

Riverline Park Splash Pad

Permit Set Drawings

Classification: Bid Card

ESTIMATE DATE : April 12, 2024

PRICING PLANS : Permit Set

Item of Work	Permit Set	City Requested Revisions per 04.19.24 Meeting	Delta	Notes
01.00-General Requirements	\$ 34,813	\$ 34,813	\$ -	
02B.2100-Sitework Package	\$ 402,118	\$ 402,118	\$ -	
02F.2620-Hardscape and Pavers	\$ 215,294	\$ 215,294	\$ -	
02F.2640-Site Fencing	\$ 46,184	\$ 46,184	\$ -	
02F.2650-Retaining Walls	\$ 44,110	\$ 44,110	\$ -	
02G.2700-Landscaping & Irrigation	\$ 64,790	\$ 64,790	\$ -	
03A.3000-Concrete Frame	\$ 32,936	\$ 32,936	\$ -	
05A.5000-Structural & Miscellaneous Steel (Turnkey)	\$ 4,080	\$ 4,080	\$ -	
06A.6010-Rough Carpentry	\$ 10,588	\$ 10,588	\$ -	
06A.6020-Framing	\$ 81,294	\$ 81,294	\$ -	
06B.6100-Architectural Millwork	\$ 14,618	\$ 14,618	\$ -	
07A.7000-Waterproofing & Caulking	\$ 34,354	\$ 34,354	\$ -	
07C.7230-Roofing	\$ 13,289	\$ 13,289	\$ -	
07C.7320-Siding	\$ 30,545	\$ 42,545	\$ 12,000	Add back stone water table.
08A.8000-Doors / Frames / Hardware	\$ 30,195	\$ 30,195	\$ -	
08A.8040 - Overhead Doors & Grilles		\$ 28,000	\$ 28,000	Add security shutters at Windows 130 thru 137.
08B.8210-Glass & Glazing	\$ 16,614	\$ 16,614	\$ -	
09B.9100-Drywall	\$ 21,420	\$ 21,420	\$ -	
09D.9150-Flooring	\$ 10,903	\$ 10,903	\$ -	
09E.9500-Painting / Wallcovering	\$ 13,988	\$ 13,988	\$ -	
10A.1000-Misc. Specialties	\$ 14,994	\$ 14,994	\$ -	
13A.1330-Pool / Fountains	\$ 265,947	\$ 265,947	\$ -	
15A.1500-Plumbing	\$ 98,634	\$ 100,674	\$ 2,040	Add mop sink and under sink grease trap.
15B.1525-HVAC	\$ 45,287	\$ 45,287	\$ -	
16A.1600-Electrical	\$ 223,927	\$ 237,187	\$ 13,260	Added (8) exterior light fixtures at corners of building for security. Adjustments for 3-phase.
16A.1620-Security Systems	\$ 79,284	\$ -	\$ (79,284)	Deleted. City to procure directly to protect pre-negotiated pricing agreement.
Subtotal Direct Costs	\$ 1,850,202	\$ 1,826,219	\$ (23,984)	Be advised that City still must pay for the security system so the net effect is an add of \$55,300 for the additional items above.
General Conditions	LSUM \$ 553,888	\$ 553,888	\$ -	
Construction Contingency	LSUM \$ 127,000	\$ 127,000	\$ -	
Builder's Risk Insurance	LSUM \$ 10,080	\$ 10,080	\$ -	
General Liability Insurance	LSUM \$ 24,978	\$ 24,654	\$ (324)	
Payment & Performance Bond	LSUM \$ 21,092	\$ 20,819	\$ (273)	
Subtotal Indirect Costs	\$ 737,038	\$ 736,441	\$ (597)	
General Contractor's Fee 4.50%	\$ 116,426	\$ 115,320	\$ (1,106)	
GRAND TOTAL	\$ 2,703,666	\$ 2,677,979	\$ (25,687)	

Exhibit G
Assumptions and Clarifications
City of Smyrna River Line Park Splash Pad
05/08/2024

General Items:

1. This proposal is based on:
 - a. Permit Set drawings as listed in attached Drawing Log.
 - b. Report of Subsurface Exploration and Geotechnical Engineering Evaluation by Geo-Hydro Engineers, Geo-Hydro Project Number 231554.20, dated May 16, 2023.
2. General Conditions included in this proposal match those included in Winter's RFP response for the project, Exhibit B, dated October 3, 2023.
3. This proposal is based on Winter's assumption that Winter's draft AIA A133, sent to Owner on 10/4/2023, will be the form of agreement for the project.
4. Construction Contingency is included as outlined in Paragraph 3.2.4 of Winter's proposed AIA Document A133. Winter recommends the Owner identify and carry its own contingency for unforeseen conditions such as unsuitable soils, rock removal, etc., and consult with the design team for design/scope contingency.
5. This proposal includes an 8-month construction schedule. This is an increase of approximately 3 months from the RFP due to additional grading, haul off, and an increased retaining wall height, as well as other scope additions.
6. Winter's Exclusions:
 - a. Property surveys.
 - b. Design and Owner contingencies.
 - c. All easements (Public or Private), where required.
 - d. Construction, materials, and special inspections or 3rd party testing, including waterproofing testing and consultants.
 - e. Impact fees, tap fees, development fees, connection fees, meter fees and building permit fees.
 - f. Georgia Power transformer, meter, and primary service.
 - g. Atlanta Gas Light meter and primary service.
 - h. Comcast or AT&T head in equipment and primary service.
 - i. Utility relocations that are not currently shown on Contract Documents.
 - j. Rock removal and disposal.
 - k. This estimate does not include any requirements of reports not received by Winter such as hazardous material and environmental reports.
 - l. All lane closure permits & lane closure costs.

02 – Existing Conditions

1. Inclusions:
 - a. Existing irrigation to be demolished and removed as necessary to complete scope of work. All other existing irrigation will be abandoned in place. Repairs for a complete working existing system are excluded.

03 – Concrete

1. Inclusions:
 - a. Foundation drainage and waterproofing on exterior side of building footings only.
2. Exclusions:
 - a. Foundation drainage beneath building slab (interior side of footings).

04 – Masonry

1. Inclusions:
 - a. 2' stone water table per City of Smyrna request. To match previous design intent as shown in 11/03/2023 drawings.
2. Exclusions:
 - a. Foundation drainage beneath building slab (interior side of footings).

06 – Woods, Plastics, and Composites

1. Inclusions:
 - a. Solid surface countertops with bullnose edges and eased backsplashes at Men's/Women's Restrooms.
 - b. Stainless steel window counters at Windows 135 and 137 only.
 - c. Wall framing changes as shown in attached marked up drawings (Attachment 1; 2 pages).
2. Exclusions:
 - a. Stainless steel window counter at Window 136 is excluded per previous direction from City.
 - b. Freestanding stainless-steel tables are not included and assumed by City as part of the FF&E package.

07 – Thermal and Moisture Protection

1. Inclusions
 - a. Architectural asphalt shingles are included. Manufacturer's standard color selections only.
 - b. Ridge venting is included although not shown.
 - c. Concrete splash blocks at downspouts although not shown.
 - d. Building wrap in lieu of two (2) layers of 30# felt is included at exterior walls.
 - e. Cosmetic caulking, caulking/sealants as required for penetrations, and caulking at concrete expansion joints only.
2. Exclusions:
 - a. Crown molding at soffits (Detail 1 / A-301). Crown molding shown blocks soffit venting.
 - b. Downspout tie-in to storm system. Downspouts will discharge at grade.
 - c. Acoustic sealants/insulation.
 - d. Caulking/sealants except as noted above.

08 – Openings

1. Inclusions:
 - a. Alternate to convert IT Room to an IT closet by shifting wall between Storage Room and IT Room to the east and reduce size of IT Room. Change includes changing Door #130 to a double door all for the price of \$3,004.
 - b. Windows 130 and 132 are included as tempered windows although not indicated.
 - c. Window 136 is included as Window Type W01 in lieu of Type W04 per previous City discussions.
 - d. Door and window changes as shown in attached marked up drawings (Attachment 1; 2 pages).
 - e. Window 135 to be furnished as a single-hung window with stops.
 - f. Overhead security shutters to be added to Windows 130 thru 137 only.

09 – Finishes

1. Inclusions:
 - a. Quarry tile at restrooms include Schluter transition strip at tops of walls.
2. Exclusions:
 - a. Special flooring for Chemical Room and Pump Room. None shown.

10 – Specialties

1. Inclusions:

- a. Restroom signage only.
- b. Pool signage is included as an allowance of \$2,000.
- c. An alternate deleting wall mounted trash cans and including 32-gal Rubber-Maid trash cans (or equivalent) for \$313. Additional 32-gal trash cans can be added at the unit rate of \$44/each.

11 – Equipment/Furniture

1. Exclusions:

- a. Concessions Equipment (ref: Sheet A-403) (by Owner).

13 – Special Construction

1. Inclusions:

- a. Engineered and stamped shop drawings for splash pad equipment and plumbing system to be submitted to Architect for review, approval, and submission to County, Health Department, and other AHJs as required for permitting.
- b. Installation of splash pad equipment (equipment provided by City of Smyrna).

2. Exclusions:

- a. Splash pad equipment as shown and listed on Vortex drawings A-002 and A-003 dated March 14, 2024 including, but not limited to, features, controllers, enclosures, manifolds, strainers, filters, pumps, motors, valves, switches, flow meters, debris trap, water containment vault, skimmer, embeds, and other miscellaneous hardware as required for a complete installation (all provided by City of Smyrna).
- b. Warehousing of splash pad equipment furnished by City of Smyrna including storage fees, insurance, and bonding.

22 – Plumbing /Fire Protection:

1. Inclusions:

- a. Shut off valve(s) to building for winterization.
- b. One (1) outdoor shower is included.
- c. Plumbing changes including addition of drain in Pump Room, relocating water and drain lines for ice machine, addition of mop sink, and addition of undersink grease trap as shown in attached marked up drawings (Attachment 1; 2 pages).

2. Exclusions:

- a. The note on CS101 indicating an outdoor shower at modular block retaining wall is excluded.
- b. Fire sprinkler system.
- c. Emergency eyewash/shower (none shown).
- d. Hose bibb at Concessions (none shown).

26 – Electrical

1. Inclusions:

- a. Fire alarm system limited to horns/strobes only.
- b. Conduit only for audio addressing speaker system.
- c. 3-phase equipment as shown except as noted below.
- d. Although not shown, we include eight (8) WX fixtures to be added to corners of building for additional lighting per City of Smyrna request.

2. Exclusions:

- a. 3-phase 400A meter main combo. This item is not available. GA Power will need to provide a 400A meter base and meter.
- b. Emergency call box outside Chemical Room. Per previous discussions it was determined not to be required.

- c. Power for access controls at door/gate locations. Per meeting with City, NetPlanner Systems, Inc., and Winter on 12/12/2023, all access controls will be low voltage at locations and powered by controllers in IT Room.
- d. Access Control and CCTV systems. By NetPlanner Systems, Inc. and purchased directly by City of Smyrna.

31 – Sitework/Utilities

1. Inclusions:

- a. Silt fence on parking lot side for sanitary tie-in. It is assumed silt fence on greenspace side will not be required as it is at a higher grade. No erosion controls shown on drawings for this tie-in.
- b. Import of topsoil.
- c. An alternate to export soils (approximately 3,125 cubic yards) to be hauled to adjacent site and stockpiled for a credit of \$24,000. Cost includes permanent seeding of stockpile. Cost specifically excludes spread and re-grading of exported soils. Spreading of exported soils would require a design to price.

2. Exclusions:

- a. Sanitary sewer and water. Per City this scope to be performed by City of Smyrna Water Department to within 5' of building.
- b. Outdoor shower tie-in to sanitary sewer. Per Note 10 on Sheet CG101 a low point near the outdoor shower is to be installed to allow drainage into sanitary sewer. Sanitary sewer does not exist on this side of the building and is not possible.
- c. Tree save, silt fence, or BMPs outside of the Erosion Control Design except as noted above.
- d. Unsuitable material removal, haul-off, and disposal.
- e. Import of suitable soils.
- f. Relocating existing water valves to finished grade. Water valves are shown to be outside LODs and are assumed to not require any adjustment.
- g. Camera investigation of storm system.
- h. Permanent dewatering.
- i. Utility meters.
- j. Utility relocates.
- k. Certified as-built survey. As-built drawings will be provided.

32 – Site Improvements

1. Inclusions:

- a. Site fencing as shown in Details 5 thru 7 / C-501 and not as shown on A-201.
- b. Decorative concrete scoring as shown. A deductive alternate to remove the 3x3 scoring per CS101, note 26 is provided in the amount of \$1,501.
- c. Design, furnish, and installation of modular block retaining wall.
- d. Permanent irrigation of planting beds is included although Watering/Irrigation Note 3 found on Sheet L-001 indicates permanent irrigation is not to be included.

2. Exclusions:

- a. Repair asphalt, curb, landscaping outside project limits of disturbance.
- b. Maintenance and watering of landscaping.

Marked up drawings provided by the City of Smyrna

WALL LEGEND

- FULL HEIGHT WALLS (NO RATING)
- WALLS 6" ABOVE CEILING (NO RATING)

SHEET NOTES

- SEE SHEET A-001 FOR GENERAL NOTES.
- SEE SHEET A-001 FOR SYMBOLS AND MATERIALS.
- SEE SHEET A-002 FOR TYPICAL MOUNTING HEIGHTS, LOCATIONS AND DETAILS.
- SEE SHEET A-005 FOR PARTITION TYPES.
- SEE SHEET A-601 FOR DOOR SCHEDULE AND TYPES.
- DIMENSIONS OF EXTERIOR WALLS ARE TO INSIDE FACE OF STUD OR EXTERIOR FINISH FACE U.N.O.
- DIMENSIONS OF INTERIOR WALLS AND PARTITIONS ARE TO FACE OF STUD, FACE OF CMU OR FACE OF IMP U.N.O.
- DOOR OPENINGS SHALL BE LOCATED @ 8" FROM FACE OF ADJACENT PARTITION IN CMU PARTITIONS OR 5" FROM FACE OF PARTITION IN STUD AND PANEL PARTITIONS, U.N.O.
- CONTRACTOR SHALL LOCATE BLOCKING AND BACKING AS REQUIRED FOR WALL MOUNTED EQUIPMENT, CASEWORK/MILLWORK AND FURNISHINGS
- ALL COUNTER TOPS TO BE STAINLESS STEEL, TO BE CONFIRMED BY OWNER



3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

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EOR/AOR SEAL



03/18/24

CLIENT INFORMATION



PROJECT NAME

RIVER LINE
PARK SPLASH
PAD

LAND LOT(S) 6091 OF
THE 18TH DISTRICT,
SECTION 170

6043 OAKDALE RD
SOUTHEAST

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: MD
SUBMITTED BY: ST
DATE: 03/18/2024
PROJECT #: 1220789

SHEET TITLE

RESTROOM
BUILDING FLOOR
PLAN

SHEET NUMBER

A-101

ORIGINAL SHEET SIZE:
22" X 34"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



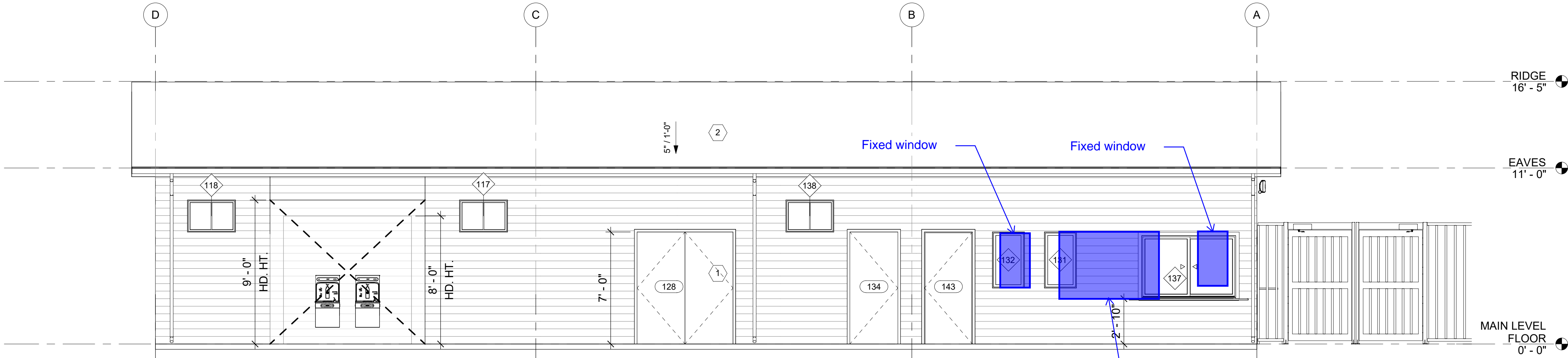
ISSUED FOR PERMIT

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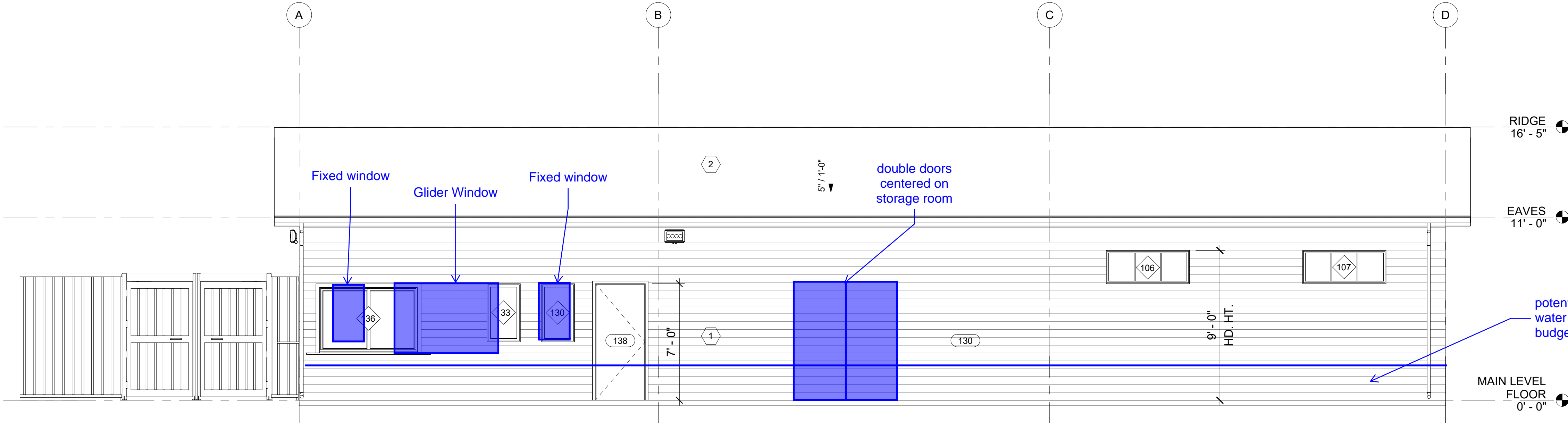
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



MATERIAL PALLETTE



GREY SIDING 1



SHINGLE ROOF 2

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

ISSUED FOR PERMIT

POND

3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

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EOR/AOR SEAL



03/18/24

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RIVER LINE
PARK SPLASH
PAD

LAND LOT(S) 6091 OF
THE 18TH DISTRICT,
SECTION 170

6043 OAKDALE RD
SOUTHEAST

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: MD
SUBMITTED BY: ST
DATE: 03/18/2024
PROJECT #: 1220789

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A-201

ORIGINAL SHEET SIZE:
22" X 34"