

**CITY OF DALTON  
CITY HALL CUPOLA REPAIRS**

**GENERAL CONSTRUCTION AGREEMENT**

THIS GENERAL CONSTRUCTION AGREEMENT is made and entered into on this 4<sup>th</sup> day of October, 2021 by and between the City of Dalton, a Georgia Municipal Corporation, hereinafter referred to as "CITY", and **Place Services, Inc.**, hereinafter referred to as "CONTRACTOR".

WHEREAS, CITY owns certain real Property located at 300 West Waugh St., Dalton upon which the CITY operates The **Dalton City Hall**; and

WHEREAS, CITY desires to **repair the cupola structures on both building sections** upon said Property; and

WHEREAS, CONTRACTOR desires to construct the project to the CITY's specifications; and

WITNESSETH: That the parties hereto for the considerations hereinafter mentioned covenant and agree as follows:

1. CONSTRUCTION SITE: The real property upon which the project shall be constructed is located at 300 West Waugh St., Dalton, hereinafter "subject property".

2. USE OF PROPERTY: CONTRACTOR shall have use and possession of the subject property at the following days and times to complete the project:

Days: **20 Business Days**

Time of day: **7:00 AM to 7:00 PM**

In the event that CONTRACTOR should desire to use the subject property on additional dates or times, CONTRACTOR shall obtain written authorization from the Dalton City Administrator. CONTRACTOR shall not restrict the public use of or access to the subject property except as may be authorized by the Dalton City Administrator. The subject property shall be occupied and used in conformity with all laws, statutes, ordinances, rules, restrictions and orders of any federal, state or municipal governments or agencies thereof having jurisdiction over the use of the subject property. The subject property shall be used for construction of the subject project and related storage only and not for any other commercial

operations. The storage of flammable liquids, gases, fuels, lubricating or waste oil, acids, paint and solvents or other dangerous materials is prohibited except that such materials may be kept and stored in proper receptacles and secured from access by the public at the subject property during construction as may be necessary for use in the operation of CONTRACTOR for completion of the subject project. Any such substances shall be delivered in such amount, and stored and used only as approved by the CITY and in accordance with applicable federal, state and local statutes, ordinances, rules and regulations in force during the term of the Agreement.

3. PROJECT: The CONTRACTOR shall complete the project and perform the services specified in the scope of work, which is included herein by reference and the specifications provided in the CONTRACTOR's proposal attached hereto as Exhibit "A".

4. DATE OF COMMENCEMENT: The CONTRACTOR shall commence work on the project within 5 days of receiving **Notice to Proceed** by the CITY. (Notice to proceed shall be issued upon receipt of final material delivery.)

5. DATE OF COMPLETION: The CONTRACTOR shall complete the project within 25 days of receiving **Notice to Proceed** by the CITY.

6. CONTRACT SUM: The CITY shall pay to CONTRACTOR the total sum of **\$173,238.51** Dollars for the complete performance of the project and terms of this Agreement. In addition, CITY shall pay to CONTRACTOR for any additional work performed pursuant to any mutually agreed to change orders. All change orders shall be in writing signed by both parties. CONTRACTOR shall notify the Dalton City Administrator prior to commencing work pursuant to a change order.

7. CONTRACT PENALTY: The CONTRACTOR shall pay to the CITY the amount of **\$250.00** Dollars per calendar day for unexcused delay in completion of the project past the date of completion.

8. PAYMENT: The CITY shall pay the contract sum to CONTRACTOR upon complete performance of the project and terms of this Agreement. CONTRACTOR shall provide to CITY an Affidavit from the CONTRACTOR stating the CONTRACTOR has fully performed all terms of the Agreement. Final payment shall be made no later than 30 days after receipt of said Affidavit. Upon completion of any additional services, said additional services shall be paid within 30 days of receipt of invoice from CONTRACTOR. Payment shall be made via electronic funds transfer (EFT).

9. SURRENDER OF subject property: CONTRACTOR shall, no later than 5 days after completion of the project, surrender possession of the subject property and remove all vehicles, equipment, supplies, construction debris, waste and refuse from the subject property. CONTRACTOR shall reimburse CITY for the cost of removal of any

such items remaining on the subject property after 5 days. CITY may have any such items stored at CONTRACTOR'S risk and expense. All personal Subject property remaining on the subject property or possession of the CITY after 30 days shall be deemed abandoned by the CONTRACTOR and may be disposed of by CITY without liability to CONTRACTOR. All permanent improvements to the subject property shall become the Subject property of the CITY.

10. CITY COVENANTS: CITY covenants and agrees:

- (a) to provide all available information, data, reports, records and maps to which CITY has possession or control which are necessary for CONTRACTOR to perform the scope of services provided for herein;
- (b) to provide reasonable assistance and cooperation to CONTRACTOR in obtaining any information or documentation which are necessary for CONTRACTOR to perform the scope of services provided for herein;
- (c) to designate a representative authorized to act on the CITY's behalf with respect to the project. Unless otherwise provided, said CITY representative shall be the Dalton City Administrator;
- (d) to permit access to the subject public subject property and obtain permission to access necessary private subject property for CONTRACTOR to complete the scope of services;
- (e) to provide reasonable assistance to CONTRACTOR in applying for and obtaining any necessary Federal, State or local government permits for the scope of services;

11. CONTRACTOR COVENANTS: CONTRACTOR covenants and agrees:

- (a) to perform the scope of services in a professional manner, using that degree of care and skill ordinarily exercised by contractors practicing in the same or similar field;
- (b) to use only employees and subcontractors qualified to complete the work with sufficient experience in same or substantially similar projects;
- (c) to use only properly licensed employees or subcontractors for any work requiring a specialty or professional license issued by the State of Georgia;
- (d) to designate a representative authorized to act on the CONTRACTOR's behalf with respect to the project.

- (e) That its employees or subcontractors are qualified and or certified to install the project materials, as described in the SCOPE OF WORK
- (f) to use the subject property in a safe, careful and lawful manner;
- (g) to promptly report in writing to CITY any unsafe or defective condition of the subject property and any adverse site condition, which shall include but not be limited to limited access, extremely dense vegetation, subsurface conditions, damaged property, or existing utilities, that may adversely affect CONTRACTOR's ability to complete the scope of services or other terms of this Agreement;
- (h) to promptly report in writing to CITY any damage to or injuries sustained on the subject property and to promptly repair any damage to the subject property which is made necessary by any act of CONTRACTOR, its employees, agents, subcontractors, or invitees;
- (i) to keep the subject property in a clean and orderly condition and to remove any personal property of CONTRACTOR upon completion of the project;
- (j) to perform all work on the project in a good and workmanlike manner, free from faults and defects, and in conformance with the terms of this Agreement;
- (k) to determine the appropriate method, details and means of performing the scope of services provided by this Agreement;
- (l) to exercise the ordinary standard of care in complying with the laws, codes, and regulations applicable to the CONTRACTOR's services;
- (m) to exercise diligence and to complete delivery of the scope of services in a timely manner consistent with the exercise of due care;
- (n) to attend meetings to make presentations or to otherwise review the progress of the work as set out in the scope of services at the reasonable request of the CITY;
- (o) to prepare and submit to the CITY reports required by the scope of services or upon the written request of the CITY.
- (p) to keep the subject property in a clean and orderly condition and to protect from loss, damage or theft any supplies or materials necessary for completion of the project;
- (q) to permit CITY and its employees and agents access to the subject property at all reasonable times for the purposes of making repairs, inspecting the subject property, and inspecting the progress of the project;

- (r) to use only new materials appropriate for completion of the project;

12. INDEMNITY: CONTRACTOR shall indemnify CITY from and hold CITY harmless against all claims, demands and judgments for loss, damage or injury to person or Subject property, resulting from or incurring by reason of CONTRACTOR'S use and occupancy or non-occupancy of the subject property or by the negligence or willful acts of CONTRACTOR, its agents, officers, employees, invitees or licensees and from all expenses incurred by CITY as a result thereof including, without limitation, reasonable attorneys' fees and expenses and court costs, except if arising from or caused by the sole fault or negligence of CITY or any of CITY's employees, agents or representatives acting on behalf of the CITY.

Additionally, pursuant to State law, CITY shall not indemnify or hold harmless CONTRACTOR for any claims arising from the actions or omissions of CONTRACTOR or any third party.

Additionally, CONTRACTOR agrees that all personal Subject property that may be at any time at the subject property shall be at CONTRACTOR's sole risk or at the risk of those claiming through CONTRACTOR and that CITY shall not be liable for any damage to or loss of such personal Subject property except if arising from or caused by the sole fault or negligence of CITY.

13. INSURANCE: CONTRACTOR agrees to carry at its own expense through the term of this Agreement the types and amounts of insurance required to maintain status as a Vendor of the City of Dalton. CONTRACTOR shall provide CITY with copies or evidence of such insurance coverage prior to the commencement date of the Agreement. Such insurance policies shall name CITY as an additional insured and shall be issued by such insurance companies and on such forms as may be approved by CITY. Said insurance shall include the following:

- (a) General Liability Coverage - General Liability policy with a minimum limit of \$1,000,000.00 per occurrence for bodily injury and property damage.

- (b) Workers' Compensation Coverage – Workers' Compensation policy with the following minimum limits:

(1) Workers' Compensation statutory limits;

(2) Employer's Liability:

a. Bodily Injury by Accident - \$100,000.00

b. Bodily Injury by Disease - \$500,000.00 policy limit

c. Bodily Injury by Disease - \$100,000.00 each employee.

CONTRACTOR shall complete the Workers' Compensation Insurance Affidavit of the City of Dalton to determine if any exemption to Workers' Compensation Insurance is applicable.

- (c) Auto Liability Coverage – Auto Liability policy with a minimum of \$1,000,000.00

limit per occurrence for bodily injury and property damage, if motor vehicle is used in performance of scope of services. Comprehensive form covering all owned, non-owned, and hired vehicles.

- (d) Property Coverage or Builder's Risk Coverage - Property Coverage or Builder's Risk policy with a minimum equal to or greater than the existing building value for renovations, equal to or greater than the total cost of construction per contract for new construction, and equal to or greater than the existing building value being renovated plus the total cost of new construction per contract for mixed renovation and new construction.

14. Contract Security – The Contractor shall furnish a Construction Performance and Payment Bond in an amount at least equal to one hundred percent (100%) of the total contract price as security for the faithful performance of this contract and also a Construction Payment Bond in an amount at least equal to one hundred percent (100%) of the total contract price as security for the payment of all persons performing labor on the project under this contract and furnishing materials in connection with this contract. The performance bond and payment bond may be in one or in separate instruments in accordance with State and local law.

15. ASSIGNMENT: CONTRACTOR may not assign all or any portion of the Agreement without the prior written permission of CITY.

16. SUBCONTRACTORS: The CONTRACTOR shall provide written notice to CITY of CONTRACTOR'S intent to use a subcontractor for any portion of the project. CITY shall be entitled to reject any subcontractor it deems not qualified to complete the project. Any subcontractor approved for work on the project shall abide by any and all terms of this Agreement.

17. NON-WAIVER OF DEFAULT: The failure or delay by either party hereto to enforce or exercise at any time any of the rights or remedies or other provisions of this Agreement shall not be construed to be a waiver thereof, not affect the validity of any part of this Agreement or the right of either party thereafter to enforce each and every such right or remedy or other provision. No waiver of any default or breach of the Agreement shall be held to be a waiver of any other default and breach.

18. NOTICES: Any notice required or permitted to be given under this Agreement or by law shall be deemed to have been given if reduced in writing and delivered in person or mailed by certified mail, return receipt requested, postage prepaid to the party who is to receive such notice.

Such notice to CITY shall be mailed to: City of Dalton  
ATTN: City Administrator  
P.O. Box 1205  
Dalton, GA 30722-1205

Such notice to CONTRACTOR shall be mailed to: Place Services, Inc.  
201 Gateway Drive  
Canton, GA 30115

When so mailed, the notice shall be deemed to have been given as of third (3rd) day after the date it was mailed. The addresses may be changed by giving written notice thereof to the other party.

19. CONTRACT DOCUMENTS: The Agreement shall include the CONTRACTOR'S bid or proposal, WORK ORDER SIGNATURE DOCUMENT, detailed SCOPE OF WORK, and other documents supplied by the CONTRACTOR. The terms of this Agreement shall supersede any terms in the above-referenced documents in direct conflict with the terms of this Agreement.

Additionally, the Contract Documents and all drawings, plans, specifications and other related construction or service related documents shall be the sole Subject property of the CITY. The CONTRACTOR shall be permitted to retain copies thereof for its records and for its future professional services.

Additionally, CITY shall be authorized to rely upon all documents, whether in hard copy or electronic format, provided by CONTRACTOR. Any changes to the material terms of any document shall be clearly identified and noted to CITY.

20. VENDOR: CONTRACTOR shall register and remain active as a Vendor of the CITY by completing the City of Dalton Vendor Packet and fully comply with any and all requirements of said Vendor.

21. TERMINATION OF CONTRACT: In the event that CONTRACTOR defaults or neglects to perform work on the project in accordance with the terms of this Agreement, CITY may terminate this Agreement by providing written notice of termination. Prior to termination of this Agreement, CITY shall provide written notice to CONTRACTOR of any default and provide CONTRACTOR ten (10) days to correct said default or deficiency.

22. WARRANTY: CONTRACTOR shall provide to CITY a general warranty for labor and materials and guarantees that the work on the project it performs shall be free from any defects in workmanship and materials for a period for a period of two (2) years from the date of completion in addition to any additional warranty provided in Section 4 –CONTRACTOR'S SCOPE OF WORK. Within ten days of completion of the terms of the Agreement, CONTRACTOR shall provide to CITY all original warranty documents from any third party.

23. MISCELLANEOUS PROVISIONS:

(a) Governing Law; Venue. This Agreement is being executed and delivered in the State of Georgia and shall be construed and enforced in accordance with the laws of that state. The exclusive jurisdiction and venue for any action arising out of this Agreement shall be the Superior Court of Whitfield County Georgia, and the parties hereby waive any and all objections or defenses thereto.

(b) Successors and Assigns. This Agreement and the respective rights and obligations of the parties hereto shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties. CONTRACTOR shall not assign its rights or obligations under this Agreement without the prior written consent of the CITY.

(c) Severability of Invalid Provisions. If any provision of this Agreement shall be deemed invalid, void or unenforceable, the remaining provisions hereof shall not be affected or impaired, and such remaining provisions shall remain in full force and effect.

(d) Complete Agreement; Amendments. This Agreement constitutes the entire agreement between the parties hereto; it supersedes all previous understandings and agreements between the parties, if any, and no oral or implied representation or understanding shall vary its terms, and it may not be amended except by written instrument executed by both parties hereto.

(e) Remedies Cumulative. All rights, powers, and privileges conferred hereunder upon the parties hereto shall be cumulative, but not restrictive to those given by law.

(f) Time is of the Essence. Time is of the essence of this Agreement in each and all of its provisions.

(g) Attorney Fees. In the event the CITY must enforce the terms of this Agreement by filing a civil action against CONTRACTOR, then CONTRACTOR shall pay an amount equal to fifteen percent (15%) of the contract sum as attorney fees.

(h) Confidentiality. All information and documentation regarding the project and the CONSULTANT's services shall be maintained in confidence and shall not be disclosed to any third party by CONSULTANT, without CITY's written authorization, except as may be required by the Georgia Open Records Act. CONSULTANT shall promptly notify CITY of any third-party request for said information or documentation prior to any disclosure. CITY agrees that the technical methods, design details, techniques and pricing data contained in any material submitted by CONSULTANT pertaining to this Agreement shall be considered confidential and proprietary, and shall not be disclosed to any third party, except as may be required by the Georgia Open Records Act.

Signatures Next Page



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

CONTRACTOR:

CONTRACTOR:

\_\_\_\_\_

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

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

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

CITY:

CITY OF DALTON, GEORGIA

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

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

Attest: \_\_\_\_\_  
CITY CLERK

**Work Order Signature Document****EZIQC Contract No.: GA-A10-040820-PLA**☒**New Work Order****Modify an Existing Work Order**

Work Order Number: 091316.00

Work Order Date: 07/19/2021

Work Order Title: City of Dalton - City Hall Cupola Repair

Owner Name: City of Dalton

Contractor Name: Place Services, Inc.

Contact: Jason Parker

Contact: Ben Lusk

Phone: 706-278-9500

Phone: (678) 880-4777

**Work to be Performed**

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-A10-040820-PLA.

Brief Work Order Description:

Repair of cupola on City Hall

**Time of Performance***See Schedule Section of the Detailed Scope of Work***Liquidated Damages**Will apply: ☐Will not apply: ☒**Work Order Firm Fixed Price: \$173,238.51**

Owner Purchase Order Number:

**Approvals**\_\_\_\_\_  
Owner\_\_\_\_\_  
Date\_\_\_\_\_  
Contractor\_\_\_\_\_  
Date

## Detailed Scope of Work

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**To:** Ben Lusk  
Place Services, Inc.  
201 Gateway Drive  
Canton, GA 30115  
(678) 880-4777

**From:** Jason Parker  
City of Dalton  
Dalton, Ga 30720  
  
706-278-9500

**Date Printed:** July 19, 2021

**Work Order Number:** 091316.00

**Work Order Title:** City of Dalton - City Hall Cupola Repair

**Brief Scope:** Repair of cupola on City Hall

☐

Preliminary

☐

Revised

☒

Final

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see attached Detailed Scope of Work (DSOW).

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

## Contractor's Price Proposal - Summary

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**Date:** July 19, 2021  
**IQC Master Contract #:** GA-A10-040820-PLA  
**Work Order Number:** 091316.00  
**Owner PO #:**  
**Work Order Title:** City of Dalton - City Hall Cupola Repair  
**Contractor:** Place Services, Inc.  
**Proposal Name:** City of Dalton - City Hall Cupola Repair  
**Proposal Value:** \$173,238.51

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<b>01 - General Requirements</b>	<b>\$143,842.66</b>
<b>06 - Wood, Plastic, and Composites</b>	<b>\$7,463.05</b>
<b>07 - Thermal &amp; Moisture Protection</b>	<b>\$11,010.92</b>
<b>08 - Openings</b>	<b>\$8,768.36</b>
<b>09 - Finishes</b>	<b>\$1,936.25</b>
<b>23 - Heating, Ventilating, And Air-Conditioning (HVAC)</b>	<b>\$217.27</b>
<b>Proposal Total</b>	<b>\$173,238.51</b>

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**The Percentage of NPP on this Proposal:** %

## Contractor's Price Proposal - Detail

**Date:** July 19, 2021  
**IQC Master Contract #:** GA-A10-040820-PLA  
**Work Order Number:** 091316.00  
**Owner PO #:**  
**Work Order Title:** City of Dalton - City Hall Cupola Repair  
**Contractor:** Place Services, Inc.  
**Proposal Name:** City of Dalton - City Hall Cupola Repair  
**Proposal Value:** \$173,238.51

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
1	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	\$2,167.00
			Installation	Quantity 1,970.00 x Unit Price 1.00 x Factor 1.1000 = Total 2,167.00	
				P&P Bonds at .01152%	
2	01 22 23 00 0036		MO	125' Engine Powered, Articulating (Up/Over) Boom Man Lift With Platform	\$26,937.02
			Installation	Quantity 2.00 x Unit Price 10,840.72 x Factor 1.2424 = Total 26,937.02	
				150' Lift with jib for low cupola, and to get materials to high cupola	
3	01 22 23 00 0868		DAY	5,000 PSI Pressure Washer With Full-Time Operator	\$949.94
			Installation	Quantity 2.00 x Unit Price 382.30 x Factor 1.2424 = Total 949.94	
				One cupola per day	
4	01 22 23 00 0993		MO	6,000 LB Telescopic Boom, Hi-Reach, Rough Terrain Construction Forklift With Full-Time Operator	\$14,569.58
			Installation	Quantity 1.00 x Unit Price 11,726.96 x Factor 1.2424 = Total 14,569.58	
				Lift for scaffolding erection/dismantling	
5	01 54 23 00 0014		CCF	Heavy Duty Masonry Scaffolding With Bracing Accessories - Area Based On 2' Wide Sections (CCF / Month)	\$45,645.90
			Installation	Quantity 515.00 x Unit Price 71.34 x Factor 1.2424 = Total 45,645.90	
				Set up scaffolding to repair cupola on top of city hall building	
6	01 54 23 00 0016		LF	Aluminum Stringers (LF / Month)	\$2,028.34
			Installation	Quantity 180.00 x Unit Price 9.07 x Factor 1.2424 = Total 2,028.34	
				Set up scaffolding to repair cupola on top of city hall building	
7	01 54 23 00 0017		EA	Screw Jack With U-Plate For Stringers (EA / Month)	\$1,775.08
			Installation	Quantity 125.00 x Unit Price 11.43 x Factor 1.2424 = Total 1,775.08	
				Set up scaffolding to repair cupola on top of city hall building	

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 091316.00

Work Order Title: City of Dalton - City Hall Cupola Repair

Proposal Name: City of Dalton - City Hall Cupola Repair

Proposal Value: \$173,238.51

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
<b>01 - General Requirements</b>					
8	01 54 23 00 0023		CCF	>80' Height Heavy Duty Scaffolding Initial Erection And Final Dismantling, Per CCF Of Scaffolding And Accessories.	\$39,976.95
				Quantity Unit Price Factor = Total	
			Installation	515.00 x 62.48 x 1.2424 = 39,976.95	
				Set up scaffolding to repair cupola on top of city hall building	
9	01 54 23 00 0025		CSF	Netting for Exterior Building ScaffoldingIncludes removal after use.	\$6,029.12
				Quantity Unit Price Factor = Total	
			Installation	240.00 x 20.22 x 1.2424 = 6,029.12	
				Safety netting	
10	01 71 13 00 0003		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	\$3,241.92
				Quantity Unit Price Factor = Total	
			Installation	4.00 x 652.35 x 1.2424 = 3,241.92	
				Scaffolding and lifts	
11	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$521.81
				Quantity Unit Price Factor = Total	
			Installation	1.00 x 420.00 x 1.2424 = 521.81	
				For old windows and debris	
<b>Subtotal for 01 - General Requirements</b>					<b>\$143,842.66</b>
<b>06 - Wood, Plastic, and Composites</b>					
12	06 11 16 00 0132		LF	2" x 6" Pressure Treated Wood Blocking To Wood	\$925.34
				Quantity Unit Price Factor = Total	
			Installation	196.00 x 3.80 x 1.2424 = 925.34	
				Blocking to frame around window and fill gap outside	
13	06 11 16 00 0136		LF	2" x 4" Wood Blocking To Wood	\$287.34
				Quantity Unit Price Factor = Total	
			Installation	0.00 x 2.79 x 1.2424 = 0.00	
			Demolition	196.00 x 1.18 x 1.2424 = 287.34	
				Remove old	
14	06 16 33 00 0006		SF	3/4" Thick CDX Plywood Roof DeckingApplied to wood rafters.	\$3,217.92
				Quantity Unit Price Factor = Total	
			Installation	1,824.00 x 1.42 x 1.2424 = 3,217.92	
				Plywood to protect roofing and span weight between joist	

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 091316.00

Work Order Title: City of Dalton - City Hall Cupola Repair

Proposal Name: City of Dalton - City Hall Cupola Repair

Proposal Value: \$173,238.51

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

### 06 - Wood, Plastic, and Composites

15	06 16 33 00 0012	SF	1/2" Interior BC Plywood Wall Sheathing	Applied to wall studs.	\$1,910.71
			Quantity	Unit Price	Factor = Total
			864.00	1.39	x 1.2424 = 1,492.07
			864.00	0.39	x 1.2424 = 418.64
			Lay out plywood to protect the landscaping best as possible and on roof for scaffolding to sit		
16	06 65 00 00 0043	LF	1-1/4" x 2" Brick Mould, Plastic Molding		\$1,121.74
			Quantity	Unit Price	Factor = Total
			198.00	3.60	x 1.2424 = 885.58
			198.00	0.96	x 1.2424 = 236.16
			Trim around windows		

Subtotal for 06 - Wood, Plastic, and Composites

**\$7,463.05**

### 07 - Thermal & Moisture Protection

17	07 26 13 00 0008	CLF	6" Wide Self Adhesive Butyl Sealing Tape		\$550.71
			Quantity	Unit Price	Factor = Total
			4.64	95.53	x 1.2424 = 550.71
			Seal around new windows before trimming		
18	07 62 13 00 0009	SF	32 Ounce, 0.043" Thick, Copper Flashing And Trim		\$7,433.33
			Quantity	Unit Price	Factor = Total
			224.00	26.71	x 1.2424 = 7,433.33
			Flash base and head of all windows		
19	07 62 13 00 0009 0077	MOD	For Wrap Around Window Panning, Add		\$1,689.27
			Quantity	Unit Price	Factor = Total
			224.00	6.07	x 1.2424 = 1,689.27
20	07 92 13 00 0006	CLF	3/8" x 1/2" Joint, Silicone Sealant And Caulking		\$1,164.77
			Quantity	Unit Price	Factor = Total
			4.00	234.38	x 1.2424 = 1,164.77
21	07 92 13 00 0006 0123	MOD	For 1 Part Mildew Resistant, Add		\$172.84
			Quantity	Unit Price	Factor = Total
			4.00	34.78	x 1.2424 = 172.84

Subtotal for 07 - Thermal & Moisture Protection

**\$11,010.92**

### 08 - Openings

22	08 53 13 00 0250	EA	28" x 72", One Operating Sash, New Construction, Casement Vinyl Window		\$7,397.35
			(Silver Line 7550)		
			Quantity	Unit Price	Factor = Total
			16.00	340.04	x 1.2424 = 6,759.45
			16.00	32.09	x 1.2424 = 637.90
			Replace windows in both cupolas		

**Work Order Number:** 091316.00  
**Work Order Title:** City of Dalton - City Hall Cupola Repair

Proposal Name: City of Dalton - City Hall Cupola Repair  
Proposal Value: \$173,238.51

## 08 - Openings

23		08		53		13		00 0250	0448	MOD	For Low-E Insulated Glass, Add		\$1,371.01
										Installation	Quantity 16.00 x Unit Price 68.97 x Factor 1.2424 = Total 1,371.01		

<b>Subtotal for 08 - Openings</b>	<b>\$8,768.36</b>
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24	09	29	10	00	0006		SF	5/8" Gypsum Board		\$9.24	
								Quantity	Unit Price	Factor =	Total
							Installation	6.00 x	0.96 x	1.2424 =	7.16
							Demolition	6.00 x	0.28 x	1.2424 =	2.09
25	09	29	10	00	0006	0040	MOD	For Times When The Shortest Distance From Corner to Corner Is <3', Add			\$2.16
								Quantity	Unit Price	Factor =	Total
							Installation	6.00 x	0.29 x	1.2424 =	2.16
26	09	29	10	00	0006	0052	MOD	For Horizontal Installation >10' High, Add			\$2.16
								Quantity	Unit Price	Factor =	Total
							Installation	6.00 x	0.29 x	1.2424 =	2.16
27	09	29	10	00	0006	0054	MOD	For Up To 128, Add			\$2.31
								Quantity	Unit Price	Factor =	Total
							Installation	6.00 x	0.31 x	1.2424 =	2.31
28	09	29	10	00	0052		SF	Up To 10' High, Ceilings, Tape, Spackle And Finish Gypsum Board			\$161.51
								Quantity	Unit Price	Factor =	Total
							Installation	260.00 x	0.50 x	1.2424 =	161.51
								Refinish ceilings where damaged			
29	09	29	10	00	0052	0044	MOD	For >128 To 320, Add			\$38.76
								Quantity	Unit Price	Factor =	Total
							Installation	260.00 x	0.12 x	1.2424 =	38.76
30	09	29	10	00	0052	0049	MOD	For ASTM C840 Level 5 High Quality Finish, Add			\$119.52
								Quantity	Unit Price	Factor =	Total
							Installation	260.00 x	0.37 x	1.2424 =	119.52
31	09	91	13	00	0304		LF	Paint Fascia Board, 2 Coats Paint, Brush/Roller Work			\$97.80
								Quantity	Unit Price	Factor =	Total
							Installation	96.00 x	0.82 x	1.2424 =	97.80
								Paint fascia and soffit around cupolas			
32	09	91	13	00	0304	0226	MOD	For Up To 100, Add			\$50.09
								Quantity	Unit Price	Factor =	Total
							Installation	96.00 x	0.42 x	1.2424 =	50.09
33	09	91	13	00	0308		SF	Paint Soffit, 2 Coats Paint, Brush/Roller Work			\$113.31
								Quantity	Unit Price	Factor =	Total
							Installation	96.00 x	0.95 x	1.2424 =	113.31
								Paint fascia and soffit around cupolas			



## Contractor's Price Proposal - Detail Continues..

Work Order Number: 091316.00

Work Order Title: City of Dalton - City Hall Cupola Repair

Proposal Name: City of Dalton - City Hall Cupola Repair

Proposal Value: \$173,238.51

Sect.		Item		Modifier		UOM		Description		Line Total
Labor	Equip.	Material	(Excluded if marked with an X)							
09 - Finishes										
34	09 91 13 00 0308	0226	MOD	For Up To 100, Add						\$52.48
			Installation	Quantity		Unit Price		Factor	=	Total
				96.00	x	0.44	x	1.2424		52.48
35	09 91 23 00 0151		SF	Paint Interior Drywall/Plaster Ceiling, 1 Coat Primer, Brush/Roller Work						\$322.03
			Installation	Quantity		Unit Price		Factor	=	Total
				432.00	x	0.60	x	1.2424		322.03
36	09 91 23 00 0151	0264	MOD	For Oil Based Paint, Add						\$2.68
			Installation	Quantity		Unit Price		Factor	=	Total
				54.00	x	0.04	x	1.2424		2.68
			Only water damage areas							
37	09 91 23 00 0151	0274	MOD	For >250 To 500, Add						\$42.94
			Installation	Quantity		Unit Price		Factor	=	Total
				432.00	x	0.08	x	1.2424		42.94
38	09 91 23 00 0153		SF	Paint Interior Drywall/Plaster Ceiling, 2 Coats Paint, Brush/Roller Work						\$651.39
			Installation	Quantity		Unit Price		Factor	=	Total
				490.00	x	1.07	x	1.2424		651.39
			Paint ceiling in lobby area where damaged by water							
39	09 91 23 00 0153	0274	MOD	For >250 To 500, Add						\$85.23
			Installation	Quantity		Unit Price		Factor	=	Total
				490.00	x	0.14	x	1.2424		85.23
40	09 91 43 00 0012		SF	Hand Wash Drywall Surfaces With Mild Detergent Or Degreaser (No Sanding, Repairing Or Scraping)						\$146.11
			Installation	Quantity		Unit Price		Factor	=	Total
				490.00	x	0.24	x	1.2424		146.11
41	09 91 43 00 0012	0318	MOD	For >250 To 500, Add						\$36.53
			Installation	Quantity		Unit Price		Factor	=	Total
				490.00	x	0.06	x	1.2424		36.53

**Subtotal for 09 - Finishes \$1,936.25**

### 23 - Heating, Ventilating, And Air-Conditioning (HVAC)

42	23 34 16 00 0287		EA	110 CFM, Ceiling Mounted, Metal Intake Grille, Fire Rated, Heavy Duty/Continuous Operation Exhaust Fan (Broan® 110RDF)	\$217.27
			Installation	Quantity 1.00 x Unit Price 153.60 x Factor 1.2424 = Total 190.83	
			Demolition	Quantity 1.00 x Unit Price 21.28 x Factor 1.2424 = Total 26.44	
				Replace exhaust fan inside cupola on high roof	

**Subtotal for 23 - Heating, Ventilating, And Air-Conditioning (HVAC) \$217.27**

Contractor's Price Proposal - Detail Continues..

Work Order Number: 091316.00  
Work Order Title: City of Dalton - City Hall Cupola Repair

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Proposal Total	\$173,238.51
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This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Dalton

## Detailed Scope of Work

**Print Date:** July 19, 2021  
**Work Order Number:** 091316.00  
**Work Order Title:** City of Dalton - City Hall Cupola Repair  
**Contractor:** GA-A10-040820-PLA - Place Services, Inc.  
**Brief Scope:** Repair of cupola on City Hall

**To:** Ben Lusk  
Place Services, Inc.  
201 Gateway Drive  
Canton, GA 30115  
(678) 880-4777

**From:** Jason Parker  
City of Dalton  
Dalton, Ga 30720  
  
706-278-9500

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

**Detailed Scope:**

Please see attached Detailed Scope of Work (DSOW).

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
**Contractor**

\_\_\_\_\_  
**Date**

**City of Dalton**  
**300 W Waugh Street**  
**Dalton, GA 30720**

**City Hall Cupola Repair**

**SCOPE OF WORK**

**Summary Scope (July 16, 2021)**

The project consists of; Building scaffold with plywood underneath protecting the roof on the high roof to the ground for bracing, replacing windows and trim around the cupola and properly flashing to stop water intrusion. For the cupola on the low roof, we will access it with a platform lift, replace windows and trim around the cupola and properly flashing to stop water intrusion around it as well. Interior work is to repair drywall to like new condition, prime and paint ceiling on third floor to match existing. One month of rental is included with the scaffolding.

**1. Drawings and Specifications**

Referenced and attached hereto;

- 1.1 Specifications created during walk thru 4/13/21 Revised per customers request 7/16/21.

**2. Detailed Scope of Work**

The Contractor shall perform all work as described below as specified on attached drawings:

**2.1 Demolition**

- 2.1.1 All demo materials as noted to be removed and disposed of off site
- 2.1.2 Demo existing windows and trim that is rotted/damaged

**2.2 Windows**

- 2.2.1 Replace 6 existing double 3060 casement windows with vinyl fixed sash inoperable windows between the two cupolas
- 2.2.2 Install one double 3060 operable vinyl casement window on the ridge side of *both* cupolas for access to the roof
- 2.2.3 Replace wood quarter round and fascia with PVC materials.

**2.3 Drywall and Finishing**

- 2.3.1 Remove tape in areas where it's damaged or loose, retape and finish to level five to blend with existing.
- 2.3.2 Areas where drywall is damaged (6sf) replace, tape and finish to level five to blend with existing.

**2.4 Painting**

- 2.4.1 All painting shall be from corner to corner of work areas
- 2.4.2 Prime water-stained areas where drywall is not damaged with Sherwin Williams Multi-Purpose Oil-Based Primer to prevent bleeding
- 2.4.3 All new gypsum finishing shall receive 1 coat SW ProMar 200 zero voc latex primer, all gypsum in work area will receive 2 coats of S.W. ProMar 200 flat Paint

**3. Details that Apply to All Work Areas**

- 3.1 Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.

**City of Dalton**  
**300 W Waugh Street**  
**Dalton, GA 30720**

**City Hall Cupola Repair**

**SCOPE OF WORK**

- 3.2 Contractor and all of their subcontractors will adhere to the security requirements of the facility
- 3.3 Contractor shall perform work, schedule deliveries and have access to areas of work during and after normal business hours as agreed upon.
- 3.4 Contractor shall work with administrators to coordinate around scheduling conflicts within the building
- 3.5 Contractor shall be responsible for all safety code compliance pertaining to their portion of work
- 3.6 Contractor shall maintain clean work areas at all times, remove and dispose of all demolished materials and construction debris, rubbish, and waste material from the property of the Owner on a daily basis
- 3.7 All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
- 3.8 Contractor shall verify all new and existing conditions and dimensions at job site.
- 3.9 Contractor shall coordinate inspections as required.
- 3.10 Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
- 3.11 Contractor shall not be required to pay Davis Bacon wage rates

**4. Warranty**

- 4.1 Provide all extended manufacturers warranties to the owner prior to project closeout.
- 4.2 Twelve-month labor and workmanship warranty per ezIQC master contract documents

**5. Permitting:**

- 5.1 At the time of issuance of a Purchase Order for this work, it is understood that permits are not to be purchased. If this changes, the Contractor will be responsible for obtaining such applicable fees and the Owner will be responsible for compensating the Contractor for permit fees as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog). At such time of requirement, a scope of work will be agreed upon and approved by all parties before start of additional work.

**6. Submittals**

- 6.1 The Contractor shall submit for Owner's approval the manufacturer's cut sheets for materials and equipment utilized for this project prior to commencing any work.

**7. Project Schedule**

- 7.1 Majority of work shall be completed during normal working hours 8:00 am –5:00 pm Monday thru Friday. Weekends when needed will be coordinated with the Owner at no additional cost. Total construction duration is expected to be 14 business days on site. Lead-time of material cannot be predicted at this time due to COVID 19 shutdowns and limited production.

**City of Dalton  
300 W Waugh Street  
Dalton, GA 30720**

**City Hall Cupola Repair**

**SCOPE OF WORK**

**8. Clarifications**

8.1 The following items are specifically excluded by Contractor and are not part of this agreement. If at any time during work a hazardous material or unknown condition is uncovered, work will cease until the appropriate scope of work is agreed upon and executed as a supplemental work order package or remedied by the Owner:

- 8.1.1 Any item not included in the specifications or plans.
- 8.1.2 Hazardous materials and/or testing not in this scope of work
- 8.1.3 Roofing repairs that may need to be made.

**9. Owner Responsibilities**

- 9.1 Coordinate any State/Local Fire Marshal approvals as necessary.
- 9.2 Provide access to the worksite during scheduled working hours.
- 9.3 Provide a staging area for project related materials.
- ~~9.4 **\*\*Front entrance of building will not be accessible during construction on the high Cupola. \*\***~~
- 9.5 Remove and reset light bollards for access with lifts

**ME 10/1/2021**

**10. Contract Document Order of Precedence:**

Contract documents shall govern in the order first listed below:

- 10.1 EZIQC master contract document.
- 10.2 This Detailed Scope of Work.
- 10.3 Owner issued Contract Documents.
  - 10.3.1 Specifications, Drawings, and Sketches.
  - 10.3.2 Other documents referenced immediately above.

**Front Entrance will be accessible during commencement of the work. The portico provides cover & protects the front entrance of the building. ME 10/1/2021**