

**PROJECT MANUAL**

**STATESBORO CITY HALL  
STAIR RENOVATION  
STATESBORO, GEORGIA**

**Prepared by  
DPR ARCHITECTURE, INC.  
12-A EAST GRADY STREET  
STATESBORO, GEORGIA  
912.764.6288**

**SECTION A - INVITATION TO BID:**

1. **There is a mandatory pre-bid meeting *on site* Wednesday July 15 at 2:00 PM. The project location is 50 A East Main St. Statesboro GA 30458.** Sealed bid proposals for The **Statesboro City Hall Stair Renovation** for City of Statesboro, GA. will be accepted by the City, until 10:00 AM on July 29, 2026. Bids will be opened and read out-loud in the Municipal Courthouse located at 22 W. Grady St Statesboro, GA 30458 at **10:01 AM on Wednesday July 29, 2026.**

**SUBMITTAL INSTRUCTIONS**

The submittal shall be provided on 8.5"x11" pages with minimum font size of 10. Provide three hard copies of the submittal and one digital copy on a USB drive in a sealed envelope(s). Also provide three copies of the cost proposal with one digital copy on USB Drive in a sealed envelope(s). Submittals shall be delivered to Darren Prather, City of Statesboro Director of Central Services, 22 West Grady Street, Statesboro, GA 30458

2. The City of Statesboro is soliciting bids from experienced and qualified General Contractors who are interested in submitting a proposal and entering into a contract for the Statesboro City Hall, Stair Renovation. The project consists of : Selective steel demolition, power brushing all steel components installing steel treads and painting existing steel stairs.

3. Digital Bid documents may be acquired from the architect at no cost to the contractor. The architect is DPR Architecture, 12 A E. Grady Street Statesboro GA, 30458. (912)764-6288 No refund for returned plans. Forward all questions to the architect.

4. Bids must be filed on Form C (Section C "Proposal Form"). Proposal Forms must be accompanied by a Bid Bond in an amount not less than five (5%) percent of the Base Bid. Both Performance and Payment Bond will be required in an amount equal to one hundred (100%) percent of the contract price.

5. Owner reserves the right to reject any or all Bids, including without limitation, the rights to reject any or all nonconforming, nonresponsive, unbalanced or conditional Bids and to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the owner to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Owner.

6. It is understood and agreed that the bidder agrees that this bid shall be an option, which is hereby given to the Owner to accept or reject this bid at any time within sixty (60) calendar days from the date on which it is opened and read. It is expressly covenanted and agreed that this proposal is not subject to withdrawal by the bidder during the term of said option. The party submitting the bid is solely responsible for delivering the bid to the exact location and by the time stated.

## SECTION B - INSTRUCTIONS TO BIDDERS:

### PART 1 - PRE-BID CONSIDERATIONS:

#### 1.1 PROPOSALS:

Proposals, to be entitled to consideration, shall be made in accordance with the following items:

[A] A Proposal shall be submitted on the Section C (Proposal Form). Additional copies of the form may be obtained from the Architect or exact representation may be reproduced.

[B] Each Proposal shall represent the price of all items included in the Contract Documents. All blank spaces in the form shall be completed in English. Costs shall be stated in both words and numbers. Signatures shall be written in longhand (unless legally represented in another fashion). Officers for a corporation or members of a partnership signing bids must file with each bid a certified copy of their power of attorney to sign bids. The completed form shall be submitted without interlineations, alterations, erasures or modifications of any kind. Failure to comply with the aforesaid requirements shall render the Proposal irregular and shall be cause for rejection of the bid.

[C] Proposals shall be submitted in a sealed, opaque envelope labeled with the following information on the front cover:

[1] The words "PROPOSAL FOR CONSTRUCTION".

[2] Name of project as stated in Section C "PROPOSAL FORM".

[3] Address at which bids are to be received as indicated in Section A "INVITATION TO BID".

[4] Name and address of bidder.

[D] Performance Bond and Labor and Material Payment Bond shall be required.

[E] Date, location and time at which the Proposals will be received, shall be as indicated in Section A "INVITATION TO BID". If circumstances prevent attendance during bid opening, bidding contractor may deliver his Proposal to the Architect at any hour prior to bid time.

#### 1.2 DISCREPANCIES OR OMISSIONS IN CONTRACT DOCUMENTS:

Discrepancies or omissions discovered in the Contract Documents should be reported immediately to the Architect, DPR ARCHITECTURE, Inc. (912) 764.6288, STATESBORO, GEORGIA, 30458, in writing. Time permitting, the Architect will forward corrected instructions or interpretations to all bidders in the form of an Addendum. Neither the Owner nor the Architect will be responsible for oral instructions or interpretations of the Contract Documents.

#### 1.3 ADDENDA:

Addenda is a descriptive and/or graphic change or modification to the Contract Documents. It is covered by the Proposal and should be represented as a part of the Base Bid. Addenda are issued by the Architect during bidding period and within seventy-two (72) hours of bid time, and are forwarded by email.

#### 1.4 PRIOR APPROVAL OF MANUFACTURERS:

Prior approval of manufacturers shall be required in all cases for manufacturers not listed on the approved manufacturers list in sections of the specifications, where such lists are included. To receive consideration, requests for approval must be in the hands of the Architect no later than ten (10) days prior to the bid date. Response to request will be made by Addenda. Sections not having an approved manufacturer's list shall require no prior approval.

#### 1.5 PRIOR APPROVAL OF PRODUCTS:

Prior approval of products shall not be required of the manufacturers listed on the approved manufacturer's list in sections of the specifications where such lists are included. In addition, prior approval of products shall not be required in sections where no approved manufacturers list is included and where products are described. However, this does not alleviate the Contractor's responsibility for providing a project judged by the Architect to be equal to that specified.

#### 1.6 BIDDING DOCUMENTS:

Complete bidding documents will be distributed to the bidders by architect.

**\*\* NOTE \*\*** Careful examination of the Contract Documents as well as the proposed site is suggested prior to submission of Proposal.

### PART 2 - BID CONSIDERATIONS:

#### 2.1 SUBMISSION OF PROPOSAL:

The Proposal shall be presented to the Architect no later than the date and time indicated in Section A "INVITATION TO BID". Late Proposals will NOT be accepted.

#### 2.2 WITHDRAWAL OF PROPOSAL:

No Proposal may be withdrawn once the bidding time has expired for sixty (60) days from the date and time of bid opening. The bidding Contractors and Sureties are advised that the Owner may not allow for a withdrawal or modification to bids based on negligence or pleas of error in the Proposal preparation.

#### 2.3 OPENING OF PROPOSALS:

The Proposals will be opened and read as stated in Section A "INVITATION TO BID". If "Base Bid Price" must be reduced, the Deductive Alternates listed will be exercised in numerical ascending order until budgeted funds are available for the amount of award.

#### 2.4 ACCEPTANCE OF PROPOSALS:

The Contract will be awarded to the contractor selected by the owner.

### PART 3 - POST BID CONSIDERATIONS:

#### 3.1 CONTRACT FORM:

The "Contract Form" will be the latest edition of the "Standard Form of Agreement Between Contractor and Owner", as published by the American Institute of Architects. This form will be used when stipulated sum forms the basis for payment.

### 3.2 LIST OF SUB-CONTRACTORS:

A list of sub-contractors will be required of the successful bidder as a pre-requisite to the award of the Contract. All sub-contractors must be competent, responsible and acceptable to the Owner and Architect.

### 3.3 CERTIFICATES OF INSURANCE:

Policies or Certificates of Insurance as described in Article 11 of the General and Supplementary Conditions will be required of the successful bidder as a pre-requisite to the award of the Contract.

### 3.4 BONDS:

Performance Bond and Labor and Material Payment Bond as described in Article 11 of the General and Supplementary Conditions will be required of the successful bidder as a prerequisite to the award of the Contract.

### 3.5 CONTRACTOR'S REQUEST FOR PAYMENT:

Payment to the Contractor will be performed as described in Article 9 of the General and Supplementary Conditions.

### 3.6 CHANGES IN THE WORK:

Changes to the work will be performed as described in Article 7 of the General and Supplementary Conditions.

### 3.7 WARRANTIES / GUARANTEES:

[A] The Contractor shall warrant, as required by execution of the Contract, all work performed as a part of the Contract for one (1) year following the date of the final acceptance of the work by the Owner. The Contractor shall insure that the work executed is free from defects of materials and workmanship and shall, for the same period, repair or replace the defective work to the satisfaction of and at no additional expense to the Owner. In addition, the Contractor shall pay for any damage to other work or equipment resulting from defects in his work.

[B] Guarantees or warranties specified for periods longer than the one (1) year shall be so provided for the longer period stated.

[C] The Contractor's liability for the above stated warranty shall extend only to the work that fails while in normal use or operation. Work that fails as a result of abuse or neglect by the Owner will nullify the Contractor's liability for that item.

(END OF SECTION)

**SECTION C - PROPOSAL FORM:**

DATE: \_\_\_\_\_

City of Statesboro  
50 A East Main Street  
Statesboro GA 30448

**RE: Statesboro City Hall Stair Renovation for City of Statesboro, GA**

Gentlemen:

Having carefully examined the Project Manual entitled, "Statesboro City Hall Stair Renovation for City of Statesboro", and all related documents similarly entitled and numbered in Section "General Description of the Project", dated 15 March 2026 and Addendum No.(s):

as well as the premises and conditions affecting the work, the Undersigned proposes to furnish all services, labor and materials called for by them for the entire work, in accordance with said documents for the sum of:

\_\_\_\_\_ DOLLARS (\$\_\_\_\_\_)

which sum is hereinafter called the "BASE BID".

Alternates:

For and in consideration of the sum of \$1.00, the receipt of which is hereby acknowledge, the undersigned agrees that this Proposal may not be revoked or withdrawn after the time set for receiving of bids, but shall remain open for acceptance for a period of sixty (60) days following such time.

In case he is notified in writing by mail, telephone, or delivery, of the acceptance of this Proposal within sixty [60] days after the time set for receiving bids, the undersigned agrees to execute within ten [10] days a Contract (Form of Agreement Between Contractor and Owner, AIA Document A101) for the work for the above stated compensation.

The undersigned agrees to commence actual physical work on the site with an adequate work force and equipment within ten [10] days of a date to be specified in a written order of the Owner and to complete fully all work in \_\_\_\_\_ consecutive calendar days from and including said date.

Insurance, Performance Bond and Labor and Material Payment Bond shall be required.  
The Bidder submits the following statement of bidder's qualifications for consideration of the Owner.

**BIDDER'S QUALIFICATIONS**

**[TO BE SUBSCRIBED AND SWORN TO BEFORE A NOTARY PUBLIC]**

NAME OF BIDDER: \_\_\_\_\_  
 STREET ADDRESS: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 TELEPHONE NUMBER: \_\_\_\_\_  
 WHEN ORGANIZED: \_\_\_\_\_  
 WHERE INCORPORATED: \_\_\_\_\_  
 NUMBER OF YEARS ENGAGED IN THE CONTRACTING BUSINESS UNDER THE  
 PRESENT FIRM NAME: \_\_\_\_\_  
 CREDIT AVAILABLE FOR THIS CONTRACT:\$ \_\_\_\_\_  
 CONTRACTS NOW IN HAND:\$ \_\_\_\_\_  
 PLAN OF ORGANIZATION (PROPRIETORSHIP, PARTNERSHIP, CORPORATION):

THE BIDDER HAS NEVER REFUSED TO SIGN A CONTRACT AT THE ORIGINAL BID. THE BIDDER  
 HAS NEVER BEEN DECLARED IN DEFAULT ON A CONTRACT:  
 REMARKS:

DATE: \_\_\_\_\_  
 FIRM NAME: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**NOTARY PUBLIC**

THE FOREGOING STATEMENT OF QUALIFICATIONS IS SUBMITTED UNDER OATH.

RESPECTFULLY SUBMITTED,

**NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_  
 \_\_\_\_\_

**BUSINESS TELEPHONE NO.** \_\_\_\_\_  
**BY:** \_\_\_\_\_  
**TITLE:** \_\_\_\_\_

THE FULL LEGAL NAMES AND ADDRESSES OF PERSONS AND FIRMS INTERESTED IN THE  
 FOREGOING BIDS AS PRINCIPALS ARE AS FOLLOWS:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SECTION D - GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION:

The standard form (AIA DOCUMENT #A201) of the American Institute of Architects, Fifteenth Edition (2017), composed of fifteen (15) Articles and forty (40) pages and entitled "General Conditions of the Contract for Construction", shall be hereinafter referred to as the "General Conditions". They shall form the General Conditions of the Contract and shall apply to the General Contractor, subcontractors and sub-subcontractors.

Where any article, paragraph, or clause in the General Conditions is supplemented by a designated provision of the Supplementary General Conditions, provisions of such article, paragraph, sub-paragraph, or clause shall remain in effect and the Supplementary Provisions shall be considered as added thereto. Where any article, paragraph, or clause in the General Conditions is amended, deleted, or superseded by the Supplementary General Conditions, the provisions of such article, paragraph, or clause not so amended, deleted, or superseded shall remain in effect.

One (1) copy of the General Conditions will be forwarded to any General Contractor free of charge, upon request.

(END OF GENERAL CONDITIONS)

SECTION E - SUPPLEMENTARY CONDITIONS OF THE CONTRACT FOR CONSTRUCTIONARTICLE 1 - CONTRACT DOCUMENTS:PARAGRAPH 1.2 - EXECUTION, CORRELATION AND INTENT: SUPPLEMENT AS FOLLOWS:

Disputes arising from discrepancies in the Contract Documents shall be resolved in accordance with the following:

[A] Where discrepancies on the drawings exist between dimensions and scale, dimensions shall govern.

[B] Where discrepancies on the drawings exist, indicating identical work between small scale details and large scale details, large scale details shall govern.

[C] Where discrepancies exist between the drawings and the specifications, the specifications shall govern.

ARTICLE 2 - OWNER:ARTICLE 3 - CONTRACTOR:PARAGRAPH 3.12 - SHOP DRAWINGS, PRODUCT DATA AND SAMPLES: SUPPLEMENT AS FOLLOWS:

Preparation and submission of shop drawings, product data and samples shall conform with subsection Shop Drawings, Product Data, and Samples included as a part of Section "Incidental Work".

PARAGRAPH 3.15 - CLEANING-UP: SUPPLEMENT SUBPARAGRAPH 3.15.1 AS FOLLOWS:

Remove debris and stains from all exposed surfaces, clean all glass surfaces, vacuum all carpets and leave all other floor surfaces broom clean. Remove all exposed labels from plumbing fixtures and glass surfaces. If a portion of the premises is to be occupied prior to completion of entire work, portion to be occupied shall be cleaned, as described herein, prior to final inspection of that portion by the Architect. Upon completion of entire work, and prior to final inspection by the Architect, Contractor shall be responsible for cleaning only that portion not occupied by the Owner.

ARTICLE 7 - CHANGES IN THE WORK:PARAGRAPH 7.3 - CONSTRUCTION CHANGE DIRECTIVES: SUPPLEMENT SUB-PARAGRAPHS 7.3.3 AND 7.3.4 AS FOLLOWS:

The Contractor shall add to the net additional cost of labor performed and materials installed by his own forces twenty (10%) percent of those net additive costs to cover overhead and profit combined. Similarly, any subcontractor shall add to the net additional cost of labor performed and materials installed by his own forces twenty (10%) percent of those net additive costs to cover overhead and profit combined. The Contractor shall add to the amount due any subcontractors for extra work seven and one-half (7-1/2%) percent of that amount to cover the Contractor's overhead and profit.

In addition to the cost of profit and overhead, costs resulting from work added to the Contract may include cost of materials, including sales tax and cost of delivery, cost of labor, including social security, old age, and unemployment insurance and fringe benefits required by agreement or custom, workers' or workmen's compensation insurance, bond premiums, rental value of equipment and machinery, and additional costs of supervision and field office personnel directly attributable to the change.

The costs resulting from work deducted from the Contract (CREDIT) shall be all costs included above less profit and overhead.

PARAGRAPH 7.3.10: ADD THE FOLLOWING:

The allowance for the combined overhead and profit included in the total cost to the Owner shall be based on the following schedule:

1. For the Contractor, for work performed by the Contractor's own forces 10 percent of the cost.
2. For the Contractor, for work performed by the Contractor's Subcontractor, 7.5 percent of the amount due the Sub-Contractor.
3. For each Subcontractor or Sub-subcontractor involved, for work performed by that Subcontractor's or Sub-subcontractor's own forces, 10 percent of the cost.
5. Cost to which overhead and profit is to be applied shall be determined in accordance with Subparagraph 7.3.6.
6. In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor that their propriety can be seen by inspection, shall be accompanied by a complete itemization of costs including labor, materials and Subcontractors. Labor and materials shall be itemized in the manner prescribed above. Where major cost items are Subcontractors, they shall be itemized also. In no case will a change involving over \$100.00 be approved without such itemization.
7. The costs resulting from work deducted from the Contract (CREDIT) shall be all costs included above less profit and overhead.

ARTICLE 9 - PAYMENTS AND COMPLETION:

PARAGRAPH 9.3 - APPLICATION FOR PAYMENT: SUPPLEMENT SUB-PARAGRAPH 9.3.1 AS FOLLOWS:

Itemized application for payment shall be due by the fifth (5th) day of each month and shall represent work performed and materials and equipment stored in accordance with the Contract Documents during the month immediately preceding submission of application.

An "Affidavit", a copy of which is on PAGE 4 shall accompany all applications for payment beginning with the second month for which application for payment is made. Enclosed with the Contractor's copy of the Certificate of Payment, beginning with the first application for progress payment, shall be a blank copy of said Affidavit to be completed and submitted as a part of the following month's application for payment.

PARAGRAPH 9.4 - CERTIFICATE FOR PAYMENT: SUPPLEMENT SUB-PARAGRAPH 9.4.1 AS FOLLOWS:

A blank "Affidavit" provided for use as a part of the following month's application for payment will be provided to the Contractor by the Architect and will accompany the contractor's monthly copy of the Certificate for Payment or Architect's written notice to the Contractor stating why the Certificate of Payment is being withheld.

AFFIDAVIT

Comm. No. \_\_\_\_\_  
Request for Payment  
No. \_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_, the undersigned deponent (s), having been duly sworn by the undersigned notary public, hereby depose (s), warrant (s), and represent (s) that:

1. This affidavit is made with respect to the construction of a building (s), hereinafter referred to as "property," located in \_\_\_\_\_ County, State of \_\_\_\_\_, being the same construction applicable to the detailed cost breakdown accompanying this certificate.

2. The undersigned has examined the above statement of account and finds it correct, and acknowledges receipt on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, of the amount certified.

3. All labor, subcontractors, and material men have been paid in the full extent reflected in the detailed cost breakdown accompanying this certificate, and there are no claims of liens by laborers, material men, or others for improvement on the said referred to property as of the date of this certificate.

4. There are no outstanding indebtedness for equipment, appliances, or other fixtures attached to the said property, or for materials stored on or adjacent to the property, as of the date of this certificate.

5. There are no pending suits, proceedings, judgments, or bankruptcies against any laborer, material men, subcontractors, or deponent which would create a lien, claim, or encumbrance against said property as of the date of this certificate.

This affidavit is made with the understanding that it will be relied upon DPR Architects, or by the owner (s) of said property, by the purchaser (s) or lender (s) dealing with the owner (s) of said property, by attorney (s) certifying title to said property, and by title insurance companies insuring title to said property.

\_\_\_\_\_  
Contractor

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_

PARAGRAPH 9.6 - PROGRESS PAYMENTS: DELETE SUB-PARAGRAPH 9.6.1 AND AMEND AS FOLLOWS:

Following the issuance of a Certificate for Payment by the Architect, the Owner will pay the Contractor directly, by mail, on or about the fifteenth (15th) day of each month. Payments will be based on NINETY (90%) PERCENT of the value of the work performed and material and equipment stored in accordance with the Contract Documents up to the first day of the month, as determined by the Contractor and verified by the Architect, less aggregate of previous payments.

PARAGRAPH 9.10 - FINAL COMPLETION AND FINAL PAYMENT: SUPPLEMENT SUB-PARAGRAPH 9.10.1 AS FOLLOWS:

The Contractor's notice to the Architect of a readiness for final inspection shall be executed in the exact form as follows:

"The work on the Contract for the (NAME OF IMPROVEMENT AS IT APPEARS IN FORM OF AGREEMENT) has been completed except as stipulated herein below, and it is requested that a "FINAL INSPECTION" be made promptly by the Architect".

The following portions of the work are incomplete:

[1] [List any items that may be incomplete]

PARAGRAPH 9.10 - FINAL COMPLETION AND FINAL PAYMENT: SUPPLEMENT SUB-PARAGRAPH 9.10.2, CLAUSE (1) AS FOLLOWS:

Contractor shall, prior to receipt of final payment, submit to the Architect a "Statutory Affidavit" executed in the exact form as follows:

Copy of the "STATUTORY AFFIDAVIT" is on PAGE 5 & 6.

STATUTORY AFFIDAVIT

COUNTY OF: \_\_\_\_\_

STATE OF: \_\_\_\_\_

FROM: \_\_\_\_\_ (CONTRACTOR)

TO: \_\_\_\_\_ (OWNER)

RE: CONTRACT ENTERED INTO THE \_\_\_\_ DAY OF  
20 \_\_\_\_, BETWEEN THE ABOVE-MENTIONED PARTIES FOR THE CON-  
STRUCTION OF A  
AT

KNOW ALL MEN BY THESE PRESENTS:

[1] The undersigned hereby certifies that all work required under the above Contract has been performed in accordance with the terms thereof, that all material, men, subcontractors, mechanics, and laborers have been paid and satisfied in full, and that there are no outstanding claims of any character (including disputed claims or any claims to which the Contractor has or will assert any defense) arising out of the performance of the Contract which have not been paid and satisfied in full except as listed herein below (enter the work "NONE" or list the names of claimants and the amount claim by each):

[2] The undersigned further certifies that to the best of his knowledge and belief, there are no unsatisfied claims for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of the performance of the Contract, or any suits or claims for any other damage of any kind, nature, or description which constitute a lien upon the property of the Owner.

[3] The undersigned makes this affidavit for the purpose of receiving final payment in full settlement of all claims against the Owner arising under or by virtue of the Contract, and acceptance of such payment is acknowledged as a release of the Owner from any and all claims arising under or by virtue of the Contract.

This \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signature

Title

Firm

COUNTY OF:

STATE OF:

Personally before me, the undersigned authority, appeared \_\_\_\_\_, who is known to be an official of the firm of \_\_\_\_\_, who after being duly sworn, stated on his oath that he has read the above statement and that the same is true and correct.

Notary Public

\_\_\_\_\_

MY COMMISSION EXPIRES:

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ARTICLE 11 - INSURANCE:PARAGRAPH 11.1 - CONTRACTOR'S LIABILITY INSURANCE: SUPPLEMENT SUB-PARAGRAPH 11.1.1:

It is the intent of subparagraph 11.1.1 that the General Contractor possess self-protection for the duration of the Contract for claims under provisions of Statutory Workmen's Compensation and/or Employer's Liability Insurance. Employer's liability section of the compensation policy shall have a minimum limit of One Hundred Thousand (\$100,000.00) Dollars for each accident.

It is the intent of subparagraphs 11.1.2 and 11.1.3 that the General Contractor provide Contractor's Liability Insurance in the form of a comprehensive general and automobile liability policy including contractual liability and completed operations that shall protect Contractor from all claims as stated in these subparagraphs for the duration of this Contract. The insurance shall be in sufficient amounts to reasonably assure the Contractor and/or subcontractor solvency in the event of any injuries, deaths, or property damage with the following minimum limits:

[1] Bodily injury and property damage liability with combined single limit of \$500,000.00 or divided limits of \$500,000.00 each occurrence for bodily injury and \$100,000.00 each occurrence for property damage.

[2] Contracts in excess of \$300,000.00 shall be required to carry a combined single limit of \$1,000,000.00 in lieu of the above lower limit.

PARAGRAPH 11.1 - CONTRACTOR'S LIABILITY INSURANCE: DELETE SUB-PARAGRAPH 11.1.3 AND AMEND AS FOLLOWS:

The insurance required by paragraph 11.1 shall be written by a company licensed in the State of Georgia at the time the policy is issued. Certificate of insurance from an agent and company acceptable to the Owner shall be filed with the Architect prior to commencement of the work. These certificates shall contain transcripts from the policies authenticated by the proper office of the insurer, evidencing in particular those insured, the extent of the insurance, the location and the operations to which the insurance applies, the expiration date, and a provision stating that coverage afforded under the policies cannot be cancelled until at least thirty (30) days prior to written notice (as defined in Article 7, subparagraph 7.3.1) has been given to the Architect. In addition, the Certificate shall include the following provisions:

[1] The insurance company consents and agrees that furniture and equipment may be delivered to insured premises and installed in place ready for use, and said delivery and installation of furniture and equipment shall in no way diminish, change, alter, or otherwise affect the coverage and protection afforded the insured under this policy.

[2] The insurance company consents and agrees that the insured premises may be occupied and said occupation shall in no way diminish, change, alter, or otherwise affect the coverage and protection afforded the insured under this policy. The insured shall give notice to the insurance company of any occupancy. (See Article 7, sub-paragraph 7.3.1).

[3] The insurance company recognizes the right of the Owner of the insured premises to perform other work in connection with construction operations insured under this policy and agrees that performance of other work by the said Owner, by agents of the said Owner, or by contractors employed by said Owner, shall in no way diminish, change, alter or otherwise affect protection afforded under this policy.

PARAGRAPH 11.2 - OWNER'S LIABILITY INSURANCE: DELETE SUB-PARAGRAPH 11.2.1 AND AMEND AS FOLLOWS:

The Contractor shall purchase and maintain for Owner, liability insurance which shall name the  
SECTION E - SUPPLEMENTARY CONDITIONS

Owner as the insured. It shall be provided in the form of a comprehensive general and automobile liability policy that shall protect the Owner against claims that may arise from operations under the construction contract. Policy shall possess the following minimum limits:

- [1] BODILY INJURY INCLUDING DEATH: \$1,000,000.00 per person.
- [2] BODILY INJURY INCLUDING DEATH: \$3,000,000.00 per accident.
- [3] PROPERTY DAMAGE: \$300,000.00 per accident.
- [4] PROPERTY DAMAGE: \$1,000,000.00 for the aggregate of operations.

The insurance required by 11.2 shall be written by a company licensed in the State of Georgia at the time the policy is issued. A complete policy from an agent and company acceptable to the Owner shall be provided to the Architect prior to commencement of the work. This policy shall have been authenticated by the proper office of the insurer, evidencing in particular those insured, the extent of the insurance, the location and the operations to which the insurance applied, the expiration date and a provision stating that coverage afforded under this policy cannot be cancelled until at least thirty (30) days prior to written notice (see Article 11, paragraph 11.1.3) has been given to the Owner.

PARAGRAPH 11.3 - PROPERTY INSURANCE (BUILDER'S RISK): DELETE SUB-PARAGRAPH 11.3.1 AND SUBSTITUTE AS FOLLOWS:

Until the work is completed and accepted by the Owner, the Owner will extend his comprehensive coverage on the existing building by the addition of a Builder's Risk Rider to cover alterations and additions included as a part of this Contract. Insurance will be payable to the Owner and the Contractor "AS THEIR INTEREST MAY APPEAR". A copy of the Certificate of Coverage will be furnished by the Owner to the Contractor upon request.

The Contractor shall be responsible for protection and insurance of all tools, instruments, and materials used as methods of construction.

PARAGRAPH 11.3 - PROPERTY INSURANCE (BUILDER'S RISK): SUPPLEMENT SUB-PARAGRAPH 11.3.4 AS FOLLOWS:

This subparagraph shall be applicable only when the Owner is required herein to provide the property insurance coverage.

PARAGRAPH 11.4 - PERFORMANCE BOND AND PAYMENT BOND: DELETE SUB-PARAGRAPH 11.4.1 AND 11.4.2 AND AMEND AS FOLLOWS:

The Contractor shall be required, as a condition to acceptance of his Proposal by the Owner, to furnish a Performance Bond and a Labor and Material Payment Bond, both of which shall represent a sum equal to 100% of the Contract Sum. The Surety Company guaranteeing bonds shall be one licensed to do such business in the State of Georgia and not unacceptable to the Owner.

Bonds shall be executed in exact form as follows:

The "Performance Bond" shall be executed on AIA Document A312.

The "Labor and Material Payment Bond" shall be executed on AIA Document A311.

ARTICLE 13 - MISCELLANEOUS PROVISIONS:  
SECTION E - SUPPLEMENTARY CONDITIONS

PARAGRAPH 13.5 - TESTS AND INSPECTIONS: DELETE THE LAST SENTENCE OF SUBPARAGRAPH 13.5.1 AND AMEND AS FOLLOWS:

The Owner shall bear the costs of all tests required by the Contract Documents unless indicated otherwise by the Contract Documents. The contractor shall schedule the required inspections. The contractor shall provide copies of the reports to the architect and the owner.

ARTICLE 15 - ADDITIONAL CONDITIONS:

PARAGRAPH 15.1 - SUBSTITUTION OF MATERIALS AND EQUIPMENT:

When reference is made in the Contract Documents to trade names or to names of manufacturers, such references are made solely to designate and identify the quality of materials or equipment to be furnished and are not intended to restrict competitive bidding. If it is desired to use materials or equipment of trade names or of manufacturer's names which are different from those mentioned in the Contract Documents, application for approval of the use of the specified materials or the specified items of equipment as manufactured by firms other than those named in the Contract Documents, must reach the hands of the Architect at least Ten (10) days prior to the date for the opening of Bids. The burden of proving quality of a proposed substitute to an item designated by trade name or by a manufacturer's name in the contract rests on the party submitting the request for approval.

The written application for approval of a proposed substitute must be accompanied by technical data which the party requesting approval desires to submit in support of his application. The Architect will give consideration to reports from reputable independent testing laboratories, verified experience records showing the reputation of the proposed product with previous users, or any other written information that is reasonable in the circumstances. The application to the Architect for approval of a proposed substitute must be accompanied by a schedule setting forth in what respects the materials or equipment submitted for consideration differ from the materials or equipment designated in the Contract Documents. The degree of proof required for approval of a proposed substitute as equal to a named product is that amount of proof necessary to convince a reasonable person beyond all doubt. To be acceptable, a proposed substitute must, in addition, meet or exceed requirements of the Contract Documents. If the submittal is approved by the Architect, an Addendum will be issued to all prospective bidders at least ten (10) days prior to the date set for the opening of bids. In the event a submittal shall have been rejected by the Architect, and there shall have been a request for a conference as provided in this article pursuant to which conference the said submittal shall have been found to be an equal to the specified item, separate Addendum covering the said submittal will be issued prior to the opening of bids.

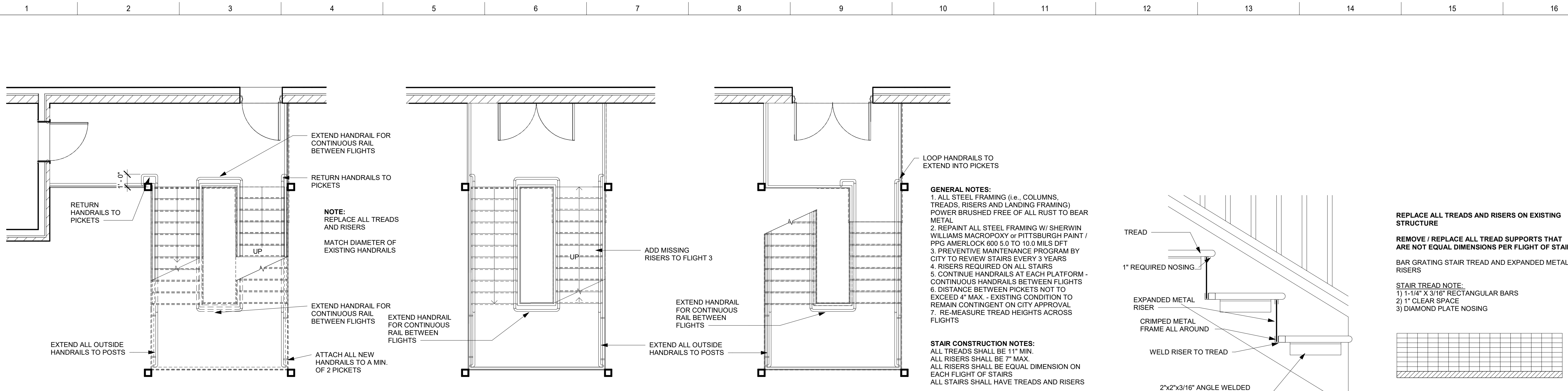
In order for the Architect to prepare an Addendum intelligently, the application for approval of the substitute must be accompanied by a copy of the manufacturer's published recommendations for use and installation of the product together with a complete schedule of changes in the drawings and specifications, if any, which must be made in other work in order to permit the use and installation of the proposed substitute in accordance with recommendations of the manufacturer of the product. Unless requests for changes are received and approvals are published by Addendum in accordance with the above procedure, the successful bidder shall be held responsible for furnishing items and materials of the trade name or manufacturer's names called for in the specifications.

Any party who alleges that rejection of a proposed substitute is the result of bias, prejudice, caprice, or an error on the part of the Architect, may request a conference with a representative of the Owner and the Architect, provided: "That the request for said conference, submitted in writing, shall have reached the Owner at least ten (10) days prior to the date set for the opening of bids, time being of the essence."

(END OF SUPPLEMENTARY CONDITIONS)

PROJECT NUMBER: 240	
PROJECT DATE: 3-15-2026	
DRAWN BY: ACH	
APPROVED BY: FRD	
SCHEDULE OF REVISIONS	
#	DATE

**A1.1**



**1 GROUND FLOOR**  
A1.1 1/4" = 1'-0"

**2 SECOND FLOOR**  
A1.1 1/4" = 1'-0"

**3 THIRD FLOOR**  
A1.1 1/4" = 1'-0"

**6 STAIR SECTION**  
A1.1 1 1/2" = 1'-0"

**7 RISER DETAIL**  
A1.1 1 1/2" = 1'-0"

**PART 1 GENERAL**  
1.01 SECTION INCLUDES  
A. Stairs with grating treads.  
B. Structural steel stair framing and supports.  
C. Handrails and guards.  
1.02 RELATED REQUIREMENTS  
A. Section 055213 - Pipe and Tube Railings: Metal handrails for the stairs specified in this section.  
B. Section 099113 - Exterior Painting: Paint finish.  
1.03 REFERENCE STANDARDS  
A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.  
B. AWS A2.4 - Standard Symbols for Welding, Brazing, and Nondestructive Examination; 2020.  
C. AWS B2.1/B2.1M - Specification for Welding Procedure and Performance Qualification; 2021, with Errata (2023).  
D. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2025, with Errata (2026).  
E. NAAMM AMP 510 - Metal Stairs Manual, 1992.  
F. SSPC-SP 2 - Hand Tool Cleaning; 2024.  
1.04 SUBMITTALS  
A. See Section 013000 - Administrative Requirements, for submittal procedures.  
B. Shop Drawings: Indicate profiles, sizes, connection attachments, reinforcing, anchorage, size and type of fasteners, and accessories.  
1. Indicate welded connections using standard AWS A2.4 welding symbols. Indicate net weld lengths.  
C. Welders' Qualification Statement: Welders' certificates in accordance with AWS B2.1/B2.1M and dated no more than 12 months before start of scheduled welding work.  
1.05 QUALITY ASSURANCE  
A. Structural Designer Qualifications: Professional Structural Engineer experienced in design of this work and licensed in the State in which the Project is located, or personnel under direct supervision of such an engineer.  
B. Welder Qualifications: Welding processes and welding operators qualified in accordance with AWS D1.1/D1.1M and dated no more than 12 months before start of scheduled welding work.  
**PART 2 PRODUCTS**  
2.01 METAL STAIRS - GENERAL  
A. Metal Stairs: Provide stairs of the design specified, complete with landing platforms, vertical and horizontal supports, railings, and guards, fabricated accurately for anchorage to each other and to building structure.  
1. Regulatory Requirements: Provide stairs and railings that comply with most stringent requirements of local, state, and federal regulations; where requirements of Contract Documents exceed those of regulations, comply with Contract Documents.  
2. Handrails: Comply with applicable accessibility requirements of ADA Standards.  
3. Dimensions: As indicated on drawings.  
4. Shop assemble components; disassemble into largest practical sections suitable for transport and access to site.  
5. No sharp or rough areas on exposed travel surfaces and surfaces accessible to touch.  
6. Separate dissimilar metals using paint or permanent tape.  
B. Metal Jointing and Finish Quality Levels:  
1. Commercial: Exposed joints as inconspicuous as possible, whether welded or mechanical; underside of stair not covered by soffit IS considered exposed to view.  
a. Welded Joints: Intermittently welded on back side, filled with body putty, and sanded smooth and flush.  
b. Welds Exposed to View: Ground smooth and flush.  
c. Mechanical Joints: Butted tight, flush, and hairline.  
d. Bolts Exposed to View: Countersunk flat or oval head bolts; no exposed nuts.  
e. Exposed Edges and Corners: Eased to small uniform radius.  
f. Metal Surfaces to be Painted: Sanded or ground smooth, suitable for satin or matte finish.  
C. Fasteners: Same material or compatible with materials being fastened; type consistent with design and specified quality level.  
D. Anchors and Related Components: Same material and finish as item to be anchored, except where specifically indicated otherwise; provide all anchors and fasteners required.  
2.02 METAL STAIRS WITH GRATING TREADS  
A. Jointing and Finish Quality Level: Commercial, as defined above.  
B. Risers: Closed.  
C. Treads: Steel bar grating.  
1. Grating Type: Welded.  
2. Bearing Bar Depth: 1 inch (25 mm), minimum.  
3. Top Surface: Standard.  
4. Nosing: Checkered plate.  
5. Nosing Width: 1-1/4 inch (32 mm), minimum.  
6. Anchorage to Stringers: End plates welded to grating, bolted to stringers.  
D. Stringers: Rolled steel channels.  
1. Stringer Depth: 10 inches (250 mm).  
2. End Closure: Sheet steel, 14 gauge, 0.075 inch (1.9 mm) minimum; welded across ends.  
E. Railings: Steel pipe railings.  
F. Finish: Shop- or factory-prime painted.  
2.03 HANDRAILS AND GUARDS  
A. Wall-Mounted Rails: Round pipe or tube rails unless otherwise indicated.  
1. Outside Diameter: 1-1/4 inch (32 mm), minimum, to 1-1/2 inches (38 mm), maximum.  
2.04 SHOP FINISHING  
A. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.  
B. Do not prime surfaces in direct contact with concrete or where field welding is required.  
C. Prime Painting: Use specified shop- and touch-up primer.  
1. Preparation of Steel: In accordance with SSPC-SP 2 Hand Tool Cleaning.  
2. Number of Coats: One.  
**PART 3 EXECUTION**  
3.01 PREPARATION  
A. When field welding is required, clean and strip primed steel items to bare metal.  
3.02 INSTALLATION  
A. Install components plumb and level, accurately fitted, free from distortion or defects.  
B. Allow for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.  
C. Provide welded field joints where specifically indicated on drawings. Perform field welding in accordance with AWS D1.1/D1.1M.  
D. Other field joints may be either welded or bolted provided the result complies with the limitations specified for jointing quality levels.  
E. Obtain approval prior to site cutting or creating adjustments not scheduled.  
F. After erection, prime welds, abrasions, and surfaces not shop primed or galvanized, except surfaces to be in contact with concrete.  
3.03 TOLERANCES  
A. Maximum Variation From Plumb: 1/4 inch (6 mm) per story, non-cumulative.  
B. Maximum Offset From True Alignment: 1/4 inch (6 mm).

**SECTION 099600 HIGH-PERFORMANCE COATINGS**  
**PART 1 GENERAL**  
1.01 SECTION INCLUDES  
A. High performance coatings.  
B. Surface preparation.  
1.02 REFERENCE STANDARDS  
A. MPI (APL) - Master Painters Institute Approved Products List: Master Painters and Decorators Association; Current Edition.  
B. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.  
1.03 SUBMITTALS  
A. See Section 013000 - Administrative Requirements for submittal procedures.  
B. Product Data: Provide complete list of all products to be used, with the following information for each:  
1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").  
2. MPI product number (e.g. MPI #47).  
3. Cross-reference to specified coating system(s) product to be used in; include description of each system.  
**PART 2 PRODUCTS**  
2.01 MANUFACTURERS  
A. Only materials (primers, coatings, etc.) listed in the latest edition of the MPI (APL) are acceptable for use on this project.  
B. Provide high performance coating products from the same manufacturer to the greatest extent possible.  
C. High-Performance Coatings:  
1. Pittsburgh Paints: www.pittsburghpaintsco.com/#site.  
2. Sherwin-Williams Company: www.protective.sherwin-williams.com/industries/#site.  
2.02 HIGH-PERFORMANCE COATINGS  
A. Provide coating systems that meet the following minimum performance criteria, unless more stringent criteria are specified:  
2.03 TOP COAT MATERIALS  
A. Coatings - General: Provide complete multi-coat systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated, number of coats specified does not include primer or filler coat.  
B. Epoxy Coating  
1. Number of coats: Two.  
2. Top Coat(s):  
a. High Performance Institutional, Two-Component, Water Based Epoxy Coating; MPI #252, #254, #255, #256.  
4. Pittsburgh Paints DTM urethane mastic - 95-3300 series applied 5.0-7.0 mils DFT  
c. Sheen: Semi-Gloss.  
2.04 PRIMERS  
A. Primers: Provide the following unless other primer is required or recommended by coating manufacturer.  
1. PITTSBURGH PAINTS / PPG AMERLOCK sealer 600 Applied 5.0-8.0 DFT  
2) Sherwin-Williams; Loxon Concrete and Masonry Primer/Sealer: www.protective.sherwin-williams.com/#site. (MPI #3)  
**PART 3 EXECUTION**  
3.01 EXAMINATION  
A. Verify existing conditions before starting work.  
B. Do not begin application of coatings until substrates have been properly prepared.  
C. Verify that substrate surfaces are ready to receive work as instructed by the coating manufacturer. Obtain and follow manufacturer's instructions for examination and testing of substrates.  
D. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.  
3.02 PREPARATION  
A. Clean surfaces of loose foreign matter.  
B. Remove substances that would bleed through finished coatings. If unremovable, seal surface with shellac.  
C. Remove finish hardware, fixture covers, and accessories and store.  
3.03 PRIMING  
A. Apply primer to all surfaces, unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.  
3.04 COATING APPLICATION  
A. Apply coatings in accordance with manufacturer's written instructions, to thicknesses specified and recommendations in MPI - Architectural Painting and Specification Manual.

**SECTION 055213 PIPE AND TUBE RAILINGS**  
**PART 1 GENERAL**  
1.01 SECTION INCLUDES  
A. Wall mounted handrails.  
B. Stair railings and guardrails.  
1.02 REFERENCE STANDARDS  
A. AWS A2.4 - Standard Symbols for Welding, Brazing, and Nondestructive Examination; 2020.  
1.03 SUBMITTALS  
A. See Section 013000 - Administrative Requirements, for submittal procedures.  
B. Shop Drawings: Indicate profiles, sizes, connection attachments, anchorage, size and type of fasteners, and accessories.  
1. Indicate welded connections using standard AWS A2.4 welding symbols. Indicate net weld lengths.  
**PART 2 PRODUCTS**  
2.01 RAILINGS - GENERAL REQUIREMENTS  
A. Design, fabricate, and test railing assemblies in accordance with the most stringent requirements of applicable local code.  
B. Allow for expansion and contraction of members and building movement without damage to connections or members.  
C. Dimensions: See drawings for configurations and heights.  
1. Infill: Match Existing Materials.  
D. Provide anchors and other components as required to attach to structure, made of same materials as railing components unless otherwise indicated; where exposed fasteners are unavoidable provide flush countersunk fasteners.  
E. Provide welding fittings to join lengths, seal open ends, and conceal exposed mounting bolts and nuts, including but not limited to elbows, T-shapes, splice connectors, flanges, escutcheons, and wall brackets.  
2.02 FABRICATION  
A. Accurately form components to suit specific project conditions and for proper connection to building structure.  
B. Fit and shop assemble components in largest practical sizes for delivery to site.  
C. Fabricate components with joints tightly fitted and secured. Provide spigots and sleeves to accommodate site assembly and installation.  
D. Welded Joints:  
1. Exterior Components: Continuously seal joined pieces by intermittent welds and plastic filler. Drill condensate drainage holes at bottom of members at locations that will not encourage water intrusion.  
2. Interior Components: Continuously seal joined pieces by intermittent welds and plastic filler.  
3. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight, flush, and hairline. Ease exposed edges to small uniform radius.  
**PART 3 EXECUTION**  
3.01 EXAMINATION  
A. Verify that field conditions are acceptable and are ready to receive work.  
3.02 INSTALLATION  
A. Install in accordance with manufacturer's instructions.  
B. Install components plumb and level, accurately fitted, free from distortion or defects, with tight joints.  
C. Anchor railings securely to structure.  
3.03 TOLERANCES  
A. Maximum Variation From Plumb: 1/4 inch (6 mm) per floor level, non-cumulative.  
B. Maximum Offset From True Alignment: 1/4 inch (6 mm).  
C. Maximum Out-of-Position: 1/4 inch (6 mm).