

DIVISION 01 - PRICING AND CONTRACT DOCUMENTS

SECTION 00 11 00 - INSTRUCTIONS TO CONTRACTORS

- 1. Prices entitled to consideration shall be filed out completely without alterations or erasures.
2. Each price shall be made out on a form, a copy of which will be attached to price documents.
3. LEGAL CONDITIONS: Contractors are notified to familiarize themselves with the laws of the State and of all governing ordinance or codes of the State, County or City, or other authority having jurisdiction relating to the hours and protection of labor, use of streets, protection against fire, and any other conditions which may be required.

END OF SECTION

SECTION 00 80 00 - FORM OF CONTRACT

- 1. AGREEMENT: The Agreement between Owner and Contractor, shall include the following forms:
A. Construction Contract shall be AIA Form A-101 Standard Form of Agreement between Owner and Contractor
B. Standard AIA Document G706, most recent edition, "Contractor's Affidavit of Payment of Debts and Claims"
C. Standard AIA Document G702 & G703, most recent edition, "Application and Certificate for Payment"
D. Standard AIA Document G704, most recent edition, "Continuation Sheet"
E. Standard AIA Document G703, most recent edition, "Certificate of Substantial Completion"
F. Standard AIA Document G706, most recent edition, "Contractor's Affidavit of Release of Liens"
G. Standard AIA Document G706A, most recent edition, "Contractor's Affidavit of Release of Liens"
H. Request for Extension of Time - Contractor's own form (or Field Order form).

END OF SECTION

SECTION 01 00 00 - GENERAL CONDITIONS

- 1. Standard AIA Document A201, 2007 edition, "General Conditions of the Contract for Construction" with Primrose modifications is hereby incorporated into and made a part of the Contract by reference.
2. A copy of this document is available from the Architect upon written request by a General Contractor bidding this project.

END OF SECTION

SECTION 01 10 00 - SUPPLEMENTARY GENERAL CONDITIONS

- 1. The following supplements modify, change, delete, or add to the General Conditions. Where any part of the General Conditions is modified or voided by these articles, the unaltered provisions of that part shall remain in effect.
2. Add the following:
A. The construction shall be in accordance with the applicable National, State, County, and Local building codes and the requirements of the specifications herein/after included.
B. The Owner shall obtain the following agency approvals or as required:
1. State and Local Fire Marshal permit
2. State and Local Health and Welfare Department permit
3. State and Local Building Department overall permit
4. All other minor permits shall be the responsibility of the Contractor and his Subcontractors.
C. Contractor shall be responsible to pay those fees specified at the time of contract signing.
D. Owner will pay the site bonding.
E. It is the responsibility of the General Contractor to verify that all utilities are as noted on the site plan.
F. Reference to any product in the specifications shall be interpreted as establishing a standard of quality and shall not be construed as limiting competition unless stated in specification.
G. PROJECT SUPERVISION: Contractor will be responsible for providing proper, adequate and competent job site supervision and management of the project.

10. SPECIFIC INSURANCE REQUIREMENTS

- A. The contractor shall comply with the workman's compensation laws of governing at the site.
B. The contractor shall, during the progress of the work, maintain builder's risk insurance, thereon in the amount of the full insurable value thereof.
C. The contractor shall maintain owner's protective liability insurance, taken out in the name of the owner as insured with limits as follows:
1. Personal injury including death: \$500,000 per person and \$500,000 for each occurrence.
2. Property damages: Limits of \$100,000 per occurrence and \$250,000 for aggregate operations.
D. The contractor shall maintain contractor's protective liability insurance with limits as follows:
1. Personal injury including death: \$500,000 per person and \$500,000 for each occurrence.
2. Property damages: Limits of \$100,000 per occurrence and \$250,000 for aggregate operations.
E. The contractor shall maintain contractor's public liability insurance including completed operations and contractual liability with limits as follows:
1. Personal injury including death: \$500,000 per person and \$500,000 for each occurrence.
2. Property damages: Limits of \$100,000 per occurrence and \$250,000 for aggregate operations.
F. The contractor shall maintain contractor's comprehensive automobile liability insurance with the limits as follows:
1. Personal injury including death: \$500,000 per person and \$500,000 for each occurrence.
2. Property damages: Limits of \$100,000 per occurrence and \$250,000 for aggregate operations.
G. All coverages shall include the owner as an additional named insured and shall provide the owner with not less than 10 days advance notice of the cancellation or material change to these policies.
H. In any case of employees engaged in hazardous work under this contract not protected under the workman's compensation statute, the contractor shall have adequate coverage provided for the protection of employees so engaged and not otherwise protected.

END OF SECTION

SECTION 01 11 00 - GENERAL PROVISIONS

- 1. Definitions: The General Conditions of the Contract is to be amended to read as follows:
A. OWNER: Happy Faces Academy, Rupesh Manugula, 2865 Webb Road, Milton, GA 30004, (201) 519-6037
B. CONTRACTOR: As used herein, refers to the Principal Contractors, foreman, agents, and employees thereof.
C. ARCHITECT: Calbert Design Group, LLC, Rebecca K Calbert, Principal Architect, 2950 Cherokee Sk, Suite 600 Kennesaw GA 30144 (678) 398-7744.
2. Measurements: Measurements of any nature, for any work, the contractor and his subcontractors, including owners subcontractors shall verify measurements at the building and be responsible for same.
3. Layout: The Contractor shall employ a licensed surveyor to establish grades, benchmarks, and lay out the work.
4. The Contractor and all his Subcontractors agree to fully comply with any and all OSHA regulations.
5. Signs: The Contractor and/or Subcontractors shall not display nor permit any signs or advertisements without the permission of the Owner.
6. ADA: The products and materials furnished for this building shall be fabricated, constructed, and installed in compliance with the Americans with Disabilities Act.
7. Record Drawings: The Contractor shall maintain and keep up to date a complete set of construction documents that shall be corrected daily to indicate the precise dimensioned location of concealed work, including equipment, piping, and conduit.

END OF SECTION

SECTION 01 20 00 SPECIAL CONDITIONS

- 1. Time is the essence of the Contract. Any delay of the work shall be considered for in the Contract Documents will cause loss and damage to the Owner including administrative charges.
2. When the owner on the construction site has agreed upon precipitation records address (e) below, at any time during the construction period, from not to proceed to substantial completion/Certificate of Occupancy, each separate event shall add days to the contract time in the following manner:
A. Up to 25 inch of precipitation in a twenty-four-hour period: 1 (one) day will be added to the contract schedule.
B. From 26 inch up to 50 inch of precipitation in a twenty-four-hour period: 2 (two) days will be added to the contract schedule.
C. From 51 inch to 100 inch of precipitation in a twenty-four-hour period: 2 (two) days will be added to the contract schedule.
D. Each inch of precipitation in a twenty-four-hour period: 3 (three) days will be added to the contract schedule.
E. Precipitation records to be obtained from the following address:
http://www.wunderground.com/weatherstation/WXDailyHistory.asp?ID=KVAMECHAS
The Contractor shall provide the testing, adjusting, and balancing of the HVAC system.
3. The Contractor shall provide the testing, adjusting, and balancing of the HVAC system.
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B. Test and Balance the HVAC System

- 1. Measure supply and return airflow.
2. Adjust RPM as needed to achieve design.
3. Check actual amps versus motor FLA.
4. Note adjustments made on pulleys.
5. Measure final RPMs.
a. Damper at branch takeoffs first and at diffusers second.
6. Check for ductwork and fitcocked joints.
7. Ensure slightly positive building pressure.
8. Fine tune position of OA dampers.
9. Measure final building pressure.
10. Final Review:
a. Review report and data for completeness.
b. Discuss findings and results with superintendent.
c. Submit certified report along with recommendations to Owner.
11. Air quantities may be balanced to within +/-10% of design as a general rule.
12. Proper hood capture, positive building pressure, etc. Any deficiencies needing immediate attention the G.C. shall have the mechanical and electrical contractors available on call to promptly correct any such problems (i.e. burned out motors, failed thermostats, incorrect wiring, bad circuit breakers and starters, dirty filters, missing dampers, undersized RTU outside air intakes).

END OF SECTION

SECTION 01 50 00 - TEMPORARY FACILITIES

- 1. Job Site Trailer: The Contractor shall provide a job trailer at the building site.
2. Water: The Contractor shall make arrangements for the use of water during the construction period.
3. Electricity: The Contractor shall make all arrangements, pay all fees and charges, and maintain temporary electrical power at all times on the site.
4. Temporary Heat and Protection: The Contractor shall provide at his own expense, temporary heat, protection, and adequate ventilation as necessary to protect the work against injury from freezing and frost.
5. Temporary Toilets: The Contractor shall provide, maintain, and clean temporary chemical toilets of a type and quantity approved by local authorities for use by workmen during the construction period.
6. Pumping: The Contractor shall promptly remove all water in excavations, trenches, etc. at any time during the progress of the work and he shall keep the premises free from standing water at all times until the completion of the work.

END OF SECTION

SECTION 01 70 00 - GENERAL REQUIREMENTS/PROJECT CLOSEOUT

- 1. The following items are the responsibility of the General Contractor to the Owner prior to final acceptance:
A. Unrestricted Certificate of Occupancy.
B. Fire Marshal approval.
C. Health Department Approval (as related to building items installed in the kitchen, pantry, laundry and toilets as a part of the contract).
2. The contractor will provide the following to Owner at the time of the Final Inspection:
A. Maintenance and equipment manuals (2 copies of each).
B. Guarantees and warranties for each piece of equipment or material installed in this project.
C. A written guarantee from the Extermiator drawn in favor of Owner for not less than one (1) year making good any damage caused by subterranean termites.
D. A list of all Subcontractors, including addresses and telephone numbers.
E. Warranty on roof to Owner.
F. Material, Touchup paint and stains. One gallon can of each.
G. Two (2) percent of floor surfaces used.
H. State and/or local Fire Marshal approval as applicable.
I. State and/or local Health Department approval as applicable.
J. A Certificate of Occupancy and final inspection report by local building official as applicable.

END OF SECTION

SECTION 01 71 00 - CLEAN-UP

- 1. Damage and Package: The Contractor shall be responsible for all damage, breakage, or other injury to the building or equipment.
2. Clean-up: The Contractor shall provide drop cloths, blankets, runways, etc. to protect all finished work from soiling, staining, or damage.
3. Clean-up: Contractor shall clean all surfaces, equipment and fixtures inside and outside the building for the Final Inspection.
4. The Contractor shall leave the building dust free. All paint, drywall compound, etc. shall be removed from window frames, glass, etc.

END OF SECTION

SECTION 01 80 00 - GUARANTEES

- 1. The Contractor shall guarantee and warranty all work performed under this contract for a one year period commencing upon the Owner's acceptance of the building and all final punch list items have been completed to the satisfaction of the Owner and the Architect.
2. Reference various sections below for other guarantees and warranties for specific materials, equipment and items.

END OF SECTION

DIVISION 02 - EXISTING CONDITIONS

SECTION 02 00 00 - SUBSURFACE INVESTIGATION

- 1. Subsurface investigation report will be furnished to the Contractor by the Owner and shall become a part of the Construction Documents.
2. The Owner will not be responsible for interpretations or conclusions drawn by the Contractor.

SECTION 02 10 00 - EARTHWORK

- PART 1 - GENERAL
1. Fills, Finish Grading: See below for specific grade slopes and drainage requirements.
2. Fills shall be of materials as specified herein or in the soils report, with all slopes uniform.
3. Grading must be accomplished in a manner so as not to allow water to pond.
A. For surfaced areas such as roads, parking areas, walks: To the underside of the surfacing or base course.
B. For lawn and planted areas: Topsoil shall be 4" thick; therefore, grade to four (4) inches below finished grade before placing topsoil.
4. Included in the scope of work is the grubbing, clearing, and removal of all trash, brush, trees, organic matter, and vegetation on site and not shown to remain.
5. During the construction period provide temporary drainage ditches to keep construction areas free of accumulated water.
6. Provide dust control for all earthwork operations.
7. All earthwork in place and tested that is subjected to freezing before the pouring shall be reworked and proof rolled prior to concrete placement.
8. Fill and backfill shall be placed in accordance with recommendations set forth in "Subsurface Investigation Report".

- forwarded to the Architect and Contractor. Contractor shall cooperate with the testing agency in coordinating compaction and other required testing.
7. Topsoil: Strip all existing topsoil and stockpile on site. Seed stockpiled topsoil to prevent erosion.
8. Excess topsoil shall be removed from the site and disposed of at no additional cost to the Owner.
9. Excess and Waste: Remove waste material, including unacceptable and unused excavation material, trash, and debris, from the property and legally dispose at no cost to the Owner.

PART 2 - PRODUCTS

- 1. Fill material shall be new or on-site materials as defined by the soils report and the Soils Engineer.
2. Top soil shall be defined as agricultural top soil. Such top soil shall be free of debris, trash, weeds, roots larger than 1/2" diameter and chemicals that may prevent the normal growth of sod and plant materials.
3. Erosion control materials shall consist of three foot wide, 10 mil, 100% spun bonded nylon reinforced silt fence fabric with a maximum vertical water flow of 500 gallons per foot wide per square foot.
4. Uniformly grade all areas and transition areas. Provide a smooth finished surface, within a tolerance of 1/2" over 10'.
5. The Contractor shall comply with soil erosion requirements of the code and local ordinances.

PART 3 - EXECUTION

- 1. The Contractor shall protect and maintain active all elements on the site and surrounding area during the construction period.
2. Use of explosives is prohibited.
3. After clearing, grubbing and removal of topsoil, the area shall be graded and proof rolled per the soils report.
4. The Contractor shall inspect conditions of bases and/or bales of earth or materials used to maintain in working order.
5. The Contractor shall take all steps necessary to protect the property, public and private, resulting from the movement of debris or earth.
6. The Contractor shall locate existing underground utilities in areas of the work.
7. The Contractor shall provide adequate protection during earthwork operations.
8. The Contractor shall provide adequate protection during earthwork operations.
9. Perform excavations within drip line of trees to remain by hand and protect the root systems from damage or dry out to the greatest extent possible.
10. Do not place finish topsoil until all construction debris, trash, equipment, and surplus material have been removed.
11. Loosen surface of subgrade to a depth of 2" minimum to ensure a positive bond between the subgrade and topsoil.
12. Hard surface should slope away from the building at two (2) percent, minimum; four (4) percent maximum, if applicable.
B. Playground - Maximum two (2) percent slope at playground equipment with maximum eight (8) percent slope for the remainder of the play area.
C. Minimum one-half (1/2) percent slope in landscaped areas with swales at a minimum of two (2) percent.
D. Pavement - Maximum six (6) percent in parking area. Minimum one-half (.5) percent for Portland cement concrete paving. Minimum one (1) percent for asphaltic concrete paving.
E. Adhere carefully to finish grades on engineered site plans to effect proper drainage of the entire lot.
F. Prepare finish grade for sodding or seeding with all light raking required by the Landscape Contractor.
A. Round finished surfaces at abrupt changes in slope.
B. Should spot elevations conflict with grade contours, spot elevations shall govern.
C. Finish grades to uniform levels or slopes between points where levels are given or between such points and existing grades.
D. Positively drain all lawn areas to designated surface water collection points, streets, and/or waterways.
E. After placement, maintain surfaces to indicated finished grades; deposit whatever additional topsoil is needed to correct any settlement or erosion up to the date of final acceptance.
F. Where settling is measurable or observable at excavated areas during the warranty period, remove surface (pavement, lawn, or other surface), add backfill material, compact and replace finish surface or finish to match adjacent work. Eliminate evidence of restoration to greatest extent possible.

END OF SECTION

SECTION 02 20 00 - TERMITE CONTROL

- 1. If the project is located in an area that does not have termite or other wood boring insects, and similar projects in the area do not require treatment, notify the Architect prior to bid date for an exception to this requirement.
2. The treatment shall be considered "pre-construction" type. Coordinate the placement of all chemicals with other trades working on the project.
3. Only the portion under the building and extending 5'-0" beyond the outside face of the building shall be treated.
4. Chemicals shall be applied before the slab on grade and adjacent sidewalks are poured, but after all backfilling and utility trenching in complete.
5. Chemicals shall be compatible with the foundation insulation (Styrofoam) if applicable.
6. Installer shall provide a standard written warranty to the Owner.
7. The Contractor shall provide a standard written warranty to the Owner.

PART 2 - PRODUCTS

- 1. Soil treatment chemicals and installation shall be provided by a local company registered with the state to provide and install termite protection.
2. Treatment shall be provided by Terminix, Orkin, or another company as approved by the Architect during the bidding process.

PART 3 - EXECUTION

- 1. Apply chemical to the soil under and around the building in strict accordance with federal, state and local regulations.
2. Apply chemicals at the rate recommended for pre-construction, slab-on-grade work.
3. Provide necessary equipment and services to place the chemicals at soil depth to adequately protect from subterranean termite infestation.
4. Apply chemicals before the installation of the porous fill and vapor barrier.

END OF SECTION

SECTION 02 30 00 - PAVING AND SURFACING

- PART 1 - GENERAL
1. See engineered site plan for site specific information regarding paving types.
2. All work shall comply with the requirements of the Standard State Highway Department Specifications.
3. Subgrade Fills, Backfills and Compaction shall be accomplished as recommended in the "Subsurface Investigation Report" as supplied by the Owner.

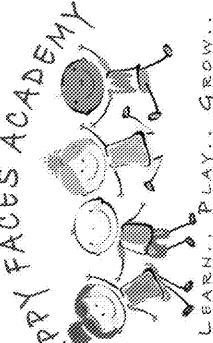
END OF SECTION

SECTION 02 35 00 EXTERIOR CONCRETE FLATWORK

- PART 1 - GENERAL
1. Concrete Walks & Porches: Concrete shall be four (4) inches thick, air entrained and having a 3,000 psi strength, with 6x6 1.4/1.4 welded wire fabric, or fibermesh added to the concrete at a rate of 1.5 pounds per cubic yard, poured over properly prepared subgrade unless noted otherwise on the plans.
2. Concrete Dumpster Pad: Concrete shall be thickness as shown on drawings. Perimeter edges thickened to provide support for fence enclosure.
3. Dumpster Approach Pad: Concrete shall be a minimum of six (6) inches thick with #4 @ 18" o.c. or per recommendations of "Subsurface Investigation Report" supplied by the Owner.

END OF SECTION

JOB NUMBER: 19221
CHECKED BY: Checker



PROJECT LOCATION:
2865 WEBB ROAD
MILTON, GA 30004

Table with 3 columns: NO, DATE, DESCRIPTION. Revisions section.

SPECIFICATIONS