

## **Barrow County Schools Modular Building**

### **ADDENDUM No. 1**

The following changes are to be incorporated into the construction and RFP documents. Acknowledgement of this addendum must be included on the proposal form.

1. Pre-proposal meeting sign-in sheet is attached.
2. Revised RFP including proposal form is attached.
3. Listing of vendor questions and responses is below:

Q: Does the pricing have to be held for 1 year?

A: Pricing will be indexed based on the current material costs vs. the material cost when ordered. It is the intent to award the modular building within 30 days of proposal due date, therefore no indexing will be provided for the modular building.

Q: Please confirm that each vendor is to submit a schedule with their proposal and that the required schedule in the documents is not mandatory?

A: See revised proposal form in RFP. The vendor response will be considered during the proposal review process and weighted accordingly to RFP requirements.

Q: Is an umbrella/excess policy of \$5,000,000 acceptable?

A: Yes

Q: Do all subs with contracts over \$100,000 have to supply Performance and Payment Bonds? Including the manufacturer?

A: There is only one Performance and Payment Bond required from the proposing vendor and it shall encompass the entire proposal amount.

Q: Can the module to module connections on site be done by Barrow's sprinkler contractor since he will already be on site?

A: No. There is no sprinkler contractor on site and the only connection that will be made by others is to the fire riser to be stubbed 5' outside of the building.

Q: Please confirm that we do not have to obtain County permits.

A: Correct. Plans will be submitted to local fire marshal for life safety review.

Q: Please confirm site installed gutters will be required to accomplish a continuous system.

A: Provide whatever is necessary to meet the RFP requirements.

Q: Is the awarded modular company required to include with pricing to install a system for water runoff from the gutters and HVAC condensation lines:

A: No, this will be by others.

Q: Please confirm the quote should include 2 ramps.

A: Correct.

Q: Please confirm that all units quoted will be built to spec that was provided to include exterior siding on all sides of each doublewide classroom to achieve double wide classroom configuration if separated for future use.

A: Confirmed. Provide all provisions required to make the future use doublewide configuration possible.

Q: Can you confirm that it is the intent of Barrow County Schools that the units will be placed without any site preparation?

A: It is the intent of BCS to have a pad ready site on grade with building corners +/- 12" across for the modular contractor.

Q: Please confirm that it is the Barrow County Schools preference that all modular classrooms be installed to an engineered foundation plan.

A: Confirmed.

Q: Please confirm that BCS or others will handle final connection once installed.

A: Confirmed in accordance with the RFP.

Q: Will a firm staging area for the modules be provided?

A: Yes. However it may be in the grassed area.

Q: Due to the grade a crane will most likely be needed to set some of the modular building. Will the CM ensure a firm site to set crane?

A: No. Installation and all means and methods by modular contractor.

Q: Who is responsible for site security or fencing if required?

A: Site fencing, if necessary, is by others.

Q: Who is responsible for any site soil testing for foundation design/engineering?

A: This will be provided once completed post proposal.

Q: Who is responsible for site survey?

A: See question above. Modular contractor is to receive a pad ready site.

Q: Has a water flow test been accomplished, who is responsible?

A: By others.

Q: Who is responsible for a Fire Department Connection?

A: Modular contractor on building exterior.

Q: For design purposes please confirm that the intent is to NOT use the fire sprinkler system within the modular units if broken up into double wide classrooms?

A: Confirmed.

Q: Storm water engineering and installation by others?

A: Correct.

Q: Confirm that on-site supervision will be provided by Grahl Construction?

A: Grahl construction will have an on-site supervision however they are not responsible for supervising the installation of the modular building contractors. Provide full time supervision with all installations.

Q: Since the CM is doing all the site utilities would it be possible for them to bring the utilities underneath the building?

A: Utilities are to be brought within 5' of the building and connected to stub outs by modular contractor.

Q: Please confirm CM is making all final electrical connections?

A: Confirmed.

Q: Who is responsible for data cabling and installations?

A: By others. Any in wall boxes and stubs should be by modular contractor.

Q: Are tank type toilets acceptable?

A: No.

Q: The RFP states framing material and skirting venting at an average of 36". Due to the slope of the site the skirting will be taller, should we include the additional height in our bid price?

A: Yes.

Q: Will aluminum ramps, decks, steps be acceptable?

A: No.

Q: Please confirm that the canopy will not have to cover the ramps or steps and only the deck area.

A: Confirmed.

Q: Is the "Substantial Completion Date" the same as the "Ready for Occupancy Date"?

A: Yes.

Q: Please confirm if the seams at the vinyl tile area are to have a metal transition strip or should floor seam be flash patched, sanded and vinyl tile installed?

A: Floors should be continuous VCT and seamless. Provide four coats of wax on VCT.

Q: Please clarify if 10 water closets (as listed in specifications) or 12 water closets (as shown on drawing).

A: Provide number of fixtures as shown on drawing.

Q: Please clarify if 1 water cooler (as listed in specifications) or 4 water coolers (as per drawing).

A: Provide number of fixtures as shown on drawing.

Q: Clarify 4 sets of grab bars or 6 sets of grab bars.

A: Provide code required grab bars for required water closets.

Q: Is the school expecting a removable center post for exterior doors?

A: Yes. A removable mullion is required at exterior openings.

Q: Can LED lights be provided in lieu of the specified light fixtures?

A: Yes, LED can be substituted.

Q: Is it possible to get a list of active subcontractors currently on site?

A: There are no active subcontractors currently on site.

Q: Since it is required to have this building separated into double wide units, should the mate line walls be 2x6 framed construction with R-19 insulation rather than a 2x4 with R-11 sound insulation?

A: Provide per requirements of the RFP specifications. This is specifically called out.

Q: Has a Geo test been completed for the site?

A: No. A bearing pressures will be taken by a testing company prior to foundation installations. Design should be based on a capacity of 2000psf per the RFP.

Q: All vegetation material must be removed from the site. Who is removing this material?

A: See above question response. Modular contractor to receive a pad ready site.

Q: The maximum height of a stand pipe is 4'9" to the bottom of the floor joist. The site will exceed this maximum height and will require a special foundation plan.

A: See above question response. Modular contractor to receive a pad ready site. All necessary foundations designed and installed by modular contractor.

Q: The HVAC that is spec are a minimum lead time of 8-10 weeks. This would affect the building manufacturer time frame.

A: See revised proposal form for contractor to input their proposed schedule.

Q: On page 5, you call for a 15 unit complex but the drawing shows a 17 unit complex.

A: The RFP calls for 15 classrooms, teacher work room, and restrooms. Provide as shown on the drawing provided.

Q: On page 5 Chassis, you call for a 95.6" I-Beam spacing with a 29" maximum height. This is not achievable within the current site. It contradicts standard foundation plan.

A: Provide what you believe is required.

Q: Section Roof/Ceiling – will black EDPM be acceptable? Will T Grid tile factory standard be acceptable?

A: No. Provide as specified.

Q: You call for raceway MC cable throughout. Is this for the entire building?

A: Yes. No Romex.

Q: You call for Hardi-Panel stucco finish siding. Will smart panel be approved as an alternative?

A: No. Provide as specified.

Q: Interior insulation – you call for R-19 Kraft. Standard is R-19 un-faced. On the roof, you call for R-60 foil. You can either do R-38 or R-49. Foil is unacceptable. This is un-faced. Seems to be an old spec.

A: This question is not entirely understood. Provide insulations as specified in the RFP.

Q: You call for pre-cast concrete ramps. One end of the building will be extremely high. Would aluminum deck/steps/ramps be an approved alternative?

A: For equal proposal purposes provide all as specified in concrete.

Q: Will the contract be with Barrow County Schools for the CM? Is this the reason why the umbrella policy is \$10,000,000?

A: Contract will be direct with BCS.

Q: Do you require an onsite project manager?

A: Provide full time onsite supervision for all installations under this proposal.

**END OF ADDENDUM**





**REQUEST FOR PROPOSALS**

**ISSUE DATE: September 3, 2021**

**RFP REF: 55065-22-RFP-CP0001 BCS Modular Building**

**ISSUING AGENCY: BARROW COUNTY SCHOOLS \* 179 W Athens St \* Winder, GA 30680**

Location Where Work Will Be Performed: Modular Building for Barrow Arts & Sciences Academy Phase II.  
1007 Austin Rd., Winder, GA 30680.

**CONTRACT TYPE:** Initial base contract shall be for providing Modular Building at BASA Phase II.

**Sealed Proposals will be received by the Barrow County Board of Education (the "Owner") at the office of the Assistant Superintendent for System Operations, 179 West Athens St., Winder, GA 30680 until 2:00pm on October 5, 2021.**

**\*\*\*\*\* LATE PROPOSALS WILL NOT BE ACCEPTED \*\*\*\*\***

**INQUIRIES:** Contractors shall have until close of business September 23, 2021 to make any inquiries. All inquiries for information should be directed in writing to: Chris Gareau, 594 Oconee Street, Athens, GA 30605 or via email at cgareau@grahlconstruction.com.

PROPOSALS MAY BE DELIVERED (HAND DELIVER, EXPRESS MAIL SERVICES, ETC.) OR MAILED (BY U.S. MAIL OR CERTIFIED MAIL) to Barrow County Schools, PDC, 179 W Athens St., Winder, GA 30680. Proposals should be marked: "RFP BASA PII Modular Building".

In compliance with the Request for Proposal and to all the terms and conditions imposed herein, the undersigned offers and agrees to furnish the goods and services in accordance with the attached signed proposal.

Name and Address of Firm:

\_\_\_\_\_

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

\_\_\_\_\_

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

Signature in Ink

Phone Number: \_\_\_\_\_

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

Agent Authorized to Enter into Contracts

*Barrow County Schools is an Equal Opportunity Owner/Employer and will not discriminate against any party submitting a proposal because of race, creed, color, religion, sex, national origin, or ADA disability status.*

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I. **PURPOSE OF REQUEST FOR PROPOSAL**

The purpose of this Request for Proposal is to solicit proposals from qualified vendors for a Modular Classroom Building for Barrow County Schools in Winder, GA.

II. **NATURE OF PROPOSAL**

Each interested vendor shall be responsible for the review of information contained herein, other information which may be requested, site visitation as required, and other efforts as necessary for the submission of a comprehensive proposal which will represent the vendor's best offer.

Each proposal shall be complete, and it shall be outlined and identified by sections of this Request to facilitate evaluation and to prevent evaluators from unnecessary search/arranging materials for evaluation purposes. In the preparation of each proposal attention should be given to the criteria referenced herein which will be used for purposes of evaluation and award determination purposes.

III. **SPECIAL REQUIREMENTS FOR THE SUBMISSION OF A PROPOSAL**

- A. Bid Bond - Your offer must include either a bid bond issued by a surety or sureties licensed in Georgia or a certified check. The amount of surety shall be five percent (5%) of the total bid amount. This bid bond penalty may be expressed in terms of a percentage of the bid price or may be expressed in dollars and cents. If a certified check is submitted in lieu of a bid bond, it must be made payable to the Barrow County School District.
- B. **MANDATORY PRE-PROPOSAL CONFERENCE:**  
**A MANDATORY pre-proposal conference will be held on site at 10AM on Tuesday, September 14, 2021 at BASA PII, 1007 Austin Rd., Winder, GA 30680.**
- C. Copies of Proposal - Each proposal shall include One (1) original and Two (2) separately bound identical copies. Submit proposals in a sealed envelope with offeror's name, RFP Reference, and project name clearly indicated. Failure to comply may result in rejection of proposal. Provide One (1) digital copy on a flash drive.
- D. Acceptance/Rejection of Proposal
  - 1. The contract will be awarded to the qualified offeror whose offer, conforming to the conditions and requirements of this request for proposal will be most advantageous to Barrow County Schools. The committee's evaluation of criteria and other factors will be taken into consideration.
  - 2. Barrow County Schools reserves the right to reject any or all offers and to waive informalities and minor irregularities in proposals received.
  - 3. This Request for Proposal does not commit Barrow County Schools to contract for any requirements for this solicitation.
  - 4. A written award or contract furnished to the successful offeror, within the time for acceptance specified in the offer, shall be deemed to result in a binding contract without further action by either party.
  - 5. In competitive sealed proposals, prices will not be divulged at opening.
- E. Firm Offer - Each vendor must agree in advance in written form to submit a proposal with cost figures which will be firm for at least one (1) year after the opening of the proposals.
- F. Unit and Total Cost - Each proposal shall include monthly and yearly unit and total cost figures.
- G. Noncompliance of the Contract - Upon noncompliance of the contract by the contractor for completeness and thoroughness in the duties as judged by the District, the District shall so inform the contractor in writing thereof. The District shall notify the contractor of noncompliance and will reserve the right to have the duties completed by other means. Noncompliance shall be cause for

the District cancellation of this agreement. The contractor shall be given thirty (30) days' notice of cancellation.

**IV. EVALUATION OF PROPOSALS**

- A. Committee - Evaluation of proposals submitted in response to the solicitation will be conducted by officials of the Barrow County School District. In the process of evaluation the total vendor's proposal will be considered. However, particular attention will be paid to those criteria which are referenced in section IV. (B) of this request. Each response will be assigned a consensus score rating by evaluators, and the award which will be made by Barrow County Schools will be predicated upon the composite ratings of officials referenced above with total cost for the program considered.

During the process of evaluation the committee may need additional information. This need will be communicated through Barrow County Schools and each vendor shall be responsible to respond in written form or by appearance before the committee as requested.

- B. Award Criteria - Specific criteria which will be utilized by the committee referenced above and the relative weight given to each are listed below and must be included with the proposal. FAILURE TO SUBMIT ALL REQUESTED INFORMATION AND/OR FAILURE TO FOLLOW FORMAT CRITERIA MAY SUBJECT THE PROPOSER TO DISQUALIFICATION.

PROPOSAL CRITERIA FORMAT

**TAB 1 Understanding & Ability to Meet all Requirements (25 Points)**

1. Submit Cover letter and introduce company detailing the acceptance of requirements and policies stated within the RFP. The cover letter should be signed by a representative authorized to legally bind the firm.
2. Acknowledge receipt of any amendments/addenda.
3. Submit a completed copy of the E-Verify Affidavit (Attachment "B")
4. Submit schedule (dates AND durations) for all parts of the operation (expected order date, delivery date, schedules for rough set and final set, etc.).
5. How long in business (Submit date organized).
6. Submit a summary of understanding of the requirements, management practices, and capabilities. Summary should outline the contractor's ability to meet the physical responsibility requirements.
7. Examples of/proof provider can meet all requirements of this RFP.
8. Payment terms.
9. Business references (3 minimum).
10. Copy of current business license.
11. Copy of current general contracting license.
12. Proposal form (Attachment "A").
13. Proof of Insurance (no-later-than 10-calendar days following contract award, before work or services begin).
14. Manufacturer's specifications (clearly describe any deviations from the specifications stated in this RFP).
15. Warranty policy information.

**TAB 2 Satisfactory Record of Performance (20 Points)**

1. Submit Experience in projects of similar size and scope
2. Provide a list of all current clients. Identify new clients that you have been providing services for over the past two (2) years. The client list should include the following: Company Name, mailing address, contact name, telephone number, project scope, project value, and dates of service.

**TAB 3 Cost (50 Points)**

1. Submit Cost on the enclosed "Proposal Form" (Attachment "A")
2. Bid Bond
3. Separate line item to provide a Performance & Payment Bond over the entire cost of work.

**TAB 4 Annual Report or Financial Statement (5 Points)**

1. Submit a copy of current annual report or financial statement prepared by a Certified Public Accountant or submit a statement that such information shall be available if chosen for an interview with the Evaluation Committee.

**TAB 5 Provide written acceptance of the BCS RFP specifications, terms, and contract.**

**TAB 6 NEW 15 CLASSROOM MODULAR UNIT WITH RESTROOMS**

1. In order to be considered, proposer should include information in this section, including but not limited to
  - a. Verification of new units
  - b. Delivery date / improvements to schedule
  - c. Detailed description of ANY & ALL variances from specified units
  - d. Classroom size
2. Submit Cost on the enclosed "Proposal Form" (Attachment "A")

C. Negotiations – The Barrow County School District may elect to make an award offer without conducting interviews or negotiations. However, after the offers have been ranked, the Evaluation Committee may elect to interview the three highest ranked offerors. The committee may then negotiate price or the general scope of work with the highest ranked offeror. If a satisfactory agreement cannot be reached, negotiations may be conducted with the second, and then the third ranked offerors.

D. Sequence of Events- A tentative schedule and sequence of events to be followed with respect to this RFP is shown below:

<u>Date</u>	<u>Event</u>
September 3, 2021	Advertise
October 5, 2021	Deadline for receipt of Proposals by BCS
October 19, 2021	Evaluation of Proposals by BCS Committee
October 20, 2021	Presentation and interviews if necessary (ALL PROPOSERS PLEASE HOLD THIS DATE OPEN)
October 26, 2021	Recommendation of selected firm to BCS BOE
January 2, 2022	Mobilize on site
March 2, 2022	Project Substantial Completion

V. **CONTRACT**

A. Award - It is the full intent, assuming that satisfactory proposals are received, to award a contract. If an award is made it will be for a fixed price.

- B. Option for additional modular units- Vendor will be notified separately of BCS desire to exercise option for purchase of additional modular at the agreed upon price within the period indicated. For such requests made after first year of initial contract awarded, cost figure may be changed in accordance with any change in the United States Consumer Price Index over the preceding twelve months effective 90 days prior to the termination of the contract period. Final approval for any contract or extensions shall be made by the Barrow County Board of Education.
- C. Assignment – No contract or its provisions may be assigned, sublet, or transferred without written consent of the District.
- D. Termination/Cancellation - Barrow County Board of Education reserves the right to cancel the contract upon thirty days written notice for reasons of non-performance within the terms and conditions of this request for proposal or conditions beyond control, such as inadequate funding.
- E. Insurance - The vendor shall purchase and maintain in force the following kinds of insurance for operations under the contract as specified. Insurance certificates in the amounts shown and under the conditions noted shall be provided to the District before the commencement of any work:
  - 1. Commercial/Comprehensive General Liability
    - a. \$1,000,000 Bodily Injury Per Person'
    - b. \$1,000,000 Bodily Injury Aggregate Limit
    - c. \$ 500,000 Property Damage Per Occurrence
    - d. \$1,000,000 Property Damage Aggregate Limit
  - 2. Comprehensive Automobile Liability
    - a. \$1,000,000 Property Damage Per Occurrence
  - 3. Workmen's Compensation and Employers' Liability
    - a. \$ 500,000 Bodily Injury Per Person
  - 4. Umbrella or Excess of Loss Coverage
    - a. \$10,000,000 Per Occurrence
  - 5. The bidder will provide an insurance certificate with 21 days after acceptance of contract.
  - 6. Barrow County Board of Education must have 10 days' notice of cancellation or change in insurance coverage and give its approval.

The District shall be named as an additional insured by Endorsement on the vendor's policy as to the subject contract.

- F. Addenda - Any "Addenda" or Instruction to Bidders issued by Barrow County Schools prior to the time for receiving proposals shall be covered in the proposal and, in closing a contract; they shall become a part thereof.
- G. Performance and payment bonds- The selected offeror will be required to furnish a performance bond and a payment bond issued by a surety company licensed by the Commissioner of Insurance of the State of Georgia to do business as an insurance company in the State of Georgia on a per project basis. The performance and payment bonds must be in an amount equal to one hundred percent (100%) of the project amount. In addition, for each subcontractor having a subcontract of \$100,000.00 or more for roofing, HVAC, and electrical work, the subcontractor shall procure payment and performance bonds for one hundred percent (100%) of the subcontract amount. The subcontractor's payment and performance bonds shall be presented to BCS prior to the Contractor billing for or receiving payment for amounts under the applicable subcontracts.

**VI. RESPONSIBILITIES OF CONTRACTOR**

- A. Safety - Contractor shall be familiar and in complete compliance with, OSHA, AHERA, SCDHEC, and EPA requirements.

- B. Workmanship - The Contractor's employees shall be thoroughly experienced and/or trained and certified in the particular trade or class in which they are employed. All work shall be performed according to the specifications covering the class or type of work and shall meet the approval of the BCSD. Additionally, the contractor is responsible for providing all training for his employees as required by AHERA, SCDHEC, OSHA, and EPA regulations.
- C. Security - The Contractor shall be responsible for safeguarding against loss, theft, or damage of all District's property, materials, equipment, and accessories that might be exposed to the contractor's employee.
- D. Drug Free Workplace - All forms of tobacco products (chewing tobacco, dip, snuff, cigarettes, cigars, etc.), alcohol, and drugs are prohibited on District property.
- E. On-Site Supervisor- Contractor shall provide an on-site supervisor to monitor and follow-up on the performance of all work in accordance with this contract and with minimum supervision of BCSD. Contractor shall remove/replace any personnel not meeting the standards established by this contract, or those found violating any of its provisions.

**VII. QUALIFICATIONS**

- A. Qualifications - Each vendor shall submit evidence of qualifications which would influence the ability to satisfactorily provide the goods and services defined elsewhere in this document (see evaluation criteria for additional pertinent details.)
  - 1. Vendor must be licensed to do business in Georgia.
  - 2. Vendor must have been in the business specifically providing the goods and services requested for a minimum of five (5) years.
  - 3. Vendor must currently have experience with at least three school districts of a similar size to Barrow County within the last five years.
  - 4. Vendor must register and participate in the federal work authorization program to verify information for all new employees. A signed Barrow County affidavit must accompany all proposals. (Attachment "B")
  - 5. Bidders may be required to furnish evidence in writing that they maintain permanent places of business and have adequate equipment, finances, and personnel to furnish the service offered satisfactorily and expeditiously

**VIII. SCOPE OF WORK**

- A. The Scope of Work for the Contract includes designing, delivery, building setup, Hardie siding & skirting, anchoring, and foundation piers (footing) on the site in accordance with Drawings, Specifications, and other Contract Documents prepared by BCS.
- B. Initial base contract shall be for providing Modular Building at BASA PII.
- C. The building must be ready for occupancy no later than 60 days after successful vendor's receipt of Owner's purchase order.
- D. Due to the limited area available on the site and the Owner's need to maximize space, the building configuration and dimensions set forth in the Specifications section must be strictly adhered to.
- E. The successful proposer will provide to the Owner a letter stating that there is no asbestos containing materials, lead based paint or any other hazardous materials used in the construction of the units provided.

- F. All units shall be warranted for period of one year for parts and labor from the date of acceptance. Date of acceptance shall be defined as completion of all punch list items or date of occupancy whichever comes first.
- G. Barrow County School District has employed Grahl Construction, a Construction Manager (CM) at Risk, to oversee the project at BASA PII. CM will be responsible for all final connections (sprinkler, water, sewer, power, etc.). CM will oversee quality of work and insure compliance with Owner's schedule.
- H. All drawings must be provided by vendor/contractor, signed and sealed by Architect/Engineer registered in the state of Georgia. The successful proposer will be required to be in compliance with all Federal, State, City and local laws, rules and regulations. The successful proposer will be responsible for obtaining all required permits and approvals from the authority having jurisdiction.

**IX. SPECIFICATIONS**

**GENERAL INFORMATION (BASA PII Relocatable Classroom Modular):**

CLASSROOMS WITH MULTI-STATION RESTROOMS (15) 13'8" x 65' Modules.

- Approx. building Ht. 14'-5"
- Module Dimensions / Doublewide Base
- Occupancy: Education
- State/Code Requirements/Insignias: IBC
- Wind Speed: 135 M.P.H.
- Sprinkler System will be required, including sprinkler riser installed by Modular Provider. All internal connections (module to module) by Modular Provider; final connection to riser by others
- Destination: BASA PII campus. Winder, Georgia (all units)
- Modules must have ability to be relocated in 2-classroom configurations.
- Double sound walls are required between all classrooms and between classroom and restroom modules (to serve as exterior walls when units are relocated in 2 classroom modules) as follows:
  - Walls: 2x6 studs at 16" o.c. from floor to ridge beam.
  - Outer layer finished with Hardi Panel (to match exterior siding) over 7/16" OSB over vapor barrier
  - Interior finish to be 5/8" vinyl covered gypsum (color: Hampton Gray)
  - Insulation: R-19

**CHASSIS:**

- 48" On Center outriggers (UT12)
- Outrigger with 95.5" I-Beam Spacing; 29" Max height. Steel frame is Recycled Steel. "I"-Beam Will Be Sized As Required.
- Axle Quantity Will Be Calculated As Required. Include Under-slung Axles (including box-outs)
- Detachable hitches

**FLOOR SECTION:**

- Nylon Impregnation Bottom Board Material (manufacturer's standard woven poly bottom board; extend to top of rim joist) 2" x 8" Floor Joist @ 16" O.C.
- Include 2" x 8" Double Perimeter (At Mate-line only)
- 5/8" Advantech floor decking (Held back at Mate-Lines 5 1/2")
- Flooring
  - Restrooms (multi-station and single-station): Armstrong Corlon commercial roll vinyl

- All other areas: VCT & cove base. Provide three (3) colors of 33% each to be in a random pattern. Provide stripping and waxing of all floors.

**WALL SECTION:**

- Interior Wall Height: 8'6"; Double Top-Plate at all
- Exterior Wall Height: 8'6". 2x6 Wood Stud @ 16"O.C. at exterior walls; Double Top-Plate at all. Double studs at Hard panel seams.
- 5/8" VCG (Type "X" Gypsum); Hold back gypsum 20" each side of the mateline. Color: Hampton Gray
- All Walls (interior side): FRP (Fiberglass Reinforced Panels), with standard batten interior trim package, Installed Over Gypsum.
  - All restrooms and closets: FRP Wall Panel on Gyp. (Class "C")
  - Hallways / Corridors: Fire Rated FRP on Gyp (Class "A")
- Tie Down Straps Are Sidewall Type

**INTERIOR DOORS & FRAMES SECTION:**

- Doors: 36"x80" 20 Minute Rated Flush Doors (imperial oak with clear finish). At Classrooms: provide 3" x 33" Firelite glass view block
- Frames: Timely or Redi-Frames, painted (color: Gunmetal Gray)
- Hardware (all interior doors keyed alike – cylinders provided by CM)
  - Restrooms (multi-station)
    - 2 Self-closing (heavy duty closer)
    - 2 Push Pull hardware
    - 4 kickplate (6" x 2" LDW)
    - 3 heavy duty ball bearing hinges per leaf
    - 3 silencers per leaf
  - Restrooms (single-station)
    - 2 Lever handles (ADA Compliant) with Privacy Locks
    - 2 Self-closing (heavy duty closer)
    - 2 kickplate (6" x 2" LDW)
    - 3 heavy duty ball bearing hinges per leaf
    - 3 silencers per leaf
  - All other locations
    - Lever handles (ADA Compliant)
    - Self-closing (heavy duty closer)
    - 3 heavy duty ball bearing hinges per leaf
    - 3 silencers per leaf

**ROOF/CEILING SECTION:**

- Transverse Truss (Engineered Truss)
- 35 LB Snow Load
- 7/16" x 4 x 8 EPDM underlayment
- 12" peel & stick mate-line tape (White)
- Roof Covering: 45 mil. White EPDM (SINGLE WIDE - mulehide)
- Ceiling: 14560 2x2 T-Grid (acoustical) Donn X DX Tiles by Armstrong 2910 (ceiling is considered 6" lower than the int. wall ht.)
- 2-Layer 24" Ridge-Beam Construction: 2-Layers Of 3/4" Structural Grade Plywood Installed as Required And Fastened as Per Approved Fastening Schedule
- 520 1 layer 1-3/4" x 23-7/8" 2.0 - LVL Beam: Constructed From 1-Layer Of 1-3/4" - 2.0 LVL Beam Installed as Required And Fastened as Per Approved Fastening Schedule

- No Overhang/Projection on the Roof. Field modify roof framing at intersection of 2 buildings for positive drainage to eaves
- All roof surfaces to drain to eaves / gutters and downspouts. PROVIDE CONTINUOUS GUTTERS. NO PARAPETS / MANSARDS OR ROOF DRAINS ALLOWED.
- 1-Hour Rated Ceiling @ Corridor (Dropped). Ceiling Assembly Consist Of Two Layers Of 5/8: Type "X" (Fire Rated) Gypsum Separated By A 2" Member (Sized as Required to for the Span). Rating to be per Underwriters Laboratory or Warnock Hersey; Mobile building provider is responsible for including costs any additional requirements for assembly selected.
- Fire Caulk: Mobile Building provider to include all cost of Fire Caulk (factory and field applied).
- Side-Wall Type Hurricane Straps

#### **PLUMBING SECTION:**

- 2 Restroom Description: Multi-Station
- 2 Restroom Description: Single-Station Handicap RR
- 10 Standard Lavatory (Wall Mount Type) - Kohler (20" X 18") Std. ADA Faucet and 24" x 48" Mirror
- 4 Water Closet Type: HC Accessible with VA Grab Bars (ADA Compliant)
- 6 Water Closet Type: Standard Elongated – Kohler
- 2 Standard Urinal - Kohler
- 1@40 Gallon Water Heater. Disconnect above the water heater Located @ Janitors closet
- 8 Water Closet Modesty Partition: Steel
- 1 Urinal Modesty Partition Descrip.: Steel
- 1 PVC Utility Sink With Legs & STD Faucet
- 1 Hi-Lo Water Cooler {Handicap accessible}. Provide one section with a contactless bottle filler.
- CPVC Supply lines and PVC Drain/Waste Lines
- NOTE: All Manifolding Is Done On-Site By Others
- NOTE: All Flex lines for plumbing are to be Braided Steel w/Male & Female connectors

#### **ELECTRICAL SECTION:**

- 17 Panel Type: Standard 150 AMP 240V (Ext. Mount ) with 2 extra breaker spaces without the use of a wafer breaker
- Standard "T-Grid Type" 232 Fluorescent Lights (Electronic Ballast & 28 watt T-8 Bulbs)
- 4 Standard 60 Watt Porch Light With Photo-Cell
- OCCUPANCY SENSOR
- 22 Dual Head Emergency Light - Located in each classroom above interior door. Verify count after final review of drawings by Owner
- 3 Combo Dual Head Emergency Light / Exit Sign
- 2 Double Exterior Emergency Light Remote Heads (Double Head - Exterior Type To Match Porch Lights)
- 2" x 4" Junction Box With 1" Conduit (Standard). These Junction Boxes To Be Stubbed-up into The Attic Cavity for T-grid Unless Otherwise Instructed By The Customer On The Print & Stubbed Into The Crawl Space On All Other Ceiling Types Unless Otherwise Instructed; All Boxes & Conduit Are Empty, All Wiring & Devices For Monitoring, Alarms & Security Are Entirely By Others}
- 3 Combination- 100CFM Exhaust Fan With 60 Watt Light - (1) located @ each staff restrooms & (1) located at janitors closet inside mens restroom
- 2 350CFM Exhaust Fan For Multi-station restrooms
- Receptacles / Switches / Covers: White
- 7 GFI Receptacles As Required (Restrooms)
- 15 Exterior Use GFI With Weather-Proof Cover (one at each HVAC unit)
- 2 Heat Tape Receptacle



- Race-Way: M.C. Cable Wiring (Throughout)
- 15 Ceiling mounted recept & j-box located in each Classroom
- 8 J-box for pull handle & strobe (per each 28' x 65')
- 8 Switched wired j-boxes @ exterior of each double with face plate for future porch lights
- 15 Recept & j-box located @ opposite side of marker & tack boards in each classroom @ 90" AFF

#### **HVAC SECTION**

- Fiberglass Supply Duct with Grilles (Oversized as Needed)
- Fiberglass Return Duct with Grilles
- Plenum / Chase Wall
- Charcoal Filter
- Locking T-stat cover for each HVAC unit
- 10" x 10" Fire Dampers (AS REQUIRED) in hallways only
- 2' x 2' Supply Grilles for T-grid Ceiling
- 4 6" Supply Grille for T-Grid Ceiling RR
- 2' x 2' Return Air Grilles for T-grid Ceiling
- 17 W42H1DA10RXXXE; 3.5 Ton Heat Pump, Dehumidification, 10 Kw Heat, 230-1-60, ERV, Low Ambient Kit -HVAC: Located on the HITCH ENDS
- Complete Stat for each HVAC unit

#### **CABINETS & FURNISHINGS**

- Markerboards and Tackboards to be BY CM

#### **EXTERIOR SECTION:**

- Stucco Embossed Hardi Panel Siding (Doublewide) with Visible angle cuts
- Hardi Panel (Stucco Embossed) Skirting Kit – include loose J-channel starter & bottom track
- Pressure Treated 2" x 2" Framing material & Skirting Vents @ a 36" Average
- Standard House Wrap Installed 100% - All wrap installed right side up & in a shingled fashion
- Sheathing Type: 7/16" O.S.B. (full perimeter) 100%
- Continuous Gutters & Downspouts (28' O.C.) at eaves – fabricate and install on site. Color to be selected
- All Extensions, Splash Blocks, Sealant, Fasteners, & Installation Is Entirely By Others
- MoiStop PF to wrap corners of the unit under the trim and around windows and exterior doors
- HARDIPANEL TRIM: 10" top trim & 6" bottom trim. 4" trim at all corners, windows and doors. All painted contrasting color.
- House Wrap: Johns Manville, installed
- Ext. Caulking: Sikaflex 15 LM. Seams caulked
- Special Instructions:
  - The Bottom Trim To Be Installed Flush With The Rim Joist And 1" Below The Siding
  - Please Note That Each Double Wide Will Have Full Exterior Hardi-panel Wrap For Future Break Up To Work On Its Own

#### **WINDOWS SECTION:**

- 16 Vinyl Mini-Blinds (selected from manufacturer's Standard Colors)
- 16 46X60 V/S Egress / White Vinyl. Frames with Tinted Insulated Glass (NO MULLIONS)
- 16 Drip Caps over Windows

#### **EXTERIOR DOORS:**

- 4 "Dorma" door closers (heavy duty)
- 4 Heavy Duty Panic Hardware

- Exterior Doors keyed alike (with Schlage cylinders by CM)
- 2 72"x80" Pre-Finished Tell Star Door w/6"x30" V.B. (with center T-astrigal)
- Hardipanel trim around doors

**INSULATION SECTION:**

- Exterior Wall Includes R -19 KRAFT (Requires 2" x 6" minimum exterior walls)
- Floor Includes R-30 KRAFT
- Roof Includes R-60 FOIL
- R-11 Sound Reduction Batts In All Interior Walls
- NOTE: INSULATION IS FORMALDEHYDE FREE (STD.)

**DECK, STEPS, RAMPS:**

- Provide precast concrete ADA compliant ramps, decks, and steps with painted steel handrails at all entrances
- Provide a canopy cover over the deck

**End of Specifications**

**ATTACHMENT "A" - PROPOSAL FORM (PAGE 1 OF 1)**

**BASA PII SCHOOL MODULAR BUILDING:**

Purchase Price \$ \_\_\_\_\_  
Total Cost of Delivery \$ \_\_\_\_\_  
Total Cost of Block, Level, tie-down, and Skirting \$ \_\_\_\_\_  
Total Project Cost Lump Sum \$ \_\_\_\_\_  
Unit Cost for a Single Wide Installed \$ \_\_\_\_\_ (provide specs on separate sheet)

Provide schedule for delivery and setup completion: \_\_\_\_\_

Inclusive of Addendum No's: \_\_\_\_\_

NOTES: Pricing should include dumpster and waste removable. For bidding purposes, assume 2000 psf and threshold height of 48".

The Owner reserves the right to:

- 1.) Award a contract or contracts for all services as may be most advantageous to the Owner.
- 2.) Reject any or all Proposals or to negotiate with the low proposer in case of insufficient funds.

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

\_\_\_\_\_  
(Signature in Longhand)      Date

\_\_\_\_\_  
Name & Position (Typed)

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip Code

\_\_\_\_\_  
Telephone Number    Email address

**ATTACHMENT "B"**

**E-VERIFY AFFIDAVIT**

**Georgia Security and Immigration compliance Act:  
e-Verify and SAVE Program Overview  
[OCGA § 13-10-91]**

Pursuant to the "Georgia Security and Immigration Compliance Act," Barrow County School District is required to have all of its contractors register and participate in the federal work authorization program to verify information of all new employees. Contractors or subcontractors cannot enter a contract with the School District for the physical performance of services unless the contractors or subcontractors register and participate in the federal work authorization program to verify information of all new employees. O.C.G.A. § 13-10-91. Each contractor is urged to complete the attached Affidavit.

Affirmative language will be included in contracts for the performance of services regarding the above requirement. The School District will require an affidavit from a contractor showing its compliance with the requirements of O.C.G.A. § 13-10-91 at the time a contract for the performance of physical services is executed. The contract shall include language referencing this obligation and providing that failure to supply an affidavit evidencing such compliance (or to continue to meet the statutory obligation during the life of the contract) shall constitute a material breach of the contract.

*To register for the E-Verify Program, visit [www.uscis.gov](http://www.uscis.gov). Your bid will not be accepted without this e-verify number.*

**AFFIDAVIT**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is contracting with Barrow County School System, Gainesville, Georgia, has registered and is participating in a federal work authorization program\* (an electronic verification of work authorization program operated by the U.S. Department of Homeland Security or any equivalent federal work authorization program operated by the U.S. Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), in accordance with the deadlines established in the referenced statute.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to this contract with Barrow County School System, contractor will secure from such subcontractor(s) similar verification of compliance with OCGA 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification the Barrow County School System at the time of subcontractor(s) is retained to perform such services.

*\*The applicable federal work authorization program as of the effective date of the statute is the E-Verify program of the Systematic Alien Verification for Entitlements (SAVE) Program office of U.S. Citizenship and Immigration Service (USCIS). To register for the E-Verify Program visit [www.uscis.gov](http://www.uscis.gov) Your bid will not be accepted without this e-verify number.*

\_\_\_\_\_  
**BY: Authorized Officer or Agent  
(Contractor Name)**

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

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Contractor's/Vendor's E-Verify #**

**SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE**

\_\_\_\_ DATE OF \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
**Notary Public  
My Commission Expires:**

\_\_\_\_\_