

## OCONEE COUNTY SHERIFF'S OFFICE RENOVATION

MPS Project No. 017567.01  
Oconee County ITB 17-09  
April 4, 2018

### ADDENDUM NO. 1

The following clarifications, amendments, additions, deletions, revisions, and/or modifications are hereby made a part of the Contract Documents and change the original documents only in the manner and to the extent stated below:

#### **GENERAL**

ITEM No. 1

**Pre-Bid Conference:**

A list of attendees at the pre-bid conference held on March 27, 2018 at 11:00 AM EST is attached.

**Request for Substitutions:**

All Requests for Substitutions must be received in the office of the Architect no later than 5:00 PM on April 06, 2018. Requests must be submitted as specified in the Project Manual and Request for Substitute Form.

**Questions:**

All questions must be submitted in writing to the Architect (Jonathan Garvin) or the Owner's Representative (Tronda Popham) no later than 5:00 PM on April 06, 2018. E-mail is an acceptable form of written communication.

**Addenda:**

Addenda will be issued no later than April 10, 2018, except to postpone the bid date or withdraw the request for bids.

**Pre-Bid Comments:**

Bids must be received in the office of Oconee County Procurement no later than 2:00 PM on April 17, 2018.

Bid location: 415 Pine Street, Walhalla, SC 29691  
Building: Oconee County Administration Building  
Room: Oconee County Procurement Office, Room 100

It is the Bidders responsibility to review all documents, and to acknowledge acceptance of all addenda.

Late bids shall be rejected as non-responsive.

Bid Bonds must be attached to bid form. A valid electronic bid bond is considered to be on the proper form. The original bid bond is to be submitted by the next business day.

Qualified bids shall be rejected as nonresponsive.

All Alternates shall be addressed on the bid form or be rejected as nonresponsive.

County will provide Builders Risk Insurance covering the interest of all parties.

Bid is to be guaranteed for 45 days.

The project is located in Oconee County. All permits and certificates of occupancy will be issued by Oconee County. Any permit fees required by the County will be waived. The Contractor may be responsible for an additional permit cost if required by the city of Walhalla.

The Owner will engage an independent testing and inspection agency to perform any required inspections and testing for the project. The Contractor will be responsible for coordination with the agency and will be responsible for any re-inspection or retesting due to noncompliance.

Allowances will be processed as a change order to the contract at the time of application for payment.

Refer to Section 01 22 00 Unit Prices and include list (1.08 Schedule of Unit Prices) on Unit Prices Form (Section 00 43 22)

Tap and Impact Fees (water) will be paid for directly by the Owner.

Site Condition: The Contractors are strongly encouraged to visit the site and do their own investigations prior to submitting bids.

## **SPECIFICATIONS**

- ITEM No. 1      **Section 00 41 00 Bid Form**
- A revised Bid Form is attached
- ITEM No. 2      **Section 00 43 23 Alternates Form**
- A revised Alternates Form is attached
- ITEM No. 3      **Section 00 52 13 Agreement Form**
- A New AIA A101-2017 Owner/Contractor Agreement-Stipulated Sum Form is attached
- ITEM No. 4      **Section 00 01 02 Project Information**
- Revise 1.03 D to add "Bidders shall contact Tronda Popham at 864-638-4141 to schedule a time to view the project site."
  - Revise 1.05 Procurement Timetable to read:
    - I. Contract Time: 120 calendar days
    - J. Desired Construction Start: on or about May 7 or May 14
    - K. Desired Substantial Completion Date: Not later than 120 calendar days from Notice to Proceed
    - L. Desired Final Completion Date: Not later than 150 days from Notice to Proceed
  - Revise 1.06 A to read "Availability of Documents: Refer to Section 00 11 13 Advertisement for Bids." Delete subsections.
- ITEM No. 5      **Section 01 23 00 Alternates**
- Revise 3.01 Schedule of Allowances to include "B. Alternate No. 2 – All HVAC system modifications for the First Floor of the two-story building"
- ITEM No. 6      **Section 01 35 53 Security Procedures**
- Delete 1.06 Guard Service

**DRAWINGS**

- ITEM No. 7      **G001 COVER SHEET**
1. Revise STRUCTURAL Contact Information to read as follows:  
Fuller Group, Inc.  
1350 C Cleveland Street  
(864) 235-3580  
[lyoung@fullergrp.com](mailto:lyoung@fullergrp.com)  
Lucas Young, PE
- ITEM No. 8      **Hope and a Future Floor plan (REFERENCE)**  
Attached floor plan is to further clarify conditions at the single-story building for fire protection design

**End of Addendum No. 1**

**Attachments:**

Pre-Bid Conference Attendees List	1 page
Current Plan Holders List	1 page
00 41 00 – Bid Form	2 pages
00 43 23 – Alternates Form	1 page
00 52 13-A101-2017 – Owner/Contractor Agreement-Stipulated Sum	8 pages
Hope and a Future Floor Plan (A-1)	(1) 24 x 36 sheet

**Pre-Bid Attendees  
For  
Oconee County Sheriff's Office Renovation  
March 27, 2018 – 11:00 a.m.  
MPS Project No. 017567.01**

**OWNER**

**Oconee County Procurement**

Tronda Popham

[tpopham@oconeesc.com](mailto:tpopham@oconeesc.com)

415 South Pine Street

Walhalla, SC 29691

(864) 638-4141

**Oconee County Sheriff's Office**

Kevin Davis

**Oconee County Facilities Maintenance**

Lake Julian

**ARCHITECT**

**McMillan Pazdan Smith**

Jonathan Garvin, AIA

[jgarvin@mcmillanpazdansmith.com](mailto:jgarvin@mcmillanpazdansmith.com)

Jes Stafford

[jstafford@mcmillanpazdansmith.com](mailto:jstafford@mcmillanpazdansmith.com)

400 Augusta Street, Suite 200

Greenville, SC 29601

864 242 2033 p

864 242 2034 f

**CONTRACTORS**

**Hogan Construction Group, LLC**

Todd Mann

[tmann@hoganconstructiongroup.com](mailto:tmann@hoganconstructiongroup.com)

Hogan Construction Group, LLC

10703 Anderson Road

Easley, SC 29643

864.272.1527 p

864.272.1523 f

843.517.9777 m



# Plan Holder's List

017567.01

Oconee County-Sheriff Office Renovation

Prepared on: April 3, 2018

Name	Email Address	Company
<b>Bidder's</b>		
Matthew Bello	matthew.bello@melloul.com	Melloul-Blamey Construction SC Ltd.
Chris Feller	cfeller@isqft.com	ConstructConnect
Jason Lathrop	jason.lathrop@melloul.com	Melloul-Blamey Construction SC Ltd.
Lynne Mathis	lmathis@marshbell.com	Marsh/Bell Construction Co., Inc.
Tripp Ross	tripp@jdavisinc.com	J. Davis Construction Inc.

**SECTION 00 41 00**  
**BID FORM**

**1.01 TO THE OWNER**

- A. Oconee County
- B. 415 S. Pine Street
- C. Walhalla, SC 29691

**1.02 FOR THE PROJECT**

- A. Oconee County Sheriff's Office Renovation
- B. 300 S Church St
- C. Walhalla, South Carolina

**1.03 DATE OF BID**

Date   17 April 2018  

**1.04 SUBMITTED BY**

Bidder's Full Name \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_

**1.05 BASE BID**

- A. Having examined the site and all matters referred to in the Instructions to Bidders and the the proposed Contract Documents prepared by McMillan Pazdan Smith Architecture for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the lump sum of:

\_\_\_\_\_ dollars)  
(\$ \_\_\_\_\_ *in lawful money of the United States of America.*

- B. All applicable taxes are included in the Base Bid; these include federal, state and local taxes.

**1.06 BIDDER'S REPRESENTATIONS**

- A. In submitting this Bid, the Bidder represents that:
  - 1. The Owner reserves the right to reject any or all Bids as indicated in A701 Instructions to Bidders.

2. This Bid may not be withdrawn for a period of forty-five calendar days from the date of bid opening.

**1.07 CONTRACT TIME**

- A. If this Bid is accepted, we will:  
B. Complete the Work in \_\_\_\_\_ calendar weeks from Notice to Proceed. (Bidder to enter number of weeks.)

**1.08 ADDENDA**

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Base Bid.

Addendum No. 01	_____	Dated:	_____
Addendum No. 02	_____	Dated:	_____
Addendum No. 03	_____	Dated:	_____

**1.09 BID FORM SUPPLEMENTS**

- A. The following Supplements are attached to this Bid Form and are considered an integral part of this Bid Form:

**1.10 BID AUTHORIZATION**

- A. This Bid is Submitted By:

\_\_\_\_\_  
*Handwritten Name of Bidder (Print Full Name of Firm)*

\_\_\_\_\_  
*(Handwritten Signature of Authorized Signing Officer of Bidder)*

\_\_\_\_\_  
*(Typed or Printed Name and Title of Authorized Signing Officer of Bidder)*

\_\_\_\_\_  
*Witness of Signature (Provide Handwritten Signature and Title)*

**END OF SECTION**



**SECTION 00 43 23  
ALTERNATES FORM**

**PARTICULARS**

**1.01 THE FOLLOWING IS THE LIST OF ALTERNATES REFERENCED IN THE BID  
SUBMITTED BY:**

**1.02 (BIDDER) \_\_\_\_\_**

**1.03 TO (OWNER): OCONEE COUNTY**

**1.04 DATED \_\_\_\_\_ AND WHICH IS AN INTEGRAL PART OF THE BID  
FORM.**

**ALTERNATES LIST**

**2.01 THE FOLLOWING AMOUNTS SHALL BE ADDED TO OR DEDUCTED FROM THE  
BID AMOUNT. REFER TO SECTION 01 23 00 - ALTERNATES.**

**ALTERNATE # 1: ADD / (DEDUCT) \$ \_\_\_\_\_**

**ALTERNATE # 2: ADD / (DEDUCT) \$ \_\_\_\_\_**

**END OF DOCUMENT**

# DRAFT AIA<sup>®</sup> Document A101<sup>™</sup> - 2017

## *Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum*

AGREEMENT made as of the « » day of « » in the year « »  
(In words, indicate day, month and year.)

BETWEEN the Owner:  
(Name, legal status, address and other information)

« »  
« »  
« »  
« »

and the Contractor:  
(Name, legal status, address and other information)

« »  
« »  
« »  
« »

for the following Project:  
(Name, location and detailed description)

« »  
« »  
« »

The Architect:  
(Name, legal status, address and other information)

« »  
« »  
« »  
« »

The Owner and Contractor agree as follows.

**ADDITIONS AND DELETIONS:** The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101<sup>™</sup>-2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201<sup>™</sup>-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

**ELECTRONIC COPYING** of any portion of this AIA<sup>®</sup> Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

- [ « » ] The date of this Agreement.
- [ « » ] A date set forth in a notice to proceed issued by the Owner.
- [ « » ] Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*

« »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

*(Check one of the following boxes and complete the necessary information.)*

- [ « » ] Not later than « » ( « » ) calendar days from the date of commencement of the Work.

[ « » ] By the following date: « »

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

#### ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be « » (\$ « »), subject to additions and deductions as provided in the Contract Documents.

#### § 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum: (Identify each allowance.)

Item	Price

#### § 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)

#### § 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

« »

#### § 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

« »

## ARTICLE 5 PAYMENTS

### § 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

« »

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the « » day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the « » day of the « » month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than « » ( « » ) days after the Architect receives the Application for Payment.

*(Federal, state or local laws may require payment within a certain period of time.)*

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™-2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201-2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

### § 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

« »

§ 5.1.7.1.1 The following items are not subject to retainage:  
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

<< >>

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:  
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

<< >>

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:  
(Insert any other conditions for release of retainage upon Substantial Completion.)

<< >>

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

## § 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

<< >>

## § 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

<< >> % << >>

## ARTICLE 6 DISPUTE RESOLUTION

### § 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

<< >>

<< >>

<< >>

<< >>

**§ 6.2 Binding Dispute Resolution**

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

[ « » ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[ « » ] Litigation in a court of competent jurisdiction

[ « » ] Other *(Specify)*

« »

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

**ARTICLE 7 TERMINATION OR SUSPENSION**

**§ 7.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

**§ 7.1.1** If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

« »

**§ 7.2** The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

**§ 8.1** Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

**§ 8.2** The Owner’s representative:

*(Name, address, email address, and other information)*

« »  
« »  
« »  
« »  
« »  
« »

**§ 8.3** The Contractor’s representative:

*(Name, address, email address, and other information)*

« »  
« »  
« »  
« »  
« »  
« »

**§ 8.4** Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

*(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

<< >>

§ 8.7 Other provisions:

<< >>

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

*(Insert the date of the E203-2013 incorporated into this Agreement.)*

<< >>

.5 Drawings

Number	Title	Date

.6 Specifications

Section	Title	Date	Pages

.7 Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

[ << >> ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:  
*(Insert the date of the E204-2017 incorporated into this Agreement.)*

<< >>



[ « » ] The Sustainability Plan:

Title	Date	Pages

[ « » ] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

.9 Other documents, if any, listed below:

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)*

« »

This Agreement entered into as of the day and year first written above.

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

« »« »

(Printed name and title)

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

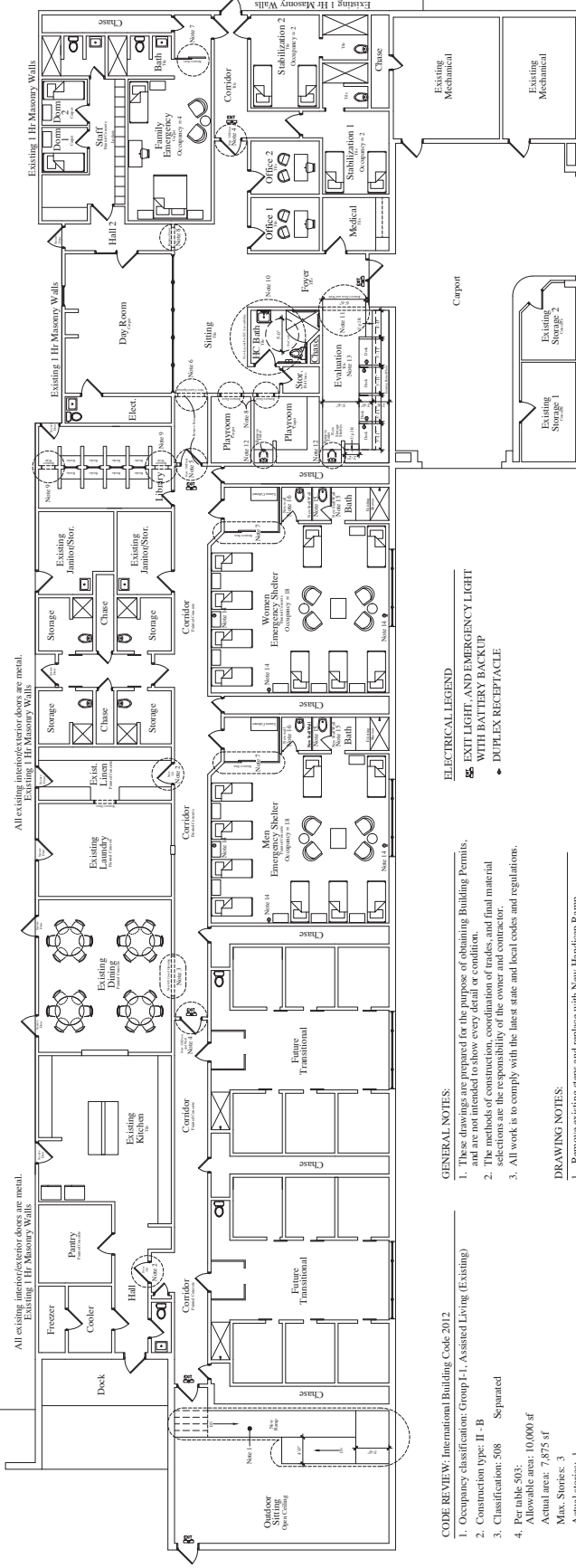
« »« »

(Printed name and title)

**Hope & A Future - Floor Plan**

SCALE: 1/8" = 1'-0"

**Oconee County Records**



Hope and a Future Floor Plan  
300 South Church Street  
Walhalla, SC

Dftr: WLK  
Scale: Noted  
Date: 01.24.17

Sheet  
A-1  
OF A-1

- GENERAL NOTES:**
1. These drawings are prepared for the purpose of obtaining Building Permits.
  2. The methods of construction, coordination of trades, and final material selections are the responsibility of the owner and contractor.
  3. All work is to comply with the latest state and local codes and regulations.

- CODE REVIEW: International Building Code 2012**
1. Occupancy classification: Group F-1, Assisted Living (Existing)
  2. Construction type: II - B
  3. Classification: 508 Separated
  4. Per table 503:  
Allowable area: 10,000 sf  
Actual area: 7,875 sf  
Max. Stories: 3  
Actual stories: 1  
Allowable height: 55 ft.  
Actual height: 20 ft.
  5. Fire Protection Systems (903): Sprinkled per 903
  6. Occupancy load per table 1004.1: 30
  7. Occupancy egress width (1005.1): 5 inches required; 108 inches Provided
  8. Fire separation 508.4: 1-Hour
  9. Fire resistance req's for bldg elements, table 601: N/A
  10. Doors: Table 716.5: 1-Hour

All work shall be done in strict accordance with the latest applicable codes and ordinances including ANSI, IBC 2012, NEC 2011, IPC 2012, IECC 2009, IMC 2012, and IFC 2012.

- ELECTRICAL LEGEND**
- EXIT LIGHT, AND EMERGENCY LIGHT WITH BATTERY BACKUP
  - DUPLEX RECEPTACLE

- DRAWING NOTES:**
1. Remove existing steps and replace with New Handicap Ramp. Total length of ramp equals 1 in. of height per 1 ft. of length.
  2. New 3'-0" door installed in existing block wall (typ. 2 ples.).
  3. New 6'-0" Cased Opening in existing block wall.
  4. New framing for new 3'-0" door (typ. 2 ples.).
  5. Existing jail bus removed and replaced with new framing and 3'-0" door (typ. 1 ples.).
  6. Existing jail bus removed and replaced with new 4'-0" C.O. (typ. 1 ples.).
  7. Remove existing door to a 3'-0" door.
  8. Remove existing doors; door frame to remain.
  9. Remove existing block wall (approx. 3'-6" each). Replace existing door to a 3'-0" door.
  10. Remove existing block wall (approx. 6'-6").
  11. Replace existing block wall (approx. 6'-6").
  12. Remove outlet (2 ples.).
  13. New desk (4 total) on raised platform with 4 new receptacles, new 48" high partition walls.
  14. New receptacles (6 total).
  15. New stall wall partitions (4 ples.).
  16. Glass block to ceiling on existing half block wall (2 ples.).