLIES WITH THE SAFETY FIRE COMMISSIONER CHAPTER 155-3-3 RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY AND HEALTH REGULATIONS, EFFECTIVE JANUARY 1, 2011.
 THE SAFETY AND HEALTH REGULATIONS FROM THE 2009 EDITION OF THE NFPA LIFE SAFETY CODE, THE CURRENT STATE ADOPTED VERSION, AS AMENDED BY THE BOARD OF COMMUNITY AFFAIRS, IS INCORPORATED INTO THIS PROJECT. THE PROJECT SHALL BE SUBJECT TO ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, LOCAL ORDINANCES, STATE AND LOCAL GOVERNMENT SERVICES, TELECOMMUNICATIONS, AND IT ALSO APPLIES TO THE U.S. CONGRESS.

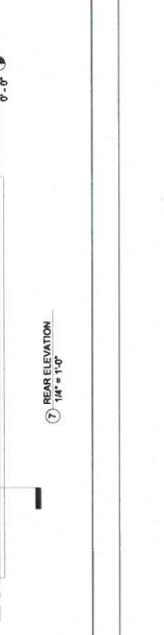
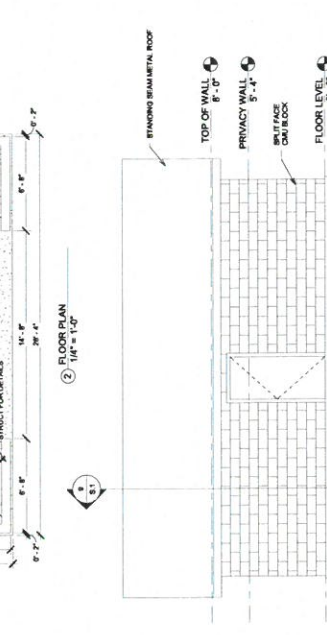
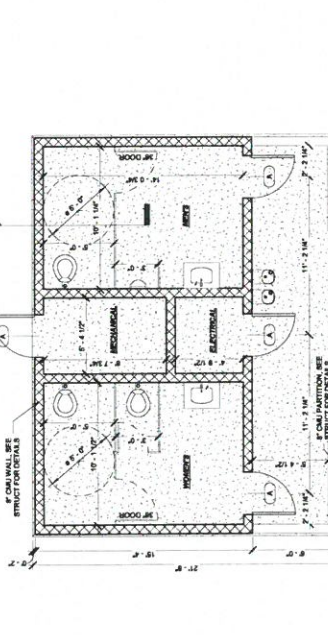
PROJECT DETAILS:
 THE PROJECT CONSISTS OF A NEW CONCRETE AND WOOD-FRAMED STRUCTURE TO BE A PUBLIC RESTROOM FACILITY AT THE EXISTING 2800' x 100' X 10' LOT ON EACH SIDE OF HWY 111. THE PROJECT IS TO BE A PUBLIC RESTROOM FACILITY FOR THE STANHOPE RESTROOM FACILITY. THE PROJECT IS TO BE A PUBLIC RESTROOM FACILITY FOR THE STANHOPE RESTROOM FACILITY. THE PROJECT IS TO BE A PUBLIC RESTROOM FACILITY FOR THE STANHOPE RESTROOM FACILITY.

ALLOWED HEIGHT AND AREA:
 OCCUPANCY CALCULATION: 407 S.F. (1 STORY) 476 S.F. TOTAL

OCCUPANCY CALCULATION:
 MAXIMUM OCCUPANCY OF STANHOPE RESTROOMS IN TERMS OF LIFE SAFETY AND EGRESS IS NOT CLEARLY DEFINED IN THE IBC 2012. THE FOLLOWING METHODOLOGY HAS BEEN USED TO DETERMINE THE MAXIMUM OCCUPANCY OF THE SPACE:
 ASSEMBLY OCCUPANCY TYPE ASSEMBLY AND USE PER PERSON OCCUPANT AN AVERAGE OF 8 SF PER PERSON FOR "STANDING SPACE" AND 15 SF PER PERSON SEATED OR LAYING DOWN OCCUPANT AN AVERAGE OF 15 SF PER PERSON FOR "SEATED SPACE". THESE SPACES ARE TO BE USED FOR SINGLE OCCUPANCY, AS WELL AS TECHNICAL AND ELECTRICAL SPACES, AS THESE ARE NOT NORMALLY OCCUPIED AT ALL.
 NET FLOOR AREA IN BUILDING FOR OCCUPANTS = 158 SF
 158 SF / 8 SF PER PERSON = 19.5 = 19 OCCUPANTS MAXIMUM
 158 SF / 15 SF PER PERSON = 10.5 = 10 OCCUPANTS MAXIMUM
 AS SHOWN BELOW, MAXIMUM ACTUAL TRAVEL DISTANCE IS 31 FEET.

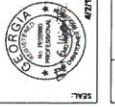


EGRESS PLAN
 1/4" = 1'-0"



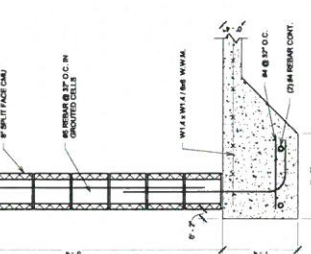
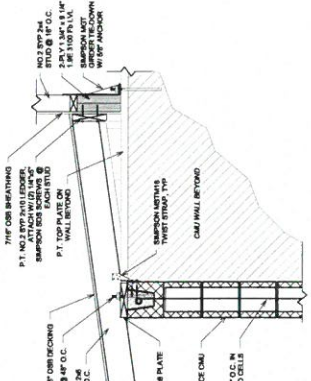
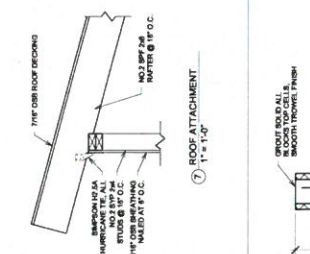
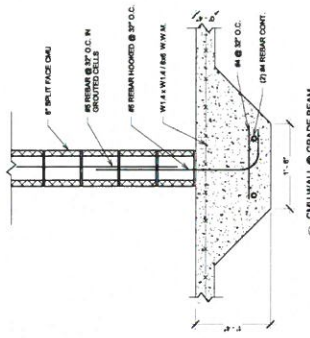
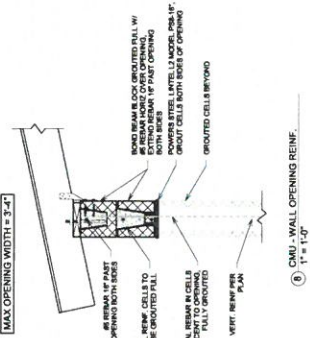
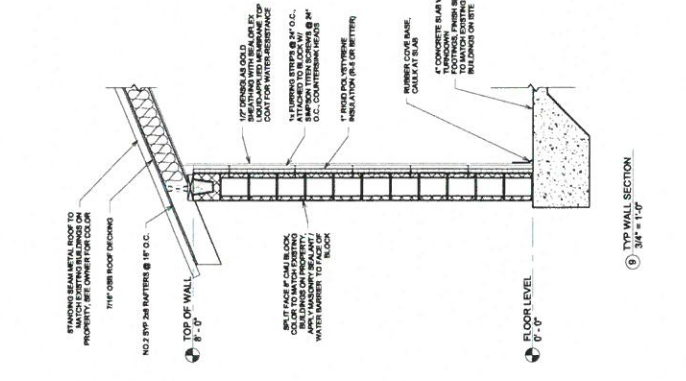
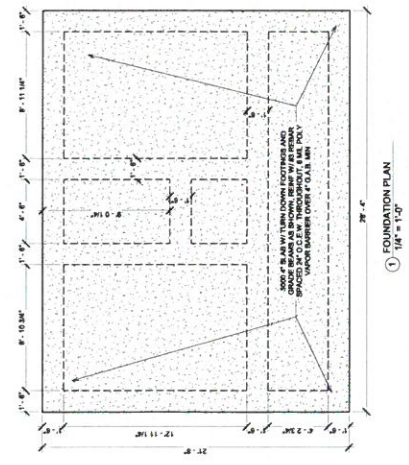
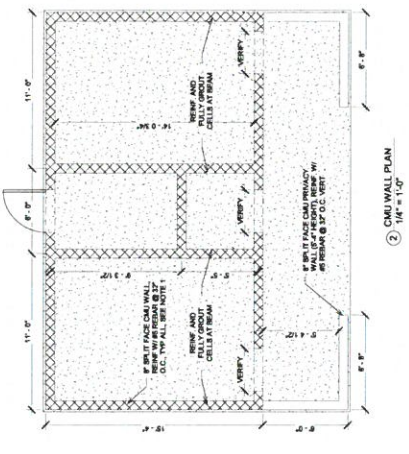
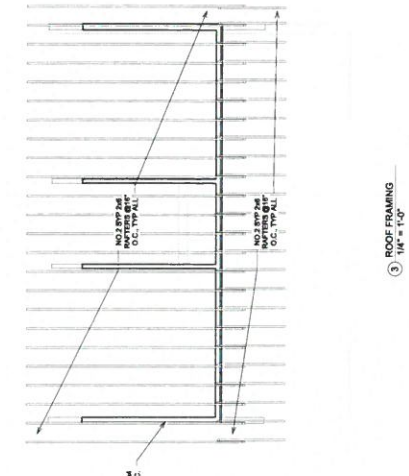
DATE	3-23-17
APPROVED	JCM
DESIGNED	TECH
SHEET NUMBER	S.1
DATE	11-05-15
JOB NO.	17

STRUCTURAL PLANS AND DETAILS
 PROPOSED ENGINEERING DESIGN FOR THE
KENWOOD PARK RESTROOM FACILITY
 04-279 - FAYETTEVILLE, GA 30214



T.E.D.
 WWW.TECHNIKA-DESIGN.COM
 PO BOX 80097
 CHARLESTON, SC 29416
 843-580-3769

REVISIONS	

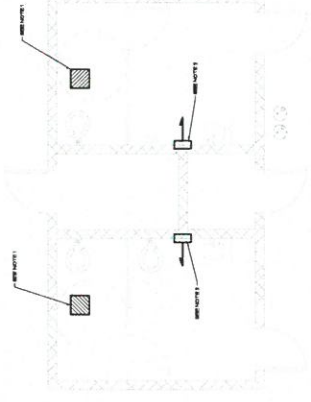


ESHALET PARK RESTROOMS										
DATE	MANUFACTURER	MODEL	TYPE	QTY	REMARKS	REV	DATE	BY	CHKD	REVISIONS
01/10/2017	AMEREN	4000	01	1	1.0	1	1.0	1.0	1.0	1.0

ESHALET PARK RESTROOMS			
NO.	DATE	BY	REVISION
1	01/10/2017	1.0	1.0
2			

HVAC DESIGN CRITERIA	
DESIGN TEMPERATURE	75°F
DESIGN HUMIDITY	50%
DESIGN WIND SPEED	75 MPH
DESIGN WIND DIRECTION	WINDY
DESIGN WIND VELOCITY	75 MPH
DESIGN WIND PRESSURE	75 MPH
DESIGN WIND VELOCITY PRESSURE	75 MPH

MECHANICAL PLAN
1/2" = 1'-0"



MECHANICAL PLAN
1/2" = 1'-0"

MECHANICAL SPECIFICATIONS:

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HVAC SCHEDULE	
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2	2.0
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7	7.0
8	8.0
9	9.0
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46	46.0
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48	48.0
49	49.0
50	50.0

REVISIONS	
NO.	DATE
1	01/10/2017
2	

T.E.D.
TECHNICAL ENGINEERING & DESIGN, L.L.C.
843.880.3798
WWW.TECHNICAL-DESIGN.COM
CHARLESTON, SC 29410
P.O. BOX 5994

FLORIDA
REGISTERED PROFESSIONAL ENGINEER
40177

M.E.D.
MECHANICAL ENGINEERING DESIGN FOR THE
KENWOOD PARK RESTROOMS
GA 279 - FAYETTEVILLE, GA 30214

M.1
SHEET 4 OF 7
1/23/2017
JCV
TECH

REVISIONS

T.E.D. TECHNICAL ENGINEERING & DESIGN, L.P.C.
 4088 BOB LANGRISH COURT
 CHARLESTON, SC 29414
 843.860.3799
 WWW.TECHNICAL-DESIGN.COM



PLUMBING PLANS AND DETAILS
 PROPOSED ENGINEERING DESIGN FOR THE
KENWOOD PARK RESTROOMS
 GA 279 - FAYETTEVILLE, GA 30214

TECH JCM
 3/21/2017
 N17-009
 SHEET 7 OF 7
 P.1

TECH JCM
 3/21/2017
 N17-009
 SHEET 7 OF 7
 P.1

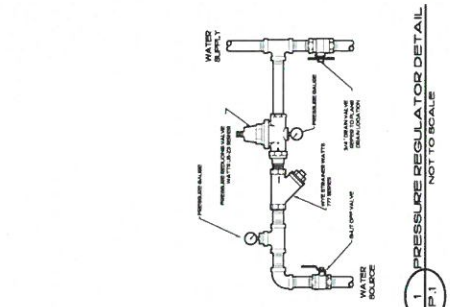
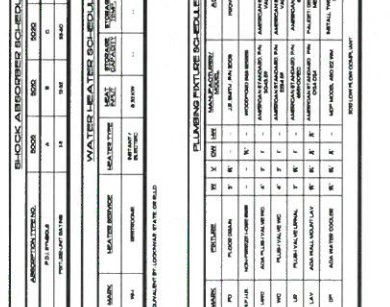
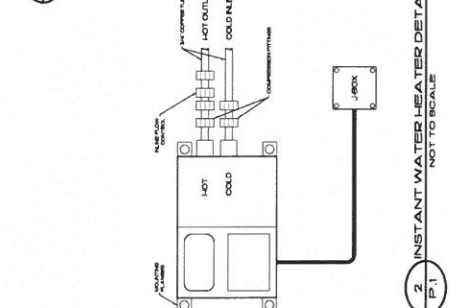
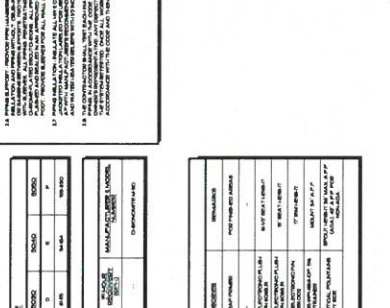
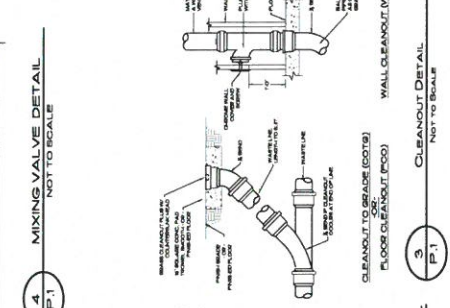
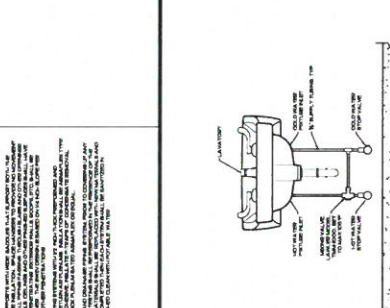
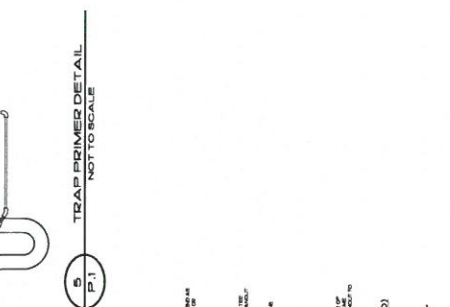
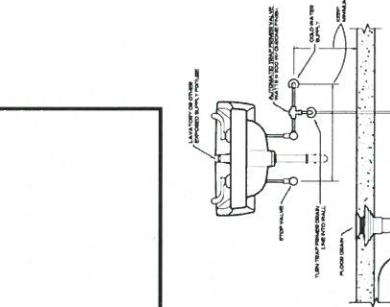
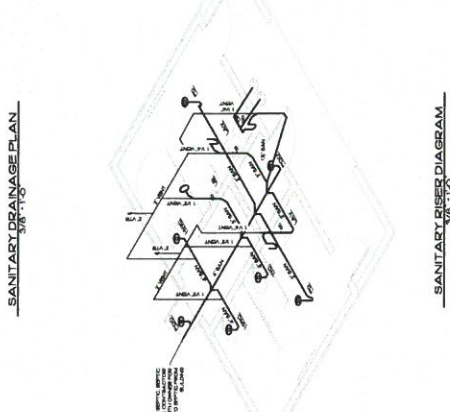
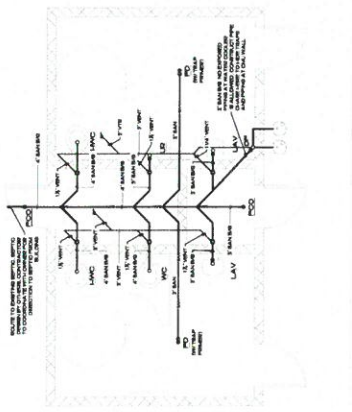
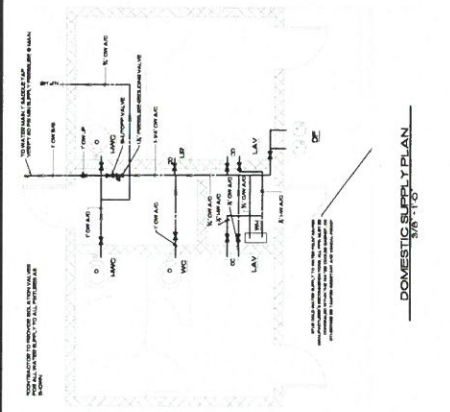
1. SPECIFICATIONS

- 1.1. ALL MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- 1.2. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- 1.3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 1.4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS.
- 1.5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS.
- 1.6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE PRACTICES.
- 1.7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE STANDARDS.
- 1.8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE SPECIFICATIONS.
- 1.9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE STANDARDS AND SPECIFICATIONS.
- 1.10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE PRACTICES AND STANDARDS.
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- 1.18. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE STANDARDS AND SPECIFICATIONS.
- 1.19. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE PRACTICES AND STANDARDS.
- 1.20. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE TRADE SPECIFICATIONS AND STANDARDS.

SYMBOL	ABBREVIATIONS	DESCRIPTION	REVISION	DATE	DESCRIPTION
R-1		FLOOR FINISH	1	03/21/17	ADDED FLOOR FINISH
R-2		CEILING FINISH	1	03/21/17	ADDED CEILING FINISH
R-3		WALL FINISH	1	03/21/17	ADDED WALL FINISH
R-4		DOOR FINISH	1	03/21/17	ADDED DOOR FINISH
R-5		WINDOW FINISH	1	03/21/17	ADDED WINDOW FINISH
R-6		PLUMBING FIXTURES	1	03/21/17	ADDED PLUMBING FIXTURES
R-7		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
R-8		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING
R-9		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
R-10		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING
R-11		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
R-12		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING
R-13		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
R-14		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING
R-15		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
R-16		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING
R-17		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
R-18		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING
R-19		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
R-20		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING

SYMBOL	ABBREVIATIONS	DESCRIPTION	REVISION	DATE	DESCRIPTION
B-1		BLOCK ANGIOBIBER SCISSOR	1	03/21/17	ADDED BLOCK ANGIOBIBER SCISSOR
B-2		WATER HEATER SCISSOR	1	03/21/17	ADDED WATER HEATER SCISSOR
B-3		PLUMBING FIXTURES	1	03/21/17	ADDED PLUMBING FIXTURES
B-4		MECHANICAL EQUIPMENT	1	03/21/17	ADDED MECHANICAL EQUIPMENT
B-5		ELECTRICAL WIRING	1	03/21/17	ADDED ELECTRICAL WIRING

MARK	DESCRIPTION	REVISION	DATE	DESCRIPTION
P-1	PLUMBING FIXTURE SCISSOR	1	03/21/17	ADDED PLUMBING FIXTURE SCISSOR
P-2	MIXING VALVE SCISSOR	1	03/21/17	ADDED MIXING VALVE SCISSOR
P-3	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-4	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-5	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-6	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-7	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-8	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-9	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-10	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-11	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-12	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-13	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-14	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-15	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-16	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-17	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-18	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL
P-19	TRAP PRIMED DETAIL	1	03/21/17	ADDED TRAP PRIMED DETAIL
P-20	MIXING VALVE DETAIL	1	03/21/17	ADDED MIXING VALVE DETAIL



IFB #1329-B: NEW RESTROOM FOR KENWOOD PARK

**EXHIBIT A – SCHEDULE OF VALUES
GUARANTEED MAXIMUM PRICE BREAKDOWN**

RESPONDER agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit prices or lump sum:

		Unit	Total Cost
<u>Division 1 - General Requirements</u>	-		
	License, Permits & Fee	LS	\$
	Insurance	LS	\$
	Administration	LS	\$
	Superintendent Labor	LS	\$
	Demolition & Trash Removal	LS	\$
	Air Quality Management	LS	\$
	Temporary Facilities	LS	\$
	General Contractors Overhead & Profit	LS	\$
	Total General Requirements		\$
<u>Division 2 – Site Construction</u>			
	Site Preparation – Silt Fencing, grading, earthwork, temporary seeding, etc.	LS	\$
	Utility Services		
	Site Improvements – Sidewalks, etc.		
	Install Entire Septic Tank System with distribution lines	LS	\$
	Total Site Construction		\$
<u>Division 3 - Concrete</u>			
	Concrete	CY	\$
	Grout, CMU Block,	LS	\$
	Concrete Forming and Accessories	SY	\$
	Concrete Reinforcing	TON	\$
	Cast-in-place Concrete	CY	\$
	Total Concrete		\$

<u>Division 4 - Masonry</u>			
	Masonry	LS	\$
	Total Masonry		\$
<u>Division 5 - Metals</u>			
	Metals	LS	\$
	Total Metals		\$
<u>Division 6 - Wood and Plastics</u>			
	Woods, Plastics & Composites	LS	\$
	Rough Carpentry	LF	\$
	Finish Carpentry	LF	\$
	P-Lam Fabrication & Millwork	LS	\$
	Total Wood & Plastics		\$
<u>Division 7 – Thermal and Moisture Protection</u>			
	Damp proofing & Waterproofing	LS	\$
	Weather Barriers	SY	\$
	Flashing and Sheet Metal	SF	\$
	Metal Roofing	LS	\$
	Roof Specialties and Accessories	LS	\$
	Insulation	LS	\$
	Joint Protection	LS	\$
	Total Thermal and Moisture Protection		\$
<u>Division 8 - Doors & Windows</u>			
	Wood Doors & Frames	EA	\$
	Windows, Skylights	EA	\$
	Hardware	EA	\$
	Total Doors & Windows		\$
<u>Division 9 - Finishes</u>			
	EIFS	SF	\$
	Densglas Gold	SF	\$

	Plywood Ceiling	SF	\$
	Wall Finishes	SF	\$
	Floor Coating	SF	\$
	Paint & Coatings	SF	\$
	Total Finishes		\$
<u>Division 10 - Specialties</u>			
	Fire Extinguishers	EA	\$
	Total Specialties		\$
<u>Division 12 - Furnishings</u>			
			\$
	Total Furnishings		\$
<u>Division 15 – Plumbing & Mechanical</u>			
	Plumbing	LS	\$
	Fire Protection	LS	\$
	Heating, Ventilation & A/C	LS	\$
	Total Mechanical		\$
<u>Division 16 - Electrical</u>			
	Service/Distribution/complete material	LS	\$
	Total Electrical		\$
	Total Base Bid		\$
<u>Allowances</u>	Add – For use approved by County only		\$ 10,000.00
	Total Allowances		\$ 10,000.00
	Total including Base Bid & Allowance		\$

COMPANY NAME: _____

IFB #1329-B: NEW RESTROOM FOR KENWOOD PARK

EXHIBIT A – CONTINUED

NOTES:

1. A 10% retainage will be withheld from each payment request until project has been signed by Fayette County as complete and accepted, in accordance with Georgia Code at O.C.G.A. 13-10-80 et. seq.
2. All applicable charges and taxes shall be included in your prices, including but not limited to materials, equipment, installation, labor, and any other amounts. No additional charges will be allowed after the bid received by date and time.
3. All warranty and maintenance information shall be included in your submitted bid.

State Number of Days to Start Project after Notice to Proceed is issued: _____ Days.

State Number of Days to Complete Work after Start Date: _____ Days.

State Payment Terms _____.

COMPANY NAME: _____

REFERENCES
IFB #1329-B: NEW RESTROOM FOR KENWOOD PARK

Please list three (3) references of current or very recent customers who can verify the quality of service your company provides. Projects of similar size and scope are required.

REFERENCE ONE

Government/Company Name _____

City _____

Contact Person and Title _____

Phone _____ Contract Period _____

Scope of Work _____

REFERENCE TWO

Government/Company Name _____

City _____

Contact Person and Title _____

Phone _____ Contract Period _____

Scope of Work _____

REFERENCE THREE

Government/Company Name _____

City _____

Contact Person and Title _____

Phone _____ Contract Period _____

Scope of Work _____

COMPANY NAME _____

COMPANY INFORMATION
IFB #1329-B: NEW RESTROOM FOR KENWOOD PARK

Company _____

Physical Address of Business _____

Mailing Address (**If Different**) _____

Authorized Representative _____
(Print or Type)

Authorized Representative _____
(Signature)

Title _____

Email Address: _____

Company Telephone Number: _____ Fax Number: _____

Project Contact Person Name: _____

Office Number: _____ **Cellular Number:** _____