



***DOUGLAS COUNTY, GEORGIA, BOARD OF COMMISSIONERS***

*Purchasing Department  
8700 Hospital Drive  
Douglasville, Georgia 30134*

***INVITATION TO BID (ITB)***

**CONSTRUCTION OF STORAGE BUILDING  
SOLICITATION NO: 20-009**

**May 2020**

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**PURPOSE:** Douglas County Board of Commissioners (herein referred to as “County” is seeking sealed bids for the construction of a new equipment and vehicle storage building located at 7165 Wortham Road, Douglasville, Georgia 30134 for the Douglas County Fire Department. The new building is proposed to be a single-story structure and approximately 15,000 square feet in size. The project plans can be found on the County’s website, [www.celebratedouglascountry.com](http://www.celebratedouglascountry.com), under the Purchasing Department. Sealed bids will be received by the Douglas County Purchasing Department, Third Floor, 8700 Hospital Drive Douglasville, Georgia 30134.

**GENERAL CONDITIONS  
PART I**

**1.1 INSTRUCTIONS TO RESPONDENTS:**

- A. Prospective Bidders are required to attend a **MANDATORY Pre-bid Meeting on Tuesday, June 2, 2020 @ 2:00 p.m., ET. At the Douglas County Courthouse, Citizen’s Hall, 2<sup>nd</sup> Floor, 8700 Hospital Drive Douglasville, Georgia 30134. A non-mandatory site visit will follow the MANDATORY Pre-bid Meeting.**
  
- B. All responses to Invitation to Bid shall be sent to:

**Douglas County Board of Commissioners  
Dawn D. Evers, Purchasing Director  
8700 Hospital Drive  
Douglasville, Ga. 30134**
  
- C. Please place **one (1) original and three (3) hard copies** of your response in a sealed envelope and clearly label in the lower left corner "**Solicitation Number 20-009 Invitation to Bid – Construction of Storage Building, June 16, 2020**"  
No faxed, emailed, or telephone statements will be accepted.
  
- D. All responses must be received by **Tuesday, June 16, 2020 @ 10:00 a.m., ET**, at which time they will be opened. Any bids received after the deadline will be deemed invalid and returned unopened to the bidder.
  
- E. Those submitting bids do so entirely at their expense. There is no expressed or implied obligation by the County to reimburse any individual or firm for any costs incurred in preparing or submitting bids, or providing additional information when requested by the County.
  
- F. Any questions concerning the County’s specifications or Invitation to Bid process shall be directed in writing to Dawn D. Evers, Purchasing Director, at [dcpurchasing@co.douglas.ga.us](mailto:dcpurchasing@co.douglas.ga.us) by **Tuesday, June 2, 2020, at 5:00 p.m. ET**. If necessary, an addendum or addenda will be issued.

**1.2 BID SUBMITTAL:** In order to facilitate the bid opening, Bidders are required to submit their bid(s) on the Bid Submittal Form included in this packet. All documentation submitted as part of or with the bid becomes the property of Douglas County and will not be returned.

- A. A properly executed Non-Collusion Affidavit must be included with the bid submittal.
- B. A properly executed E-verify Affidavit must be included with the bid submittal.
- C. Provide warranties and limitations thereof

**1.3 ACCEPTANCE:** Submission of any bid indicates acceptance of the conditions and requirements contained in the ITB unless clearly and specifically noted otherwise in the bid documents.

**1.4 COMPLIANCE:** The Bidder warrants and agrees that its performance under any award or contract that may be rendered from this bid will at all times comply with all local, state, and federal laws, codes, rules, ordinances, and regulations. If any part of the work will be subcontracted, the Bidder shall provide as part of the bid a complete description of all subcontractor(s), the experience level of each of such subcontractor(s), and the subcontracting agreement between the Bidder and subcontractor. All subcontractors and their work will be bound by the same terms and conditions contained in the Bid. The Bidder will be responsible for all work performed by subcontractors in the same manner as work performed by the Bidder. Subcontracting of any of the services described herein will only be permitted upon written request of the Bidder and written approval of the County. The Bidder must provide a complete list of all subcontractors including Subcontractor's name, service to be performed, years of experience providing service, and contact information.

**1.5 DISCLOSURE OF INTEREST:** Full disclosure, in writing, on any existing business relationship presently in place with the County shall be submitted. Failure to disclose an interest may result in termination/cancellation of any agreement that may have been entered into with the Bidder.

**GENERAL INFORMATION  
PART II**

**2.1 TIME SCHEDULE:**

The following schedule is supplied as a guideline rather than a set of absolute deadlines. The County reserves the right to modify or alter the schedule as needed.

<b>Event</b>	<b>Date &amp; Time</b>
<b>Issue Invitation to Bid</b>	<b>May 19, 2020</b>
<b>Mandatory Pre-Bid Meeting</b>	<b>June 2, 2020 @ 2:00 p.m. ET</b>
<b>Questions Due</b>	<b>June 2, 2020 by 5:00 p.m. ET</b>
<b>Addendum/Responses to Questions if necessary</b>	<b>June 9, 2020</b>
<b>Bid Opening</b>	<b>June 16, 2020 @ 10:00 a.m. ET</b>
<b>Estimated BOC Award</b>	<b>July 21, 2020</b>

**2.2 AWARD:** The award of a Bid, if any award is made, will only be to a responsible and responsive bidder who submitted the best overall value to the County and complies with all the specifications prescribed within this invitation.

The County reserves the right to rescind any award if it is determined the offer is not in the best interest of the County, or if errors, omissions, inaccuracies, non-compliance, or any deficiencies are discovered after the award has been made.

The County reserves the right to reject any and all bids, to waive any and all informalities, and to disregard all non-conforming, non-responsive or conditional bids. The County reserves the right to add or delete from the contract after the contract has been awarded.

Bids may be withdrawn any time prior to the scheduled deadline for receipt of bids; no bid may be modified or withdrawn for a period of ninety (90) calendar days thereafter.

**2.3 NOTICE TO PROCEED (NTP)** on this project will be issued following receipt of the correct and fully executed contract documents and upon an approved purchase order in the full contract amount.

**2.4 BID BOND:** All bids shall be accompanied by a Bid Bond in favor of the Board of Commissioners of Douglas County in the amount of at least five percent (5%) of the Bid for the complete work. The Bid Bond shall be forfeited to the Board of Commissioners of Douglas County, Georgia as liquidated damages if the Bidder fails to execute the Contract and provide Performance Bond, Payment Bond, and Liability Insurance Certificate within fifteen (15) calendar days after being notified that he/she has been awarded the contract.

**2.5 TAX EXEMPTION:** Douglas County Board of Commissioners is exempt from payment of all state and federal taxes.

**2.6 PAYMENT INFORMATION AND INVOICE SUBMITTAL:** Payment for invoices shall be processed upon receipt of an acceptable original invoice.

Invoice(s) shall be submitted to the following address.

Douglas County Board of Commissioners  
Attn: Accounts Payable  
8700 Hospital Drive  
Douglasville, Georgia 30134

Invoices shall include the following information:

*Company name and address	*Date of Shipment	*Total amount due
*Unit price	*Extended price	*Quantity
*Description of goods	*PO number	

**2.7 INSURANCE REQUIREMENTS:** Each bidder shall furnish, with their bid proposal, a Certificate of Liability Insurance evidencing the following coverage: (a) Commercial General Liability Insurance with a minimum limit of one (1) million dollars per occurrence and two (2) million dollars in the aggregate; (b) Product Liability Insurance with a minimum of ten (10) million dollars. This certificate shall be from the prime builder only.

**2.8 NON-COLLUSION AFFIDAVIT (Exhibit B):** Bidder is required to affirm it has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by the Bidder, entered into any combination, collusion or agreement with any person relative to the price to be offered by any person nor to prevent any person from making an offer nor to induce anyone to refrain from making an offer and that this offer is made without reference to any other offer.

**2.9 E-VERIFY AFFIDAVIT (Exhibit C):** Bidders are required to enroll in and verify the work eligibility status of all newly hired employees through the E-Verify program. The E-Verify affidavit must be properly executed and submitted with the bid documents.

## **GENERAL REQUIREMENTS & OUTLINE SPECIFICATIONS PART III**

Unless shown or called for otherwise in the construction documents the following represents the minimum acceptable conditions for this project. If the general contractor wishes to propose alternate conditions, equipment, systems or materials of “equal” or higher quality levels to what is called for in the construction documents he/she should do so in writing. It will be the general contractor’s burden to furnish all information, documentation and effort needed to convince the Architect and the County that any change would prove beneficial to the County and the project. A thorough outline of relative costs, quality and benefits will be required in writing from the general contractor. The architect and engineering team, along with Douglas County will decide whether or not to accept the alternate. Time spent by the design team evaluating and/or revising drawings and documents necessary to implement contractor generated changes will become part of the County’s cost of the change. For bid purposes the general contractor is to include what is now shown or called for and not assume that any changes will be approved.

Any requirements and specifications located in sections of other disciplines which conflict with any found here will supersede those found here. For example, if the electrical drawings show different requirements than shown here (in the architectural section) the electrical section shall take precedent. Any discovered discrepancies should be brought to the architect’s attention for coordination and correction.

### **3.1 GENERAL REQUIREMENTS:**

1. **CODES** – All work shall conform to requirements of the Standard International Building Code (or the building code(s) locally adopted), the NFPA 101 Life Safety Code, the Standard Fire Prevention Code, the state handicap law, the Americans with Disabilities Act, all codes pertaining to electrical, plumbing, mechanical (HVAC), fire protection and all other codes, local regulations or ordinances in force at the time the work is permitted. Request clarification from local building authorities if conflicts are discovered which result from recent modifications or additional requirements of codes, ordinances or regulations, and notify the Architect immediately. Editions of codes in force at the time of permitting shall govern. Verify zoning, building setbacks, and building separation requirements prior to beginning construction.
2. **OSHA** – General and subcontractors shall ensure that all work activities comply fully with applicable OSHA requirements at all times. Strictly follow all instructions, recommendations, and requirements published or provided by manufacturers of products and materials to be incorporated into the work.

3. **SKILL, EXPERIENCE, & INSTALLATION** – All work shall be performed only by persons properly trained, experienced and skilled in the specific work. Provide safety barricades, warning signs, protective and dust proof enclosures, ventilation and other safety related equipment measures necessary to protect persons and property from damage or injury. Ensure that easily identifiable and accessible fire extinguishers and first aid kits, in adequate supply, are located throughout the job site at all times. Provide easy and identifiable access to a working telephone or other means of communication device for purpose of contacting emergency medical assistance. All materials, manufactured items, and equipment shall be installed in strict accordance with manufacturer’s published instructions and only in conditions meeting manufacturer’s published instructions and only in conditions meeting manufacturer’s published requirements or suggestions.
4. **INSURANCE** – General and subcontractors shall maintain and keep in force workman’s comp insurance, liability, - and other insurance coverage as may be required in the construction contract or by state law for the duration of the project.
5. **COORDINATION** – General contractor shall supervise and coordinate the work of all trades so as not to prolong the work or create hazardous conditions.
6. **CONTRACT ADMINISTRATION** – If the County options to not have Design Administration Services based on the County’s decision the Consultant’s services shall not include Construction Phase services, the County shall be solely responsible for interpreting the contract documents and observing the work of the Contractor to discover, correct or mitigate errors, inconsistencies or omissions. If the County authorizes deviations, recorded or unrecorded, from the documents prepared by the Consultant, the County shall not bring any claim against the Consultant and shall indemnify and hold the Consultant harmless from and against all claims, losses, damages, and expenses, including but not limited to defense costs and the time of the Consultant to the extent of such claim, loss, damage, or expense arises out of or results in whole, or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified under this provision.
7. **ASSIGNMENT OF WORK** – It is totally the responsibility of the general contractor to assign and distribute all phases of the work among his/her subcontractor and labor pool. The contractor alone shall be responsible that all aspects of the work are included in his/her bid and that it is properly and professionally executed. The contractor shall have a meeting with all major subcontractors to coordinate the distribution of work to ensure that all aspects of the work is properly distributed. This is especially important with items which could fall into more than one category of work. The general contractor shall provide all major subcontractors with full sets of drawings and documents - not solely that apply to his/her specific trade. This list would include at a minimum the following: the grading and site work contractor, foundation contractor, masonry contractor, steel contractor, electrical contractor, HVAC contractor and the plumbing contractor. Unless

specified or agreed to elsewhere, the contract for this construction project is solely between the County and the general contractor. The County has no agreement with subcontractors. It is therefore the general contractor's sole responsibility for everything in the construction documents. The construction documents include the drawings, any self-contained or separate specifications, any written instructions to the bidders, the construction contract, any later addenda or written instructions from the architect or engineering team, and any other pertinent and related documents having to do with this project.

8. UTILITY DISCONNECTIONS & CONNECTIONS – General and subcontractors shall coordinate permanent and temporary disconnections and connections of utilities so as not to create potentially harmful or hazardous conditions which could cause harm to persons or property. Notify utility companies (or UPC) prior to excavation or demolition or doing anything which could interrupt or damage utility services above or below ground. Such notification shall be in the manner prescribed by the utility company and in compliance with state law.
9. EXISTING CONDITIONS – Existing conditions shown are given as best present knowledge. General and subcontractors shall visit the site and examine all existing conditions. They shall field verify, and field measure all existing conditions effecting or effected by the new work. They shall carefully examine condition of all utility services and lines and propose corrective measures where needed. They shall inquire as to the existence of any available drawings or other documents which may show existing conditions above or below ground. General contractor shall contact local utility companies such as electric, gas, and water to ascertain location of underground utilities. Notify appropriate persons if discrepancies are discovered before performing further work.
10. PERMITS – No work shall be performed without appropriate permit(s). The general contractor is required to apply for, procure, and pay for all costs related to all permits.
11. ENVIRONMENTAL ISSUES – All environmental issues are the sole responsibility of the County. Neither architect, engineer(s), general contractor or subcontractors are responsible for discovery, testing or removal of any hazardous material as part of their scope of work unless specifically stipulated by written agreement. If, during the course of work, the general contractor or subcontractors discover hazardous materials or conditions they shall notify the County's representative by phone and in writing immediately, before proceeding with the work, so that a safe and appropriate course of action can be decided upon.
12. AMERICANS WITH DISABILITIES ACT (ADA) & STATE HANDICAP LAWS – The County has ultimate responsibility to comply with the Americans with Disabilities Act and state handicap laws. Published documentation describing these requirements shall be provided upon request. The ADA is a civil rights law – not a building code.

Oversight of a non-complying item by a local building official will not relieve the County's responsibility under Federal Law.

13. TEMPORARY BRACING – All new walls or other structures shall be adequately braced while they are being constructed. Install any required permanent bracing as soon as possible. Do not remove temporary bracing until permanent bracing or other forms of securement are in place. At any demolition areas brace and support all wall, floor, and roof structures securely for safety of persons and property.
14. WORK SCHEDULE – General contractor shall verify proposed work schedule with the County's representative prior to subcontracting the work. After work commences, he/she shall continue to verify schedule with the County's representative if changes are needed.
15. WARRANTIES & GUARANTEES – General Contractor shall provide written warranties and guarantees to the County, along with operation manuals on all equipment as part of project close out. These documents shall be as required by the contract.
16. DELIVERY & STORAGE OF MATERIAL – General Contractor shall discuss and obtain approval from the County's representative on proposed locations for receiving and storing deliveries of construction materials and supplies and for location of temporary toilet and dumpster if applicable. All materials will be stored in a safe, secure and weather protected manner.
17. FIRE RATED ASSEMBLIES – Where fire rated assemblies are required, use only those assemblies which have been tested by a recognized testing agency such as the Underwriter's Laboratories. Fire rated doors and frames shall have label applied in factory or shop – not in field.
18. RATED WALL PENETRATIONS – When penetrating a fire rated wall or partition, use an approved fire caulking material to seal all cracks and openings. This could be for such things as structural beams, air ducts, columns, bar joists, piping, conduit, etc. Air ducts penetrating fire rated walls shall be equipped with automatic fire dampers.
19. MODIFICATION OF STRUCTURAL CONDITIONS – Do not modify existing or new structural conditions without consulting the County's representative, designer, and/or structural engineer and obtaining written authorization to do so.
20. SHOP DRAWINGS & SUBMITTAL DATA – Shop drawings and submittal data shall be reviewed for general conformance with architectural or engineering design concepts and compliance with contract documents. Do not submit a change request by way of shop drawing or submittal data without first bringing the matter to the County's representative, designer's, and/or engineer's attention. If an item is submitted to the architect or engineer and it is reviewed and if it is different than what is called for

in the construction documents, the review does not constitute an approval of the change, nor does a review of shop drawings and submittal data relieve the general contractor of his responsibility to comply with contract construction documents. For items where proper fit and function depend on the work of others or existing conditions, field verify all conditions and dimensions before installation. General contractor shall review shop drawings and signify that he has done so before submitting them to the designer or engineer(s). Shop drawings and submittal data not done thusly will be returned to the general contractor un-reviewed. The designer and engineer(s) are not responsible for checking dimensions or verifying that proper structural member selections have been made. Fabrication processes, construction techniques, dimensioning and coordination, of work by all trades is the sole responsibility of the general contractor. At a minimum, and when applicable, provide complete descriptive shop drawings on structural steel and reinforcing steel, miscellaneous steel, stairs, steps, ramps, handrails and guardrails, cabinetwork, casework and millwork, trim, doors, frames and hardware, glass, glass framing systems and windows, roof and all flashing, toilet partitions, mechanical equipment, plumbing fixtures and trim, electrical equipment, lighting, panels, etc. When design load requirements are to be met for code compliance, such as for impact load on guardrails or wind load on glass, and the design of an item is provided by an outside fabricator or vendor, the fabricator or vendor shall provide the engineering calculations needed to show that the required load capacity has been met and the design is in full compliance with applicable codes. Any additional cost for ensuring such compliance shall be borne by the general contractor. Further, the general contractor shall furnish an engineer's certificate document or a certified drawing if requested by architect, engineer(s), or building officials. This certification shall be provided at no additional cost to the County, project architect, or project engineer(s). Provide architect with two (2) copies of submitted material which he/she can keep in his/her possession along with the copies to be returned to the submitter.

21. CHANGES IN THE WORK – General contractor and subcontractor shall make no changes in the work without approval from the County's representative. Change order work will not be performed without having a clear written agreement describing the change with the County's approval, or the approval of the County's representative. This agreement shall stipulate what cost or time difference – if any – will be made in the contract. Do not undertake any change without some form of written agreement regarding the related time and money aspect of the change. General contractor shall maintain at least one (1) complete set of construction documents at the project site at all time for the purpose of recording conditions needed for production of as built drawings upon completion of the project. If any items are installed differently or at different locations than as shown on the construction documents this condition shall be recorded accurately and in a legible easy to read manner.
22. ADDITIONAL LOADS – Do not attach or support additional loads to or from building support structure (existing or new) without certification as to the structure's adequacy. This is particularly with regards to roof structure loads.

- 23. ACCESS TO CONSTRUCTION DOCUMENTS** – General contractor shall provide all subcontractors with easy access to all construction documents not merely the documents pertaining to the work under their specific subcontract.  
The general contractor shall review the entire project with all subcontractors prior to bidding and beginning the work. If applicable, general contractor will make available drawings on existing conditions to all subcontractors. Such existing conditions must be verified where possible, however, before being relied upon.
- 24. PROJECT KEYING AND DOOR HARDWARE** – General contractor shall coordinate project keying, locking requirements and overall door hardware with the County’s representative. Provide temporary locks and keying if needed for security. All dead bolt locks to have a lever action twist from inside and shall not require a key. General contractor shall prepare a hardware schedule and review same with the County’s representative. When deemed applicable by architect use the services of a certified hardware consultant.
- 25. REPAIR OF DAMAGED WORK** – It shall be the general contractor’s responsibility to repair all damaged work, complete all incomplete work and modify any work not done according to the contract documents as a condition of final payment.
- 26. CLEANING OF PROJECT** – The project shall be kept reasonably clean and picked up all during construction. General contractor shall acquire his own dumpster for the site and locate the dumpster at a location agreeable to the County. At completion of the work the general contractor shall thoroughly clean the entire project and surrounding work area and remove from the site all rubbish, trash, scrap material and debris produced as a result of the work, either by his/her employees or by his/her subcontractors. All such material shall be safely and properly handled and disposed of at an approved location under approved permitted conditions. All surfaces of the building involved in the work shall receive a final cleaning. It is incumbent on the general contractor to request a review and approval by the County’s representative.
- 27. FIELD OFFICE** – General contractor is responsible for providing an enclosed job site field office with a phone and fax for the duration of the project. He/she shall also provide for his/her own water and electric power, in addition to portable toilet facilities. If the general contractor is able to negotiate use of any of the County’s facilities during the construction process for any of the above, so be it. However, the general contractor shall include costs for such items in his base bid. If an agreement on use of the County’s facilities is made an appropriate credit shall be given to the County.
- 28. DAILY LOG** – General contractor’s superintendent shall keep a daily written log of the project for its duration. In this log he/she shall denote any and all significant events. He/she shall also make note of weather conditions especially in the event where weather or other conditions prevent work progress.

29. APPLICATION – Both the general requirements and the outline specifications shall apply to all applicable portions of the work except where there appears to be conflict with other requirements indicated elsewhere within the documents. These conflicts need to be brought to the attention of the architect.
30. METHODS AND MEANS – General contractor is solely responsible for all methods and means of construction, including techniques, sequences, and procedures. This includes bracing and shoring, if not detailed elsewhere on drawings. Where a particular construction detail is not provided, request instructions from the architect. In some situations, if no minor detail is provided, the general contractor and subcontractors will be expected to produce construction results based on normally accepted and common methods in today's construction industry. Only complete, neat, clean, and professional quality work will be acceptable.
31. WATERPROOFING – All waterproofing shall be done by a waterproofing contractor. Use only materials and systems designed for “waterproofing”. Do not use “damp proofing” materials for waterproofing. Prepare all surfaces and install waterproofing per written instructions and recommendations of manufacturer.
32. FLASHING, SEALANTS, & CAULKING – Flash all roof edges, roof penetrations and all junctions such as roof to wall or wall to wall (where applicable) and make watertight. Use materials as described in drawings. If no specific material is referenced in the documents use materials designated for use on the various applications by their manufacturer and which are considered standard and normal for such use throughout the industry. Flash and slope so as to have no ponding water. Install “crickets” where needed for this purpose. Seal all exterior joints of dissimilar materials with elastomeric sealant material designed for use at such locations. Where possible use colored sealant to match color of adjacent material unless noted otherwise. In interior use elastomeric caulking compound at all joints of dissimilar materials. Use colored material where applicable: paint grade otherwise. Caulk all exposed cracks and gaps where not covered with trim, etc.
33. COLORS – Unless provided otherwise general contractor shall verify color selections for paint, stain, tile, carpet, plastic laminate and other such items with the County's representative. Where applicable provide the County with samples of manufacturer's standard selections from which to choose. Obtain approvals on selections in writing.
34. CUTTING & PATCHING – Perform cutting and patching as needed to carry out the work. Cutting and patching to be done neatly and completely. Match adjacent materials and finishes where possible. Clean all areas affected by cutting and patching. Provide sample of cutting and patching if requested by architect.
35. STOOPS & CONCRETE WALKS – Where stoops and/or concrete walks are located at doorways set tops a maximum of ¼” below finished floor elevation. A saddle type

handicap accessible threshold must be used. Stoops and walks to slope down and away from doorways. Concrete stoops and walks to have medium broom finish unless noted otherwise on drawings.

36. DRIP STRIPS – Install pre-formed aluminum drip strip such as the 16 series by National Guard Products above all exterior doors not having a canopy of some type above. Consult with Architect.

A NEW COMMERCIAL CONSTRUCTION PROJECT

for  
**DOUGLAS COUNTY FIRE DEPT.**  
 TRAINING FACILITY & EQUIPMENT STORAGE  
 WORTHAM ROAD, DOUGLAS COUNTY, GEORGIA 30134

STRUCTURAL ENGINEER  
 DON L. MOORE INC.  
 1800 CAMMILL, GEORGIA 30135  
 784 RICA, GA 30130  
 PHONE: 770.942.6551  
 EMAIL: eb6551@comcast.net

ARTIFEX, LLC  
 2323 Richardson Road  
 78164 Houston  
 artfex@artfex.com  
 C CONTRACT 1000

**BUILDING CODE SUMMARY**

TYPE OF CONSTRUCTION: TYPE B - FULLY SPRINKLED  
 OCCUPANCY CLASSIFICATION: STORAGE (GROUP S-1)  
 INTENDED USE: VEHICLE & EQUIPMENT STORAGE FACILITY  
 NO. OF STORIES: ONE BUILDING HEIGHT: APPROX 32'-6"  
 TOTAL AREA: 15,000 SF. ALLOWABLE AREA: 19,000 SF.  
 OCCUPANT LOAD: "GROUP S-1 STORAGE" TOTAL OCCUPANCY - 300 GROSS  
 SOFT STORY DRIFT RATIO: APPROX 0.05  
 WIND SPEED: 130 MPH WIND RESISTANCE: 60"  
 20'-0" MAXIMUM TRAILER DISTANCE  
 NUMBER & ARRANGEMENT OF STORIES: 1 STORY  
 172'-0" ACTUAL DISTANCE FROM FURTHEST REAR CORNER TO FRONT ENTRANCE

Digitally signed  
 by Don Moore  
 DN: cn=Don Moore, o=Don L. Moore Inc., ou,  
 email=eb6551@c  
 omcast.net, c=US  
 Date: 2020.05.03  
 13:55:01 -04'00'

**Don Moore**



**EFFECTIVE CODES FOR CONSTRUCTION**

- International Building Code, Amendments (2014) (2015) (2017) (2018) - (Effective January 1, 2020)
- 2012 Edition, with Georgia Amendments (2014) (2015) (2017) (2018) - (No longer valid after January 31, 2020)
- International Fire Marshals Code, Amendments (2014) (2015) (2017) (2018) - (Effective January 1, 2020)
- 2012 Edition, with Georgia Amendments (2014) (2015) (2017) - (No longer valid after January 31, 2020)
- International Fire Code, Amendments (2014) (2015) (2017) - (No longer valid after January 31, 2020)
- 2012 Edition, with Georgia Amendments (2014) (2015) (2017) - (No longer valid after January 31, 2020)
- International Plumbing Code, Amendments (2014) (2015) (2017) - (Effective January 1, 2020)
- 2012 Edition, with Georgia Amendments (2014) (2015) (2017) - (No longer valid after January 31, 2020)
- International Mechanical Code, Amendments (2014) (2015) (2017) - (Effective January 1, 2020)
- 2012 Edition, with Georgia Amendments (2014) (2015) (2017) - (No longer valid after January 31, 2020)
- International Fire Code, Amendments (2014) (2015) (2017) - (Effective January 1, 2020)
- 2012 Edition, with Georgia Amendments (2014) (2015) (2017) - (No longer valid after January 31, 2020)
- National Electrical Code, Amendments (2014) (2015) (2017) - (Effective January 1, 2020)
- 2012 Edition, with Georgia Amendments (2014) (2015) (2017) - (No longer valid after January 31, 2020)
- International Energy Code, Supplements and Amendments (2011)(2012) - (Effective January 1, 2020)
- 2008 Edition, with Georgia Supplements and Amendments (2011)(2012) - (No longer valid after January 31, 2020)
- NFPA 101, Amendments (2011)(2012) - (Effective January 1, 2020)
- Life Safety Code 2012 Edition with State Amendments (2013) - (No longer valid after January 31, 2020)

**AUTOMATIC SPRINKLER SYSTEM SPECIFICATIONS**

- The building shall be installed with a Dry Pipe Sprinkler System installed in accordance with NFPA-13 and the Douglas County Fire Marshals Office.
- The Dry Pipe Sprinkler System shall be designed in accordance with NFPA-13 for a life hazard, Group II Construction.
- The Dry Pipe Sprinkler System shall be installed in accordance with NFPA-13, shall have a minimum 1.5" pipe size throughout the entire facility.
- All materials and hangers shall be installed in accordance with NFPA-13.
- All new system piping shall be fire-retardant primary pressure treated steel pipe.
- The Dry System air compressor shall be installed and supported for the protection test and be sized accordingly to fill the system to capacity within 30 minutes.

**CONSULTANT**

ARTIFEX, LLC  
 VILLA RICA, GEORGIA 30180  
 PH: (404) 860-4704  
 EMAIL: chrism@artfex.com  
 CONTACT: CHRIS REDMON  
**STRUCTURAL ENGINEER**  
 DON L. MOORE INC.  
 DON MOORE, P.E.  
 DOUGLASVILLE, GEORGIA 30135  
 PH: (770) 942-6551  
 EMAIL: eb6551@comcast.net

**CLIENT/ OWNER**

DOUGLAS COUNTY FIRE DEPARTMENT  
 6856 WEST BROAD STREET  
 BLAKE GAMMILL MEMORIAL BUILDING  
 DOUGLASVILLE, GEORGIA 30134  
 PH: (678) 596-6026  
 EMAIL: zschmeyer@douglas.gov  
 CONTACT: SCOTT ZACHMEYER

**DRAWING INDEX**

- T1.1 COVER SHEET
- A2.1 ELEVATIONS
- A2.2 FOUNDATION PLAN & DETAILS
- A3.1 ROOF PLAN
- A3.2 BUILDING SECTION

THE FOUNDATIONS AND FOUNDATION DETAILS DESIGNED AND PRESENTED IN THESE DOCUMENTS ARE BASED UPON THE DATA AND INFORMATION PROVIDED BY THE CLIENT AND ARE SUBJECT TO THE ACCURACY OF THE DATA AND INFORMATION PROVIDED. THE ENGINEER ASSUMES NO LIABILITY FOR THE FOUNDATIONS AND FOUNDATION DETAILS DESIGNED AND PRESENTED IN THESE DOCUMENTS IF THE DATA AND INFORMATION PROVIDED BY THE CLIENT IS INCOMPLETE, INACCURATE, OR MISLEADING. THE ENGINEER ASSUMES NO LIABILITY FOR THE FOUNDATIONS AND FOUNDATION DETAILS DESIGNED AND PRESENTED IN THESE DOCUMENTS IF THE DATA AND INFORMATION PROVIDED BY THE CLIENT IS INCOMPLETE, INACCURATE, OR MISLEADING.

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\*\*\*NOTICE\*\*\*  
 THESE ARE PRELIMINARY MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THESE ARE SUBJECT TO THE COST AND SCOPE ANALYSIS. THESE ARE SUBJECT TO THE COST AND SCOPE ANALYSIS. THESE ARE SUBJECT TO THE COST AND SCOPE ANALYSIS. THESE ARE SUBJECT TO THE COST AND SCOPE ANALYSIS.



CURRENT ISSUE/REVISION  
 DATE: 04.21.2020

DATE: 10/20/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 TITLE: P.E.



A NEW COMMERCIAL CONSTRUCTION PROJECT  
 for  
 DOUGLAS COUNTY FIRE DEPT  
 TRAINING FACILITY & EQUIPMENT STORAGE  
 WORTHAM ROAD, DOUGLAS COUNTY, GEORGIA 30134

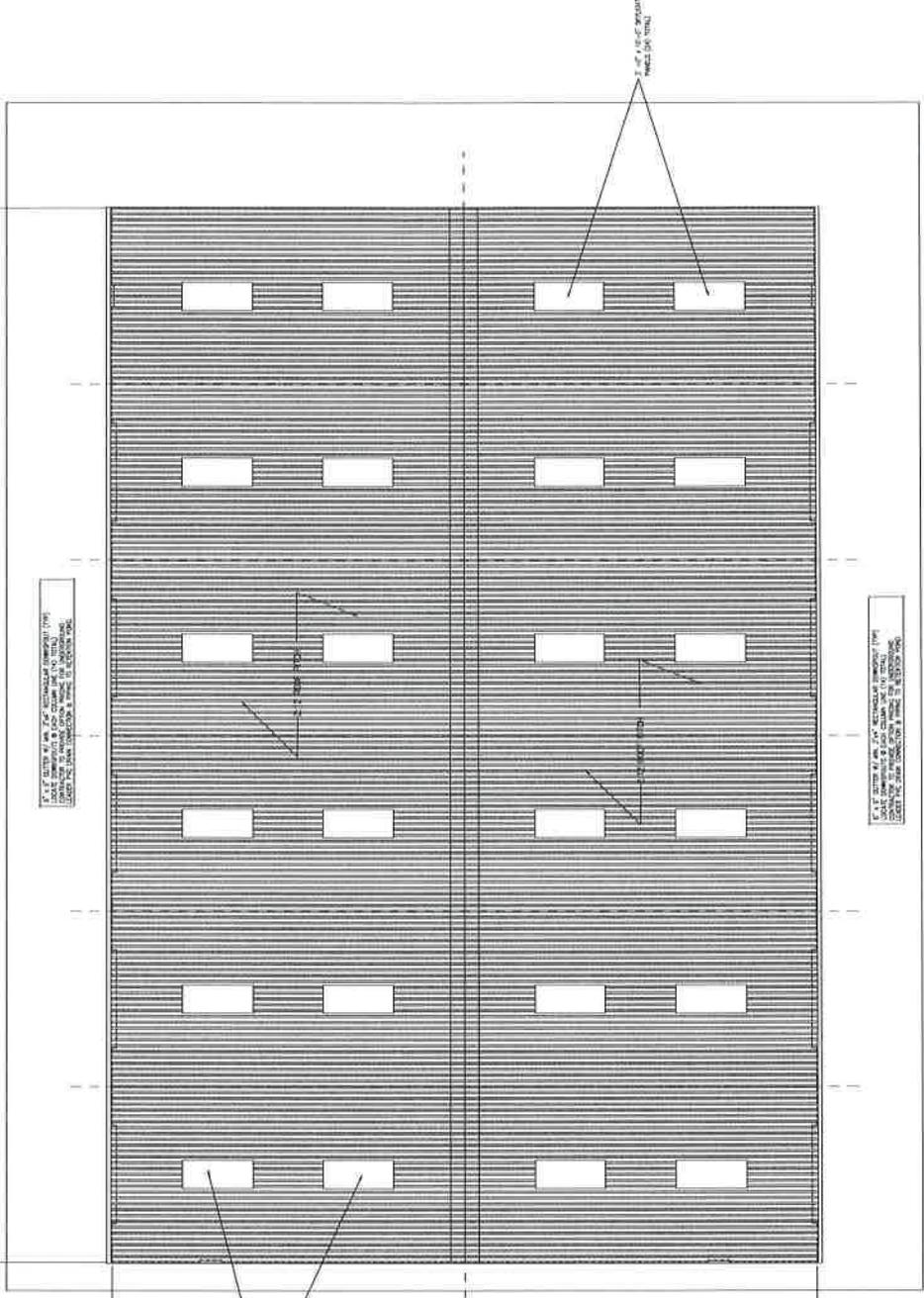






STRUCTURAL ENGINEER  
 DON L. MOORE INC  
 DON MOORE, P.E.  
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 Villa Rica, GA 30180  
 PHONE: 770.942.6551  
 EMAIL: dmoore51@comcast.net

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 Villa Rica, GA 30180  
 PH: 770.942.6551  
 info@donlmoore.com



**\*\*\*NOTICE\*\*\***  
 THE FOUNDATIONS AND FOUNDATION DETAILS SHOWN AND PRESENTED  
 HEREIN ARE BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT AND  
 CONTRACTOR. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION  
 OF THE FOUNDATION DETAILS AND FOUNDATION CONDITIONS. THE ENGINEER  
 HAS NOT CONDUCTED ANY INVESTIGATIONS OR TESTS TO VERIFY THE  
 ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S RESPONSIBILITY  
 IS LIMITED TO THE FOUNDATION DETAILS AND FOUNDATION CONDITIONS  
 SHOWN AND PRESENTED HEREIN. THE ENGINEER IS NOT RESPONSIBLE FOR  
 THE DESIGN OR CONSTRUCTION OF THE FOUNDATION OR FOR THE  
 PERFORMANCE OF THE FOUNDATION UNDER ANY OTHER CONDITIONS.  
 THE ENGINEER'S LIABILITY IS LIMITED TO THE FOUNDATION DETAILS AND  
 FOUNDATION CONDITIONS SHOWN AND PRESENTED HEREIN.

- STRUCTURAL GENERAL NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
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  20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



PROPOSED ROOF PLAN  
 SHEET 001 OF 01

A NEW COMMERCIAL CONSTRUCTION PROJECT  
 for  
 DOUGLAS COUNTY FIRE DEPT  
 TRAINING FACILITY & EQUIPMENT STORAGE  
 NORTHAN ROAD DOUGLAS COUNTY GEORGIA 30118

PROJECT NAME	
DATE	12/20/18
DESIGNED BY	DMOORE
CHECKED BY	DMOORE
DATE	12/20/18
SCALE	AS SHOWN

DRAWING SHEET  
**A3.1**

\* APPROVED PLANS MUST BE ON JOBSITE AT ALL TIMES \*



## EXHIBIT A

### BID SUBMITTAL FORM

TO: DOUGLAS COUNTY BOARD OF COMMISSIONERS  
ATTN: PURCHASING DIRECTOR  
8700 HOSPITAL DRIVE  
DOUGLASVILLE, GEORGIA 30134

Bids must be sealed and either mailed or hand delivered to the address shown on this form. No faxed or emailed Bids will be allowed. Bids received after the submittal date and time will be returned to the Bidder unopened.

**Bidder Information:**

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

Name (print): \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

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

TOTAL LUMP SUM: \$ \_\_\_\_\_

**BID SUBMITTAL FORM  
(Page 2)**

**Business References**

Submit reference information for similarly constructed apparatus' presently in service. Each reference must be for an apparatus built of the same construction style as these specifications call for. This list shall include customers' names, addresses, date apparatus was placed in service, and a current contact with phone number.

**References**

**Please provide three (3) customer references**

1. Contact Name: \_\_\_\_\_

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

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

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

2. Contact Name: \_\_\_\_\_

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

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

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

3. Contact Name: \_\_\_\_\_

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

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

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





## **EXHIBIT D**

### **Disadvantaged Business Enterprise (DBE)**

The Disadvantaged Business Enterprise Program (DBE) ensures that contracts are made available to small business owned and controlled by socially economically disadvantaged individuals. The Douglas County Board of Commissioners has adopted the regulation governing DBEs subject to the requirements of Title 49, Code of Federal Regulations, Part 26. The national goal for participation of Disadvantaged Business Enterprises (DBE) is 10%. Douglas County's overall goal for DBE participation is fifteen (15) percent for all awards valued at \$250,001.00 or greater on the following: all construction projects, capital projects, DOT projects, property maintenance contracts, and all other bids where the Director of Purchasing deems same applicable. For awards valued \$50,000.00 up to \$250,000.00, vendors are required to use "Best Efforts" to meet the fifteen (15) percent DBE goal.

The contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of this contract. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as Douglas County deems appropriate. Each subcontract the contractor signs with a subcontractor must include the assurance in this paragraph (see 49 CFR 26.13(b)).

Bidders are required to document sufficient DBE participation to meet these goals or, alternatively, document adequate good faith efforts to do so, as provided for in 49 CFR 26.53. Award of this contract is conditioned on submission of the following information to be submitted concurrent with and accompanying sealed bid the following:

1. The names and addresses of DBE firms that will participate in this contract;
2. A description of the work each DBE will perform;
3. The dollar amount of the participation of each DBE firm participating;
4. Written documentation of the bidder commitment to use a DBE subcontractor whose participation it submits to meet the contract goal;
5. Written confirmation from the DBE that it is participating in the contract as provided in the prime contractor's commitment; and
6. If the contract goal is not met, evidence of good faith efforts to do so.

Bidders must present the information required above as a matter of responsiveness with initial proposals (see 49 CFR 26.53(3)).

The contractor is required to pay its subcontractors performing work related to this contract for satisfactory performance of that work no later than 30 days after the contractor's receipt of payment for that work from the Douglas County.

In addition, the Contractor is required to return any retainage payments to those subcontractors within 30 days after the subcontractor's work related to this contract is satisfactorily completed.

The contractor must promptly notify Douglas County whenever a DBE subcontractor performing work related to this contract is terminated or fails to complete its work and must make good faith efforts to engage another DBE subcontractor to perform at least the same amount of work. The contractor may not terminate any DBE subcontractor and perform that work through its own forces or those of an affiliate without prior written consent of Douglas County.

## Disadvantaged Business Enterprise (DBE) Subcontractor Proposal Form

\*\*This Form to be completed by DBE Firms Committed to work on the Project\*\*

This form is intended to capture the DBE subcontractor's description of work to be performed and the price of the work submitted to the prime contractor. Prime contractor should have its DBE subcontractors complete this form and include all completed forms with the DBE submission packet when due as per the solicitation.

DBE Subcontractor Name		Project Name	
Bid/ Proposal No.	Point of Contact	DBE Certification Number:	
		Current DBE Certification Expiration Date:	
Address			
Telephone No.		Email Address	
Prime Contractor Name			

Work Category (i.e., plumbing, electrical, etc.)	Description of Work Submitted to the Prime Contractor Involving Construction, Services, Equipment, or Supplies	Will any of this work go to lower tier subs?	Price of Work Submitted to the Prime Contractor

**I certify that the forgoing statements are true and correct.**

<b>Subcontractor Signature</b>	<b>Print Name</b>
<b>Title</b>	<b>Date</b>



### DBE GOOD FAITH EFFORT DOCUMENTATION

In accordance with 49 CFR 26.53, a contract must be awarded to bidders/offerors that meet the goal or make adequate good faith efforts (GFE) to meet the goal. A determination of GFE must be documented. If you fail to meet the DBE Participation Goal stated in the Bid Solicitation, you must complete this form. Further, documentation of GFE must include copies of each DBE **AND** non-DBE subcontractor quotes submitted to the bidder when a non-DBE subcontractor was selected over a DBE for work on the contract. This information is subject to verification.

WORK TYPE	DESCRIPTION OF WORK, SERVICE OR MATERIAL		DBE FIRM NAME
Contact Name	Contact Date	List Contact Method (phone no, email, etc.)	Contact Results Bid Amount
Comments:			

WORK TYPE	DESCRIPTION OF WORK, SERVICE OR MATERIAL		DBE FIRM NAME
Contact Name	Contact Date	List Contact Method (phone no, email, etc.)	Contact Results Bid Amount
Comments:			