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END OF SECTION

SECTION 003132
GEOTECHNICAL DATA

PART 1 GENERAL

1.01 EXISTING CONDITIONS

A. Certain information relating to existing surface and subsurface conditions and structures is available to Contractor but will not be part of Contract Documents, as follows:

B. Geotechnical Report: Titled Chapel Crossing Fire Station (GER), dated April 24, 2025.
1. Original copy is available for inspection at _____ during normal business hours.
2. This report identifies properties of below grade conditions and offers recommendations for the design of foundations, prepared primarily for the use of Architect.
3. The recommendations described shall not be construed as a requirement of this Contract, unless specifically referenced in Contract Documents.
4. This report, by its nature, cannot reveal all conditions that exist on the site. Should subsurface conditions be found to vary substantially from this report, changes in the design and construction of foundations will be made, with resulting credits or expenditures to the Contract Price accruing to Owner.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 007100
CONTRACTING DEFINITIONS

PART 1 GENERAL

1.01 DESCRIPTION

A. General:
1. Basic definitions are included here to define terminology used throughout Contract Documents.

1.02 THE CONTRACT DOCUMENTS

A. Contract Documents: As defined in the Agreement.

B. Modification: Any of the following:
1. Written amendment to the Contract signed by both parties.
2. Change Order.
3. Construction Change Directive.
4. Written order for a minor change in the Work issued by the Architect.

C. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them.

D. Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed, nor to limit the scope of work performed by any trade or by any Subcontractor or supplier.
1. Conditions of the Contract, Supplementary Conditions, and General Requirements apply to all specifications.

E. The Drawings, Specifications and other documents, including those in electronic form, prepared by the Architect and Architect's consultants are instruments of service through which the Work to be executed by the Contractor is described.
1. Unless otherwise indicated, the Architect and/or the Architect's consultants shall be deemed the author of Drawings, Specifications, and other documents prepared by them, and they will retain all common law, statutory and other reserved rights, in addition to the copyrights.

1.03 THE CONTRACT

A. The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind 1) between the Architect and Contractor, 2) between the Owner and a Subcontractor or Sub-subcontractor or 3) between any persons or entities other than the Owner and Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

1.04 THE WORK

A. "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, including other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contract requirements.

1.05 THE PROJECT

A. The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner or by separate contractors.

1.06 THE DRAWINGS

A. The Drawings are the graphic and pictorial portions of the Contract Documents, wherever located and whenever issued, showing the design, location, and dimensions of the Work,.

1.07 THE SPECIFICATIONS

A. The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, construction systems, standards, and workmanship for the Work, and related services.

1.08 FURNISH

A. Unless specifically limited in context, means; furnishing to project site items specified, to include unpacking and assembly if necessary.

1.09 INSTALL

A. "Install" means incorporating in the Work including all necessary labor, materials, equipment and connections to perform work indicated.

1.10 PROVIDE

A. "Provide" means furnish and install.

1.11 INDICATED AND SHOWN

A. "Indicated," "shown," and any derivative thereof mean: as detailed, scheduled, or stated in Contract Documents.

1.12 EVALUATION

A. "Evaluate" and "Evaluation" mean: "to become generally familiar with the process and quality of the work and to determine if the work is proceeding in general accordance with the Contract Documents based on what is plainly visible at the construction site, without the removal of materials or other construction that is in place".

1.13 INSPECT

A. "Inspect" means: "The type of observation that a reasonably prudent architect, in the exercise of ordinary care, would make to determine if the work is in general compliance with the Contract Documents; they are not inspections as would necessarily disclose a defect."

1.14 OWNER

A. The person or entity identified in the Agreement. The term "Owner" means the Owner or the Owner's authorized representative.

1.15 CONSTRUCTION MANAGER

A. The person or entity identified in the Agreement. The term "Construction Manager" means the Construction Manager or the Construction Manager's authorized representative.

1.16 CONTRACTOR

A. The person or entity identified in the Agreement. The term "Contractor" means the Contractor or the Contractor's authorized representative.

1.17 SUBCONTRACTOR

A. A person or entity who has a direct contract with the Contractor to perform a portion of the Work. The term "Subcontractor" is a Subcontractor or an authorized representative of the Subcontracto and does not include a separate contractor or subcontractors of a separate contractor.

1.18 SUB-SUBCONTRACTOR

A. A person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work. The term "Sub-subcontractor" means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

1.19 ARCHITECT

A. The person lawfully licensed to practice architecture or an entity lawfully practicing architecture identified in the Agreement. The term "Architect" means the Architect or the Architect's authorized representative.

1.20 ARCHITECT, ENGINEER, ARCHITECT/ENGINEER OR ENGINEER/ARCHITECT

A. An affiliate as otherwise provided in Contract Documents, or their duly authorized representatives, acting within scope of duties assigned to them, unless otherwise provided in Contract Documents.

1.21 INSPECTOR OF RECORD

A. An affiliate as otherwise provided in Contract Documents, or their duly authorized representatives, acting within scope of duties assigned to them, unless otherwise provided in Contract Documents.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

SECTION 007200
GENERAL CONDITIONS

GENERAL CONDITIONS

FORM OF GENERAL CONDITIONS

The "General Conditions of the Contract for Construction", AIA Document A201, Seventeenth Edition, 2017, Articles 1 through 15 inclusive, is a part of this Contract, and is available for review from the Architect. The General Conditions and all modifications listed hereinafter shall apply to all various subcontracts and sub-subcontractors

SUPPLEMENTARY CONDITIONS

REFER TO DOCUMENT 007300 - SUPPLEMENTARY CONDITIONS FOR AMENDMENTS TO THESE GENERAL CONDITIONS.

END OF SECTION

SECTION 007300
SUPPLEMENTARY CONDITIONS

PART 1 GENERAL

1.01 SUMMARY

A. These Supplementary Conditions amend and supplement the "General Conditions of the Contract for Construction", AIA Document A201, Seventeenth Edition, 2017, Articles 1 through 15 inclusive as defined in Section 07 20 00 - General Conditions.

B. The terms used in these Supplementary Conditions that are defined in the General Conditions have the meanings assigned to them in the General Conditions.

1.02 GENERAL REQUIREMENTS

A. Some of the paragraphs in the General Conditions are revised or deleted and the requirements of those paragraphs are specified in Division 01 Sections.

1.03 MODIFICATIONS TO GENERAL CONDITIONS

ARTICLE 1 - GENERAL PROVISIONS

Add the following new paragraphs:

1.1.9 MISCELLANEOUS DEFINITIONS

1.1.9.1 The term "Product" as used in these Contract Documents includes materials, systems, and equipment.

1.1.9.2 The term "provide" as used in this Project Manual means to furnish and install.

1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

Add the following new subparagraphs:

1.2.4 The inter-relation of the Project Manual, the Drawings and the schedules is as follows: The Project Manual determines the quality, nature and setting of the several materials; the Drawings establish the quantities, dimensions and details; and the schedules give the location. The documents are to be considered as one and whatever is called for by any one shall be as binding as if called for by all.

1.2.5 Should the drawings disagree in themselves, or with the Project Manual, or if proprietary information disagrees with performance requirements in either the Drawings or the Project Manual, the better quality or greater quantity of the Work or materials shall be estimated upon, and unless otherwise ordered by the Architect in writing, shall be performed or furnished. Should discrepancies or doubt occur, do not proceed with the Work without clarification from the Architect. Contractor shall request clarification in sufficient time to avoid delays and increases in the contract sum.

ARTICLE 3 - CONTRACTOR

Add the following sentences to subparagraph 3.2.2:

3.2.2.1 If a dimensional discrepancy exists, Contractor shall take field measurements required for proper fabrication and installation of work. Upon commencement of any item of work, Contractor shall be responsible for dimensions related to such item of Work and shall make any corrections necessary to make work properly fit at no additional cost to Owner.

3.2.2.2 Before ordering any material or doing any work, Contractor shall verify dimensions and check conditions in order to assure himself that they properly reflect those on the Drawings. Any inconsistency shall be brought to attention of the Architect. In the event that discrepancies occur between ordered material and actual conditions, of which Architect was not notified beforehand, costs to correct such discrepancies shall be borne by Contractor.

ARTICLE 6 - CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

Add the following new paragraphs:

7.1.4 Except as provided in this article, no oral statement, or direction of Architect or Owner shall be treated as a Change Order or entitle Contractor to an adjustment to the Contract Sum or the Contract Time.

7.1.5 Unit prices shall be inclusive of all costs including mark-up for overhead and profit and shall be applied to units of measure as defined in the Contract Documents for each category of Work.

ARTICLE 8 - TIME

DELAYS AND EXTENSIONS OF TIME

Add the following new paragraphs:

8.3.4 Apart from extension of time, no payment or claim for damages shall be made to Contractor as compensation for damages for any ordinary delays or hindrances from any cause whatsoever in the progress of the Work, notwithstanding whether such delay be avoidable or unavoidable.

8.3.5 In order to claim an inclement weather delay day, Contractor must:

8.3.5.1 Document, in writing, that the weather on the particular day was of such nature (rain, wind, snow, ice, and subsequent resultant effects) that it significantly impacted its ability to make progress on critical path work items. Inclement weather delay days will not be granted for weekends or holidays unless Contractor can demonstrate that it had been and intended to work on these days.

8.3.5.2 Submit such delay claims on a weekly basis, not more than 7 days following the day of occurrence.

8.3.5.3 Summarize the number of days claimed for the entire month accompanying each month's application for payment.

ARTICLE 9 - PAYMENTS AND COMPLETION

9.3 APPLICATIONS FOR PAYMENT

Add the following new paragraphs:

9.3.4 Unless otherwise stated in the Owner-Contractor Agreement, the Owner will retain, until Final Payment, 10 percent of the amount due the Contractor on account of progress payments, payable 30 days after Substantial Completion and/or satisfactory evidence to the owner that all payments, bills, and claims have been paid.

9.3.5 Monthly Applications for Payment shall include waivers of liens for all work included in previous months' application for payment. Waiver of Liens for subcontractors and materialmen shall be total amount paid prior to previous months' application for payment.

9.5 DECISIONS TO WITHHOLD CERTIFICATIONS

Add the following new sub-subparagraphs:to subparagraph 9.5.1:

9.5.1.8 Failure to submit written plan indicating action by Contractor to regain time schedule for completion of Work within Contract Time.

9.5.1.9 Failure to keep record documents current.

9.10 FINAL COMPLETION AND FINAL PAYMENT

Add the following new paragraph:

9.10.2.1 In addition to the items listed in 9.10.2, the Contractor shall deliver 4 sets of the following items to the Owner before final payment will be made:

1. Other close-out submittals as specified in Division 01.
2. Project record documents as specified in Division 01.
3. Operations and maintenance data as specified in Division 01.
4. All warranties as required on specific products or portions of the Work, in format outlined in Division 01.
5. Spare parts, overages, and maintenance materials as outlined in Division 01 and described in the various technical sections.
6. Certifications of occupancy.
7. Copies of all inspection tags from authorities having jurisdiction.
8. Executed Certificate of Substantial Completion.

ARTICLE 11 - INSURANCE AND BONDS

11.1 CONTRACTOR'S LIABILITY INSURANCE

Add the following new sub-subparagraphs:

11.1.1.9 Liability insurance shall include all major divisions of coverage and be on a comprehensive basis including:

.1 Premises Operations (including X-C-U).
.2 Independent Contractor's Protective
.3 Products and Completed Operations.
.4 Contractual including specified provisions for the Contractor's obligations under Paragraph 3.18.
.5 Broad Form Property Damage including Completed Operations.
.6 Personal Injury Liability with Employment Exclusion Deleted.
.7 Owner's and Contractor's Protective.
.8 Excess Umbrella.

11.1.1.10 Insurance certificate(s) shall specify Owner as the certificate holder and (except for Workers' Compensation) as an additional insured.

11.1.2 Add the following to the first sentence after the word "law"

"or as otherwise required by the Owner"

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

DIVISION 01 - GENERAL REQUIREMENTS

SECTION 011000
SUMMARY

PART 1 GENERAL

1.01 PROJECT

A. Project Name: 25033 Covington FS 23, located at 1249 Chapel Crossing Road; Brunswick, Georgia 31525.

B. Owner's Name: Glynn County.
1. Owner's Project Manager: Resden Talbert.
Address: 1725 Reynolds Street.
City, State, Zip: Brunswick, Georgia 30341.
Phone/Fax: 912-554-7135.
E-mail: rtalbert@glynncounty-ga.gov.

C. Architect's Name: Jericho Design Group.
1. Architect's Project Number: 24026.

D. Construction Manager's Name: JE Dunn Construction.
1. Construction Manager's Project Number: _____.

1.02 PROJECT DESCRIPTION

A. Summary Project Description: New Construction of a one level Fire Station.

1.03 CONTRACT DESCRIPTION

A. Contract Type: A single prime contract based on A Guaranteed Maximum Price (GMP).

1.04 OWNER OCCUPANCY

A. Owner intends to occupy the Project upon Substantial Completion.

B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.

C. Schedule the Work to accommodate Owner occupancy.

1.05 CONTRACTOR USE OF SITE AND PREMISES

A. Provide access to and from site as required by law and by Owner:
1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
2. Do not obstruct roadways, sidewalks, or other public ways without permit.

B. Time Restrictions:
1. Limit conduct of the Work to the hours as directed by the Owner.

END OF SECTION

SECTION 012000
PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Procedures for preparation and submittal of applications for progress payments.

B. Documentation of changes in Contract Sum and Contract Time.

C. Change procedures.

D. Correlation of Contractor submittals based on changes.

E. Procedures for preparation and submittal of application for final payment.

1.02 SCHEDULE OF VALUES

A. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit draft to Architect for approval.

B. Forms filled out by hand will not be accepted.

1.03 APPLICATIONS FOR PROGRESS PAYMENTS

A. Payment Period: Submit at intervals stipulated in the Agreement.

B. Use Form AIA G702 and Form AIA G703, edition stipulated in the Agreement.

C. Electronic media printout including equivalent information will be considered in lieu of standard form specified; submit sample to Architect for approval.

D. Forms filled out by hand will not be accepted.

E. Execute certification by signature of authorized officer.

F. Use data from approved Schedule of Values. Provide dollar value in each column for each line item for portion of work performed and for stored products.

G. List each authorized Change Order as a separate line item, listing Change Order number and dollar amount as for an original item of work.

H. Submit one electronic and three hard-copies of each Application for Payment.

I. Include the following with the application:
1. Transmittal letter as specified for submittals in Section 013000.
2. Construction progress schedule, revised and current as specified in Section 013216.
3. Current construction photographs specified in Section 013000.
4. Partial release of liens from major subcontractors and vendors.

J. When Architect requires substantiating information, submit data justifying dollar amounts in question. Provide one copy of data with cover letter for each copy of submittal. Show application number and date, and line item by number and description.

1.04 MODIFICATION PROCEDURES

A. Submit name of the individual authorized to receive change documents and who will be responsible for informing others in Contractor's employ or subcontractors of changes to Contract Documents.

B. For minor changes not involving an adjustment to the Contract Sum or Contract Time, Architect will issue instructions directly to Contractor.

C. For other required changes, Architect will issue a document signed by Owner instructing Contractor to proceed with the change, for subsequent inclusion in a Change Order.
1. The document will describe the required changes and will designate method of determining any change in Contract Sum or Contract Time.
2. Promptly execute the change.

D. For changes for which advance pricing is desired, Architect will issue a document that includes a detailed description of a proposed change with supplementary or revised drawings and specifications, a change in Contract Time for executing the change with a stipulation of any overtime work required and the period of time during which the requested price will be considered valid. Contractor shall prepare and submit a fixed price quotation within ____ days.

E. Contractor may propose a change by submitting a request for change to Architect, describing the proposed change and its full effect on the work, with a statement describing the reason for the change, and the effect on the Contract Sum and Contract Time with full documentation. Document any requested substitutions in accordance with Section 016000.

F. Computation of Change in Contract Amount: As specified in the Agreement and Conditions of the Contract.
1. For change requested by Architect for work failing under a fixed price contract, the amount will be based on Contractor's price quotation.
2. For change requested by Contractor, the amount will be based on the Contractor's request for a Change Order as approved by Architect.
3. For pre-determined unit prices and quantities, the amount will based on the fixed unit prices.
4. For change ordered by Architect without a quotation from Contractor, the amount will be determined by Architect based on the Contractor's substantiation of costs as specified for Time and Material work.

G. Substantiation of Costs: Provide full information required for evaluation.
1. On request, provide the following data:
   a. Quantities of products, labor, and equipment.
   b. Taxes, insurance, and bonds.
   c. Overhead and profit.
   d. Justification for any change in Contract Time.
   e. Credit for deletions from Contract, similarly documented.
2. Support each claim for additional costs with additional information:
   a. Origin and date of claim.
   b. Dates and times work was performed, and by whom.
   c. Invoices and receipts for products, equipment, and subcontracts, similarly documented.
3. For Time and Material work, submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract.

H. Execution of Change Orders: Architect will issue Change Orders for signatures of parties as provided in the Conditions of the Contract.

I. After execution of Change Order, promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum.

J. Promptly revise progress schedules to reflect any change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit.

K. Promptly enter changes in Project Record Documents.

1.05 APPLICATION FOR FINAL PAYMENT

A. Prepare Application for Final Payment as specified for progress payments, identifying total adjusted Contract Sum, previous payments, and sum remaining due.

B. Application for Final Payment will not be considered until the following have been accomplished:
1. All closeout procedures specified in Section 017000.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 012100
ALLOWANCES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Payment and modification procedures relating to allowances.

1.02 ALLOWANCES SCHEDULE

A. Section _____-_____: Include the stipulated sum of $_____ for purchase and delivery of _____.

B. Section _____-_____: Include the stipulated sum of $_____ for installation of _____.

C. Section _____-_____: Include the stipulated sum of $_____ for purchase, delivery, and installation of _____.

D. Section _____-_____: Include the unit price of $_____ per _____ for purchase, delivery, and installation of _____.

E. Section _____-_____: Include the unit price of $_____ per _____ for purchase, delivery, and installation of _____.

F. Inspecting and Testing Allowance: Include the sum of $_____ for payment of inspecting services specified in Section 014000 - Quality Requirements.

G. Concrete Testing Allowance: Include the sum of $_____ for testing concrete specified in Section 033000.

H. Steel Welding Testing Allowance: Include the sum of $_____ for testing structural welds specified in Section 051200.

I. HVAC Testing, Adjusting, and Balancing Allowance: Include the sum of $_____ for testing, adjusting, and balancing mechanical systems as specified in Section 230583.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

JERICHO design group
208 Pirkle Ferry Road, Suite C
Cumming, GA 30040

STATE OF GEORGIA
DOUGLAS E SHAW
07/22/2026
CERTIFICATE NO. RA014375
REGISTERED ARCHITECT

georgia civil
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SHEAR STRUCTURAL

TOTAL ENGINEERS

Electrical Engineers

CITY OF COVINGTON
ESTABLISHED 1882
FIRE RESCUE
GEORGIA
FIRE DEPARTMENT

FIRE STATION #23

City of Covington

HIGHWAY 36
COVINGTON, GA 30014

PRINT RECORD

No.	DATE	DESCRIPTION
	07/22/2026	ISSUED FOR PERMIT

Drawn By PG
Checked By JDG
Date 07/22/2026
Job No. 25033

Sheet Title
SPECIFICATIONS

Sheet No.
G-3.10

RELEASED FOR CONSTRUCTION

7/27/2026 11:08:47 AM