

L. SCOTT BARNARD & ASSOCIATES ARCHITECTS

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August 28, 2018

New Maintenance Facility

Bacon Park Golf Course
Soft Bid Narrative
7/2/18

Scope of Work & Budget Revisions

8/27/18 Due to the soft bid process, the narrative below was modified to address the budget. Changes highlighted in italics.

Proposal Information

1. The purpose of this effort is to provide the contractors with enough information to create a conceptual and reasonable budget for the project. The contractors are not expected to pursue exhaustive details or costs.
2. The drawings and this document define the scope of work.
3. Please email your proposal (PDF format) to john@barnardarchitects.com, including the Schedule of Values form (provided by the architect). Date / time of submission: by the end of the day on July 16.
4. The SoV form will include a line item for contingency. Contingency is the contractors estimate for unknown or unforeseen issues that may impact the budget.
5. The Architect recommends the use of a standard AIA contract: A105 Owner - Contractor agreement for a Small Project; cost plus a fixed fee with a guaranteed maximum price, (guaranteed maximum price to include a contingency).

Base Scope

1. The SoV form includes a line item for Demolition. This work shall include the demolition and removal of two existing, one story maintenance buildings, +/- 35'x25', and +/-45'x35'.
2. Prefabricated / pre-engineered metal building:
 - a. 14' eave height with single slope roof (2:12) with 5' overhang on west side of building. Design and assemble in accordance with MBMA guidelines to accommodate high wind loads.
 - b. Siding & Roofing: 24 ga galvalume, with 30 year finish warranty. Roofing to comply with ASTM E 1592 / 1680 / 1646.
 - c. Insulation: 6" thick fiberglass with vinyl facing, at roof and exterior walls. R-30 at roof over conditioned space (office area).
 - d. The structure on column lines 1 & 5 will be designed to receive roof loads from both sides, to accommodate expansion in the future.
3. Openings:
 - a. Galvanized hollow metal doors and frames.
 - b. Windows: 30"x48" aluminum, impact rated.

ARCHITECTURE PLANNING LANDSCAPE & INTERIOR DESIGN

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- c. Overhead doors: 10'x10', 625 series by Overhead Door, insulated 24 ga galvanized slats, 2 year baked enamel finish, 3 year / 20,000 cycles warranty, manual chain hoist.
- d. Provide (7) 4" diameter galvanized steel bollards, grouted and set in concrete footing, to protect jambs at overhead doors.
4. Lighting: utility grade, LED fixtures, interior and exterior (mounted to building).
5. HVAC: only the office and toilet areas will be conditioned. *One exhaust fan in mech shop.*
6. Plumbing: prefab ADA shower, floor mounted flush valve toilets, wall mounted lavatories with battery motion sensor.
7. Kitchenette: stainless steel double bowl sink, plastic laminate counter, base and wall cabinets. Owner to provide appliances.
8. Interior finishes in all areas, except office and toilet areas:
 - a. Concrete floors with epoxy coat finish.
 - b. Ceiling exposed to roof structure.
 - c. Walls exposed to structure.
9. Interior finishes in office and toilet areas:
 - a. Concrete floors with epoxy coat finish.
 - b. 2x2 acoustical tile ceilings.
 - c. Painted GWB walls.
10. Site:
 - a. *Wash Rack (future): 6" thick concrete slab with hose bibb and oil/water separator*
 - b. 6" thick reinforced concrete slab on west side of building, 2,800 sf.
 - c. *Gravel paving (future) on west side of building, 5,200 sf.*
 - d. *6' high chain link fence (future), 250 lf, including (2) gates (manual swing operation).*

Alternates

1. Add exhaust fans in Vehicle Storage, Mechanical Shop and Storage areas.
2. Add 1/2" fire retardant plywood panels, 8' high, on all interior walls of Vehicle Storage, Mechanical Shop and Storage areas.
3. Gravel, Sand, Soil bins: 6" reinforced concrete slab on grade, with 8" thick reinforced concrete walls, 4' high. Three bins, 15'x15' each.

Addendum

1. The following issues were added to the narrative since its release on 7/2/18.
2. 7/6/18 Water & Sewer Site Utilities: per on-site staff, there is an existing toilet in one of the buildings to be demolished and it is believed that both the water and sewer lines are tied into the same system that serves the clubhouse. For the purposes of this cost estimate, contractors shall assume that there is a viable water and sewer line that can be tied to within 50' of the proposed toilets.

End