

# Lumpkin County Library Dahlonega, Georgia

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## Bid Package One (1) through Twenty-One (21)

**Construction Manager:** Charles Black Construction Company, Inc.  
P.O. Box 960  
1955 Highway 129 South  
Cleveland, GA 30528  
Tel: 706-865-3155

**Owner:** Lumpkin County Board of Commissioners  
99 Courthouse Hill, Suite H  
Dahlonega, GA 30533

**Architect:** Bachman & Associates, Inc.  
915 Glenwood Drive  
Gainesville, GA 30501

### **Bid Documents**

- Advertisement for Bids
- General Package Notes
- Construction Manager's Special Conditions
- Proposal Form
- Description of Bid Package(s)
- Drawings as prepared by the Architect and Engineers, entitled Lumpkin County Library.
- All addenda as issued by the Architect and Construction Manager.
- General Conditions for the Contract for Construction, AIA Document A201, Current Edition. This document is by reference only.
- Instructions to Bidders, AIA Document A701, Current Edition. This document is by reference only.

**\*\*\* A THOROUGH REVIEW OF THE BID PACKAGE DESCRIPTIONS AND BIDDING DOCUMENTS IS REQUIRED PRIOR TO SUBMITTING BIDS. \*\*\***

## ADVERTISEMENT FOR BIDS

Bid Package One (1) through Twenty (20)

**Project:** Lumpkin County Library  
**Owner:** Lumpkin County Board of Commissioners  
**Architect:** Bachman & Associates, Inc.  
**CM:** Charles Black Construction Company, Inc.

Contractors are invited to submit lump sum bids for Bid Package One (1) through Twenty (20), Lumpkin County Library.

Sealed bids will be received by the Construction Manager until **3:00 p.m., Tuesday, March 26, 2019**, at the **Lumpkin County Administration Building, 99 Courthouse Hill, Dahlonega, Georgia 30533**. Bids must be submitted in Duplicate on the Construction Manager's Proposal Form along with a 5% Bid Bond if required by the Bid Package. **No Faxed or E-Mailed Bids Accepted.**

A thorough review of the bid package description and bid documents are required prior to submitting bids.

The form of agreement will be AIA Document A401, 2017 Edition, between the Construction Manager and the Successful Bidder.

Bidding Documents will be available for the COST OF REPRODUCTION from:

**AGC Plan Room/Gainesville Whiteprint**

312 Bradford Street, NW  
Gainesville, Georgia 30501  
(770) 534-2086

Documents will be available for review at the following locations.

**Charles Black Construction Company, Inc.**

1955 Highway 129, South  
Cleveland, Georgia 30528  
(706) 865-3155

**\*\*\*CONTINUED ON NEXT PAGE\*\*\***

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**ADVERTISEMENT FOR BIDS**  
**INDEX TO BID PACKAGES**

<b>Bid Pkg Number</b>	<b>Bid Package Name</b>	<b>Bid Date</b>
1.	<b>Sitework</b>	<b>March 26, 2019</b>
2.	<b>Landscaping</b>	<b>March 26, 2019</b>
3.	<b>Concrete</b>	<b>March 26, 2019</b>
4.	<b>Masonry</b>	<b>March 26, 2019</b>
5.	<b>Structural and Misc. Steel</b>	<b>March 26, 2019</b>
6.	<b>Rough and Finish Carpentry/ Roofing</b>	<b>March 26, 2019</b>
7.	Doors, Frames and Hardware	March 26, 2019
8.	Installation of Doors and Hardware	March 26, 2019
9.	Aluminum Storefront Entrances/ Glass & Glazing	March 26, 2019
10.	<b>Gypsum Board, Ceilings and Insulation</b>	<b>March 26, 2019</b>
11.	Resilient Flooring, LVT and Carpet	March 26, 2019
12.	Hard Tile	March 26, 2019
13.	Interior/ Exterior Painting and Wall Coverings	March 26, 2019
14.	Specialties	March 26, 2019
15.	Folding Partitions	March 26, 2019
16.	Casework	March 26, 2019
17.	<b>Plumbing</b>	<b>March 26, 2019</b>
18.	<b>Fire Protection</b>	<b>March 26, 2019</b>
19.	<b>HVAC</b>	<b>March 26, 2019</b>
20.	<b>Electrical</b>	<b>March 26, 2019</b>

\*See Bid Package Description, General Package Notes & Construction Manager's Special Conditions Prior to Pricing\*

CJ McDonald, Project Estimator  
Charles Black Construction Company, Inc.  
P.O. Box 960 \* 1955 Highway 129 South  
Cleveland, Georgia 30528  
(706) 865-3155

\*The Construction Manager and Owner reserve the right to reject any and all bids and to waive technicalities.\*

**\*\*\*\*END OF ADVERTISEMENT FOR BIDS\*\*\*\***

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

### **GENERAL PACKAGE NOTES**

- **It is the responsibility of the proposers to check for Addenda issued and to include all Addenda in their pricing.**
- Specification sections as referenced to in the bid package descriptions are for the convenience of bidders and in no way eliminates work required under the described package. Prospective bidders shall notify the Construction Manager if inconsistencies or discrepancies are discovered. Clarifications will be made upon written receipt of the Construction Manager prior to Five (5) Days of bid date.
- Special attention is called to the General Conditions, Supplementary Conditions, General Requirements, General Package Notes and Construction Manager Special Conditions of the Project Manual as these requirements are to be followed for all bid packages.
- Bidders of all packages shall include the pricing of any alternates affecting their work.
- Any contractor penetrating a partition, floor or other work shall be responsible for the coordination, patching, and fire stopping.
- Bidders certify that in submitting their proposal that they have thoroughly reviewed the contract documents, compared all documents to each other, visited the site, made allowances for the cost of the work and reported any discrepancy prior to submitting their proposal.
- Any contractor who demolishes a surface to install new work shall patch back to the surface's original condition if no new work is to be installed on that surface. If new work is to be installed on the patched surface, patching is required to adequately receive the new finish.
- Any contractor disturbing any exterior work is responsible for its replacement.
- **Bid Bond** – Special attention is called to bid packages requiring Bid Bonds. All Bid Bonds will be in the amount of 5% of bid and the bonding company shall be a surety company certified on the United States Department of the Treasury's Listing of Approved Sureties (Department Circular 570), and rated no less than "A" by A.M. Best ratings agency and acceptable to the Construction Manager. The form of bond shall be AIA Document A310, Current Edition.
- **Payment & Performance Bond** – Special attention is called to bid packages requiring payment and performance bonds. All bonds are 100% Performance and Payment Bonds and the bonding company shall be a surety company certified on the United States Department of the Treasury's Listing of Approved Sureties (Department Circular 570), and rated no less than "A" by A.M. Best ratings agency and acceptable to the Construction Manager. Bonds to be submitted with Seven (7) Days of award of contract.
- Upon submission of proposal, bidders certify that they are skilled in the trade of which they are proposing and will furnish acceptable references for a period of the last **Five (5) Years**.
- Special attention is called to the fact that this is a **FAST TRACK PROJECT**.
- Retainage of Ten Percent (10%) will be held on all bid packages. A reduction in retainage may occur per state law and with consent of the Architect, Construction Manager & the Owner.
- **Pay Requests are DUE to the Construction Manager on the 25<sup>th</sup> of each month.**

**(General Package Notes Continued on Next Page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**GENERAL PACKAGE NOTES CONTINUED**

- **Change Orders:** All change orders will include the cost of the work on site plus a maximum of 15% overhead and profit for work performed with a contractor's own forces and 7 ½ % for subcontract work. A detailed breakdown shall be submitted.
- All proposals shall include applicable business licenses, permits, impact fees, tie-in fees, and other requirements of the local and state governing authority.
- Any contractor disturbing a grassed or finished site area shall restore the area to its original condition.
- All proposals for the bid packages shall include competent supervision, material, taxes, installation, permits, fees, cleanup, debris removal and incidental items of cost to perform the work as described in the packages. Although reference is made to the specification sections in the package descriptions, all bids for the designated packages shall include all Bid Documents and subsequent addenda.
- All bid packages shall include fire stopping of their work.
- Any contractor disturbing existing soils shall compact areas back per the Project Specifications – Earthwork.
- All bid packages shall include progressive clean up and debris removal from the site daily, along with final clean up.
- The existing campus and buildings shall be kept operational at all times.
- There will be no contact with pedestrians. This includes verbal or physical contact. Any person having contact will be expelled from the site immediately and for the duration of the project.
- **PROPOSERS MUST COMPLETE ONE BID PROPOSAL FORM FOR EACH BID PACKAGE.** Proposer must submit a sealed envelope containing the original and a duplicate of the proposal form for each bid package. Each additional bid package proposed on must be in a separate sealed envelope containing the original and a duplicate. Each sealed envelope must be labeled with proposer name, Lumpkin County Library, bid package number and name.
- All proposers must comply with the bid package description.
- Must not interrupt Justice Department activities and utilities.
- Trade contractors shall provide on site supervisor acceptable to the Construction Manager. This on site supervisor is the only person the Construction Manager's Job Superintendent will give instructions to and coordinate all the work on this project. The Trade Contractor's Supervisor cannot be replaced without the consent of the Construction Manager.
- Completion Date: See Schedule of Work.
- **NO FAXED BIDS:** It shall be sealed bids only.
- **BIDDERS NOTE:** WHEN ORDERING PLAN DRAWINGS AND/OR SPECIFICATION SECTIONS, IT IS YOUR RESPONSIBILITY TO REVIEW THE CONTRACT DOCUMENTS AND SELECT THE REQUIRED DRAWING PAGE NUMBERS AND/OR SPECIFICATION SECTIONS YOU NEED.
- **ALL PROPOSERS AGREE THAT TIME IS OF THE ESSENCE.**

**\*\*\*\*END OF GENERAL PACKAGE NOTES\*\*\*\***

**CM:** Charles Black Construction Company, Inc.

**PROJECT:** Lumpkin County Library

### **CONSTRUCTION MANAGER'S SPECIAL CONDITIONS**

Proposers understand that this is a fast track, team oriented project where time is of the essence and agree to adhere to the Construction Manager's Progress Schedule as developed at On-Site Meetings. Proposers agree to the following:

- In the event of a tie bid, the Owner elects to award the subcontract to the local subcontractor. Should the tie be between multiple local subcontractors or multiple non-local subcontractors, then in that event, the Owner elects to award the subcontract via the "lot" method. (Coin Toss) Please note that the term "local" is herein defined as being located within the same County as the Owner.
- Report any discrepancy in documents immediately to the Construction Manager.
- Utilize a project team approach.
- Submit shop drawings and submittals within **Thirty (30) Days** of contract award, unless noted otherwise.
- Execute subcontracts and provide certificates of insurance and payment and performance bond within **Three (3) Days** of contract award.
- Begin work on site within **Five (5) Days** of Notice to Proceed.
- Submit all closeout documents within **Ten (10) Days** of Substantial Completion.
- Attend weekly or bi-weekly on site progress meetings with the Proposer's Project Manager and Job Foreman as scheduled by the Construction Manager.
- Furnish Twenty-Four (24) Hour telephone numbers for Proposer's Project Manager and Job Foreman in case of emergency.
- Advise and Consult with Construction Manager regarding the availability of materials, cost analysis, scheduling, and value engineering.
- Develop and maintain a safety program as well as follow the safety program of the Construction Manager.
- Provide Construction Manager with SDS Data as well as your Safety Plan within **Five (5) Days** of Contract Award. Must be provided prior to personnel being onsite.
- Provide a Drug-Free and Alcohol Free Work Place.
- In the event OSHA or other inspecting authority levies a fine against Construction Manager due to violation(s) of a subcontractor, the subcontractor in violation of codes and regulations shall be responsible for the fine levied against the Construction Manager.
- Abide by all laws, ordinances, codes, and schedule inspections through Local Inspection Department and the Architect/Engineer.

**\*\*Note: New Special Conditions regarding Safety above\*\***

**(Construction Manager's Special Conditions Continued on Next Page)**

**CM:** Charles Black Construction Company, Inc.

**PROJECT:** Lumpkin County Library

### **CONSTRUCTION MANAGER'S SPECIAL CONDITIONS CONTINUED**

- Furnish all insurance as required by law, the Project Manual, Bid Documents and per the following:

#### **Workers' Compensation & Employers Liability Insurance**

This insurance will pay the subcontractor's obligations under appropriate worker's compensation statutes, covering all employees who perform any of the obligations of the Subcontractor under this Subcontract.

Employers Liability coverage shall provide limits of at least \$100,000 each accident for bodily injury and \$100,000 each employee for disease. The policy limit for disease shall be at least \$500,000.

#### **Commercial General Liability Insurance**

The insurance must be written on an "occurrence" basis, responding to claims arising out of occurrences which take place during the policy period. The commercial general liability form should provide limits of at least the following:

- \$1,000,000 each occurrence for bodily injury and property damage
- \$1,000,000 each incident for personal and advertising injury
- \$1,000,000 products-completed operations aggregate
- \$1,000,000 general aggregate.

The general aggregate limit shall apply separately to each project. The products and completed operations coverage is to be maintained for a period of at least 2 years following the completion of the work. ISO Form CG 22 94 or its equivalent language (removing the subcontractor exception from the "Your Work" exclusion) shall not be used. There shall be no separate exclusion for liability arising out of explosion, collapse and underground hazards (XCU) or subsidence, if the scope of subcontractors work involves digging, excavation, grading, or use of explosives. Any deductibles under this policy must be disclosed and will be fully assumed by the subcontractor.

#### **Business Automobile Liability Insurance**

This insurance shall apply to any auto, including all owned, hired and non-owned vehicles to a combined single limit of at least \$500,000 each accident (or split limits of at least \$250,000 each person/\$500,000 each accident/\$100,000 property damage). Any deductibles under this policy must be disclosed and will be fully assumed by the subcontractor.

**CM:** Charles Black Construction Company, Inc.

**PROJECT:** Lumpkin County Library

### **Business Automobile Liability Insurance**

The Subcontractor, in its agreements with subcontractors, shall require subcontractors to obtain insurance meeting the minimum limits and incorporating the contractual requirements prescribed by this Section.

Charles Black Construction Company, Inc., the owner and (other requested entities) are Additional Insured's under the Commercial General Liability, Auto Liability and Umbrella Policies (if applicable) on a primary and non-contributory basis and such coverage shall comply with the provisions of standard ISO endorsement forms CG2010 (07/04) for ongoing operations and GC 2037 (07/04) for completed operations or their equivalent. A Waiver of Subrogation in favor of the above listed parties shall apply to all policies required under the Subcontract.

Insurance shall be placed with insurers with an A.M. Best rating of not less than A-

- **Proposer must participate in a federal work authorization program in accordance with the applicability provisions and deadlines established in O.C.G.A. 13-10-91 and upon contract award, must execute a Subcontractor's Affidavit verifying compliance. Affidavit shall be provided by Construction Manager. A copy is available upon request.**
- **Pay Requests** – Pay requests are to be submitted on the Construction Manager's form no later than the 25<sup>th</sup> of each month along with an approved schedule of values.
- **Change Orders** – All change orders will include the cost of the work on site plus a maximum of 15% overhead and profit for work performed with a contractor's own forces and 7 ½% for subcontract work. A detailed breakdown shall be submitted.

**\*\* PROPOSERS AGREE THAT TIME IS OF THE ESSENCE. \***



**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**SCHEDULE OF WORK**

The construction phase involves completing the Lumpkin County Library per the Construction Manager's schedule.

**\*\* PROPOSERS AGREE THAT TIME IS OF THE ESSENCE. \*\***

**NO FAXED OR EMAILED BIDS ACCEPTED**

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**BID PROPOSAL FORM**

Lumpkin County Library  
Dahlonega, Georgia

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Bid Package Number: \_\_\_\_\_

Bid Package Description: \_\_\_\_\_

Bid Date: \_\_\_\_\_

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Federal I.D. #: \_\_\_\_\_

Charles Black Construction Company, Inc.  
P.O. Box 960  
Cleveland, Georgia 30528

**Base Bid**

The undersigned agrees, having familiarized himself with the local conditions affecting the cost of the work, visiting the site and carefully examining the bid documents to furnish all labor, materials, equipment and services to execute **Bid Package Number** \_\_\_\_\_ for the stipulated sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )

**Alternates (If Applicable)**

Alternate Number: \_\_\_\_\_ add/deduct: \$ \_\_\_\_\_

Alternate Number: \_\_\_\_\_ add/deduct: \$ \_\_\_\_\_

**Time**

Proposers agree to have all work completed per the schedule of work.

**Bid Time Limitations**

It is understood that this proposal is subject to acceptance and may not be withdrawn for a period of Thirty (30) Days from Bid Date.

**Contract Execution**

Upon notification of acceptance of this proposal, the undersigned agrees to execute, within Three (3) Days, the specified contract and to provide Payment and Performance Bond if applicable.

**Addenda**

The undersigned acknowledges receipt of addendum (addenda):

Addendum Number \_\_\_\_\_ dated \_\_\_\_\_

Addendum Number \_\_\_\_\_ dated \_\_\_\_\_

Addendum Number \_\_\_\_\_ dated \_\_\_\_\_

Addendum Number \_\_\_\_\_ dated \_\_\_\_\_

Addendum Number \_\_\_\_\_ dated \_\_\_\_\_

Submitted By:

Contractor: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**SUBMIT IN DUPLICATE, ALONG WITH BID BOND (IF REQUIRED), IN A SEALED ENVELOPE MARKED AS FOLLOWS:**

**BID**

**BID PACKAGE NUMBER:** \_\_\_\_\_

**BID PACKAGE DESCRIPTION:** \_\_\_\_\_

**Lumpkin County Library**

Be sure the proposers name and address also appear on the envelope and deliver to:

**Lumpkin County Administration Building**

**99 Courthouse Hill**

**Dahlonega, Georgia 30533**

**CM:** Charles Black Construction Company, Inc.

PROJECT: Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**1**        **SITWORK**

- Provide supervision, layout and engineering, shop drawings, labor, material, equipment and other incidental items of cost to complete ALL SITWORK including ALL CURB, GUTTERS and PAVING as shown on the Civil (C) Drawings and Proposal Documents, including but not limited to, the following:
  - **5% Bid Bond Required - (See CM's General Package Notes)**
  - **100% Payment and Performance Bond Required (See CM's General Package Notes)**
  - Site preparation, clear and grub, site clearing, demolition and tree protection. Dispose of debris offsite.
  - No burning will be allowed onsite.
  - All Earthwork, Grading, Including Finish Grading, to Sub-grade and Finished Contours
  - Please note: this job will require import dirt. Quantities are provided on the civil drawings as an exhibit only. Contractors should rely on their own takeoff. No extra funds will be provided for earthwork quantity discrepancy.
  - Subgrade to be  $\pm 1$  foot.
  - All final backfill and finish grading.
  - Backfill of structural retaining walls. Construction of concrete retaining wall NIC.
  - Design and construction of modular retaining walls. Colors to be selected from manufacturer's standard colors.
  - Storm Drains (Storm Sewage System) including structures, tops, and rip rap. Storm Sewer testing if required.
  - Traffic Control – if required.
  - Layout, Engineering and Staking All to Complete is included in this Package.
  - Staking of all building corners as well as two independent benchmarks at the locations agreed upon with the Construction Manager.
  - Erosion Control, Soil Stabilization, Slope Protection and their Maintenance until stabilization and acceptance by the Construction Manager.
  - This package includes all work required to abide by the requirements of the Manual for Erosion and Sediment Control in Georgia
  - Temporary and Permanent Grassing to all disturbed areas and its maintenance until acceptance
  - Construction Entrance and Exit and Maintenance until acceptance
  - Be sure to visit the site to verify existing elevation and topo prior to proposal
  - Maintain access to the site and building pad at all times

**(Proposal Package One (1) - Sitework - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**1**        **Sitework (Continued)**

- Monitoring will be conducted by a certified firm and paid for by the Construction Manager/Owner. The successful proposer for this Proposal Package will be responsible for erosion control maintenance and Best Management Practices (BMP's) until accepted by the Construction Manager and signed off on by EOR. The successful proposer will be responsible for site stabilization and should install stabilization measures as soon as possible as shown on drawings
- Any fines levied due to lack of erosion control maintenance will be the responsibility of the successful proposer for Proposal Package Number One (1) – Sitework.
- Extra payments for rock is only for “Blast Rock” as described below. Rip rock is included in the base proposal.
- Building Pad and associated roads Completion Date is **Thirty (30) days from Notice to Proceed.**
- All material and work specifications are to adhere to Lumpkin County Government and City of Dahlonega minimum standards. Paving detail to be released in future addendum.
- Fine grade all parking areas to receive base.
- The Construction Manager or Owner will pay for special testing by an independent company to which the Owner, Construction Manager and Architect have no objection.
- Contractor to include all outside domestic water to within five feet of buildings. Water lines are to be capped off, marked and protected.
- Contractor to include all exterior sanitary sewer and structures to within five feet of buildings. Sewer lines are to be capped off, marked and protected.
- Contractor to include all fire lines. Fire lines are to terminate at one foot above finish floor.
- A rainwater storm system collecting storm water from building downspouts is the responsibility of this package. This item has not been designed yet and will be addressed in a future addenda.
- As-Builts and hydrology study to be included in scope of work.
- Import topsoil as needed.
- If balancing excess materials on site, it must be wasted on site as directed by the Construction Manager.
- Contractor to include all work shown on demolition and removal plan.
- All demolition items must be taken to a state approved site for disposal.

**(Proposal Package One (1) - Sitework - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**1**                    **Sitework (Continued)**

- As-Builts and hydrology study to be included in scope of work.
- All areas to receive sod must pay close attention to Section 029200 in the project manual.
- All areas to receive sod must also be rock hound prior to sod being installed.
- Contractor is required to remove all silt fence and other BMP's once site has reached final stability per ES & PC final phase plan.
- Fine grade and proof roll of subgrade in the presence of third party testing company prior to installing gravel base.
- Asphalt paving, base.
- Striping (Pavement Markings)
- Traffic and Handicap Signage and Signals
- Concrete curb and gutter, flumes, throats and tops.
- Layout, engineering and all staking to complete this package.
- Curbs and gutters, structures, tops and asphalt binder to be installed immediately upon completion of grading and asphalt topping to be installed at the end of the project.
- Be sure to visit the site to verify existing elevation and topo prior to proposal.
- Progressive clean-up and final clean up.
- Maintain access to the site and building pad at all times.
- Cleaning (washing and sweeping) of asphalt binder to make ready to receive topping shall be included in this scope of work.
- Progressive and final cleanup
- Include all mountable curb shown on drawings.
- Furnish and Install concrete wheel stops as shown.
- **There are two separate grading plans. One on sheet C-002-01 and another on sheet C-002-002. Sheet C-002-01 will be the base bid. Cost associated with going to the grading plan on sheet C-002-02 including but not limited to backfill of the retaining wall are to be included as Alternate #1**
- Contractor to include 500 sq. yards of binder repair at areas damaged by construction before topping is installed. Testing Company will verify quantities. Construction Manager will identify areas to be replaced. Indicate the unit pricing on the Unit Price Form. This pricing will be used for pricing purposes if quantities do not meet or they exceed base proposal. A credit will be issued back to the construction manager based on the provided unit prices.

**(Proposal Package One (1) - Sitework - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**1**        **Sitework (Continued)**

- Contractor to include 350' linear feet of replacement curb including existing curb located in adjacent parking lot in base proposal. Contractor will be responsible for removal and replacement of curb identified by Construction Manager prior to final topping being installed. Indicate unit pricing on Unit Price Form. This pricing will be used for pricing purposes if quantities do not meet or exceed base proposal quantities.
- Unused portions of these allowances will be credited back to the Owner by credit change order at the unit price on the Unit Price Form
- For the purpose of unit pricing, Mass "Blast" Rock is defined as any material which cannot be excavated after loosening with a single-tooth ripper mounted on a crawler tractor having a minimum draw bar pull rated at not less than 56,000 pounds (Caterpillar D8K or equivalent) or be a Caterpillar 973 front end loader or equivalent and occupying an original volume of at least one (1) cubic yard. Trench Rock is defined as the removal and disposal of rock encountered in excavations where the smallest dimension of the excavation is 10 feet or less and which cannot be broken and moved with equipment comparable to Caterpillar Model No. 225 with bucket-curling force of not less than 25,700 pounds. Unsuitable soil will be determined by third party testing.

Refer to Applicable Specification Sections and Drawings:  
**Lumpkin County Library Civil Drawings- C-001 through C-009**

**NOTE: This Package Requires a 5% Bid Bond and Subsequent 100% Payment and Performance Bonds. (See CM's General Package Notes.)**

**(Proposal Package One (1) - Sitework - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**1**    **Sitework (Continued)**

Sitework Unit Price Sheet- **Include this sheet with your base bid.**

**Extra Payments If Applicable**

**The undersigned agrees that work added or omitted shall be completed at the below listed unit prices per cubic yard or l.f.**

**These prices shall include all items of cost, overhead and profit and constitute complete reimbursement to the contractor for said work. Extra work to be determined by The Architect and Construction Manager.**

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Mass "Blast" Rock Excavation	\$ _____	cu. yd.
Trench Rock Excavation	\$ _____	cu. yd.
Unsuitable Soil	\$ _____	cu. yd.
Compacted Off Site Fill	\$ _____	cu. yd.
Type 'C' Silt Fence	\$ _____	l.f.
Binder Repair	\$ _____	s.y.
Curb Replacement	\$ _____	l.f.



**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**2**      **Landscaping**

Provide layout, supervision, labor, materials, equipment and other incidental items of cost to complete all of the Landscaping, including but not limited to, the following:

- **5% Bid Bond Required. (See Construction Manager’s General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager’s General Package Notes)**
- Furnish and install all items as shown on Landscape plans.
- All planting and landscape materials shall be live and viable.
- Warranty of included work no less than 1 year after substantial completion of entire project.
- Area shown as “Future building” on plans to be sod.
- Areas receiving planting are to receive mulch as shown on drawings.
- Coordinate Irrigation system with water system, sitework contractor and construction manager.
- The sod and planting area above the retaining wall are not in the base bid. This amount should be included in **Alternate #1**. This will be clarified in a future addendum.

**NOTE: This Package Requires a 5% Bid Bond and Subsequent 100% Payment and Performance Bonds. (See CM’s General Package Notes.)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**3**        **Concrete**

Provide supervision, layout and engineering, shop drawings, labor, material, equipment and other incidental items of cost to complete all concrete work, including but not limited to the following:

- **5% Bid Bond Required. (See Construction Manager's General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager's General Package Notes)**
- **Rebar shop drawings within 14 days after contract award.**
- All backfill, including subsurface drainage backfill.
- All concrete work including reinforcement (Rebar and Wire Mesh).
- Furnish, receive, unload, inventory, layout and install all rebar associated with this scope of work.
- Furnish and install orange safety caps at all rebar per OSHA requirements.
- Batter board and Layout.
- Layout and Engineering.
- Termite Control.
- Portland Cement concrete paving with reinforcement.
- All site concrete including concrete walks, concrete paving, walkways, ramps, pads, retaining walls and steps with reinforcement and accessories. Curb and Gutters by Others.
- All expansion joint materials and caulking of exterior concrete, if required.
- All cast-in-place concrete including shop drawings, testing, excavation, backfill, placement, formwork, reinforcement and accessories. Existing sub-grade to be within  $\pm .2$  foot.
- All preparation including gravel fill, insulation, vapor barrier/waterproofing associated with all concrete work.
- Foundation drainage system with gravel, if shown.
- Perimeter Insulation.

**(Proposal Package Three (3) - Concrete - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

### **Bid Package Descriptions**

<b>BID</b>	<b>BID</b>
<b>PKG</b>	<b>PKG</b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

#### **3 Concrete (Continued)**

- Aggregate Materials (including stone and under slab).
- Include all work from subgrade to finish floor.
- All testing will be by others. Sheet membrane waterproofing and fluid applied waterproofing, if shown.
- Isolation at steel columns.
- Installation of items embedded in concrete.
- Install anchor bolts and grout columns.
- Installation of Flagpoles (Flagpole Furnished by Others).
- Progressive Clean-Up and Final Clean-Up.
- Provide truncated domes at all handicap ramps.
- Install all bollards (steel bollards will be furnished by others).
- Provide and install dock bumpers, if shown.
- Provide rebar shop drawings for all rebar in the concrete scope within
- The concrete retaining shown on the civil drawings is not in the base bid. It is to be priced as **Alternate #1**. This will be clarified via future addendum.
- Labor and material for all concrete work at metal pan stairs
- Interior and exterior MEP equipment pads and housekeeping pads required by contract documents. Please note that some of these equipment pads may not show up on the drawings. Coordinate size and layout with trade contractor.
- Furnish light towers for concrete pours as needed.
- Include moving soils generated from footing excavation, to a location on site designated by the Construction Manager. Spreading and compacting of these soils to project standards is included in this scope of work.
- Saw control joints. Furnish, install, and maintain temporary roads to allow access for concrete and pump trucks.
- All concrete conveying is included in this scope of work.
- Install door stops mounted to concrete. Door stops to be provided by Hardware contractor.

Refer to Specification Sections and Plans:

- Lumpkin County Library- Structural Drawings- S-1 through S-5
- All Civil Drawings
- 022800 – Termite Control

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes).**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

### **Bid Package Descriptions**

<b>BID</b>	<b>BID</b>
<b>PKG</b>	<b>PKG</b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**4**     **Masonry**

Provide layout, supervision, labor, materials, equipment and other incidental items of cost to complete all masonry work, including but not limited to, the following:

- **5% Bid Bond Required. (See Construction Manager's General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager's General Package Notes)**
- Concrete Unit Masonry (Concrete Block, CMU) and all accessories.
- CMU reinforcement including wall reinforcement, brick ties and enforcing steel (Rebar).
- Concrete grout at CMU – All filled cells and reinforcing.
- Brick Unit Masonry – All brickwork including accessories.
- Reinforced Unit Masonry.
- Insulation or Foam in Masonry Walls. Including spray on foam insulation at all exterior walls
- Installation of items embedded in masonry, including steel lintels and shelf angles.
- Caulking of masonry, control joints and exterior of hollow metal.
- Thru-wall flashing, weeps.
- All cavity wall accessories. Including but not limited to mortar break, flashing, wrap flashing around wood, weeps and copper fabric flashing.
- Flashing installed in masonry.
- Openings for all devices installed in masonry.
- All units cleaned, rubbed, pointed and ready to receive finishes.
- Brick cleaning.
- Debris removal and disposal. Including dumpsters and dump fee for debris from this scope of work.
- Brick on the exterior retaining wall is not included in the base bid. It will be included as part of **Alternate #1**. Future addendum will clarify the scope of **Alternate #1**.
- Progressive and final clean-up. All areas broom cleaned.
- Furnish and install all flashing.
- Furnish and install all precast stone and masonry products.
- Brick to match Lumpkin County Justice Center.

**(Proposal Package Four (4) - Masonry - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

<b>BID</b>	<b>BID</b>
<b>PKG</b>	<b>PKG</b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**4**     **Masonry (Continued)**

- Drill and install all dowels at slabs as required.
- All types of masonry fill including sand, concrete, insulation, etc.
- Provide and install all exterior decorative columns.
- Furnish and install all brick as shown on the civil drawings.

Refer to Specification Sections:  
All Civil Drawings.  
04210 – Brick Masonry  
04400 – Precast Stone Masonry  
07700- Through Wall Flashing  
07920- Joint Sealants

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes).**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**5**      **Structural and Misc. Steel**

Provide supervision, material, labor, equipment and other incidental items of cost to complete the following including but not limited to:

- **5% Bid Bond Required. (See Construction Manager's General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager's General Package Notes)**
- Anchor Bolt Shopdrawings to be submitted within **Fourteen (14) Days** of Contract Award.
- All other shopdrawings to be submitted for each building within **Fourteen (14) Days** after the return of approved anchor bolt drawings
- All items delivered, erected and including sales tax.
- Structural Steel.
- Steel Joist and Joist Girders.
- Steel Deck.
- Metal Stairs
- Provide anchor bolts
- Metal Fabrications.
- All misc. steel as shown on drawings.
- All lateral bracing.
- Metal Railings and all Handrails.
- Furnish and install all site handrails. Provide any concrete coring required for installation of handrails.
- Furnish and install all wall bracing as soon as possible. Coordinate this work with other trades
- Loose pieces, including but not limited to, plates, lintels, and pipe bollards. Bollards embedded in concrete to be installed by others.
- Any piece to be welded in place is the responsibility of this package.
- Testing.
- All materials are to be delivered within **Six (6) Weeks** after return of shop drawings.
- No time extensions will be allowed for re-submittals.
- Roof Ladders, if shown.
- All submittals and shop drawings within 14 days of contract award.
- Progressive and final clean-up.

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

### **Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**6**        **Rough and Finish Carpentry, Roofing and Windows**

Provide supervision, labor, material, equipment, and other incidental items of cost to complete the following:

- **5% Bid Bond Required. (See Construction Manager's General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager's General Package Notes)**
- Must provide an onsite site supervisor acceptable to the Construction Manager. This onsite supervisor is the only person the Construction Manager's Job Superintendent will give instructions to and coordinate all work on this project. The Trade Contractor's supervisor cannot be replaced without consent of the Construction Manager. The Trade Contractor's supervisor must be onsite at all times.
- Furnish and install all labor and materials to provide a complete dry in of the Lumpkin County Library including 30 lb felt.
- All wood framing for interior and exterior walls and soffits.
- Shop drawing approved roof trusses.
- All Decking and Sheathing.
- All blocking including blocking around structural steel items, blocking for folding partition and blocking for items not necessarily shown on drawings that attach to the wall including but not limited to fire extinguisher cabinets and grab bars.
- All Hardi board and Hardi soffits.
- T&G Cypress Wood Ceilings at exterior covered areas as seen on cuts and reflected ceiling plan.
- Weather Barrier furnished and installed is included in this scope of work.
- All shingles on 30# Felt
- Aluminum Edge Drip and Flashing.
- Furnish and install a complete gutter system as shown on drawings.
- Downspouts to tie into underground rainwater system.
- Furnish and install complete trim package including exterior trim, frieze board, interior trim, door and window trim, crown molding, trim base board, etc.
- Furnish and Install all fixed insulated windows including round, gable windows as well as all associated flashing.
- Installation of Hollow Metal Frames in wood framed walls. Frames provided by others.
- Progressive and final clean-up.

**(Proposal Package Six (6) – Rough Carpentry.. - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**6**      **Rough and Finish Carpentry, Roofing and Windows**

Refer to Specification Sections and Plans:

- 06100- Rough Carpentry
- 06200- Finish Carpentry and Millwork
- 07300- Composition Roofing
- 07460- Fiber Cement Siding
- 07621- Aluminum Gutter and Downspouts
- 08520- Aluminum Clad Fixed Wood Windows

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes**



**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**7**      **Doors, Frames and Hardware**

Furnish material including but not limited to the following

- Hollow Metal Doors and Frames to include mortar box covers/shields to eliminate mortar and concrete from the strike and silencers
- Shop Drawings & Submittals within **Twenty-One (21) Days** of Contract Award.
- Verify from Architect window stop location on shop drawings
- Bottom of frames to have two spreader bars
- Hollow Metal and Frames
- Wood Doors
- Delivery and unload at job site
- Sales tax included in this price
- Doors to be factory machined, ready for installation including all trim kits and cutouts of openings.
- Finish Hardware
- Key Cabinet (provide a commercial Key Cabinet acceptable to Construction Manager).
- All thresholds must be filled with sealant prior to installation.
- Representative to be present along with door installer to receive, unload and inventory door hardware and doors.
- Coordinate with other trades.
- Review wall details for jamb depths.
- Furnish all hardware, including hardware for aluminum doors. Templates to be provided to aluminum door supplier for the hardware prep.
- Finish hardware schedule to be issued via addendum.
- Progressive and final clean-up.

**Refer to Specification Sections and Plans:**

- 08100- Metal Doors and Frames
- 08210- Flush Wood Doors
- 08710- Finish Hardware

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**8**      **Installation of Doors and Hardware**

Provide supervision, labor, equipment and other incidental items of cost to install the hollow metal doors, wood doors, & door hardware including but not limited to the following

- Install per manufacturer's recommendations, approved shop drawings, and contract documents.
- Receive, unload, & inventory door hardware & doors.
- Organize, tag & maintain keys & turn over with key receipt at completion.
- Mount key cabinet with keys installed & organized.
- Assure tops & bottoms of wood doors are sealed prior to installation.
- All submittals and shop drawings within 21 days of contract award.
- Progressive and final clean-up.

Refer to Specification Sections and Plans:

- 08100- Metal Doors and Frames
- 08210- Flush Wood Doors
- 08710- Finish Hardware

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

<b><u>BID</u></b>	<b><u>BID</u></b>
<b><u>PKG</u></b>	<b><u>PKG</u></b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**9 Aluminum Storefront Entrances/ Glass & Glazing**

Provide supervision, labor, material, equipment, and other incidental items of cost to complete but not limited to the following:

- Aluminum entrances and storefronts and all windows.
- All glass and glazing including but not limited to glass in interior hollow metal frames and glass for lite kits in doors.
- Include all sill flashing.
- Caulking of the interior and exterior of the aluminum where the system joins other materials.
- Provide and install all flashing and trim touching this work.
- Proposal Package # 8 will provide and install hardware for Aluminum Storefront doors.
- Proposal Package # 8 to provide templates for hardware prep. Coordinate scope of work with Proposal Package # 8 Hollow Metal Frames, Doors, Hardware and Installation.
- **Coordinate locks with hardware.**
- Shall drill all window stop screws when they interfere with concrete at masonry.
- Provide and install sliding automatic entrance including all associated pieces items. Coordinate with Construction Manager and Owner.

**Refer to Specification Sections and Plans:**

- 07920- Joint Sealants
- 08410- Aluminum Framed Entrances and Storefronts
- 08460- Sliding Automatic Entrance Doors

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**10      Gypsum Board, Ceilings, and Insulation**

Provide supervision, labor, material, equipment and other incidental items of cost including but not limited to the following:

- **5% Bid Bond Required. (See Construction Manager’s General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager’s General Package Notes)**
- Must provide an onsite site supervisor acceptable to the Construction Manager.
- This onsite supervisor is the only person the Construction Manager’s Job Superintendent will give instructions to and coordinate all work on this project. The Trade Contractor’s supervisor cannot be replaced without consent of the Construction Manager. The Trade Contractor’s supervisor must be onsite at all times.
- Batt insulation, sound blankets and fireproofing insulation
- Prefinished metal flashings joining this work.
- Gypsum Board and Metal Framing
- Gypsum Board Assemblies
- Level 5 finishes required for all exposed surfaces.
- Provide and install layer of gypsum board underneath trusses.
- Provide and install all spray foam insulation under roof decking.
- Include requisite intumescent fire proof painting in with this scope
- Acoustical Ceiling System.
- Any insulation not specifically mentioned.
- Include any sealing, and/or fire caulking at top of rated masonry wall as well as at top of gypsum board partitions. Excluding sealing of pipes, conduits and ductwork or other items covered by Mechanical, Cabling, Fire Protection, and Electrical. Caulking & Sealants touching this work.
- All blocking or carpentry work required to install this work.
- Metal flashing in contact with this work.
- Clean-up including debris removal and disposal.

**(Proposal Package Ten (10) – Gyp Board, Ceilings.. - Continued on next page)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**10    Gypsum Board, Ceilings, and Insulation (Continued)**

- Provide and install all flex sheet membrane flashing.
- All submittals and shop drawings within 21 days of contract award.
- Progressive and final clean-up.

**Refer to Specification Sections and Plans:**

- 07200- Joint Sealants
- 07210- Aluminum Framed Entrances and Storefronts
- 07920- Sliding Automatic Entrance Doors
- 09260- Gypsum Wallboard
- 09512- Acoustical Ceilings

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**11    Resilient Flooring, LVT and Carpet**

Provide supervision, labor, materials, equipment, and other incidental items of cost to provide all floor covering, base, and all accessories including but not limited to the following:

- **Note: There are Architectural Drawings as well as Interior Design Drawings**
- Resilient Tile Flooring
- Resilient Wall Base and Accessories
- Carpet and all accessories
- Luxury Vinyl Tile and all accessories
- Floor prep (expansion joints and control joints refer to structural drawing)
- Provide transitions to dissimilar surfaces.
- Progressive and Final cleanup
- Include attic stock
- Transition Accessories to Adjoining Finishes
- Cleaning and Protecting

**Refer to Specification Sections and Plans:**

- 09650- Resilient Flooring
- 09680- Carpet

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**12**    **Hard Tile**

Provide supervision, labor, materials, equipment, and other incidental items of cost to provide all floor covering, base, and all accessories including but not limited to the following:

- **Note: There are Architectural Drawings as well as Interior Design Drawings**
- Porcelain Tile and accessories including wall tile
- Transition Accessories to Adjoining Finishes
- Cleaning and Protecting
- Wall Tile is included in this scope.
- All tile must come from same lot number.
- All accessories, including sealants.
- Window stools as shown and shall have 3/8 radius on all exposed corners, formed and ground.
- Setting bed will be required at areas of depressed slabs, see drawings for areas affected
- Elastometric waterproofing membrane at tile.
- Include all floor preparation, including scraping of mortar, cleaning and patching prior to work. Major debris removal and patching by others.
- Coordinate floor drains with Plumbing Contractor
- Include attic stock.

Refer to Specification Sections and Plans:

- 09310- Porcelain Tile

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

<b>BID</b>	<b>BID</b>
<b>PKG</b>	<b>PKG</b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**13 Interior/Exterior Painting and Wall Coverings**

Provide supervision, labor, materials, equipment and other incidental items of cost to provide all painting, interior cosmetic caulking including but not limited to the following:

**Note: There are Architectural Drawings as well as Interior Design Drawings**

- Interior Cosmetic Caulking (Hollow Metal, Corners, etc.)
- Contractor is responsible for all cosmetic caulking. Pay close attention to exposed structures. Structural and other components penetrating the dry wall at these locations will need cosmetic caulking.
- Contractor will be responsible for immediately upon arrival of Hollow Metal Doors and Frames to come out to job site and prime door frames two feet up from sill (inside and out) as specified under painting. This is in addition to shop prime coat.
- Provide attic stock as described in project manual.
- Contractor to furnish and install chemical-hardener finish on all interior concrete floors not scheduled to receive floor finish. Refer to Spec Section Building Concrete / Chemical-Hardener Finish in project manual.
- Include painting of all exposed structures (i.e. storage rooms that have no ceilings) piping and ductwork including ductwork where it can be seen through the ceiling openings. This includes but not limited to any piping located on exterior of building and roofs.
- Include caulking of all corners and at all change of materials which contact a painted surface, interior and exterior.
- Caulk all fire extinguisher cabinets.
- Protect all non-painted surfaces.
- Each coat of paint will need to be inspected by Architect/Engineer before any additional coats can be applied. Construction Manager Superintendent must approve proceeding with additional coats. Any coat installed prior to approval by architect /Engineer and Construction Manager will not be considered a coat.
- Daily clean up, debris removal and disposal off site.
- Wash out tools and equipment at approved location by Construction Manager. Paint cannot be washed out in storm sewer system.
- Seal wood doors top & bottom prior to installation.

**(Proposal Package Thirteen (13) – Painting - Continued on next page)**



**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**13**    **Interior/Exterior Painting and Wall Coverings (Continued)**

- All Exterior painting.
- Provide and install wall coverings and all associated materials.
- Provide and install wall protection panels.
- Preparation of walls and substrate to receive final product.
- Progressive and final cleanup.
- Provide and install trim accessory for dimension walls.
- Contractor is responsible for all cosmetic caulking. Pay close attention to exposed structures. Structural and other components penetrating the dry wall at these locations will need cosmetic caulking.
- Provide attic stock as described in project manual
- Application of finish paint to any surface will indicate the painter's acceptance of the surface as properly prepared for finish paint. Upon the finish coat being applied, any additional all preparation (i.e. patching and rubbing of block, sanding and cleaning of surfaces) and any additional painting required to gain final acceptance from the Owner and Architect will become the responsibility of the painting contractor. **Note:** Exceptions are to be made for wall damage created by other trades.

Refer to Specification Sections and Plans:  
09900- Painting

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

<b>BID</b>	<b>BID</b>
<b>PKG</b>	<b>PKG</b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**14** **Specialties**

Furnish, delivered and installed, including sales tax, the following specialties:

- Fire extinguishers, cabinets, and accessories
- Toilet and bath accessories
- Metal Lockers
- Toilet Partitions
- All submittals and shop drawings within 21 days of contract award.
- Progressive and final clean-up.

Refer to Specification Sections and Plans:

10210- Toilet Partitions

10503- Lockers

10520- Fire Extinguishing Cabinets & Accessories

10800- Washroom Accessories

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

<b>BID</b>	<b>BID</b>
<b>PKG</b>	<b>PKG</b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**15 Folding Partitions**

Furnish, delivered & installed, including sales tax, the Operable Partitions.

- Folding Partitions contractor will be responsible for drilling all holes in structural components that are furnished and installed by others.
- All submittals and shop drawings within 21 days of contract award.
- Progressive and final clean-up.

Refer to Specification Sections and Plans:  
10650- Folding Partitions

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

<b><u>BID</u></b>	<b><u>BID</u></b>
<b><u>PKG</u></b>	<b><u>PKG</u></b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**16 Casework**

Furnish, delivered and installed, including sales tax, all casework as shown on the drawings, and per the specifications including but not limited to the following:

**Note: There are Architectural Drawings as well as Interior Design Drawings**

- Plastic-Laminate Faced Manufactured Casework as shown on drawings.
- Plastic-Laminate Faced Custom Casework as shown on drawings.
- Plastic-Laminated Faced Manufactured Countertops as shown on drawings.
- Solid Surface Countertop and Backsplash.
- All rough carpentry work to install this scope of work including blocking.
- Lumicor Decorative Panels in casework.
- Include cut outs for sinks provided by others.
- Furnish and install all caulking touching millwork.
- Provide Window Sills
- Daily Clean Up, debris removal and disposal off site.

Refer to Specification Sections and Plans:  
06200- Finish Carpentry & Millwork  
06410- Cabinet Work

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**17**    **Plumbing**

Provide supervision, labor, equipment and other incidental items of cost for a complete interior and exterior plumbing system, including, but not limited to the following:

- **5% Bid Bond Required. (See Construction Manager's General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager's General Package Notes)**
- All interior plumbing including final connections to equipment supplied by others.
- All work as shown on the Plumbing Drawings.
- Outside domestic water, from five feet outside the buildings.
- Sanitary sewer from five feet outside the building
- Gas Lines. Painting of gas lines by others.
- Include tie-ins of all work.
- Include final connections to all equipment.
- All submittals within Thirty (30) Days of contract award.
- Temporary water to building.
- Refer to the Civil Drawings as well as the Plumbing.
- Provide all flashing for this work including lead flashing.
- All sanitary sewer and structures including lead flashing.
- Include all grates and floor troughs if shown.
- Potable Water Systems
- Sanitary Sewer System from five feet outside of buildings.
- Penetration Firestopping as required for this scope of work.
- Caulk and grout all fixtures.
- Provide manufacturer's standard warranty for equipment.
- Progressive and final clean-up.

Refer to Specification Sections and Plans:

Plumbing Specifications are on plumbing drawings.

02675- Disinfection of Water Distribution System

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes)**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

<b><u>BID</u></b>	<b><u>BID</u></b>
<b><u>PKG</u></b>	<b><u>PKG</u></b>
<b><u>NO.</u></b>	<b><u>DESCRIPTION</u></b>

**18**     **Fire Protection**

Provide the complete fire protection-sprinkler system, beginning one foot above finished floor.

- **5% Bid Bond Required. (See Construction Manager's General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager's General Package Notes)**
- All submittals within **Thirty (30) Days** of contract award CAD files will be not be promised for shop drawings.
- Complete fire protection system from one foot above finished floor.
- Penetration Firestop System for this scope of work.
- Warranty of all work
- Progressive and final clean-up.

Refer to Specification Sections and Plans:  
Fire Protection Specifications are on Fire Protection drawings.

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes).**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**   **PKG**  
**NO.**   **DESCRIPTION**

**19**    **HVAC**

Provide the complete HVAC System as specified by the drawings – Heating Ventilating and Air Conditioning as shown on the Mechanical Drawings

- **5% Bid Bond Required. (See Construction Manager’s General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager’s General Package Notes)**
- All submittals within Thirty (30) Days of contract award.
- Test and Balance is in this scope.
- Provide all thermostats and associated wiring. Controls and coordination of controls and accessories are included in this package.
- Provide As-Build Drawings, Operation and Maintenance Manuals at project closeout
- Provide manufacturer’s standard warranty on ALL parts and equipment.
- Progressive and final clean-up.

Refer to Specification Sections and Plans:  
HVAC Specifications are on the Mechanical drawings.

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM’s General Package Notes).**

**CM:** Charles Black Construction Company, Inc.  
**PROJECT:** Lumpkin County Library

**Bid Package Descriptions**

**BID**    **BID**  
**PKG**    **PKG**  
**NO.**    **DESCRIPTION**

**20**    **Electrical**

Provide the complete electrical system as specified in the Electrical Drawings. Provide temporary lighting per O.S.H.A. and adequate for finish work. Lights not to exceed 20 foot intervals. Temporary lights must be maintained on a daily basis with bulbs replaced as needed. Additional temporary lighting must be added at Construction Managers direction if they feel there is not enough lighting for finish work. Provide temporary power at locations not to exceed 100-foot intervals at each floor level.

- **5% Bid Bond Required. (See Construction Manager's General Package Notes)**
- **100% Payment & Performance Bond Required (See Construction Manager's General Package Notes)**
- Provide and install a Complete Fire Alarm System.
- Penetration Firestop System for this scope of work.
- Progressive and Final Clean-up.
- Provide As-Build Drawings, Operation and Maintenance Manuals at project closeout
- Provide manufacturer's standard warranty on all parts and equipment.
- Provide and install all conduits and outlet boxes for low voltage.
- Coordinate electrified hardware requirements and rough-in with the Construction Manager, owner and Hardware subcontractor. Provide power to sliding doors #1 and #2 at the entry of the building.

Refer to Specification Sections and Plans:  
Electrical Specifications are on the Electrical drawings.

**Note: This package requires a 5% Bid Bond and subsequent 100% Payment & Performance Bonds. (See CM's General Package Notes**



**\* \* \* END OF BID PACKAGE DESCRIPTIONS \* \* \***