

**City Hall
Cartersville, GA
Project Clarifications & Assumptions
January 21, 2025**

Clarifications & Assumptions

The following assumptions and/or clarifications were utilized to prepare the Contract Sum.

General:

1. The Owner will pay all Fees associated with permits, impact, usage, tap, meter fees, development, impact, utility relocation etc. unless specifically indicated herein.
2. The Contractor is not responsible for lead-time issues, tariffs, material shortages, or price escalation etc. beyond its control.
3. Our proposal is good for thirty (30) days. We reserve the right to revise our proposal after this time.
4. The Contractor has not Included any design, design verification, or design programming. It shall be the responsibility of the design professional to confirm that the owner's programming needs have been met and reflected in the contract documents.
5. The Contractor has assumed a mutually agreeable contract.
6. The Contractor has Included monthly utility costs for temporary and permanent usage during the Contract Time with the assumption that those utilities will be available for connection within the Limits of Construction and as coordinated.
7. The Owner will Secure all required air rights and easements with ample time to avoid any delays. All associated easements and/or agreements associated with the Work will be provided to the Contractor by The Owner at no cost to the Contractor.
8. The Owner will provide The Contractor with a current survey of the site. The survey shall show all property lines and boundaries associated with the project site.
9. The Contractor is not responsible any unforeseen conditions.
10. The Contractor will be provided at a full working and transferable set of electronic documents for coordination and collaboration in addition to permitted Contract Documents prior to commencement. Any additional revisions, modifications, adjustments because of value engineering, specialty consultants review, recommendations, collaboration, or other means will be officially incorporated into the Documents. (Design team may require add services for this) The Architect is responsible for providing conflict coordination/resolution. The Contractor has not made any provisions for resolving design or systems conflicts.
11. The Contractor will set up and facilitate the use of Procore or similar project management web-based software to be utilized by the project team as the primary tool to facilitate, document, and manage the project.
12. Contractor reserves the right to utilize alternate/similar materials accepted by the architect and owner to maintain the construction schedule. Substitutions requests beyond the Contract Date will be reviewed for acceptance.
13. The Contractor will coordinate with the Owner's separate contractors and consultants. However, The Contractor is not responsible for any delays in the project schedule that may be caused by these contractors and consultants.
14. The Contractor is not responsible for insuring that local, state, or governing jurisdictions codes, are incorporated into the drawings.
15. The Contractor has not made provisions for repairs or cleaning caused by the Owners suppliers, vendors, or Work under separate contracts.
16. The Contractor has not made provisions for any delays or schedule impacts resulting from or associated with Owner provided materials, systems, or equipment.
17. The Owner will retain professional services of testing laboratories and/or specialty consultants for all testing required as well as waterproofing and building envelopes at no cost to the Contractor. The Contractor will coordinate with the testing and other specialty consultants retained by Owner.

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18. The Contractor has not made provisions for adverse/inclement weather days beyond Predictable Inclement Weather Days. Predictable Inclement Weather Days (reasonably anticipated) are defined as non-cumulative and as follows. Weather will be tracked and recorded on site. Verification and/or confirmation of weather during the Contract Time as "Climatological Data for Atlanta Area, GA" documented by NOWData – NOAA Online Weather Data utilizing the following online service (<https://w2.weather.gov/climate/xmacis.php?wfo=ffc>).

Predictable (reasonably anticipated) Inclement Weather Days											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
7	7	7	6	6	8	7	7	5	5	6	7

Sitework:

1. The Contractor has not made any provisions for rock or unsuitable soils.
2. The Contractor has not included relocation or modification of any existing primary power, secondary power, or fiber optic lines, etc.
3. The Contractor has not included any scope of work at the playground except for providing and installing the fence.

Earthwork/Utilities:

1. The Contractor has not included demolition or modifications of any existing structures, utilities, and/or site improvements beyond the limits of disturbance.
2. The type, elevation, and condition of the existing foundations of the bridge are unknown. The Contractor has included an allowance of \$100,000.00 for potential shoring or other means and methods of constructing the project per the current design.
3. The contractor has not included the 8" Fire line to the new entry pavilion as shown on the documents. If added the cost of work is \$22,000.00.

Concrete:

1. The Contractor has included an allowance of \$98,438.00 for a foundation wall along the NE corner of the building from column line K-Q along column line 1. This is not indicated on the documents and needs to be coordinated.
2. The Contractor has included planter walls in the locations as indicated. These elements are currently not coordinated between the wall profiles, wall plans and structural foundations. This needs to be coordinated between The Contractor and Design Team.
3. The Contractor has included bracing of the foundation walls as a means to expedite the foundation wall backfill prior to the steel deliveries.
4. The Contractor has included all exposed concrete as class B finish.

Masonry:

1. The Contractor has included brick veneer facing on the exposed faces of the planter walls with the assumption that the brick will be supported by a brick ledge and angle iron or a wall haunch in lieu of extending masonry to the top of footings.

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Structural Steel:

1. The Contractor has included an allowance of \$14,625.00 for parapet steel at the cornices indicated graphically on the architectural drawings, but not on the structural documents.
2. The Contractor has included painted steel railings at all interior stairs.
3. The contractor has included stainless steel railings similar to the basis of design at the exterior walls, stairs & interior of the City Hall atrium on floors 2 & 3. These are included with horizontal infill.

Waterproofing:

1. The contractor has included sheet waterproofing on all foundation walls as indicated on the drawings.

Openings:

1. The Contractor has included an allowance for coiling shutters and smoke curtains of \$43,500.00.

Drywall & Acoustical:

1. The Contractor has Included blocking at millwork, toilet accessories, etc. locations throughout the building as metal strapping in lieu of wood blocking at locations other than grab bars, toilet seats, and public restrooms.
2. The Contractor has Included Level 4 Finish throughout the entire building.

Paint & Wallcovering:

1. The Contractor does not include WC-5 or WC-7. These are indicated on the finish schedule but not on the finish plan.

Misc. Specialties:

1. The Contractor has not Included any projection screens, monitors, displays, sound, security, Audio/Video, telephone, data, CATV, CCTV systems or associated equipment.
2. The Contractor has Included an allowance for signage of \$54,707.00 that is currently indicated on the drawings.

Furnishings:

1. The Contractor has not included and loose furniture, fixtures or equipment.

Mechanical:

1. The Contractor has Included gas piping from the service provider's meter location on the NW corner of the building.
2. The Contractor will Seal Duct and provide Construction Filters ILO Duct Cleaning as Specified per Accepted Value Engineering.
3. The Contractor will provide manufacturers VRF controls and standalone DOAS and mini splits ILO Specified DDC, redundant /conflicting controls as specified per Accepted Value Engineering.
4. The Contractor has not included a fire pump.

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Electrical:

1. The Contractor has not included a generator or transfer switch material or installation for the new City Hall. However, the final connections are included.
2. The Contractor has included 33 Light Bollards on the site. Light Bollards are per the electrical drawing fixture schedule.
3. The Contractor has not included any provisions for lighting in the parking lot lighting. Parking lot lighting to be provided and installed by Cartersville Electric.
4. The Contractor has included an allowance of \$5,000.00 for ERRC testing.
5. The Contractor has not included the A/V, voice & data, low voltage, security, including, but not limited to equipment or wiring. The Contractor has Included rough in for these systems.
6. The Contractor has not made provisions for or included ERRC or AOR systems.