

15 March 2017

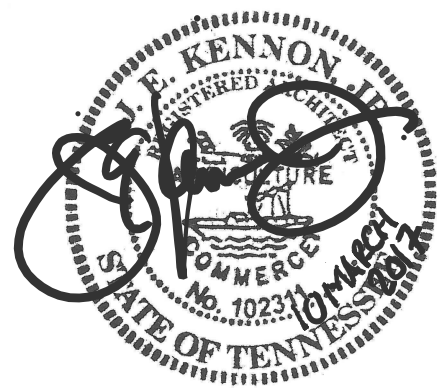
Marshall County Courthouse

Holding Room Renovation

Courthouse Square | Lewisburg, Tennessee

Contract Documents

Architect's Project Number 1319.01



SUMMARY

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Drawings

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 - g01 – general/ code
 - g02 – specifications
 - a01 – base work
 - a02 – alternate work
 - a03 – details
 - a04 – perspectives
-

Contact

John Hadley
kennon | calhoun Workshop
700 Melpark Drive
Nashville, TN 37204
P. (615) 750-3137
E. jhadlley@thearchitectworkshop.net

Bid

Base Bid
Courthouse Holding Room Renovation

Alternates
Alternate holding room layout – refer to a02

END OF SECTION

15 March 2017

Page 3 of 7

INVITATION TO BID

Marshall County is soliciting bids for the renovation of the holding room in the Marshall County Courthouse in Lewisburg, TN for the following scope of work.

Sealed bids will be received until 2:00pm, 06 April 2017 at the Marshall County Budget Director's office:

Marshall County Budget Office
2205 Courthouse Annex
Lewisburg, TN 37091

Bidding Documents will be available electronically after 8 am, 15 March 2017. Request by email at [bidding@thearchitectworkshop.net](mailto: bidding@thearchitectworkshop.net)

Scope of work consists of the renovation of the existing courthouse holding room and the addition of a consultation space immediately adjacent to the holding room. Refer to the contract drawings for more information. Work shall be performed in a manner as to minimize disruption to the court's schedule. Specific terms shall be negotiated upon review of the bids.

Questions may be submitted to the Architect via email at [bidding@thearchitectworkshop.net](mailto: bidding@thearchitectworkshop.net) until 5:30pm, 31 March 2017. Questions received after this date and time will not be considered.

Potential bidders to contact the Architect to schedule a walk-through if desired by email at [bidding@thearchitectworkshop.net](mailto: bidding@thearchitectworkshop.net)

Title VI of the Civil Rights Act of 1964:

All interested parties, without regard to race, color or national origin, shall be afforded the opportunity to bid and shall receive equal consideration. Title VI states "No person in the United States shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program activity receiving Federal financial assistance." Marshall County is often the beneficiary of Federal financial assistance in the areas of education, health care and social services, public transportation, and parks and recreation. Marshall County strives to protect individuals' civil rights through active compliance with the requirements of Title VI. Any questions, concerns or complaints related to Title VI should be directed to the Marshall County Budget Director, who will review and forward all materials to the Title VI Coordinator. Please assist us with our compliance efforts by completing the optional statistical information requested on the Bid Form provided.

END OF SECTION

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BID FORM

Date of Bid Opening: 2:00pm Local Time, 06 April 2017

TO: Marshall County Tennessee

FROM: Company Providing Bid

RE: Marshall County Courthouse Holding Room Renovation
Lewisburg, TN

Notice is hereby given that the Marshall County Budget Director requests bids for the above product/service. A complete set of Bid Specifications and Bid Forms are attached. **BIDDERS ARE CAUTIONED TO READ THIS DOCUMENT CAREFULLY.** The bid will be evaluated by the Marshall County Budget Director. If you have any questions concerning the bids, please contact John Hadley at (615) 750-3137.

Bid forms must be completed in ink or typed, signed in ink, and free from alterations. **Please mark the outside of the sealed envelope "MARSHALL COUNTY COURTHOUSE HOLDING ROOM RENOVATION"** Failure to comply may result in rejection of your entire bid. Bids will not be accepted after above opening time. ***FAXED BIDS WILL NOT BE ACCEPTED.***

Selected vendor after award but prior to start-up will put up a performance bond of 100% of the amount of the successful bid.

ACCEPTANCE AGREEMENT

The undersigned agrees to comply with all provisions as stated in the Bid Specifications of the Budget Director, Marshall County, if awarded the bid. I (we) hereby certify that if the contract is awarded to our firm that the director, purchasing agent, members of the County Legislative Body, or other officials, or employees are not financially interested or have any personal beneficial interest either directly or indirectly in the purchase of supplies, materials or equipment for the County, and we will not give or offer the director or purchasing agent or assistant or employee any rebate, gift, or otherwise, any money or other things of value, whatsoever, or any promise, obligation, or contract for future reward or compensation.

The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the Work at the place where the Work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the Work within the agreed upon schedule after notice to proceed and in strict accordance with the proposed Contract Documents, including furnishing any and all labor and materials, and to do all of the work required to construct and complete said Work in accordance with the Contract Documents, for the following sum of money:

BASE BID:

All labor, materials, services, and equipment necessary for completion of the Work shown on the bidding documents:

_____ Dollars (\$))

15 March 2017

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ALTERNATE:

Alternate layout of holding room.

If the Owner elects to proceed with Alternate, add the sum of:

_____ Dollars (\$ _____)

I understand that the Owner reserves the right to reject this Bid, but that this Bid shall remain open and not be withdrawn for a period of 20 days from the date prescribed for its receiving.

The Bidder, if awarded a contract, hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed from the Owner and to fully complete the project within the agreed upon schedule thereafter

The names of all persons interested in the foregoing Bid as principals are:

_____ licensed in accordance with an act for the registration of contractors,

and with license number _____ in the State of Tennessee

SIGN HERE:

Signature of Bidder

NOTE: If Bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business Address:

Telephone number:

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a join bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to T.C.A § 12-12-106.

Optional Title VI Information for Bidder			
Sex:	Male: _____	Female: _____	Other: _____
Race:	White Non-Hispanic: _____	Hispanic: _____	Black Non-Hispanic: _____
	American Indian: _____	Asian: _____	Other: _____

END OF BID FORM

CONTRACT

Contract

The Owner/Contractor contract will be A.I.A. Document A105 2007 Owner-Contractor Agreement - Small Projects Edition as printed by American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C., 20006.

General Conditions

The General Conditions of the Contract for Construction, A.I.A. Document A201 2007 Edition as printed by American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C., 20006, are on the following pages.

END OF SECTION

INSURANCE REQUIREMENTS

CONTRACTOR'S LIABILITY INSURANCE

Add the following Paragraph .5 to Subparagraph 11.1. in the General Conditions of the Contract for Construction, AIA Document A201, 2007 Edition.

The insurance required by Subparagraph 11.1 shall be written for not less than the following limits or as required by law:

1. Worker's Compensation and Employers Liability
 - a. Workers compensation \$1,000,000
 - b. Employers Liability \$1,000,000 each occurrence
2. Comprehensive Automobile Liability (all owned, hired and non-owned):
 - a. Bodily Injury \$3,000,000 each person
 - b. Property damage \$3,000,000 each aggregate
 - c. Combined single limit \$3,000,000 each occurrence
3. Comprehensive General Liability:
 - a. Bodily Injury: \$3,000,000 each occurrence; \$3,000,000 each aggregate
 - b. Property Damage: \$3,000,000 Each Occurrence; \$3,000,000 each aggregate
 - c. Combined Single Limit: \$3,000,000
4. Premises and Operations Liability: Same limits as for Comprehensive General Liability as shown above.
5. Products and Completed Operations Liability: Same limits as for Comprehensive General Liability as shown above.
6. Broad Form Contractual Liability: Same limits as for Comprehensive General Liability as shown above.
7. Builders Risk: Total Construction Contract Amount

END OF SECTION

Marshall County Courthouse Holding Room Renovation
Courthouse Square
Lewisburg, Tennessee, 37091

Exhibit A: TITLE VI CONTRACTOR POLICY

It is the policy of Marshall County Government not to discriminate on the basis of race, color, national origin, age, sex or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, services and activities. With regard to all aspects of this contract, contractor certifies and warrants it will comply with this policy as follows:

- (1) Nondiscrimination: The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, age, sex or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in prohibited discrimination.
- (2) Solicitations for Subcontracts, Including Procurement for Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, age, sex or disability.
- (3) Information and Reports: The contractor agrees to compile data, maintain records, and submit reports as required to permit effective enforcement of Title VI, and permit authorized Marshall County Government personnel during normal working hours to review such records, books, and accounts as needed to ascertain compliance with Title VI. If there are any violations of this assurance, MARSHALL County Government shall have the right to seek administrative and/or judicial enforcement of this assurance.
- (4) Sanctions for Noncompliance: In the event of the contractor's noncompliance with nondiscrimination provisions of this contract, Marshall County Government shall:
 - (a) Withhold payments to the contractor under the contract until the contractor complies; and/or
 - (b) Cancel, terminate, or suspend the contract, in whole or in part

- (5) Incorporation of Provisions: The contractor shall include the above provisions in every subcontract, including procurements of materials and leases of equipment.

Any questions regarding Title VI or any person who believes he or she has been discriminated against should contact:

Malinda White
Marshall County Government Title VI Coordinator
2205 Courthouse Annex
Lewisburg, TN 37091
Phone (931) 375-2300

Dated _____

(Signature of Contractor / Vendor)

Address _____

Marshall County Courthouse Holding Room Renovation

Courthouse Square

Lewisburg, Tennessee, 37091

Exhibit B: IRAN DIVESTMENT ACT

“By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not a person included within the list created pursuant to T.C.A. §12 – 12 – 106.”

Date _____

Company _____

Title _____

Signature _____

Marshall County Courthouse

holding room renovation

Courthouse Square
Lewisburg, TN 37091

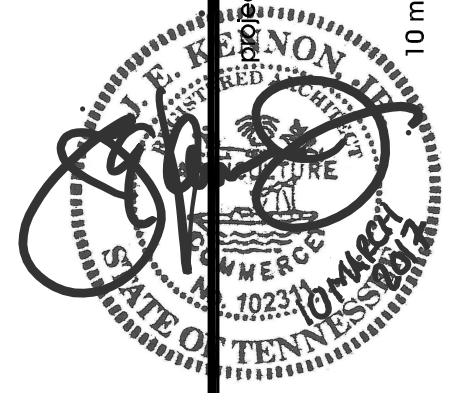
**marshall county
courthouse**

Courthouse Square
Lewisburg, TN 37091

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project number
1319.01

10 march 2017



Contract Documents
10 March 2017

Project Team

architect:

kennon | calhoun WORKSHOP
700 Melpark
Nashville, TN 37204
615.750.3137

contact: James Kennon

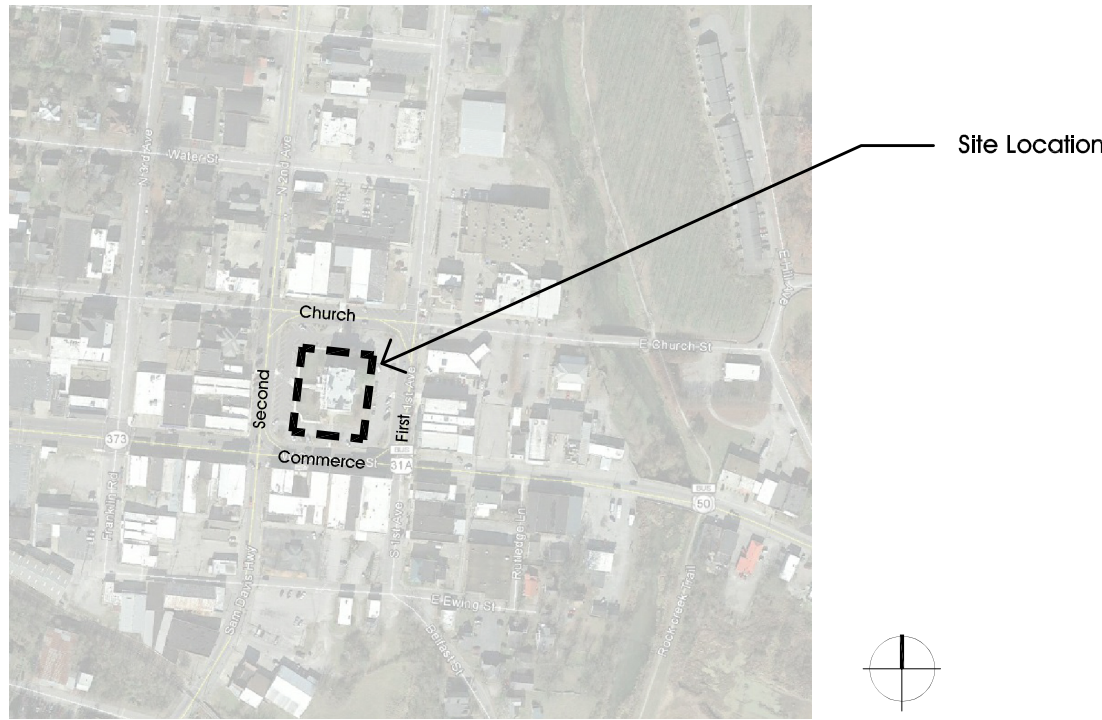
Applicable Codes

2012 International Building Code
 2012 International Plumbing Code
 2012 International Fire Code
 2009 International Energy Conservation Code
 2012 Fuel Gas Code
 2008 National Electric Code
 ICC A117.1 - 2009 Accessible and Usable Buildings and Facilities

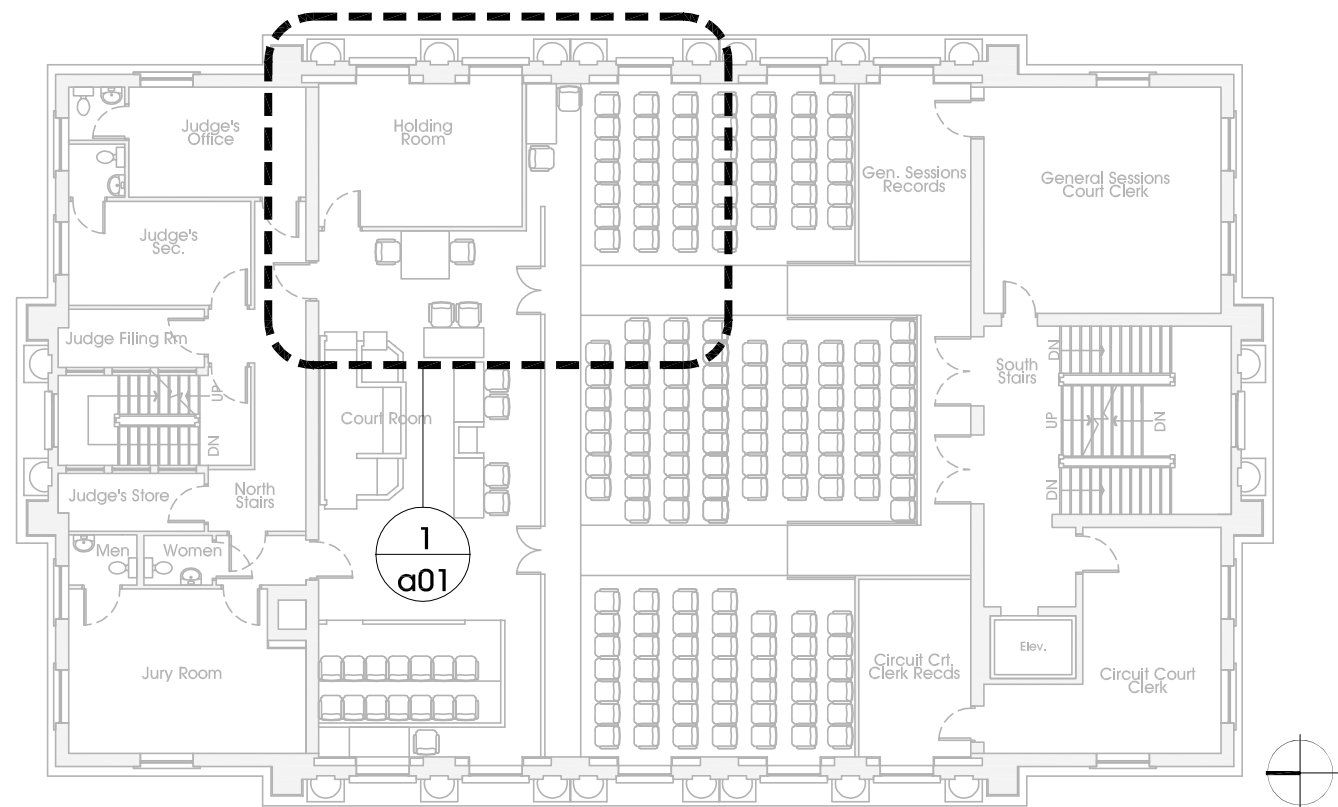
Abbreviations

ofol..... owner furnished, owner installed
 ofcl..... owner furnished, contractor installed
 cfcl..... contractor furnished, contractor installed
 u.o.n..... unless otherwise noted
 aff..... above finish floor
 cl..... center line
 nts..... not to scale
 ptd..... painted

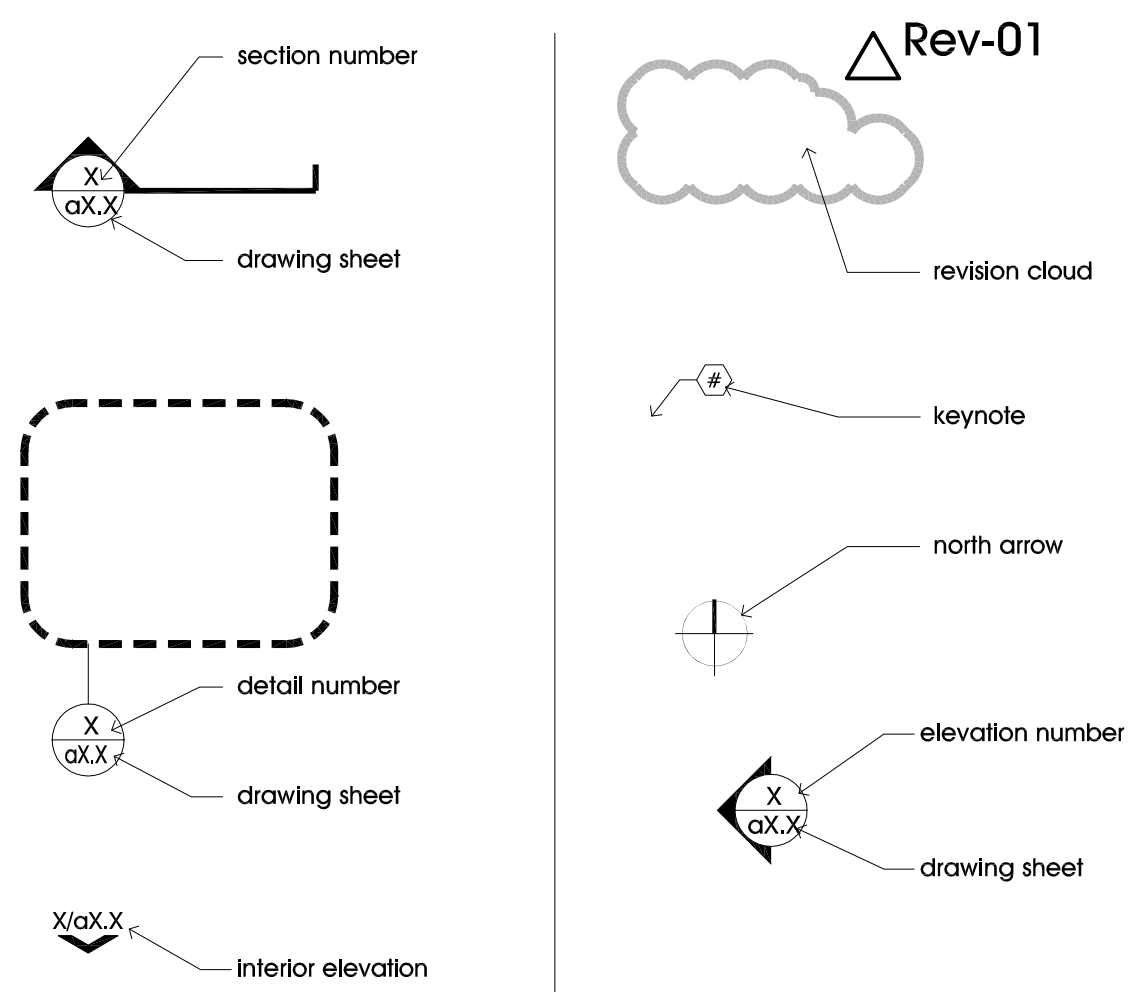
Vicinity Map



Existing Plan



Symbols Legend



Materials Legend

Walls/Ceilings	
Acoustic Panels	Manf: Tectum, Fabri-Touch Acoustic Panel, color: tbd
FRP	Manf: Marlite, Standard FRP, color: tbd
Wall Paint	Manf: Sherwin Williams, color: tbd, finish: eggshell, no-voc
Flooring	
Carpet	match existing finish & profile
Vinyl Flooring	Manf: Johnsonite, Azrock, standard VCT, color: tbd
Base	
Rubber Base	Manf: Johnsonite, color: 40 black, 4"H 120' rollgoods
Wood Base	match existing finish & profile
Millwork	
Linoleum	Manf: Johnsonite, veneto, color: tbd
Wood/Veneer	Species: Red Oak, Existing



Notes

general

1. The "general conditions of the contract for construction", AIA document A201, 2007 edition, published by the American institute of architects and except as modified by the architect's "supplementary conditions", are the conditions on which contracts for this work shall be based.
2. This document is provided for basic construction purposes only. The architect does not warrant any material, equipment, hardware, etc. whether implied or explicitly called out on drawings.
3. Job site safety is the sole responsibility of the contractor.
4. The contractor shall review and coordinate the scheduling of all construction with the architect and submit a detailed construction schedule prior to doing work.
5. All general notes apply to the scope of this total project, regardless of whether or not they are keyed on every sheet to a specific detail.
6. The general contractor shall ensure that all construction meets or exceeds applicable codes and standard practices, including all federal, state and local building and accessibility requirements and regulations. The contractor shall be responsible for any violation of the same and shall make all work acceptable to the public department involved without extra charge.
7. The contractor shall verify dimensions and site conditions before starting work. The architect shall be notified of any discrepancy. Contractor shall include items not noted in these documents yet are required to complete the scope of work in the contractor's lump sum price.
8. All items depicted graphically, whether noted or not, are part of the contractor's scope of work and shall be provided at no extra charge.
9. All permits (occupancy, electrical, plumbing, and all others) required by state and local codes, except those acquired by subcontractors, are to be secured by the general contractor. Provide copies to the architect without extra charge. All permits acquired by subcontractors shall be submitted to the general contractor for record.
10. Each trade shall verify all requirements pertaining to work performed in the project and obtain any required permits. All subcontractors shall direct questions, changes or requests through the general contractor. The general contractor shall submit all requests, changes or questions to the architect.
11. The general contractor shall confirm that the layout of the space can be accomplished as designed. The architect must be notified of any problems with proposed wall locations after the chalk lines are in place and before the metal tracks are fastened in order to make appropriate decisions or any necessary adjustments.
12. If unanticipated mechanical, plumbing, electrical, structural elements or any other conditions are encountered which might conflict with the intended function, contact the architect immediately for clarifications.
13. The general contractor shall take adequate precautions to protect building occupants, materials and existing finishes throughout all phases of construction. Noise, security and dust barriers between construction area and areas which are public or otherwise occupied shall be maintained by the general contractor.
14. For the entire length of contract work, contractor shall provide and maintain all exits, exit lighting, fire protection devices and alarms to conform to local building code requirements.
15. Provide "cutting and patching" into existing construction for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition. Do not cut and patch work exposed on the building's exterior or its occupied spaces in a manner which would, in the architect's opinion, result in lessening the building's aesthetic qualities. Do not cut and patch work in a manner that would result in substantial visual evidence of cut and patch work. Remove and replace work judged by the architect to be cut and patched in a visually unsatisfactory manner without extra charge.
16. The contractor shall promptly remedy any damage and/or loss to property (all materials and equipment incorporated in the work described herein) caused in whole or in part by the contractor, a subcontractor, or anyone directly or indirectly employed by any of them.
17. Provide all submittals for architect's review.

mechanical, plumbing, & electrical

1. The contractor shall coordinate the architectural, structural, mechanical, electrical, and plumbing construction documents with the various contractors and subcontractors involved.
2. Provide chases for mechanical ductwork as required. See mechanical, plumbing and electrical drawings.
3. All piping above grade and inside the building shown on these drawings shall be installed in areas where it will be concealed. The contractor shall coordinate with other trades to provide furring for piping installed in finish areas.
4. For electrical boxes located on opposite sides of walls, provide a minimum horizontal separation of one stud spacing.
5. Groups of receptacles shall be mounted with a 1 1/2" minimum distance between them.
6. All devices & cover plates to be white, unless noted otherwise. Submit sample to architect for review. Dedicated outlets shall have gray devices.
7. When graphically depicted in similar locations, align outlets, thermostats, and/or fire protection devices vertically. Outlets graphically depicted to be centered in a particular wall, should be measured in the field and located in the center of the wall, unless noted otherwise.
8. When making saw cuts or trenching concrete to run electrical power or data to furnishings, fill in and patch slab around area removed and around electrical boxes. Coordinate with engineering drawings.
9. Contractor to verify and provide all electrical requirements for all o.f.o.i. and c.f.c.i. equipment and appliances, including but not limited to coffee makers, microwaves, refrigerator, copiers, fax machines, printers, etc.
10. Contractor to coordinate with owner final locations and electrical requirements of owner furnished equipment and furniture.

interior architectural woodwork / millwork notes

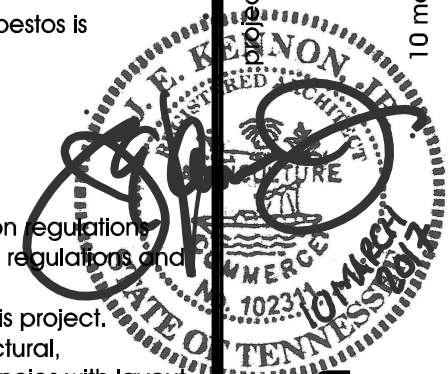
1. Submit shop drawings to the architect for review showing location of each item, dimensioned plans and elevations, large scale details, attachment devices, grommets and other components.
2. All plastic laminate grade millwork to meet awi custom grade construction methods and standards.
3. Grommets shall be provided at all millwork location that include knee space. Provide one (1) 3" grommet for every four (4) lineal feet of countertop, u.o.n.

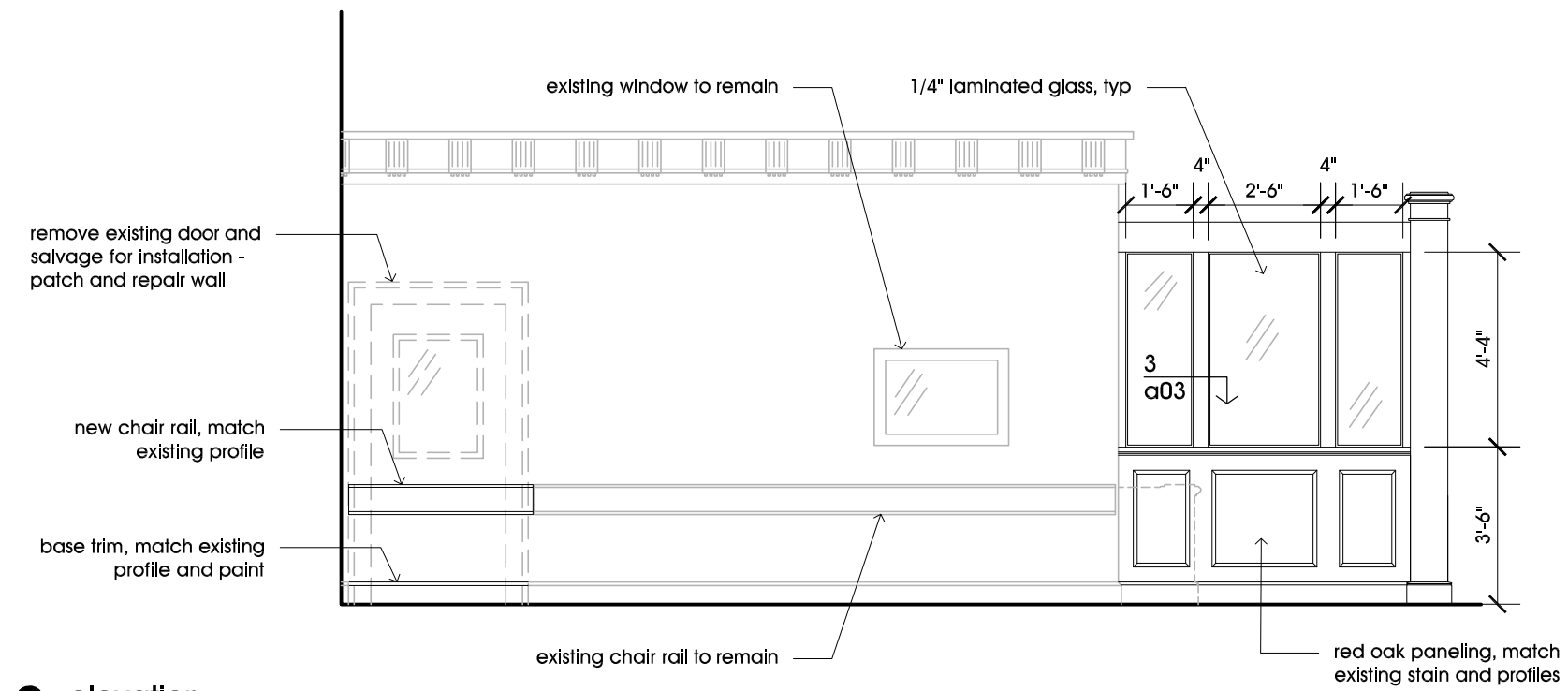
demolition

1. Do not scale drawings. If dimensions are in question, obtain clarification from the architect before continuing with construction.
2. Remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, some of which may not be verifiable without destroying otherwise adequate or serviceable portions of the building. The architect and the architect's consultants are not responsible for conditions discovered during construction that differ from those indicated. The contractor, upon making such a discovery, shall immediately notify the architect and obtain a clarification prior to proceeding with the work in question.
3. Contractor shall provide all close-out documentation required by the owner.
4. Refer to engineering construction documents for mechanical, plumbing, fire protection and/or electrical work.
5. In the event a contractor, supplier or others request copies of electronic media such as cadd files from the architect, a fee will be required and a release form shall be executed by the receiving firm.
6. The contractor shall verify these drawings with the field conditions and notify the architect in writing and prior to beginning work of any inconsistencies between the drawings and actual conditions.
7. The contractor shall also notify the architect in writing if any work described in the contract documents that cannot be performed due to existing field conditions, even though the existing conditions are drawn correctly on the plans.
8. If any existing fire proofing or fire assemblies to remain are damaged during demolition, it shall be repaired to meet original fire protection requirements.
9. Remove existing construction as shown. Typical wall removal includes finishes, mechanical, plumbing and electrical systems contained therein. Remove door, casework, glazing, frames and other fixtures as required. After removal of pipe chases and electrical floor boxes, repair holes in floors or existing walls to remain. Patch adjoining walls, floor and deck, and prepare to receive new finishes.
10. During demolition, the contractor shall brace and support all existing structures as needed.
11. Contractor shall not cut structural work in a manner resulting in a reduction of load carrying capacity or load/deflection ratio. Notify architect to obtain approval of all structural cuts prior to execution.
12. The building envelope shall be maintained in a watertight condition at all times.
13. Demolished material not otherwise designated by the architect or owner shall be considered to be property of the contractor and shall be completely removed from the job site.
14. Use means necessary to prevent dust from becoming a nuisance to the public, to neighbors and to other work being performed on or near the site.
15. In the event of demolition of items not so scheduled to be demolished, promptly replace such items to the approval of the architect and at no additional cost to the owner.
16. These demolition documents anticipate that no asbestos will be encountered. In the event asbestos is encountered, notify the architect immediately.
17. The contractor shall perform demolition work in accordance with the owner's regulations.

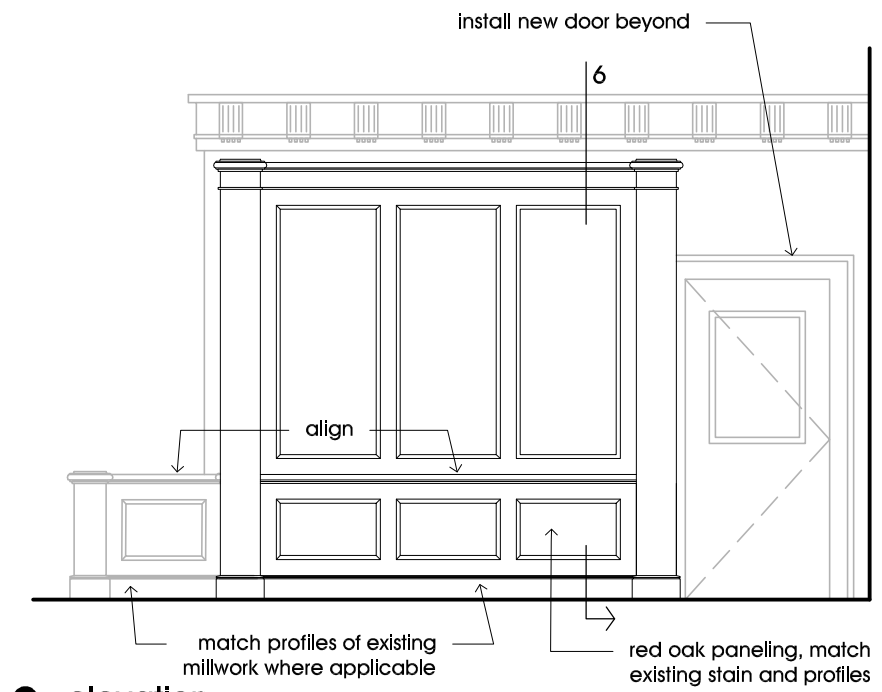
architectural

1. The general contractor shall coordinate construction with the owner and obtain an construction regulation prior to beginning work. The general contractor shall be responsible for abiding by the owner's regulations and shall notify the architect of any cost implications to the tenant as a result of the regulations.
2. No building materials containing asbestos or other hazardous materials shall be installed on this project.
3. Contractor shall coordinate stud size and gage necessary for height of wall, as well as for structural, mechanical, plumbing, or electrical clearances prior to beginning construction. Any discrepancies with layout as dimensioned shall be coordinated immediately with architect.
4. Contractor shall reinforce metal stud construction with fire resistant wood blocking at all locations where mirrors, accessories, signs, etc. are to be installed.
5. Fire-rated partitions shall be identified as such in large red stencil above finished ceiling.
6. The general contractor shall maintain all rating of all required rated walls at all intersections, connections, and penetrations.
7. New gypsum board construction meeting existing construction in same plane shall be flush with no visible joint.
8. Provide wood blocking (fire-retardant where required by code) inside partitions for securing wall-hung cabinets (o.f.o.i. & c.f.c.i.), shelving, trim, millwork, windows and other elements attached to partitions as required to ensure flush, straight, well-secured conditions.
9. Comply with all applicable accessibility codes when installing and framing openings for doors.
10. Materials provided shall be installed per manufacturer's written recommendation and per code requirements.
11. Items requiring finish selections that do not appear in the construction documents shall be selected from shop drawing submittals.
12. Interior signage, excluding temporary ada restroom signage, to be provided and installed by the contractor u.n.o. gc to provide black background ada restroom signage as required by code.
13. Contractor to provide adequate leveling and repair of slab prior to installation of new flooring.
14. Hood design and layout, fire suppression system and ventilation requirements will be provided by others as a separate submittal for review and approval of the state.

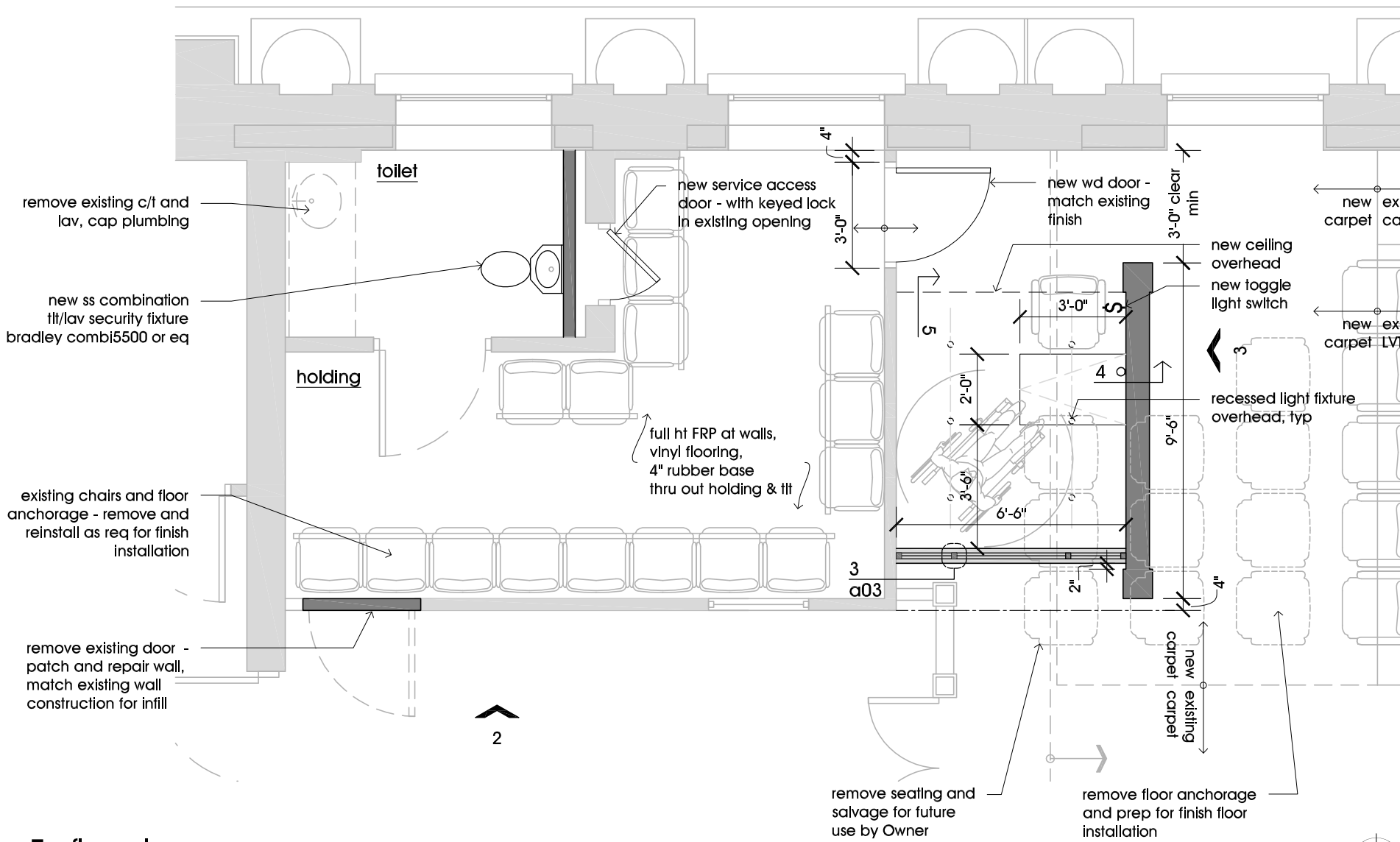




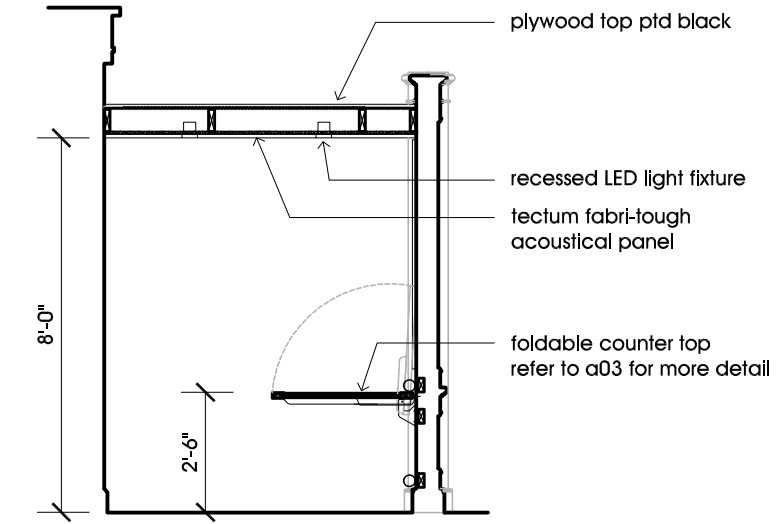
2 elevation
1/4" = 1'-0"



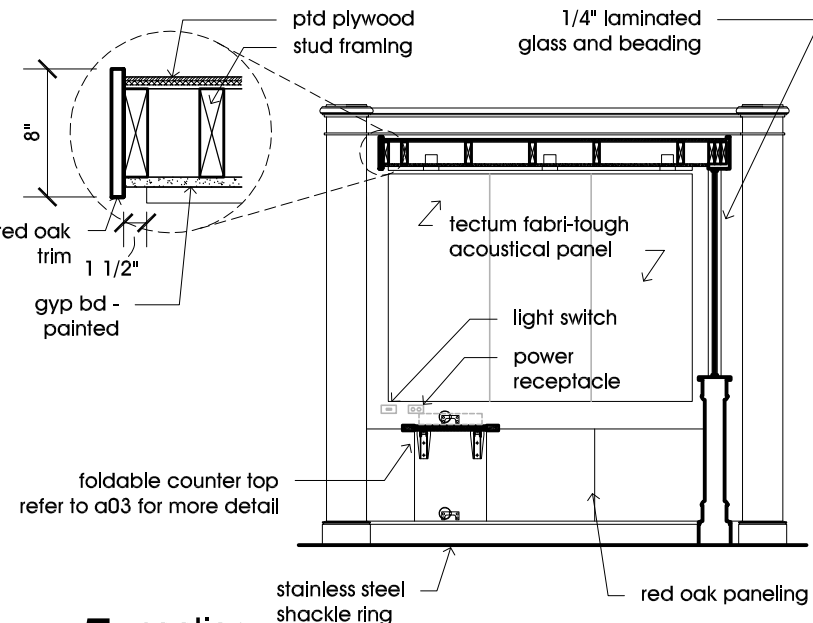
3 elevation
1/4" = 1'-0"



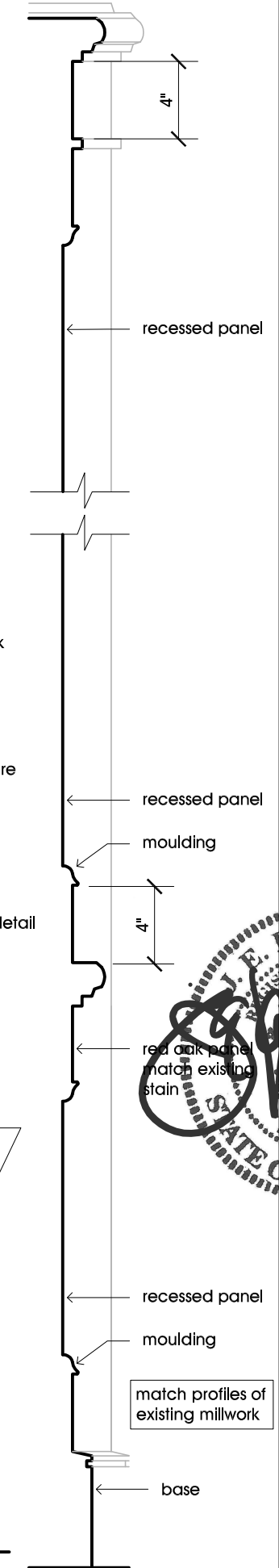
1 floor plan
1/4" = 1'-0"



4 section
1/4" = 1'-0"



5 section
1/4" = 1'-0"

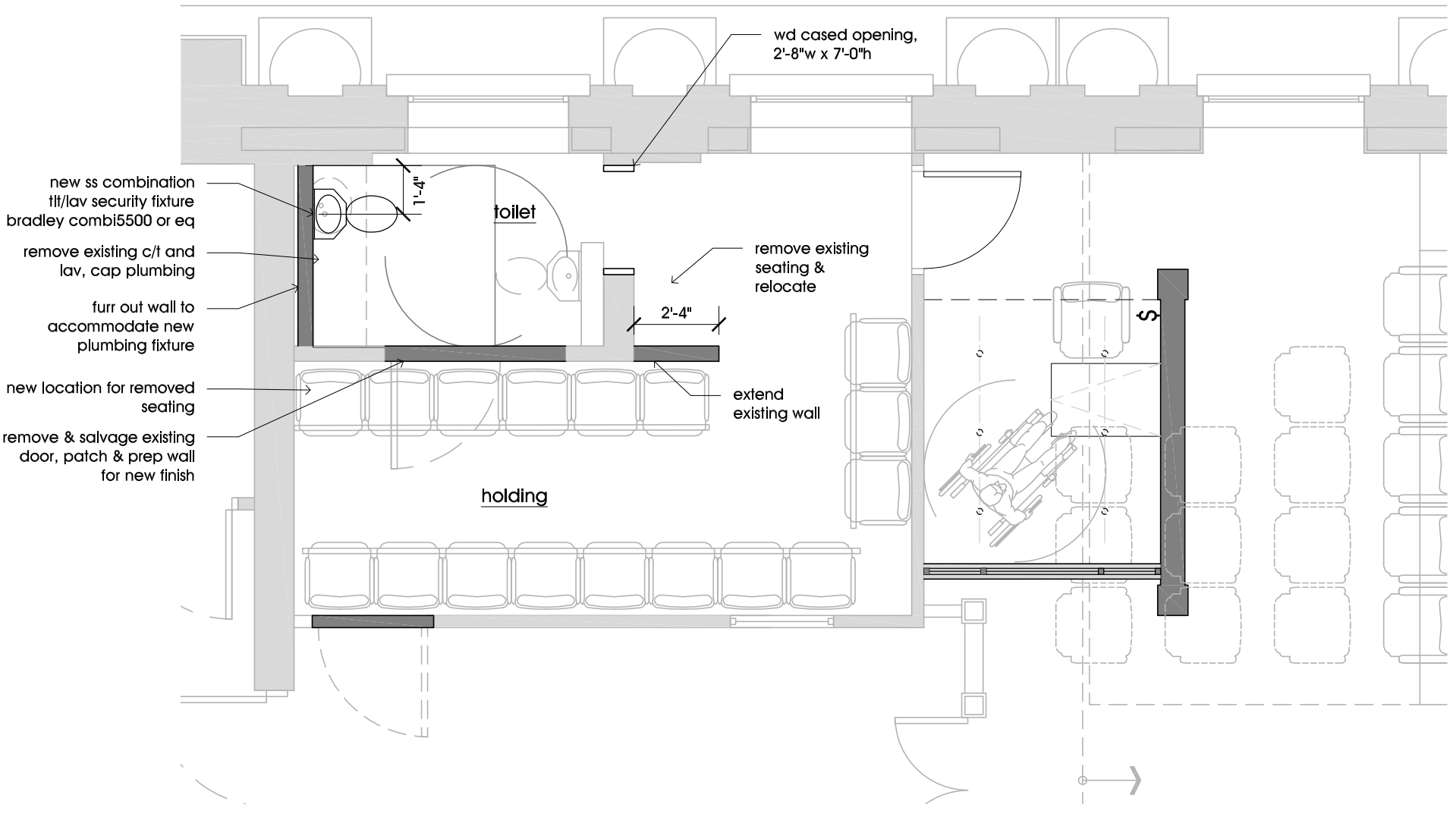


6 millwork profile
1 1/2" = 1'-0"

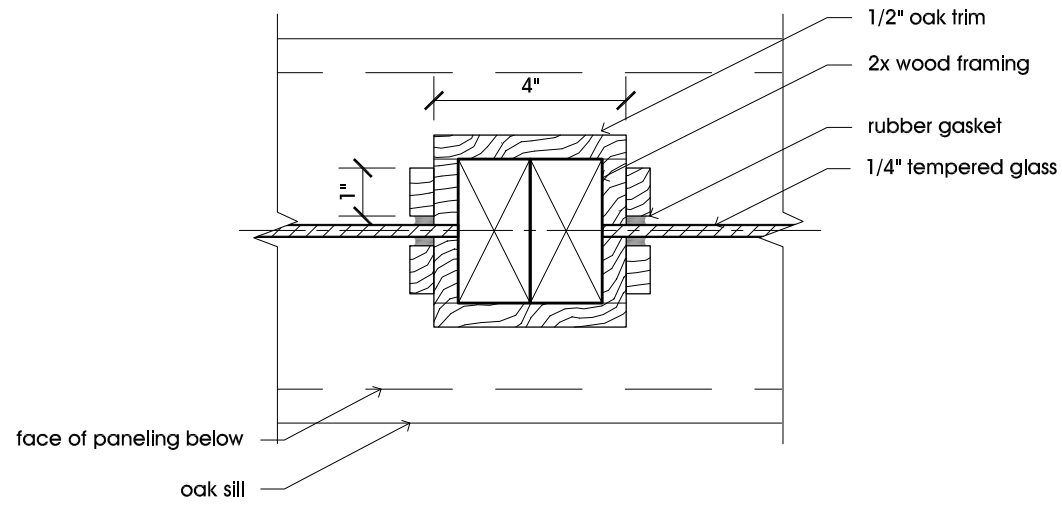
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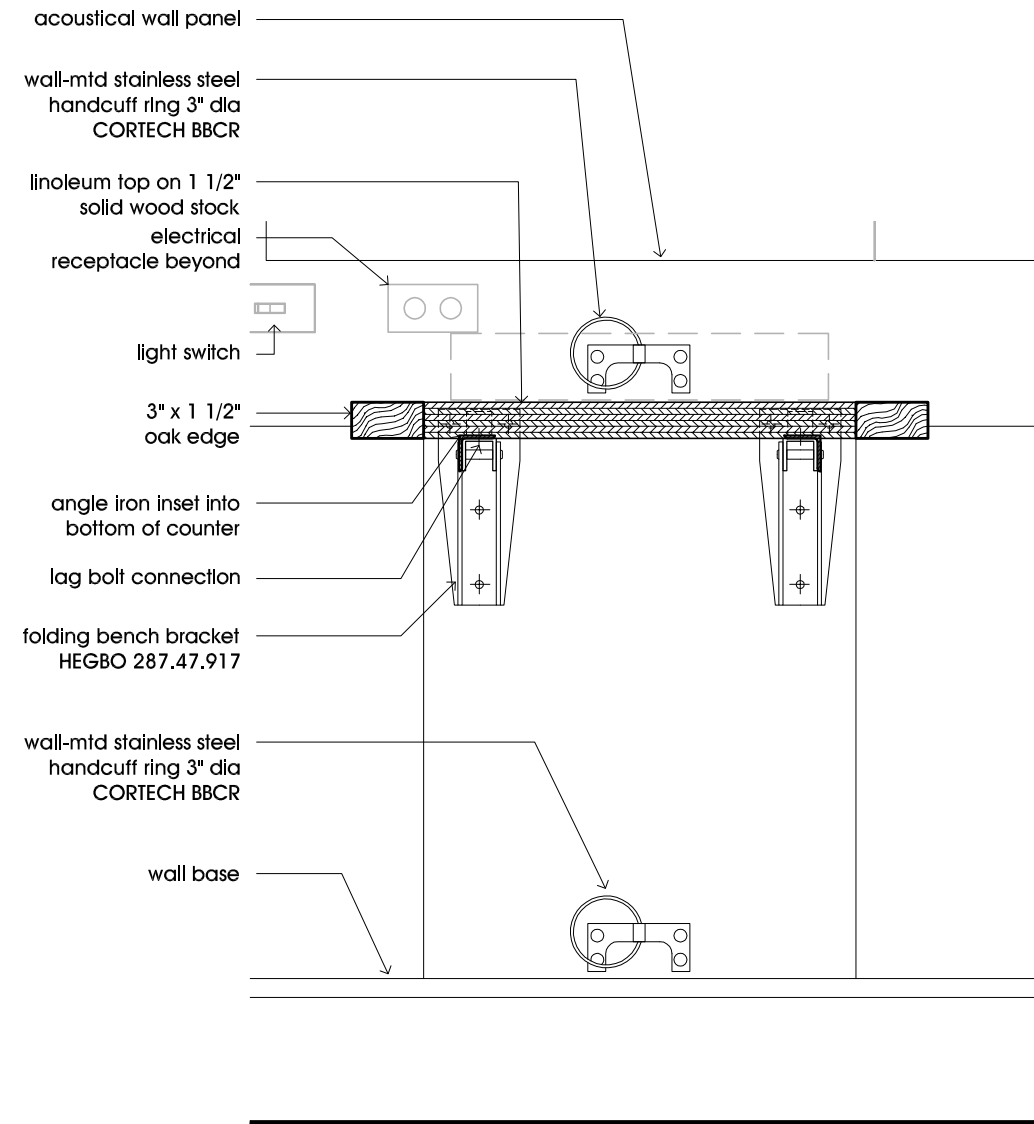
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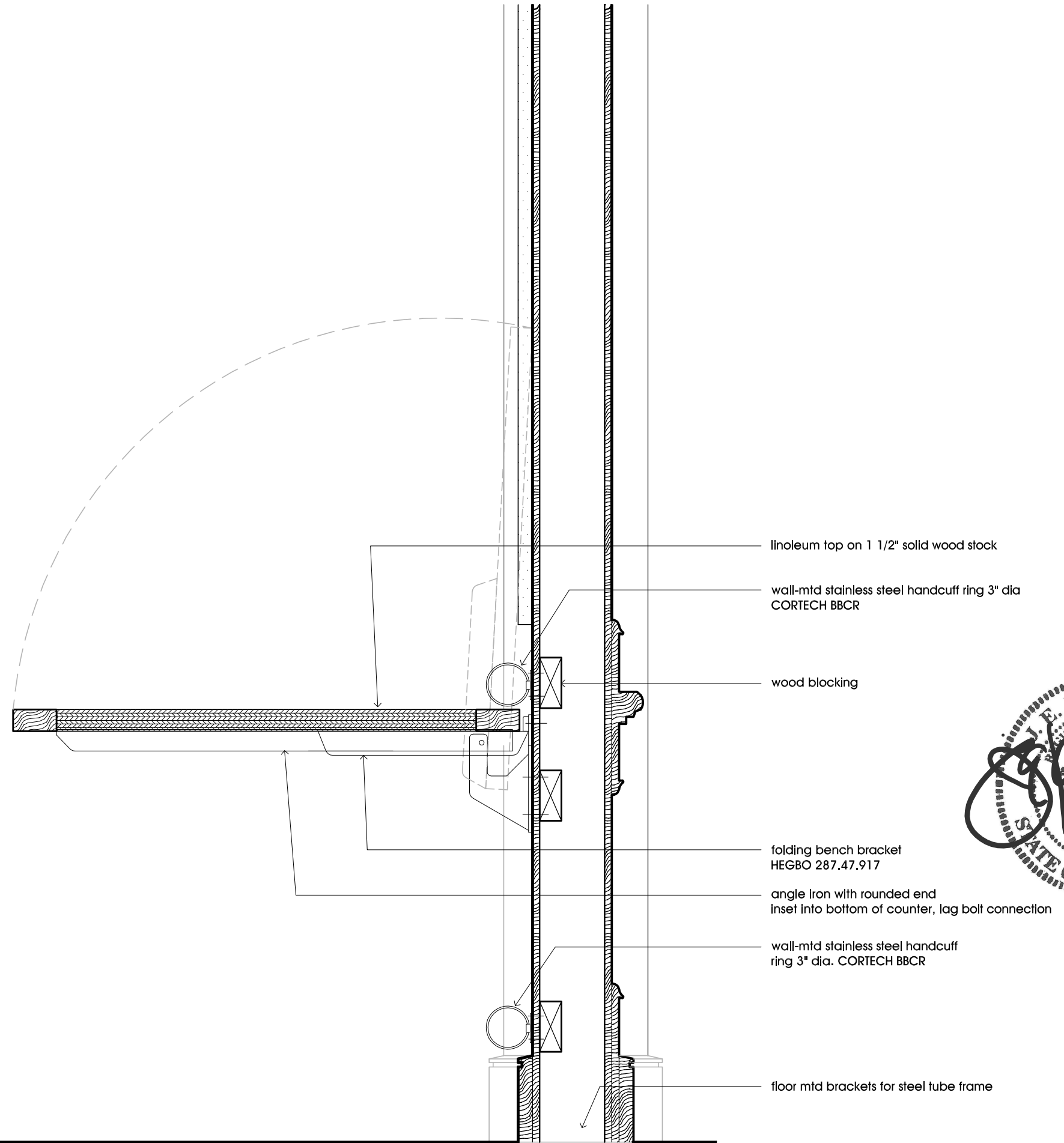
1 floor plan - alternate
1/4" = 1'-0"



3 holding room intermediate jamb detail
3" = 1'-0"



1 counter top - cross section
1 1/2" = 1'-0"



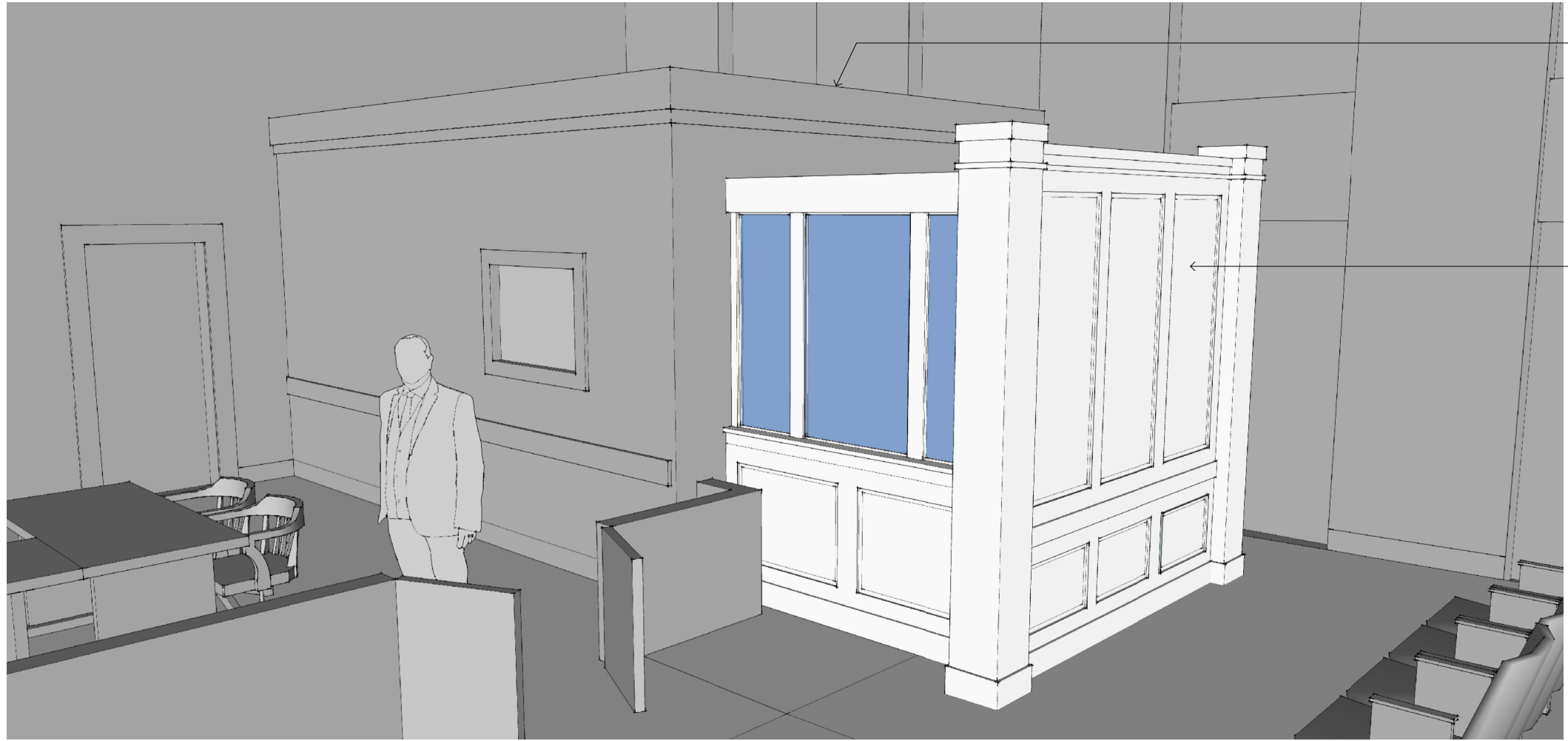
2 counter top - longitudinal section
1 1/2" = 1'-0"

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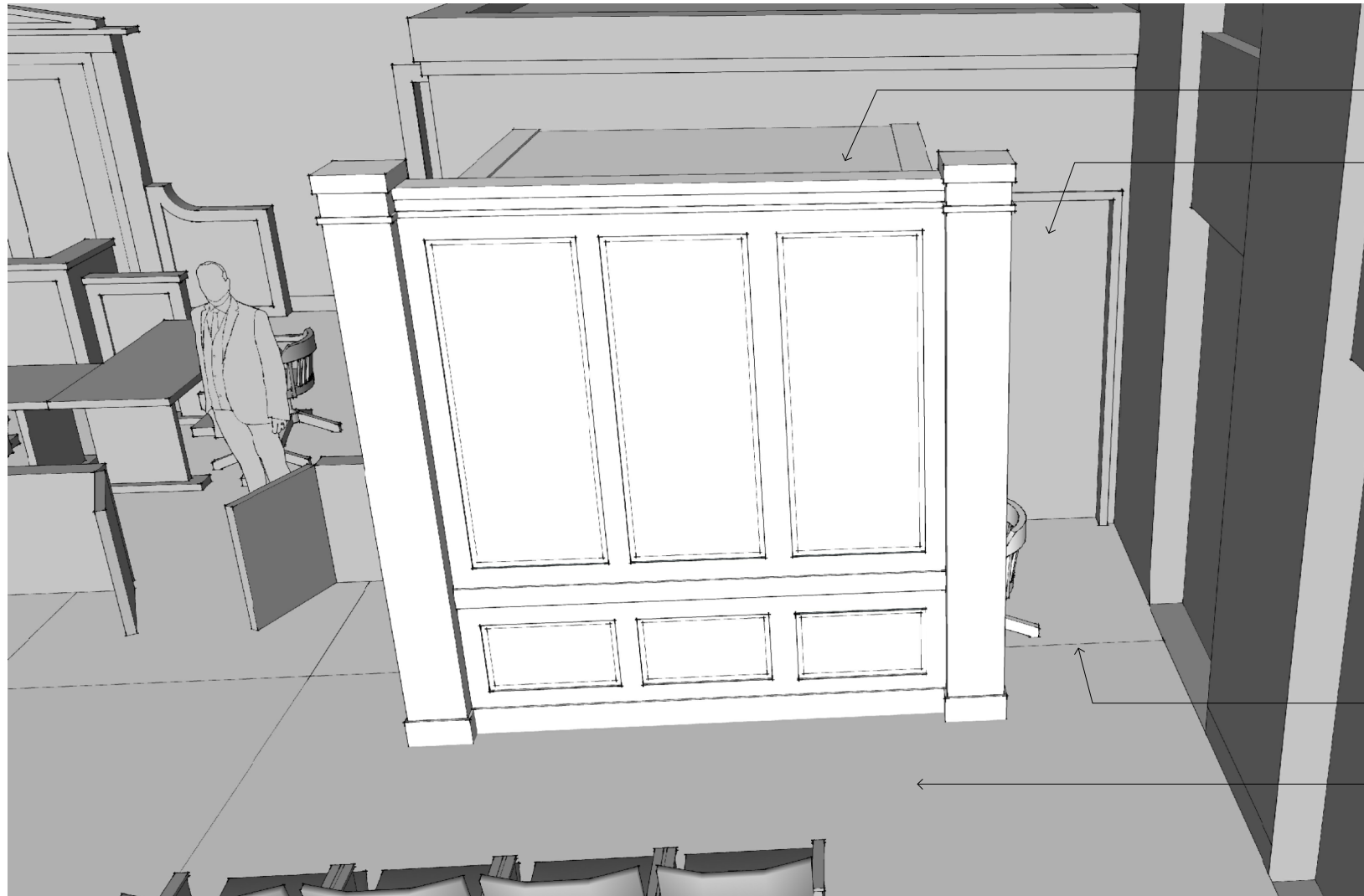
10 march 2017





existing holding room

new attorney consultation room



plywood top ptd black

install new door beyond -
match existing

slope in existing floor

refer to plan for seating to be removed and salvaged for
future use by Owner
remove floor anchorage and prep for finish floor installation

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