

JACKSON COUNTY EMERGENCY SERVICES



RFP 6188-01 Project Manual for Plainview EMS Station #5 Plainview Area of Jackson County, Georgia

Jackson County Board of Commissioners
67 Athens Street
Jefferson, Georgia 30549

DEVELOPMENT TEAM DIRECTORY
JACKSON COUNTY EMS - STATION FIVE

4285 PLAINVIEW ROAD

MAYSVILLE, GEORGIA 30558

Owner: Jackson County Board of Commissioners
67 Athens Street
Jefferson, Georgia 30549

Owner's Representative: Kevin Poe, County Manager
67 Athens Street
Jefferson, Georgia 30549

EMS Director: Steve Nichols
368 Curtis H. Spence Drive
Jefferson, Georgia 30549

PROJECT MANUAL – DOCUMENTS REQUIRED

JACKSON COUNTY EMS - STATION FIVE

4285 PLAINVIEW ROAD

MAYSVILLE, GEORGIA 30558

1. RFP 6188-0
2. RFP 6188-01 Project Manual for EMS Station #5
3. RFP 6188-01 EMS Station Drawings
4. RFP 6188-01 Site Development Plans
5. All Contractors submitting a proposal to this solicitation are certifying that they have read and understand instructions outlined in the following professional documents:
 - a. 1987 – AIA document A701
 - b. 1987 – AIA document A101
 - c. 1987 – AIA document A201
 - d. 1970 – AIA document A301
 - e. 1970 – AIA document A311

PROJECT MANUAL – ADVERTISEMENT FOR PROPOSALS

JACKSON COUNTY EMS - STATION FIVE

4285 PLAINVIEW ROAD

MAYSVILLE, GEORGIA 30558

1. RFP 6188-01 will act as the advertisement for requesting proposals from licensed general contractors approved by the Georgia Secretary of State.
2. The RFP will be listed on the Jackson County Web Page with a link to Vendor Registry where all documents will be available to be downloaded.
3. All vendors must register with Vendor Registry (www.vendorregistry.com) to ensure they have access to the solicitation and all addenda. Registration is free.

PROJECT MANUAL – INSTRUCTIONS TO CONTRACTORS

JACKSON COUNTY EMS - STATION FIVE

4285 PLAINVIEW ROAD

MAYSVILLE, GEORGIA 30558

1. The 1987 – AIA document A701 provides contractors with the guidelines by which this solicitation will be managed by the Jackson County Board of Commissioners. All contractors should make themselves familiar with this document before submitting a proposal on this project.
 - f. Addition documents that each contractor must read and understand when submitting a proposal on this project include: (1) 1987 – AIA document A101; (2) 1987 – AIA document A201; (3) 1970 – AIA document A301; and (4) 1970 – AIA document A311

**PROJECT MANUAL – SUPPLEMENTARY CONDITIONS TO 1987 AIA DOCUMENT
A201**

JACKSON COUNTY EMS - STATION FIVE

4285 PLAINVIEW ROAD

MAYSVILLE, GEORGIA 30558

PART 1 GENERAL

1.01 SECTION INCLUDES NOTATIONS REGARDING:

A. SUPPLEMENTARY CONDITIONS

1. The General Contractor [Contractor] agrees to enter into an AIA 101 Standard form of agreement between Owner and Contractor. That agreement is based on a related AIA 201 Standard General Conditions. Such a standardized form process allows for a tailoring of each specific project's needs via the development of related Supplementary Conditions - as listed in the following. Original provisions, which are not so amended or supplemented, remain in full force and effect.

B. SUBCONTRACT CONDITIONS

1. The Contractor is solely responsible for coordination of such criteria with any agreements made with subcontractors.
2. All participants are strongly encouraged to use applicable AIA & CSI documents for uniform formatting. The use of such standardized forms and formats can help achieve a smoother project completion, by enabling all participants to move forward with the confidence of using proven administrative tools.

1.02 ARTICLE 1 - GENERAL PROVISIONS

A. Add new Subparagraph 1.1 .2.1 as follows: (The Contract)

1.1.2.1 The term "Contractor" as used in these documents shall mean the entity awarded the prime construction contract as listed on the Owner-Contractor agreement.

B. Add new Paragraph 1.6 as follows:

1.6 Hierarchy of Documents

1.6.1 In the event of conflicts or discrepancies among the Contract Documents, interpretations will be based on the following priorities.

1. The Agreement.
2. Addenda, with those of later date having precedence over those of earlier date.
3. The Supplementary Conditions.
4. The General Conditions of the Contract for Construction.
5. Drawings and Specifications.
6. Change Instruments (Directives / Orders etc.)
7. Other Administrative Support (Clarifications, Supplemental Instructions etc.).

In the case of inconsistency between the above documents or within either Document not clarified by addendum and/or other change/clarification instrument the better quality or greater quantity of Work shall be provided in accordance with the Owner's interpretation.

1.03 ARTICLE 3 - CONTRACTOR

A. Reference Paragraph 3.4 - Labor and Materials - add new Subparagraphs 3.4.3 and 3.4.4 as follows:

3.4.3 After the finalization of design/contract documents, the Owner will consider a formal request for the substitution of products in place of those specified only under the conditions set forth in Section 01 00 I - Basic Requirements.

3.4.4 By making requests for substitutions based on Subparagraph 3.4.3 above, the Contractor:

1. Represents that the Contractor has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to that specified;
2. Represents that the Contractor will provide the same warranty for the substitution that the Contractor would for that specified;
3. Certifies that the cost data presented is complete and includes all related costs under this Contract except the Owner's redesign costs,

and waives all claims for additional costs related to the substitution which subsequently become apparent; and

4. Will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be completed in all respects.

B. Reference Subparagraph 3.5.1 - Warranty. Add the following sentence:

"Contractor's warranty period will be for a minimum of one year from the date of final completion. There are additional extended warranties also specified. Contractor is to furnish a warranty list per any contract closeout requirements enumerated in Division I - Basic Requirements". Notify owner prior to commencing any service and/or warranty work.

C. Add a new Warranty Sub-Section 3.5.2 thru 3.5.7 to read as follows:

- 3.5.2 If, within warranty period, repairs or changes are required in connection with work which, in the opinion of the Owner, is rendered necessary as the result of the use of materials, equipment or workmanship which are inferior, defective or not in accordance with the terms of Contract, Contractor will promptly, upon receipt of notice from Owner and without expense to the Owner:

3.5.2.1 In coordination with Owner and/or occupant's schedule, have all problematic work corrected to a satisfactory condition.

3.5.2.2 Make good all damage to the building or site, or equipment or contents thereof, which, in the opinion of the Owner, is the result of the use of materials, equipment or workmanship which are inferior, defective or not in accordance with the terms of Contract; and

3.5.2.3 Make good any work or material, or the equipment and contents of said building or site disturbed in fulfilling any such warranty.

3.5.3 In any case wherein fulfilling the requirements of Contract or any warranty embraced in or required thereby, Contractor disturbs any work warranted under another Contract, he will restore such disturbed work to a condition satisfactory to the Owner and warranty such restored work to the same extent as it was warranted under that separate contract.

3.5.4 If Contractor, after notice, fails to proceed promptly to comply with the terms of the warranty, Owner may have the defects corrected and Contractor and his surety (if applicable) will be liable for all expenses incurred.

3.5.5 All special warranties applicable to definite parts of the work that may be stipulated in the specifications or other papers forming a part of Contract will be subject to the terms of this Article during the first year of the life of such special warranty.

3.5.6 There will be one final inspection of property by Contractor and his subcontractors between the eleventh and twelfth months. Inspection will be with the Owner. Furnish Owner with a copy of contractor's written inspection report. Any and all items found to be defective will be corrected under overall one year warranty.

3.5.7 All warranties exclude remedy for damage or defect caused by Owner/Occupancy/User abuse, modifications not executed by the Contractor, improper or insufficient maintenance, improper operation or normal wear and tear under normal usage.

1.04 ARTICLE 5 - SUBCONTRACTORS

A. Add new Subparagraph 5.2.1.1 as follows:

5.2.1.1 Not later than 30 days before contracting with subs, the Contractor shall furnish in writing to the Owner, the names of persons or entities proposed as manufacturers for each of the major products identified in the Specifications and, where applicable, the name of the installing Subcontractor.

1.05 ARTICLE 6 - CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

A. Open - Non-conclusive at time of printing.

1.06 ARTICLE 7 - CHANGES IN THE WORK

A. Add new Paragraph 7.5 and 7.6 as follows:

7.5 Overhead and profit assessment on changes shall be:

7.5.1 15% on net additional cost for work performed by Contractor's own forces.

7.5.2 7-112% on net additional cost for work performed by others under subcontract to the Contractor.

7.5.3 No markups will be allowed below a subcontractor level.

7.5.4 On changes that reduce the contract sum, overhead and profit will remain unchanged.

7.6 In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor that their propriety can be seen by inspection, shall be accompanied by a complete itemization of costs including labor, materials and subcontracts. Labor and materials shall be itemized in the manner prescribed above. Where major cost items are subcontracts, they shall be itemized also. In no case will a change involving over \$500.00 be approved without such itemization. See Supplementary Conditions Paragraph 1.10 for costs of dealing with poorly/ill prepared change requests.

1.07 ARTICLE 8 - TIME

A. Add new Subparagraph 8.3.4 as follows:

8.3.4 The exercise of contract provisions such as the requirement of forwarding proper submittals, the requirement for correcting of improper work etc. will not be considered as project delay and will not be grounds for extension of time.

B. Add new Paragraphs 8.4, 8.5, 8.6, 8.7 as follows:

8.4 The date of commencement of the General Contract work will be the date of Owner's signature on Owner/Contractor agreement form. The date of commencement of construction portion of that work will be the date of the notice to proceed with construction. In the absence of a notice to proceed with construction, the commencement date for construction will be the date of Contractor's obtaining a permit for the work.

8.5 Completion time will be as proposed by Contractor with full consideration and coordination with Owner's occupancy requirements.

1.08 ARTICLE 9 - PAYMENTS & COMPLETION

A. Add last sentence to Subparagraph 9.3.1 the following:

9.3.1 ... The form of Application for Payment shall be a notarized AIA Document G702, Application and Certification for Payment, supported by AIA Document G703, Continuation Sheet. Until 50%/mid completion, the Owner shall pay 90% of the amount due contractor (a 10% retainage). After 50% completion, if project proceeds satisfactorily, no further retainage will be held (thereby effectively reducing the 10% retainage amount in monthly increments to a 5% amount at substantial completion). That 5% retainage will be held until final completion is achieved.

B. Add new Subparagraph 9.5.3 as follows:

9.5.3 If contractor's progress falls substantially behind that agreed to between owner and contractor and documented by the progress schedule, Contractors applications for payment may be reduced by the percentage behind schedule as determined by the Owner under provisions of Paragraph 9.5 of the General Conditions of the construction contract.

C. Add new Paragraph 9.11 as "Closeout Payment Balances" and Subparagraph 9.11.1 as follows:

9.11.1 Liquidated Damages are not to be addressed on this project.

D. Add new Subparagraph 9.11.2 as follows:

9.11.2 Owner reserves the right to process reductions, from the General Contract amount, commensurate with Owner's exposure to additional expenses incurred from work corrections/stoppage per General Conditions Paragraphs (Sub articles) 2.3 and 2.4 and/or (items such as) professional services required due to (items such as) contractor's; proposed alternates evaluation, ill prepared change and/or time extension requests, inadequate submittal processing, post bid substitutions, over budget and/or failed testing/retesting, extended completion periods/additional Architect/Engineer visits and other items of additional expense that are possible when Contractor does not promptly and/or properly perform his contracted duties.

1.09 ARTICLE 10 - PROTECTION OF PERSONS AND PROPERTY

A. Add new Subparagraph 10.1.5 and 10.1.6 as follows:

10.1.5 Hazardous material such as asbestos or PCB are not to be used on this project. Any material found to contain hazardous material is to be brought to the immediate attention of the Architect.

10.1.6 Should materials installed, other than that unintentionally specified by Architect/Engineer, be found to contain hazardous materials, it will be the responsibility of the Contractor to remove same, under governmental guidelines, and replace same with suitable material required by the Architect to bring the project to a finished state.

1.10 ARTICLE 11 - INSURANCE AND BONDS

A. Reference Paragraph 11.1 - Contractor's Liability Insurance. The following Owners instructions apply:

1. Liability Insurance shall include all major divisions of coverage and be on a comprehensive basis including:

- a. Premises Operations (including X, C and U coverages as applicable).
- b. Independent Contractors' Protective.
- c. Products and Completed Operations.
- d. Personal Injury Liability with Employment Exclusion deleted.
- e. Contractual, including specified provision for Contractor's obligation under Paragraph 3.18.
- f. Owned, non-owned and hired motor vehicles.
- g. Broad Form Property Damage including Completed Operations.

2. If the General Liability coverages are provided by a Commercial General Liability Policy on a claims-made basis, the policy date or Retroactive Date shall predate the Contract; the termination date of the policy or applicable extended reporting period shall be no earlier than the termination date of coverages required to be maintained after final payment.

3. The insurance required shall be written for no less than the following limits, or greater if required by law.

a. Workers' Compensation:

- 1. State: Statutory
- 2. Applicable Federal (e.g. Longshoremen's): Statutory
- 3. Employer's Liability:
 - \$ 100,000 per Accident
 - \$ 500,000 Disease, Policy Limit
 - \$ 100,000 Disease, Each Employee

b. Comprehensive or Commercial General Liability (including Premises-Operations; Independent Contractors' Protective; Products and Completed Operations; Broad Form Property Damage):

- 1. Bodily Injury
 - \$1,000,000 Each Occurrence
 - \$2,000,000 Aggregate
- 2. Property Damage:
 - \$ 500,000 Each Occurrence
 - \$1,000,000 Aggregate
- 3. Property Damage Liability Insurance shall provide X, C and U coverage.
- 4. Broad Form Property Damage Coverage shall include Completed Operations.

5. Products and Completed Operations to be maintained for two years after final payment:

a. Bodily Injury:

\$1,000,000 Each Occurrence

\$2,000,000 Aggregate

b. Property Damage:

\$ 500,000 Each Occurrence

\$1,000,000 Aggregate

6. Policy shall be endorsed to provide full aggregate limits for this project

c. Contractual Liability:

1. Bodily Injury:

\$1,000,000 Each Occurrence

\$2,000,000 Aggregate

2. Property Damage:

\$ 500,000 Each Occurrence

\$1,000,000 Aggregate

d. Personal Injury, with Employment Exclusion deleted:

\$1,000,000 Aggregate

e. Business Auto Liability (including owned, non-owned and hired vehicles):

1. Bodily Injury:

\$ 500,000 Each Person

\$1,000,000 Each Occurrence

2. Property Damage

\$ 200,000 Each Occurrence

f. Umbrella Excess Liability:

\$1,000,000 over primary insurance

\$ 100,000 retention for self-insured hazards each occurrence.

4. If umbrella excess liability coverages require increases in other coverages, the umbrella amount requirements will govern.

5. Provide insurance certificates before work begins on policy form, ACORD form 25S.

5. Contractor shall pay all deductibles.

PROJECT MANUAL – ADDITIONAL NOTES

JACKSON COUNTY EMS - STATION FIVE

4285 PLAINVIEW ROAD

MAYSVILLE, GEORGIA 30558

PROJECT MANUAL NOTES

1. Owner Furnished Items:
 - a. Bedroom Furnishings (including lockers)
 - b. Site Signage and Pavement Striping
2. Submittals: Some product submittals require Pre-Engineered product designer's stamp, such as:
 - a. Bar Joists – including CMU attachment, sufficient CMU shear all interface checks, etc.
 - b. Metal Alternating Tread Stair and Related Mezzanine Stoop Rails
 - c. Infra-Red Heat System at Truck/Appurtenance Bay
 - d. Fire Alarm
3. Side Entry Accent: Provide as a lightweight grey cementitious product(s) comparable to one of the following:
 - a. All independent Glass Fiber Reinforced Concrete (GFRC) component – mixed, configured and sealed as required for a minimum 50 year exposure – noting now – some GFRC product's higher expansion/contraction ratios require installs to operate independent of all building elements – with any required ties to building elements being made via GFRC designer's concealed flex anchor frames, continuous sealant surrounds and any required flexible roof plane counter-flashings.
 - b. All Cast in Place and/or Pre-Cast Concrete – with any precast element's face finished to mimic similar cast in place lines and dimples. Coordinate required minimal interior rebar replacements for element engineer's required accent component stability and tie(s) back into reinforced CMU walls at each of the main buildings horizontal CMU lintel bands.
 - c. A hybrid of the above 2 items – should Contractor(s) find integration of a lighter weight GFRC fascia, or matching finish with the adjacent concrete columns, to be the most cost effective pre-engineered element solution.

DRAWING ISSUES

1. Sheet A-0.1 (Arch Specs)
 - a. Div 13: Allow for finish of Steel Alternating Metal Stair to be per color coordinated with Owner's interior color scheme.

2. Sheet A-2.1 (Arch. Floor Plan)
 - a. Adjacent to each vanity top lavatory, add the keyed note #5.2. To the keyed note 5.2 - add phrase "Refer to Sheet A-7.1's ADA dimensions diagram for the required ADA unit's protective apron profile."
 - b. To Keyed Note 5.3 (patio fence) - add the following to end of note: GC coordinate placement of a ball cap for posts comparable to Wagner BC series units. Between steel posts, at top and bottom of wooden fence panel, place A minimum vertical 2x6 Cedar rail stabilized with horizontal 2x3 Cedar plate. Firmly attach rails to post's clips via minimum 1/2" Stainless Steel hex bolt & lock nut. Provide similar vertical rails at gates, coordinated for placement of gate hardware comparable to Stanley 909 hinges & 1390 lockable latch/pull.
3. Sheet A-3.1 (Ext. Elevs & Dtls)
 - a. Detail 7/A3.1: At 12'-8" upper joist bearing note - add note to slope down to 12'-0" at lower joist bearing.
 - b. Detail 5A/A3.1: Similar to above 7/A3.1 note, (for dorm area) add a 22'-8" upper joist bearing at this Dtl. 5A/A3 – with a note to slope down to 22'-0" lower joist bearing. [for apparatus (vehicular) bay area]
4. Sheet S-0.1 (Outline Structural Specs)
 - a. Div 02 - Soils: Note that a minimum soil bearing of 2500 psf is required for building area – with compacted fill or trench areas tested at 95% standard proctor of soil's optimal moisture re-compaction characteristics.
 - b. Div 04 – Masonry:
 - i. Note that the need for CMU bearing walls drove the decision to show Div 04 masonry specs on the structural drawings and that the brick masonry is a non-structural veneer.
 - ii. Note that the initially listed "Flashed Rustic" brick appears to be discontinued. Change to indicate that brick should be a product comparable to: Hanson Brick's Cypress Moss 9343 from its Carolina Collection - with matching colored mortar.
5. Sheet E-2.1 & E3.1 (Elect Plan and Riser Diagram)
 - a. Per Sheet E-2.1's keyed note 2.2, one should refer to the future Emergency Generator (EG) location and the need for GC to place some basics for future generator prior to its foundation pours. Add note below Sheet E-3.1's riser diagram to read "Contractor to place a minimum of two capped end 3" PVC conduits between an Electrical Room's reserved space for an Auto Transfer Switch (ATS) and the future EG location (see plan).
6. Sheet C4 (Utility Plan)
 - a. Backflow Preventer: At proposed meter location, add a note to provide a testable double check backflow prevention device in a recessed box comparable to that provided for the meter - sized sufficient for meeting annual testing requirements.

7. Sheet A-0.0 ; (Cover Sheet)

- a. Drawing Index: The currently non-issued sheet S-3.1 has been referenced on title page to ease possible future issuance of interior wall CMU layout dimensions or such similar supplemental bid and/or construction details.

8. Sheet A-0.1 (Outline Architectural Specs)

- a. Div 02 Site work (For Bldg)
 - i. Add an item #3 to read: Termite Treatment: Spray heavily, per manufacturer's requirements; water based chemical emulsion designed for long term pre-construction treatments. Apply immediately before foundation pours, slab pours and planting placements per GA Structural Pest Control Commission's standards. Treatment to carry a minimum 5 year \$100K replacement of damaged conditions warranty.
- b. Div 07 (Roof)
 - i. Replace last 2 sentences to read: Coordinate membrane roofing placement inspections, via a roof membrane approved inspector, so as to assure that roof manufacturer's 20 year warranty is not voided for poor workmanship. See Owner's project manual guidelines for "any" additional warranty specifics. [Clarify that no further Owner guidelines have been requested to date.]
 - ii. Add additional 2 sentences to read: All details to be per roof manufacturer's recommended guidelines. As part of required roof submittal, note any conflict with A-E requirements - especially related to any additional attachment detailing, desired roof penetration, edge/ gutter interface, need for additional roof appurtenance curbing and/or flashings refinements, etc.
- c. Div 07 (Sealants)
 - i. At Insulation, note requirement for fiberglass batts to be kraft faced product.
 - ii. At Exterior Sealants, add a last sentence to read: "Match sealant to adjacent material colors".
- d. Div 10 (Specialties)
 - i. Add an item #5 to read: Building Signage : Smoothed Edge, striated line face Aluminum Cut Plate of min. 3/4" thickness - offset from masonry wall via mortar resistant 3/4" black metallic spacers - anchored via manufacturer's recommended masonry joint studs. Provide the signage style shown on building elevations (nominal 1'-8" & 1'-0" helvetica medium text and a matching 4'-8" diameter round disk, with the station's number "1" removed.)
- e. Div 13 (Special Const)
 - i. Under "Metal Canopy" add text to read: Independently structured Pre-engineered canopy comparable to that provided by Mitchell Metals with components configured as:
 - 1. Prefinished Tubular Aluminum Framing : Internally drained nom. 6" x 6" (8" if required structurally) columns, beams, and angular bracket supports for beams - with outside end of beams upturned a

nom. 2 Ft height - with upturns connected top and bottom for similar header framing support of fascia panels.

2. Foundations: Contractor coordinate required thickened concrete slabs with pre-engineered supplier's shop drawings.
3. Roof Framing: Extruded Cap & Pan aluminum system capable of spanning between beams & emptying via cutouts in drainable beam framing. Provide similar finish wall flashing at all intersections with brick veneer & back side of side entry's cast concrete stoop accent.
4. Fascia Panels : Patriot Red 26 gauge galvalume concealed fastener smooth face panel(s) with matching top cap, drip edge and any miscellaneous rake trim required for edge protection - comparable to that available as a vertical install of the square edge nom 12 " width x 3/4" thick Board & Batten product from Green Tree Metals. Note requirement for Fascia panels to align & extend into accent bands at brick veneer.
5. Exposed Downspouts: Above Columns to serve as integral downspouts - detailed to drain onto concrete apron. Provide similar profile tubular aluminum as durable downspouts at building's remaining gutter locations. See elevations for any protective grade level downspout boot interface.
6. Soffit Panels: None required.

9. Sheet A-3.1 (Exterior Elevations)

- a. Directly to left of Elevation 1&2/A-3.1, change the "?" in detail labels, to read as detail 8/A3.1 (lower detail label) & 8A/A3.1 (upper detail label). Also denote same on corresponding elevations. [Clarify that detail 8/A3.1's text about 'maintaining roof edge drainage per roofing membrane manufacturer's details' - was driven by such details varying per contractor's right to choose a product to meet the performance spec for this 20 year roof - thus such detail(s) will need to be coordinated per a specific manufacturer's warranty requirements, as part of the required roof submittal.]
- b. Elevations 3 & 4/A3.1: As a straight vertical line from upper corner of each roll-up door to top of veneer add the text denoting BIA recommended "Control Joint".
- c. Elevations 1&3/A3.1: At "Cast Concrete Side Entry Accents"
 - i. Add text to read "See Div 03 Specs for Pre-Engineered Architectural Element & Div 07 for the Control Joints required around its perimeter.
 - ii. Add dimensions denoting a 22 Ft AFF top of entry accent height, a nominal 1 Ft thickness of accent's walls & parapet and a minimum 4 Ft stoop cover. [see Sheet A-2.1 for dims at base]

10. Sheet A-6.1 (Reflected Ceiling Plan)

- a. Clarify that SCT (Suspended Ceiling Tile) is to be placed at a uniform 9 Ft AFF., that the 1 1/2" AB (Acoustical Batt) is to be a kraft faced fiberglass insulation adhered to back side of tile via 4 dime sized construction adhesive dabs - spaced a nominal 16" oc. - & that the AB is required only over the bedrooms. [dabs

important due to any adhesive placed in lines across back of tile having tendency to curl tile face as they dry]

- b. "General" Note 5.2: (Ceiling Specialties coordination) Delete the word "Owner". [Deleted so that this ceiling plan's general note will also include need for contractor to refer to his own supplier's drawings for minor system ceiling interface - such as that possibly needed for contractor's required smoke detection/fire-alarm appurtenance - required by the Electrical Sheets.]
- c. "Keyed" Note 5.3: (additional Ceiling Specialties Coordination) as denoted under this ceiling plan's keyed note title, such keyed notes are included to try and denote need for coordinating more detailed project requirements. Specific to the "ceiling fans" mentioned in this note - see related electrical sheet E-2.1.1's keyed note 6.3 regarding additional suspension elements required above suspended ceiling tiles. [For further ceiling sheet clarification, Owner has confirmed that they do not plan to suspend a TV bracket beneath ceiling grid - see this Sheet E-2.1's clarification note for a wall mounted TV.]

11. Sheet A-7.1 (Interior Elevations)

- a. At ADA dimensions diagram 1/A7.1 - clarify that Owner does not require the toilet goods storage cabinet.
- b. At kitchen sink, clarify that the composite top is to have an integral double bowl sink.

12. Sheet S-0.1 (Outline Structural Specs)

- a. Div 03 - Concrete: Add additional to spec item #10 (Pre-engineered Architectural Elements) to read: Side Entry Accent / Stoop cover is to be off white/grey tone lightweight Glass Fiber Reinforced Concrete (GFRC) mixed and sealed as required for a minimum 50 year exposure. Coordinate required minimal interior rebar placements for element engineer's required accent component stability & tie(s) back into reinforced CMU walls at each of the main building's horizontal CMU lintel bands - along with elements required backside intersecting support for the outside edge of the Pre-engineered Metal canopy.
- b. Div 04 - Masonry: Replace abbreviated spec to read: Item #2: (CMU) ASTM C-90 Moisture Controlled uniform face hollow core and matching specialized units, such as lintels. With CMU faces being the finished walls for this project, assure units are laid to crisp & clean lines per NCMA standards. [NCMA = National Concrete Masonry Institute] Provide bull-nosed units, with matching sills & headers. Blend/ retexture any patches and/or misplaced unit corrections to match correctly placed work. Remove and replace any objectionable work. UNO, lay in running bond.
- c. Item #3: (Mortar) Comply with ASTM 270 Grade N and its referenced ASTM standards for final mix. For CMU, at every 3 course (24" OC) vertically, embed uniformly into mortar a 10 gauge ladder profile horizontal joint reinforcement, lapped at corners with protruding tie loops at all veneer locations. Assure mortar joints are placed and smoothed to uniform concave profile. Before any required painting, touch up and rub all imperfections to uniform lines. Rake & smooth back with sealant any mortar drying cracks (i.e. corners). At any colored mortar, comply with ASTM 979. To help assure a uniform color placement, do not

exceed allowed percentages for coloring compound(s) and do not re-temper. Clean, clear and repoint any objectionably discolored areas. Remove any mortar splatter before set. Wash all of final unpainted masonry with an ASTM compliant solution established as non-damaging to any unprotected adjacent materials.

13. Sheet S-2.1.1 (Framing Plan)

- a. At Detail 3/S2.1.1 add a boxed text note to read: "Detail indicates extended bottom plate for the OHD condition. At other similar beam locations, stop bottom plate at back side of header beam's bottom flange."
- b. Add a keyed note #5 & related boxed text to read: "Lintels: At veneer openings up to 5 Ft, provide 5x5 x 3/8" galvanized angle iron bearing a minimum of 8" into veneer on each side of opening."

14. Sheet P-2.1.1 (Plumbing Fixt & Piping)

- a. At keyed note 2.2's countertop lavatory specs, change the "???" to read "Aqualyn" [denoting need for oval units set atop bathroom's plastic laminate countertops]
- b. At keyed note 2.3, change its title from "Counter Mount Sinks" to "Sinks" and add a last sentence to read: At composite tops, coordinate sink to be integral with countertop. [see double bowl sink addressed on Sheet A-7.1 write-up]

15. Sheet E-2.1 (Gen Elect Power)

- a. Keyed note 6.2 : change last sentence to read: Contractor's required fire alarm submittal to include an engineer's stamp certified for such specialized systems.
- b. Clarify that - as flagged by keyed note 6.4 on Sheet E-2.1 - the Den area's wall mounted TV will require contractor, as part of his CMU wall placement, to confirm from Owner rep - their first preference for a 60" mounting height of a recessed outlet & blank cable box/conduits at that device's den area location.

16. Sheet C-2 (Gen Site Plan)

- a. Add boxed text notes to read: Flagpole : Unjointed circular tapered 25 Ft brushed aluminum pole. Set matching non-corrosive sleeve into a minimum 2 Ft diameter x 5 Ft deep concrete foundation surrounded by firmly compacted 2500 PSF soil, and set atop a minimum 1 Ft depth of similarly compacted #57 gravel drainage . Pole to include durable non-corrosive plated or stainless steel trim (no brittle cast aluminum) including ball-top, canopied upper truck/pulley, dual arm lower cleat, flag clips and a base flashing collar sized to cover the foundation sleeve. Provide min 3/8" rot resistant braided halyard rope with interwoven flag clips. All elements are to be designed by manufacturer for flying a minimum of two 4 x 5 Ft flags in max 100 MPH winds. Coordinate all elements per corresponding manufacturer installation requirements.
- b. Patio Enclosure: See Arch sheet A-2.1's keyed note 5.3 and item #1.03.C.2 above.

17. Sheet A-3.1 (Exterior Elevations)

- a. Delete the Cast Iron downspout boots noted on Western Elevation but keep at Northern Elevation. Add back a note, at the Western & Eastern Elevations - to protect the bottom of Aluminum pre-engineered canopy's combo gutter/columns with min. 60" tall enamel painted 1/4" galvanized bent steel plate surround -

attached with 1/4" x 1.5" non-corr. Anchor bolts in veneer's mortar joints - placed in center of 1" radius half-moon steel tabs - welded at 2 ft. on center up each side of surround.

- b. Elevation 1/A3.1 : add two full depth vertical control joint lines where fascia panel of the side entry concrete accent meets its supporting concrete accent columns .

18. Sheet S-2.1 (Foundation Plan) & Sheet S-2.2 (Framing Plan)

- a. Add boxed text notes to read: Coordinate main building's foundation & wall placement with Contractor's selected pre-engineered canopy and side stoop accent element providers. [Clarify that intent is to give such pre-engineered product providers the flexibility of providing the most cost effective total solutions - such as supporting same via slightly enlarged building wall foundations - or attaching GFRC columns via concealed surface mount GFRC sleeves in brick veneer.