



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

September 24, 2014

Subject: Request for Proposals #P915 Fayette County Old Jail Renovation

Gentlemen/Ladies:

Fayette County, Georgia is seeking proposals from qualified contractors for the renovation of the old jail in Fayetteville, Georgia. You are invited to submit a proposal in accordance with the specifications and information contained herein. All required information shall be included with your proposal. Any exceptions to the specifications shall be listed in the space provided.

A pre-proposal conference will be held at 10:00AM on Thursday, October 16, 2014 at Fayette County Jail, 145 Johnson Ave. in Fayetteville, GA. All companies and interested parties are invited and strongly urged to attend. This will be the opportunity to voice all questions, concerns and comments about this request for proposal and have them addressed. It is important that you attend.

All questions and inquiries concerning this request for proposals or the specifications shall be addressed in writing to Trina C. Barwicks, Contract Administrator of Purchasing, 140 Stonewall Avenue West, Suite 204 in Fayetteville, Georgia 30214 from 8:00AM to 5:00PM. The telephone number is (770) 305-5420, Fax: (770) 719-5515 and/or Email Address: tbarwicks@fayettecountyga.gov. Any deviations from this procedure for questions or information pertaining to this request for proposal may result in your proposal being rejected.

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

PROPOSAL MUST BE SUBMITTED TO:
FAYETTE COUNTY PURCHASING DEPARTMENT
140 STONEWALL AVENUE WEST, SUITE 204
FAYETTEVILLE, GEORGIA 30214
PROPOSAL #P915
**REFERENCE: FAYETTE COUNTY OLD JAIL
RENOVATION**

September 24, 2014

PROPOSAL #P915

Proposals will be received at the above address until 3:00pm, Tuesday October 28, 2014 in the **Purchasing Department, Suite 204**. Proposals will be opened at approximately 3:00pm, Tuesday, October 28, 2014 and the names of the companies that responded will be read. Proposals must be signed to be considered. Late proposals will not be considered. Faxed/Emailed proposals will not be considered.

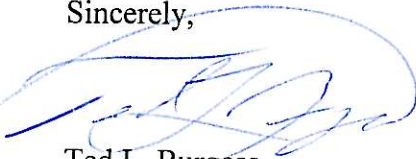
If this request for proposal is downloaded from our web site, it is the responsibility of the individual or company that downloads this request for proposal to continue to check the Fayette County web site for any addenda that might come out for this request for proposal and are posted on the Fayette 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 the request for proposal to a company or individual, we will keep a record of who we mailed that request for proposal to and all addenda for that request for proposal will also be mailed to those companies or individuals.

Note: The name of the companies that respond to this request for proposals will be posted on the Fayette County website within 3 business days after the proposal opening.

There is no set time for an award to be made, as the proposals have to be evaluated. If an award is not made within 60 days of the proposal opening, an update will be posted on the Fayette County website.

If this proposal is awarded; once everything has been received by the successful company and the award is completed, that information will be posted on the Fayette County website. Please keep this procedure in mind.

Sincerely,



Ted L. Burgess
Director of Purchasing

GENERAL TERMS AND CONDITIONS

1. **Definitions:** The term "contractor" as used herein and elsewhere in the Terms and Conditions shall be used synonymously with the term "successful offeror." The term "county" shall mean Fayette County, Georgia.
2. **Preparation of Offers:** It shall be the responsibility of the offeror to examine specifications, scope of work, schedule and all instructions that are part of this request for proposal. Failure to observe any of the instructions or conditions in this request for proposal may result in rejection of the offer.

All of the specifications and information contained in this request for proposal, unless specifically excepted in writing by the offeror and such exceptions being included with the offer, will form the basis of the contract between the successful offeror and the county. The offeror should take care to answer all questions and provide all requested information.

3. **Submission of Offers:** Offerors must submit their proposal, along with any amendments issued by the county, in a sealed opaque envelope with the following information written on the outside of the envelope:
 - a. The offeror's company name,
 - b. The Request For Proposals (RFP) number, which can be found in the cover letter to the request for proposals document or on the web site, and
 - c. The "reference" which identifies the proposal, which can be found in the cover letter or the web site.

Mail or deliver one (1) unbound original proposal (paperclip or binder clip acceptable, no staples), signed in ink by a company official authorized to make a legal and binding offer, and two (2) copies on USB Drive or CD Disk, to:

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

Attention: Contracts Administrator

4. **Timely Receipt:** Offers not received by the time and date of the scheduled proposal opening will not be considered, unless the delay is a result of action or inaction of the county.
5. **Open Offer:** The offer, once submitted and opened, shall remain open for acceptance for a period of at least ninety days from the date of the opening unless this time-frame is specifically excepted to in your offer.
6. **Corrections or Withdrawals:** The offeror may correct a mistake, or withdraw a proposal before the proposal opening date by sending written notification to the Director of Purchasing. Proposals may be withdrawn after the opening only with written authorization from the Director of Purchasing.

The county reserves the right to waive any defect or irregularity in any proposal received.

In case of discrepancy between the unit price and the extended or total price, the unit price shall prevail.

7. **Trade Secrets - Confidentiality:** A proposal is a public record, except for material which qualifies as trade secret information. To keep this information confidential, a proposer must submit trade secret materials in a separate, sealed envelope marked "Trade Secret – Confidential and Proprietary Information – Do Not Disclose Except for the Purpose of Evaluating this Proposal." Each page in the envelope should be stamped or otherwise marked designating it as trade secrets or confidential. Do not attempt to designate the entire proposal as a trade secret, and do not attempt to designate pricing information as a trade secret, as doing so may result in your proposal being disqualified. See O.C.G.A. 50-18-72 as amended by 2012 H.B. 397 for specific Georgia law on this subject.
8. **References:** Offerors shall submit with proposals a list of three (3) jobs the offeror has done that are of the same or similar nature to the work described herein. For each job listed include a brief description of the work, a contact person, mailing address, valid telephone number and the date job was completed.
9. **Evaluation of Offers:** The evaluation of offers and the determination as to acceptability of services offered shall be the responsibility of the county. Accordingly, to insure that sufficient information is available, the offeror may be required to submit literature, samples, or other information prior to award. The owner reserves the right to obtain clarification or additional information from any firm regarding its proposal. The owner reserves the right to select a responsive, responsible firm on the basis of best value that is deemed to be most advantageous to the owners. The owner further reserves the right to reject any proposal, or all proposals, and to re-release the request for proposals.
10. **Non-Collusion:** By responding to this request for proposals, the offeror shall be deemed to have represented and warranted that the proposal is not made in connection with any other offeror submitting a separate response to this request for proposals, and is in all respects fair and without collusion or fraud.
11. **Ability To Perform:** The offeror may be required, upon request, to provide to the satisfaction of the county that he/she has the skill, experience and the necessary facilities, as well as sufficient financial and human resources, to perform the contract in a satisfactory manner and within the required time. If the available evidence is not satisfactory to the county, the county may reject the offer.
12. **Arrears:** Proposals will not be accepted from any person, firm, or corporation who is in arrears in any debt or obligation to the county.
13. **Notice to Proceed:** The County shall not be liable for payment of any work done or any costs incurred by any offeror prior to the county issuing a written notice to proceed.
14. **Patent Indemnity:** The contractor guarantees to save the county, its agents, officers, or employees harmless from liability of any kind for use of any copyrighted or uncopyrighted composition, secret process, patented or unpatented invention, articles or appliances furnished or

used in the performance of the contract, for which the contractor is not the patentee, assignee or licensee.

15. **Indemnification:** The successful offeror shall defend, indemnify and save the county and all its officers, agents and employees harmless from all suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the successful offeror, or of any agent, employee, subcontractor or supplier in the execution of, or performance under, any contract which may result from proposal award. The successful offeror shall pay any judgment with cost which may be obtained against the county growing out of such injury or damages.
 16. **Non-Assignment:** Assignment of any contract resulting from this request for proposal will not be authorized.
 17. **Insurance:** The successful offeror shall, without expense to the county, carry the following insurance, to be in effect throughout the term of the contract, in at least the amounts and limits set forth as follows:
 - **General Liability Insurance:** \$1,000,000 combined single limit per occurrence, including bodily and personal injury, destruction of property, and contractual liability.
 - **Automobile Liability Insurance:** \$1,000,000 combined single limit each occurrence, including bodily injury and property damage liability.
 - **Worker's Compensation:** Workers Compensation as required by Georgia statute.
- A copy of the certificate of insurance should be submitted with your offer. No award will be made until proof of the insurance coverage is submitted. The certificate shall list an additional insured as follows:
- Fayette County Board of Commissioners
140 Stonewall Avenue West
Fayetteville, GA 30214
18. **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.
 19. **Termination for Convenience:** The County may terminate the contract for its convenience at any time with 30 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.
 20. **Site Conditions:** Offerors are urged to visit the site to familiarize themselves with site conditions. Upon submission of an offer, it is understood that the offeror is acknowledging his acceptance of all site conditions.

21. **Bid Bond:** Proposals shall include a bid bond 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).

22. **Performance and Payment Bonds:** Prior to execution of a contract, the successful responder 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).

**Fayette County, Georgia
Checklist of Required Documents**

(Please Return This Checklist with Your Proposal)

PROPOSAL #P915 FAYETTE COUNTY OLD JAIL RENOVATION

Be sure to include with your proposal:

- **Work Authorization Documents:** Contractor Affidavit _____
- Bid bond _____
- Insurance Certificate _____
- Completed RFP _____
- Fee Proposal sheet _____
- Company information – on the form provided _____
- 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

RFP #P915 OLD JAIL CONSTRUCTION REHAB

Name of Project

FAYETTE COUNTY BOARD OF COMMISSIONERS

Name of Public Employer

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

Executed on _____, _____, 2014 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 _____, 2014.

NOTARY PUBLIC

My Commission Expires:

**FAYETTE COUNTY OLD JAIL RENOVATION
REQUEST FOR PROPOSALS**

OBJECTIVE

Gleeds is the Project Manager (PM) for the Fayette County Old Jail Renovation in Fayetteville, GA and is seeking to select a qualified General Contractor for the project. This Request for Proposals (RFP) package is the first step in this selection process. Your company is invited to submit a response to this Request for Proposals package

All submittals are due 3:00PM Tuesday October 28th, 2014. Any questions regarding this RFP are to be addressed to Trina C. Barwicks, Contract Administrator of Purchasing, 140 Stonewall Avenue West, Suite 204 in Fayetteville, Georgia 30214 from 8:00AM to 5:00PM. The telephone number is (770) 305-5420, Fax: (770) 719-5515 and/or Email Address: tbarwicks@fayettecountyga.gov.

INTRODUCTION

Fayette County is South of Atlanta and approximately 30 miles south of Hartsfield Jackson Airport. The Fayetteville County Old Jail Renovation Project will consist of the refurbishment and renovation of the existing old Fayette County Jail block, a two story, 19,715 square foot facility comprising 7 housing units with day rooms and cells, an exercise yard and a central control tower.

The old jail was built in the early 1980's and has not been used since 2003 when the new jail was completed. The old Jail is also known as Block C as it adjoined to Blocks A & B which house the Sherriff's department staff. There is currently a corridor between the old and new jail.

The project is located on Johnson Avenue in Fayetteville, GA 30214.

STATEMENT OF NEED

Fayette County Board of Commissioners and Fayette County Sheriff's department want to renovate the old jail facilities in the most economical fashion. The aim is to have the additional housing units in use to provide better classification of inmates. It will be linked to the current jail and will be operated as a single unit. The project anticipation start date is Q1 2015 with a completion date around Q3 2015.

CONTRACT INFORMATION

SECTION I – INTERESTED PARTIES

Interested parties are asked read and understand the requirements of the project before submitting a proposal. All questions and inquiries concerning this request for proposals or the specifications shall be addressed in writing to Tim Symonds of Gleeds at tim.symonds@gleedsusa.com. The PM will respond in writing to all Respondents via electronic correspondence.

SECTION II – SELECTION PROCESS

This RFP is the first step in a multi-step selection process. The selected firms will be asked to respond to a Request for Proposal (RFP) package. As part of the RFP, the short listed firms will be asked to provide a detailed breakdown of its General Conditions and fee %, along with its project approach plan, the details of its project team and identifying key sub-contractors for major work packages.

The tentative selection schedule is as follows:

TENTATIVE SELECTION SCHEDULE	DATE
• Issue of Request for Proposal	9/24/14
• Return of Request for Proposal	10/28/14
• Notification of interview shortlist	11/03/14
• Interviews	Week of 11/10/14
• Negotiation and clarifying scope of work	Week of 11/17/14
• Award of contract	Board of Commissioners meeting 12/11/14

SECTION III - CONTRACT INFORMATION

Project Delivery

The proposed contract will be the AIA A107 form of contract and a draft copy the proposed contract will be issued as an addendum to this document. It will be cost of work plus the contractor's fee with G.M.P. The contract will be open book. The Owner will also employ the services of a Project Manager and a Design Professional in addition to the services of a GC. Construction will commence after the pricing and agreement of a GMP after the release of the design documents. The GC shall select all construction subcontracts by competitive selection using cost and other factors. The contract will have liquidated damages. All savings, including unused contingency, will be returned to the Owner. The successful GC will be required to work collaboratively with the Owner's consultants. In particular, there should be a focus on how to carry out safe and efficient construction practices whilst maintaining the operations and day to day running of the Jail.

Project Budget

The preliminary budget or construction cost of the project is estimated at approximately \$1,000,000.

Project Schedule

Construction on this project is anticipated to start in Q1 of 2015 and be completed Q2/Q3 of 2015.

SECTION IV – PROJECT EXECUTION PLAN**Management Plan**

With regard to your firm's expected role as GC in the project, please provide:

1. A statement of your understanding of the role of GC.
2. Your anticipated level of management responsibility and accountability for project concerns.
3. Describe your process for efficiently resolving issues and maintaining the project commitments while working collaboratively with the Project manager, Architect, Sheriff & Jail staff, and other stakeholders as applicable.
4. Provide detailed procedures for routine solving of complex project issues without compromising your team commitments.
5. Provide your proposed methods and plans of Sub-Contractors communication.
6. Provide your detailed cost management & change order management plan for controlling costs on this project within the agreed price during construction.
7. Provide your procurement and workforce plan including details on your preferred key sub-contractors for the following packages:
 - Roofing
 - Drywall
 - Flooring
 - Fire protection
 - HVAC
 - Plumbing
 - Electrical
 - Security installations
8. Provide your detailed project schedule for this project during construction. Describe systems and procedures your firm uses to manage the project schedule. Describe alternatives that may be explored to shorten the schedule.
9. Provide your closeout management plan for this project. Describe your systems and procedures for your closeout plan.
10. Provide your quality assurance plan for this project. Describe your firm's approach for validating compliance with the construction documents. Explain your process for ensuring quality workmanship.

11. Provide your safety and site logistics plan for this project. Describe your plan for working around existing jail operations, how security will be addressed and for site access.
12. Provide your accident incident rate for the past three (3) years, using the following formula:
$$\text{Incident Rate} = \# \text{ of Injuries} \times (200,000) / \# \text{ Total Man Hours}$$
13. Provide your detailed plan for applying any services not specifically mentioned herein. Explain the relevance of these services to this project and how they benefit the project.

SECTION V – SUBMITTAL OF PROJECT PROPOSALS AND FEE PROPOSALS.

Project Proposals

General Contractor Team Proposal responses should be limited to twenty (20) double-sided pages or less using a minimum of an 11-point font. Any exhibits or other enclosure information called for may be included in an appendix and will not count towards the page limit.

RFP submittals will be received until 3:00PM EST on Tuesday October 28th 2014. No submittals will be accepted after the time stipulated above. *Please refer to the submission of offer's section in the General Terms and Conditions for the submission format.*

Responses must include the following information, in the order shown.

1. **Cover page:** Include the Request for Proposals number and title.
2. **Required Documents:** Company Information on form provided, Contractor Affidavit, Bid Bond, Insurance Certificates, referrals, and the completed RFP, including the Fee Proposal Sheet.
3. **Table of Contents**
4. **Company History and Experience / Project Team:** Provide a brief overview of your company, including the number of years in business, background, and history. Include the firm's experience in providing services such as those described in this RFP. Provide an organization chart of key team members to be assigned to this project.
5. **Statement of Qualifications:** Provide a brief overview of your company, including its size, background, and history. Include a list of company officers. Identify any credential, licenses, or other qualifications related to the work described in this Request for Proposals.
6. **Project Team:** Provide individual resumes for key team members, including their qualifications, education levels, certifications, and other relevant information.
7. **Project Approach:** Project execution plan as described in the section IV above.
8. **Relevant Experience:** Provide a representative list of projects that your company has done that are similar to the work described herein. Include at least two projects within the State of Georgia that were completed at least five years ago. For each project, include a brief description of the work performed and the date the job was completed.

9. **References:** Provide a minimum of three references on the form included in the Request for Proposals.
10. **Fee Proposal:** Complete the fee proposal for the General Conditions and fee %.
11. **Financial Stability:** Provide your most recent audited financial statement as reported by an independent auditing firm. Fayette County reserves the right to require additionally that the responder provide an annual operating statement, income tax form, or other reasonably comprehensive evidence of financial condition, if needed.

EVALUATION CRITERIA

A. EVALUATION CRITERIA

The Fayette County Purchasing Department is the facilitator for issuing this RFP. All communications during procurement shall be through the Purchasing agent.

Contract award will be made through a series of four steps: 1) proposal evaluation and identification of "short list"; 2) interviews with short-listed vendors; 3) final ranking; and 4) fee negotiations with top-rated proposal. These steps are discussed in more detail below.

1. Proposal Evaluation

An evaluation committee will review and rank the technical merit portion of proposals based on the factors listed below. The relative weight for each evaluation factor is indicated (the maximum value is 100). These factors will be evaluated against the requirements (shall) and desires (should) described in the Scope section of this RFP, or as noted below. The points earned for technical merit will comprise 80% of your evaluation score.

PROJECT EXECUTION PLAN	(maximum 40 points)
COMPANY HISTORY & EXPERIENCE	(maximum 20 points)
PROJECT TEAM MEMBERS	(maximum 20 points)
PROPOSAL PRESENTATION	(maximum 15 points)
IMPLEMENTATION SCHEDULE	(maximum 5 points)

Prices of optional products or services offered beyond those specified in this Proposal will not be used in the price comparison and scoring, so that additional offerings do not work against any vendor.

2. Interviews

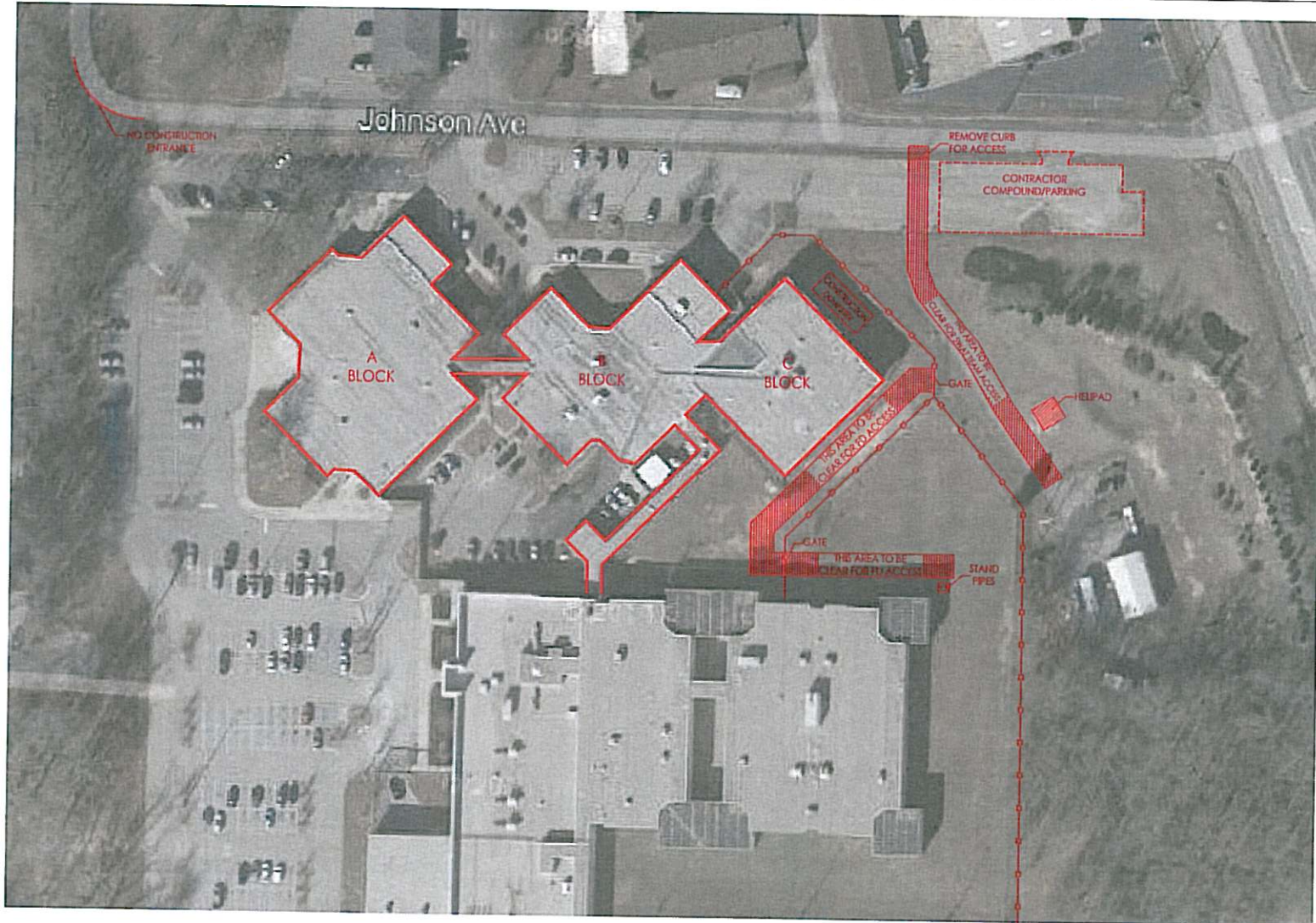
Short-listed vendors will be invited to make a face-to-face presentation to Fayette County. At this time they can provide a presentation of their Company and discuss their Project Execution Plan to Fayette County. A question and answer will follow the presentation.

3. Final Ranking

Upon completion of the interviews, the review committee will rank the short-listed proposals based on a combination of the evaluation scores and presentations. The top-ranked proposal will be recommended for contract award, pending successful negotiations.

4. Discussions, Negotiations, Revisions

At this stage, the county may conduct any final discussions, negotiations, or proposal revisions with the top-ranking company(s).



1 SITE LAYOUT
SCALE: NOT TO SCALE

DEMOLITION LEGEND

	AREA TO REMAIN CLEAR
	FENCE
	CONTRACTOR COMPOUND



KAOD
K.A. O'Leary Design, Inc.
14 East Washington Street
Newport, Georgia 31508
Telephone (770) 842-9170
Fax (770) 842-9172
E-Mail info@kaod.com
Web Site www.kaod.com

PRINTED:

DATE	COMMENTS
02/21/11	FOR REVIEW



FAYETTE CO. JAIL
RENOVATION

145 JOHNSON AVE
FAYETTEVILLE, GEORGIA

Prepared for
FAYETTE CO.
SHERIFF'S OFFICE

COMMISSION NO.	13310 00
SHEET TITLE	SITE LAYOUT
SHEET NO.	

G003

NOT ISSUED FOR CONSTRUCTION

**ATTACHMENT A –
FEE PROPOSAL**

General Conditions

Should Fayette County authorize the General Contractor to proceed with the construction of the project, the fixed General Conditions (construction overhead costs) is inclusive of all direct and incidental expenses including, but not limited to, travel, sustenance, reproduction, salaries, wages, home and field office expenses, and those costs listed in the proposed General Contractor Agreement. The fixed amount for construction overhead costs is the maximum amount the Owner shall be liable to the General Contractor for overhead costs.

General Conditions - Construction Overhead Cost (From Attachment B)	\$
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General Contractors' Fee

If authorized by the Owner to proceed with the construction, the General Contractor will execute the work and be reimbursed for the actual costs as defined in the proposed General Contractor Agreement, documented overhead costs, not to exceed the amount proposed above, and a General Contractor fee. The fee shall be submitted as a percentage of the actual construction costs including General Conditions.

General Contractor's Fee:	%
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Overhead & Profit Mark-Ups for Change orders

The percentages for Overhead & Profit to be used in calculating Change Order Sums throughout the life of the project shall not exceed the percentages listed below for each mentioned category. Said percentages shall be applied to the net cost of the Changed Work (Changed Work is defined as the difference between the original cost of work and the revised cost of work)

Allowable Mark-up for Self Performed Work:	%
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The above represents the percentages to which the GC is entitled on Change Work items that are self-performed by the GC, with forces that are directly employed by the GC. No additional mark-ups other than the one stipulated here will be allowed on the part of the GC for self-performed Change Work.

Allowable Mark-up for Subcontractor Performed Work:	%
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The above represents the percentage to which the GC is entitled on Change Work items that are performed by a Subcontractor of the GC, with forces that are directly employed by the Subcontractor. No additional mark-ups other than the one stipulated here will be allowed on the part of the GC for Change Work performed by a Subcontractor.

Allowable Mark-up for Subcontractors Directly Engaged on the Project:	%
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The above represents the percentage to which a Subcontractor is entitled on Change Work items that are performed by the Subcontractor, with forces that are directly employed by the Subcontractor. No additional mark-ups other than the one stipulated here will be allowed on the part of the Subcontractor for work performed by the Subcontractor. The above percentage also applies to Change Work items performed by lower tier Subcontractors to the Prime Subcontractor.

The above percentages shall be applied to the net allowable costs, if any, as limited and defined in this section. If the net difference between allowable costs and credits to the Owner results in a decrease in the Owner's cost, the amount of the credit allowed to the Owner shall be the net decrease without any allowance for Overhead & Profit.

ATTACHMENT B - GENERAL CONDITIONS COST BREAKDOWN

Fayette County Old Jail Renovation – Fayetteville, Georgia

	Description	Qty	Unit	Start-up cost	Running cost	Demobilize cost	Total
	Site Supervision & Management:						
1	Senior Project Mgr.		mos				\$
2	Project Mgr.		mos				\$
3	Project Supt.		mos				\$
4	Asst. Project Supt.		mos				\$
5	Area Supt.		mos				\$
6	Secretary		mos				\$
7	Project Engineer		mos				\$
8	Engineer or Eng. Company		mos				\$
9	Cost Control		mos				\$

	Description	Qty	Unit	Start-up cost	Running cost	Demobilize cost	Total
10	Safety Engineer		mos				\$
11	Scheduling		mos				\$
12	Purchasing		mos				\$
13	Project Accountant		mos				\$
	Subtotal						\$

	Site Office Expense:						
14	Job Office Trailer Rent		mos				\$
15	Office Jobsite Build Out		ls				\$
16	Office Jobsite Set-up		ls				\$

17	Temp. Const. Trailer/Storage		ea				\$
18	Office Furniture		ls				\$
19	Office Machines/Equip.		mos				\$
20	Copy Machines/Maintenance		mos				\$
21	Office Supplies		mos				\$
22	Janitor/San. Supplies		mos				\$
23	Postage & Shipping		mos				\$
24	First Aid/Med. Treat.		mos				\$
25	Telephone System		ls				\$
26	Phone Installation		ls				\$
27	Phone Charges		mos				\$
28	Phone Charges-Long Dist.		mos				\$

29	Radio Communications		ea				\$
30	Radio Maintenance		ls				\$
31	Computer-PCS		mos				\$
32	Computers		mos				\$
33	Software		allow				\$
34	MIS Charges		mos				\$
35	Temp. Electric-Office		mos				\$
36	Security-Office		mos				\$
37	Water - Field Office		mos				\$
	Subtotal						\$

Safety & Security:							
38	Safety Incentives		ls				\$
39	Watchman/Guard Ser.		ls				\$
40	Traffic Control		ls				\$
41	Safety Equipment		ls				\$
42	Rainwear/Hardhats, etc.		ls				\$
43	Drug Testing		ea				\$
44	Criminal Background checks		ea				\$
45	Project identification badges		ea				\$
	Subtotal						\$

	Bonds & Insurance:						
45	Perform. & Payment Bonds		mos				\$
46	Workers Comp. Insurance		mos				\$
47	Liability Insurances		mos				\$
48	Fed. & State Unemployment		mos				\$
49	FICA		mos				\$
50	Builders Risk Insurance		mos				\$
	Subtotal						\$0

	Miscellaneous						
51	Off-Site Parking		mos				\$
52	Ceremony Expense		ls				\$

53	Vehicle for On-Site Project Manager		mos				\$
54	Vehicle for On-Site Superintendent		mos				\$
55	Vehicle Repairs/Maintenance		ls				\$
56	Water - Coolers		mos				\$
57	Water Barrels		mos				\$
58	Ice Machine		mos				\$
59	Ice and/or Cups		ls				\$
60	Temporary Toilets Install		ea				\$
61	Temporary Toilets		mos				\$
62	Cold Weather Protection		ls				\$
63	Temp. Heat for Bldg.		ls				\$

64	Job Signs		ea				\$
65	Progress Photos		ea				\$
66	Extra Plans & Specs.		ea				\$
67	Blueprint/Photostat.		allow				\$
68	Temp. Electric -Building		mos				\$
69	Building Permit		ls				\$
70	Plan Check Fees		ls				\$
	Subtotal						\$
TOTAL ALL CONSTRUCTION OVERHEAD COSTS:							\$

ATTACHMENT C - PROJECT COST MATRIX

The spaces marked with an "X" below indicate where the Owner wishes to allocate costs for the project. Please follow this as a guide in preparing your cost proposal for the project.

Fayette County Old Jail Renovation

Fayetteville, Ga

I. Site Supervision & Management:	Construction Fee	General Conditions	Cost of Work	By Others
Project Executive	X			
Corporate Executives	X			
Legal Services	X			
Senior Project Mgr.		X		
Project Mgr.		X		
Project Supt.		X		
Asst. Project Supt.		X		
Area Supt.		X		
Secretary		X		
Project Engineer		X		
Engineer or Eng. Company		X		
Cost Control		X		

Safety Engineer		X		
Scheduling		X		
Purchasing		X		
Project Accountant		X		
Rodman			X	

II. Site Office Expense:	Construction Fee	General Conditions	Cost of Work	By Others
Job Office Trailer Rent		X		
Office Jobsite Build Out		X		
Office Jobsite Set-up		X		
Temp. Const. Trailer/Storage		X		
Office Furniture		X		
Office Machines/Equip.		X		
Copy Machines/Maintenance		X		
Office Supplies		X		
Janitor/San. Supplies		X		

Postage & Shipping		X		
First Aid/Med. Treat.		X		
Telephone System		X		
Phone Installation		X		
Phone Charges		X		
Phone Charges-Long Dist.		X		
Radio Communications		X		
Radio Maintenance		X		
Computer-PCS		X		
Computers		X		
Software		X		
MIS Charges		X		
Temp. Electric-Office		X		
Security-Office		X		
Water - Field Office		X		

III. Safety & Security:	Construction Fee	General Conditions	Cost of Work	By Others
Safety Incentives		X		
Watchman/Guard Ser.		X		
Traffic Control		X		
Safety Equipment		X		
Rainwear/Hardhats, etc.		X		
Drug Testing		X		
Fences & Gates		X		
Fire Protection, Extinguishers, Barrels		X		
Covered Walkways			X	
Roadway Maintenance		X		
Sidewalk Barricades		X		
Safety Railings		X		
Opening Closures		X		
Weather Protection		X		
Ladders & Stairs		X		

IV. Cleaning:	Construction Fee	General Conditions	Cost of Work	By Others
Trash Bin Rent/Haul		X		
Trash Chutes/Hoppers		X		
Dump Fees/Hauling		X		
Dust Barricades		X		
Daily Cleaning		X		
Final Cleanup-Building		X		
Window/Skylight Cleaning		X		

V. General Equipment:	Construction Fee	General Conditions	Cost of Work	By Others
Small Tools/Expendables		X		
Survey Equipment		X		
Hoist/Operator		X		
Hoist Service		X		
Erect/Dismantle Hoist		X		
Temp. Elev. & Operator		X		

Rapair Cab/Temp. Elev.		X		
Protect Perm. Elevator		X		
Fuel/Oil/Grease		X		
Forklift Rental		X		
Contractor Equipment License		X		
Contractor Equipment Permits		X		
Tower Crane Service			X	
Erect/Dismantle Crane			X	
Crane Rental/Operator			X	
Construction Equipment			X	

VI. Bonds & Insurance:	Construction Fee	General Conditions	Cost of Work	By Others
Perform. & Payment Bonds		X		
Workers Comp. Insurance		X		
Liability Insurance: Auto		X		
Fed. & State Unemployment		X		
FICA		X		
Builders Risk Insurance		X		

Corporate Executives	X			

VII. Miscellaneous:	Construction Fee	General Conditions	Cost of Work	By Others
CM General Overhead Cost	X			
CM Profit Margin	X			
Costs Over GMP	X			
Project Staff Living Expenses	X			
Executive Travel	X			
Air Fare	X			
Car Rental	X			
Hotel	X			
Meals	X			
Project Staff Moving Expenses	X			
Warranty Work	X			
Off-Site Parking		X		
Ceremony Expense		X		

Vehicle for On-Site Project Manager		X		
Vehicle for On-Site Superintendent		X		
Vehicle Repairs/Maintenance		X		
Water - Coolers		X		
Water Barrels		X		
Ice Machine		X		
Ice and/or Cups		X		
Temporary Toilets Install		X		
Temporary Toilets		X		
Cold Weather Protection		X		
Temp. Heat for Bldg.		X		
Job Signs		X		
Progress Photos		X		
Extra Plans & Specs.		X		
Blueprint/Photostat.		X		
Temp. Electric -Building		X		
Building Permit		X		

Plan Check Fees		X		
Temporary Roads			X	
Project Taxes			X	
Moving Coordination & Costs for Project			X	
Materials Incorporated Into the Building			X	
Corrective Work			X	
Punchlist Work			X	
Advertising for Bids			X	
Soils Testing & Investigation				X
Construction Materials Testing				X
Special Inspections				X
Water Connection Fees				X
Sanitary Connection Fees				X
Storm Connection Fees				X
Gas Service Fees				X
Power Service Fees				X
Impact Fee				X

RESPONDENTS'S QUALIFICATION SHEET – PROPOSAL #P915

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 preferred.

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 INFORMATION

Company _____

Physical Address of Business _____

Mailing Address (If Different) _____

Authorized Representative _____

(Print or Type)

Authorized Representative _____

(Signature)

Title _____

Email Address: _____

Telephone Number: _____ Fax Number: _____

Cellular Number: _____