



atlanta-fulton public library system



# Atlanta Fulton County Public Library System Alpharetta Public Branch

## Bid Package





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## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### I: INVITATION TO BID

Construction Manager: Moss & Associates  
2675 Paces Ferry Road, SE; Suite 200  
Atlanta, Georgia 30339

Project Contact: Alf Watlington  
Phone: 770-436-0000  
Email: [awatlington@mossemail.com](mailto:awatlington@mossemail.com)

Project Name: Alpharetta Public Library

Project Address: 70 Brooke Street  
Alpharetta, Georgia 30009

Project Description: The Alpharetta Public Library project is a 25,000 sf structural steel frame with masonry inlay and will include all site improvements.

Bid Due Date: December 12, 2013 at 2:00 pm Eastern Standard Time

Bid Packages: 3A: Concrete  
4A: Masonry / Cast Stone / Foam-filled CS  
5A: Structural & Miscellaneous Steel  
7A: Waterproofing / Caulking / Air Barrier  
7B: Roofing  
8A: Doors, Frames & Hardware  
8B: Glass & Glazing  
8C: Metal Frame Skylight  
9A: Drywall / ACT / Wood Ceilings / Cement Plastering  
21A: Fire Protection  
22A: Plumbing  
23A: HVAC  
26A: Electrical  
32A: Asphalt Paving / Curb & Gutter

Pre-bid Meeting: Moss & Associates  
2675 Paces Ferry Road, SE; Suite 200  
Atlanta, Georgia 30339  
  
December 3, 2013 at 10:30 am

Project Start Date: Anticipated start date is December 2013

Project Duration: 12 months



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### II: INSTRUCTIONS TO BIDDERS

The Alpharetta Library will be prominently located next to the new City Hall as a part of the Alpharetta City Center master redevelopment project on the southeast corner of Main Street and Academy Street. The 25,000 sf building is a structural steel frame with masonry inlay. The new library will provide innovative learning spaces along with a discovery center, children’s program area, knowledge center, community theater, café, conference rooms, and private study spaces. The building will be surrounded by several acres of new parks and green spaces for the local residents to enjoy.

#### General

1. Bids are due December 12, 2013 at 2:00 pm.

2. All bids shall be hand delivered, mailed, faxed, or emailed. Email is preferred.

Fulton County Department of Purchasing & Contract Compliance  
130 Peachtree Street, SW  
Suite 1168  
Atlanta, Georgia 30303-3459

Email: Mark.hawks@fultoncountyga.gov

Fax: 404-335-5040

3. Moss reserves the right to reject any or all bids, accept bids in any order or combination, make any modifications to the work after bidding, and waive any informalities or irregularities in bids if it is deemed appropriate by Moss.

4. All communication shall be directed in writing on RFI form provided to Alf Watlington of Moss & Associates at [awatlington@mossemail.com](mailto:awatlington@mossemail.com). Deadline for questions is December 5, 2013 at 2:00 pm. DO NOT contact the Owner or Architect.

5. A pre-bid meeting will be held on December 3, 2013 at 10:30 am. This pre-bid meeting is not mandatory but it is highly recommended that you attend. The pre-bid meeting will be held at:

Moss & Associates  
2675 Paces Ferry Road, SE; Suite 200  
Atlanta, Georgia 30339

6. All bids must be submitted on the Bid Forms provided in this package and include subcontractor information form and exhibits A & H, and shall be subject to all requirements of the Contract Documents. All bids must conform in every respect to the Bid Documents and Bid Packages. All applicable spaces shall be filled in.

a. ITEMS INCLUDED:

Bids shall include all Labor, Supervision, Detailing, Tools, Materials, Equipment and all Sales, Use or Similar Taxes applicable to and necessary to accomplish the Work outlined in the Bid Package except as



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### II: INSTRUCTIONS TO BIDDERS

otherwise stated. It is the intent of the Contract Documents to include all items necessary for the proper execution and completion of the Work, the Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and is reasonably inferable therefore as being necessary to produce the intended results.

All Bidders shall, prior to submitting a bid, shall examine the bid documents thoroughly with respect to work by others and shall have familiarized themselves with the interfacing required of them as it pertains to all aspects of the work. A listing of the bid documents is also enclosed as part of this section. All other bid packages are available for coordination of your work. It is this trade contractor's responsibility to request the bid packages for other trades from Moss to check these against the coverage of what your firm is proposing and identify any potential gaps in the work.

- b. The Subcontract Form which will be utilized for this work is included in the bid package (Sample Subcontract). The successful bidder will be required to execute this agreement. Any modifications which will be requested must be submitted with bid.
- c. Payment and Performance Bond
  - i. All bonds shall be issued by a Surety holding a current valid Certificate of Authority issued by the United States Department of Treasury under Sections 9304 to 9308 of Title 31 of the United States Code.
  - ii. Bid bonds are not required.
  - iii. The successful Bidder shall be required to demonstrate ability to provide and pay for a Payment Bond and a Performance Bond, each in the amount of 100% of the Contract Amount if their contract is in excess of \$50,000. Bonds must be written on Moss forms and shall name the Owner as dual obligees.
  - iv. All Bonds shall be issued by a Surety Licensed to conduct business in Georgia. The work will be conducted and shall be in full compliance with the States Insurance Code.
- d. Insurance – This project is OCIP and must comply with Fulton County insurance requirements.
- e. A draft of the project schedule is included. Each bidder is responsible for reviewing this schedule thoroughly and confirming that their company can achieve the dates as required by this schedule. Should this bidder not be able to achieve the dates identified in the schedule it is their responsibility to make note of this on the scope sheet.
- f. All bidders are required to submit the Subcontractor Information Form.

***End of Instructions to Bidders***



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III: BID FORM

Bid Package: \_\_\_\_\_ Work Category: \_\_\_\_\_

Work Description \_\_\_\_\_

Proposal of \_\_\_\_\_ Date \_\_\_\_\_

1. BASE BID

A. Total Bid Price for all Work, complete, in accordance with the Contract Documents including Allowances (if applicable):

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

Add for Cost of Payment and Performance Bond:

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

**Total Base Bid including Payment and Performance Bonds:**

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)

B. Deduct for Owner Controlled Insurance Program (OCIP) – minimum 1%

\_\_\_\_\_ Dollars (\$\_\_\_\_\_)



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III: BID FORM

2. ACKNOWLEDGEMENTS:

A. Bids may not be withdrawn for Ninety (90) days after the time and date of receipt thereof by Fulton County Department of Purchasing & Contract Compliance.

B. Bidder hereby acknowledges receipt of the following addenda & Supplemental Information:

Addenda \_\_\_\_\_ Date \_\_\_\_\_
Addenda \_\_\_\_\_ Date \_\_\_\_\_
Addenda \_\_\_\_\_ Date \_\_\_\_\_
Addenda \_\_\_\_\_ Date \_\_\_\_\_
Drawing Log for all Bid Documents \_\_\_\_\_ Initial \_\_\_\_\_

C. Acceptance of all terms and conditions as outlined in the bid package including but not limited to the scope of work, schedule and sample contract.

Initial \_\_\_\_\_

3. QUANTITY AND UNIT RATES:

Included in this proposal are the following quantities and unit rates. Unit Rates will be used for additions and deletions during the course of the project. These unit rates are outlined at the bottom of the scope of work checklist. Unit rates pricing is inclusive of all overhead, bonds, insurance, etc. Pricing for all unit rates are required.

Unit Rate Description

1. \_\_\_\_\_ Dollars \$ \_\_\_\_\_
2. \_\_\_\_\_ Dollars \$ \_\_\_\_\_
3. \_\_\_\_\_ Dollars \$ \_\_\_\_\_
4. \_\_\_\_\_ Dollars \$ \_\_\_\_\_
5. \_\_\_\_\_ Dollars \$ \_\_\_\_\_
6. \_\_\_\_\_ Dollars \$ \_\_\_\_\_



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### III: BID FORM

#### 4. ALTERNATES

A. Bidder will provide pricing for all alternates included in your Scope of Work. Additional voluntary alternates offered by subcontractor should be noted below and may be considered.

#### BID ALTERNATES

Alternate # 1: Provide asphalt shingles in lieu of standing seam metal roof panels.

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

1. Base Bid: Provide standing seam metal roof panels as indicated on the Drawings.
2. Alternate: Provide asphalt shingles as indicated in Section 073113.

Alternate # 2: Provide lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter.

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

1. Base Bid: Provide cast stone cornice with integral gutter as indicated on the Drawings.
2. Alternate: Provide lightweight cast stone cornice with aluminum gutter as indicated on Sheet A5.06.

Alternate # 3: Provide cast stone/brick at typical cornice in lieu of full lightweight cast stone profile.

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

1. Base Bid: Provide lightweight cast stone profile as indicated on the Drawings.
2. Alternate: Provide alternating bands of cast stone and brick as indicated on Sheet A5.06.

Alternate # 4: Provide Hollow Metal frames with solid core wood doors in lieu of aluminum framing and doors at interior locations.

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

1. Base Bid: Provide aluminum framing and doors as indicated on the Drawings.
2. Alternate: Except at Vestibule 101 and Entrance/Vestibule 201, provide hollow metal framing and solid core wood doors in lieu of aluminum framing and doors. Framing and glazing configurations to remain as shown.



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III: BID FORM

Alternate #5: Delete operable glass panel partitions 126 and 204.

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

- 1. Base Bid: Provide partitions as indicated on the Drawings.
2. Alternate: Delete partitions and associated steel support. Security provisions to be by others.

VOLUNTARY ALTERNATES

Alternate #1

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

Three horizontal lines for alternate #1 description

Alternate #2

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

Three horizontal lines for alternate #2 description

Alternate #3

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

Three horizontal lines for alternate #3 description

Alternate #4

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

Three horizontal lines for alternate #4 description

Alternate #5

Dollars \$ \_\_\_\_\_

\_\_\_ Add \_\_\_ Deduct \_\_\_ No Change

Three horizontal lines for alternate #5 description

5. We further certify that we have familiarized ourselves with the local labor market and are satisfied that adequate labor resources will be available to allow for timely completion of project.



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**III: BID FORM**

Please acknowledge the following items are submitted with the bid form:

- \_\_\_\_\_ Subcontractor Information Form
- \_\_\_\_\_ Exhibit A – Promise of Non-Discrimination
- \_\_\_\_\_ Exhibit H – First Source Jobs Program Information

Trade Contractor herein acknowledges that this Bid shall constitute an offer by Contractor to contract with Moss for the lump sum contract price as set forth herein above. I/We, the undersigned, do hereby declare that I/We have carefully examined the site of the proposed Work; also the Contract Documents, and do hereby agree to furnish all Materials, Transportation, Equipment, Labor and Supervision, Tools and other items to do all Work in strict accordance with the Contract Documents for the following Base Bid Price:

BY: (Member of Firm Authorized to Sign Bid)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Print Title)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone)

\_\_\_\_\_  
(email)

State License Number \_\_\_\_\_ (if applicable)

Seal required for Corporation

***End of Bid Form***



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IV: SUBCONTRACTOR INFORMATION FORM

Organization Information

Company Name: \_\_\_\_\_

Street: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

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

Point of Contact: \_\_\_\_\_

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

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

List Names of Owners, Officers and Key Personnel (Project Executives):

First Name	Last Name	Position	Stock Holder (yes/no)

This firm is a (check box):

Corporation       Partnership       Sole Proprietor       Limited Liability Partnership

Other (explain): \_\_\_\_\_



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IV: SUBCONTRACTOR INFORMATION FORM

Organization Certifications (check those that apply):

Table with 3 columns: Classification, Certification Number, and a checkmark column. Rows include MBE, WBE, SBE, VBE, DBE, and Others.

- a) How many years has your organization been in business under its present name?
b) Under what other former names has your organization operated?
c) List Parent Company (if applicable)
d) List Affiliated Companies (if applicable)

Work Experience

List your last five (5) projects with dollar amount:

Table with 5 columns: Name of Project, Contract Value (\$), CM/GC on Project, Bonded (Yes/No), Date Completed. Contains 6 empty rows for project data.

Information for the last five (5) years:

Table with 7 columns: Current Year, Past 1 Year, Past 2 Years, Past 3 Years, Past 4 Years, Past 5 Years. Rows include Annual volume, Contract value of largest job, and Volume of work under contract.



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IV: SUBCONTRACTOR INFORMATION FORM

Bond Reference

Are you 100% P&P Bondable? \_\_\_ Yes \_\_\_ No
Bonding Company: (Name of Surety)
Address:
Bonding Agent:
Telephone:
Total Bondable Amount: \$
Current Bonding Amount in Effect: \$
Bonding Amount Still Available: \$
Single Project Bond Limit: \$
Aggregate Bond Limit: \$
Last bond issued (date, amount, type and rate)
Bonding Capacity

Safety Record

Provide Workers Compensation Experience Modification Rate (EMR) for the current and previous five calendar years for your company.

Table with 2 columns and 6 rows for years 2013-2008.

I hereby certify that the above information is true and complete to the best of my knowledge.

Signature: Date:
Name:
Title:
Date:

End of Subcontractor Information Form



## V: REQUEST FOR INFORMATION

Drawing Sheet: \_\_\_\_\_

Spec Section: \_\_\_\_\_

Information needed: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Requested: \_\_\_\_\_

Requested by: \_\_\_\_\_

Company: \_\_\_\_\_

Discipline: \_\_\_\_\_

*End of Request for Information*



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VI: EXHIBIT A – PROMISE OF NON-DISCRIMINATION

"Know all persons by these presents, that I/We ( \_\_\_\_\_ ),  
Name

\_\_\_\_\_ Title Firm Name  
Hereinafter "Company", in consideration of the privilege to bid on or obtain contracts funded, in whole or in part, by Fulton County, hereby consent, covenant and agree as follows:

- 1) No person shall be excluded from participation in, denied the benefit of, or otherwise discriminated against on the basis of race, color, national origin or gender in connection with any bid submitted to Fulton County for the performance of any resulting there from,
2) That it is and shall be the policy of this Company to provide equal opportunity to all businesses seeking to contract or otherwise interested in contracting with this Company without regard to the race, color, gender or national origin of the ownership of this business,
3) That the promises of non-discrimination as made and set forth herein shall be continuing in nature and shall remain in full force and effect without interruption,
4) That the promise of non-discrimination as made and set forth herein shall be made a part of, and incorporated by reference into, any contract or portion thereof which this Company may hereafter obtain,
5) That the failure of this Company to satisfactorily discharge any of the promises of non-discrimination as made and set forth herein shall constitute a material breach of contract entitling the Board to declare the contract in default and to exercise any and all applicable rights and remedies, including but not limited to cancellation of the contract, termination of the contract, suspension and debarment from future contracting opportunities, and withholding and/or forfeiture of compensation due and owing on a contract; and
6) That the bidder shall provide such information as may be required by the Director of Contract Compliance pursuant to Section 4.4 of the Fulton County Non-Discrimination in Purchasing and Contracting Ordinance.

SIGNATURE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_



## VI: EXHIBIT H

### FULTON COUNTY FIRST SOURCE JOBS PROGRAM

#### **STATEMENT OF POLICY:**

It is the policy of Fulton County Government to provide employment opportunities to the citizens of Fulton County. This policy will apply to all contracts procured through the Department of Purchasing & Contract Compliance valued in excess of \$200,000. The Prime Contractor is expected to utilize the First Source Jobs Program to fill 50% of the entry level jobs which arise as a result of any project funded in whole or in part with County funds with residents of Fulton County.

#### **PURPOSE:**

The purpose of this policy is to create a pool of employable persons who are residents of Fulton County to be called upon as a source to fill jobs created as a result of any eligible project funded in whole or in part with County funds in order to provide stable economic opportunities for families throughout the County. The First Source Jobs Program will be implemented by the Department of Purchasing & Contract Compliance and the Office of Workforce Development.

#### **MONITORING POLICY:**

Upon execution of a contract with Fulton County Government, the First Source Jobs Agreement (FSJ Form 2) will become a part of the contract between the bidder/proposer and Fulton County Government. The First Source Jobs Program will be monitored during routine site visits by the Office of Contract Compliance along with the Office of Workforce Development.

### FORM 1



## VI: EXHIBIT H

### First Source Jobs Program Information

Company Name: \_\_\_\_\_

Project Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

The following entry-level positions will become available as a result of the above referenced contract with Fulton County.

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

Include a job description and all required qualifications for each position listed above.

Identify a company representative and contact phone number who will be responsible for coordinating with the First Source Jobs Program:

Company Representative: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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

FORM 2



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### VII: DRAWING LOG

#### Division 01- General Requirements

011000 Summary Issued 09/16/13  
012300 Alternates Issued 11/21/2013  
012600 Contract Modification Procedures Issued 09/16/13  
012900 Payment Procedures Issued 09/16/13  
012978 Interim Contractor's Affidavit and Waiver of Liens Issued 09/16/13  
012979 Final Contractor's Affidavit and Waiver of Liens Issued 09/16/13  
013119 Project Meetings Issued 09/16/13  
013300 Submittal Procedures Issued 09/16/13  
014200 References Issued 09/16/13  
014500 Quality Control Issued 09/16/13  
014529 Testing Laboratory Services Issued 09/16/13  
015000 Temporary Facilities and Controls Issued 09/16/13  
017123 Field Engineering Issued 09/16/13  
017419 Construction Waste Management and Disposal Issued 09/16/13  
018113 Sustainable Design Requirements Issued 09/16/13

#### Division 02– Existing Conditions (Not Applicable)

#### Division 03- Concrete

031100 Concrete Forming Issued 09/16/13  
032000 Concrete Reinforcing Issued 09/16/13  
033000 Cast-In-Place Concrete - Civil Issued 09/16/13  
033000 Cast-In-Place Concrete - Structural Issued 09/16/13

#### Division 04- Masonry

042000 Unit Masonry Issued 11/21/2013  
047200 Cast Stone Masonry Issued 11/21/2013  
047223 Lightweight Cast Stone Masonry Issued 11/21/2013

#### Division 05- Metals

051200 Structural Steel Framing Issued 09/16/13  
052100 Steel Joist Framing Issued 09/16/13  
053100 Steel Decking Issued 09/16/13  
054000 Cold-Formed Metal Framing Issued 11/21/2013  
055000 Metal Fabrications Issued 11/21/2013  
055213 Pipe and Tube Railings Issued 11/21/2013

#### Division 06– Wood, Plastics, and Composites

061053 Miscellaneous Rough Carpentry Issued 11/21/2013  
064116 Plastic Laminate Faced Architectural Cabinets To be Issued  
064200 Wood Paneling To be Issued

#### Division 07- Thermal and Moisture Protection

071326 Self-Adhering Sheet Waterproofing Issued 09/16/13  
071616 Crystalline Waterproofing Issued 09/16/13  
072100 Thermal Insulation Issued 11/21/2013



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### VII: DRAWING LOG

072726 Fluid-Applied Membrane Air Barriers Issued 11/21/2013  
074113.16 Standing-Seam Metal Roof Panels Issued 11/21/2013  
075423 Thermoplastic Polyolefin (TPO) Roofing Issued 11/21/2013  
076200 Sheet Metal Flashing and Trim Issued 11/21/2013  
078413 Penetration Firestopping Issued 11/21/2013  
079200 Joint Sealants Issued 11/21/2013

#### Division 08- Openings

081113 Hollow Metal Doors and Frames Issued 11/21/2013  
081416 Flush Wood Doors Issued 11/21/2013  
083113 Access Doors and Frames Issued 11/21/2013  
084113 Aluminum-Framed Entrances and Storefronts Issued 11/21/2013  
086300 Metal-Framed Skylights Issued 11/21/2013  
087100 Door Hardware Issued 11/21/2013  
088000 Glazing Issued 11/21/2013  
088300 Mirrors Issued 11/21/2013  
089100 Louvers Issued 11/21/2013

#### Division 09- Finishes

092116.23 Gypsum Board Shaft Wall Assemblies Issued 11/21/2013  
092216 Non-Structural Metal Framing Issued 11/21/2013  
092400 Portland Cement Plastering Issued 11/21/2013  
092900 Gypsum Board Issued 11/21/2013  
093000 Tiling Issued 07/02/13  
095123 Acoustical Tile Ceilings Issued 07/02/13  
095426 Linear Wood Ceilings Issued 07/02/13  
096513 Resilient Base and Accessories Issued 07/02/13  
096543 Linoleum Flooring Issued 07/02/13  
096623 Resinous Matrix Terrazzo Flooring Issued 07/02/13  
096813 Tile Carpeting Issued 07/02/13  
099113 Exterior Painting Issued 11/21/2013  
099123 Interior Painting Issued 11/21/2013

#### Division 10- Specialties

101100 Visual Display Surfaces To be Issued  
102113 Toilet Compartments Issued 11/21/2013  
102238 Operable Panel Partitions Issued 11/21/2013  
102238.13 Operable Glass Panel Partitions To be Issued  
102613 Corner Guards Issued 11/21/2013  
102800 Toilet, Bath, and Laundry Accessories To be Issued

#### Division 10-Specialties (continued)

104413 Fire Extinguisher Cabinets To be Issued  
104416 Fire Extinguishers To be Issued  
107316 Canopies Issued 11/21/2013



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### VII: DRAWING LOG

#### Division 11- Equipment

- 113100 Residential Appliances To be Issued
- 115213 Projection Screens To be Issued

#### Division 12- Furnishings

- 122413 Roller Window Shades Issued 11/21/2013
- 124813 Entrance Floor Mats and Frames To be Issued
- 126680 Fixed Audience Seating To be Issued

#### Division 13- Special Construction (Not Applicable)

#### Division 14- Conveying Equipment

- 142400 Hydraulic Elevators Issued 09/16/13

#### Division 15 to Division 20 (Not Applicable)

#### Division 21- Fire Suppression

- 215250 Fire Suppression Systems Issued 11/21/2013

#### Division 22- Plumbing

- 221113 Water Distribution Systems Issued 09/16/13
- 221313 Facility Sanitary Sewers Issued 09/16/13
- 224000 Plumbing Systems Issued 11/21/2013
- 224240 Water Heaters and Accessories Issued 11/21/2013
- 224500 Plumbing Fixtures and Trim Issued 11/21/2013

#### Division 23- Heating, Ventilating, and Air-Conditioning (HVAC)

- 230100 Mechanical General Issued 11/21/2013
- 230430 HVAC Test and Balance Issued 11/21/2013
- 230600 HVAC Piping Systems Issued 11/21/2013
- 231720 Variable Frequency Drives Issued 11/21/2013
- 231810 HVAC Piping Insulation Issued 11/21/2013
- 231900 Electric Heat Tracing Issued 11/21/2013
- 232500 Water Treatment Issued 11/21/2013
- 236720 Packaged Air-Cooled Scroll Chillers Issued 11/21/2013
- 237400 Terminal Units Issued 11/21/2013
- 237600 Air Handling Units Issued 11/21/2013
- 238000 Air Distribution Devices Issued 11/21/2013
- 238200 Fans Issued 11/21/2013
- 238400 Ductwork Issued 11/21/2013
- 239000 Controls Issued 11/21/2013

#### Division 24 (Not Applicable)

#### Division 25- Integrated Automation (Not Applicable)



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### VII: DRAWING LOG

#### Division 26- Electrical

260100 Electrical General Issued 11/21/2013  
261000 Electrical Basic Materials and Methods Issued 11/21/2013  
262000 Service and Distribution Issued 11/21/2013  
263000 Lighting Issued 11/21/2013  
269200 Motor Controls and Wiring Issued 11/21/2013

#### Division 27- Communications

270500 Common Work Results for Communications Issued 11/21/2013  
270526 Grounding and Bonding for Telecommunications Systems Issued 11/21/2013  
270529 Combined Low Voltage / Power Floor Boxes Issued 11/21/2013  
271100 Communications Equipment Room Fittings Issued 11/21/2013  
274110 General Provisions for Integrated Audio-Visual Systems Equipment Issued 11/21/2013  
274111 Work Common to Integrated Audio-Visual Systems Equipment Issued 11/21/2013  
274111.11 Combined Low Voltage / Power Floor Boxes for Audio-Visual Systems Equipment Issued 11/21/2013  
274133 Master Antenna Television System Issued 11/21/2013  
275116 Public Address System Issued 11/21/2013

#### Division 28- Electronic Safety and Security

281600 Intrusion Detection Issued 11/21/2013  
287210 Life Safety Systems Issued 11/21/2013

#### Division 29 (Not Applicable)

#### Division 30 (Not Applicable)

#### Division 31- Earthwork

311000 Site Clearing Issued 09/16/13  
312000 Earthmoving Issued 09/16/13

#### Division 32- Exterior Improvements

321216 Asphalt Paving Issued 09/16/13  
321313 Concrete Paving Issued 09/16/13  
323113 Chain Link Fences and Gates Issued 09/16/13  
329200 Turf and Grasses Issued 11/21/2013  
329300 Plants Issued 11/21/2013

#### Division 33- Utilities

334100 Storm Utility Drainage Piping Issued 09/16/13

#### Division 34 to Division 39 (Not Applicable)

#### Division 40- Process Integration (Not Applicable)

#### Division 41- Material Processing and Handling Equipment (Not Applicable)

#### Division 42 to Division 49 (Not Applicable)



## VII: DRAWING LOG

### GENERAL

G0.00 Cover Sheet GMP DOCUMENTS 11/21/2013  
G0.01 Drawing Index GMP DOCUMENTS 11/21/2013  
G0.02 General Information GMP DOCUMENTS 11/21/2013  
G1.01 Life Safety Plan - Level 1 GMP DOCUMENTS 11/21/2013  
G1.02 Life Safety Plan - Level 2 GMP DOCUMENTS 11/21/2013

### CIVIL

C001 General Notes GMP DOCUMENTS 11/21/2013  
C100 Existing Conditions GMP DOCUMENTS 11/21/2013  
C200 Demolition Plan GMP DOCUMENTS 11/21/2013  
C300 Site Plan GMP DOCUMENTS 11/21/2013  
C400 Grading & Drainage Plan GMP DOCUMENTS 11/21/2013  
C500 Utility Plan GMP DOCUMENTS 11/21/2013  
C700 Erosion & Sediment Control Notes GMP DOCUMENTS 11/21/2013  
C701 Erosion & Sediment Control Plan - Initial GMP DOCUMENTS 11/21/2013  
C702 Erosion & Sediment Control Plan - Intermediate GMP DOCUMENTS 11/21/2013  
C703 Erosion & Sediment Control Plan - Final GMP DOCUMENTS 11/21/2013  
C800 Erosion & Sediment Control Details GMP DOCUMENTS 11/21/2013  
C801 Erosion & Sediment Control Details GMP DOCUMENTS 11/21/2013  
C802 Erosion & Sediment Control Details GMP DOCUMENTS 11/21/2013  
C803 Erosion & Sediment Control Details GMP DOCUMENTS 11/21/2013  
C900 Construction Details GMP DOCUMENTS 11/21/2013  
C901 Construction Details GMP DOCUMENTS 11/21/2013  
C902 Construction Details GMP DOCUMENTS 11/21/2013  
C903 Construction Details GMP DOCUMENTS 11/21/2013  
C904 Construction Details GMP DOCUMENTS 11/21/2013  
C905 Construction Details GMP DOCUMENTS 11/21/2013

### LANDSCAPE

L0.00 General Landscape Notes and Schedule GMP DOCUMENTS 11/21/2013  
L1.01 Hardscape Plan GMP DOCUMENTS 11/21/2013  
L2.00 Hardscape Details GMP DOCUMENTS 11/21/2013  
L3.00 Landscape Plan GMP DOCUMENTS 11/21/2013  
L3.01 Tree Protection Plan GMP DOCUMENTS 11/21/2013  
L4.00 Landscape Notes and Details GMP DOCUMENTS 11/21/2013

### ARCHITECTURE

A1.00 Site Plan GMP DOCUMENTS 11/21/2013  
A1.01 First Floor Plan GMP DOCUMENTS 11/21/2013  
A1.02 Second Floor Plan GMP DOCUMENTS 11/21/2013  
A1.03 Roof Plan GMP DOCUMENTS 11/21/2013  
A1.21 First Floor EOS Plan GMP DOCUMENTS 11/21/2013  
A1.22 Second Floor EOS Plan GMP DOCUMENTS 11/21/2013  
A1.23 Roof Plan EOS GMP DOCUMENTS 11/21/2013  
A1.31 First Floor Reflected Ceiling Plan GMP DOCUMENTS 11/21/2013



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### VII: DRAWING LOG

A1.32 Second Floor Reflected Ceiling Plan GMP DOCUMENTS 11/21/2013  
A2.00 Finish Legend GMP DOCUMENTS 11/21/2013  
A2.01 Finish Floor Plan - Level 1 GMP DOCUMENTS 11/21/2013  
A2.02 Finish Floor Plan - Level 2 GMP DOCUMENTS 11/21/2013  
A2.11 Furniture Plan - Level 1 GMP DOCUMENTS 11/21/2013  
A2.12 Furniture Plan - Level 2 GMP DOCUMENTS 11/21/2013  
A2.21 First Floor Wall Specialties GMP DOCUMENTS 11/21/2013  
A2.22 Second Floor Wall Specialties GMP DOCUMENTS 11/21/2013  
A3.01 Exterior Elevations and Building Sections GMP DOCUMENTS 11/21/2013  
A3.02 Exterior Elevations and Building Sections GMP DOCUMENTS 11/21/2013  
A4.01 Wall Sections and Elevations GMP DOCUMENTS 11/21/2013  
A4.02 Wall Sections and Elevations GMP DOCUMENTS 11/21/2013  
A4.03 Wall Sections and Elevations GMP DOCUMENTS 11/21/2013  
A4.04 Elevator and Exterior Stair Details GMP DOCUMENTS 11/21/2013  
A5.02 Exterior Plan Details GMP DOCUMENTS 11/21/2013  
A5.01 Exterior Plan Details GMP DOCUMENTS 11/21/2013  
A5.03 Exterior Section Details GMP DOCUMENTS 11/21/2013  
A5.04 Exterior Section Details GMP DOCUMENTS 11/21/2013  
A5.05 Exterior Section Details GMP DOCUMENTS 11/21/2013  
A5.06 Cast Stone Profiles GMP DOCUMENTS 11/21/2013  
A6.01 Enlarged Plan - Centrum GMP DOCUMENTS 11/21/2013  
A6.02 Interior Wall Sections - Centrum GMP DOCUMENTS 11/21/2013  
A6.03 Interior Wall Sections - Centrum GMP DOCUMENTS 11/21/2013  
A6.04 Interior Wall Section Detail - Centrum GMP DOCUMENTS 11/21/2013  
A6.05 Interior Wall Section Details - Centrum GMP DOCUMENTS 11/21/2013  
A6.11 Enlarged Toilets - First Floor GMP DOCUMENTS 11/21/2013  
A6.12 Enlarged Toilets - Second Floor GMP DOCUMENTS 11/21/2013  
A6.21 Interior Elevations GMP DOCUMENTS 11/21/2013  
A6.22 Interior Elevations - Auditorium GMP DOCUMENTS 11/21/2013  
A6.23 Interior Elevations GMP DOCUMENTS 11/21/2013  
A6.31 Interior Wall Sections GMP DOCUMENTS 11/21/2013  
A6.32 Interior Wall Sections GMP DOCUMENTS 11/21/2013  
A6.41 Interior Vignettes GMP DOCUMENTS 11/21/2013  
A7.01 Interior Plan Details GMP DOCUMENTS 11/21/2013  
A7.02 Ceiling Details GMP DOCUMENTS 11/21/2013  
A7.03 Details GMP DOCUMENTS 11/21/2013  
A8.01 Architectural Millwork GMP DOCUMENTS 11/21/2013  
A8.02 Architectural Millwork GMP DOCUMENTS 11/21/2013  
A8.03 Architectural Millwork GMP DOCUMENTS 11/21/2013  
A9.01 Interior Partitions GMP DOCUMENTS 11/21/2013  
A9.02 Interior Partitions GMP DOCUMENTS 11/21/2013  
A9.10 Door Schedule and Types GMP DOCUMENTS 11/21/2013  
A9.12 Door Details (Steel Stud Partitions) GMP DOCUMENTS 11/21/2013

#### STRUCTURAL

S0.01 Structural General Notes GMP DOCUMENTS 11/21/2013  
S0.02 Structural General Notes GMP DOCUMENTS 11/21/2013



## VII: DRAWING LOG

S0.03 Wind Load Diagram GMP DOCUMENTS 11/21/2013  
S0.04 Floor Load Diagram GMP DOCUMENTS 11/21/2013  
S0.11 Isometric Views GMP DOCUMENTS 11/21/2013  
S1.01 Floor Plan - Level 1 GMP DOCUMENTS 11/21/2013  
S1.02 Floor Plan - Level 2 GMP DOCUMENTS 11/21/2013  
S1.03 Roof Plan GMP DOCUMENTS 11/21/2013  
S1.04 High Roof Plan GMP DOCUMENTS 11/21/2013  
S1.05 Enlarged Plans GMP DOCUMENTS 11/21/2013  
S2.01 Building Elevations GMP DOCUMENTS 11/21/2013  
S3.01 Typical Foundation Details GMP DOCUMENTS 11/21/2013  
S3.02 Typical Foundation Details GMP DOCUMENTS 11/21/2013  
S3.03 Typical Foundation Details GMP DOCUMENTS 11/21/2013  
S3.04 Typical Foundation Details GMP DOCUMENTS 11/21/2013  
S3.05 Foundation Details GMP DOCUMENTS 11/21/2013  
S3.06 Foundation Details GMP DOCUMENTS 11/21/2013  
S3.07 Foundation Details GMP DOCUMENTS 11/21/2013  
S3.08 Foundation Details GMP DOCUMENTS 11/21/2013  
S3.09 Foundation Details GMP DOCUMENTS 11/21/2013  
S4.01 Masonry Details GMP DOCUMENTS 11/21/2013  
S5.01 Typical Steel Details GMP DOCUMENTS 11/21/2013  
S5.02 Typical Steel Details GMP DOCUMENTS 11/21/2013  
S5.03 Typical Steel Details GMP DOCUMENTS 11/21/2013  
S5.04 Steel Details GMP DOCUMENTS 11/21/2013  
S5.05 Steel Details GMP DOCUMENTS 11/21/2013  
S5.06 Steel Details GMP DOCUMENTS 11/21/2013  
S5.07 Steel Details GMP DOCUMENTS 11/21/2013  
S6.01 Framing Plans and Details at Centrum GMP DOCUMENTS 11/21/2013  
S7.01 Braced Frames GMP DOCUMENTS 11/21/2013  
S7.02 Braced Frames GMP DOCUMENTS 11/21/2013  
S7.03 Braced Frames Details GMP DOCUMENTS 11/21/2013

### MECHANICAL

M7.2 Details - Mechanical GMP DOCUMENTS 11/21/2013  
M1.1 First Floor Plan - Mechanical GMP DOCUMENTS 11/21/2013  
M1.2 Second Floor Plan - Mechanical GMP DOCUMENTS 11/21/2013  
M5.1 Flow Diagram - Mechanical GMP DOCUMENTS 11/21/2013  
M7.1 Legends, Schedules, & Details GMP DOCUMENTS 11/21/2013

### ELECTRICAL

E0.1 Symbols Legend & Notes - Electrical GMP DOCUMENTS 11/21/2013  
E1.0A Site Plan - Electrical GMP DOCUMENTS 11/21/2013  
E1.0B Site Photometric Plan - Electrical GMP DOCUMENTS 11/21/2013  
E1.1 First Floor Plan - Electrical GMP DOCUMENTS 11/21/2013  
E1.2 Second Floor Plan - Electrical GMP DOCUMENTS 11/21/2013  
E1.3 First Floor Plan - HVAC Connections - Electrical GMP DOCUMENTS 11/21/2013  
E1.4 Second Floor Plan - HVAC Connections - Electrical GMP DOCUMENTS 11/21/2013  
E2.1 First Floor Plan - Lighting GMP DOCUMENTS 11/21/2013



**Atlanta Fulton County Public Library System – Alpharetta Public Branch**

## **VII: DRAWING LOG**

- E2.2 Second Floor Plan - Lighting GMP DOCUMENTS 11/21/2013
- E3.1 First Floor Plan - Special Systems - Electrical GMP DOCUMENTS 11/21/2013
- E3.2 Second Floor Plan - Special Systems - Electrical GMP DOCUMENTS 11/21/2013
- E5.1 Riser Diagram - Electrical GMP DOCUMENTS 11/21/2013
- E6.1 Panel Schedules - Electrical GMP DOCUMENTS 11/21/2013

### **PLUMBING**

- P1.1 First Floor Plan - Plumbing GMP DOCUMENTS 11/21/2013
- P1.2 Second Floor Plan - Plumbing GMP DOCUMENTS 11/21/2013
- P7.1 Legends, Schedules and Details - Plumbing GMP DOCUMENTS 11/21/2013

### **TECHNOLOGY**

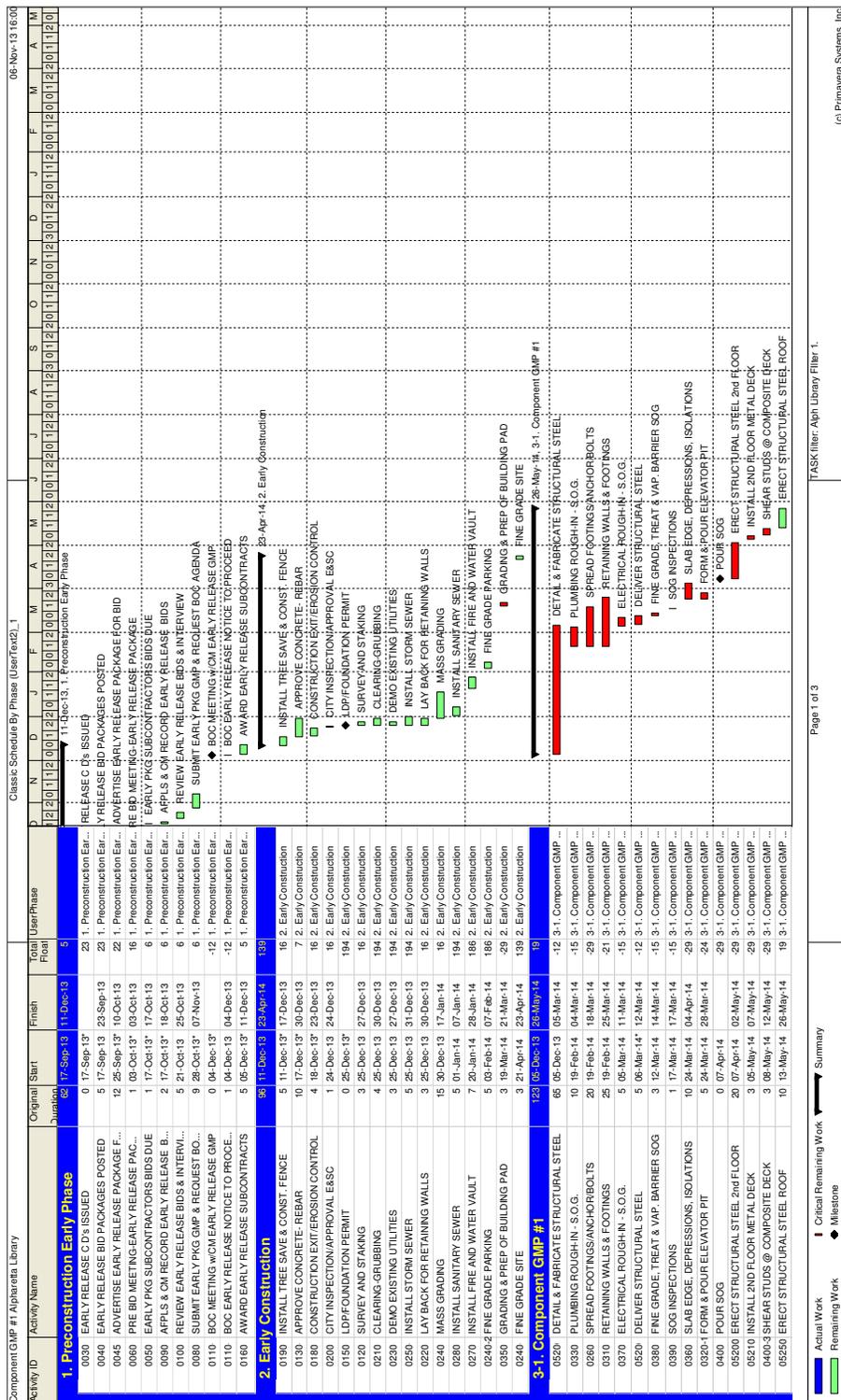
- T001 Technology Symbol Legend GMP DOCUMENTS 11/21/2013
- T101 Level 1 - Access Control & CCTV GMP DOCUMENTS 11/21/2013
- T102 Level 1 - Audio - Video GMP DOCUMENTS 11/21/2013
- T103 Level 1 - Intrusion Detection - Television - Public Addre GMP DOCUMENTS 11/21/2013ss
- T104 Level 1 - Structured Cabling GMP DOCUMENTS 11/21/2013
- T201 Level 2 - Access Control & CCTV GMP DOCUMENTS 11/21/2013
- T202 Level 2 - Audio - Video GMP DOCUMENTS 11/21/2013
- T203 Level 2 - Intrusion Detection - Television - Public Addre GMP DOCUMENTS 11/21/2013ss
- T204 Level 2 - Structure Cabling GMP DOCUMENTS 11/21/2013
- T301 Technology Details GMP DOCUMENTS 11/21/2013
- T302 Technology Details GMP DOCUMENTS 11/21/2013
- T303 Technology Details GMP DOCUMENTS 11/21/2013
- T304 Technology Details GMP DOCUMENTS 11/21/2013
- T305 Technology Details GMP DOCUMENTS 11/21/2013
- T306 Technology Details GMP DOCUMENTS 11/21/2013
- T307 Technology Details GMP DOCUMENTS 11/21/2013
- T401 Technology Risers GMP DOCUMENTS 11/21/2013
- T402 Technology Risers GMP DOCUMENTS 11/21/2013

***End of Drawing Log***



# Atlanta Fulton County Public Library System – Alpharetta Public Branch

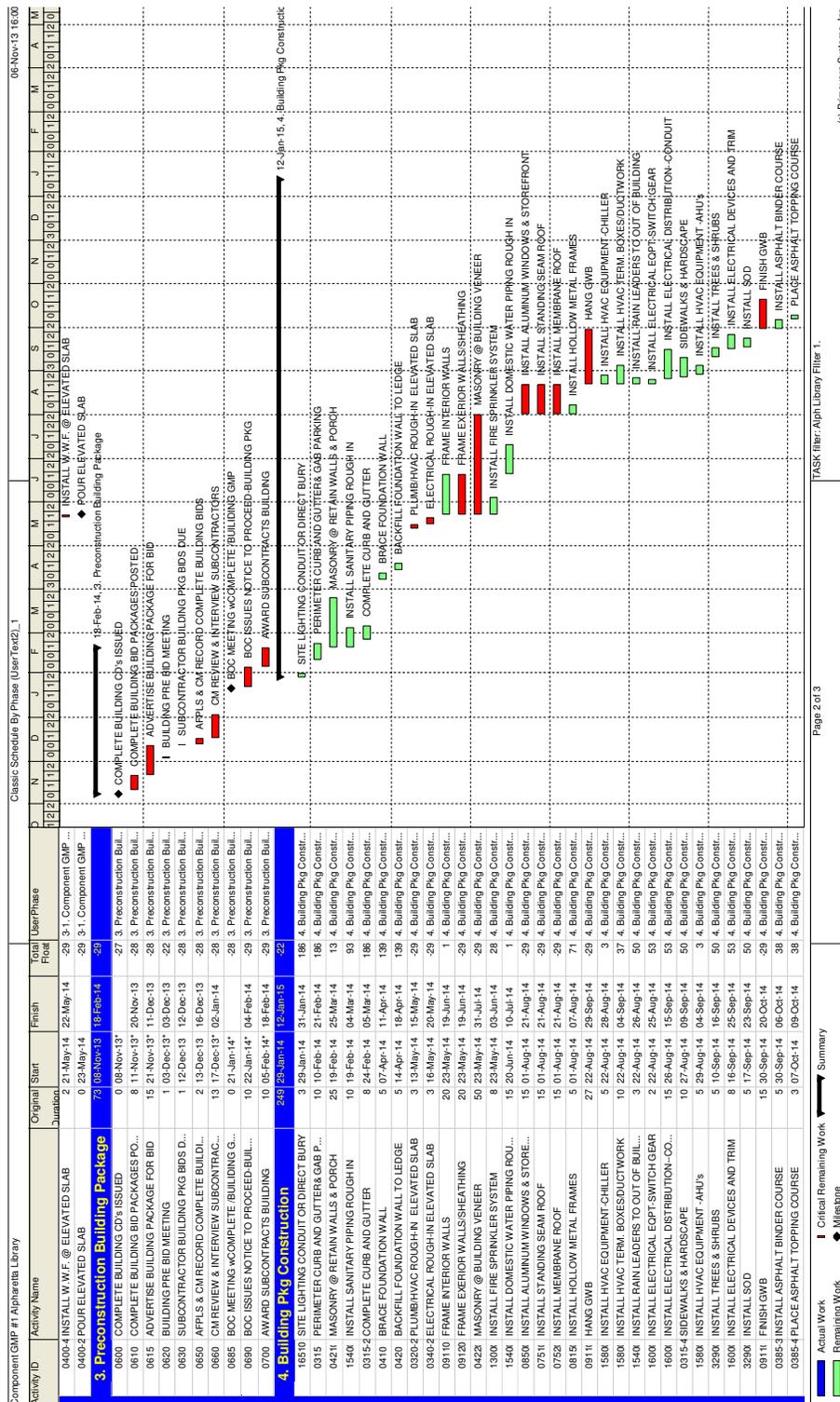
## VIII: PROJECT SCHEDULE





# Atlanta Fulton County Public Library System – Alpharetta Public Branch

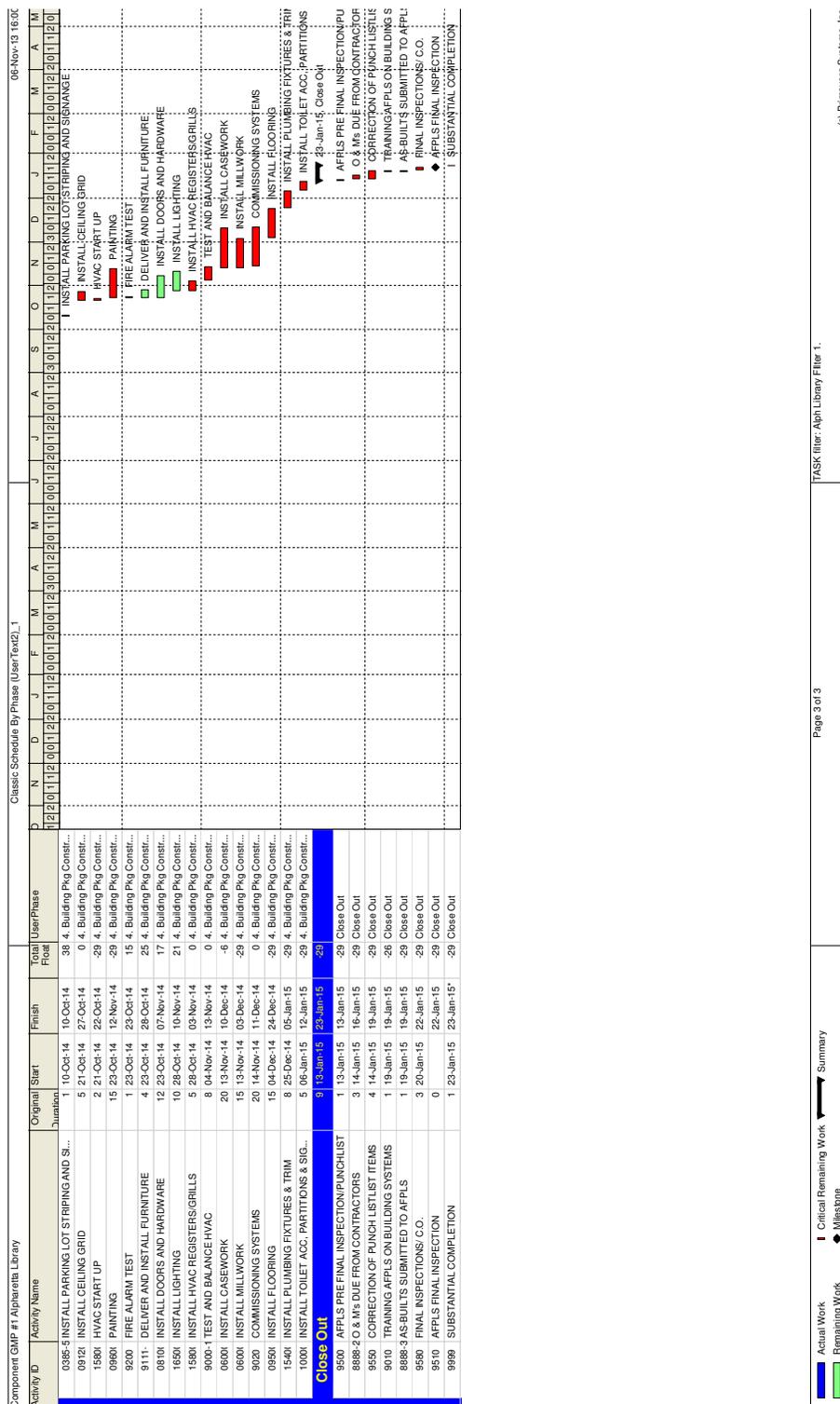
## VIII: PROJECT SCHEDULE





# Atlanta Fulton County Public Library System – Alpharetta Public Branch

## VIII: PROJECT SCHEDULE





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

# IX: GENERAL REQUIREMENTS

The following Project Specific Provisions are developed to help explain and reinforce the expectations of this Subcontractor as it relates to this specific project. It is understood that these “Project Specific Provisions” shall supplement the Project Specific Subcontract.

## A. General Administration Items

### 1. Subcontract Schedule of Values

Subcontractor understands the importance and urgency in preparing and receiving Owner Approval of monthly billings. Accordingly, this Subcontractor agrees to format their specific schedule of values in such a manner to provide job wide consistency. Schedule of Values shall be broken down (at a minimum) by Site Area, Building Area Floor / Labor & Material. (An excel sample can be e-mailed at your request) In addition, Subcontractor agrees to allocate a reasonable and fair value of cost as determined by Contractor in the schedule of values for requisitioning of the following items of work under this Agreement. Submittals to be requisitioned as a lump sum amount upon 100% completion. Clean up - total clean up cost allocated to this Project to be requisitioned based on actual performance of clean up. Safety - total safety cost allocated to this Project to be requisitioned based on actual performance of the safety work. Punch List - total punch list cost allocated to this Project to be requisitioned based on actual performance of the punch list work. Close Out - All close out information including as-builts, owner manuals, etc. to be requisitioned as a lump sum amount upon 100% completion of these submittals.

### 2. Owner Contract

Subcontractor is bound by all terms and conditions contained in the Owner’s Contract Agreement with Contractor. All lower tier Subcontractors shall be further bound by same. Copies of said Agreement will be made available to Subcontractor at Contractor’s job site office. This Subcontract is intended to cover all of the Contractor’s responsibility to the Owner pertaining to this Scope of Work. Unless otherwise stated in the Agreement, and as can be reasonably inferred from the Contract Document, Subcontractor understands that the scope of services as defined in this Agreement shall constitute a complete and operational system.

### 3. Visitors

No one shall be admitted to the Job site by Subcontractor, except as necessary to perform the Work hereunder, without, in each instance first obtaining the approval of the Contractor and Owner. All visitors must check in at the construction site offices immediately and prior to entering the site.

### 4. ID Badge Program

Contractor and/or Owner may elect to implement an ID Badge Program. If Contractor and/or Owner so elects, the Subcontractor shall comply with the program and shall obtain and keep current the required badges and passes. The Subcontractor shall be responsible for the confiscation and return of expired and terminated badges and passes. All employees shall wear, at all times on the site, a safety vest that clearly displays the company name on the back of the vest. The cost for the vest is included in your price.

### 5. Site Safety Orientation

All employees will be required to attend a safety orientation class. The class will consist of three video’s 30 min each. No employees or supervisors will be allowed on the site until this has been completed. Upon completion of the class each employee will be issued a numbered hardhat sticker. Employees returning to the project without the proper numbered sticker will be removed from the site.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

# IX: GENERAL REQUIREMENTS

### 6. Preconstruction Activity

Subcontractor shall resolve and include the cost of all preconstruction activities required.

### 7. Contractor's License

Subcontractor is required to submit appropriate valid Certificate(s) of Competency, License Number(s), and Permit Number(s) upon the execution of this Agreement.

### 8. Fee's

Subcontractor shall obtain and pay for all Federal, State and County Permit Fees, License Fees and Inspection Fees, including all Re-Inspection Fees, unless specifically excluded in the Scope of Work.

### 9. Relationships

It is the policy of the Owner and Contractor to promote and maintain harmonious relationships in connection with the Project. Subcontractor agrees to follow this policy and to utilize only qualified persons or organizations in the performance of the Work who will follow this policy.

### 10. Photographs

Subcontractor shall not take or have made any photographs to be used for advertisement or publicity reasons without the expressed written consent of Owner.

### 11. Media/Press

Subcontractor shall not under any circumstances communicate with the media in regards to any aspect of the Work of this Agreement. All questions should be referred to Contractor.

### 12. Extra Material (Attic Stock)

Subcontractor shall provide all attic stocks as required by the Project Specifications. Attic stocks shall be turned over to Owner in their original unopened containers/wrappings. Attic stocks shall be palletized and secured via shrink wrapping. Transmittals shall accurately reflect all quantities of attic stock and shall be submitted to Contractor for verification prior to transmission of attic stock to the Owner.

### 13. Signage

No signs will be permitted to be displayed at the jobsite or on trailers without written approval of Contractor.

### 14. Notice to Proceed

It is understood and agreed that the award of this Subcontract is contingent upon the Contractor executing a Contractor Agreement with the Owner. Subcontractor shall not proceed with the work of this Subcontract without a written notice to proceed from the Contractor. The Contractor will not be liable for any costs or obligations resulting from the Subcontractor's actions prior to receipt of a written notice to Proceed.

### 15. Mock-Ups / Prototypes

Subcontractor shall provide mock-ups as required by the Contract Documents and as required by the Contractor's field staff, all in accordance with the project schedule. This Subcontract includes all costs associated with preparation, inspection, approval and removal of mock-ups, including mock-ups prepared or tested off-site. At a minimum, the following mock-ups are required to be constructed and approved prior to full construction proceeding:



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

#### 16. Weekly Meetings

Weekly jobsite meetings are essential to job progress. Therefore, the attendance of each Subcontractor's Project Manager and Superintendent each week is mandatory.

#### 17. Coordination

Subcontractor shall coordinate his Work with all of the other Work which must be performed on the Project. To facilitate this coordination, there will be mandatory coordination meetings. The company representative attending this mandatory coordination meeting must have authority to speak on behalf of your company and make necessary decisions and guarantees in regard to schedule and labor forces. Daily coordination meetings with Contractor's Superintendents shall be held at a time to be determined by Moss & Associates on site staff. All Subcontractors shall have their respective Superintendents attend this meeting.

Shut down of any existing equipment will require written notice to the contractor specifying time, date, and reason. Subcontractor shall coordinate with other trades for required shut downs and provide personnel for such activities. Taps made to existing utilities shall be made after hours, weekends or holidays with at least 30 days prior written notification. No dates can be guaranteed.

#### 18. Pre-Job Conference

Subcontractor shall attend a pre-job conference conducted by Contractor which will be attended by the Architect/Engineer (at their option), Owner's representative and Contractor's Staff. At this conference, the Subcontractor's personnel including Project Manager, Superintendent, and Safety Representatives and any other key personnel (including those specifically requested to be in attendance by Contractor or Owner) will be introduced and the Scope of Work will be discussed along with other key issues such as Workmanship, Quality Control, Schedule, Safety, etc.

#### 19. Public Safety & Convenience

Subcontractor shall provide for the safety and convenience of the general public, residences and/or businesses located near the Project. Subcontractor understands that the Work is to be constructed near businesses and residences and Subcontractor shall use its best efforts, applicable standards of care, to perform its Work hereunder in a manner which will not interfere with the business operations and residents including, without limitation:

- A. Controlling dust, insects, vermin, noise and pests.
- B. Requiring appropriate attire and conduct for Subcontractor's workers and the workers of lower tier Subcontractors.
- C. Working in accordance with the applicable laws, regulations and ordinances or any other governing agencies and Contractor's requests.
- D. Communication and/or fraternization between Subcontractor's personnel and the general public is strictly prohibited.
- E. Subcontractor shall not block off any public or private street nor use any part thereof for storage of materials unless approved by all applicable governing agencies and Contractor in accordance with the instructions of Contractor.

Subcontractor understands this site is located on and around additional construction projects. Work areas are adjacent to and some project access may be through occupied areas. Accordingly, Subcontractor shall take additional care and implement measures and safeguards so as not to disrupt or interrupt the resi-



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

dence. Construction traffic shall yield to residents traffic and Subcontractor shall use extra care to minimize the possibility of disrupting any existing utilities by hand digging, pot holing, etc. if applicable to your scope.

#### 20. Documents

Subcontractor shall procure and pay for all required plans and specifications which shall be on file and available at a local blueprint company designated by Contractor.

#### 21. Project Staff

It is understood and agreed that Subcontractor shall maintain, on the project site, an adequate staff while its Work is in progress. This staff shall include a lead manager who is capable of managing the progress of its Work and making decisions related to costs and construction. This staff shall work in harmony with Contractor's staff. Upon three (3) days written notice for just cause, the Subcontractor shall remove any staff member who is not satisfactory to Contractor or Owner or its authorized representative.

#### 22. Specifications vs. Drawings

Subcontractor agrees that work shown on the Drawings but not included within Specifications, or included within Specifications and not shown in Drawings shall be as if included or shown in both for the intent and purpose of the contract documents.

#### 23. Design Intent

It is the intent of the Scope of Work to convey to this Subcontractor the total responsibility for the Scope of Work required for the Alpharetta Library. This Subcontractor shall perform all work required or reasonably inferred under the best practices in the Construction Industry for a complete and fully functional and operational system(s) for the purpose intended. This project will require the Subcontractor to work as a team member with the Construction Manager and other members of the project team through the completion of construction to assure that all work required by this Scope will be performed in such a manner that it is complete, fully functional, and in accordance with the contract documents within the contract price. References to the term "Contractor or Construction Manager" in the Drawings and Specifications shall be interpreted to mean work by this Subcontractor as they relate to this scope of work.

#### 24. "No Change" Agreement

It is the intent of this Agreement and consistent with the prior negotiations of this Agreement for Subcontractor to perform the Work under this Agreement without Change Orders to the Contract unless specifically requested by Owner, Architect or Contractor. Subcontractor agrees and understands that the Contract Documents may be incomplete in detail or contain inconsistencies. Subcontractor herein further represents and agrees that its Scope of Work is complete and shall be performed to Contractor's and Owner's complete satisfaction without cause for claim of additional cost or change orders. It is further understood and agreed that Contractor has entered into a Guaranteed Maximum Price (GMP) contract with Owner to complete this project based on the Contract Documents. Accordingly, claims for additional cost for inconsistencies in the Contract Documents will not be recognized. Subcontractor shall bear all cost of such claims that may arise as they relate to this Scope of Work. The subcontract lump sum price includes all cost to complete the intended Scope of work as represented by the Contract Documents.

## IX: GENERAL REQUIREMENTS

### 25. Guarantee Provisions

Guarantee provisions are as described below (the words Guarantee and/or Warranty are synonymous):

- A. Subcontractor warrants to Owner and Contractor that all materials and equipment furnished under this Subcontract will be new, unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. For all Work not conforming to these requirements, including substitutions not properly approved by Architect or Contractor, Subcontractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment. All warranties and guarantees shall be in writing on Warrantor's/Guarantor's stationery or official forms as designated by Contractor and signed by an authorized official of the Warrantor's/Guarantor's Company. Three (3) original complete copies of the warranties, guarantees, certificates, etc. shall be submitted to Contractor. Warranty or guarantee time period shall not commence until all of the following conditions have been satisfied.
1. Formal acceptance of the Work by Owner, Architect and Contractor.
  2. Subcontractor has provided all the specified warranty/guarantee documentation to Contractor.
  3. Subcontractor has provided specified training (including video taping) for the operation and maintenance of the system and/or equipment.
  4. Subcontractor has provided maintenance manuals for the operation and maintenance of the system and/or equipment.
  5. Certificate of Occupancy for the building areas, or its equivalent.
  6. Satisfactory completion of the Work or system by Subcontractor.
- B. Subcontractor's failure to respond to warranty/guarantee Work within forty-eight hours of written notice and/or diligently pursue corrective measures shall be considered a Subcontractor breach of warranty/guarantee. Subcontractor and his Surety shall be liable for all expenses incurred from such failure to respond. If within any warranty/guarantee period, repairs or changes are required in connection with the warranty/guarantee Work, which in the opinion of Contractor and/or Owner is rendered necessary as a result of the normal use of material, equipment, or workmanship which are defective, or not in accordance with the terms of the Contract Documents, Subcontractor and/or its Surety shall, promptly upon receipt of notice and at Subcontractor's or Surety's own expense, proceed to:
1. Place in satisfactory condition (in every particular) all such warranted or guaranteed Work, and correct all defects therein.
  2. Make good all damages to the structure or site, or equipment or contents which, in the opinion of Contractor or Owner, are the result of the use of workmanship, materials or equipment which is defective or not in accordance with the terms of the Contract Documents.
  3. Make good any Work, materials, equipment, contents of structures or site disturbed in fulfilling any such warranty/guarantee.
  4. In addition to the foregoing warranty, if any more-stringent terms exist in the Prime Contract, then those terms shall apply.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

#### 26. Method of Calculating Payment for Extra Work

The cost or credit to Contractor resulting from a change in the Work shall be determined in one or more of the following ways, at Contractor's option.

- A. Time and Materials - A change order cost or credit may be determined on a time and material basis, using hourly labor, equipment rates, material costs and applicable markups. Work done on a Time & Material shall be signed for by Contractor's Representative on a daily basis and invoiced no later than 2 weeks following the week the work was performed. Failure to comply with these requirements will cause the Subcontractor's claim to be waived.
- B. Lump Sum - A change order cost or credit may be determined by mutual acceptance of a lump sum proposal properly itemized and supported by sufficient data to permit evaluation.
- C. Unit Price - A change order cost or credit may be determined by the use of the unit prices stated in the Contract Documents or subsequently agreed upon. No change order work will be undertaken by Subcontractor without prior acknowledgment and approval of Contractor. Overhead and Fee on all change order work shall be limited to a flat rate of 10% for Overhead and Fee combined, or as otherwise stipulated in the Contract Documents. A work ticket signed by Contractor does not constitute approval of a change order.
- D. Subcontractors shall be permitted a ten percent (10%) mark-up for costs of labor and for the subcontractor's direct material and equipment purchases attributable to the Additional work. Subcontractor's Mark Up is for all overhead and profit attributable to the Additional Work.

#### B. Items to Be Performed Prior to Construction

##### 1. Drawing Review

Subcontractor has reviewed the Drawings, Specifications, and work scopes for this Project and has coordinated same with their on-site inspections of the existing property. Subcontractor has found no obvious omissions and further agrees that the Work of this Agreement and the Project can be constructed within the milestone and completion dates without claims for delay or impact costs, unless substantial Owner directed Scope changes occur.

##### 2. Shop Drawings

Subcontractor must comply with paragraphs A through C below:

- A. Subcontractor agrees to provide, within Seven (7) days after the issuance of this Subcontract agreement or (NTP) Notice to proceed, a complete listing of all required submittals and their anticipated submittal dates. This schedule must comply with the Moss & Associates dates indicated in paragraphs A., B, and C below. All submittals must be in strict accordance with the specific requirements of applicable Specification Sections.
  - 1. Begin submittal of shop drawings, certificates, and test reports no later than 7 days after submittal listing has been approved.
  - 2. Complete submittal of shop drawings, certificates, and test reports no later than 30 days after issuance of the (NTP) Notice to proceed.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

3. Resubmit any items within a maximum of Seven (7) calendar days after being returned for correction.
4. Furnish from suppliers, written evidence of confirmed shipping dates for major materials and equipment.
5. Subcontractor agrees to perform any and all mock-ups to ensure that all work is properly coordinated with each trade prior to construction.

B. Subcontractor shall not deviate from the plans and specifications without the written consent of Contractor, and no changes shall be taken up with Owner except through Contractor. Subcontractor shall identify any variations from the plans and/or specifications on any specific items. Failure to identify any variations, in accordance with the Contract Documents, shall be interpreted to mean that the equipment, fixture or material meets all of the requirements of the specifications. Any changes in plans or specifications, or substitutions of materials as an “or equal” proposed by Subcontractor, which are approved by Owner or its authorized representative, shall be Subcontractor’s full responsibility. Any additional costs incurred by Contractor or others as a result of such changes or substitutions or the selection of options or alternates shall be borne by Subcontractor. In selecting options or alternates, Subcontractor shall assume total responsibility to indemnify, defend, protect and hold Contractor harmless from claims for additional costs incurred by Contractor and other Subcontractors, or for losses or damages suffered as a result of the option or alternate subject to the limitations set forth in this Subcontract. Contractor’s review of shop drawings, cuts, samples, material lists and other submissions shall not be construed as approval nor shall it relieve the Subcontractor from responsibility for errors of any sort therein, or from the necessity of furnishing any work required by the Contract Documents which may have been omitted from the shop drawings, cuts, samples, material lists or other submissions.

C. Subcontractor hereby irrevocably grants Contractor a license to use all shop drawings, designs, and deliverables provided by Subcontractor on the Project for Contractor’s purposes on the Project. Such license extends, without limitation to all shop drawings, CAD drawings, submittals to governmental or quasi-governmental authorities, product approvals, fabrication processes and the like, which are in any way necessary or desirable for the performance of the Work (“Granted Licenses”). This Subcontract shall constitute conclusive evidence of the granting to Contractor of the Granted Licenses by Subcontractor.

#### 3. Coordination Drawings

Subcontractor shall coordinate his work with all other work which must be performed on the project. To facilitate this there shall be coordination sessions at which attendance is mandatory for Subcontractor. These coordination sessions shall not be construed as the full discharge of the Subcontractor’s coordination responsibility. Rather, these sessions shall be a forum for communication among Subcontractors, Contractor, and Owner. In order to make these sessions effective, the Subcontractor shall be required to adhere to a certain criteria including, but not limited to, the following:

- A. Coordination drawings shall be produced utilizing BIM per the BIM exhibit in this subcontract.
- B. Coordination drawings shall be produced on transparent media for overlaying.
- C. Computer generated drawings will be produced on systems compatible with the other
- D. Subcontractors and the data shall be exchanged by disk or electronically. Coordination drawings shall include plans and sections which will accurately show proposed sizes, layout, horizontal and vertical runs, transitions, supports, available space, bends, and any other information about the work which will allow this Subcontractor and the other Subcontractors in close proximity to avoid interference in the work.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

E. The Subcontractor shall have a full time engineering coordinator responsible for all aspects of the Subcontractor's coordination effort. This engineering coordinator is subject to approval by Contractor and shall be an individual with substantial experience in the engineering and coordination of similar work. The engineering coordinator shall be an individual with the authority to make changes in the Subcontractor's engineering and fabrication drawings and to make commitments on behalf of the Subcontractor. Misfits, conflicts, retrofitting, and delay costs will be minimized by this coordination effort. The Subcontractor shall bear the cost of uncoordinated work.

#### 4. Site Utilization Plan

Subcontractor shall prepare a site utilization plan for approval by the Contractor and Owner showing all storage area layouts. Said plan shall be dimensioned and tied to property lines. Subcontractor shall be responsible for all measures as required to secure these areas for the duration of the project.

#### 5. Signed & Sealed Drawings

Subcontractor, in addition to the general submittal requirements of the Agreement shall prepare, all required signed and sealed shop drawings, certifications and test reports and submit and secure approvals as may be required by Fulton County and/or the State of Georgia.

#### 6. Utilities Verification

Subcontractor shall verify locations of all existing utilities within the Construction Areas prior to commencing the Work. Subcontractor shall abide by the "Underground Facility Damage and Safety Act" which requires anyone doing any type of excavating, tunneling or demolition to call all agencies having jurisdiction. An excavator must call the local utility companies not less than two or more than five business days before beginning any excavation. Any damage to existing utilities during construction will be repaired immediately as required to minimize disruption of the adjacent businesses and residences at the expense of the Subcontractor that caused the damage.

### C. Scheduling Requirements

1. Subcontractor is aware of and acknowledges the order of magnitude of this project with respect to the approach to the construction schedule and all associated manpower requirements.
2. Subcontractor is aware of the construction duration for this particular project and agrees to do whatever is necessary to maintain this schedule as it relates to this particular scope of work (i.e., furnishing additional material, and/or manpower), if reasons for not achieving this schedule are within Subcontractor's control.
3. The Subcontractor understands and agrees that the Contractor has purchased from the Subcontractor the manpower and equipment necessary to perform the work within the construction schedule and will not be compensated for any additional overtime manpower required to complete the project. The Subcontractor should anticipate delays associated with design, weather and coordination.
4. Subcontractor hereby agrees to arrange his Work and material so as not to interfere with the operations of other Subcontractors engaged in adjacent Work and to join his Work to that of others in a proper manner, and in accordance with the intent of the Plans and Specifications and to perform his work in a proper sequence in relation to that of other Subcontractors, all as may be directed by Contractor. The subcontractor will maintain and provide safe access for all owner and contractor employees to the work area.



## IX: GENERAL REQUIREMENTS

### D. Construction Issues

#### 1. Project Clean Up

In accordance with the requirements of the project, all work areas within and around the buildings shall be “Broom Clean” on a daily basis. It shall be understood that the removal of bulk rubbish (and identifiable work scope debris) such as crating, cartons and general packing materials is the prime responsibility of each Subcontractor. Debris shall not be left at the site overnight. In the event that you fail to clean your work area, Moss will clean the area and charge the actual cost of the work and a 15% markup. All other rubbish that becomes mixed and unidentifiable will be considered “Composite” trash and removed daily under the direction of the General Contractor in accordance with the following:

A. Each Subcontractor will participate in a once a week composite clean-up effort. This will be managed by a foreman of Moss & Associates that will lead a group of laborers made up of each Subcontractor’s regular crew members around the site and building collecting and disposing of unidentifiable “composite” trash. Subcontractor’s participation will be as follows:

Subcontractor’s w/ 0 to 5 employees 1 laborer

Subcontractor’s w/ >5 employees 2 laborers

NOTE: The following items are expressly prohibited from being deposited in Contractor’s dumpsters and will be removed and properly disposed of off site by this Subcontractor (if applicable): containers or any products containing any toxic elements such as paint, coatings, sealants, adhesives, fuels/oils, waterproofing materials, tires, structural steel, solvents and cleaners or any other item requiring special disposal as required by law. Further, if the particular jurisdiction where this project is located requires debris sorting, Subcontractor shall abide accordingly in the depositing of debris in designated dumpsters.

#### 2. Workday Schedule

The standard work week on the Alpharetta Library is Monday through Friday. It is understood that subcontractor is expected to work a 40 hour week at a minimum. It is also understood and agreed that this Subcontractor is an integral part of a team of Subcontractor’s contracted with the common goal of constructing the Project in accordance with the established schedule. Each Subcontractor has his/her scope of work that is not only key to completing the project, but also to facilitate the work of other Subcontractor’s. Accordingly, it is agreed that this Subcontractor will work all necessary hours, days, and shifts to maintain our established durations. In addition, it is agreed that even if this Subcontractor is not required to work a full crew on weekends to maintain the project schedule, but other trades that are dependent on this particular trade are working weekends; this Subcontractor will provide proper manpower to ensure other trades are productive on weekend work. Subcontractor is responsible for the scheduling of make-up work due to inclement weather.

#### 3. Traffic Control

The work shall include all required traffic control as required for execution of this Subcontract.

#### 4. Daily Activity Form

Subcontractor shall submit daily force reports on Contractor’s form. These reports shall include a daily employee listing, equipment listing, safety documentation, brief report of Work performed, and any other documentation that may be required by Contractor or Owner. Reports shall be submitted by 9:00 am on the following day of the work activities.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

#### 5. Communication

Subcontractor acknowledges that the safety and quality of a project is deeply compromised with the lack of communication. Accordingly, this Subcontractor will ensure that the lead superintendent / foreman is fluent in english and is on-site at all times when the scope of this contract is taking place.

#### 6. Excavation

All excavations must be in compliance with OSHA standards.

#### 7. Fuel Storage

On-site storage of fuel will not be permitted without prior written approval of Contractor. If allowed, storage facility shall also meet or exceed OSHA mandated requirements.

#### 8. Replace Guardrails

Subcontractor shall maintain and replace all required guardrails in accordance with OSHA standards.

#### 9. OSHA Violations

The Subcontractor will ensure that work is done in accordance with the OSHA and any other applicable regulations. This includes being responsible for and properly supervising any sub-subcontractors of this trade contractor per OSHA requirements. In the event Subcontractor is cited for violations of the Occupational Safety and Health Act, Subcontractor shall be responsible for all penalties assessed against Subcontractor. In the event Contractor is penalized due to Subcontractor's actions or failures to comply with the Occupational Safety and Health Act, Subcontractor shall hold Contractor harmless. Any penalties assessed against Contractor for violations of Subcontractor shall be deducted from amounts due under this Subcontractor Agreement.

#### 10. Project Safety Team

Subcontractor will cooperate and participate in establishing a Project Safety Plan. The plan will include the formation of a Project Safety Team which will meet regularly to review the status of overall Project Safety. Subcontractor will provide written notice of who their on-site Safety Competent Person will be and forward any and all MSDS sheets related to their Work to Contractor prior to start of any work.

#### 11. Street Cleaning

Subcontractor shall provide prompt and continuous cleaning and maintenance of street and sidewalk areas which might pose potential danger to the public in the vicinity of the Work.

#### 12. Barricades & Danger / Warning Signs

Subcontractor shall provide and maintain suitable danger and warning signals, lights, signs, signal devices, barricades, flagmen and/or watchmen and take all necessary precautions that the barricades are appropriately located so as to give proper warning of hazards.

#### 13. Radios

Subcontractor agrees to furnish all required two-way radios with multiple channels and/or Nextel direct connect to be used to communicate with Contractor and other Subcontractors on site. Radio use and frequencies shall be coordinated with Contractor. No radios (music radios, disc man, headset radios) will be allowed on the jobsite.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

#### 14. Fires

No fires for hand warming, trash disposal, etc. will be permitted.

#### 15. Jobsite Storage

Subcontractor is aware of the existing Site Conditions and limited space availability. On-site storage of materials and equipment will not be allowed except as specifically approved by Contractor's General Superintendent. Unless specifically approved in writing, Subcontractor shall not assume any space available. All deliveries of Subcontractor shall be coordinated through Contractor. If scheduled deliveries are not ready at the appointed time, Contractor may refuse acceptance of materials and require deliveries to be rescheduled. All cost and/or delays associated with the refusal of deliveries will be the responsibility of Subcontractor. Subcontractor has included in his Subcontract Price all off-site storage as may be required.

#### 16. Construction Parking

Subcontractor shall inform their employees that on-site parking (if available) is permitted only in areas designated by Contractor's Superintendent. Parking in unauthorized parking areas will result in vehicles being towed at Subcontractor's and/or vehicle owner's expense. Parking for subcontractor work force shall be located as designated by the General Superintendent.

#### 17. Access Panels / Access Doors / Covers

Subcontractor shall furnish and install all access panels, access doors, and covers necessary to provide access to the Work of Subcontractor in walls, soffits, floors, and ceilings. All proposed locations to be submitted for acceptance prior to installation. Subcontractor shall be responsible for coordinating the location and sizes of the required framed openings with respective trades during construction of walls, soffits, ceilings, and floors.

#### 18. Sleeving & Block-Outs

Subcontractor shall provide all sleeving and box outs required for the work of this Subcontract including layout, installation, and stripping of all openings in concrete construction. In addition, Subcontractor is responsible for covering, securing, labeling, and maintaining all slab penetrations related to this Scope of Work.

#### 19. Blocking & Backing

Subcontractor shall furnish and install blocking or backing as required for installation of this Work. If excluded in Scope of Work, Subcontractor shall be responsible for coordinating blocking / backing requirements and locations as required for installation of the Work.

#### 20. Touch-Up Painting & Cleaning of Equipment

Subcontractor shall provide all equipment touch-up painting and cleaning as required for the Work of this Subcontract.

#### 21. Structural Support Framing (Miscellaneous)

Subcontractor shall furnish and install all miscellaneous structural support framing not indicated on the Contract Documents required for this Work. The required support for this Work includes, but is not limited to, anchor bolts, hangers, isolators, channels, angles, embeds, etc.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

#### 22. Floor & Roof Openings

Subcontractor is responsible for covering (including maintaining covers) and labeling all floor/roof penetrations related to this Scope of Work.

#### 23. Welding Machines

Electrically powered welding machines shall not be allowed for use on this site except as approved by Contractor. If electric welding machines are used, the necessary power service and power consumed shall be provided by Subcontractor.

#### 24. Quality Control

The Subcontractor shall provide and perform a comprehensive quality control program. This program shall be subject to Contractor and Owner approval and shall include, as a minimum, the following items:

- A. A series of inspections including preparatory, initial, follow-up, and final inspections at intervals to allow for detailed monitoring of the work
- B. A method to minimize nonconforming work
- C. A method to track and resolve nonconforming work
- D. A method to efficiently punch out and gain Owner acceptance of the final product

#### 25. Punch List Work

Subcontractor will provide a Supervisor and Workmen to perform all required Punch List Work to prepare the Work of this Agreement for final acceptance. This includes as a minimum requirement, this Subcontractor's individual inspection and repair of his own Work (documented via written punch list), completion of Contractor's Inspection Punch Lists, and completion of the Architect and Owner's Punch Lists. All Punch List Work to be completed in a timely manner to meet the Owner's Turnover Dates. Subcontractor is responsible for its own pre-punch prior to requesting Contractor's, Owner's, A/E inspection. In addition to the above, Contractor will organize a "punch crew" utilizing representatives of the finish trades who will work as a team in identifying and correcting deficient items of Work. Example: Office Space: A finish team of plumber, electrician, tile setter, drywall, painter, carpet installer will accompany the Owner's representative in "selling" spaces by systematically moving from room to room and immediately correcting deficiencies and leaving each room in an accepted "punch list free" condition. It is understood that this Subcontractor will cooperate in this endeavor and provide manpower as required by Contractor to accomplish the objectives.

#### 26. Asbestos

Subcontractor shall strictly prohibit the use of asbestos materials or any other materials that Subcontractor knows, or in the instance where Subcontractor changes or deviates from the specifications or provides materials which are not specified, should reasonably know may affect health and safety. Failure to prohibit such use shall be deemed by Owner and Contractor as negligence on the part of Subcontractor or any lower tier Subcontractor or Supplier involved.

#### 27. Fire Safing and Sealing

Subcontractor shall furnish and install all required fire safing / sealing as necessary for and/or associated with the proper completion of Subcontractor's Work. Fire safing / sealing shall be in strict accordance with plans/specs and all Federal, State, County, and Local Codes/Ordinances and shall meet the requirements of the local Fire Marshall or Governing Agency have jurisdiction over this Project.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

# IX: GENERAL REQUIREMENTS

### 28. Field Engineering and Layout

This Subcontractor shall perform all field engineering and layout as required to perform the Work of this Subcontract, including, but not limited to line, level and grade.

### 29. Scaffolding and Lifts

Subcontractor shall provide all scaffolding and man lifts as required for completion of this work scope. All scaffolding shall be erected and maintained in accordance with the latest OSHA standards.

### 30. Hoisting

Subcontractor is responsible to coordinate and provide all equipment and labor to hoist all material relevant to this scope from trucks to its final installed position. It is understood that the General Contractor will NOT have any forklifts, lulls, and/or cranes on the project to help unload and/or hoist materials into the building.

### 31. Temporary Construction Facilities & Utilities

#### A. Furnished By Subcontractor

Subcontractor shall provide his own field office (if allowed) including toilets, electrical power and charges, telephones, etc. Subcontractor shall, as part of the Scope of Work shall supply, install, properly maintain, permit and remove all temporary construction facilities and utilities necessary for the complete performance of its Work. Such items shall include, but not necessarily be limited to those listed below.

1. Rigging, Scaffolding and all equipment for erection.
2. All Small Tools.
3. All standard expendable or consumable construction items and supplies.
4. All utilities including installation and monthly consumption cost as may be required for Subcontractor's jobsite office and/or trailers.
5. First Aid Supplies.
6. All Storage compounds, security measures, fencing, lighting, etc. as may be required by Subcontractor to protect tools, equipment and materials.
7. Maintenance of Subcontractor's laydown, storage and Work area and roads within such areas. Repair costs to existing sod damaged by Subcontractor outside construction limits are also included.
8. Furnish and maintain containers, ice and cups for drinking water for all Subcontractors employees.

#### B. Furnished by CM

CM shall supply or cause to be supplied the following temporary construction facilities and utilities to Subcontractor, without cost to Subcontractor, for or in connection with performance of the Work:

1. Sanitary facilities and portable chemical toilets located at various areas of the jobsite as designated by Contractor.
2. Water for construction shall be furnished at points on jobsite as designated by Contractor.
3. Temporary Lighting in accordance with OSHA Standards. However it shall be the responsibility of Subcontractor to ensure that each craftsman on this project has adequate lighting in each room to do a "first class" job. Subcontractor shall provide all such supplemental lighting
4. Temporary Power - 110 volts, single phased, 60-cycle power shall be available throughout the building for small tools only. Power will not be available for electric welding machines or heavy-duty saws. Portable panels will be located on each floor. This Subcontractor shall provide all OSHA approved extension cords as required for the execution of this Subcontract Agreement. All power cords and tools shall be protected by ground fault circuit interrupters (GFCI). Where GFCI outlets are not available, in-line GFCI protection shall be supplied by each Subcontractor.
5. Centrally located dumpster for collection of debris, including hauling off site.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### IX: GENERAL REQUIREMENTS

#### 32. Environmental Protection

Subcontractor is aware that the adjacent wetlands, ocean, lakes and/or canals, are a very sensitive subject as it relates to Owner's development order. Subcontractor agrees not to deposit and/or store any liquids, solids, or gases on or near any area that is not designated as "Staging Area" by Contractor & Owner. Failure to comply with this provision shall result in severe damages to Owner for which Subcontractor will be held responsible.

#### 33. Environmental Controls

Federal and State regulations require that construction projects obtain various permits so that storm water, dewatering, and other forms of potential pollution can be controlled and regulated. Subcontractor agrees to protect those controls that are put in place and to be responsible for the cost of correcting any damage he may cause to those controls.

#### 34. Monthly Subcontractor Injury / Illness Report

This document is included as Exhibit "I" in the subcontract and must be updated and supplied to Contractor on a monthly basis. Pay requisitions will not be processed unless the updated document is attached.

*End of General Requirements*



## X: SCOPE OF WORK – SUMMARY

<b>Bid Date: December 12, 2013</b> <b>Bid Time: 2:00 pm</b>	
<b>Bid Package</b>	<b>Work Description</b>
3A	Concrete
4A	Masonry / Cast Stone / Foam-filled CS
5A	Structural & Miscellaneous Steel
7A	Waterproofing / Caulking / Air Barrier
7B	Roofing
8A	Doors, Frames & Hardware
8B	Glass & Glazing
8C	Metal Frame Skylight
9A	Drywall / ACT / Wood Ceilings / Cement Plastering
21A	Fire Protection
22A	Plumbing
23A	HVAC
26A	Electrical
32A	Asphalt Paving / Curb & Gutter



Atlanta Fulton County Public Library System – Alpharetta Public Branch

X: FUTURE SCOPE OF WORK – SUMMARY

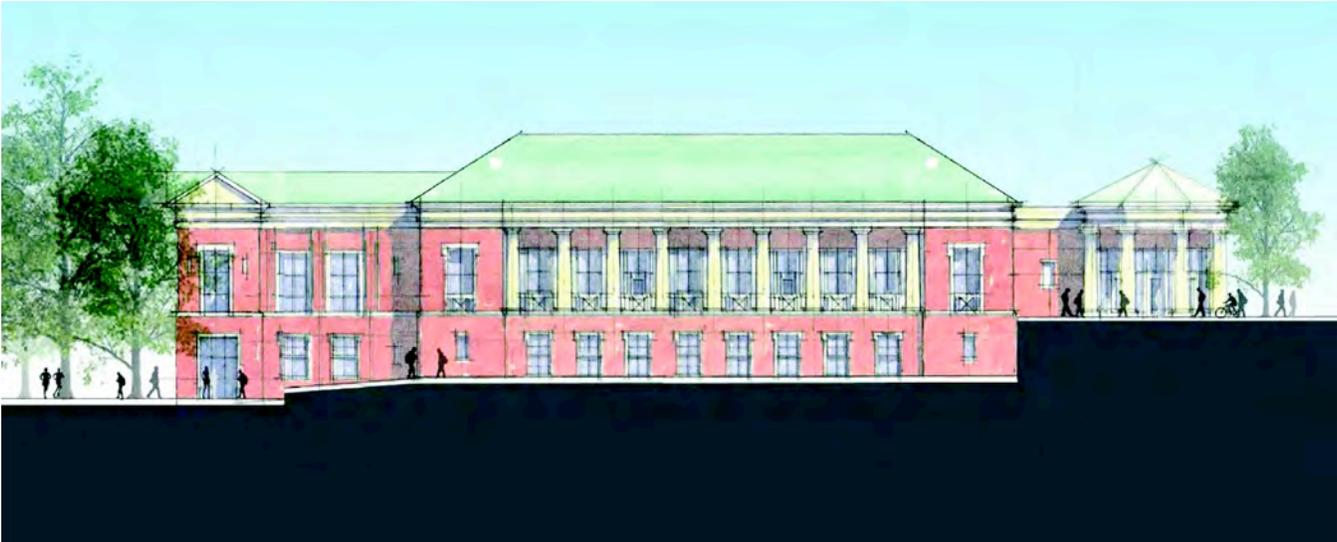
Bid Date: To Be Determined
Bid Time: 2:00 pm

Table with 2 columns: Bid Package and Work Description. Rows include 6A (General Trades Package), 6B (Casework / Wood Paneling), 9B (Sound-Absorbent Acoustic Panels), 9D (Carpet / VCT / Linoleum), 9E (Tile), 9F (Resinous Matrix Terrazzo Flooring), 9G (Painting), 10A (Miscellaneous Specialties), 10B (Operable Partitions), 10C (Building Signage), 11A (Residential Kitchen Equipment), 12A (Countertops), 12B (Window Shades), 12C (Fixed Audience Seating), 32B (Hardscapes / Concrete Paving), 32C (Landscape / Irrigation), 32D (Site Furnishings).



## XI: SCOPE OF WORK – DETAIL

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 3A  
Concrete**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Cast In Place Concrete – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete cast in place concrete package to include, but not limited to; foundations, piers, walls, slab on grade, thickened slabs, slab turndowns, slab on decking, podium slabs, stage slabs, pits, vapor barrier, termite protection, reinforcing, ready-mix and place and finish of all materials.

1. Subcontract to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
2. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements to be included per specifications
5. The subcontractor will provide all lay-out for this scope of work. A set benchmark will be provided and all lay-out will be taken from this point. This includes all columns, anchor bolts and embeds.
6. Subcontractor is responsible for all casual dewatering of surface and ground water as required to perform this scope of work.
7. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
8. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
9. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
10. All existing conditions, utilities and temporary construction facilities/controls shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately as directed by the CM.
11. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
12. The subcontractor will provide any required dust control, mud control and wash down required for this scope of work. Any clean-up of adjacent streets due to mud or debris from delivery vehicles will be the subcontractor's responsibility.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Cast in Place Concrete – Scope of Work Page 2 of 4

13. The subcontractor will maintain a set of as-built in the CM's field office showing any approved modifications from the contract documents and submittals.
14. Excavation for this scope including but not limit to; foundation and wall excavation, foundation an wall backfill, gravel back fill at walls, granular fill below slabs, and fill below steps on grade.
15. Excavation spoils will be consolidated onsite as directed by the CM and disposed of by the CM.
16. The properly prepared and compacted sub-grade will be turned over to this Subcontractor at plus or minus ( $\pm$ ) 1/10 of a foot (underside of gravel elevation). Final adjustment of sub-grade during fine grading to within plus or minus ( $\pm$ ) .05 foot prior to placement of the slabs on grade will be the responsibility of this Subcontractor.
17. Hand excavation is included as required.
18. The subcontractor will be responsible for design, installation and removal of all required formwork and temporary shoring for this scope.
19. The subcontractor will re-shore metal decking as required and insure deflection standards are met.
20. Form all block outs and depressed slabs as required.
21. Install anchor bolts, sleeves and embeds provided by other trades.
22. Provide and install all ready-mix concrete.
23. Excess concrete will be disposed of off-site. Truck wash down area will be provided and as directed by the CM.
24. Water will only be added as directed by the Owner's testing agent.
25. The subcontractor will be responsible for clean-up of the truck wash area.
26. Concrete curing and temporary weather protection is included in this scope.
27. All curing compounds/methods will be indicated in the submittals. These will be provided to the flooring manufacturers to insure they are appropriate for the application.
28. All saw cutting of expansion joints is included. Provide joint filler as indicated.
29. Any slab on grade perimeter insulation is included.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Cast in Place Concrete – Scope of Work Page 3 of 4

30. Provide and install all rebar, dowels, and welded wire mesh.
31. An Allowance of 3% of the rebar tonnage is included to be used as directed by the engineer. This allowance includes all material, labor, delivery, taxes and mark-ups.
32. Slab on metal deck is included
33. Steps on engineered fill at the east side of the porch are included.
34. The podium slab at the “Centrum” including insulation.
35. Provide 200 sf of 6” thick equipment/housekeeping pads to be placed as directed by the CM.
36. Termite control is included
37. Vapor barrier below slab is included.
38. Site pedestrian paving, traffic paving, walks, topping slab at porch, site benches and curbs are excluded from this scope.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Cast in Place Concrete – Scope of Work Page 4 of 4

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

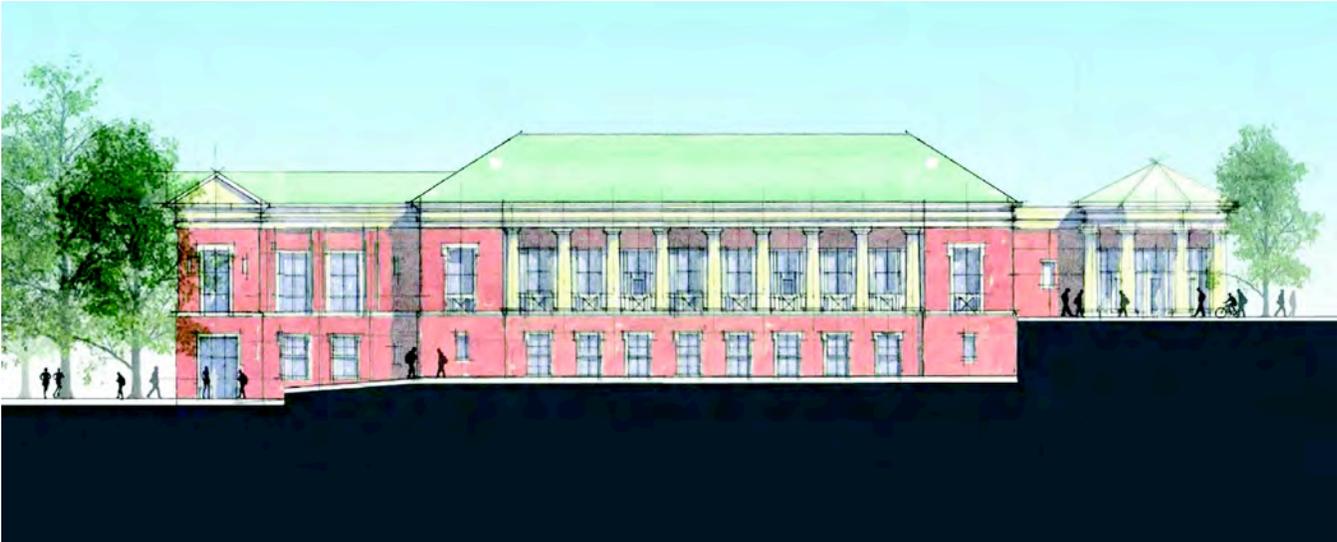
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 4A  
Masonry**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Masonry – Scope of Work

1. This subcontractor shall provide all labor, material, equipment, supervision, to furnish and install all masonry units, cast stone, lightweight cast stone, joint reinforcing, masonry anchors, grout, mortar, dovetail anchors and slots, wall ties, expansion joints, control joint material, through wall flashing, weeps, and mortar net as shown on the Contract Documents or required for the completion of the work. Subcontract to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
2. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements to be included per specifications
5. The subcontractor will provide all lay-out for this scope of work. A set benchmark will be provided and all lay-out will be taken from this point. This includes all columns, anchor bolts and embeds.
6. Subcontractor is responsible for all casual dewatering of surface and ground water as required to perform this scope of work.
7. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
8. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
9. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
10. All existing conditions, utilities and temporary construction facilities/controls shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately as directed by the CM.
11. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
12. The subcontractor will provide any required dust control, mud control and wash down required for this scope of work. Any clean-up of adjacent streets due to mud or debris from delivery vehicles will be the subcontractor's responsibility.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Masonry – Scope of Work Page 2 of 4

13. The subcontractor will maintain a set of as-built in the CM's field office showing any approved modifications from the contract documents and submittals.
14. The Subcontractor will coordinate with other trades in regard to blockouts, embeds, door frames, openings, walls, anchorages, ceilings, and mechanical, electrical and elevator equipment requirements.
15. Furnish and install all masonry blocks, brick in Running and Flemish Bonds and all Cast Stone and lightweight cast stone items.
16. Furnish and Install all Cast Stone items but not limited to, "Window Surrounds, Coins, Cornice at Parapet, Column Covers, Belt Course, 12"x24" Panels and Caps.
17. Special shape masonry including, but not limited to, bull nose corner block, solid block, sill block, bond beam block, pilaster block, knock out block, etc. as required by the drawings and specifications.
18. Reinforcement including, but not limited to, reinforcing shop drawings, concrete block and lintel reinforcement, horizontal joint reinforcement, vertical rebar, ties and accessories required under this subcontract. Receive, unload and inventory masonry reinforcing steel. Provide galvanizing per the specifications.
19. Provide layout drawings for control and expansion joints prior to commencement of work for architect's approval.
20. Special precautions will be taken to protect window/storefront glass and frames from mortar and block/brick cleaning chemicals. Should mortar or cleaning chemicals damage glass or frames, it is the responsibility of the masonry contractor to replace the damage.
21. Set, level, plumb and grout all hollow metal frames installed in masonry block walls. Provide spreaders and bracing to prevent bowing.
22. Subcontractor will be responsible for replacement of brick and blocks installed that are not acceptable before or after prime painting.
23. Repair, point, patch and clean masonry work ready to receive specified finish. No chipped corners will be allowed in exposed masonry.
24. Subcontractor is responsible for providing and installing all rigid insulation behind masonry per the contract documents.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Masonry – Scope of Work Page 3 of 4

25. Subcontractor is responsible for providing and installing all metal rubberized-asphalt thru-wall flashing behind masonry and weep vents per the contract documents.
26. Subcontractor is responsible for all weather protection including daily cover up of the tops of all walls.
27. Subcontractor is responsible for protecting concrete slabs and sidewalks from their work.
28. Subcontractor is responsible for maintaining uniform material color consistency throughout the project in accordance with the Contract Documents and approved mockups.
29. Subcontractor shall furnish and install the appropriate masonry anchors required by the substrate or structural system which the masonry is attached. Subcontractor shall be responsible for providing the appropriate block and mortar for weather and/or fire rating applications.
30. Subcontractor shall protect all floors and other items of work. It is understood that Subcontractor shall be responsible for removing all sloppers, pointing, patching, acid cleaning, tooling and/or finishing joints as required. While acid cleaning the Subcontractor is responsible for protecting all surround work as required.
31. All cutting and sawing required to install block and brick shall be by this Subcontractor.
32. Any additional temporary power required beyond requirements furnished by the General Contractor will be the responsibility of this Subcontractor.
33. Subcontractor's scaffolding walkboards and staging materials must be in good condition and comply with OSHA and Peter Brown standards.
  - a. Scaffolding to be erected by a trained competent erector and in accordance with OSHA Standards. Scaffold to be inspected daily by competent person and reports submitted the Project Superintendent on a daily basis.
  - b. The Subcontractor is responsible for ensuring that all building envelope assemblies meet or exceed all factory and installed air infiltration tests, water resistance tests, and condensation resistance tests as defined by the Contract Documents.
  - c. Provide all scaffolding/hoisting equipment, ladders, and staging required to complete all work identified in this Subcontract Agreement and the Construction Documents.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Masonry – Scope of Work Page 4 of 4

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

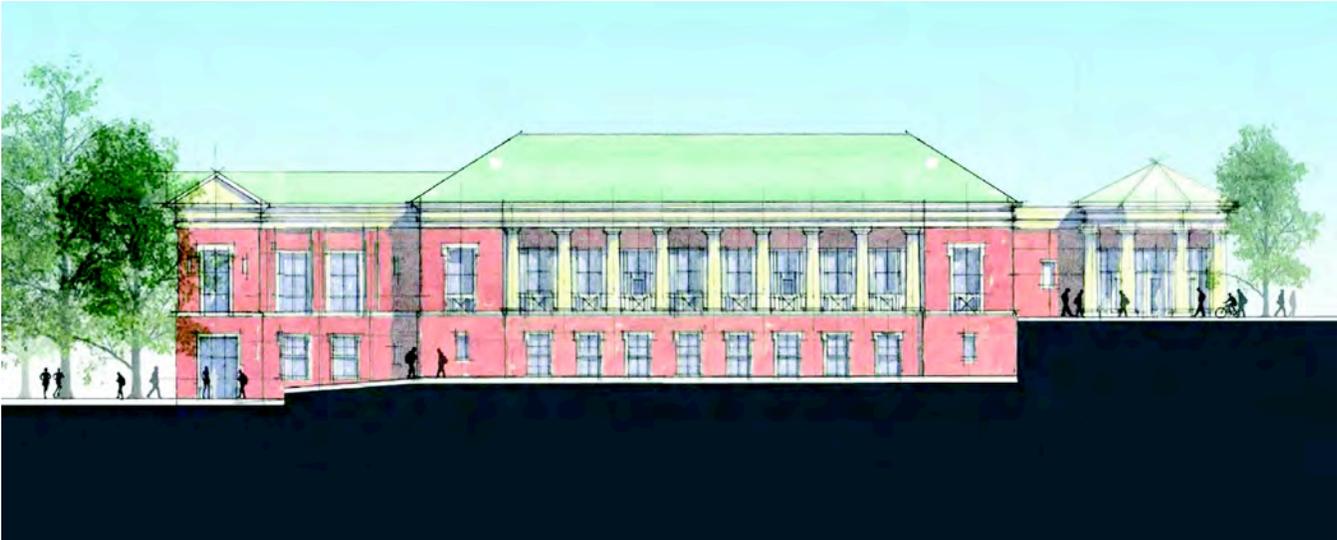
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 5A  
Structural Steel**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Structural Steel – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete structural & Miscellaneous steel package to include, but not limited to structural steel frame, joists, connections, brace framing, metal decking, floor and roof openings, steel stairs, welded/bolted lintels, overhead wall support, embed plates, ladders, sump pits, elevator sills & beams, anchor bolts and loose lintels.

1. Subcontract to perform work per the CM's schedule and include all required mobilizations.
2. All required submittals for this scope of work will be submitted no later than two weeks after the Construction Manager (CM) has provided a notice to proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements to be included per specifications
5. The subcontractor will provide all lay-out for this scope of work. A set benchmark will be provided by the CM and all lay-out will be taken from this point.
6. Subcontractor is responsible for all casual dewatering of surface and ground water as required to perform this scope of work.
7. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
8. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
9. Any required crane pads are included in this scope of work.
10. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
11. All existing conditions, utilities and temporary construction facilities/controls shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately as directed by the CM.
12. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Structural Steel – Scope of Work

#### Page 2 of 4

13. The subcontractor will provide any required dust control, mud control and wash down required for this scope of work. Any clean-up of adjacent streets due to mud or debris from delivery vehicles will be the subcontractor's responsibility.
14. The subcontractor will maintain a set of as-built in the CM's field office showing any modifications from the submittals.
15. Loose lintels, bollards and anchor bolts will be provided only. Installation will be by others.
16. Bollards shown on civil and landscape documents are specifically included.
17. Anchor bolt templates will be provided to others for anchor bolt installation.
18. Lintels, plates, rods or angles that are welded, bolted or mechanically fastened to the structure are to be provided and installed.
19. An Allowance of 3% of the steel tonnage is included to be used as directed by the engineer. This allowance includes all material, labor, delivery, taxes and mark-ups.
20. Subcontractor shall be responsible for coordinating delivery, setting drawings, and verifying all field dimensions to ensure proper fit to the fullest extent possible before delivery to site.
21. Subcontractor is responsible for coordinating weight limits of material with allowable lifting capabilities of crane.
22. All special finishes for metals (galvanizing, sandblasting, etc.) are provided by this subcontractor.
23. All touch-up painting required from welding and connections will be provided by this subcontractor.
24. Subcontractor to provide all scaffolding, bracing, shoring, etc. to perform your work.
25. Provide full time on-site supervision for your work whether or not the steel erection is subcontracted.
26. Provide and install temporary 3 line cable rail at slab edge (2<sup>nd</sup> floor & roof), centrum opening, skylight and elevator shaft.
27. Provide & install monumental stair stringers, risers, tread & tube steel post supports.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Structural Steel – Scope of Work Page 3 of 4

28. Provide & install overhead structural support for operable partitions.
29. Provide & install required support for toilet partitions and vanities.
30. Provide & install support for architectural pre-cast cornices. Details to be issued via addendum.
31. Provide and install stainless steel wall rail at Centrum.
32. Provide & install stainless steel hand and wall railings at auditorium.
33. Provide & install exterior aluminum railings at porch, stair and site walls.
34. Provide items as described on S0.01 and S0.02 Notes.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Structural Steel – Scope of Work Page 4 of 4

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

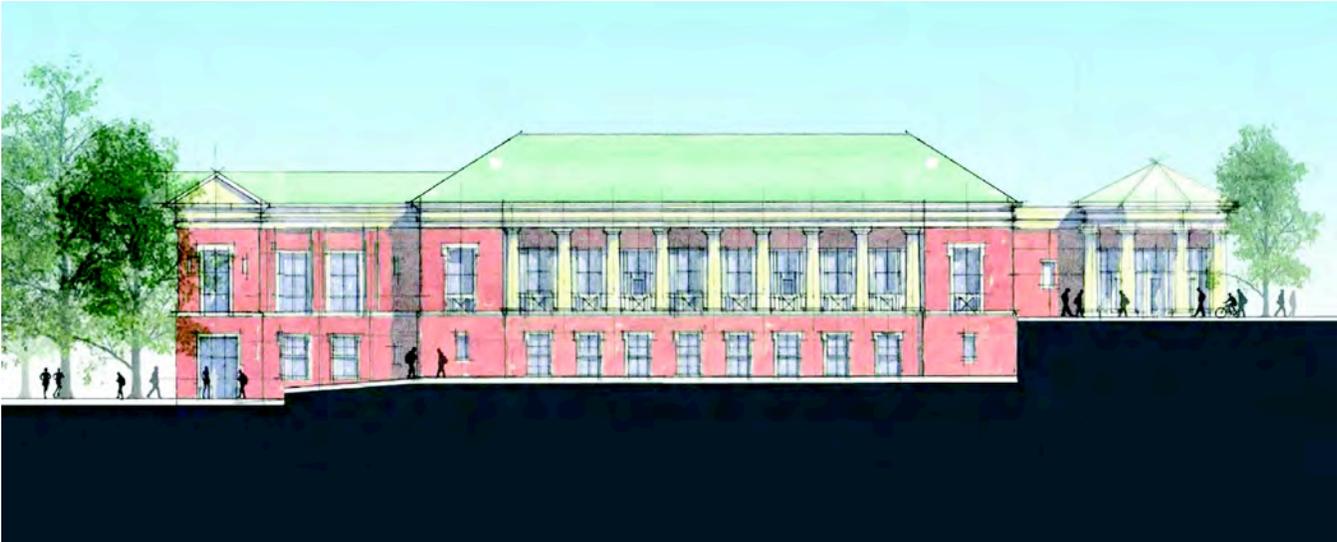
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 7A  
Waterproofing & Caulking**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Waterproofing & Caulking – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete waterproofing and caulking package, exclusive of roofing.

1. Subcontractor to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
2. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements to be included per specifications
5. The subcontractor for proper storage of their materials and shall have all appropriate MSDS information at the jobsite.
6. Subcontractor is responsible for all casual dewatering of surface and ground water as required to perform this scope of work.
7. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
8. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
9. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
10. All existing conditions, utilities and temporary construction facilities/controls shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately by the subcontractor as directed by the CM.
11. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
12. The subcontractor will maintain a set of as-built in the CM's field office showing any approved modifications from the contract documents and submittals.
13. Caulking of concrete control joints in sidewalks and paving areas as shown on the civil drawings and elsewhere.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Waterproofing & Caulking – Scope of Work Page 2 of 3

14. All below grade waterproofing on walls including protection board, drainage board, filter fabric, membrane , associated flashings termination bars etc.
15. All drainage mat and protection board
16. All foundation drains with filter sock.
17. All fluid applied membrane air barrier, including walls and stucco soffits.
18. All work in between the structural slab and the topping at the porch.
19. Caulking of all plumbing fixtures
20. Caulking at all soffits, between stucco, cast stone, brick, metal etc.
21. Caulk of interior dissimilar materials.
22. Exterior caulk includes but isn't limited to all masonry control joints, cast stone joints and all dissimilar materials.
23. Fire safing in its entirety including but not limited to slab edges, decking voids above walls, partitions and beams as shown on A9.01.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Waterproofing & Caulking – Scope of Work Page 3 of 3

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

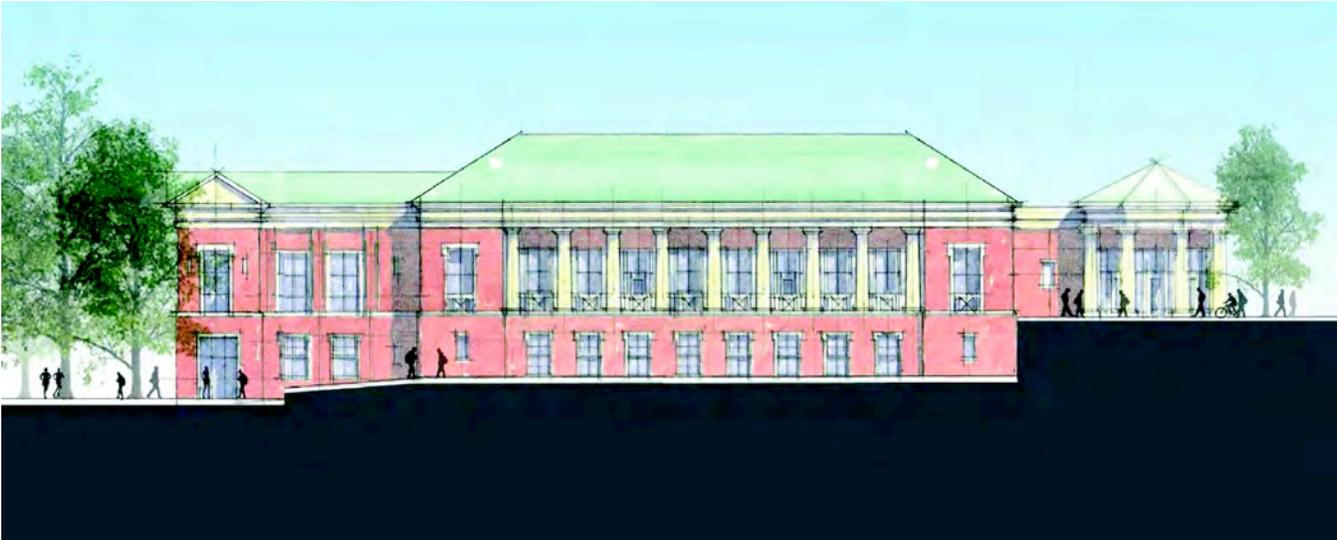
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 7B  
Roofing**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Roofing – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete roofing system.

1. Subcontractor to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
2. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. The subcontractor for proper storage of their materials and shall have all appropriate MSDS information at the jobsite.
5. BIM requirements per specifications are included.
6. Subcontractor is responsible for all casual dewatering of surface and ground water as required to perform this scope of work.
7. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
8. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
9. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
10. All existing conditions, utilities and temporary construction facilities/controls shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately by the subcontractor as directed by the CM.
11. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
12. The subcontractor will maintain a set of as-built in the CM's field office showing any approved modifications from the contract documents and submittals.
13. The metal canopies on the south and west elevations.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Roofing – Scope of Work Page 2 of 3

14. All standing seam metal roofing, including insulation, sheathing, underlayment and all associated flashings, two piece flashings and trim.
15. All membrane roofing including sheathing, protection board, insulation, including vertical insulation at the high roof.
16. All gutters, downspouts, splash blocks, metal fascia, drip edges, metal soffits, scuppers roof drains
17. All roof blocking, cants, crickets, vents, ridge vents.
18. All ice and water-shield.
19. Flashing of all curbs and penetrations, including the skylight.
20. All gutter membranes, liners, air barriers and turnibars at cast stone gutters.
21. All splash blocks.
22. Backer rod and Sealant between roofing and other products, E.G. cast stone parapets.
23. All roof hatches with ladders and safety rail.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Roofing – Scope of Work Page 3 of 3

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

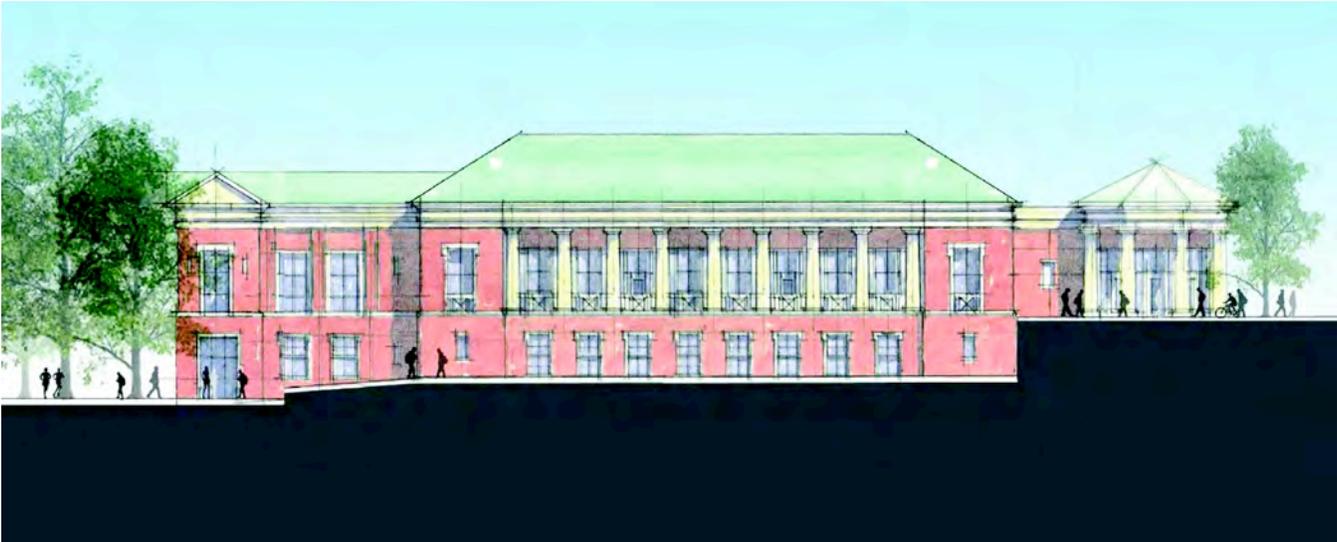
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**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 8A  
Doors, Frames & Hardware**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Doors, Frames & Hardware – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete Door, Frame and Hardware package to include, but not limited to Hollow Metal Doors & Frames, Wood Doors and Door Hardware.

1. Subcontract to perform work per the CM's schedule and include all required mobilizations.
2. All required submittals for this scope of work will be submitted no later than three weeks after the Construction Manager (CM) has provided a notice to proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements per specifications are included.
5. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
6. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
7. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
8. All existing conditions, utilities, temporary construction facilities/controls, and work in place shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately as directed by the CM.
9. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
10. All LEED requirements specified for this scope shall be met and documented.
11. Hollow metal frames will be provided only (installed by other trades). Delivering and stocking of these frames is included in this scope. Delivery of the hollow metal frames shall be phased to meet the Drywall and Masonry schedule.
12. Provide appropriate frame anchorage for each application.
13. Hollow metal doors are provided and installed.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Doors, Frames & Hardware – Scope of Work Page 2 of 3

14. Wood doors are provided and installed.
15. All warranties and special warranties are included. Sample warranties will be provided as a part of the submittal process.
16. Provide and install all door hardware as specified. Any field modification
17. Hardware for Aluminum doors is by others. Keying of these doors is part of this scope.
18. Final keying of locks will be coordinated with the owner prior to installation of the doors.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Doors, Frames & Hardware – Scope of Work Page 3 of 3

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

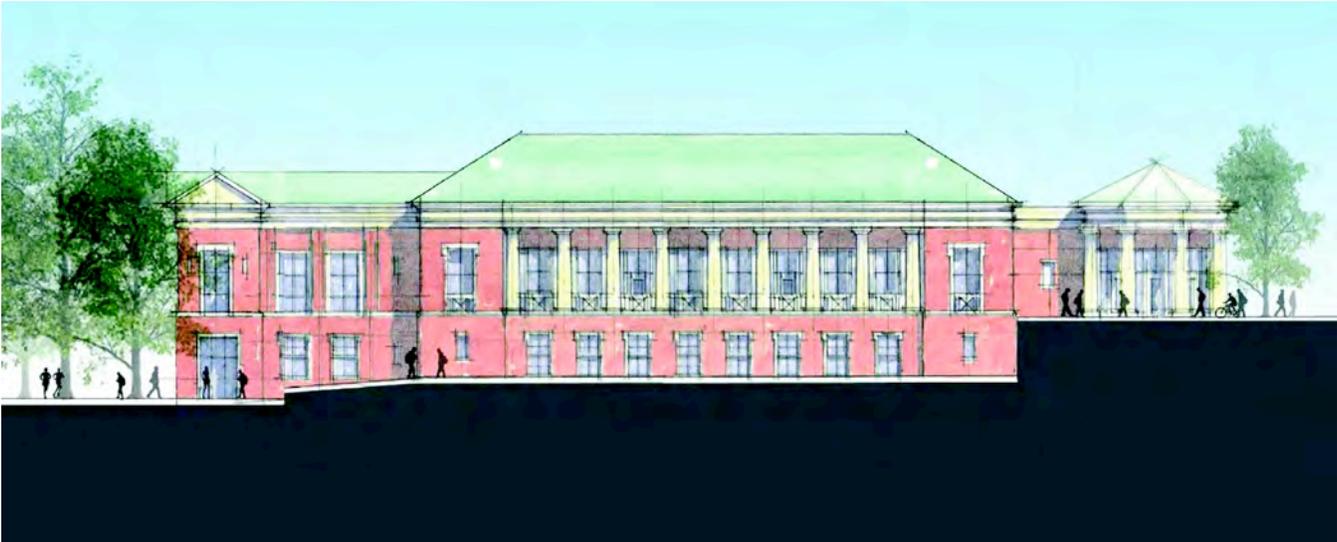
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 8B  
Glass & Glazing**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Glass & Glazing – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete Glass & Glazing package to include, but not limited to Aluminum Storefront, Glazing, Mirrors, Aluminum Doors and Hardware for Aluminum Doors.

1. Subcontract to perform work per the CM's schedule and include all required mobilizations.
2. All required submittals for this scope of work will be submitted no later than three weeks after the Construction Manager (CM) has provided a notice to proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements per specifications are included.
5. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
6. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
7. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
8. All existing conditions, utilities, temporary construction facilities/controls, and work in place shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately as directed by the CM.
9. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
10. All LEED requirements specified for this scope shall be met and documented.
11. Provide and install all interior and exterior aluminum framed entrances and store fronts. This includes required hardware for these openings.
12. Provide and install all window wall systems.
13. Final keying of aluminum doors will be by others.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Glass & Glazing – Scope of Work Page 2 of 3

14. Automatic entrances and hardware are included in this scope. This includes wiring of push buttons, sensors or pressure pads. Power and final connection of power will be provided by others.
15. Provide and install all interior glazing in hollow metal frames and doors.
16. Provide and install all unframed mirrors.
17. All caulking within glazing and window systems is included.
18. Wood doors are provided and installed.
19. All warranties and special warranties are included. Sample warranties will be provided as a part of the submittal process.
20. Specification section 102238.13 Operable Glass Partitions are excluded and will be by others.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Glass & Glazing – Scope of Work Page 3 of 3

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

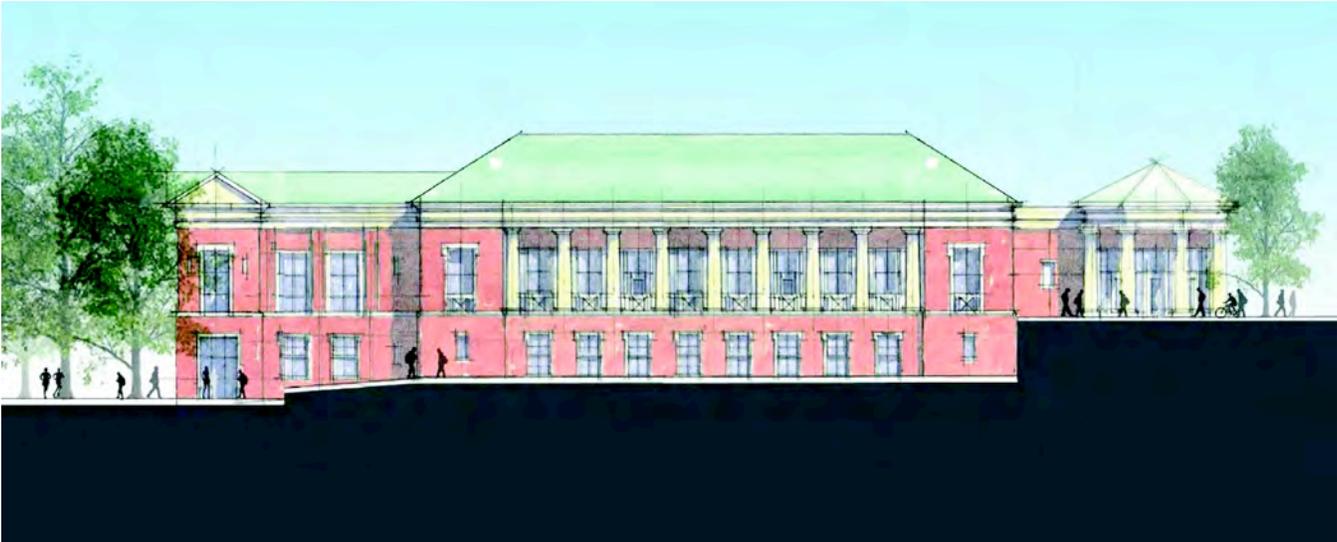
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 8C  
Skylight**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Skylight – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete Skylight package.

1. Subcontract to perform work per the CM's schedule and include all required mobilizations.
2. All required submittals for this scope of work will be submitted no later than three weeks after the Construction Manager (CM) has provided a notice to proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements per specifications are included.
5. Subcontractor will schedule all applicable inspections and tests for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
6. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
7. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit
8. All existing conditions, utilities, temporary construction facilities/controls, and work in place shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately as directed by the CM.
9. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
10. All LEED requirements specified for this scope shall be met and documented.
11. Metal Framed Skylights will be furnished and installed. This includes framing, glazing, welding, blocking, caulking and flashing required within the completed skylight.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Skylight – Scope of Work Page 3 of 3

12. Delivery handling and hoisting for this scope is included.
13. Provide appropriate anchorage.
14. All warranties and special warranties are included. Sample warranties will be provided as a part of the submittal process.
15. The delivery and installation of the skylight shall be per the CM schedule and shall allow for water intrusion testing prior to the installation of interior finishes.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### **Skylight – Scope of Work** **Page 3 of 3**

#### **ALTERNATE PRICING**

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 9A  
Drywall, ACT, Insulation, Cement Plastering and Wood  
Slat ceilings (LWC)**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work

#### 1. **DEFINITIONS, CORRELATION AND INTENT:**

Subcontractor agrees to make the project complete in every respect insofar as this Subcontract is concerned in strict accordance with GYPSUM DRYWALL SYSTEMS, PORTLAND CEMENT PLASTERING, BUILDING INSULATION, and CEILING SYSTEMS, the Contract Documents, and shop drawings and submittals as approved by the Architect and/or Owner. The Subcontractor shall not perform any portion of the work at any time without Contract Documents or, where required, approved Shop Drawings, Product Data, Manufacturer's Instructions or Samples for such portion of the work. The Subcontract includes but is not limited to providing of all submittals, shop drawings (and associated engineering), trade coordination, layout, hoisting, supervision, tools, equipment, scaffolding, supplies, incidentals, plant, labor, materials, services, cutting, cleaning, and any other work or systems required to perform the work as described below:

#### 2. **INCLUSIONS:**

It is understood and agreed with GYPSUM DRYWALL SYSTEMS, PORTLAND CEMENT PLASTERING, BUILDING INSULATION, and CEILING SYSTEMS includes all inclusions as described in the following subparagraphs regardless of whether or not they are in the above specifications or any other specification section or shown on the plans:

The Subcontractor shall furnish and install the work of this Subcontract in accordance with the Contract Documents, including, but not limited to the following:

- A. Subcontractor shall, without limitation, furnish and install, materials, labor, supervision, services, survey, layout, field measurements, tools, equipment, supplies, fuel, transportation, installation, applicable taxes, insurance, permits, temporary facilities, clean-up, etc. and all items or services of any kind whatsoever necessary to fully perform and complete Subcontractor's Work. Subcontractor shall pay for all costs of the performance of all its obligations under the Contract, even if those costs exceed the Subcontract Price.
- B. Subcontractor shall provide all scaffolding systems required to complete the work of this Subcontract including any custom or modified systems and equipment for required for unusual or special access. Subcontractor agrees to allow other trades access and use of scaffolding systems for their work provided: they agree to sign a mutually acceptable use and release form; agree to mutually acceptable costs of scaffolding and do not hinder progress of the work of the Subcontractor.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 2 of 11

- c. Subcontractor shall install all hollow metal doorframes and hollow metal window frames within drywall system partitions. (All frames will be supplied by others) Subcontractor shall be responsible for establishing the proper location and layout of all frames. Subcontractor shall be responsible for unloading all frames, protecting and distribution to the proper floor or building area, ensuring that their storage does not interfere with the work of other trades.
  - 1) Subcontractor shall install all hollow metal door and window frames in gypsum board and stucco partitions, including grouting as required. All frames shall be set plumb, level, and square.
  - 2) Subcontractor will provide all wall framing and backing as required to keep the frames plumb and square and will exercise care in subsequent operations to provide a tight, flush joint between the frames and finished wall surface.
  - 3) It is understood that subcontractor will receive, unload, inventory, and distribute all hollow metal frames to each floor. Location(s) for any temporary storage areas for frames are to be coordinated with the Contractor. It is understood that any storage of frames shall not interfere with the work of other trades.
  - 4) Subcontractor shall inspect all metal frames for damage and proper swing prior to installation. All frame shortages, damaged frames, and mis-fabrications are to be reported to the Construction Manager, in writing, within 24 hours of receipt of the frames at the jobsite.
    - a) Any frame installation that is not acceptable to the Construction Manager will be corrected on overtime, at Subcontractors expense, if required to maintain the Construction Manager's schedule.
    - b) All steel doors, frames, and frame accessories shall be furnished by others.
    - c) Aluminum doors, storefronts and windows shall be furnished and installed by others.
- d. Framing and Substrate Systems
  - 1) Subcontractor shall be responsible for all necessary system design, engineering, fabrication and installation of complete watertight exterior system and other related components for the project in accordance with the design intent or criteria established by the Contract Drawings and this Scope of Work. When required by the Contract Documents or applicable codes, all engineering will be provided by a Professional Engineer licensed in the State of Georgia and meeting the requirements of all local, state, and governing authorities having jurisdiction.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 3 of 11

- 2) Subcontractor shall furnish and install all cold formed metal framing for interior and exterior wall conditions indicated, including all clips ties, stiffeners, columns, light gage spandrel beams and accessories for a complete installation.
- 3) Subcontractor shall furnish and install all framing systems for stucco and drywall ceilings as indicated, including all hangers, stiffeners and bracing for a complete installation. Scope includes all fur downs, soffits, associated with wood panel ceiling & walls, plaster ceilings and walls, parapet, etc.
- 4) Subcontractor shall provide all framing for and the installation of access panels required in walls and ceilings provided by others. Access Panels shall be furnished by others and installed by this Subcontractor. Access Panels shown on architectural drawings shall be provided and installed by Subcontractor.
- 5) Subcontractor shall provide framing for all items which build into the work including but not limited to: doors; windows; louvers; fire extinguisher cabinets; toilet accessories; light fixtures; mechanical grilles, registers or diffusers. Subcontractor will be responsible for correct layout and size of all rough openings in accordance with product data or cut sheets provided by applicable subcontractors.
- 6) Subcontractor to provide and install all metal stud floor framing at Centrum stair as required.

#### E. In-Wall Blocking

- 1) Subcontractor shall furnish and install all in-wall blocking required for the work of this trade as well as that of other trades including but not limited to: finish carpentry; casework; paneling; handrails; windows; signage; ductwork louvers; door frames; any and all specialty items such as toilet partitions and accessories, fire extinguishers and cabinets, signage or directories, corner guards as shown on the Contract Documents. Blocking shall be engineered by this Subcontractor to support the loads of the item it is supporting.

#### F. Portland Cement Plaster

- 1) Subcontractor shall furnish and install all Portland cement plaster systems at locations including but not limited to soffits, fascias, bulkheads, walls, ceilings, column wraps, etc. Plaster system includes plaster, metal framing, insulation, sheathing (densglass, plywood, etc.), lath, air barrier, flashings, trim, control joints, reglets, reveals, expansion joints, blocking, vents and additional accessories as required by the Contract Documents and/or industry standards.
  - a) Subcontractor shall provide all sealants, fire stopping/caulking, and expansion joint material both within this work and abutting as required.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 4 of 11

- 2) Subcontractor shall cut, patch, point-up and repair all stucco damaged as a result of the work of this subcontract.
- 3) Subcontractor shall furnish and install all related flashings required for this Subcontractor's work.
- 4) Subcontractor shall perform all reasonable protection to adjacent surfaces with plaster work, especially aluminum window framing, stonework and millwork. Subcontractor further shall remove any plaster from adjacent finishes in a timely manner to avoid damage to surfaces.

#### G. Gypsum Drywall System

- 1) Subcontractor shall furnish and install all system related flashing, corner beads, reglets, reveals and expansion joints in all walls and ceilings as indicated or as required by industry standards. If not shown on the Contract Drawings, Subcontractor shall obtain approval for the layout of all reveals or control and expansion joints from the Architect.
  - a) Subcontractor shall provide all sealants, fire stopping/caulking, and expansion joint material both within this work and abutting.
- 2) Subcontractor shall cut, patch, point-up and repair all gypsum board damaged as a result of the work of this subcontract.
- 3) This Subcontractor shall furnish and install all required Shaft Wall Assemblies work shown, implied, intended or required by the Contract Documents to provide a complete installation or system.
  - a) Subcontractor shall refer to the Life Safety Drawings for rated walls that are by this Subcontractor.
    - I. At all conditions where this work scope creates a UL rated condition the entire system shall be installed by this subcontractor.
    - II. Subcontractor shall design, furnish, and install all necessary framing to support all shaft wall assemblies from existing structure.
    - III. Subcontractor shall furnish and install all labeling/stenciling required for rated partitions per code and/or Authorities Having Jurisdiction. Labeling/Stenciling of rated partitions to be coordinated with the Life Safety Drawings.
    - IV. Subcontractor has included all rated Shaft Enclosures as indicated on the Life Safety Drawings.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 5 of 11

- 4) All drywall shall be stored on dunnage to prevent water damage. Any water damaged drywall, whether stored or installed, shall be removed and disposed of immediately.
  - 5) All wall cavities shall be cleaned of all debris by this subcontractor prior to installation of drywall
  - 6) Subcontractor's Scope of Work includes all touch up patching of drywall surfaces as reasonably damaged by others.
  - 7) Subcontractor understands that a level 4 finish is required for all exposed drywall finish at walls and ceilings.
  - 8) Subcontractor to install all required sound baffles and framing over operable partitions
- H. Building Insulation and Vapor Barriers**
- 1) Subcontractor shall furnish and install all blanket style thermal or acoustical insulation and vapor barriers above ceilings as indicated or specified. Any damage to barrier system shall be repaired prior to completion of work.
  - 2) Subcontractor shall furnish and install all vapor barrier material for perimeter or special wall conditions as indicated or specified. All tears or damage to barrier system shall be repaired prior to application of substrate or plaster/stucco coating.
  - 3) Subcontractor shall furnish and install all insulation at the exterior walls, and insulation below the roof metal deck.
  - 4) Subcontractor is responsible for ensuring product compatibility with adjacent systems. Subcontractor shall furnish and install isolation materials as required.
  - 5) Subcontractor shall furnish and install all fluid applied air barriers as required by the contract documents.
- I. Acoustical Ceilings**
- 1) Subcontractor shall furnish and install all embedded hanger inserts, ceiling tabs, shots, clips and hanger wires as required for the attachment of all ceiling and soffit suspension systems.
  - 2) Subcontractor shall furnish and install all additional framing for ceilings above industry standards to ensure that all surfaces are true and plumb. Support bridging and hanger wires from piping or HVAC ductwork are not allowed.
  - 3) Subcontractor shall touch up any areas where ceiling grid which has been damaged by installation of the system.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 6 of 11

- 4) Subcontractor shall provide framing for all items which build into the work including but not limited to: toilet accessories, fire extinguisher cabinets, signage or graphics, light fixtures; exit lights, mechanical grilles, registers, diffusers, etc. Subcontractor will be responsible for correct layout and size of all rough openings in accordance with product data or cut sheets provided by applicable subcontractors.
- 5) Subcontractor shall verify that the building temperature and humidity conditions are of a nature that meets the acoustical tile manufacturer's requirements prior to storage or installation of any materials.
- 6) Subcontractor shall apply all touch up paint to ceiling grid as required for a quality end product.
- 7) Subcontractor shall make all cuts in ceiling tiles as required for the work of others including, but not limited to light fixtures, sprinkler heads, smoke detectors, and security system devices such as motion detectors or cameras HVAC devices, audio, and FFE items. All cuts shall be made neat, even and straight, with no gaps around fixtures or other items.
- 8) Subcontractor to supply and install all drywall wood slat ceilings (LWC) as required by the contract documents. Wood Ceilings (WPD) by others.
- 9) Subcontractor to provide and install all Fabric Panels as required by the contract documents.

### **3. RELATED REQUIREMENTS:**

The following related requirements apply to the work of this Subcontract whether provided by the Subcontractor, Tier Subcontractors or Others:

1. Subcontractor shall provide for all shimming, anchor bolts, hangers, straps, unistrut, rods and other miscellaneous metal items as required for the support of gypsum drywall and ceiling systems work.
2. Subcontractor shall furnish and install all architectural, acoustical and fire related sealants / safing for partitions and ceilings (within subcontractors systems and abutting) to meet the STC or fire ratings required by the contract documents. It is understood and agreed that all fire sealants are areas as indicated in the contract documents except sealing of penetrations by MEP trades and others. Subcontractor shall cut all gypsum board from floor to deck, regardless of interruptions tightly, against penetrations to ensure proper installation of sealants.
3. Subcontractor shall furnish and install all firesafing and sealants for a full fire containment system at perimeter building locations indicated.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 7 of 11

4. Subcontractor shall provide all task lighting required to perform a subcontractor's scope of work.
5. Subcontractor shall provide coordination drawings showing all horizontal and vertical dimensions.
6. Subcontractor shall coordinate all means of attachment with Construction Manager's Superintendent.
7. Subcontractor shall furnish and install all stage work complete; including stud framing, cushion sleeper channels, perlite insulation, plywood, blocking, metal decking, and tempered Masonite, including any engineered shop drawings.
8. Subcontractor shall provide custom color caulk in all exposed areas (if required). Architect will provide the final color selection(s).
9. Subcontractor shall furnish and install all access doors shown on the architectural drawings as part of this scope. Subcontractor shall coordinate frame openings and install all access doors supplied by other trades for installation into partitions and hard ceilings constructed as part of this scope
10. Maintain an accurate log of inspections. Pending items are to be identified and listed on log.
11. Subcontract to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
12. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
13. All specified warranties and close out documents will be submitted prior to release of any retainage.

#### **4. Coordination with Other Trades and Authorities**

This Subcontractor is responsible for coordinating with the other trades and authorities to ensure proper execution of the work and to ensure work is not delayed.

1. Subcontractor shall provide all permits; plan checks, licenses, inspections and associated fees (if necessary) to complete the work of this Subcontract.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 8 of 11

2. Subcontractor shall cooperate fully with all building inspection officials during review and inspection of the work of this Subcontract. Subcontractor shall promptly remedy all rejected or disapproved work by building inspection officials.
3. Subcontractor shall cooperate fully with all testing laboratory and inspection personnel with the review and inspection of the work of this Subcontract. Subcontractor shall promptly address remedies required for non-conforming work.
4. Subcontractor shall be responsible for all traffic control including flagmen and barricades as required for the execution of the work of this Subcontract. Subcontractor shall coordinate with the Construction Manager all street closings and rerouting of traffic and pedestrians required by the work.
5. This Subcontractor will receive, unload, store, and distribute all materials required by this Scope of Work. Coordinate delivery, storage and handling of all materials with the Construction Manager's Superintendent or designated representative. Subcontractor shall be responsible for providing flag men during all hoisting operations for off loading and installation of materials and equipment. This Subcontractor is cautioned that storage space and areas are limited and any items stored in the building or on site must be approved by and coordinated with the Construction Manager's Superintendent or designated representative. All other weatherproof storage of materials, which is required by this Scope of Work, is the responsibility of this Subcontractor.
6. Subcontractor shall provide for Owner attic stock as required by the Contract Documents. All materials will be inventoried, boxed or packaged with clear identification of all components. All items will be turned over in a location and date provided by the Owner and Project Staff.
7. Subcontractor shall be required to participate in preparation of ceiling coordination drawings with other trades to minimize conflicts during construction.
8. Subcontractor shall verify and confirm with the Construction Manager that all equipment provided by others will fit in the designed spaces built by this Subcontractor where required and access is not a problem. All systems shall be compatible with the dimensional constraints indicated by the Contract Documents.
9. This Subcontractor's Project Manager is required to attend the weekly MEP coordination meeting.
10. Subcontractor shall cooperate fully with Construction Manager and other key trades to ensure obtaining the Certificate of Occupancies in an expeditious manner.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 9 of 11

#### 5. Field Engineering

This Subcontractor shall be responsible for all layout and engineering, including horizontal and vertical control which is required to complete this Scope of Work. Subcontractor shall permanently establish corners, intersections, door openings (with swing and mark number), columns, secondary partitions and stub walls, face of soffits and overhangs, offsets, recesses, etc.

The Construction Manager will provide:

1. Control Lines
2. Bench mark(s) for elevation control
4. Any control lines and / or elevation marks made on exposed concrete surfaces will be removed at the Subcontractors Expense.
5. Subcontractor will layout all walls to finish face of drywall.

#### 6. Additional General Information:

1. This subcontractor shall expedite, furnish, and install all required materials to construct full size Mock ups as required. This requirement is independent of the mock up samples required by other sections of this contract and any requirements of the Contract Documents. Subcontractor is cognizant of the various types of finishes and detail and will provide all required such mock to achieve an acceptable sample to the owner.
2. Subcontractor shall supply any and all ladders, scaffolding, planking and railings as required to perform all work of this Subcontract. This Subcontractor will allow contractor and other subcontractors to use the scaffolding and scaffolding boards provided under this Subcontract. However, all subcontractors using scaffolding will sign appropriate release forms and their work shall not interfere with the work of this Subcontractor. Subcontractor shall submit a project specific scaffold safety plan and maintain an OSHA competent safety supervisor on site full time.
3. This Subcontractor shall perform all field engineering for the work of this Subcontract, including, but not limited to, line, level, grade and layout for partitions, chases, blockouts, niches, and openings. Subcontractor is responsible for coordination and layout of the locations and sizes of required framed openings with respective trades during the construction of walls, ceilings and floors required for his Work. Subcontractor is cognizant of the cast-in-place concrete and the allowable tolerances associated with constructing floors, walls, columns and the like. Accordingly, Subcontractor will take all necessary field measurements and perform necessary shimming, leveling and adjusting to insure a proper/level/plumb gypsum board system.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 10 of 11

4. Any areas where plumbing stacks, hangers, electrical boxes, etc. are extending out past the face of the wall, must be identified to Contractor in writing prior to the installation of the gypsum or metal lath products.
5. Subcontractor shall organize and schedule all required inspections with respect to this scope of work with local governing authorities.
6. This Subcontractor shall attend a pre-job conference, conducted by Contractor and Owner or Owner's representative, and attended by the Architect/Engineer and Contractor staff. At this Conference the Subcontractor's personnel including Project Manager, Superintendent, Foreman, and Lead Journeymen will be introduced and mockups of sample work will be discussed and inspected for compliance with the specifications, tolerances, workmanship, quality, schedule, and safety. (These mockups can be part of the finished work, but shall be kept designated throughout the project for reference.)

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Drywall, ACT, Insulation, Cement Plastering and Wood Slat ceilings – Scope of Work Page 11 of 11

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

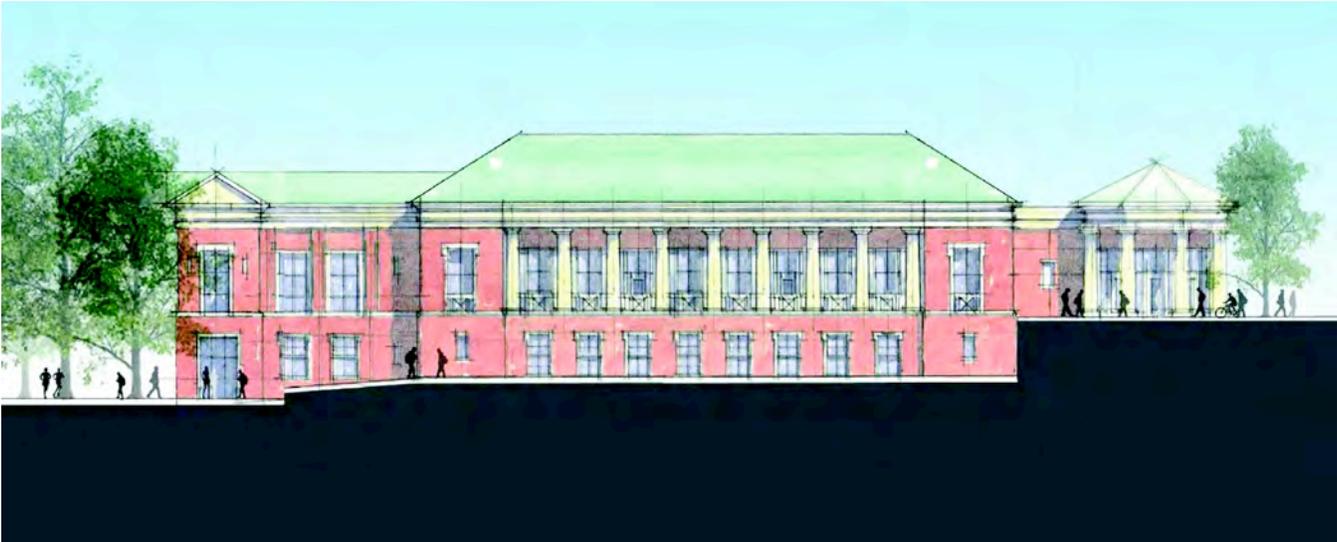
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 21A  
Fire Protection**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Fire Protection – Scope of Work

Subcontractor agrees to make the project complete in every respect insofar as this Subcontract is concerned in strict accordance with **FIRE PROTECTION SYSTEMS**, the Contract Documents and shop drawings and submittals as approved by the Architect and/or Owner. The Subcontractor shall not perform any portion of the work at any time without Contract Documents or, where required, approved Shop Drawings, Product Data, Manufacturer's Instructions or Samples for such portion of the work. The Subcontract includes but is not limited to providing of all submittals, shop drawings (and associated engineering), trade coordination, layout, hoisting, supervision, tools, equipment, scaffolding, supplies, incidentals, plant, labor, materials, services, cutting, cleaning, and any other work or systems required to perform the work as described below:

#### 1. **SPECIFICATION REFERENCE:**

The organization of the specifications into divisions, sections and articles, and the arrangement of the drawings shall not control the **Contractor** in dividing the work among the Subcontractors or in establishing the extent of the Work to be performed by any Subcontractor.

Reference is made to the following Divisions of Work and Specification Sections which relate to the Scope of Work, but is in no way intended to limit or alter the intent of the Contract Documents:

**Division 01 General Requirements, Complete**  
**Division 21 Fire Suppression, Complete**

#### 2. **DESIGN INTENT:**

1. It is the intent of the Scope of Work to convey to this Subcontractor the total responsibility for the **FIRE PROTECTION SYSTEMS** Work required for the **ALPHARETTA LIBRARY**. This Subcontractor understands that due to the "Fast Track" nature of this project, Construction Documents may not be 100 percent complete and will develop as the project progresses. However, the Subcontractor shall perform all work required or reasonably inferred under the best practices in the Construction Industry for a complete and fully functional and operational system(s) for the purpose intended.
2. This project will require the Subcontractor to work as a team member with the **Contractor** and other members of the project team through the completion of construction to assure that all work required by this Scope will be performed in such a manner that it is complete, fully functional, and in accordance with the contract documents within the contract price.
3. References to the term "Contractor" in the Drawings and Specifications shall be interpreted to mean work by this Subcontractor as they relate to this scope of work.
4. BIM requirements per specifications are included.
5. LEED requirements per specifications are included.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Fire Protection – Scope of Work Page 2 of 7

#### 3. **SPECIFIC INCLUSIONS:**

It is understood and agreed this **Fire Protection Systems Work** includes all inclusions as described in the following subparagraphs regardless of whether or not they are in the above specifications or any other specification section or shown on the plans:

##### 3.A **Sprinkler System Design**

1. Subcontractor shall design complete fire sprinkler system in accordance with NFPA and all applicable Building Codes, utilizing the Construction Documents as the basis of design. Design shall be engineered by this Subcontractor.
2. Subcontractor shall be responsible for securing and providing whatever is necessary for the complete approval of all building officials, Fire Marshal, and inspectors including signed and sealed drawings & hydraulic calculations.
3. Standpipe and distribution mains equal to or larger than 2-1/2" shall be black steel Schedule 10 piping
4. Sprinkler branch lines less than 1" shall be black steel Schedule 40 piping.
5. Sprinklers in areas with no ceiling to be exposed bronze type installed on exposed pipe.
6. Sprinklers in areas with ceilings to be semi recessed pendants type with two-piece white or chrome escutcheon as selected by Architect.
7. Sprinklers in buildings shall be white.

##### 3.B **Fire Protection System Scope of Work Specific Inclusions**

1. Subcontractor shall provide complete, fully functional, and compliant fire protection system for the project including, but not limited to:
  - a. Fire pump system with controllers, panels, jockey pump and accessories.
  - b. Distribution system including standpipe, system mains, laterals, heads, drainage system, auxiliary drains, fittings, NPS 2-1/2" hose connections, and accessories.
  - c. Point of connection at site backflow preventer provided by Civil Subcontractor. This subcontractor will be required to install all piping from the backflow to the building including but not limited to all excavation, backfill, and compaction.
  - d. Siamese fire department connection
  - e. Controls, valves, pressure reducing valves, post indicator valve (PIV), air-pressure maintenance device, gauges, back flow preventers, transfer switches, motor controllers.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Fire Protection – Scope of Work Page 3 of 7

- f. Flow, pressure, and supervisory switches for interlock by Electrical Subcontractor.
  - g. Siamese connections
  - h. Fire Department valve box with 2-1/2" hose valve, 1-1/2" reducer, cap and chain
  - i. Underground to Siamese and post indicator valves
  - j. Escutcheons at all pipe penetrations into finished areas
  - k. Roof manifold, if required.
  - l. Sprinkler in elevator pit
  - m. Fire hose cabinets where indicated on each floor
- All work shall be in strict accordance with all local codes and ordinances and shall comply with NFPA.

2. Subcontractor shall provide UL 199 sprinkler cage guards for sprinkler heads located in mechanical, electrical, telecommunications, elevator pit, and storage rooms.
3. Installation of auxiliary drains and inspector test stations shall be coordinated with Design Team, AHJ, and Contractor prior to installation.
4. Subcontractor shall provide supply cabinet is spare heads and removal tools.
5. Specifically included is sprinkler service under bottom landing of stairwells, top of stairwells, and all exterior overhang areas.

#### **3.C Coordinate Sprinkler Head Location**

1. Subcontractor will make provisions necessary to allow adjustment of final sprinkler head location to coordinate with Architectural features in the public areas.
2. Subcontractor shall center heads within ceiling tiles.

#### **3.D Related Requirements**

The following related requirements apply to the work of this Subcontract whether provided by the Subcontractor, Tier Subcontractors or Others:

1. Subcontractor shall be responsible for all trench excavation and backfill related to the work of this Subcontract, including disposal off site. Subcontractor further shall be responsible for all pumping of water and removal of mud from Subcontractor's excavations and trenches in a prompt manner to maintain progress of work.
2. Subcontractor shall prepare a Trench Safety Plan for the work of this Subcontract. The plan shall be prepared by a Registered Engineer licensed in the State which the project is located. The plan shall be submitted to the [General Contractor](#) for review with approval by the Architect or Engineer as applicable.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Fire Protection – Scope of Work Page 4 of 7

3. Subcontractor, as required by the scope of work shall provide for all cutting and patching and repair to existing streets, sidewalks and structures as necessary to install the work of this Subcontract. This includes all necessary restoration of work to its initial state.
4. Subcontractor shall provide for all sleeves, thimbles, inserts, and other embedded items as required to perform the work of this Subcontract. It is intended that all penetrations throughout the structure(s) will be sleeved or formed-in-place whenever possible. With respect to cast in place concrete work, Subcontractor will furnish sleeves which can be attached to the inside of these forms without requiring a penetration of the plywood or steel formwork. Subcontractor shall be responsible for any cutting or core drilling (and associated patching) required if sleeves are not used. If core drilling is required, Subcontractor shall obtain approval of the process and locations from the Structural Engineer.
5. Subcontractor shall be responsible to furnish any concrete housekeeping pads required by this scope of work, which are not shown on the Structural Drawings.
6. Subcontractor shall provide for the grouting of equipment and supports associated with [Integrated Controls Equipment](#).
7. Subcontractor shall provide for all anchor bolts, hangers, straps, unistrut, rods and other miscellaneous metal items as required for the support of [Integrated Controls](#) work.
8. Subcontractor shall provide for all sealing, shielding, grouting, firesafing/firestopping, caulking, sealants and waterproofing of all penetrations or block outs as a result of this work. This applies to all future or spare sleeves required.
9. Subcontractor shall provide for all roof curbs, supports, and pitch pans for all roof mounted [Integrated Controls](#) Equipment and penetrations associated with this scope of work. Installation of the roof curbs, supports, flashing, counter flashing and pitch pans is by the [Roofing](#) Subcontractor.
10. Subcontractor shall provide for all labels, color coding, stencils, nameplates, required for identification and warning of [Integrated Controls](#) Work and Equipment (both temporary and permanent) installed by this Subcontract as required by the contract documents or governing codes.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Fire Protection – Scope of Work Page 5 of 7

11. Subcontractor shall provide factory-applied prime and factory-applied finish painting of equipment, motors, and other apparatus as specified. Subcontractor shall be responsible for all factory prime painting of hangers, rods, and other metal device supporting mechanical work as well as touch-up of abraded surfaces.
12. Subcontractor shall furnish all labor, fuel, appliances, etc., required or necessary for final testing of all systems and equipment associated with the work of this Subcontract. **General Contractor** will provide water and electricity (gas if used) required for testing.
13. Access Doors Subcontractor shall coordinate, furnish and locate all access panels and doors required for access to the work of this Subcontract not shown on the Architectural drawings. Panels shall be purchased in accordance with the Construction Documents and as approved by the Architect. These panels shall further be UL tested and labeled as required depending on the installation location. Installation of the access panels will be by the **Drywall** Subcontractor in the drywall partitions, suspended ceilings, plaster ceilings and drywall ceilings. Installation of panels in masonry wall is by the **Masonry** Subcontractor. Subcontractor shall be responsible to coordinate the opening location and correct rough in size with the both the **Drywall** and **Masonry** Subcontractors.
14. Subcontract to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
15. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
16. All specified warranties and close out documents will be submitted prior to release of any retainage.

#### **3.E Coordination with Other Trades and Authorities**

This Subcontractor is responsible for coordinating with the other trades and authorities to ensure proper execution of the work and to ensure work is not delayed.

1. Subcontractor shall provide all permits, plan checks, licenses, inspections and associated fees (if necessary) to complete the work of this Subcontract.
2. Subcontractor shall cooperate fully with all building inspection officials with the review and inspection of the work of this Subcontract. Subcontractor shall promptly remedy all rejected or disapproved work by building inspection officials.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Fire Protection – Scope of Work Page 6 of 7

3. Subcontractor shall cooperate fully with all testing laboratory and inspection personnel with the review and inspection of the work of this Subcontract. Subcontractor shall promptly address remedies required for non-conforming work.
4. Subcontractor shall be responsible for all traffic control including flag men and barricades as required for the execution of the work of this Subcontract. Subcontractor shall coordinate with the [General Contractor](#) all street closings and rerouting of traffic and pedestrians required by the work.
5. This Subcontractor will receive, unload, store, and distribute all materials required by this Scope of Work. Coordinate delivery, storage and handling of all materials with the [General Contractor's](#) Superintendent or designated representative. Subcontractor shall be responsible for providing flag men during all hoisting operations for off loading and installation of materials and equipment. This Subcontractor is cautioned that storage space and areas are limited and any items stored in the building or on site must be approved by and coordinated with the [General Contractor's](#) Superintendent or designated representative. All other weatherproof storage of materials which is required by this Scope of Work is the responsibility of this Subcontractor.
6. With respect to the availability of Temporary Power provided for use by Subcontractor, it is understood and agreed there will not be temporary power available that is suitable for electric welding machines. Generator or fuel powered equipment will be required.
7. This Subcontractor understands and agrees the permanent [Integrated Control Systems](#) and equipment furnished herein will be used to temporarily operate the building systems during the construction process. The Subcontractor shall extend all related warranties so that they continue from the date of acceptance to the full periods of time required by the Contract Documents.
8. MEP Coordination. Along with coordination drawings, the Subcontractor shall also be responsible for coordinating all power, gas and water requirements which may be required for all equipment furnished herewith with the other MEP trades.
9. Subcontractor shall cooperate fully with [General Contractor](#) and other key trades to ensure obtaining the Certificate of Occupancies in an expeditious manner.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Fire Protection – Scope of Work Page 7 of 7

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

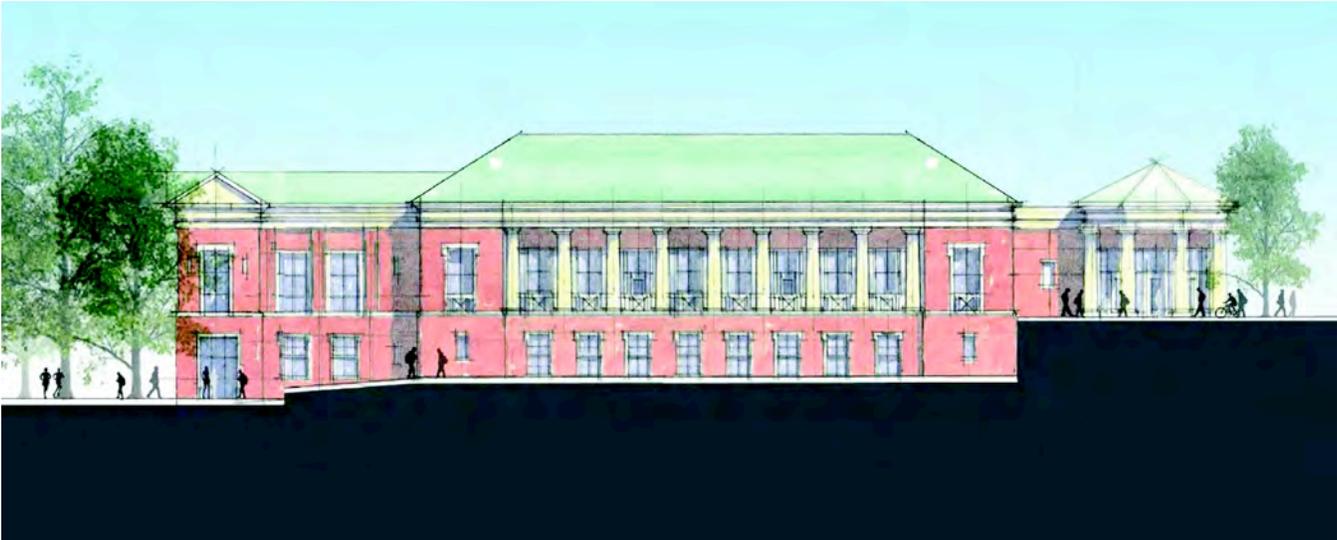
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 22A  
Plumbing**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Plumbing – Scope of Work

Subcontractor agrees to make the project complete in every respect insofar as this Subcontract is concerned in strict accordance with **Plumbing Scope of Work**, the Contract Documents, shop drawings and submittals as approved by the Architect and/or Owner. The Subcontractor shall not perform any portion of the work at any time without Contract Documents or, where required, approved Shop Drawings, Product Data, Manufacturer's Instructions or Samples for such portion of the work. The Subcontract includes but is not limited to providing of all submittals, shop drawings (and associated engineering), trade coordination, layout, hoisting, supervision, tools, equipment, scaffolding, supplies, incidentals, plant, labor, materials, services, cutting, cleaning, and any other work or systems required to perform the work as described below:

1. Subcontract to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
2. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements per specifications are included.
5. LEED requirements per specifications are included.
6. All plumbing fixtures including water closets, lavatories, urinals, mop basins, drinking fountains, Break sinks, floor drains, roof drains, and hub drains.
7. All required piping for all cold water, hot water, hot water return, vents, storm drainage, and sanitary waste including all flexible connections, insulation, fittings, cleanouts, roof drains, floor drain, area drain, trench drain, drain primers, valves, water hammer arrestors, and ancillary components.
8. Condensate drains, piping, and associated flashing for mechanical equipment as illustrated in plumbing and mechanical Contract Documents.
9. All piping and components required for the water service riser including connection to water service to 5' outside of the building.
10. Hot water heater and all associated piping and devices as detailed on the contract documents including.
11. Elevator sump pump, alarm, and control panel and all associate piping as required.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Plumbing – Scope of Work Page 2 of 6

#### 12. Temporary Plumbing work

- a. Temporary water service, including one (1) riser and hose bib at each floor in each building with maximum available pressure at each floor. Provide pressure booster pump if city pressure is not adequate. The risers will be located by Contractor's project staff. Subcontractor to remove any temporary plumbing in accordance with Contractor's schedule.
- b. Subcontractor agrees to expedite completion of the permanent water lines within the building so that water for construction purposes is available at the earliest possible time.
- c. Subcontractor agrees to expedite completion of the permanent sanitary sewer lines within the building so that temporary sanitary facilities can be installed at the earliest possible time.
- d. Subcontractor agrees to expedite completion of the roof drains and permanent storm water system within the building and garage so that rain water can be removed from these roofs, which may necessitate some reworking of drains during the roofing operation.
- e. Furnishing, hookup and removal from site of all utility services required for the Contractor's project offices except for HVAC, electrical and telephone. Maintenance of plumbing systems in these project offices is also included. Subcontractor will also have temporary utility service available for other subcontractors' project offices and will charge or negotiate with them individually for their "hookups." This does not include repair or replacement of major equipment.

#### 13. Related Requirements:

The following related requirements apply to the work of this Subcontract whether provided by the Subcontractor, Tier Subcontractors or Others:

- a. Subcontractor shall be responsible for all trench excavation and backfill related to the work of this Subcontract. Subcontractor further shall be responsible for all pumping of water and removal of mud from Subcontractor's excavations and trenches in a prompt manner to maintain progress of work.
- b. When shoring is required by OSHA or field conditions, Subcontractor shall prepare a Trench Safety Plan for the work of this Subcontract. The plan shall be prepared by a Registered Engineer licensed in the State which the project is located. The plan shall be submitted to the [General Contractor](#) for review with approval by the Architect or Engineer as applicable.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Plumbing – Scope of Work Page 3 of 6

- c. Subcontractor shall provide for all sleeves, thimbles, inserts, and other embedded items as required to perform the work of this Subcontract. It is intended that all penetrations throughout the structure(s) will be sleeved or formed-in-place whenever possible. With respect to cast in place concrete work, Subcontractor will furnish sleeves which can be attached to the inside of these forms without requiring a penetration of the plywood or steel formwork. Subcontractor shall be responsible for any cutting or core drilling (and associated patching) required if sleeves are not used. If core drilling is required, Subcontractor shall obtain approval of the process and locations from the Structural Engineer.
- d. Subcontractor shall provide for the grouting of equipment and supports associated with plumbing [equipment](#).
- e. Subcontractor shall provide for all anchor bolts, hangers, straps, unistrut, rods and other miscellaneous metal items as required for the support of [plumbing](#) work.
- f. Subcontractor shall provide for all roof curbs, supports, and pitch pans for all roof mounted [plumbing](#) equipment and penetrations associated with this scope of work. Installation of the roof curbs, supports, flashing, counter flashing and pitch pans is by the [Roofing](#) Subcontractor.
- g. Subcontractor shall provide for all labels, color coding, stencils, nameplates, required for identification and warning of [Plumbing](#) Work and Equipment (both temporary and permanent) installed by this Subcontract as required by the contract documents or governing codes.
- h. Subcontractor shall provide factory-applied prime and factory-applied finish painting of equipment, motors, and other apparatus as specified. Subcontractor shall be responsible for all factory prime painting of hangers, rods, and other metal device supporting mechanical work as well as touch-up of abraded surfaces.
- i. Subcontractor shall furnish all labor, fuel, appliances, etc., required or necessary for final testing of all systems and equipment associated with the work of this Subcontract. [General Contractor](#) will provide water and electricity (gas if used) required for testing.
- j. Access Doors Subcontractor shall coordinate, furnish and locate all access panels and doors required for access to the work of this Subcontract not shown on the Architectural drawings. Panels shall be purchased in accordance with the Construction Documents and as approved by the Architect. These panels shall further be UL tested and labeled as required depending on the installation location. Installation of the access panels will be by the [Drywall](#) Subcontractor in the drywall partitions, suspended ceilings, plaster ceilings and drywall ceilings. Installation of panels in masonry wall is by the [Masonry](#) Subcontractor. Subcontractor shall be responsible to coordinate the opening location and correct rough in size with the both the [Drywall](#) and [Masonry](#) Subcontractors.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Plumbing – Scope of Work Page 4 of 6

#### 14. Coordination with Other Traded and Authorities:

This Subcontractor is responsible for coordinating with the other trades and authorities to ensure proper execution of the work and to ensure work is not delayed.

- a. Subcontractor shall provide all permits, plan checks, licenses, inspections and associated fees (if necessary) to complete the work of this Subcontract.
- b. Subcontractor shall cooperate fully with all building inspection officials with the review and inspection of the work of this Subcontract. Subcontractor shall promptly remedy all rejected or disapproved work by building inspection officials.
- c. Subcontractor shall cooperate fully with all testing laboratory and inspection personnel with the review and inspection of the work of this Subcontract. Subcontractor shall promptly address remedies required for non-conforming work.
- d. Subcontractor shall be responsible for all traffic control including flag men and barricades as required for the execution of the work of this Subcontract. Subcontractor shall coordinate with the **General Contractor** all street closings and rerouting of traffic and pedestrians required by the work.
- e. This Subcontractor will receive, unload, store, and distribute all materials required by this Scope of Work. Coordinate delivery, storage and handling of all materials with the **General Contractor's** Superintendent or designated representative. Subcontractor shall be responsible for providing flag men during all hoisting operations for off loading and installation of materials and equipment. This Subcontractor is cautioned that storage space and areas are limited and any items stored in the building or on site must be approved by and coordinated with the **General Contractor's** Superintendent or designated representative. All other weatherproof storage of materials which is required by this Scope of Work is the responsibility of this Subcontractor.
- f. Coordination Drawings This Subcontractor shall participate, in conjunction with other Subcontractors, in the development of MEP coordination BIM Model. The purpose of these drawings is to minimize conflicts between Mechanical, Electrical, Plumbing and Fire Protection during construction. Drawings shall be in BIM generated format. These coordination drawings will be prepared in coordination with the Architect's Model.
- g. With respect to the availability of Temporary Power provided for use by Subcontractor, it is understood and agreed there will not be temporary power available that is suitable for electric welding machines. Generator or fuel powered equipment will be required.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Plumbing – Scope of Work Page 5 of 6

- h. This Subcontractor understands and agrees the permanent **Mechanical Systems** and equipment furnished herein will be used to temporarily operate the building systems during the construction process. The Subcontractor shall extend all related warranties so that they continue from the date of acceptance to the full periods of time required by the Contract Documents.
- i. MEP Coordination. Along with coordination drawings, the Subcontractor shall also be responsible for coordinating all power, gas and water requirements which may be required for all equipment furnished herewith with the other MEP trades.
- j. Subcontractor shall cooperate fully with **General Contractor** and other key trades to ensure obtaining the Certificate of Occupancies in an expeditious manner.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Plumbing – Scope of Work Page 6 of 6

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

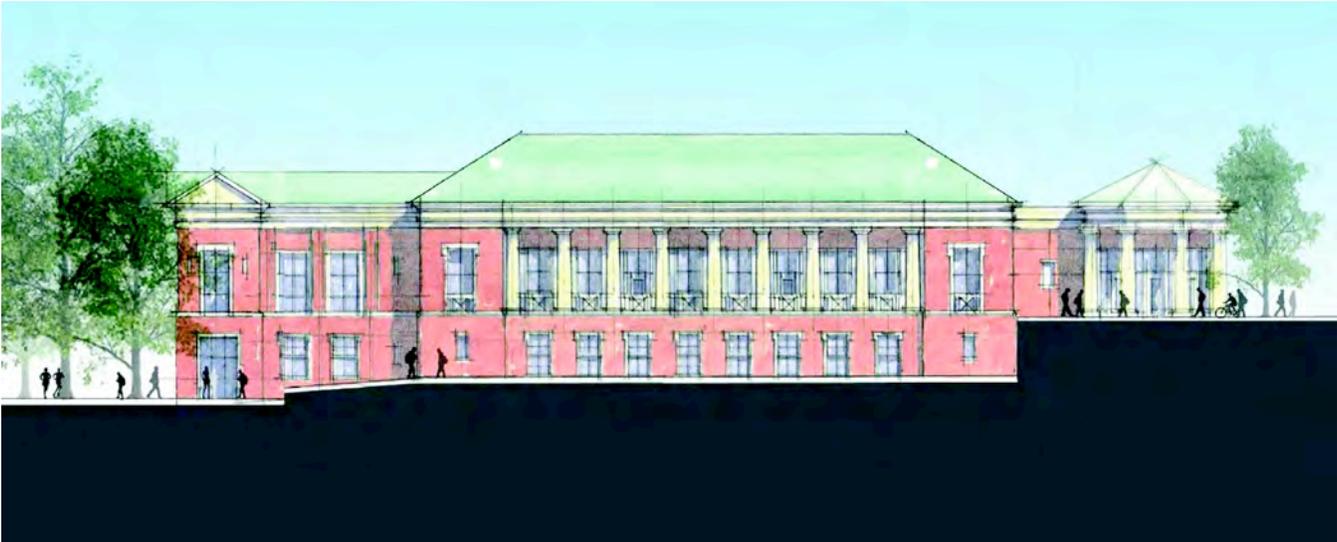
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 23A  
HVAC**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### HVAC – Scope of Work

Subcontractor agrees to make the project complete in every respect insofar as this Subcontract is concerned in strict accordance with **HVAC Scope of Work**, the Contract Documents, shop drawings and submittals as approved by the Architect and/or Owner. The Subcontractor shall not perform any portion of the work at any time without Contract Documents or, where required, approved Shop Drawings, Product Data, Manufacturer's Instructions or Samples for such portion of the work. The Subcontract includes but is not limited to providing of all submittals, shop drawings (and associated engineering), trade coordination, layout, hoisting, supervision, tools, equipment, scaffolding, supplies, incidentals, plant, labor, materials, services, cutting, cleaning, and any other work or systems required to perform the work as described below:

1. Subcontract to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
2. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements per specifications are included.
5. LEED requirements per specifications are included.
6. All HVAC Equipment scheduled, specified, and/or shown for complete and operational system including air handling units, terminal units, fans, pressurization fans, heaters, Building Automation System, etc.
7. Air Distribution System:
  - a. Subcontractor shall provide all ductwork services for a complete air distribution system as required by the Contract Documents including but not limited to insulation, fire dampers, smoke dampers, fire and smoke dampers, louvers, grills, turning vanes, flex connections, supports / hangers, terminal units, hi / low / medium pressure supply duct, lined duct, exhaust duct, flex duct, duct detectors (install only), diffusers, grills, linear diffusers, back draft dampers, boots, weather caps, bid screens at all intakes, goosenecks, curbs, and filters.
  - b. Subcontractor shall provide all louvers indicated on the Mechanical drawings or louvers connected to ductwork; and, architectural louvers indicated in Architectural drawings. Included is all necessary Engineering required for Product Approval and additional structural bracing for louvers when required by Product Approved System.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### HVAC – Scope of Work

#### Page 2 of 6

- c. Subcontractor agrees to coordinate mechanical louver size and free area against Architectural drawings which may require alignment with architectural elements. Subcontractor shall notify Contractor of any discrepancies prior to forming openings for mechanical louvers.
  - d. Subcontractor shall provide louver blank-offs and associated insulation when required.
  - e. Subcontractor shall provide fire dampers at all ductwork penetrating fire rated assemblies as delineated by the coordination of Architectural, Life Safety, and Mechanical Drawings
8. Chilled Water system including the air cooled chiller, all associate chilled water piping, valves, plugs, chemical treatment, insulation, and associated devices and controls for a complete chilled water system.
  9. All HVAC controls and building automation as required in the contract documents.
  10. All vibration isolation devices and inertia bases as required by Contract Documents and as recommended by equipment manufacturer.
  11. All prefabricated engineered roof curbs, supports, and pitch pans for all roof mounted Mechanical Equipment and penetrations associated with this scope of work. Installation of the roof curbs, supports, flashing, counter flashing and pitch pans is by the Roofing Subcontractor. Subcontractor shall coordinate all roof penetrations with the roofing contractor prior to installing the work to insure proper flashing can be provided at said penetrations.
  12. Subcontractor shall furnish and install all mechanical identification, labels, color coding, tags, warning labels (temporary and permanent), etc. for all pipes, valves, gauges, meters, pumps, and motors associated with the work of this Agreement. Labels on exterior pipe and equipment shall be UV resistant.
  13. Related Requirements:  
The following related requirements apply to the work of this Subcontract whether provided by the Subcontractor, Tier Subcontractors or Others:
    - a. Subcontractor shall be responsible for all trench excavation and backfill related to the work of this Subcontract, including disposal off site. Subcontractor further shall be responsible for all pumping of water and removal of mud from Subcontractor's excavations and trenches in a prompt manner to maintain progress of work. (Applies to excavating 5'-0" from each building's exterior wall).



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### HVAC – Scope of Work Page 3 of 6

- b. Subcontractor shall prepare a Trench Safety Plan for the work of this Subcontract. The plan shall be prepared by a Registered Engineer licensed in the State which the project is located. The plan shall be submitted to the General Contractor for review with approval by the Architect or Engineer as applicable.
- c. Subcontractor shall provide for all sleeves, ~~thimbles~~, inserts, and other embedded items as required to perform the work of this Subcontract. It is intended that all penetrations throughout the structure(s) will be sleeved or formed-in-place whenever possible. With respect to cast in place concrete work, Subcontractor will furnish sleeves which can be attached to the inside of these forms without requiring a penetration of the plywood or steel formwork. Subcontractor shall be responsible for any cutting or core drilling (and associated patching) required if sleeves are not used. If core drilling is required, Subcontractor shall obtain approval of the process and locations from the Structural Engineer .
- d. Subcontractor shall provide for the grouting of equipment and supports associated with Mechanical Equipment.
- e. Subcontractor shall provide for all anchor bolts, hangers, straps, unistrut, rods and other miscellaneous metal items as required for the support of Mechanical work.
- f. Subcontractor shall provide for all grouting and/or firesafing / firestopping caulking of all horizontal penetrations or block outs as a result of this work. This applies to all future or spare sleeves required.
- g. Subcontractor shall provide for all labels, color coding, stencils, nameplates, required for identification and warning (temporary and permanent) of Mechanical Work and Equipment (both temporary and permanent) installed by this Subcontract as required by the contract documents or governing codes.
- h. Subcontractor shall provide factory-applied prime and factory-applied finish painting of equipment, ~~motors~~, and other apparatus as specified.
- i. Subcontractor shall furnish all labor, fuel, appliances, etc., required or necessary for final testing of all systems and equipment associated with the work of this Subcontract. General Contractor will provide water and electricity (gas if used) required for testing.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### HVAC – Scope of Work Page 4 of 6

- j. Access Doors Subcontractor shall coordinate, furnish and locate all access panels and doors required for access to the work of this Subcontract not shown on the Architectural drawings. Panels shall be purchased in accordance with the Construction Documents and as approved by the Architect. These panels shall further be UL tested and labeled as required depending on the installation location. Installation of the access panels will be by the Drywall Subcontractor in the drywall partitions, suspended ceilings, plaster ceilings and drywall ceilings. Installation of panels in masonry wall is by the Masonry Subcontractor. Subcontractor shall be responsible to coordinate the opening location and correct rough in size with the both the Drywall and Masonry Subcontractors.

#### 14. Coordination with Other Traded and Authorities:

This Subcontractor is responsible for coordinating with the other trades and authorities to ensure proper execution of the work and to ensure work is not delayed.

- a. Subcontractor shall provide all permits, plan checks, licenses, inspections and associated fees (if necessary) to complete the work of this Subcontract.
- b. Subcontractor shall cooperate fully with all building inspection officials with the review and inspection of the work of this Subcontract. Subcontractor shall promptly remedy all rejected or disapproved work by building inspection officials.
- c. Subcontractor shall cooperate fully with all testing laboratory and inspection personnel with the review and inspection of the work of this Subcontract. Subcontractor shall promptly address remedies required for non-conforming work.
- d. Subcontractor shall be responsible for all traffic control including flag men and barricades as required for the execution of the work of this Subcontract. Subcontractor shall coordinate with the [General Contractor](#) all street closings and rerouting of traffic and pedestrians required by the work.
- e. This Subcontractor will receive, unload, store, and distribute all materials required by this Scope of Work. Coordinate delivery, storage and handling of all materials with the [General Contractor's](#) Superintendent or designated representative. Subcontractor shall be responsible for providing flag men during all hoisting operations for off loading and installation of materials and equipment. This Subcontractor is cautioned that storage space and areas are limited and any items stored in the building or on site must be approved by and coordinated with the [General Contractor's](#) Superintendent or designated representative. All other weatherproof storage of materials which is required by this Scope of Work is the responsibility of this Subcontractor.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### HVAC – Scope of Work Page 5 of 6

- f. Coordination Drawings This Subcontractor shall participate, in conjunction with other Subcontractors, in the development of MEP coordination BIM Model. The purpose of these drawings is to minimize conflicts between Mechanical, Electrical, Plumbing and Fire Protection during construction. Drawings shall be in BIM generated format. These coordination drawings will be prepared in coordination with the Architect's Model.
- g. With respect to the availability of Temporary Power provided for use by Subcontractor, it is understood and agreed there will not be temporary power available that is suitable for electric welding machines. Generator or fuel powered equipment will be required.
- h. This Subcontractor understands and agrees the permanent **Mechanical Systems** and equipment furnished herein will be used to temporarily operate the building systems during the construction process. The Subcontractor shall extend all related warranties so that they continue from the date of acceptance to the full periods of time required by the Contract Documents.
- i. MEP Coordination. Along with coordination drawings, the Subcontractor shall also be responsible for coordinating all power, gas and water requirements which may be required for all equipment furnished herewith with the other MEP trades.
- j. Subcontractor shall cooperate fully with **General Contractor** and other key trades to ensure obtaining the Certificate of Occupancies in an expeditious manner.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### HVAC – Scope of Work Page 6 of 6

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

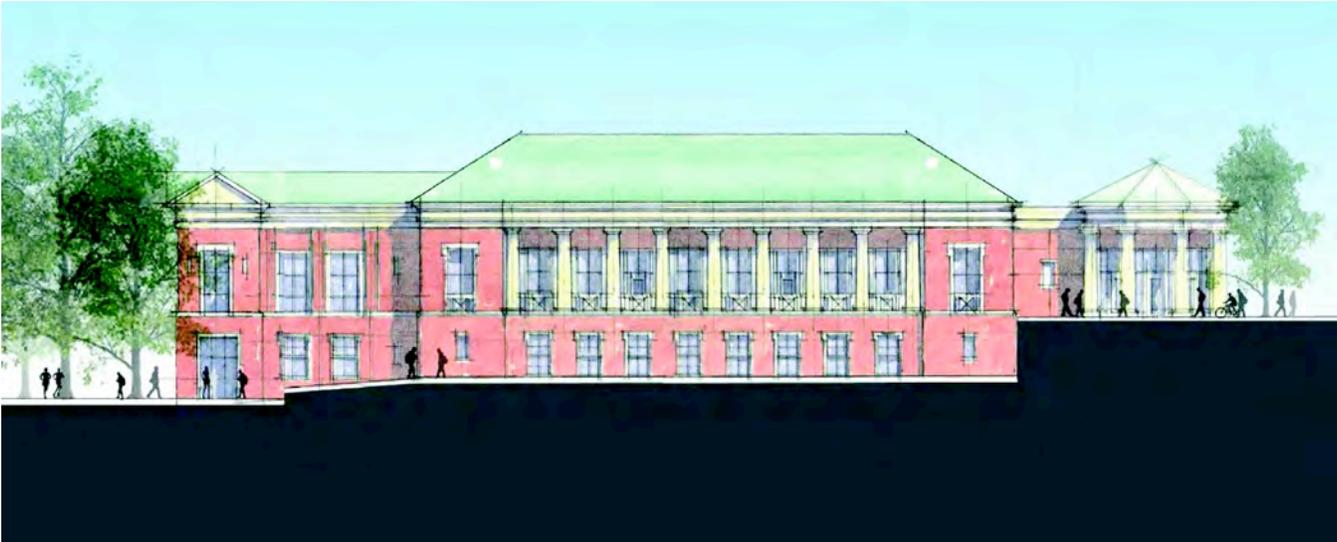
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 26A  
Electrical**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete cast in place concrete package to include, but not limited to; foundations, piers, walls, slab on grade, thickened slabs, slab turndowns, slab on decking, podium slabs, stage slabs, pits, vapor barrier, termite protection, reinforcing, ready-mix and place and finish of all materials.

1. Subcontract to perform work as outlined in the Construction Manager's schedule. All required mobilizations are included.
2. All required submittals for this scope of work are required to be submitted no later than two weeks after the Construction Manager (CM) has provided a Notice to Proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements per specifications are included.
5. LEED requirements per specifications are included.
6. The subcontractor will provide all lay-out for this scope of work. A set benchmark will be provided and all lay-out will be taken from this point.
7. [Power Distribution System](#)
  - A. Pursuant to coordination requirements set forth in other sections of the Agreement, Subcontractor shall provide circuiting to all electrical powered devices and equipment scheduled, shown, or reasonably inferred on any Contract Document including terminal units, air handling units, electric duct heaters, BAS, fans, fire alarm control panel, fans, dampers, controls (other than HVAC control wiring), chilled water pumps, elevator machine, elevator controller room, vending machines, drinking fountains, fire pump controller panel, recirculation pumps, boiler controller, irrigation pump controller, sump pump, lighting, electric operator doors, door access hardware, etc.
  - B. Subcontractor shall provide review and assist in the coordination of the above mentioned equipment as to voltage, phasing, and amperage of this equipment and coordinate with breakers and motor controls.
  - C. Subcontractor shall provide all raceways, conduits and boxes, including, but not limited to, rigid steel conduit and fittings, intermediate metal conduit and fittings, electrical metallic tubing and fittings, flexible metal conduit and fittings, wall and ceiling outlet boxes, pull and junction boxes, non-metallic conduit and fittings and all terminators and accessories as defined for specific use by Specifications.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 2 of 10

- D. Subcontractor shall provide switchgear, MDPs with TVSS, panelboards, and ancillary components associated with the main power distribution system. Subcontractor shall provide a complete short circuit study, selective coordination study, and arc-flash analysis from the service to all end devices as required by the contract documents.
  - E. All motors, disconnects, and starters as shown on the Electrical Drawings.
  - F. All dry type transformers.
8. [Building Lighting](#)
- A. Subcontractor shall provide all lighting fixtures and lighting controls in accordance with the contract documents.
  - B. Subcontractor shall provide dimmable switches and occupancy sensors as required by the contract documents.
  - C. Subcontractor shall provide quantity of fixtures per Architectural reflected ceiling plans when greater.
9. [Site Electrical](#)
- A. Subcontractor shall provide complete secondary electrical service from transformers provided by the power company.
  - B. Subcontractor to provide site lighting foundation and poles including all engineering required to provide site lighting that can withstand 100 MPH winds.
  - C. Subcontractor shall provide exterior lighting controls including photocell On and timeclock off for all exterior lighting.
10. [Low Voltage](#)
- This Subcontractor shall coordinate, furnish and install all low voltage system infrastructures as required by the Contract Documents and as indicated below. This scope of work pertains to all systems outlined in the electrical drawings and the technology drawings as they are included in you contract documents. Any systems specified which are "Performance" in nature, shall meet or exceed all requirements of the Contract Documents and intent.
- A. Subcontractor shall provide complete empty conduit raceway for Data & Telecommunications, system including point of connection on site to MDF Room; cable tray system; riser rough-ins, and drops to the following as required by the contract documents:
    - 1) Audio/Visual
    - 2) Wireless Access Point Junction boxes
    - 3) Tele/Comm junction boxes



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 3 of 10

- 4) Speakers
- 5) infrastructure for speakers, mic jack, projection for future A/V at Multipurpose Rooms  
Wire, termination, and devices shall be provided by Owner's separate contractor except Fire Alarm that shall be by this Subcontractor and BAS that shall be by Mechanical.

- B. Subcontractor shall provide complete empty conduit raceway for Access Control, Code Blue, & CCTV at the following locations as required by the contract documents:
  - 1) Electric strike and card readers
  - 2) Card reader rough-in and mag-lock at each exterior door accessible by patrons with fire alarm shunt.
  - 3) Data drops
  - 4) Cameras
  - 5) Elevator & Egress Stairs at each level of the residences
  - 6) Door Position switches
  - 7) Duress Button
- C. Cable tray shall be ladder-type.
- D. Fire rated  $\frac{3}{4}$ " plywood backer board painted black required for communication
- E. Provide pullstring for empty raceways.

#### 11. Fire Alarm System

- i. Subcontractor shall provide a complete addressable life safety Fire Alarm system, including but not limited to, monitoring system tie-ins, pull stations, alarm panels, smoke detectors, combination smoke detectors / CO detectors, smoke alarm horns, buzzers, lights, phone jacks, interlock with flow/tamper, f/a power for door hold open, etc. all in complete accordance with the contract documents; and all governing codes and ordinances as reasonably interpreted by the Fire Marshall.
- ii. Fire Alarm system raceway shall use conduit (3/4" minimum).
- iii. Smoke detectors as required including elevator hoistway, rooms, elevator vestibules, etc.
- iv. Heat detector at Elevator Pit
- v. Shunt of speakers on alarm

#### 12. Elevator Provisions

- i. Subcontractor shall furnish and install (2) 4" and (4) 2" conduits and pullstring from the Elevator hoistway to Elevator Controller Room.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 4 of 10

- ii. Subcontractor shall provide empty conduit with pullstring from main telephone board to each elevator controller. Subcontractor shall coordinate termination point with Elevator Subcontractor.
  - iii. Subcontractor shall ensure minimum 10f.c. of lighting is provided in elevator vestibule as measured at each elevator sill.
  - iv. Subcontractor shall ensure minimum 15f.c. of lighting is provided in elevator pit without shadows.
  - v. Subcontractor shall provide power for elevator sump pump.
  - vi. Subcontractor shall provide 1” conduit for call buttons and hall lanterns at elevator lobbies.
13. [Special Electrical Systems](#)  
This Subcontractor shall coordinate, furnish and install all Special Electrical Systems required by the Contract Documents and as indicated below. Any systems specified which are "Performance" in nature, shall meet or exceed all requirements of the Contract Documents and intent.
- i. GROUNDING Systems required by the Contract Documents per NEC 250 and jurisdictions. Specifically included is grounding of cable tray.
  - ii. EXIT SIGNS as required by applicable code and jurisdictions.
  - iii. ELEVATOR SUMP PUMP circuiting, interconnection of alarm, and connection to BMS.
  - iv. DOOR OPERATOR power single point connection with interlock to operator and fire alarm interlock. Assume 4 pairs of doors.
14. [Temporary Electrical Requirements](#)  
This Subcontract includes the furnishing, installation, maintenance, and removal of a complete [Temporary Electrical System](#) as described below:
- A. Furnishing and installation of electrical service including all temporary meters from distribution point to a point on site adjacent to the building being served. From this point to the building, the temporary electrical distribution shall be installed underground so building access is not disturbed.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 5 of 10

- B. Conforming with OSHA regulations - Temporary Power Distribution Units (with GFI) with four (4) each standard 120 volt outlets shall be located within a 100 foot radius of all work activities on all levels with not less than 16 outlets per floor. Location of these electrical distribution units shall be coordinated and approved by the [General Contractor's](#) General Superintendent or designated representative.
- C. Subcontractor shall furnish, install, and maintain a temporary lighting and power system as described herein; in accordance with local safety codes, the [General Contractor's](#) Safety Plan and Policy and OSHA requirements. Additions or extensions shall be the responsibility of those requiring service exceeding the temporary installation described herein.
- D. Conforming with OSHA regulations lighting systems for the building corridors and the lighting systems for the stairwells shall be installed on separate circuits and independently switched at panel boards.
- E. Light stringers and power distribution shall be supported in a manner to meet OSHA standards and to permit physical installation of permanent ceiling systems, hollow metal, partitions, and any other permanent work in all work areas.
- F. All lamping and relamping of burned out light fixtures, including any relamping of temporary fixtures AND permanent fixtures used for temporary lighting.
- G. All costs associated with providing power, maintenance of work to the [Contractor's and Owner's](#) office(s) and storage trailers. This includes high intensity lighting for security at the laydown and parking areas surrounding the trailers.
- H. Subcontractor shall remove temporary electrical systems in accordance with the Project Schedule. All temporary electrical equipment components and wiring shall remain the property of this Subcontractor unless the Contract between the Owner and Contractor require otherwise.

#### 15. [Expedite Permanent System for Use in Temporary Basis](#)

Subcontractor shall expedite the permanent electrical systems in order that the permanent systems can be used on a temporary basis or provide adequate temporary power requirements for the following:

- A. Permanent electrical systems and final hookups necessary to operate the permanent building heating and ventilating system for the purpose of temporary heating, ventilation, and conditioned air as required and approved by the [Contractor](#). Subcontractor will include any labor required to operate the electrical portion of this system, as well as extended warranty cost on equipment.
- B. Subcontractor shall energize the associated equipment to start and run the elevator equipment.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work

#### Page 6 of 10

- C. Permanent power outlets for use during the finishing stages of the project.
- D. Permanent electrical distribution system components, telephone raceways with pullstring, elevator lobby lighting (temp or permanent), pit lighting, etc. required to permit the elevators
- E. In the case that the permanent electrical system is not available, due to fault of this Subcontractor, it is agreed that all critical MEP equipment will be temporarily energized to facilitate timely startup.

#### 16. Related Requirements

The following related requirements apply to the work of this Subcontract whether provided by the Subcontractor, Tier Subcontractors or Others:

- A. Subcontractor shall be responsible for all trench excavation and backfill related to the work of this Subcontract, including disposal off site. Subcontractor further shall be responsible for all pumping of water and removal of mud from Subcontractor's excavations and trenches in a prompt manner to maintain progress of work.
- B. Subcontractor shall prepare a Trench Safety Plan for the work of this Subcontract. The plan shall be prepared by a Registered Engineer licensed in the State which the project is located. The plan shall be submitted to the [General Contractor](#) for review with approval by the Architect or Engineer as applicable.
- C. Subcontractor shall provide for all sleeves, thimbles, inserts, and other embedded items as required to perform the work of this Subcontract. It is intended that all penetrations throughout the structure(s) will be sleeved or formed-in-place whenever possible. With respect to cast in place concrete work, Subcontractor will furnish sleeves which can be attached to the inside of these forms without requiring a penetration of the plywood or steel formwork. Subcontractor shall be responsible for any cutting or core drilling (and associated patching) required if sleeves are not used. If core drilling is required, Subcontractor shall obtain approval of the process and locations from the Structural Engineer.
- D. Subcontractor shall reference Architectural Reflected Ceiling Plans and coordinate where surface mounted light fixtures are embedded in concrete or dropped ceiling.
- E. Subcontractor shall provide for the grouting of equipment and supports associated with [Electrical](#) Equipment.
- F. Subcontractor shall provide for all anchor bolts, hangers, straps, unistrut, rods and other miscellaneous metal items as required for the support of [Electrical](#) work.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 7 of 10

- G. Subcontractor shall provide for all sealing, shielding, grouting, firesafing/firestopping, caulking, sealants and waterproofing of all horizontal penetrations or block outs as a result of this work. This applies to all future or spare sleeves required.
- H. Subcontractor shall provide for all roof curbs, supports, and pitch pans for all roof mounted **Electrical** Equipment and penetrations associated with this scope of work. Installation of the roof curbs, supports, flashing, counter flashing and pitch pans is by the **Roofing** Subcontractor.
- I. Subcontractor shall provide for all labels, color coding, stencils, nameplates, required for identification and warning (temporary and permanent) of **Electrical** Work and Equipment (both temporary and permanent) installed by this Subcontract as required by the contract documents or governing codes.
- J. Subcontractor shall provide factory-applied prime and factory-applied finish painting of equipment, and other apparatus as specified. Subcontractor shall be responsible for all factory prime painting of hangers, rods, and other metal device supporting electrical work as well as touch-up of abraded surfaces.
- K. Subcontractor shall furnish all labor, fuel, appliances, etc., required or necessary for final testing of all systems and equipment associated with the work of this Subcontract. **General Contractor** will provide water and electricity (gas if used) required for testing.
- L. **Access Doors** Subcontractor shall coordinate, furnish and locate all access panels and doors required for access to the work of this Subcontract not shown on the Architectural drawings. Panels shall be purchased in accordance with the Construction Documents and as approved by the Architect. These panels shall further be UL tested and labeled as required depending on the installation location. Installation of the access panels will be by the **Drywall** Subcontractor in the drywall partitions, suspended ceilings, plaster ceilings and drywall ceilings. Installation of panels in masonry wall is by the **Masonry** Subcontractor. Subcontractor shall be responsible to coordinate the opening location and correct rough in size with the both the **Drywall** and **Masonry** Subcontractors.

#### 17. Coordination with Other Trades and Authorities

This Subcontractor is responsible for coordinating with the other trades and authorities to ensure proper execution of the work and to ensure work is not delayed.

- A. Subcontractor shall provide all permits, plan checks, licenses, inspections and associated fees (if necessary) to complete the work of this Subcontract.
- B. Subcontractor shall cooperate fully with all building inspection officials with the review and inspection of the work of this Subcontract. Subcontractor shall promptly remedy all rejected or disapproved work by building inspection officials.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 8 of 10

- C. Subcontractor shall cooperate fully with all testing laboratory and inspection personnel with the review and inspection of the work of this Subcontract. Subcontractor shall promptly address remedies required for non-conforming work.
- D. Subcontractor shall be responsible for all traffic control including flag men and barricades as required for the execution of the work of this Subcontract. Subcontractor shall coordinate with the [General Contractor](#) all street closings and rerouting of traffic and pedestrians required by the work.
- E. This Subcontractor will receive, unload, store, and distribute all materials required by this Scope of Work. Coordinate delivery, storage and handling of all materials with the [General Contractor's](#) Superintendent or designated representative. Subcontractor shall be responsible for providing flag men during all hoisting operations for off loading and installation of materials and equipment. This Subcontractor is cautioned that storage space and areas are limited and any items stored in the building or on site must be approved by and coordinated with the [General Contractor's](#) Superintendent or designated representative. All other weatherproof storage of materials which is required by this Scope of Work is the responsibility of this Subcontractor.
- F. With respect to the availability of Temporary Power provided for use by Subcontractor, it is understood and agreed there will not be temporary power available that is suitable for electric welding machines. Generator or fuel powered equipment will be required.
- G. This Subcontractor understands and agrees the permanent [Electrical Systems](#) and equipment furnished herein will be used to temporarily operate the building systems during the construction process. The Subcontractor shall extend all related warranties so that they continue from the date of acceptance to the full periods of time required by the Contract Documents.
- H. MEP Coordination. Along with coordination drawings, the Subcontractor shall also be responsible for coordinating all power, gas and water requirements which may be required for all equipment furnished herewith with the other MEP trades.
- I. GFCI. This Subcontractor will be the competent firm in charge of the entire electrical service of this project. On a daily basis, this Subcontractor will conduct inspections of the electrical service in use. This Subcontractor is further responsible for implementing and maintaining the GFCI for all electrical equipment required by this Subcontractor for the duration of the project. This includes maintaining a log and providing weekly documentation to the [General Contractor](#) that the GFCI has been tested and is in good working order.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 9 of 10

- J. Furnish and install all conduit, wiring and devices necessary to provide power to the mechanical controls panels and equipment. Furnish and install all necessary wire, conduit and relays to interface the fire alarm system with the mechanical system. Provide and install conduit and wire between the fire alarm panel and the pneumatic E/P switch for each smoke zone.
- K. Power to, and hookup of, Division 14 items including all conduit, wiring (power only) and devices necessary to bring permanent power to conveying systems per the requirements of specification [Division 14](#). Coordinate location and connections of the elevator controllers and disconnects with elevator subcontractor. Subcontractor has included all building electrical work to comply with applicable codes as they relate to Elevators, i.e. elevator pits to contain GFI receptacle outlets, switches for lights and sump pumps and Shunt Trip Breakers. Subcontractor shall also furnish and install conduit and pull string from Elevator shaft as required for the Elevator Life Safety Panel and all other communication points relative to the elevator system.
- L. Subcontractor shall cooperate fully with [General Contractor](#) and other key trades to ensure obtaining the Certificate of Occupancies in an expeditious manner.

**See required Alternate pricing on the following page.**



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Electrical – Scope of Work Page 10 of 10

#### ALTERNATE PRICING

**Alternate No. 1:** Furnish and install shotcrete retaining wall in lieu of cast-in-place concrete retaining wall on west side of building, the entire length of the site wall intersection the building at column line F.4. See Drawing Sheet C300.

**Alternate No. 2:** Furnish and install hollow metal frames with solid core wood doors in lieu of aluminum storefront and entrance doors at interior locations, except furnish and install aluminum storefront and entrance doors at Vestibule 101 and Entrance/Vestibule 201. Framing and glazing configurations as indicated on Drawings.

**Alternate No. 3:** Delete operable glass panel partitions 126 and 204 including, but not limited to glass panel partitions and steel support. Security provisions shall be provided by others.

**Alternate No. 4:** Furnish and install brick infill recessed 1/2 inch from typical face of brick, in lieu of cast stone quoins.

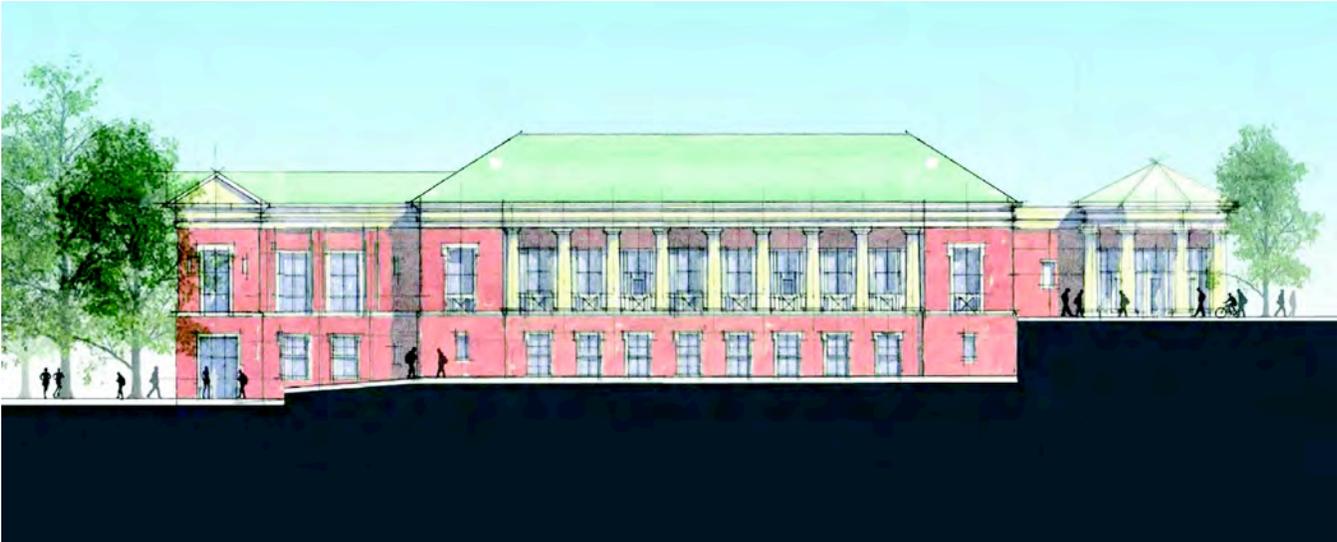
**Alternate No. 5:** Furnish and install asphalt shingles in lieu of standing seam metal roof panels. See Section 073113 Asphalt Shingles.

**Alternate No. 6:** Furnish and install alternating banks of cast stone and brick at typical cornice in lieu of lightweight cast stone cornice profile. See Sheet A5.06.

**Alternate No. 7:** Furnish and install lightweight cast stone cornice with aluminum gutter in lieu of cast stone cornice with integral gutter. See Sheet A5.06

***End of Bid Package***

**Atlanta Fulton County Public Library System – Alpharetta Public Branch**



**Bid Package 32A  
Asphalt Paving / Curb & Gutter**





## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Asphalt Paving / Curb & Gutter – Scope of Work

This subcontractor shall provide all labor, material, equipment, overhead, etc. to provide a complete paving and curb & gutter package to include, but not limited to; all required surveying and layout to perform this work, placement of GAB and asphalt paving, curbs & gutters, parking accessories, paint striping and all traffic signage.

1. Subcontract to perform work per the CM's schedule and include all required mobilizations.
2. All required submittals for this scope of work will be submitted no later than two weeks after the Construction Manager (CM) has provided a notice to proceed.
3. All specified warranties and close out documents will be submitted prior to release of any retainage.
4. BIM requirements to be included per specifications
5. The subcontractor will provide all layout for this scope of work.
6. Subcontractor is responsible for all casual dewatering of surface and ground water as required to perform this scope of work.
7. Subcontractor will schedule all applicable inspections and testing for his work with the Owner's testing agent and the CM. All tests shall be witnessed by the Owner's agent when required.
8. Subcontractor is responsible for all of his own flagmen, hoisting, rigging, scaffolding, and staging, material handling equipment, manpower, personnel safety protection, and small tools necessary to perform his work. All equipment shall meet OSHA standards.
9. Subcontractor is responsible for any required trade permits or temporary facility permits. CM will hold the overall construction permit.
10. All existing conditions, utilities and temporary construction facilities/controls shall be protected from damage due to the subcontractor's construction activities. Any damage will be repaired immediately as directed by the CM.
11. The subcontractor will coordinate all deliveries with the CM and will be responsible for all off-loading and handling of deliveries.
12. The subcontractor will provide any required dust control, mud control and wash down required for this scope of work. Any clean-up of adjacent streets due to mud or debris from delivery vehicles will be the subcontractor's responsibility.



## Atlanta Fulton County Public Library System – Alpharetta Public Branch

### Asphalt Paving / Curb & Gutter – Scope of Work Page 2 of 3

13. The subcontractor will maintain a set of as-built in the CM's field office showing any modifications from the submittals.
14. Asphalt paving including but not limited to standard and heavy duty paving, surface course, binder course, tack coat and base course.
15. Concrete curbs including aggregate base.
16. Directional and ADA signage installed including any foundations.
17. Paint Striping and Directional Arrows are included.
18. Wheel stops provided and installed are included
19. All pricing will be valid for the duration of the project.
20. This subcontractor shall verify grades associated with the placement of paving and installation of curb & gutter. Commencement of this work shall constitute acceptance of existing conditions.
21. Subcontractor shall include appropriate mobilizations to install base and binder course early in the project and topping course toward the end of the project. Curb & gutter will also require additional mobilizations.

**See required Alternate pricing and unit rates on the following page.**





Atlanta Fulton County Public Library System – Alpharetta Public Branch

## XII: SAMPLE CONTRACTS

Available on Request