

COUNTY OF OCONEE

Procurement Office

415 South Pine Street, Walhalla, SC 29691

Phone 864-638-4141 Fax 864-638-4142

Tronda C. Popham, CPPB, Procurement Director

Katie M. Brown, CPPB, Assistant Director

Kaitlyn Smith, Buyer

INVITATION FOR COMPETITIVE SEALED BIDS

BID NUMBER: # 23-04 DATE: July 11, 2023
PROCUREMENT FOR: Superintendent's Residence Remodel – South Cove
OPENING DATE AND TIME: Tuesday, August 8, 2023 at 2:00pm EST
OPENING LOCATION: Oconee County Administrative Building,
Procurement Office
415 S. Pine Street, Walhalla, SC 29691

Proposals will ONLY be accepted electronically via the County's Procurement Portal which can be accessed using the following link. If the link does not direct you to the site, please copy and paste in your browser. <https://oconeesc.bonfirehub.com/portal/?tab=openOpportunities>

The Opening will be conducted via Zoom and the public may attend in person.
Meeting information below:

Join Zoom Meeting

<https://us02web.zoom.us/j/81983865589>

Meeting ID: 819 8386 5589

Passcode: 025293

Dial by your location

- 888 475 4499 US Toll-free
- 877 853 5257 US Toll-free

Subject to the conditions, provisions and the enclosed specifications, sealed bids will be received electronically via Procurement Bid Portal, <https://oconeesc.bonfirehub.com/portal/?tab=openOpportunities>, until the stated date and time and then publicly opened, via Zoom Meeting. Any bid received after the scheduled deadline, will be immediately disqualified. The County assumes no responsibility for delivery of bids.

DIRECT ALL INQUIRES TO: Katie M. Brown, Assistant Director
Phone: (864) 638-4141
Fax: (864) 638-4142
Email: kbrown@oconeesc.com

NOTICE TO BIDDERS: There will be a Pre-bid Meeting on July 20, 2023; 9:30am, 1031 South Cove Road, Seneca, SC. 29672. Due to the importance of all bidders having a clear understanding of the scope and requirements for this contract, it is highly recommended that you attend this meeting. Any changes that may be agreed upon as a result of this meeting will be noted in an addendum to the bid invitation and posted in the online bidding portal, <https://oconeesc.bonfirehub.com/portal/?tab=openOpportunities>. Vendors who have downloaded an original solicitation will receive email notification if any addendums have been issued for this solicitation. However, it is still the Offeror's responsibility to check the procurement portal for any issued addendums prior to

submitting their bid.

All amendments to and interpretations of this solicitation shall be in writing and issued by the Procurement Director of the County. Oconee County shall not be legally bound by any amendment or interpretation that is not in writing. Each bidder shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this bid. The failure or omission of a bidder to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this bid or to the contract.

Questions for this solicitation should be submitted via the bidding portal; under “Messages – Opportunity Q&A.” Deadline for questions is Tuesday, July 25, 2023 at 2:00pm EST.

Oconee County complies with all South Carolina and Federal laws that prohibit discrimination on the basis of race, sex, age, religion, color, national origin and disability.

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"NO BID" RESPONSE FORM

Note: This form may be submitted via email, fax or regular mail.

Do NOT upload in the Bonfire Portal.

If mailing, please show the solicitation number on the outside of the envelope.

Oconee County Procurement
Attn: Tronda C. Popham
415 South Pine Street
Walhalla, SC 29691

Email: tpopham@oconeesc.com
Fax: 864-638-4142

Please check statement(s) applicable to your "No Bid" response --

- Specifications are ambiguous (explain below).
- We are unable to meet specifications.
- Insufficient time to respond to the solicitation.
- Our schedule would not permit us to perform.
- We are unable to meet bond requirements.
- We are unable to meet insurance requirements.
- We do not offer this product or service.
- Remove us from your vendor list for this commodity/service.
- Other (specify below).

Comments: _____

Company Name (as registered with the IRS)

Authorized Signature

Correspondence Address

Printed Name

City, State, Zip

Title

Date

Phone #

Fax #

INSTRUCTIONS AND CONDITIONS

1. GENERAL:
 - a. Bids, amendments thereto or withdrawal request must be completed within the Procurement E-Bidding Portal by the time advertised for bid openings to be accepted. It is the vendor's sole responsibility to insure that these documents are submitted by the time indicated in the bid document.
 - b. When specifications or descriptive papers are submitted with the bid invitation, be sure all documents are clearly labeled with the Bidder's name.
 - c. Submit your **signed** bid on the forms provided in this bid package. Failure to do so may be cause for rejection. Proposals will ONLY be accepted electronically via the County's Procurement E-bidding Portal which can be accessed using the following link. If the link does not direct you to the site please copy and paste in your browser. <https://oconeesc.bonfirehub.com/portal/?tab=openOpportunities>
 - d. Bidders must clearly mark as "Confidential" each part of their bid which they consider to be proprietary information that could be exempt from disclosure under the South Carolina Freedom of Information Act (SCFOIA) as set forth in Chapter 4, Title 30, of the South Carolina Code of Laws, 1976, as amended. The County reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the County or its agents for its determination in this regard.
 - e. By submission of a bid, the bidder is guaranteeing that all goods and services meet the requirements of the solicitation during the contract period. Unless otherwise stated it is understood and agreed that all items shall be new and in first class condition.
 - f. All prices and notations shall be printed in ink or typewritten. Errors should be crossed out, corrections entered and initialed by the person signing the bid. No bid shall be altered or amended after specified time for opening.
2. FILE UPLOADS: All electronic files uploaded must be in a common format accessible by software programs the County uses. Those formats are generally described as Microsoft Word (.doc or .docx), Microsoft Excel (.xls or .xlsx), image (.jpg or .gif or .png), CAD (.dwg or .dxf), or Adobe Portable Document Format (.pdf.). The format most commonly used by the County is Adobe Portable Document Format (.pdf.); the County's Procurement E-bidding Portal will specify which format is accepted for each piece of requested information. Suppliers shall not secure, password protect or lock uploaded files; the County must be able to open and view the contents of the file. Suppliers shall not disable or restrict the ability of the County to print the contents of an uploaded file. Scanned documents or images must be of sufficient quality, no less than 150 dpi, to allow for reading or interpreting the words, drawings, images or sketches. The County may disqualify any Submittal Response that does not meet the criteria stated in this paragraph.
3. COST OF BIDS: Under no circumstances will the County be liable for any costs associated with any response to solicitations. The bidder shall bear all costs associated with the preparation of all bid materials submitted.
4. BIDDERS RESPONSIBILITY: Each bidder shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this bid. It is expected that this will sometimes require on-site observation. The failure or omission of a bidder to acquaint himself with existing conditions shall in no way relieve him of any obligation with respect to this bid or to the contract.
5. DELIVERY: Oconee County requires that delivery be made to specified destination within the shortest time frame possible. Delivery shall arrive between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, provided that such day is not a legal holiday. The purchase order number must be indicated on all delivery tickets. Other specific delivery instructions may be noted in the bid specifications.

6. **SHIPPING:** All deliveries shall be shipped F.O.B. point of Destination-freight prepaid, the seller pays and bears all freight charges; collect shipments will not be accepted. It is agreed by the parties hereto that delivery by the contractor to the common carrier does not constitute delivery to the County. Any claim for loss or damage shall be between the contractor and the carrier.
7. **PAYMENT TERMS:** Following are the payment terms, unless otherwise stated in the Minimum Specifications:
 - A. **Construction Contracts -** Payment application for construction contracts are to be submitted on an AIA Application for Payment form. Application for payment shall reflect work completed through the last calendar day of the month. Retainage for construction contracts will be as follows: 10% of completed, 10% of materials stored on site. Partial payments will be made as follows: Provided an application for payment is received by the Architect, or project manager, no later than the 5th day of the month, the County shall make payment to the Contractor not later than the 25th day of the same month. If an application for payment is received by the Architect after the 5th day of the month, payment shall be made by the County no later than 20 days after the architect, or project manager, receives the application for payment. If an application for payment is returned to the Contractor by the Architect due to errors or omissions, payment shall be made by the County no later than 20 days after the architect, or project manager, receives the corrected application for payment.
 - B. **Equipment, Goods, and Services –** Payment shall be made within 30 days after receipt of equipment, goods and services that are complete and meet all specifications of bid solicitation. The County will not make “pre-payments” for any goods or services and partial payments shall be at the discretion of the Procurement Director.
 - C. **Electronic Payments -** Oconee County may choose to utilize checks, Procurement Cards (credit card issued by Visa), E-payables or other types of electronic payment methods approved by the Oconee County Administrative Services department. The successful bidder agrees to accept electronic payment by Oconee County at no extra charge, should the County decide to use this method of payment.
8. **COMPETITION:** This solicitation is intended to promote competition. If any language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested vendor to notify the Procurement Office in writing within seven (7) calendar days after receipt of bid. The solicitation may or may not be changed, but a review of such notification will be made prior to the award.
9. **DEVIATIONS FROM SPECIFICATIONS:** Any deviation from specifications indicated herein should be clearly pointed out; otherwise, it will be considered that items offered are in strict compliance with these specifications. Deviations should be explained in detail on separate attached sheet(s). The listing of deviations, if any, is required but will not be construed as waiving any requirements of the specifications. Deviations found in the evaluation of the bid and not listed may be cause for rejection. Bidders offering substitute or equal items should provide information sufficient enough to determine acceptability of item offered.
10. **"OR APPROVED EQUAL":** Certain processes, types of equipment or kinds of material are described in the specifications and/or on the drawings by means of trade/brand names and catalog numbers. In each instance where this occurs, it is understood and inferred that such description is followed by the words "or approved equal". Such method of description is intended merely as a means of establishing a standard of comparability. However, the County reserves the right to select the items which, in the judgment of the County, are best suited to the needs of the County based on price, quality, service, availability and other relative factors. Bidders should indicate brand name, model, model number, size, type, weight, color, etc., of the item bid, if not exactly the same as the item specified. Vendor's stock number or catalog number is not sufficient to meet this requirement. If any bidder desires to furnish an item different from the specifications, vendor shall submit along with the bid, the information, data, pictures, designs, cuts, etc., of the item they plan to furnish so as to enable the County to compare the item specified; and, such

item shall be given due consideration. The County reserves the right to insist upon, and receive items as specified if the submitted items do not meet the County's standards for acceptance.

11. **UNIT PRICES:** When applicable, unit prices will govern over extended prices unless otherwise stated in this bid invitation. All bid prices shall remain effective for a minimum of 60 days, unless otherwise stated.
12. **INTERPRETATIONS OR ADDENDA:** No oral changes shall be made to any bidder regarding the Bid Documents or any part thereof. Every request for an interpretation shall be made in writing via email or fax to the Buyer as indicated in the bid document. All inquiries must be received by the last day for questions stated in the solicitation document. Any changes to the specifications shall be in the form of a written Addendum to the Bid Documents. The Addendum will be posted on the Procurement web site at www.oconeesc.com/procurement. The Addendum will also be emailed to all Bidders who have contacted the Procurement Office and asked to be placed on the Bidder's List. It shall be the bidder's responsibility to make inquiries as to the Addenda issued. All such Addenda shall become part of the Bid Documents and all bidders shall be bound by such Addenda, whether or not received by the bidders.
13. **BID OPENING:** The Procurement Director or his/her designee shall decide when the time set for bid opening has arrived, and shall so declare to those present. He/she shall then personally and publicly, via zoom, open all bids received prior to that time and read them aloud and have the bids recorded.
 - A. **Sealed Bids:** Bidders name, brand name, model number, unit price, and lot price or lump sum, as may be applicable.
 - B. **Best Value Bids:** Only the names of the bidders who responded to the bid will be provided.
 - C. **Request for Proposals:** Only the names of the bidders who responded to the bid will be provided.Questions and other information regarding the contents of specific bids shall not be released until after the evaluation is complete and the award has been made. Only then shall the entire file be available for public review.

Disclosure of Bid Information: Only the information disclosed by the County Procurement Director or his/her designee at bid opening is considered to be public information under the South Carolina Freedom of Information Act, Chapter 4, Title 30 of the South Carolina Code of Laws, 1976, as amended, until after the award is made.
14. **TIE BIDS:** If two or more bidders are tied in price, while otherwise meeting all of the required terms and conditions of the bid, awards may be determined as follows:
 - A. If there is an in-county business (active business or warehousing facility located within Oconee County) tied with an out-of-county business, the award will go to the in-county business.
 - B. If there is an in-state business (active business or warehousing facility located within South Carolina) tied with an out-of-state business, the award will go to the in-state business.
 - C. Tie bids involving in-County and in-State firms may be resolved by the flip of a coin in the office of the Procurement Director witnessed by all interested parties.
15. **BIDDERS QUALIFICATION:** Bidders must, upon request of the County, furnish satisfactory evidence of their ability to furnish products or services in accordance with the terms and conditions of these specifications. The County reserves the right to make the final determination as to the bidder's ability to provide the products or services requested herein.
16. **CORRECTION OR WITHDRAWAL OF BID; CANCELLATION OF AWARD:** Correction or withdrawal of inadvertently erroneous bids before or after bid opening, or cancellation of awards or contracts based on such mistakes, may be permitted subject to the following: appropriate mistakes discovered by the bidder before bid opening may be modified or withdrawn within the Procurement E-Bidding Portal, prior to the time set for bid opening. After bid opening, no changes in bid prices or other provisions of bids prejudicial to the interest of the County shall be permitted. Except as otherwise provided by regulation, all decisions to permit the correction or withdrawal of bids, or to cancel awards, or contracts, after award

but prior to performance shall be supported by a written determination made by the Procurement Director.

17. REJECTION OR ACCEPTANCE OF BIDS; WAIVER OF TECHNICALITIES AND IRREGULARITIES:

The County shall reserve the unqualified right to reject any and all bids or accept such bids, as appears in the County's own best interest. The County shall reserve the unqualified right to waive technicalities or irregularities of any kind in solicitations made under this Article. In all cases, the County shall be the sole judge as to whether a bidder's bid has or has not satisfactorily met the requirements to solicitations made under this Article.

18. AWARD: A Notice of Award will be publicly posted in the County Administrative Building lobby,

Procurement E-bidding Portal, <https://oconeesc.bonfirehub.com/portal/?tab=openOpportunities> and will also be posted on the Oconee County web site at www.oconeesc.com/procurement. The contract shall be awarded to the lowest responsible and responsive bidder(s) whose bid meets the requirements and criteria set forth in the Invitation for Bid. Oconee County reserves the right to waive any technicalities and informalities, and accept or reject any bid as deemed in the best interest of the County. The County will be sole judge as to whether bids submitted meet all requirements contained in this solicitation. When so stated in the bid solicitation, the award can be made to one or multiple vendors, whichever is in the best interest of the County, and quantities may vary, depending upon availability of funds, unless otherwise stated. Best value bids will be evaluated and awarded based on the criteria set forth in the bid document. Based on the total award amount the final decision for award may rest with the Oconee County Council.

19. PROTEST PROCEDURE:

A. **Right to Protest.** Any actual or prospective bidder, offeror, or contractor who is aggrieved in connection with the solicitation or award of a contract may protest to the Procurement Director, except as otherwise stated in this Article. The protest shall be submitted in writing within seven (7) calendar days after such aggrieved prospective bidder, offeror, or contractor knows or should have known of the facts giving rise thereto. The protest shall be mailed to Oconee County Procurement, 415 South Pine St, Walhalla, SC 29691 or emailed to tpopham@oconeesc.com.

B. **Authority to Resolve Protests.** The Procurement Director shall have authority, prior to the commencement of an action in court concerning the controversy, to settle and resolve a protest by an aggrieved bidder, offeror, or a contractor, actual or prospective, concerning the solicitation or award of a contract.

C. **Decision on Protests.** If the protest is not resolved by mutual agreement, the Procurement Director shall issue a decision in writing within ten (10) calendar days. The decision shall: (a) state the reasons for the action taken; and (b) inform the protestant of the protestant's rights to appeal the decision of the Procurement Director as provided in this Section.

D. **Notice of Decision on Protests.** A copy of the decision under Subsection 2-443(d) of this Section shall be mailed or otherwise furnished to the protestant.

E. **Finality of Decision on Protests.** A decision under Subsection 2-443(c) of this Section shall be final and conclusive, unless a business adversely affected by the decision appeals administratively to the County Council in accordance with this Section.

20. CONTRACT ADMINISTRATION: Questions or problems arising after award of this contract shall be directed to the Procurement Director by calling 864-638-4141. Copies of all correspondence concerning this contract shall be sent to the Procurement Director, 415 S. Pine Street, Walhalla, SC 29691 or emailed to tpopham@oconeesc.com. All change orders must be authorized in writing by the Procurement Director. Oconee County shall not be bound to any change in the original purchase order or contract without prior written approval of the Procurement Director.

21. CONTRACT: This bid and submitted documents, when properly accepted by Oconee County along with a written purchase order, shall constitute a contract equally binding between the successful offeror and Oconee County. No different or additional terms will become a part of this contract, except through a

Change Order, when applicable.

22. **ASSIGNMENT:** Once a contract has been executed, the Contractor shall not assign, sublet, or transfer the contract without the written consent of the Procurement Director.
23. **CHANGE ORDERS:** No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the resulting contract. All change orders to the contract will be made in writing by the Procurement Director.
24. **ARBITRATION:** Under no circumstances and with no exception will Oconee County act as arbitrator between the Contractor and any subcontractor.
25. **DEFAULT:** In case of default by the Contractor, the County reserves the right to purchase any or all items in default in the open market, charging the contractor with any excessive costs. Should such charge be assessed, no subsequent bids will be considered or purchase orders issued to the defaulting contractor until the assessed charge has been satisfied.
26. **INDEMNIFICATION:** The Contractor agrees to indemnify and hold harmless the County of Oconee and all County officers, agents and employees from claims, suits, actions, damages and costs of every name and description, arising out of or resulting from the use of any materials furnished by the Contractor, provided that such liability is not attributable to the gross negligence or willful misconduct of the County or if the liability arises solely from the failure of the County to use the materials in the manner outlined by the Contractor in descriptive literature or specifications submitted with the Contractor's bid.
27. **PUBLICITY RELEASES:** Contractor agrees not to refer to award of this contract in commercial advertising in such a manner as to state or imply that the products or services provided are endorsed or preferred by the County. The contractor shall not have the right to include the County's name in its published list of customers without prior approval of the County. With regard to news releases, only the name of the County, type and duration of contract may be used and then only with prior approval of the County. The contractor also agrees not to publish, or cite in any form, any comments or quotes from the County Staff, unless it is a direct quote from the County Administrator.
28. **FORCE MAJEURE:** The Contractor shall not be liable for any excess costs if the failure to perform the contract arises out of causes beyond the control and without fault or negligence of the contractor. Such causes may include, but are not restricted to acts of God or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but in every case the failure to perform must be beyond the control and without the fault or negligence of the contractor. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both the contractor and subcontractor, and without the fault or negligence of either of them, the contractor shall not be liable for any excess costs for failure to perform, unless the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the contractor to meet the required delivery schedule.
29. **PROHIBITION OF GRATUITIES:** The following applies to all procurements issued by Oconee County: Amended section 8-13-700 and 705 of the 1976 Code of Laws of South Carolina states: "Whoever gives or offers to any public official or public employee any compensation including a promise of future employment to influence his action, vote, opinion or judgment as a public official or public employee or such public official solicits or accepts such compensation to influence his action, vote, opinion or judgment shall be subject to the punishment as provided by Section 16-9- 210 and Section 16-9-220."
30. **S.C. LAW CLAUSE:** Upon award of a contract under this bid, the person, partnership, association or corporation to whom the award is made must comply with the laws of South Carolina which require such person or entity to be authorized and/or licensed to do business within the State. Notwithstanding the fact that applicable statutes may exempt or exclude the Contractor from requirements that it be authorized and/or licensed to do business in this State, by submission of this signed bid, the Contractor agrees to subject himself to the jurisdiction and process of the courts of the State of South Carolina as to all matters

and disputes arising or to arise under the contract and the performance thereof, including any questions as to the liability for taxes, licenses, or fees levied by the State.

31. **6% SC SALES TAX:** Oconee County is subject to South Carolina Sales Tax on all purchases of goods and services, except for the mining operation of the Oconee County Rock Quarry, and the recycling operation of the Oconee County Solid Waste Department. Therefore, 6% sales tax must be added to all orders, except for the mining operation of the Rock Quarry. Lump sum bids however, shall include sales tax in bid price unless otherwise noted. By submission of a signed bid, you are certifying, under penalties of perjury, that you comply with Title 12, Chapter 36, Article 1 of the SC Code of Laws 1976, as amended, relating to payment of any applicable taxes. This will certify to the County your compliance.
32. **DRUG-FREE WORKPLACE:** By submittal of this bid, you are certifying that you will comply with Title 44, code of Laws of South Carolina, 1976, Section 44-107-30.
33. **ILLEGAL IMMIGRATION REFORM ACT – 2008 - Title 8, Chapter 14, Act. No. 280:** By submittal of this bid, you are certifying that you are in compliance with Title 8, Chapter 14, or that this law is inapplicable to you and your subcontractors. An overview of this law is available at www.procurementlaw.sc.gov/immigration. This is required of all contractors and subcontractors as of January 1, 2010.
34. **LOCAL PREFERENCE:** The lowest local responsible and responsive bidder who is within two percent (2%) of the lowest non-local responsible and responsive bidder, may match the bid submitted by the non-local responsible and responsive bidder and thereby be awarded the contract. The local preference as set forth in this section shall only be applied to responses to solicitations of written quotes and invitations to bid in excess of ten thousand dollars (\$10,000.00). The local preference as set forth in this section shall only be given to local responsible and responsive bidders who have a physical business address located and operating within Oconee County and who have met all other requirements of the solicitations of written quotes or the invitation to bid, including, without limitation, payment of all duly assessed state and local taxes. If state or federal guidelines prohibit or otherwise limit local preference, then the County shall not use local preference in awarding the contract. If there are multiple responsible and responsive bidders who meet the local preference guidelines as set forth in this section, the County shall use standard procurement practice and procedure as set forth in this Article to determine the priority of selection. The local preference as set forth in this section does not waive or otherwise abrogate the County's unqualified right to reject any and all bids or proposals or accept such bids or proposals, as appears in the County's own best interest.
35. **INSURANCE:** The successful contractor shall procure, maintain, and provide proof of insurance coverage for injuries to persons and/or property damage as may arise from, or in conjunction with, the work performed on behalf of the County by the contractor, his agents, representatives, employees or subcontractors. Proof of coverage as contained herein shall be submitted fifteen (15) days prior to the commencement of work and such coverage shall be maintained by the contractor for the duration of the contract period; for occurrence policies.
 - A. **Commercial General Liability:** Coverage shall be as broad as: Comprehensive General Liability endorsed to include Broad Form, Commercial General Liability Form including Products/Completed Operations.

Minimum Limits:
 - \$1,000,000 General Aggregate Limit
 - \$1,000,000 Products & Completed Operations
 - \$1,000,000 Personal & Advertising Injury
 - \$1,000,000 Each Occurrence Limit
 - \$50,000 Fire Damage Limit
 - \$5,000 Medical Expense Limit

- B. **Business Commercial Automobile Liability:** Coverage sufficient to cover all vehicles owned, used, or hired by the contractor, his agents, representatives, employees or subcontractors.

Minimum Limits:

\$1,000,000 Combined Single Limit

\$1,000,000 Each Occurrence Limit

\$5,000 Medical Expense Limit

- C. **Workers' Compensation:** Limits as required by the Workers' Compensation Act of SC, to include state's endorsement for businesses outside of SC. Employer's Liability, \$1,000,000.

Coverage Provisions

1. All deductibles or self-insured retention shall appear on the certificate(s).
2. Oconee County, its' officers/ officials, employees, agents and volunteers shall be added as "additional insured" as their interests may appear. This provision does not apply to Professional Liability or Workers' Compensation/Employers' Liability.
3. The contractor's insurance shall be primary over any applicable insurance or self-insurance maintained by the County.
4. Shall provide 30 days written notice to the County before any cancellation, suspension, or void of coverage in whole or part, where such provision is reasonable.
5. All coverage for subcontractors of the contractor shall be subject to all of the requirements stated herein.
6. All deductibles or self-insured retention shall appear on the certificate(s) and shall be subject to approval by the County. At the option of the County, either; the insurer shall reduce or eliminate such deductible or self-insured retention; or the contractor shall be required to procure a bond guaranteeing payment of losses and related claims expenses.
7. Failure to comply with any reporting provisions of the policy(s) shall not affect coverage provided the County, its officers/officials, agents, employees and volunteers.
8. The insurer shall agree to waive all rights of subrogation against the County, its' officers/officials, agents, employees or volunteers for any act, omission or condition of premises which the parties may be held liable by reason of negligence.
9. The contractor shall furnish the County certificates of insurance including endorsements affecting coverage. The certificates are to be signed by a person authorized by the insurance company(s) to bind coverage on its behalf, if executed by a broker, notarized copy of authorization to bind, or certify coverage must be attached.
10. All insurance shall be placed with insurers who are lawfully authorized to do business in the state of SC, and who maintain an A.M. Best rating of no less than an A:VII. If A.M. Best rating is less than A:VII, approval must be received from the County's Risk Manager.

SPECIAL TERMS AND CONDITIONS FOR CONSTRUCTION PROJECTS

1. **LICENSES, PERMITS, INSURANCE & TAXES:** All costs for required licenses, insurance and taxes shall be borne by the contractor. It shall be the responsibility of the contractor to obtain all licenses and permits and to pay all fees associated with work performed within the jurisdictions of any city, where applicable. If work is performed in unincorporated areas of the County, a County building permit is required; however, the County will waive any fees.
2. **BUILDING CODES:** The contractor will be solely responsible for compliance with applicable Building Code requirements, all dimensions, and all conditions relating to his work under this contract.
3. **WORKMANSHIP:** Workmanship shall be first quality in every respect. All measures necessary to ensure a first class job shall be taken.
4. **WATCHMEN:** It is not required that a full-time watchman be employed on this job, however the contractor shall be responsible for the safekeeping of materials and protection of the public during the entire construction period.
5. **INTERFERENCE:** The construction work must be carried on in such a manner, consistent with the practical conditions involved in the erection of the new work, as to cause the least amount of interference and inconvenience to the occupants of nearby or adjoining buildings or property.
6. **PROTECTION OF ADJACENT WORK:** Protect work and adjacent work at all times with suitable covering or by other approved methods. All damage to work in place caused by the contractor shall be repaired and restored to the original good and acceptable condition using same quality and kinds of materials, as required, to match and finish with adjacent work.
7. **SITE CLEANING:** The contractor shall keep the construction site clean and free from an accumulation of debris or materials during the construction. At the completion of the work, the entire facility and premises shall be left clean. All accumulations of trash and other materials which are not to be used in the construction, must be removed from the premises on a daily basis.
8. **TIME LIMIT:** It is hereby understood and agreed by the parties hereto that time is of the essence in this contract and that great energy and diligence shall characterize all operations carried on under this agreement.
9. **FINAL INSPECTION:** At the completion of the contract work, a representative of the Owner shall accompany the contractor on an inspection of the work. All defects found in the work will be corrected by the contractor before final payment will be authorized.
10. **GUARANTEE:** Upon completion of the work and before final payment is made, the contractor shall furnish the Owner a guarantee stating that the contractor shall keep his entire portion of the work in repair, without expense to the Owner, as far as concerns defects of workmanship for a period of one (1) year from the date of final Certificate (unless specified for a longer time elsewhere) and he shall be responsible for, and make good any damage to his work caused by such defect; but this clause shall not be interpreted as holding him responsible for making good any deterioration on his part of the work due to its use or abuse by the Owner.
11. **DATE OF COMMENCEMENT AND COMPLETION:** It is the intent of the County to issue a statement of award to the successful contractor on or about September 6, 2024. Contractor shall submit signed contract, performance and payment bonds, and certificate of insurance, where applicable, within ten (10) days. Upon receipt of signed documents, a Notice to Proceed will be issued. The contractor shall achieve completion of the entire work March 1, 2024, subject to adjustments of the contract time as provided for in subsequent approved change orders.

12. **CONTRACT:** This bid and submitted documents, when properly accepted by Oconee County along with a written purchase order, shall constitute a contract equally binding between the successful Contractor and Oconee County. The successful Contractor will be asked to sign a contract similar to the **SAMPLE CONTRACT** shown as attachment #1. No different or additional terms will become a part of this contract, except through a Change Order, when applicable.
13. **LIQUIDATED DAMAGES:** For each calendar day, as specified in the contract, that any work remains uncompleted after the contract time (including all extensions and adjustments of contract time) the sum of \$500 per day will be deducted from any money due or to become due the contractor or his/her surety as liquidated damages. Such deducted sums shall not be deducted as a penalty but shall be considered as liquidation of a reasonable portion of damages that will be incurred by the County should the contractor fail to complete the work in the time provided in his/her contract.

MINIMUM SPECIFICATIONS

A. INTRODUCTION

Oconee County, SC is seeking competitive sealed bids from qualified, licensed contractors to perform a remodel of the Park Superintendent's Residence at South Cove County Park. The general scope of work includes, but is not limited to, electrical, mechanical, plumbing and finishing of the residence.

It is the intent of Oconee County, SC to award this bid to the lowest responsive, responsible bidder. Bidders shall supply a Lump Sum price based on the specifications listed herein. These specifications shall be viewed in conjunction with and equal to the Plans and the bid and all bid attachments.

South Cove County Park is located at 1099 South Cove Road, Seneca, SC 29672. South Cove County Park is located on the clear waters of 18,500-acre Lake Keowee. Camping is located on a 15-acre peninsula offering 86 campsites with water and electricity on each site with 43 sites waterfront. Two bath houses serve the campground area and a dump station is located near the entrance of the park. South Cove Park offers a wide variety of day use facilities as well as lakeside camping. Day use facilities include four tennis courts, basketball, playground areas, picnic areas, a handicapped accessible fishing pier, gift shop and a waterfront beach for sunbathing. South Cove has two shelters that are available by reservation only. Fishing, boating, sailing and water skiing are readily available. The park features three boat ramps and two courtesy docks for public boat launching.

B. SCOPE OF WORK

- a. The Scope of Work includes the complete exterior and interior remodel of an approximately 3,400 square foot two story residence currently un-occupied by the park Superintendent. The scope includes, but is not limited to:
 - Demolition as indicated on the drawings and specifications.
 - All new 1/2" interior gypsum board (complete) including screw type attachment.
 - All new electrical wiring, devices and fixtures complete from the existing electrical service panel. (White devices)
 - All new DWV and potable water plumbing system complete from existing connections. (Sch. 40 PVC and PEX)
 - New kitchen cabinetry including Formica (or equivalent) counter tops.
 - New interior painting (two coats) throughout.
 - New 225 amp, 1ph, 40 circuit, electrical panel and meter base.
 - Installation of new, insulated flex duct HVAC system ductwork including all existing diffusers and grills.
 - All appliances supplied by Owner, installed by GC.
 - All new exterior electrical wiring, devices and fixtures complete from the existing electrical service panel. (Black devices).
 - New fiber cement exterior trims throughout. (Rough side out)
 - New fiber cement board lapped siding (painted) w/ 7" exposure. (rough side out)
 - New treated wood deck with treated wood guardrails, stairs and handrails.
 - New, vinyl replacement double hung windows with insulated, Low-E glass. (standard color by Owner) Provide screens.
 - Powerwash existing brick fireplace. Point and patch as necessary.

All work defined on the drawing and in the Specifications provided as **Attachment #2 – Project Manual**.

b. CONTRACT WORK

- i. The Contract Work shall include all labor, materials and equipment necessary to complete all work as described in Extent of Work and herein specified.
- ii. Drawings and Specifications are complementary; Divisions and Sections are arranged according to materials and functions and are not intended to be “trade” sections. These specifications establish construction and material standards as well as techniques and do not necessarily cover all specific items of materials shown on the drawings.
- iii. The contractor shall examine the premises and satisfy himself as to the existing conditions under which he will be obliged to operate in performing his part of the work under the contract. No allowance will be made subsequently in this connection in behalf of the Contractor for any error or negligence on his part.
- iv. Contract: The successful Contractor(s) must be willing to sign a construction contract upon award(s). The sample contract is provided as **Attachment #1** of this bid document.

c. SAFETY AND HEALTH REGULATIONS

- i. Full compliance is required to the Department of Labor, Bureau of Labor Standards, “Safety and Health Regulations for Construction”, as published in the Federal Register, Volume 36, Number 75, dated Saturday, April 17, 1971, as may be applicable to this, or any later revisions.

d. EXAMINATION OF SURFACES AND/OR CONDITIONS

- i. Awarded Contractor and sub-contractors shall examine all surfaces on which, or against which, their work is to be applied and shall notify the Owner’s Representative, Skanska, and the Architect in writing of any defects that they may discover which, in their opinion, would be detrimental to the proper installation or operation of their products. Commencing of work by Awarded Contractor and/or sub-contractor denotes acceptance by Awarded Contractor of all surfaces and conditions affecting his work.

e. QUALIFICATIONS

- i. All Contractors shall be licensed in the state of South Carolina.

f. RELATED DOCUMENTS

- i. Drawings and general provisions of the Contract, including General Requirements and Division 1 Specification Sections, apply to and form a part of this Section; see **Attachment #2 – Project Manual**.

Engineer: The firm, McKibben Architects, LLC. of Seneca, SC, was hired by the County to provide plans and specifications. Engineer representative is Jim McKibben.

Specifications/Plans: Contractor(s) shall review specifications and drawings provided by McKibben Architects, LLC. Specifications attached to this bid document as **Attachment #2 – Project Manual**.

Any and all questions shall be submitted to Oconee County, via the Procurement E-Bidding Portal, Messages, Opportunity Q&A. All questions received will be answered in an addendum.

It is the intent of Oconee County to award this contract to the lowest responsive, responsible bidder(s). Bidders shall supply a Lump Sum price based on the specifications listed herein.

C. BONDING REQUIREMENTS

- a. **PERFORMANCE AND PAYMENT SURETY:** The successful contractor shall pay the cost and furnish within ten days after written notice of acceptance of Bid, an irrevocable Surety in the form of a Performance and Payment Bond, Certificate of Deposit, Cashier's Check or irrevocable letter of credit. Performance Bond shall include a one-year warranty of workmanship and materials and shall commence upon completion and acceptance of the total contract by Oconee County. The Surety shall be issued in the amount of 100% of the total contract covering the entire term of the contract as awarded.

Option 1: Performance Bond: Bond must be issued by a Surety Company licensed to do business in South Carolina, with an "A" minimum rating of performance as stated in the most current publication of "Best's Key Rating Guide, Property Liability" which shall show a financial strength rating satisfactory to Oconee County. Each bond shall be accompanied by a Power of Attorney, authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond.

Option 2: A Certified Check: Equal to 100% of the contract amount to be retained by Oconee County until satisfactory completion of the contract.

Option 3: Irrevocable Letter of Credit: Shall be issued by a Financial Institution insured by the FDIC or FSLIC in the amount of 100% of contract amount.

D. PREPARATION OF BID

- a. Bidder shall submit their bid on Bid Forms furnished. Bid Forms and all required documents shall be uploaded within Bonfire, the Procurement E-Bidding Portal.
- b. Bidder shall submit **three (3)** references for comparable projects on the reference sheet provided (See Page 20). The reference information shall include Name of Owner of the Project, Brief Description of the project, including the location, Completed Dollar Amount, Date Completed, Contact Person's Name, Phone, Fax and Email. The Procurement Office will check references provided.
- c. Bidder shall list all proposed subcontractors on the separate sheet provided (See Page 21). Subcontractors must be licensed by the State of South Carolina for their respective discipline. Once accepted by the County, Contractor(s) must request in writing and have approved by the County, any changes to the subcontractors. The County reserves the right to request a list of equipment owned by any bidder to help determine their ability to complete the contract.

E. INSURANCE, LAWS, PERMITS, LICENSES, REGULATIONS, ETC.

- a. Because of the scope of the project, only bids from licensed Contractors who are licensed by the South Carolina Department of Labor, Licensing and Regulations for Contractors will be accepted. **Bidder shall submit a copy of Contractor's License with their bid.**
- b. The Contractor(s), in execution of the work, shall conform to all applicable Federal and State laws, municipal ordinances and rules and regulations of all authorities having jurisdiction over construction of the work, including in part, all construction codes and safety codes which may apply to performance of work; protection of adjoining and adjacent property; maintenance of passageways, guard fences or other protective facilities; shall obtain and pay for all permits, licenses and approvals necessary for construction of the work and give all required notices.

- c. The Contractor(s) shall arrange for all inspections required by Federal, State, Municipal or other authorities having lawful jurisdiction. If a County building permit is required, the County will waive associated County fees.
- d. The successful Contractor(s) shall be required to submit proof of insurance as shown in Instructions and Conditions, Number 35. In addition, the successful bidder will be fully responsible for any damages, done by their company or their subcontractors and suppliers to public utilities and/or personal property as a result of the execution of this Contract. The successful Contractor(s) will be required to indemnify and hold the County harmless for any damage, done by their company and/or their subcontractors, to public utilities and/or personal property as a result of the execution of this contract.

F. BIDDER’S RESPONSIBILITIES

- a. Before submitting their bid, the Bidder shall carefully examine the boundaries of the proposed work and make all necessary investigations to inform themselves thoroughly as to the conditions which affect work under this contract. Bidders shall inform themselves thoroughly as to all difficulties involved in completion of all work under this contract in accordance with its requirements.
- b. The quantities and measurements given on the Bid Forms in this specification are **estimates only**. It shall be the sole responsibility of the Bidder to verify all quantities and measurements necessary to perform the work as specified herein.

G. AWARDED CONTRACTOR(S) RESPONSIBILITIES

- a. It shall be the Contractor(s) responsibility to participate in a pre-construction conference. The pre-construction conference shall be between County Administration and the Contractor(s) and all Subcontractors.

H. CONTRACT PERIOD

Following is the expected contract period for work, if awarded:

Contract	Expected Award Date	Completion Date
South Cove Superintendent’s Residence Remodel	September 6, 2023	March 1, 2024

Time extensions will **not** be granted for rain, wind, snow, or other natural phenomena of normal intensity for the locality where the work is located. For the purpose of establishing that abnormal adverse weather conditions have caused a delay, and determining the extent of delay attributed to such weather conditions, the Contractor(s) shall furnish with his/her claim National Oceanic and Atmospheric Administration National Weather Service records of climatic conditions during the same time interval for the previous five year for the locality of the work; the Contractor’s daily job site logs/daily construction reports showing weather, job activities, and the effect of weather on the progress of the work; and an impact schedule showing the effects of the weather event on the critical path of the Contractor’s Construction Schedule. Time extensions for weather delays do not entitle the Contractor(s) to recovery of “extended overhead” associated with that claim. Should the Contractor(s) feel he is eligible for a contract extension due to abnormal weather conditions, the request, along with documentation, shall be submitted with the Contractor’s monthly Application for Payment.

I. LIQUIDATED DAMAGES

- a. For each calendar day, as specified in the contract, that any work remains incomplete after the contract time (including all extensions and adjustments of contract time) the sum of \$500.00 per day will be deducted from any money due or to become due the Contractor(s) or his/her surety. Liquidated damages sums shall not be deducted as a penalty. Liquidated damages shall be considered as liquidation of a reasonable portion of damages that will be incurred by the County should the Contractor(s) fail to complete the work in the time provided in his/her contract.

J. GENERAL SPECIFICATIONS

Specifications/Plans: Contractor(s) shall review specifications and drawings provided by McKibben Architects, LLC. Specifications attached to this bid document as **Attachment #2 – Project Manual**.

- a. PROJECT MANAGER:
 - i. This project requires detailed coordination between the County Project Manager and Contractor to ensure a satisfactory project. Oconee County utilizes a third party program management consultant – Skanska USA Building, Inc. Skanska will represent Oconee County for this project. The County Project Manager is Paul Ensign with Skanska. Mr. Ensign must be contacted to coordinate the final inspection. Mr. Ensign will inspect the site when installation is complete to ensure compliance with these specifications. Payment(s) will be made after Mr. Ensign approves the inspection(s).

COUNTY OF OCONEE
Procurement Office, 415 S. Pine Street, Walhalla, SC 29691
Phone: (864) 638-4141 / Fax: (864) 638-4142

BID FORM

BID NUMBER: 23-04 **DATE:** July 11, 2023

OPENING DATE AND TIME: Tuesday, August 8, 2023 @ 2:00pm EST

OPENING LOCATION: Oconee County Procurement Office
County Administrative Building
415 S. Pine Street, Walhalla, SC 29691
(Opening will be via Zoom as stated on page 1.)

PROCUREMENT OF: South Cove Superintendent's Residence Remodel

DELIVER TO: South Cove County Park
1099 South Cove Road, Seneca, SC 29672

LUMP SUM BID: \$ _____

COMPANY NAME: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ **EMAIL:** _____

SIGNATURE: _____ **TITLE:** _____

PRINT SIGNATURE: _____ **DATE:** _____

By signing this Bid Form, the Bidder acknowledges that he/she has read this document and understands the provisions, agrees to be bound by its terms and conditions, will adhere to scheduling requirements stated herein and is capable of providing all required products and/or services.

REFERENCE FORM

(Please use this form or similar copy)

Bidder shall include a list of three references for similar work with bid response. References shall include project name, brief description and location of project, completed dollar amount of project, date completed, contact person's name, phone and fax number and e-mail address of a similar job completed.

1. Name of Owner of Project: _____
Brief description including Location: _____

Completed Dollar Amount: \$ _____ Date Completed: _____

Contact Person's Name: _____

Contact Phone: (_____) _____ - _____

Contact Fax: (_____) _____ - _____

Contact E-mail: _____

2. Name of Owner of Project: _____
Brief description including Location: _____

Completed Dollar Amount: \$ _____ Date Completed: _____

Contact Person's Name: _____

Contact Phone: (_____) _____ - _____

Contact Fax: (_____) _____ - _____

Contact E-mail: _____

3. Name of Owner of Project: _____
Brief description including Location: _____

Completed Dollar Amount: \$ _____ Date Completed: _____

Contact Person's Name: _____

Contact Phone: (_____) _____ - _____

Contact Fax: (_____) _____ - _____

Contact E-mail: _____

SUBCONTRACTOR FORM

Name & Address	Description of work to be preformed	Dollar Value of Subcontractor's Work
1.		
		\$
2.		
		\$
3.		
		\$
4.		
		\$
5.		
		\$
6.		
		\$

CERTIFICATE OF FAMILIARITY AND NON-COLLUSION

The undersigned, having fully familiarized himself with the information contained within this entire solicitation and applicable amendments, submits the attached bid and other applicable information to the County, which I verify to be true and correct to the best of my knowledge. I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm or person submitting a bid for the same materials, supplies or equipment, and is in all respects, fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid. I further certify that this bid is good for a period of sixty (60) days, unless otherwise stated.

Company Name (as registered with the IRS)

Authorized Signature

Correspondence Address

Printed Name

City, State, Zip

Title

Date

Phone #

Fax #

E-mail Address

Mobile Phone #

S. C. CONTRACTOR'S LICENSE # _____

Remittance Address

City, State, Zip

Phone #

Toll-Free Phone #, if available

Federal Tax ID Number

SC Sales and Use Tax Number



STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
**NONRESIDENT TAXPAYER
 REGISTRATION AFFIDAVIT
 INCOME TAX WITHHOLDING**

I-312
 (Rev. 7/28/06)
 3323

Mail to: The company or individual you are contracting with.

The undersigned nonresident taxpayer on oath, being first duly sworn, hereby certifies as follows:

1. Name of Nonresident Taxpayer: _____

2. Trade Name, if applicable (Doing Business As):

3. Mailing Address: _____

4. Federal Identification Number: _____

5. _____ Hiring or Contracting with:
 Name: _____

Address: _____

_____ Receiving Rentals or Royalties From:
 Name: _____

Address: _____

_____ Beneficiary of Trusts and Estates:
 Name: _____

Address: _____

6. I hereby certify that the above named nonresident taxpayer is currently registered with (check the appropriate box):

- The South Carolina Secretary of State or
- The South Carolina Department of Revenue

Date of Registration: _____

7. I understand that by this registration, the above named nonresident taxpayer has agreed to be subject to the jurisdiction of the South Carolina Department of Revenue and the courts of South Carolina to determine its South Carolina tax liability, including estimated taxes, together with any related interest and penalties.

8. I understand the South Carolina Department of Revenue may revoke the withholding exemption granted under Code Sections 12-8-540 (rentals), 12-8-550 (temporarily doing business or professional services in South Carolina), and 12-8-570 (distributions to nonresident beneficiary by trusts or estates) at any time it determines that the above named nonresident taxpayer is not cooperating with the Department in the determination of its correct South Carolina tax liability.

The undersigned understands that any false statement contained herein could be punished by fine, imprisonment or both.

Recognizing that I am subject to the criminal penalties under Code Section 12-54-44 (B) (6) (a) (i), I declare that I have examined this affidavit and to the best of my knowledge and belief, it is true, correct and complete.

 Signature of Nonresident Taxpayer (Owner, Partner or Corporate Officer, when relevant) (Seal) _____ Date

If Corporate officer state title: _____

 (Name - Please Print)

33231010

BIDDER'S QUESTIONS

FOR QUESTIONS RELATED TO BID # 23-04

Deadline for submitting a question is Tuesday, July 25, 2023 @ 2:00pm EST.

Questions must be submitted within the Bonfire Portal, under "Messages - Opportunity Q&A."

(PLEASE REFER TO PAGE AND PARAGRAPH NUMBER FROM THE BID, WHEREVER POSSIBLE)

SAMPLE CONTRACT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

THIS AGREEMENT made and entered into this ___ day of _____, 2023, by and between OCONEE COUNTY, South Carolina (hereinafter “the COUNTY”) and, _____ (hereafter “the CONTRACTOR”).

1. SCOPE OF WORK

For and in consideration of the **Lump sum prices** hereinafter specified, (see Attachment A Bid Forms), CONTRACTOR agrees to perform on behalf of the COUNTY remodel of existing Superintendent’s Residence at South Cove County Park, the total of such work not to exceed \$_____ dollars.

2. PROGRESS PAYMENTS

Payments are to be made for work described above on the tenth (10th) day of the month or as mutually agreed to in writing by the County and the Contractor. However, CONTRACTOR agrees to pay, as liquidated damages, the sum of five hundred (\$500.00) dollars per day for all days in excess of agreed completion date listed below under Section 3, Contract Period.

The COUNTY shall retain 10% of all payments to insure payments insure full compliance with the contract.

3. CONTRACT PERIOD

The Contract Period and effective term of the Agreement shall run on or about September 6, 2023 until March 1, 2024, unless the parties mutually agree in writing to extend the same.

4. OBLIGATIONS OF CONTRACTOR

- a. The CONTRACTOR shall furnish, for a contract price specified herein, all labor, materials, equipment, machinery and supplies necessary to perform according to the specifications of ITB 23-04, to cause to be paid subcontractors, material, men and suppliers for such equipment, as well as any lessors thereof.
- b. CONTRACTOR agrees to comply with all Federal, state and local laws and regulations.
- c. CONTRACTOR will furnish to the COUNTY proof to the satisfaction of the County that the CONTRACTOR is licensed to do business in the State of South Carolina.
- d. CONTRACTOR shall submit proof of valid policies currently in force for worker’s compensation insurance for all employees of the CONTRACTOR, as well as general liability insurance as stated in the Instructions and Conditions #35 Insurance, of ITB 23-04.
- e. CONTRACTOR shall furnish at all times in all phases of construction qualified key personnel including, but not limited to, operators, laborers, one foreman, plus sufficient trucks and drivers.

5. DUTIES AND OBLIGATIONS OF THE COUNTY

- a. COUNTY shall pay CONTRACTOR for work and service performed by it according to the provisions of this agreement in the manner specified herein.

6. GOVERNING LAW

- a. The parties mutually agree that the terms and conditions hereof shall be governed by and construed under the laws of the State of South Carolina, and that any controversy hereunder shall be submitted to and come within the jurisdiction of the Courts of Oconee County, S.C.
- b. The specifications and bid package #23-04 which was duly awarded by the Oconee County Council are hereby made an integral part of this contract by reference and is to be adhered to unless specifically altered by this contract.

TO ALL OF WHICH the parties have heretofore agreed, and in witness whereof have hereunto placed their Seals and cause these present to be executed by their officers and agents authorized to do so this date and date first above written.

Signed, and Delivered

In the Presence of:
(As to County)

OCONEE COUNTY

By: _____
Amanda F. Brock,
Oconee County Administrator

(As to Contractor)

By: _____

Project Manual

SUPERINTENDENT'S RESIDENCE REMODEL South Cove County Park

1099 South Cove Road
Seneca, SC 29672



McKIBBEN
ARCHITECTS, LLC

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DIVISION 01. GENERAL REQUIREMENTS

01000 – Scope of Work

The Scope of Work includes the complete exterior and interior remodel of an approximately 3,400 square foot two story residence currently un-occupied by the park Superintendent.

01002 – Instructions to Bidders

The divisions of work defined by these specifications is not intended to establish a specific separation of trades. The final division of work shall be the responsibility of the Contractor.

Proposals shall only be accepted on forms provided by the Owner (Oconee County) and completed by the Contractor. Statements of insurance coverages shall be provided along with each proposal. Each Contractor shall keep its proposal open and in full effect for a period of not less than sixty (60) days from the delivery date of this proposal.

Within ten (10) days of notice of acceptance, the successful bidder will provide the Owner with a list of all major sub-contractors assigned to work on this project. The Owner reserves the right to reject any sub-contractor and partially re-negotiate the Contractor's proposal to accommodate any change in the Contractor's sub-contractors.

01510 - Temporary Utilities

All connections and extensions of existing utilities required to provide temporary utilities shall be made by the Contractor and at the Contractor's expense.

01511 - Temporary Electricity

Contractor to provide, install and maintain temporary power for construction site. Connect to the Owner's existing power service without disrupting local service requirements. The cost of temporary electricity shall be paid by the Owner. All Contractors shall endeavor to minimize this expense to the Owner. During construction, maintain all utilities services to the Owner's existing Shop building.

01514 - Temporary Heating, Cooling, and Ventilation

Contractor to provide, install, and maintain temporary heating, cooling, and ventilation for the construction site. Contractor to maintain system during construction, while exercising measures to conserve energy. Ventilate enclosed areas to assist cure of materials, to dissipate humidity and to prevent accumulation of dust, fumes, vapors, or gases. Supplement with temporary fan units as required to maintain clean air for construction operation.

01515 - Temporary Lighting

Contractor to provide, install, and maintain temporary lighting for construction site. Provide temporary lighting in all work areas enough to maintain a lighting level during working hours not less than the lighting level required by OSHA standards. As permanent lighting facilities are completed, they may be used in lieu of temporary facilities. Provide temporary lighting as required to satisfy safety and security requirements. At completion of the work, install new lamps in all light fixtures.

01517 - Temporary Telephone

Contractor to provide and maintain telephone services at the construction site.

01518 - Temporary Water

Contractor to provide, install and maintain temporary water for construction site. Connect to the Owner's existing water source for construction operations.

01520 - Construction Facilities

Any field offices and sheds shall be portable or mobile buildings with floors raised above the ground with steps and landings at entrance doors. Size of field offices and sheds shall depend on contractor's needs. Install and maintain appropriate fire extinguisher. At completion of work, all temporary facilities shall be removed, and area restored to original condition. Locate a construction office at a location as established by the Owner.

01523 - Sanitary Facilities

Existing sanitary facilities shall not be used. Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of his employees as will comply with laws and regulations. Temporary toilet facilities may consist of portable toilets. Toilet facilities shall be kept supplied, clean, and in sanitary condition until the completion of the work. Upon completion, temporary toilets shall be removed from the site.

01530 - Temporary Construction

The contractor shall provide and maintain for duration of work all required temporary stairs, ladders, ramps, runways, guardrails, and hoists for use by all trades.

01542 - Construction Scaffolding and Platforms

The contractor shall provide and maintain for duration of work all required temporary standing scaffolding including all OSHA required guard railings.

01550 - Vehicular Access and Parking

Maintain the Owner's existing driveways accessing public thoroughfares. Arrange parking areas to accommodate construction personnel. Do not allow vehicle parking on existing lawn areas or on public roadways. If site space is not adequate, provide and maintain additional off-site parking until completion. At all times, maintain access to the Owner's Shop building and other park areas open to the general public.

01560 - Temporary Barriers and Enclosures

The contractor shall provide barriers to prevent unauthorized entry into open construction areas and to protect existing facilities and adjacent properties from damage caused by construction operations and demolition. Install barricades required by governing authorities for public right of ways.

01580 - Project Identification

The Contractor may NOT provide project identification sign(s).

01600 - Product Requirements (Scope of Work)

All materials shall be installed in strict accordance with each manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All Items not specifically mentioned that are required to make the work complete and operational shall be included.

01610 Installation and Storage - All materials, supplies and equipment shall be installed per manufacturer's recommendations and per applicable codes and requirements. Material stored on site shall be protected from damage by moisture, wind, sun, abuse, or any other harmful effects.

01630 - Product Substitution Procedures

Contractor shall investigate proposed products and determine that they are equal to or superior in all respects to products specified. Coordinate installation of accepted substitutions into the Work, making

such changes as may be required for the Work to be complete in all respects. Meet with Owner's and/or Architect and get change order request signed.

01640 - Owner Furnished Products

Contractor is not responsible for any products directly furnished by the owner that are damaged prior to opening or receiving. The Contractor shall coordinate the installation of any Owner items with the project schedule.

01650 – Allowances

The Contractor shall include within their bid the following material and installation allowances. The allowance as stated shall include all necessary labor, materials, and accessories as required for a professionally installed and fully operational component, including any standard manufacturers warranties. Final material selections shall be by the Owner from samples provided by the Contractor.

1. LVP flooring (5" to 7" width) installed with cushion underlayment and all necessary trims - \$5.50 sq.ft. including installation.
2. New Shaker style, painted, kitchen cabinets with laminate counter tops (complete) and new hardware - \$15,000.00. Final cabinet selection and design shall be by the Owner. Installation by the Contractor.
3. Kitchen Sink – Single, stainless steel undermount bowl w/ faucet set - \$500.00 Installation by the Contractor.
4. New gas range and dishwasher selected by the Owner from Contractor submittals - \$1,500.00. Installation by the Contractor.
5. Light fixtures (excluding installation labor) to be installed at all locations as indicated on Drawings, including lamps - \$4,000.00
6. Bathroom 1 – All new plumbing fixtures only with installation by the Contractor. - \$1,000.00
7. Bathroom 1 – Accessories - \$300.00
8. Bathroom 2 – All new plumbing fixtures only with installation by the Contractor. - \$1,000.00
9. Bathroom 2 – Accessories - \$200.00

01700 - Execution Requirements

The execution of all work shall be in strict accordance with these specifications and manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All work not specifically mentioned that is required to make the work complete and operational shall be included.

Codes - Construction shall comply with all current applicable national, state, and local residential building codes. It is the responsibility of the Contractor to ensure compliance with all codes and modify the work as needed to comply with such codes.

Measurements - The Contractor shall check and verify all field dimensions and conditions before proceeding with construction. Conflicts between the Documents and existing conditions shall be brought to the attention of the Architect. Do not scale drawings. Written dimensions take precedence.

Workmanship - Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction, and installation. All work shall be completed by skilled mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.

Insurance - Builders Risk Insurance coverage valued at \$500,000.00 shall be maintained by the contractor during construction and until final acceptance by the Owner. All insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.

Construction Drawings – The Construction Drawings are to be considered complementary to the written Specifications and, written Specifications are complementary to the Construction Drawings. Work defined in one document shall be applicable to each other. The General Contractor shall maintain a legible set of “As-Built” prints that upon completion of the Work, will be given to the Owner.

Specifications – To clarify the scope of the work, this Project Manual has been separated into Divisions of Work. Each Contractor(s) may separate the various divisions of work to accommodate their preferences.

01712 - Local Conditions

Prior to bidding, all Contractors shall verify all existing conditions that may affect the completion of the Project. Coordinate all required site visits with the Owner. The Contractor(s) shall not be granted additional funds for any additional work caused by existing conditions that could be determined by on-site visual inspections.

01740 - Cleaning

Construction site must be maintained in a clean and orderly condition throughout the construction process. Clean interior spaces prior to the start of finish painting and the application of other finishes. At the conclusion of construction, the project shall be professionally cleaned. This should include but not be limited to; cleaning the interior and exterior glass, surfaces exposed to view, remove temporary labels, stains, and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surface areas, sweep, and mop all tiled surfaces, etc. Replace filters of operating equipment. Clean equipment and fixtures to a sanitary condition. Clean exterior such as debris from roof, gutters, landscape areas, driveways, and walks, etc. Remove all waste and surplus materials.

01760 - Protecting Installed Construction

Contractor to protect all installed construction. If products or materials come with a protective coating, contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged.

END OF SECTION

DIVISION 02. SITE WORK

02500 - Utility Services

Modify and/or install necessary utility services, such as electricity, water, natural gas, sanitary sewerage and support structures for power and communications. Coordinate requirements with local utility providers. All utilities shall be located underground from building to utility connection location unless otherwise stated.

02600 – Demolition

See drawings for total scope of required demolition. Work of this Project includes extensive exterior and interior demolition. Properly dispose of all waste construction materials. At all times, keep the site free of accumulated debris and routinely remove and replace all construction waste containers.

Properly salvage and protect for reinstallation any items indicated to be reinstalled in the finished project.

END OF SECTION

DIVISION 03. CONCRETE

Omit This Division

DIVISION 04. MASONRY

Omit This Division

DIVISION 05. METALS

Omit This Division

DIVISION 06. CARPENTRY

06000 - General

Contractor shall review construction documents and provide labor and materials pertaining to carpentry work as required in said documents and as specified herein, while complying with all applicable building codes.

06100 - Rough Carpentry

Lumber shall be manufactured from live, sound stock and properly dried. Pressure treated KDAT lumber shall be used where any lumber is in contact with concrete, masonry block or soil and when used as support members for exterior decks, porches, stairs, or balconies. Lumber for use at exterior shall have a maximum 12 percent moisture content. Provide adequate bracing and shoring during the construction process. Studs and joists cut to install plumbing and/or wiring shall be reinforced by adding metal or wood structural reinforcing to strengthen member back to original capacity and maintain structural integrity. Holes bored shall not be larger than 1/3 the depth and not closer than 2" to the top or bottom of the joist.

Wood Species: #2 SPF or better

06110 - Wood Framing

Interior Walls

Unless noted otherwise, all new interior walls shall be 2x4 wood studs, with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls.

2"x 4" studs placed 16" on center (OC)

06200 - Finish Carpentry

All architectural trim and woodwork shall be suitable for the application of specified finishes. Wood that will be stained shall be clear of knots with concealed joints.

06220 - Millwork - Interior Trim

Moisture content for new interior woodwork shall be 8-10 percent to reduce excess shrinking. New trim installed throughout shall be paint grade nominal 1 x 4. Install quarter round molding between LVP flooring and baseboard trim.

06410 - Interior Cabinetry

All interior base and/or wall cabinetries shall be designed and installed under a contract allowance. This Contractor shall be trained and skilled in the proper techniques for the installation of cabinetry. Provide all blocking and other accessories for the proper attachment of all new cabinets.

06411 - Cabinet Hardware

All new cabinetry hardware shall be designed and installed under a contract allowance.

06415 - Countertops

All new countertops shall be designed and installed under a contract, countertop allowance. This Contractor shall be trained and skilled in the proper techniques for the installation of granite countertop materials.

END OF SECTION

DIVISION 07. THERMAL AND MOISTURE PROTECTION

07000 - General

Contractor shall review construction documents and provide labor and materials pertaining to thermal and moisture protection work as required in said documents and as specified herein, while complying with all applicable building codes.

07200 - Thermal Protection - Insulation

Effective R values shall at a minimum be in accordance with local and state energy codes. Floor, walls, and ceilings insulation shall be constructed with batt insulation. Provide a moisture resistant, air tight exterior barrier. All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior Walls – New insulation in existing exterior walls shall be Kraft faced fiberglass batts to achieve a minimum value of R13 or better. Provide new air/moisture barrier house wrap under all new exterior fiber cement board siding.

Interior Walls - Install unfaced sound attenuation batt insulation at all bathroom walls

Floors – Floor insulation shall be Kraft faced fiberglass batts to achieve a minimum value of R19 or better.

Ceilings – Ceiling and attic insulation shall use Kraft Faced fiberglass batts to achieve a minimum value of R38 or better.

07300 – Exterior Siding

Provide and install new, fiber cement board lapped siding as recommended by the manufacturer. Include fiber cement board trims as indicated on the drawings. Prior to finished painting, install caulking at all locations as recommended by the manufacturer.

07920 - Caulking and Sealants

Use a 50-year warranty silicon-based caulk at high expansion/compression areas, such as around chimneys, tile, ceramic, and around enamel and prefabricated tubs and showers. For exterior siding, exterior windows, door frames, interior trim, woodwork, and other paintable surfaces use a white, Latex based paintable caulk.

END OF SECTION

DIVISION 08. DOORS & WINDOWS

08000 - General

Contractor shall review construction documents and provide labor and materials pertaining to the doors and windows as required in said documents and as specified herein, while complying with all applicable building codes. In all sleeping areas provide an operable egress standard window or door directly to exterior.

08100 - Doors

See Floor Plan for information containing the quantities, sizes, and specific hardware functions. Confirm all opening sizes prior to placing a final order.

08210 - Interior Doors

Interior doors shall be hollow core, pre-hung wood split-jamb units, with finished casing to match existing materials.

Standard Interior Door – Pre-hung, hollow core wood, 6 panel door, paint grade. Provide necessary hardware per door schedule.

Standard Bi-fold Doors – Hollow core wood, 6 panel door, paint grade. Install track as per manufacturer instructions. Provide necessary hardware as per manufacturer recommendations.

08220 – Exterior Doors

New Entrance Doors – Insulated, painted fiberglass, 6-panel with glazing in upper panels. Provide all necessary black entrance type hardware as per manufacturer recommendations.

New Door at Deck – Full insulated glass, French doors as provided by the manufacturer of the new, replacement windows. Provide necessary black hardware as per the manufacturer's recommendations

Replacement Overhead door – Insulated steel, flush panels with new track, manual operation, and locking hardware. Door shall be exterior and interior field painted.

08710 - Door Hardware

Finish hardware functions shall for each door shall be as specified in the Drawings.

Type: lever door hardware.

Finish: painted black

Door Hardware: see floor plan for door functions.

Specify: Kwik-Set Lisbon (or equivalent)

08800 – Replacement Windows

Provide new, replacement type vinyl windows at all existing window openings. Units shall be double hung with insulated, Low-E, argon gas filled glass and shall include removable ½ screens. Color selections shall be by Owner and taken from the manufacturer's standard color options. As a standard of quality, replacement vinyl windows shall be manufactured by RELIABILT 3201 Series (or equivalent). Prior to final ordering, field verify all opening dimensions and conditions.

END OF SECTION

DIVISION 09. FINISHES

09000 - General

Contractor shall review construction documents and provide labor and materials pertaining to the finishes as required in said documents and as specified herein, while complying with all applicable building codes. See Sheet A4 for finish schedule

09250 - Gypsum Wallboard

Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the screws.

Screws: Screws shall be a minimum 3/8" and a maximum of 1/2" from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7" on ceilings or 8" on walls. Head diameter shall be a nominal 1/4" with the length 1 1/2" to penetrate a minimum of 7/8" into structural member. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood.

Joints: At gypsum wallboard joints install a 2" strong, cross threaded tape with a cross tensile strength of 45 lbs. per lineal inch. Press a strong, good quality tape firmly onto sheathing joints and around openings, imbedded in joint cement. At corners and angles, install metal corner beads as specified by manufacturer. Spread gypsum wallboard mud at all tape joints, corner beads, nails and screw penetrations and where a smooth surface is needed. Apply second coat of wallboard mud after a minimum 24 hours. After drying (minimum 48 hours), sand all joints and other areas to a smooth consistent surface and ready to accept paint.

Interior Walls: Sheath walls with a single layer of 1/2" gypsum wallboard, either vertically with long edges parallel to framing, or horizontally with long edges at right angles to framing members.

Ceilings: Apply a single layer of 1/2" gypsum wallboard across the supports and fasten with screws. Offset joints between layers at least 10". Screws are spaced 12" on center (OC). Ceiling finish shall be smooth finish ready for paint.

Moisture Resistant Gypsum Wallboard: Around showers, tubs, whirlpools, or as indicated on the Drawings, install a single layer of 1/2" moisture resistant drywall.

09500 - Ceiling Finishes

Ceilings shall have a smooth finish ready for paint. See Construction Documents for information on the construction of the Ceiling details.

09600 - Floor Finishes

Contractor shall thoroughly clean all surfaces to be covered and install appropriate underlayment or preparation per manufacturers recommendations.

09650 - Vinyl Flooring

Install appropriate underlayment for all surfaces as described below or required by manufacturer. Thoroughly clean and fill all surfaces leaving installation area smooth and free of foreign material. Cracks and expansion joints should be smooth and level. Wood sub-floors must be solid, free from movement and have a minimum of 18" of well-ventilated air space below the structure. Follow pattern arrows on back of vinyl flooring for the direction of installation.

Luxury Vinyl Plank: Install nominal 5"-7" wide x 60" long luxury vinyl plank flooring as indicated per construction documents. Use appropriate adhesive material or installation method guidelines per manufacturers recommendations.

Specify: Selected by Owner from Contractor supplied samples. See specified material and labor allowance.

09700 - Wall Finishes

Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes. If mold or mildew is evident, mold or mildew must be removed, and surface properly treated to inhibit further growth.

09900 - Paints

Prepare each surface to receive scheduled work as set forth below.

09912 - Interior Walls

All screw heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of eggshell paint. Rough surfaces shall be sanded before each finish layer is applied.

Specify Wall Paint 1: Sherwin-Williams Latex Enamel or equivalent as selected by the Owner.

09930 - Interior Wood / Trims

Wood / Trim surfaces shall be sanded smooth before finish is applied. Putty areas with a wood-based filler where nails or other defects appear in the surface.

Paint/Stain - Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of semi-gloss finish paint. Rough surfaces shall be sanded before each finish layer is applied.

Specify Trim Paint: Sherwin-Williams Latex Enamel or equivalent as selected by the Owner.

09940 - Exterior Walls / Trims

Exterior fiber cement siding and trims shall be provided with two (2) coats of Sherwin-Williams (or equivalent) exterior latex enamel as selected by the Owner.

END OF SECTION

DIVISION 10. SPECIALITIES

10000 - General

Contractor shall review construction documents and provide labor and materials pertaining to the specialties as required in said documents and as specified herein, while complying with all applicable building codes.

10900 - Closet Specialties

Closet shelving and clothing racks shall be white vinyl coated wire with a single shelf. Provide blocking were required by each system.

10910 - Fire Extinguisher

Wall mounted ABC type. KIDDE PRO 110 or equivalent. Provide two (2) as located by the Owner.

END OF SECTION

DIVISION 11. EQUIPMENT

11000 - General

Contractor shall review construction documents and provide labor and materials pertaining to the equipment as required in said documents and as specified herein, while complying with all applicable building codes.

11451 - Appliances

The Owner's existing refrigerator shall be salvaged during demolition and shall be reinstalled in the new Kitchen. All other appliances will be new and provided by the Owner. Provide and coordinate utility connections as required for each piece of new and existing equipment. Install all Owner supplied appliances at locations indicated on the Drawings.

Division 12. Furnishings

Omit This Division

Division 13. Special Construction

13000 - General

Contractor shall review construction documents and provide labor and materials pertaining to the specialty systems as required in said documents and as specified herein, while complying with all applicable building codes.

13850 – Intrusion Detection and Alarm

The Contractor shall coordinate its work with the work of the Owner's intrusion alarm supplier. Provide electrical connections as required by the Owner's supplier.

13854 - Smoke Alarms

Install at least one smoke alarm on every floor of a structure (including the basement) and outside each sleeping area. Smoke alarms are required inside all sleeping rooms, according to the NFPA 72, *National Fire Alarm Code*®. Mount the smoke alarms on ceilings or high on walls. Ceiling-mounted alarms should be installed at least four inches away from the nearest wall; wall-mounted alarms should be installed at least four inches, but not more than 12 inches away from the ceiling. On vaulted ceilings, be sure to mount the alarm at the highest point of the ceiling. Do not install smoke alarms near windows, outside doors, or ducts where drafts might interfere with their operation. Do not paint, apply finish, or obstruct smoke alarms. System shall be hardwired and interconnected.

END OF SECTION

Division 15. Mechanical

15000 - General

Contractor shall review construction documents and provide labor and materials pertaining to the mechanical systems as required in said documents and as specified herein, while complying with all applicable building codes.

15100 - Plumbing

Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with the existing water and sewage systems at the existing basement locations. Provide and install appropriate insulation around all water piping. All permits and inspections are to be obtained by contractor as required by local building codes and the Code.

Sewer and Waste Piping - Drainage system shall be Schedule 40 PVC pipe. All connections shall have PVC cement or appropriate joint compound and assembled tight for no leakage. Condensate drains shall be constructed of Schedule 40 PVC. Valves shall be Milwaukee Brand or equal. Building sewer shall be approved Schedule 40 PVC pipe. Connection to the new private sewer system shall comply with all state and local requirements. Pitch shall be a minimum 1/8" per foot for soil lines larger than 3" diameter and a minimum of 1/4" per foot for soil lines 3" diameter or less. Use chrome plated adjustable P-traps with escutcheons at all exposed locations.

Incoming Water Service - Provide and install a new 1" water supply pipe from the existing location as shown on the plans. Water supply to well shall be Schedule 40 PVC.

Water Pipes - Use 1/2" minimum PEX lines from PEX supply lines to each plumbing fixture as required. At water heaters install a minimum 3/4" pipe. From water heater install 3/4" PEX pipe to each room with branches to fixtures as described above. Fittings shall be as recommended by the piping manufacturer. All pipes shall be installed in a manner to prevent freezing. Provide shut-off valves at sinks, toilets, water heater and other fixtures as required. Test all pipes under pressure per building code requirements.

Waste Drainage - Install sewage clean-out at the end of each horizontal drainage run and every 100 feet per code requirements.

Water Heater - Provide and install new electrical service to the Owner's existing water heater.

15410 - Plumbing Fixtures

Provide necessary piping, water and drains for plumbing fixtures as shown on the construction documents and listed herein. Fixtures allowances are listed in Contract Documents.

Fixtures and Fittings - Provide and install plumbing fixtures as listed on the Drawings

15700 - Heating, Venting, and Air Conditioning System

Contractor shall provide new GOODMAN 3 ton split system, heat pump in accordance with the applicable building codes. Provide and install new, appropriately sized insulated flex-ductwork, diffusers, and grills throughout at the room locations shown on the drawings. New system efficiency shall be 15 SEER minimum with a variable speed fan and programmable thermostat.

END OF SECTION

DIVISION 16. ELECTRICAL

16000 - General

Contractor shall provide a new, code compliant electrical system throughout the building. Contractor shall review construction documents and provide labor and materials pertaining to the electrical system as required in construction documents and as specified herein, while complying with all applicable building codes, local utility requirements and building restrictions.

16100 – New Service Entrance

Install new electrical service from the existing building electrical service location to a new meter box shown on plans. Raceways to be buried shall be PVC #2 plastic electrical conduit. Where permitted by code, non-metallic sheathed cable may be used. Type THW or THWN 600-volt insulation conductors shall be used, minimum wire size shall be #12. Aluminum wire shall not be permitted. Wiring shall connect into metal recessed electrical panel, as shown on construction documents. Electrical service shall be rated at 225amps. Wiring from the outside meter box shall be SE cable.

16120 – Conductors and Cables

Provide and install necessary circuits and breakers for all appliances as stated in manufacturer's recommendations and as per applicable building code requirements.

16130 – Raceway and Boxes

Flexible or rigid conduits, couplings, supports and nonmetallic ducts. Install conduit concealed in all areas, excluding mechanical and electrical rooms/areas, connections to motors and connections to surface cabinets. Coordinate installation of conduit in masonry work. Unless indicated otherwise, do not install conduit larger than 2 ½ inches in concrete slabs. Route all exposed conduits parallel or perpendicular to building lines. All fittings shall be UL approved.

Fasten raceways securely in place. Firmly fasten within 3 feet of each outlet, junction box, cabinet, or fitting. Support every 10 feet.

16140 –Wiring Devices

Install white receptacles, switches, and cover plates as per construction documents. At all exterior devices, install black devices with black cover plates. When two or more switches or receptacles are located together, gang with one common faceplate. If they cannot be ganged, install with a minimum distance between units. Install all receptacles at 18" on center (OC) above finished floor (AFF), unless otherwise noted. At counters, locate receptacles at 44" on center (OC), above finished floor (AFF). Install switches at 48" on center (OC) above finished floor (AFF). Locate light switch cover plates 6" from frame of door or corner of wall. Switches shall be slider type with dimmers where indicated, jamb mounted or motion detection type.

16440 – Panelboards

Panelboards shall be Square "D". Provide typewritten directory of circuits mounted in box. Use dead front panelboards with one-piece cabinets constructed from code gauge steel, finished with rust inhibiting primer, and baked enamel finish and manufacturer's standard color. Use factory assembled panelboards with amp rating units indicated. Provide spare units and blank spaces as indicated.

Voltage: 225-amp Main, 120/240, volts, 1 phase, 3 wire, 40 circuit, equipped with automatic circuit breakers of the same manufacturer as the panelboard.

16500 – Light Fixtures

Provide necessary circuits and wiring for light fixtures at locations indicated on the Drawings. All lighting shall be switched as noted on Drawings. Fixture description is located on the Drawings. See Allowances for specified total fixture only costs.

END OF SECTION

END OF SPECIFICATION



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108 East North First Street
Suite E
Seneca, SC 29678
864-723-4472
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SEAL

GENERAL CONTRACTOR

Facility Remodel

SOUTH COVE COUNTY PARK

Superintendent's Residence

1099 South Cove Rd.
Seneca, SC 29672

PROJECT TITLE

6-28-2023 Bidding Issue 2
6-12-2023 Prelim. Issue 3
4-30-2021 Bidding Issue 1
4-6-2021 Preliminary Issue 2
3-24-2021 Preliminary Issue 1

ISSUE

PROJECT NUMBER

S15-23

DRAWN BY

JVM

CHECKED BY

JVM

ISSUE DATE

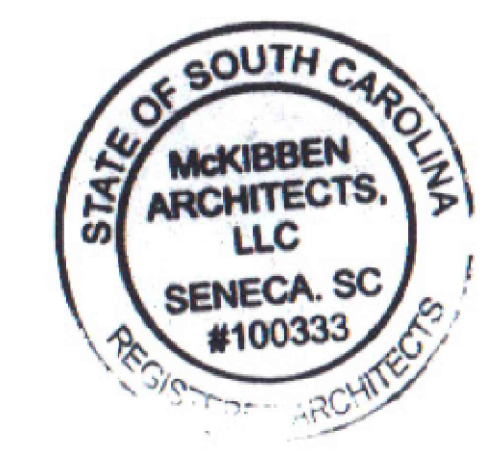
06/28/2023

PROJECT DATA

FLOOR PLANS

DRAWING TITLE

A1 SHEET



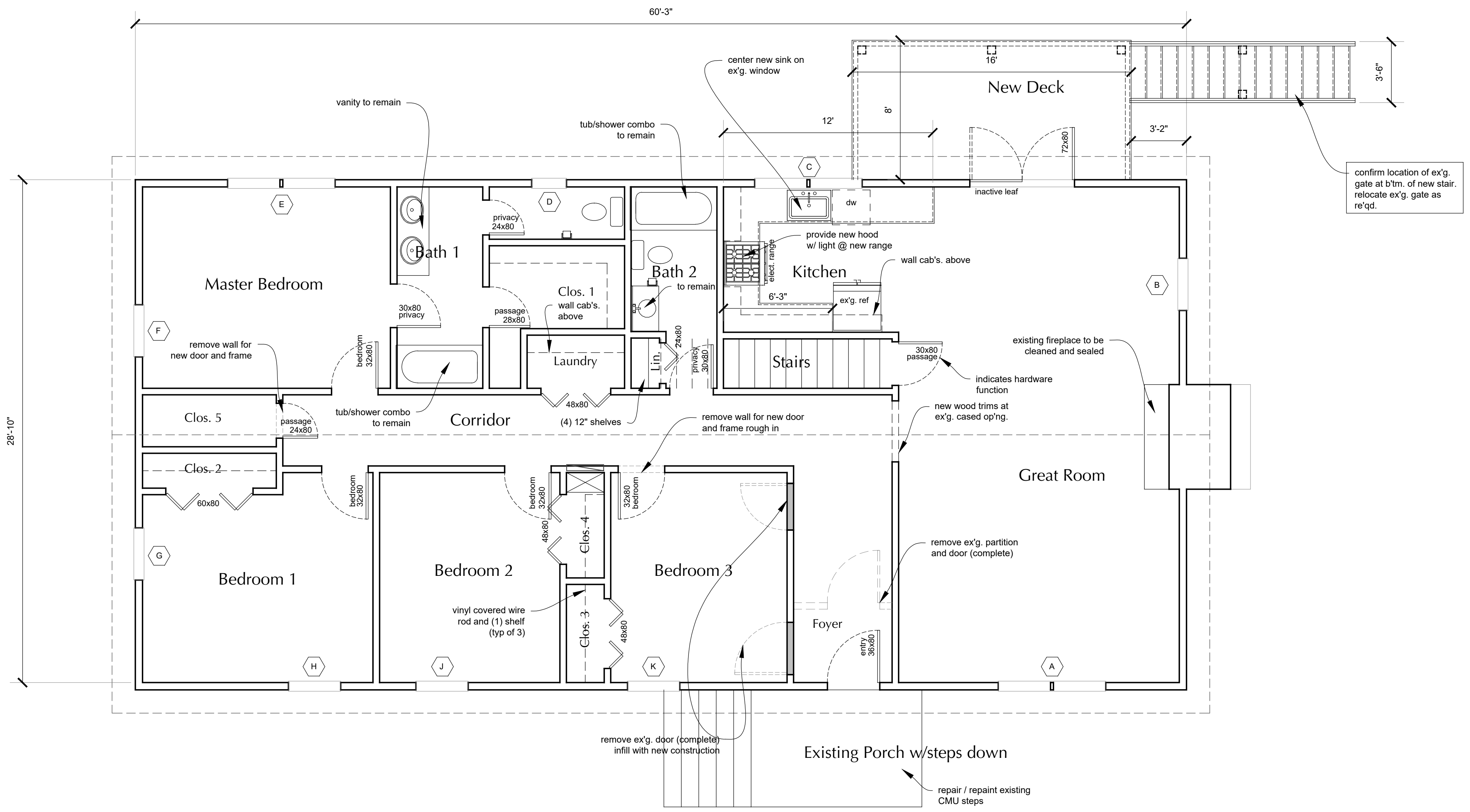
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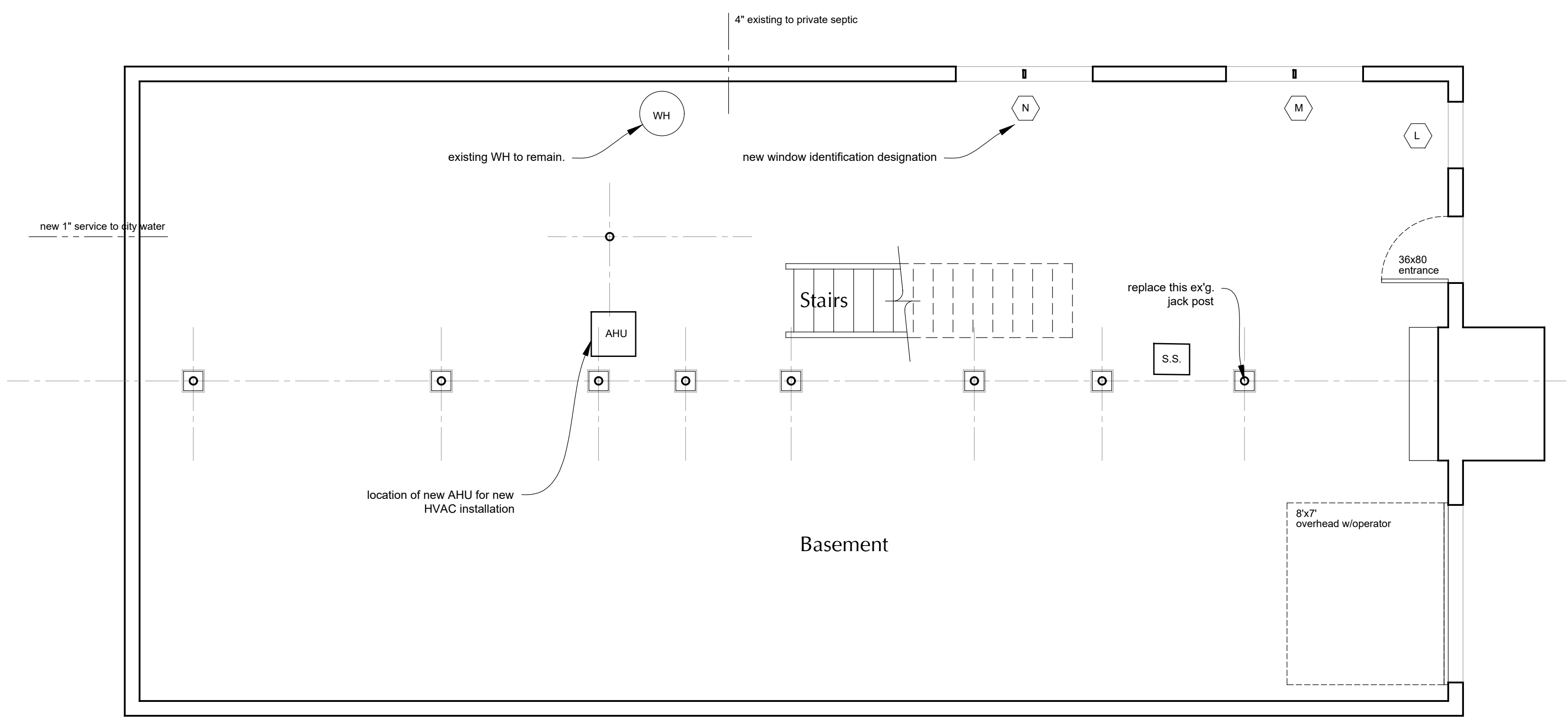
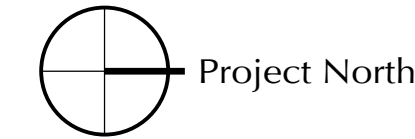
- All interior gypsum board/paneling (complete) including attachment system(s).
- All interior wood paneling (complete) including attachment system(s).
- All interior and exterior electrical system (complete) including all feeders and panelboards.
- All interior plumbing system (complete) including all DWV and potable water piping.
- All interior doors (complete) including all frames, trims and hardware.
- All kitchen cabinets (complete) including all cabinets, attachment systems and all finish hardware.
- All interior wood trims including all fasteners.
- All interior partitions (complete) as indicated on plan by dashed lines and notes.
- All existing insulation materials including walls and attic.
- All existing floor coverings (complete) and leave ready for the installation of new floorings.
- Disconnection of existing electrical service to residence including meter base and panel.
- Removal and proper disposal of all HVAC system ductwork including all existing diffusers and grills.
- Removal and proper disposal of the existing range and dishwasher located in the kitchen.

The general scope of new work for this project shall include the following components:

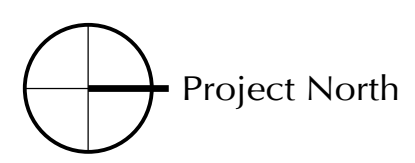
- All new 1/2" interior gypsum board (complete) including screw type attachment. (Leave ready for paint)
- All new pre-hung masonite interior 6-panel doors (painted) throughout with new hardware utilizing lever handles. All new door finish hardware shall be black.
- All new electrical wiring, devices and fixtures complete from the existing electrical service panel. (white devices)
- All new DWV and potable water plumbing system complete from existing connections. (Sch. 40 PVC and PEX)
- New interior partitions as indicated on the drawings.
- New kitchen cabinetry including Formica (or equivalent) counter tops.
- New 1 x 4 interior wood trims throughout. (paint grade)
- New Kraft faced fiberglass batt insulation throughout. (R13 min. in walls - R38 min. above ceiling)
- New white vinyl covered wire closet rods / shelf units.
- New LVP floor coverings throughout.
- New interior painting (two coats) throughout.
- New 225 amp, 1ph, 40 circuit, electrical panel and meter base.
- New elect. service to stove / range location.
- Installation of new, insulated flex duct HVAC system ductwork including all existing diffusers and grills.
- Installation of a new elect. range, hood, and dishwasher. Reconnect existing refrigerator as indicated. (All appliances supplied by Owner, installed by GC.)



1 MAIN FLOOR PLAN
SCALE: 1/4" = 12"



2 LOWER FLOOR PLAN
SCALE: 1/4" = 12"





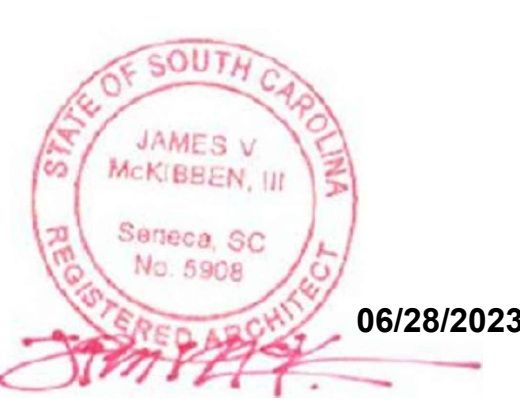
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ISSUE

PROJECT NUMBER

S15-23

DRAWN BY

JVM

CHECKED BY

JVM

ISSUE DATE

06/28/2023

PROJECT DATA

ELEVATIONS

DRAWING TITLE

A2.1 SHEET

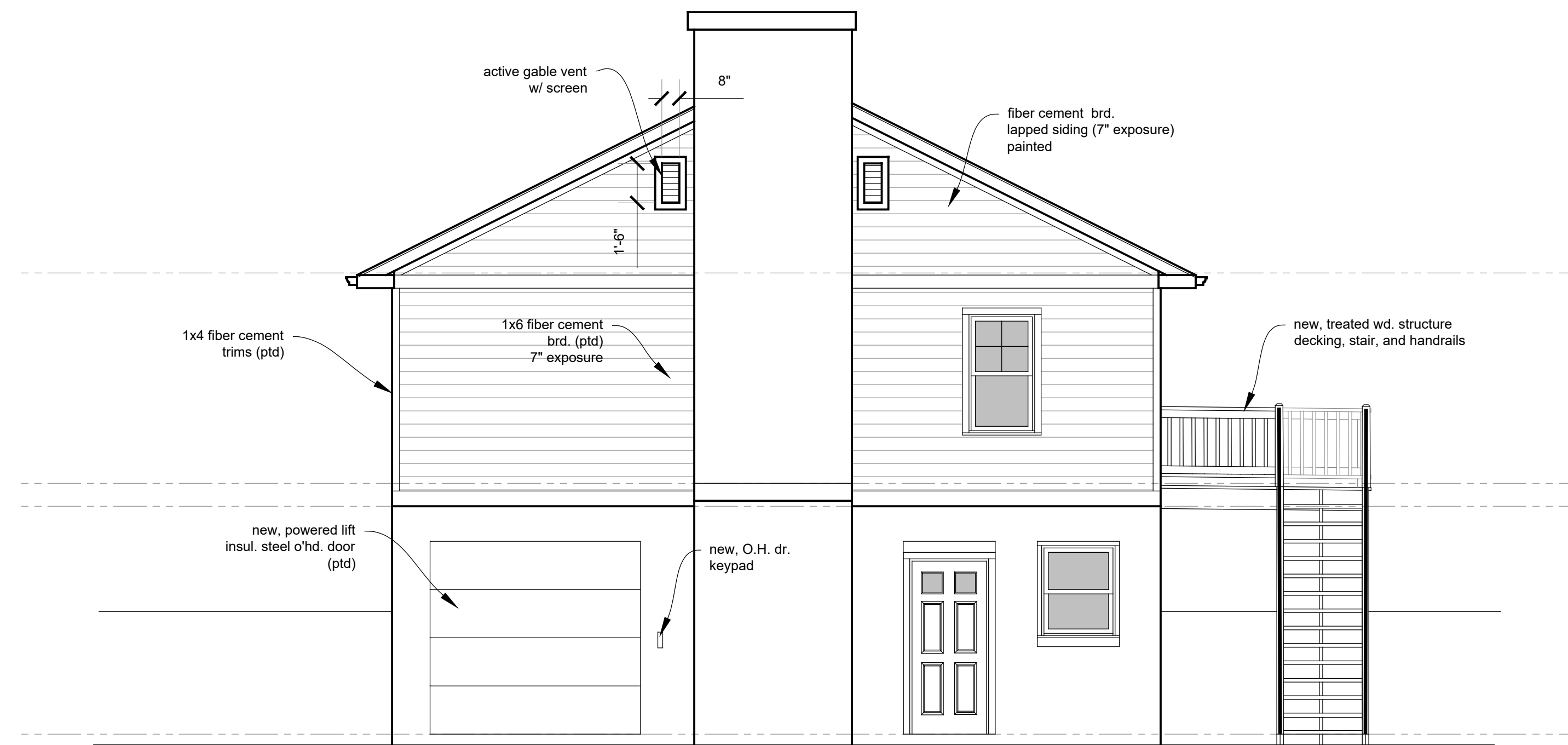
Drawing Notes:

General exterior demolition work for this project shall include the following:

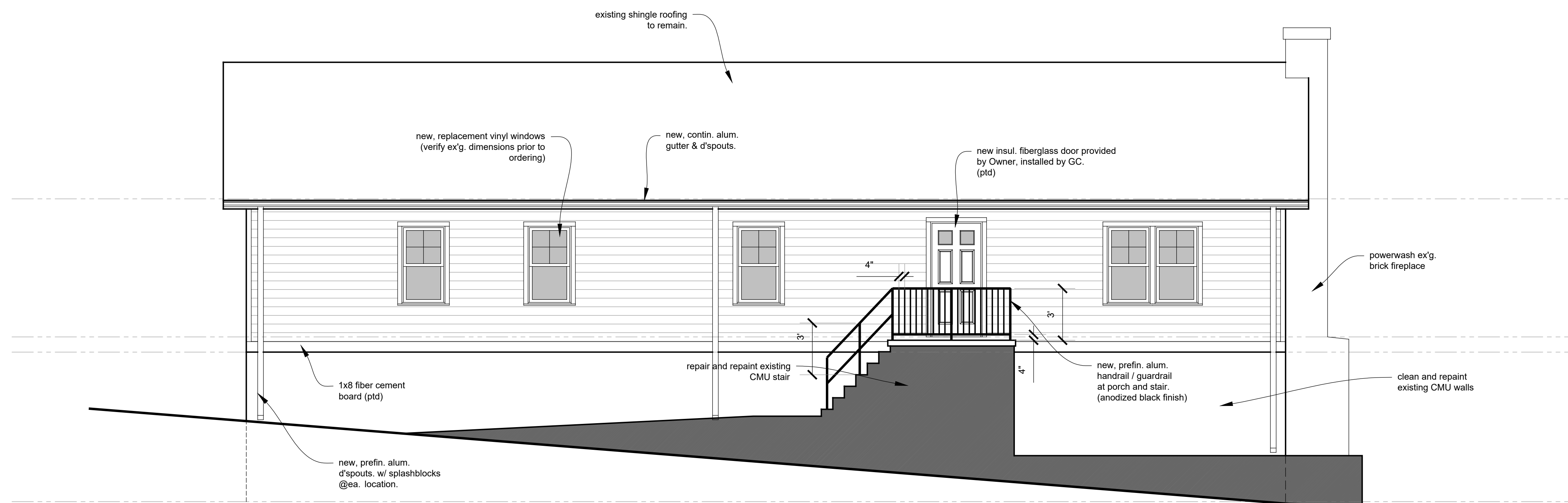
- All exterior vinyl siding complete to the existing studs.
- All windows complete to the existing rough opening
- All exterior electrical system (complete) including all feeders and devices back to panelboard.
- All existing soffit materials.
- All exterior doors (complete) including all frames, trims and hardware.
- All exterior trim components.
- All exterior wood deck components complete including column foundations.
- All gutters and downspouts complete.
- Existing overhead door complete.

The general scope of new exterior work for this project shall include the following:

- New 7/16 ZIP sheathing system complete.
- All new pre-hung insul. fiberglass 6-panel entrance door (painted) with new entrance hardware utilizing lever handles. All new door finish hardware shall be black.
- All new exterior electrical wiring, devices and fixtures complete from the existing electrical service panel. (black devices)
- New fiber cement exterior trims throughout. (rough side out)
- New fiber cement board lapped siding (painted) w/ 7" exposure. (rough side out)
- New treated wood deck with treated wood guardrails, stairs and handrails.
- New, 5' prefin. continuous aluminum gutter with debris guards, downspouts and splashblocks.
- New, vinyl replacement double hung windows with insulated, Low-E glass. (standard color by Owner) Provide screens.
- New, FYPON functional gable vents as indicated on drawings.
- New paint on existing concrete masonry basement walls.
- New paint on existing concrete masonry entrance steps.
- New aluminum handrails / guardrails on existing entrance steps.
- New insul. prefin. steel overhead door at existing opening. Manual operation.
- Powerwash existing brick fireplace.



1 NORTH ELEVATION
A2.1 SCALE: 1/4" = 12"



2 EAST ELEVATION
A2.1 SCALE: 1/4" = 12"



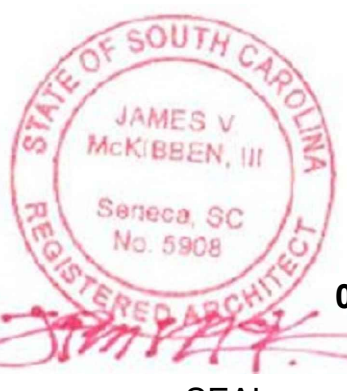
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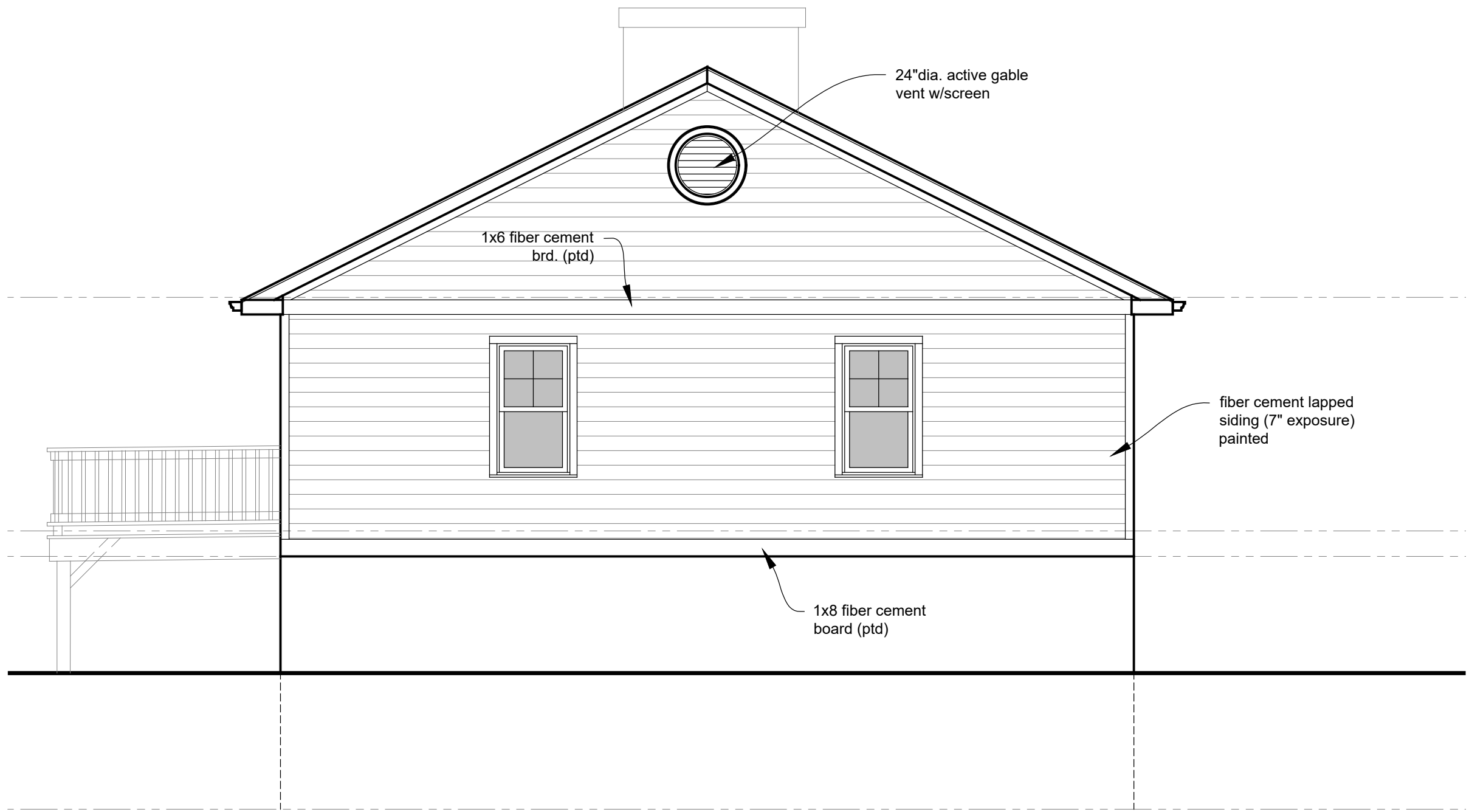
Drawing Notes:

General exterior demolition work for this project shall include the following:

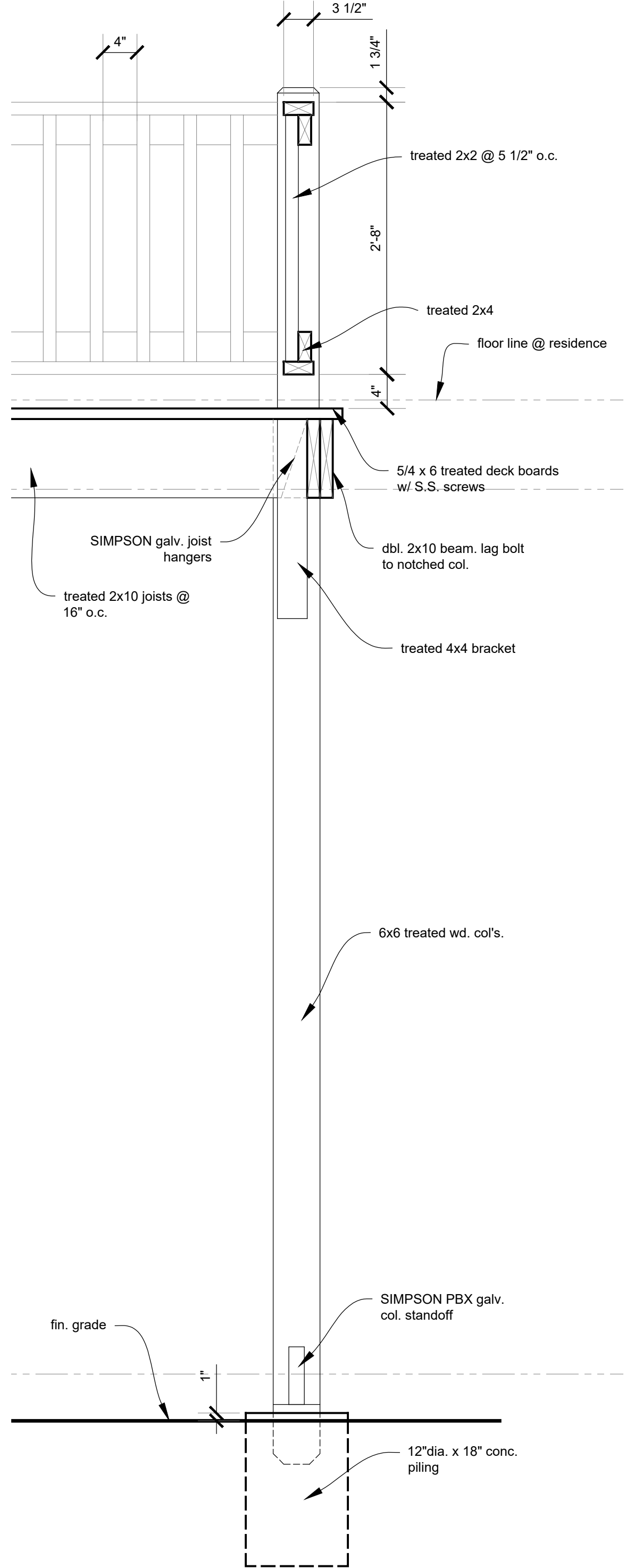
- All exterior vinyl siding complete to the existing studs.
- All windows complete to the existing rough opening
- All exterior electrical system (complete) including all feeders and devices back to panelboard.
- All existing soffit materials.
- All exterior doors (complete) including all frames, trims and hardware.
- All exterior trim components.
- All exterior wood deck components complete including any column foundations.
- All gutters and downspouts complete.
- Existing overhead door complete.

The general scope of new exterior work for this project shall include the following:

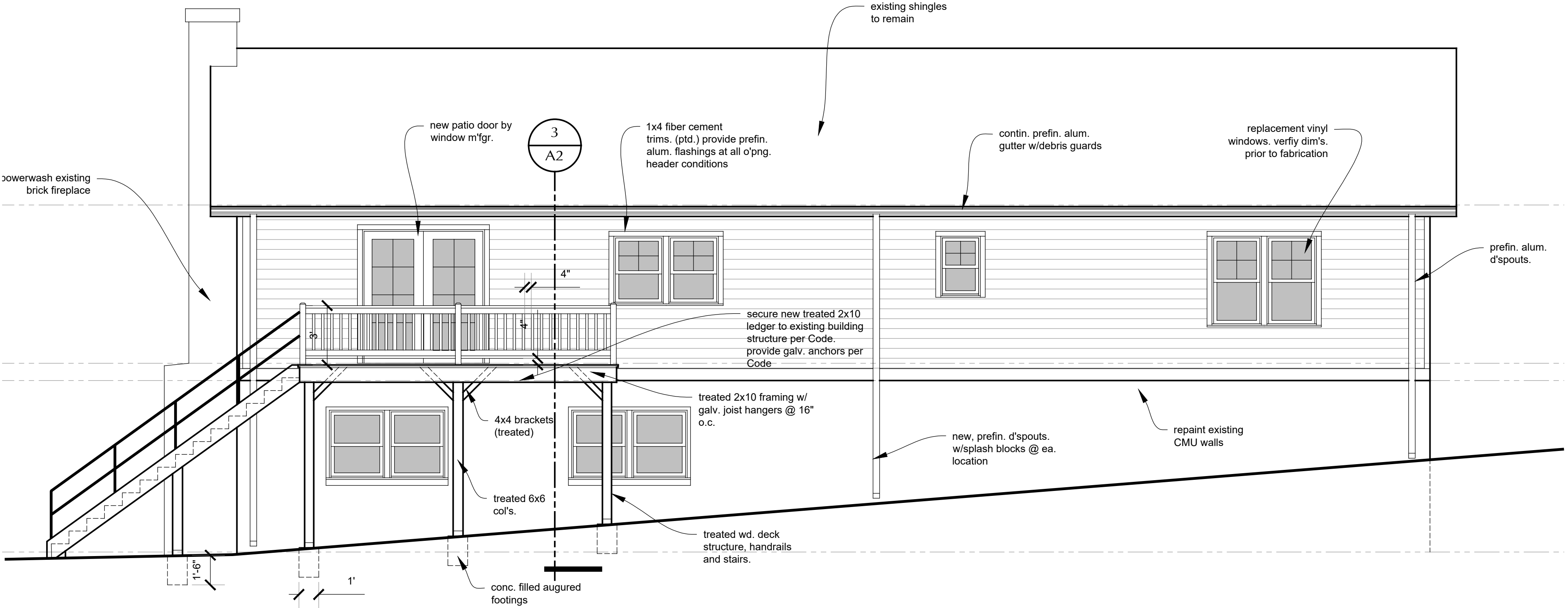
- New 7/16 ZIP sheathing system complete.
- All new pre-hung insul. fiberglass 6-panel entrance door (painted) with new entrance hardware utilizing lever handles. All new door finish hardware shall be black.
- All new exterior electrical wiring, devices and fixtures complete from the existing electrical service panel. (black devices)
- New fiber cement exterior trims throughout. (rough side out)
- New fiber cement board lapped siding (painted) w/ 7" exposure. (rough side out)
- New treated wood deck with treated wood guardrails, stairs and handrails.
- New, 5" prefin. continuous aluminum gutter with debris guards, downspouts and splashblocks.
- New, vinyl replacement double hung windows with insulated, Low-E glass. (standard color by Owner) Provide screens.
- New, FYPON functional gable vents as indicated on drawings.
- New paint on existing concrete masonry basement walls.
- New paint on existing concrete masonry entrance steps.
- New aluminum handrails / guardrails on existing entrance steps.
- New insul. prefin. steel overhead door at existing opening. Manual operation.
- Powerwash existing brick fireplace.



1 SOUTH ELEVATION
SCALE: 1/4" = 12"



3 EDGE OF DECK SECTION
SCALE: 1" = 12" All deck / stair lumber shall be KDAT.



2 WEST ELEVATION
SCALE: 1/4" = 12"

GENERAL CONTRACTOR

Facility Remodel

SOUTH COVE COUNTY PARK

Superintendent's Residence

1099 South Cove Rd.
Seneca, SC 29672

PROJECT TITLE

6-28-2023 Bidding Issue 2
6-12-2023 Prelim. Issue 3
4-30-2021 Bidding Issue 1
4-4-2021 Preliminary Issue 2
3-24-2021 Preliminary Issue 1

ISSUE

PROJECT NUMBER

S15-23

DRAWN BY: **JVM** CHECKED BY: **JVM**

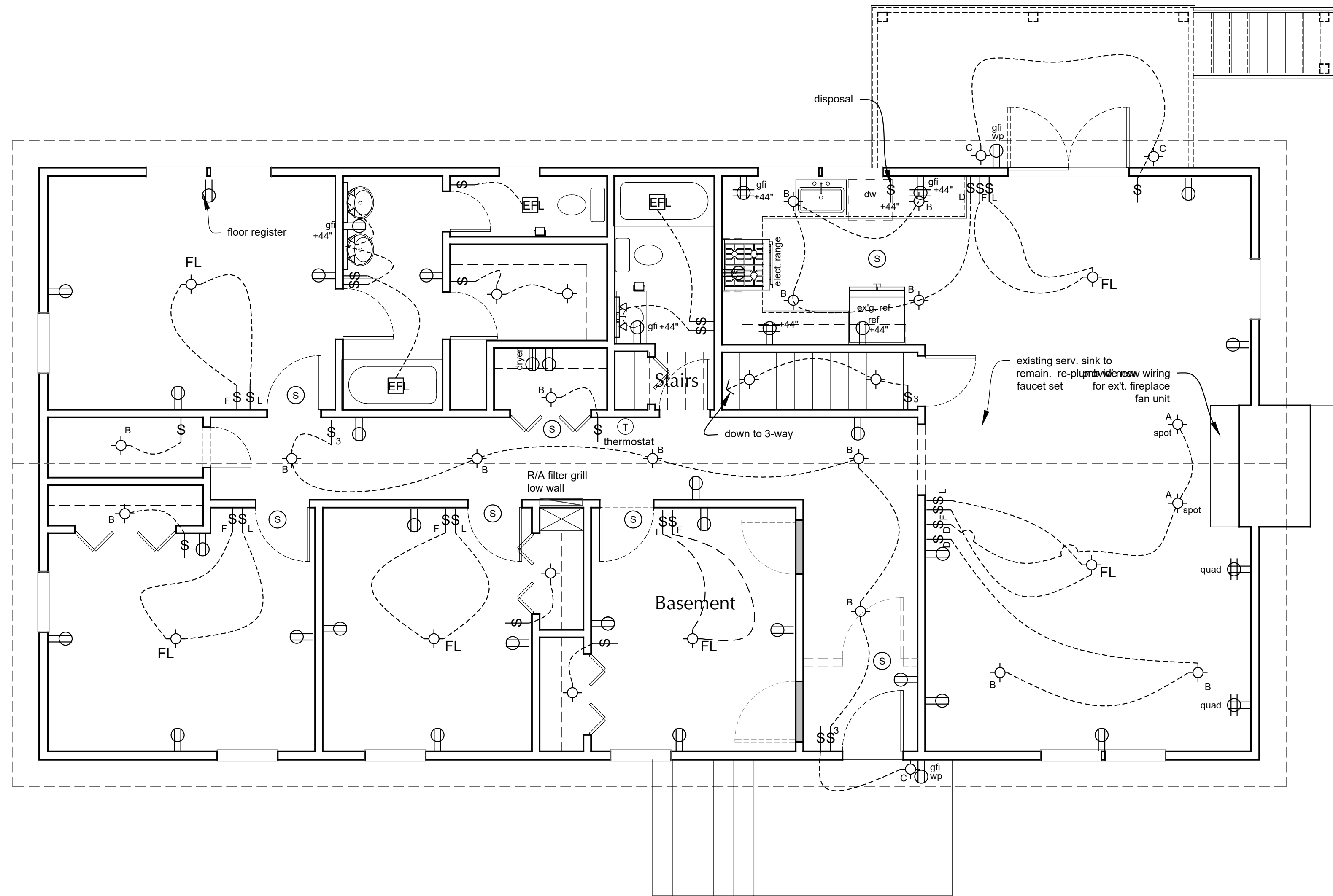
ISSUE DATE: **06/28/2023**

PROJECT DATA

ELEVATIONS

DRAWING TITLE

A2 SHEET



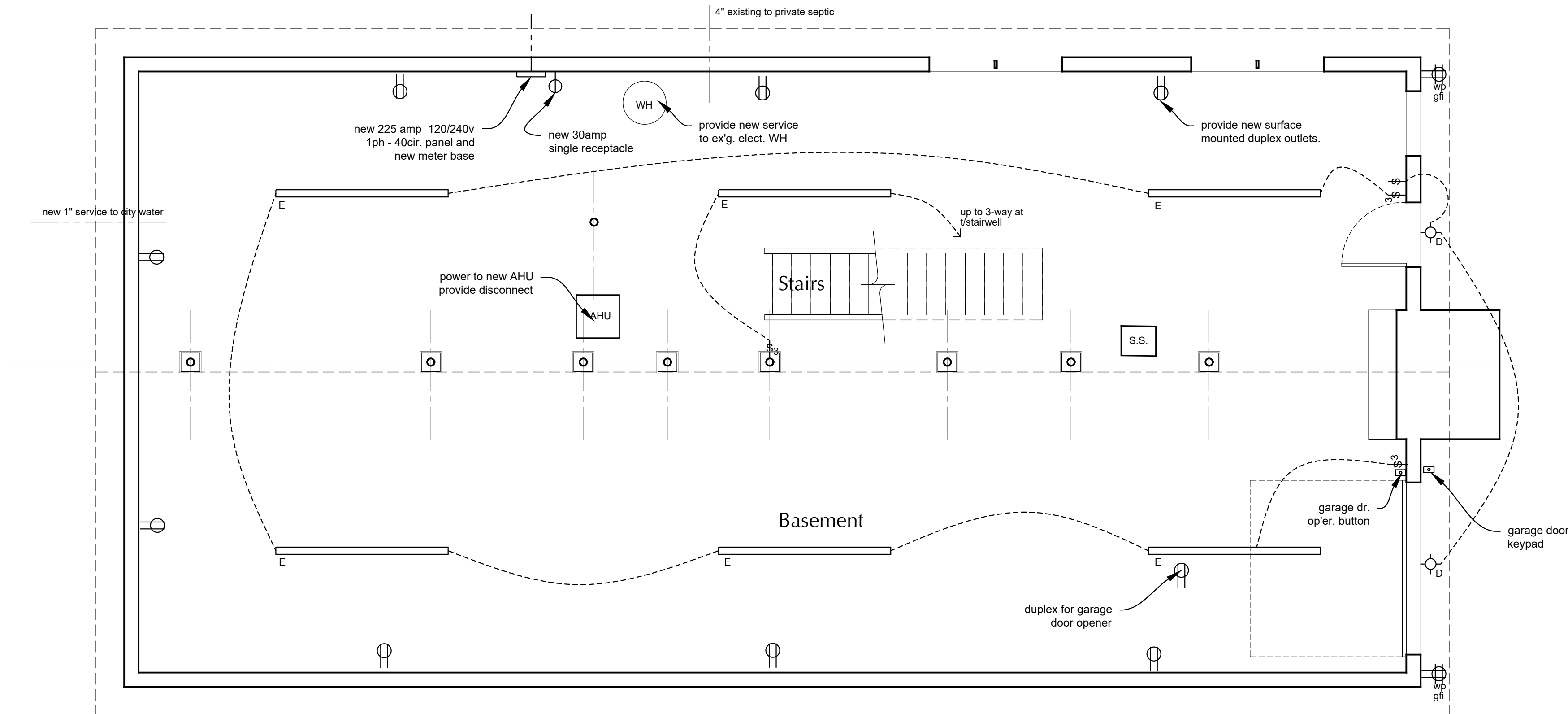
1 MAIN FLOOR ELECTRICAL PLAN
 E1 SCALE: 1/4" = 12" Project North

Light Fixture Schedule

- A 6" dia canless LED recessed fixture with White Gimbaled Trim
- B 6" dia canless LED recessed fixture Matt White Trim
- C 12" tall Black Wall Sconce Exterior rated
- D Black dual head outdoor LED flood light
- E 96" LED Industrial strip fixture surface mounted
- FL 52" 5-blade ceiling mounted fan w/ LED light kit Rubbed Bronze finish with 2" downrod
- EFL White ceiling mounted exhaust fan w/ LED light kit 100 cfm minimum. 1.5 Sone max. Include exterior wall vent cover and 4" flex vent pipe.

See Specifications for designated light fixture allowance. Final fixture selection by Owner.

(All appliances supplied by Owner, installed by GC.)



2 LOWER FLOOR PLAN
 E1 SCALE: 1/4" = 12" Project North

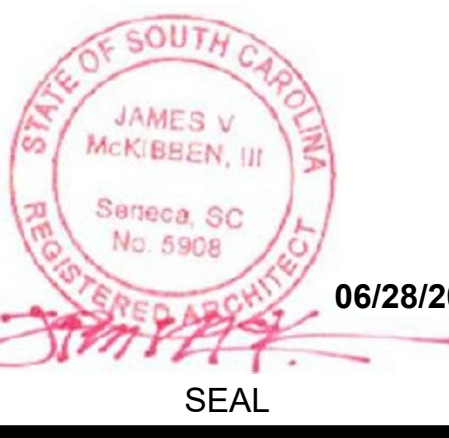


McKIBBEN ARCHITECTS, LLC

108 East North First Street
 Suite E
 Seneca, SC 29678
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 864-888-8638

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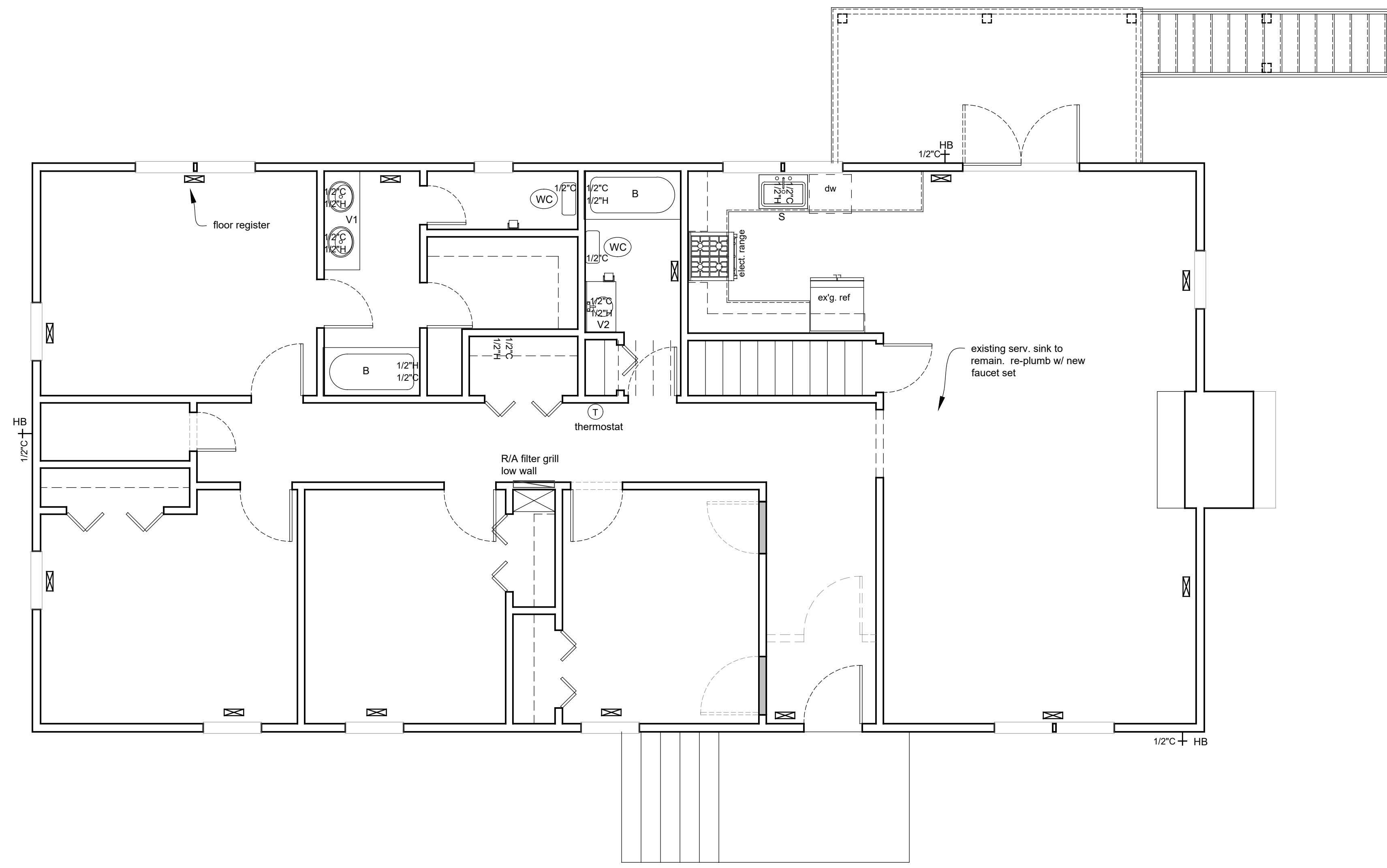
ISSUE DATE
06/28/2023

PROJECT DATA

FLOOR PLANS
 (Electrical)

DRAWING TITLE

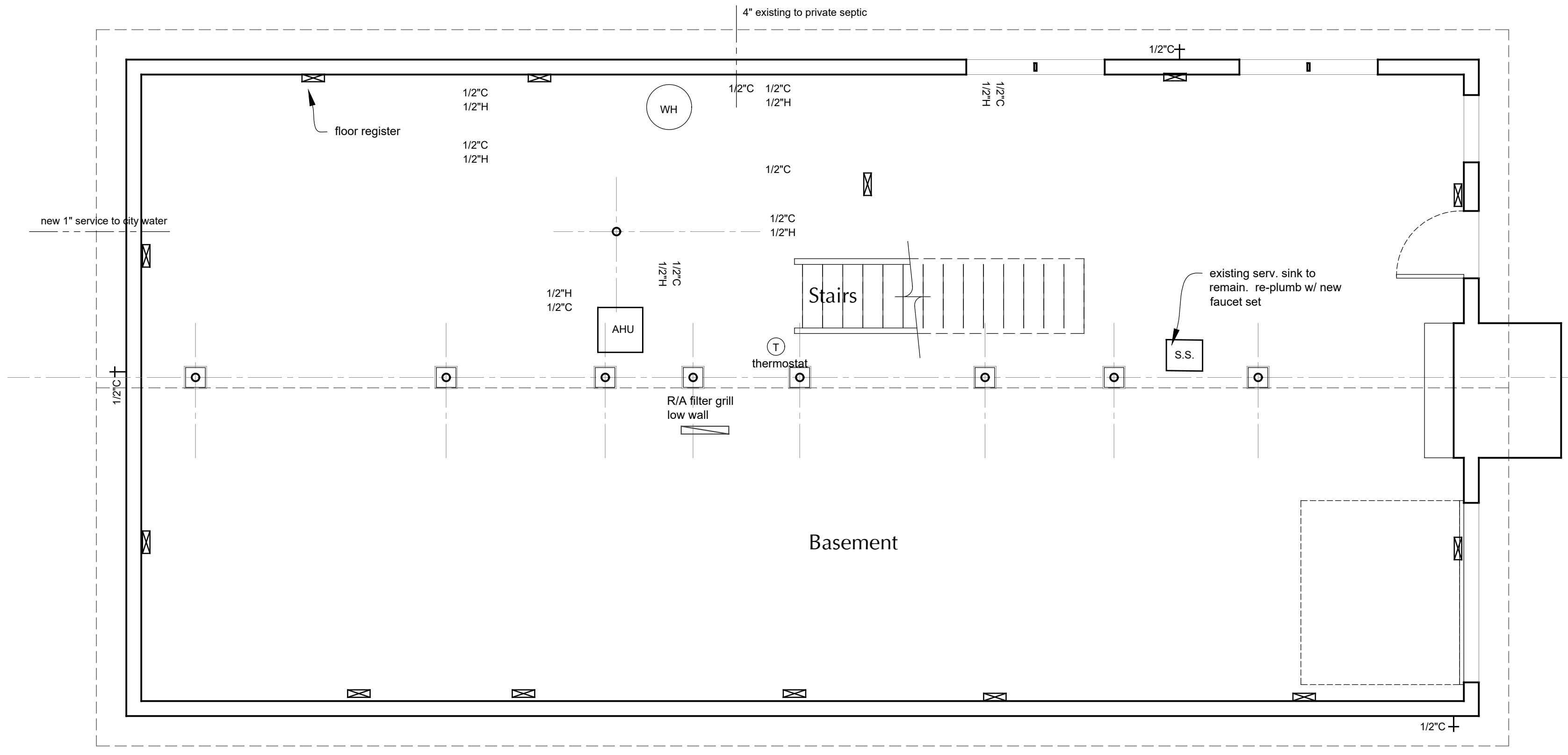
E1
 SHEET



1 MAIN FLOOR M/P PLAN
 E1 SCALE: 1/4" = 12"
 Project North

Plumbing Fixture Schedule

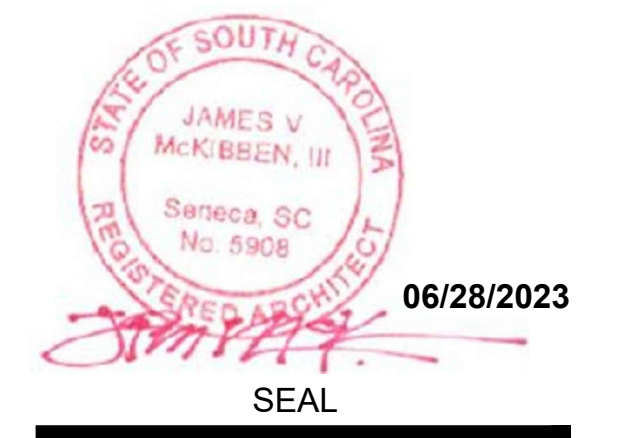
- WC Water Closet
 - B Bath / Shower combination to remain - new faucet set
 - V1 existing vanity to remain - new faucet set
 - V2 existing vanity to remain - new faucet set
 - S Stainless steel sink - new faucet set
 - HB Frost Proof hose bib
- (All appliances supplied by Owner, installed by GC.)
 (Existing service sink in basement to remain. Re-plumb.)



2 LOWER FLOOR M/P PLAN
 E1 SCALE: 1/4" = 12"
 Project North



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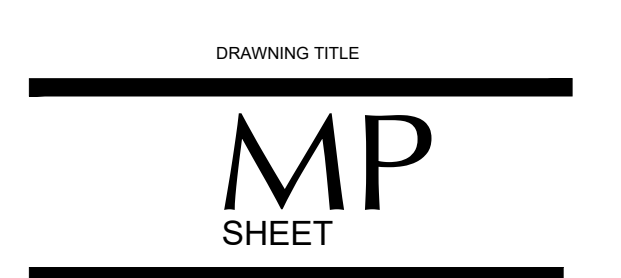
Facility Remodel
 SOUTH COVE COUNTY PARK
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PROJECT NUMBER	
S15-23	
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ISSUE DATE	
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PROJECT DATA
FLOOR PLANS
 (Mechanical / Plumbing)





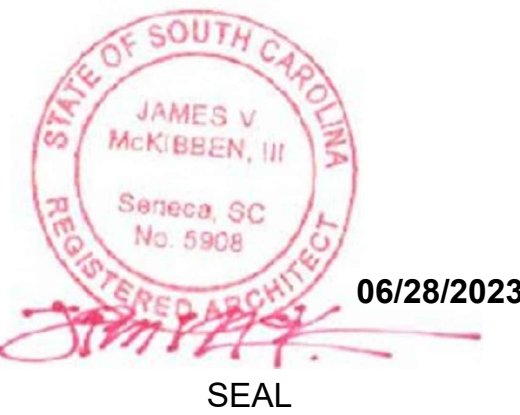
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ARCHITECTS, LLC**

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864-723-4472
864-888-8638

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Facility Remodel

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06/28/2023

PROJECT DATA

**EXTERIOR
PHOTOS**
(Existing Conditions)

DRAWING TITLE

**PH
SHEET**

