



Public Facilities Committee Beaufort County, SC

Hilton Head Library, 11 Beach City Road, Hilton Head, SC 29926

Monday, January 27, 2025

3:30 PM or

***IMMEDIATELY FOLLOWING THE FINANCE, ADMINISTRATION, & ECONOMIC
DEVELOPMENT COMMITTEE MEETING***

AGENDA

COMMITTEE MEMBERS:

LOGAN CUNNINGHAM, CHAIRMAN
THOMAS REITZ
MARK LAWSON

DAVID P. BARTHOLOMEW, VICE-CHAIRMAN
PAULA BROWN
ALICE HOWARD, EX-OFFICIO

1. CALL TO ORDER Logan Cunningham. Committee Chair
2. PLEDGE OF ALLEGIANCE Logan Cunningham. Committee Chair
3. STATEMENT OF COMPLIANCE WITH FOIA Logan Cunningham. Committee Chair
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - *November 18, 2024*
6. CITIZEN COMMENTS PERIOD – 15 MINUTES TOTAL

ENGINEERING DEPARTMENT ITEMS

7. AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE ACCEPTANCE OF S-859 LOCATED AT SC 462 AND SC 170 WHICH IS TO BE ABANDONED BY SCDOT - *Jared Fralix, P.E., Assistant County Administrator, Infrastructure*
8. A RESOLUTION TO ACCEPT FUNDING PURSUANT TO SOUTH CAROLINA ACT 226 FY 2024-2025 STATE APPROPRIATIONS ACT IN THE AMOUNT OF \$1,200,000 FOR THE ALLJOY BOAT LANDING IMPROVEMENT PROJECT - *Bryan Bauer, Director of Engineering*
9. A RESOLUTION FOR THE ALLJOY BOAT LANDING IMPROVEMENTS - *Jared Fralix, PE Assistant County Administrator - Infrastructure*
10. AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE TRANSFER OF RIGHT OF WAY BACK TO PROPERTY OWNERS OF PARCEL R110 008 000 0653 0000 OR TRACT 13, PARCEL R110 008 000 0654 0000 OR TRACT 12, PARCEL R110 008 000 0656 0000 OR TRACT 10, AND PARCEL R110 008 000 0658 0000 OR TRACT 8 AS SHOWN ON EXHIBIT" A" PAGES 1-4 ASSOCIATED WITH RIBAUT ROAD SIDEWALK PROJECT IN PORT ROYAL - *Bryan Bauer PE, ENV SP, Director of Engineering*
11. A RESOLUTION TO ADOPT THE LOWCOUNTRY COUNCIL OF GOVERNMENTS (LCOG) SAFETY ACTION PLAN AND TARGET ZERO POLICY - *Bryan Bauer, Director of Engineering*

- 12. TRAFFIC CALMING IMPROVEMENTS IN THE SHELL POINT NEIGHBORHOOD - *Bryan Bauer, Director of Engineering*
- 13. AUTHORIZE THE ADMINISTRATOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN BEAUFORT COUNTY AND THE PALMETTO CLEAN FUELS COALITION - *Bryan Bauer, PE –Director of Engineering*
- 14. SOLE SOURCE CONTRACT AWARD TO PAVEMENT TECHNOLOGY INC. FOR YEAR 8 Rejuvenator (***Fiscal Impact: \$440,062.77 The contract fee is for materials and construction in the amount of \$400,057.07. Staff recommends a 10% contingency of \$40,005.71, bringing the project’s total cost to \$440,062.77. The funding for this project will be CTC Infrastructure account number 2343-30-0000-54500 with a balance of \$5,541,909.41***) - *Bryan Bauer Director, Beaufort County Engineering.*

PUBLIC WORKS DEPARTMENT ITEMS

- 15. APPROVAL OF A TASK ORDER TO J.H. HIERS, INC OF BEAUFORT, SC FOR HICKORY HILL DRAINAGE IMPROVEMENTS PROJECT (***Fiscal Impact: \$303,831.00 Stormwater Utility, from account code 5025-90-9020-54420. Available funds: \$1,671,495.87***) - *Jared Fralix, P.E., Assistant County Administrator – Infrastructure*
- 16. APPROVAL OF A TASK ORDER TO J.H. HIERS, INC OF BEAUFORT, SC FOR TUXEDO PARK DETENTION POND REHABILITATION PROJECT (***Fiscal Impact: \$474,590.88 funded by Stormwater Utility, from account code 5025-90-9020-54420. Available balance: \$1,671,495.87***) - *Jared Fralix, P.E., Assistant County Administrator – Infrastructure*

AIRPORTS DEPARTMENT ITEMS

- 17. AIRPORT CAPITAL IMPROVEMENT PROGRAM LIST FOR BEAUFORT EXECUTIVE AIRPORT - *Jon Rembold, Airports Director*
- 18. AIRPORT CAPITAL IMPROVEMENT PROGRAM LIST FOR HILTON HEAD ISLAND AIRPORT - *Jon Rembold, Airports Director*

CAPITAL IMPROVEMENTS PROJECT ITEMS

- 19. APPROVAL OF A TASK ORDER TO J.H. HEIRS CONSTRUCTION FOR CONSTRUCTION SERVICES TO REPAIR THE DRAINAGE SYSTEM AT THE CHARLES LIND BROWN COMMUNITY CENTER (***FISCAL IMPACT: \$186,948.06 funding comes from Parks & Recreation Capital Fund, 4000-80-1600-54420 with a current balance of\$9,658,107.06***) - *Robert Gecy, Interim Director, Capital Projects*
- 20. CONTRACT AWARD TO SCOTT EQUIPMENT & SURFACING FOR IFB #112124 CHARLES LIND BROWN CENTER GYMNASIUM UPFIT- BASKETBALL GOALS, SCOREBOARDS AND BLEACHERS (***FISCAL IMPACT: \$168,850.00 Funding comes from Parks and Recreation Capital Fund, 4000-80-1600-54420 with a current balance of \$9,658,107.06***) - *Robert Gecy, Interim Director, Capital Projects*
- 21. CONTRACT AWARD TO MITCHELL BROTHERS INC. FOR IFB # 111924 CONSTRUCTION/RENOVATION OF THE ADMINISTRATION BUILDING AND COUNTY COUNCIL CHAMBERS (***FISCAL IMPACT: \$1,043,059.61Funding comes from Facility Management Capital Fund, 4000-80-1310-54420. Current account balance is \$2,781,830.69***) - *Robert Gecy, Interim Director, Capital Projects*
- 22. CONTRACT AWARD TO BEAUFORT CONSTRUCTION OF SC, LLC FOR IFB# 101824 BLUFFTON COMMUNITY CENTER RENOVATION (***FISCAL IMPACT: \$618,420.00 funding comes from Parks & Recreation Capital Fund, 4000-80-1600-54420 with a current balance of \$9,658,107.06***) - *Robert Gecy, Interim Director, Capital Projects*
- 23. CONTRACT AWARD TO MITCHELL BROTHERS CONSTRUCTION, INC FOR IFB #101724, BOOKER T. WASHINGTON COMMUNITY CENTER RENOVATION (***FISCAL IMPACT: \$446,899.00 funding comes from***

Parks & Recreation Capital Fund, 4000-80-1600-54420 with a current balance of \$9,658,107.06) - Robert Gecy, Interim Director, Capital Projects

24. CONTRACT AWARD TO FRASER CONSTRUCTION AND COURT ATKINS GROUP FOR IFB #061824 STATION 39 FOR THE DESIGN PORTION OF THIS DESIGN/BUILD PROJECT ***(FISCAL IMPACT: \$397,528.41 funding will be from GO Bond account number 4010-80-0000-54420 with a current balance of \$5,230,383.56) - Robert Gecy, Interim Director, Capital Projects***

25. CONTRACT AWARD TO C.E. BOURNE & CO INC FOR IFB #050824- DETENTION CENTER STUCCO REPAIR AND PAINTING ***(FISCAL IMPACT: \$2,656,585.00 funding comes from Detention Center Capital Fund, 4000-80-1250-54420 with a current balance of \$3,458,200.00) - Robert Gecy, Interim Director, Capital Projects***

26. ADJOURNMENT

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



Public Facilities and Safety Committee Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, November 18, 2024
2:30 PM

MINUTES

COMMITTEE MEMBERS:

LOGAN CUNNINGHAM, CHAIRMAN
THOMAS REITZ
ANNA MARIA TABERNIK

DAVID P. BARTHOLOMEW, VICE-CHAIRMAN
PAULA BROWN
JOSEPH F. PASSIMENT, EX-OFFICIO

The video stream of this meeting is available on the County's website:

<https://beaufortcountysc.new.swagit.com/videos/321029>

1. CALL TO ORDER

Committee Chair Cunningham called the meeting to order at 2:30 pm.

PRESENT

Committee Chair Logan Cunningham
Committee Vice-Chair David Bartholomew
Council Member Thomas Reitz
Council Member Paula Brown
Council Member Anna Maria Tabernik
Council Member Gerald Dawson
Council Member York Glover
Chairman Joseph Passiment

ABSENT

Vice-Chairman Lawrence McElynn
Council Member Alice Howard
Council Member Mark Lawson

2. PLEDGE OF ALLEGIANCE

Committee Chair Cunningham led the Pledge of Allegiance.

3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT

Committee Chair Cunningham noted that the public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Member Tabernik, seconded by Council Member Dawson, to approve the agenda.

The Vote: The motion was approved without objection.

5. APPROVAL OF MINUTES - October 21, 2024

Motion: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to approve the minutes from October 21, 2024.

The Vote: The motion was approved without objection.

6. CITIZEN COMMENT PERIOD- 15 MINUTES TOTAL

Anyone who wishes to speak during the Citizen Comment portion of the meeting will limit their comments and speak no longer than three (3) minutes. Speakers will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language. In accordance with Beaufort County's Rules and Procedures, giving of a speaker's time to another is not allowed.

Alexander Michael

Dinah Hogue

Felice LaMarco

To view the full portion of Citizen Comments:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=105>

7. ASSISTANT COUNTY ADMINISTRATOR REPORT

Update by Assistant County Administrator Infrastructure, Jared Fralix

Update by Colonel Grant with Beaufort County Detention Center

To view the full report:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=722>

8. DAUFUSKIE ISLAND FERRY UPDATE

Update by Special Assistant to County Administrator Hank Amundson

To view the full update:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=2081>

AGENDA ITEMS

9. 2018 ONE CENT TRANSPORTATION SALES TAX UPDATE- *Brittanee Bishop, Program and Finance Manager, Engineering and Jennifer Bragg, J. Bragg Consulting*

Update on the projects associated with the 2018 One-Cent Transportation Sales Tax. In 2018, the citizens of Beaufort County voted to impose a 4-year, \$120 million referendum for transportation projects. The projects are US 278 Corridor Traffic Improvements, Lady's Island Corridor Traffic Improvements, Sidewalks, and Multi-Use Pathways.

To view the full update:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=2183>

10. UPDATE ON THE HILTON HEAD ISLAND AIRPORT TERMINAL PROJECT - *Jon Rembold, Airports Director*

To view the full update:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=3241>

11. RECOMMEND APPROVAL TO COUNCIL OF CHANGE ORDER 1 FOR HXD TERMINAL IMPROVEMENTS PHASE 1 IN THE AMOUNT OF \$3,367,113 TO THE EXISTING CONTRACT WITH A CURRENT VALUE OF \$30,898,447.83 (FISCAL IMPACT: \$168,355.65. A remaining 5% (\$168,355.65) will come from Airport Enterprise Funds) - *Jon Rembold, Airports Director*

On July 15, 2024, the County Council approved accepting a \$5,000,000 BIL Airport Terminal Program Grant for Phase I of the Terminal Improvements Project. This change order will use a portion of those funds. The airport's board will review and recommend approval of this change order at its monthly meeting on Nov. 21, 2024.

This change order provides three passenger boarding bridges (jet bridges), new apron lighting, and an emergency response antenna system. These items were not in the initial Phase I budget and are essential additions to the project. They provide customer comfort and convenience, safety for airline workers, and enhanced communications for first responders.

The total value of this change order is \$3,367,113. The grant provides 95% (\$3,198,757.35) of the funding, and airport revenues provide the remainder (\$168,355.65). The current contract value is \$30,898,447.83, and the change order will bring the contract total to \$34,265,560.83.

Motion: It was moved by Chairman Passiment, Seconded by Council Member Retiz, To Recommend Approval To Council of Change Order 1 for HXD Terminal Improvements Phase 1 in the Amount of \$3,367,113.00 to the Existing Contract with a Current Value of \$30,898,447.83.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=3442>

12. RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION TO ACCEPT SC AERONAUTICS COMMISSION GRANT 24-062 IN THE AMOUNT OF \$1,387,747.00 for ARW HANGAR CONSTRUCTION PROJECT (SITE DEVELOPMENT). (FISCAL IMPACT: Total Project Cost (\$1,982,495.00). Project Funding Sources include: (70%) SCAC Grant 24-062 \$1,387,747.00 AND (30%) Sponsor Share \$594,748.00 (designated

ARPA funds). GL Code 5102-90-0000-57130 | Current Encumbered Balance for the Project: \$1,982,495.00)- Jon Rembold, Airports Director

Beaufort Executive Airport has a crisis-level shortage of hanger space. All hangers are occupied, and there is a 68-person waiting list. The construction of new hangars is necessary to provide Beaufort County citizens with much-needed aircraft hangar space. SC Aeronautics Commission recognizes hangar development as a project that will help to increase the viability of a general aviation airport and supports this effort.

Total Project Cost (\$1,982,495.00) Project Funding Sources include (70% SCAC Grant 24-062 \$1,387,747,.00) (30% Sponsor Share \$594,748.00 designated ARPA funds) Current encumbered balance for the project \$1,982,495.00.

Motion: It was moved by Council Member Reitz, seconded by Committee Vice-Chair Bartholomew to Recommend Approval to Council of a Resolution to Accept SC Aeronautics Commission Grant 24-062 in the Amount of \$1,387,747.00 for ARW Hangar Construction Project (Site Development).

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=3536>

13. RECOMMEND APPROVAL TO COUNCIL TO APPROVE A RESOLUTION TO ADOPT THE HILTON HEAD AIRPORT WILDLIFE MANAGEMENT POLICY - Jon Rembold, Airports Director

The Airports Board reviewed and recommended the approval of a resolution to adopt the Hilton Head Island Airport. To maintain a safe environment and comply with aviation regulations, we are implementing a strict policy prohibiting feeding animals on or near airport grounds.

Motion: It was moved by Council Member Reitz, seconded by Committee Vice-Chair Bartholomew, to send this item, approval of a resolution to adopt the Hilton Head Airport wildlife management policy, back to staff for additional information on the policy and bring forward in January.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=3689>

14. RECOMMEND APPROVAL TO COUNCIL TO APPROVE TALBERT, BRIGHT AND ELLINGTON (TBE) WORK AUTHORIZATION 2119-2301 FOR HXD AIRPORT LAYOUT PLAN UPDATE (FISCAL IMPACT: work authorization shall not exceed \$1,103,678.00. Project Funding Sources include; 75% FAA BIL AIG \$825,757, 25% Sponsor Share \$277,921.00 GL Code 5402-90-000-57130, current encumbered balance for the ALP update report: \$1,103,978.00) - Jon Rembold, Airports Director

The HDX Airport Layout Plan (ALP) was last updated in September 2011. At the time of the FAA's conditional approval of the ALP, the runway design code (RDC) was a C-11. 2018, following the runway extension, American Airlines changed its fleet to the new E-170 and E-175 aircraft. Using the E-170 aircraft at HXD has changed its RDC from a C-II to a C-III designation. This is a significant change that requires an update of the ALP. The Airports Board reviewed and recommended approval of work authorization 2119-2301 at its monthly meeting on August 15, 2024.

This project will include the required elements to prepare the ALP update report, ALP drawing set, and 18B survey for the Hilton Head Airport. The ALP update report will explain the reasoning behind and the essential features of the ALP drawing set and document the planning standards used. The narrative report will consist of the following sections: Inventory, Forecast, Facility Requirements, Alternative Analysis, Environmental Inventory, Airport Layout Plans, and Capital Improvement Plan.

The total value of the work authorization shall not exceed \$1,103,678.00. Project Funding Sources include: (75% FAA BIL AIG \$825,757.00) (25% Sponsor Share \$277,921.00) Current encumbered balance for the ALP update report: \$1,103,678.00.

Motion: It was moved by Council Member Reitz, Seconded by Council Member Tabernik, to Recommend Approval to Council to Approve Talbert, Bright, and Ellington (TBE) Work Authorization 2119-2301 for HXD Airport Layout Plan Update.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=4404>

15. **RECOMMEND TO COUNCIL APPROVAL OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE ACCEPTANCE OF RIGHT-OF-WAY OR TEMPORARY CONSTRUCTION EASEMENTS ON REAL PROPERTY ASSOCIATED WITH THE STUART POINT ROAD SIDEWALK PROJECT (FISCAL IMPACT: Acquisition of right-of-way shall be at fair market value established by a licensed appraisal; Funded by the 2018 One Percent Transportation Sales and Use Tax) - Jared Fralix, Assistant County Administrator, Infrastructure**

After voters approved the 2018 Transportation Sales Tax on November 6, 2018, the County Council approved Resolution 2019/44, identifying the specific projects and authorization the acquisition of all rights-of-way needed by the county to complete the construction of projects associated with the Tax Referendum. Additionally, the Council approved Resolution 2021/20, establishing a right-of-way acquisition policy for the property related to Tax Referendum projects.

Project plans have been developed to provide for an 8-ft pathway along the north side of Stuart Point Road in the Seabrook area, stretching for approximately 2 miles from US 21 to Delaney Circle. New right-of-way and temporary construction easements are needed on 38 parcels. Staff working alongside the project-right-of-way agent will negotiate directly with each landowner to acquire necessary right-of-way and temporary construction easements per the thresholds identified in Resolution 2021/20.

Right-of-way acquisition shall be at fair market value, established by a licensed appraisal, and funded by the 2018 One Percent Transportation Sales and Use Tax.

Motion: It was moved by Council Member Tabernik, seconded by Council Member Dawson to Recommend to Council Approval of an Ordinance Authorizing the County Administrator to Execute Any and All Necessary Documents for the Acceptance of Right-of-Way or Temporary Construction Easements on Real Property Associated with the Stuart Point Road Sidewalk Project.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=4647>

16. **RECOMMEND APPROVAL TO COUNCIL OF A RESOLUTION FOR THE SECOND ADDENDUM TO THE MEMORANDUM OF UNDERSTANDING (MOU) WITH THE TOWN OF HILTON HEAD FOR THE ST. JAMES BAPTIST CHURCH RELOCATION PROJECT. (FISCAL IMPACT: This second addendum is to make provisions for reimbursement to the Church for continued project management services provided by YCP for the remainder of the project. As part of the original MOU, both the Town and County deposited \$150,000 each, totaling \$300,000, into an account to share in the costs to prepare all of the preliminary documentation and studies necessary to secure FAA grant funding for the relocation of the Church and School. To date, there are still sufficient funds in the account for the expected expenses, and no additional funding is accounted for in this Addendum.) Jared Fralix- Assistant County Administrator, Infrastructure**

The County and Town of Hilton Head Island have been working jointly with St. James Baptist Church to relocate the church and the historic Cherry Hill School to a new location outside the runway safety area from the Hilton Head Island Airport. On March 9, 2020, both entities entered into an MOU to memorialize their respective commitments towards the project. On October 13, 2023, an addendum was made to incorporate the Church as a party to the agreement and establish the provisions to develop a relocation package for the church acceptable to FAA. Included in the addendum was the provision for reimbursement to the Church for project manager services performed by Your Church Partners (YCP).

The pre-development services by YCP have been completed. To continue to advance the project, this second addendum is to make provisions for reimbursement to the Church for continued project management service provided by YCP for the remainder of the project. The project manager services include the design phase, construction phase, and close-out phase.

As part of the original MOU, both the Town and County deposited \$150,000 each, totaling \$300,000, into an account to share in the costs to prepare all of the preliminary documentation and studies necessary to secure FAA grant funding for the relocation of the Church and School. To date, there are still sufficient funds in the account for the expected expenses, and no additional funding is accounted for in this Addendum.

Motion: It was moved by Council Member Reitz, seconded by Council Member Dawson to Recommend Approval to Council of Resolution for the Second Addendum to the Memorandum of Understanding (MOU) with the Town of Hilton Head for the St. James Baptist Church Relocation Project.

The Vote: The motion was approved without objections.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=4937>

17. **RECOMMEND APPROVAL TO COUNCIL TO AWARD A CONTRACT TO KIMLEY HORN AND ASSOCIATES, INC. FOR THE INTELLIGENT TRANSPORTATION SYSTEM (ITS) REGIONAL MASTER PLAN FOR VARIOUS CORRIDORS IN BEAUFORT AND JASPER COUNTY (FISCAL IMPACT: Total Cost of Contract is \$275,000.00. The project is funded 80%(\$220,000.00) with federal guide share funds through LATS and 20% (\$55,000) with local funds from Beaufort County. The county funds will be encumbered from Capital Funds account 4000-80-1243-54500 with a balance of \$2,955,012.93.) Jared Fralix, Assistant County Administrator, Infrastructure**

This project is a Lowcountry Area Transportation Study (LATS) initiative to develop a plan for the technical architecture required to support ITS system. ITS infrastructure will assist in advanced warning and increased flow capabilities for motorists along the busiest corridors in the region. Beaufort County has been authorized as a Local Public Agency (LPA) by SCDOT to administer the project.

Beaufort County, in association with LATS and Jasper County, would like to implement an ITS Master Plan for various locations within the two counties. The ITS Master Plan list is included in the backup material within the agenda.

Motion: It was moved by Committee Vice-Chair Bartholomew, Seconded by Council Member Tabernik to take item number 17 and 18 together.

The Vote: The motion was approved without objection

Motion: It was moved by Council Member Tabernik, Seconded by Committee Vice-Chair Bartholomew to Recommend Approval to Council to Award a Contract to Kimley Horn and Associates, Inc. for the Intelligent Transportation System (ITS) Regional Master Plan for Various Corridors in Beaufort and Jasper County.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=4979>

18. **RECOMMEND APPROVAL TO COUNCIL OF A CONTRACT AWARD TO KIMLEY-HORN AND ASSOCIATES INC. FOR THE CONDUCT OF THE US 278 CORRIDOR STUDY. (FISCAL IMPACT: Total Cost of Contract is \$500,000.00. The project is funded 100% (\$500,000.00) with federal guideshare funds through LATS. The funds will be encumbered from Southern Beaufort County Impact Fees account 2300-30-0000-54500-SOUTH with a balance of \$3,500,000) Jared Fralix, Assistant County Administrator, Infrastructure**

This project is a Lowcountry Area Transportation Study (LATS) initiative to address congestion, safety, and mobility concerns along the US 278 corridor. The corridor is growing rapidly, and this study will guide the South Carolina Department of Transportation (SCDOT) and the local public agencies to adequately address the traffic impacts associated with existing and future development along the corridor. SCDOT has authorized Beaufort County as a Local Public Agency (LPA) to administer the project.

Beaufort County proposes to evaluate transportation improvements along US 278 from I-95 in Hardeeville, S.C., to Sea Pines Circle in Hilton Head, SC. For the future success of the US 278 corridor, it must function as a street that can handle congestion, safety, and mobility needs and consider how community and transportation improvements fit as a consistent plan along the corridor. Data collection will be critical to coordinating traffic signals, network connectivity, and access management along the corridor, which is approximately 30 miles long.

Kimley Horne and Associates, Inc. were selected from our on-call traffic engineering list. As part of the LPA approval process with SCDOT, the scope was first negotiated with the consultant, and SCDOT; the scope was first negotiated with the consultants of the SCDOT oversight. Once agreed upon, the level of person-hour effort and overall fee was negotiated with the consultant and SCDOT oversight.

Total cost of contract is \$500,000.00. The project is funded 100% with federal guide share funds through LATS. The funds will be encumbered from Southern Beaufort County Impact Fees account 2300-30-0000-545000-SOUTH with a balance of \$3,500,000.00

Motion: It was moved by Council Member Tabernik, Seconded by Committee Vice Chair Bartholomew to Recommend Approval to Council of a Contract Award to Kimley-Horn and Associates Inc. for the Conduct of the US 278 Corridor Study.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=5241>

19. **RECOMMEND APPROVAL TO COUNCIL OF A CONTRACT AWARD TO STANTEC FOR THE SC 170 REGIONAL CORRIDOR STUDY. (FISCAL IMPACT: Total Cost of Contract is \$400,000.00. The project is funded 100% (\$400,000.00) with federal guideshare funds through LATS. The funds will be encumbered from Southern Beaufort County Impact Fees account 2300-30-0000-54500-SOUTH with a balance of \$3,500,000.) Jared Fralix, Assistant County Administrator, Infrastructure**

This project is a Lowcountry Area Transportation Study (LATS) initiative to address congestion, safety, and mobility concerns along the SC 170 corridor. The corridor is growing rapidly, and this study will guide the South Carolina Department of Transportation (SCDOT) and the local public agencies to adequately address the traffic impacts associated with existing and future development along the corridor. SCDOT has authorized Beaufort County as a Local Public Agency (LPA) to administer the project.

Beaufort County proposes to evaluate transportation improvements along SC 170 from US 21 BUS. (Boundary Street) to SC 46 (May River Road) in Beaufort County, South Carolina. For the future success of the SC 170 corridor, it must function as a street that can handle congestion, safety, and mobility needs and consider how community and transportation improvement fit as a consistent plan along the corridor. Data collection will be critical to coordinating traffic signals, network connectivity, and access management along the corridor. The length of SC 170 is approximately 24 miles.

Stantec was selected from our on-call traffic engineering list. As part of the LPA approval process with SCDOT, the scope was first negotiated with the consultant and SCDOT oversight. Once agreed upon, the level of manhour effort and overall fee was negotiated with the consultant and SCDOT oversight.

The total cost of the contract is \$400,000.00. The project is funded 100% (\$400,000.00) with federal guide share funds through LATS. The funds will be encumbered from Southern Beaufort County Impact Fees account 2300-30-0000-54500-SOUTH with a balance of \$3,500,000.00

Motion: It was moved by Council Member Tabernik, Seconded by Council Member Brown, to Recommend Approval to Council of a Contract Award to Stantec for the SC 170 Regional Corridor Study.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=5580>

20. **WIMBEE CREEK FISHING PIER ALTERNATIVES UPDATE - Bryan Bauer, Director Engineering**

McSweeney Engineers conducted inspections of the Wimbee Creek Fishing Pier in 2018 and 2019. As part of the previous reports, McSweeney provided a condition evaluation and repair recommendations for the pier. An informational presentation was given at the Public Facilities meeting on May 28, 2024, during which information on demolition and replacement options was requested. McSweeney has completed their analysis and has provided alternatives.

This presentation to update-alternatives for Wimbee Creek Fishing Pier is for information only.

To view the full update:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=5643>

21. **RECOMMEND APPROVAL TO COUNCIL TO AUTHORIZE THE COUNTY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH DOMINION ENERGY FOR THE RELOCATION OF UTILITY FACILITIES IN CONFLICT WITH THE LADY'S ISLAND MIDDLE SCHOOL REALIGNMENT PROJECT. (FISCAL IMPACT: The cost to**

Dominion Energy to design and relocate their facilities is \$264,617. This will be funded from the 2018 Transportation Sales Tax account 4705-80-000-54500-PTHWY with a current balance of \$14,246,967.17) - Bryan Bauer, Director of Engineering

The Lady's Island Middle School Realignment project is 1 of the 9 projects on Lady's Island in the 2018 Transportation Sales Tax. The new road will be realigned with Gay Drive and serve as the latest access to the middle school and public access to connect to Robin Drive. Dominion Energy has electric transmission facilities in conflict with this project, which will be relocated per the road design.

Dominion Energy has prior rights established under SCDOT's UA 11529 (Project File 7.514) US 21 Improvements from the Woods Memorial Bridge to S-165. By the IGA between Beaufort County and SCDOT, we must complete utility coordination according to their SCDOT utility Accommodations Manual: A policy for Accommodating Utilities on Highway Right of Way.

Dominion Energy's cost to design and relocate its facilities is \$264,617. This will be funded from the 2018 Transportation Sales Tax account 4705-80-0000-54500-PTHWY, which has a current balance of \$14,246,967.17.

Motion: It was moved by Committee Vice-Chair Bartholomew, Seconded by Council Member Glover, to Recommend Approval to Council to Authorize the County Administrator to Enter into an Agreement with Dominion Energy for the Relocation of Utility Facilities in Conflict with the Lady's Island Middle School Realignment Project.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=7008>

22. RECOMMEND APPROVAL TO COUNCIL OF A TASK ORDER FOR JH HIERS FOR THE BAY PINES DRAINAGE IMPROVEMENT PROJECT (FISCAL IMPACT: the maintenance shelf establishment and ditch clearing total proposed cost is \$200,700, project will be funded from account #5025-90-9020-51170 available balance \$630,516.19) - Bradley Harriot, Public Works Director

Town of Hilton Head Island staff notified Beaufort County staff of several issues that caused localized flooding after Tropical Storm Debbie. Beaufort County Stormwater assessed the drainage within the neighborhood and developed a 3-stage plan of attack to address the drainage issues. 1) regrade roadside ditches and replace driveway culverts to re-establish positive drainage. 2) clear a working shelf and clean out the fallout ditch that runs behind the entire neighborhood 3) conduct an overall drainage study for the area and perform long-term drainage improvements based on the study's recommendations.

The existing outfall ditch along the neighborhood's rear requires cleaning and maintenance. The county owns an easement for the drainage ditch, but significant trees have grown around and beside the outfall ditch. Significant tree clearing is required to gain access to the ditch. Once the work shelf is re-established, the ditch can be cleaned and regraded to achieve positive drainage. This work requires resources beyond the stormwater crew's capabilities. The on-call drainage contractor, JH Hiers, was called to provide a quote to top the trees, clear/the grub to establish a maintenance shelf, and clean out the ditch. The quote came back at \$200,700. The price received is significantly less than the internal cost estimate prepared by the engineering staff of \$355,720.

Motion: It was moved by Council Member Reitz, Seconded by Council Member Brown to Recommend Approval to Council of a Task Order for JH Hiers for the Bay Pines Drainage Improvement Project.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=7045>

23. **RECOMMEND TO COUNCIL APPROVAL OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH MITCHELVILLE PRESERVATION PROJECT, INC. FOR SUITE 134 AND SUITE 142 OF THE COUNTY-OWNED OFFICE BUILDING LOCATED AT 539 WILLIAM HILTON PARKWAY ON HILTON HEAD ISLAND (FISCAL IMPACT: The lease rate established in accordance with the Beaufort County Lease Policy, the applicable section of the Policy provides: The administrator may in its discretion reduce the lease rate to a nominal amount if determined the use of the Property is a benefit to the community that would not otherwise be available with an increased lease rate. The reduced lease rate described in this Section must be presented to County Council and receive a majority vote approval) - Hank Amundson, Special Assistant to the County Administrator**

The Mitchelville Preservation Project, Inc., is a non-profit organization in Hilton Head Island that features, celebrates, promotes, and continues to research the rich history of the Historic Mitchelville in Beaufort County on Hilton Head Island. The non-profit is focused on preserving a historically significant site, the Historic Mitchelville Freedom Park, to reveal an American story of formerly enslaved people who created a culture of sacrifice, resistance, and resilience.

The Mitchelville Preservation Project, Inc. has occupied office space (suite 134) at the county's Hilton Head Government Center for several years without a lease in place. Recently, due to the growth and success of the non-profit featuring the rich history of Mitchelville, they have requested an additional room (suite 142)

The ordinance will comply with the existing use of the county office space and allow the continued operation of the Mitchelville Preservation Project, Inc.'s administrative offices.

The proposed lease includes Suite 134, which is currently occupied, and Suite 142, which will be used by the Finance Director.

The lease rate is established in accordance with the Beaufort County Lease Policy. The applicable section of the policy provides that the administrator may, at its discretion, reduce the lease rate to a nominal amount if it is determined that the use of the property benefits the community in a way that would not otherwise be available with an increased lease rate. The reduced lease rate must be presented to the County Council and receive a majority vote approval.

Motion: It was moved by Council Member Reitz, Seconded by Committee Vice-Chair Bartholomew to Recommend to Council Approval of an Ordinance Authorizing the County Administrator to enter into a Lease Agreement with Mitchelville Preservation Project, Inc. for Suite 134 and Suite 142 of the County-Owned Office Building located at 539 William Hilton Parkway on Hilton Head Island.

The Vote: The motion was approved without objection.

To view the full discussion:

<https://beaufortcountysc.new.swagit.com/videos/321029?ts=7272>

24. **ADJOURNMENT**

4:36

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>

Ratified:



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Approval of an Ordinance Authorizing the County Administrator to execute any and all necessary documents for the acceptance of S-859 located at <i>SC 462 and SC 170 which is to be abandoned by SCDOT.</i>
MEETING NAME AND DATE:
Public Facilities & Safety Committee Meeting January 21, 2025
PRESENTER INFORMATION:
Jared Fralix, P.E., Assistant County Administrator, Infrastructure (5 Minutes)
ITEM BACKGROUND:
SC 859 is an unnamed road that is located near Beaufort Jasper Academy for Career Excellence bordered by SC 462 and SC 170. The County is requesting that SCDOT abandon this unused portion of the old SC 170 for future road improvement projects associated with SC 462 and SC 170.
PROJECT / ITEM NARRATIVE:
The requested section of road is part of the old location of SC 170 from SC 462 at the Beaufort/Jasper County line easterly to a dead-end shown on attached Exhibit "A". SCDOT has approved abandoning this old section of SC 170. Staff is moving forward with the ordinance process to formally accept S-859 from SCDOT to utilize for future improvement projects. This section of roadway adjoins the 2.81 ac referred to as "Cooler Tract B" that was recently purchased for future road improvements along SC 170.
FISCAL IMPACT:
<i>Transfer is Gratis, no funding is needed</i>
STAFF RECOMMENDATIONS TO COUNCIL:
Staff Recommends approval of accepting SC 859 from SCDOT
OPTIONS FOR COUNCIL MOTION:
<i>Motion to approve/deny/amend</i> An Ordinance Authorizing the County Administrator to execute any and all necessary documents for the acceptance of S-859 located at <i>SC 462 and SC 170 to be abandoned by SCDOT.</i>
Next Step – three readings and a public hearing from County Council

ORDINANCE NO. 2025/

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE ACCEPTANCE OF S-859 LOCATED AT SC 462 AND SC 170 WHICH IS TO BE ABANDONED BY SCDOT

WHEREAS, S-859 is an unnamed road that is located near Beaufort Jasper Academy for Career Excellence bordered by SC 462 and SC 170. The County is requesting that SCDOT abandon this unused portion of the old SC 170 for future road improvement projects associated with SC 462 and SC 170; and

WHEREAS, the requested section of road is part of the old location of SC 170 from SC 462 at the Beaufort/Jasper Conty line easterly to a dead-end shown on attached Exhibit “A”; and

WHEREAS, SCDOT has approved abandoning this old section of SC 170 for the County to utilize for future road improvement projects; and

WHEREAS, Beaufort County Council believes that it is in the best interest of its citizens to accept S-859 an unnamed road shown on attached exhibit “A” from SCDOT.

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council hereby authorizes the County Administrator to execute any and all necessary documents for the acceptance of S-859 located at SC 462 and SC 170 to be abandoned by SCDOT.

ADOPTED this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Alice Howard, Chair

ATTEST:

Sarah W. Brock, Clerk to Council

Third and Final Reading:

Public Hearing:

Second Reading:

First Reading:

Exhibit "A"

Item 7.



Beaufort S-7-859, No Name Rd



80

Lowcountry Dr

Lowcountry Dr

1231

Okatie Hwy

Print

Highway Logmile Report
Information: Intersections, Functional Class
As of 1/9/2025

Item 7.

Close

Route	MP	Details				
S-859		07070085900N	(07)	BEAUFORT	DIST 6	
	0.000	NHS NONE		FUNCTIONAL.CLASS 09 URBAN.AREA	STUDY.AREA LATS HPMS *	
	0.000	SC 462	0.010	CROSSES	LOWCOUNTRY DR	
	0.150	DEAD END		DEAD END		

**REQUEST FOR TRANSFER OF ROAD FROM STATE SECONDARY
SYSTEM TO ANOTHER GOVERNMENTAL AGENCY**

Item 7.

(REVISED 06/27/2019)

DESCRIPTION OF SECTION OF ROAD TO BE TRANSFERRED

COUNTY: Beaufort ROAD NUMBER: S-07-859 ROAD NAME: No Name Street
LENGTH TO BE TRANSFERRED: 0.15 MILES
BEGINNING POINT: 0.00 ENDING POINT: 0.15

DESCRIPTION: (PLEASE ATTACH LOCATION MAP)

Beaufort County has requested the transfer of S-859, No Name Street, for planning and future expansion.

ACCEPTANCE OF MAINTENANCE RESPONSIBILITY

IT IS REQUESTED THAT THE ABOVE DESCRIBED ROAD BE REMOVED FROM THE STATE HIGHWAY SYSTEM. OWNERSHIP AND MAINTENANCE OF THIS ROAD WILL BECOME THE RESPONSIBILITY OF THE ENTITY LISTED BELOW. BY SIGNING BELOW, THE ENTITY ACKNOWLEDGES THAT THE ROAD MUST REMAIN OPEN TO THE PUBLIC UNLESS CLOSED PURSUANT TO APPROPRIATE LOCAL ROAD CLOSING PROCEDURES OR THE STATUTORY ROAD CLOSING PROCESS FOUND IN S. C. CODE SECTION 57-9-10, et seq.

GOVERNMENTAL AGENCY: _____
PLEASE TYPE OR PRINT

NAME: _____
PLEASE TYPE OR PRINT

TITLE: _____
PLEASE TYPE OR PRINT

SIGNED: _____ DATE: _____

NOTE TO DISTRICT ENGINEERING ADMINISTRATOR:

THIS COMPLETED FORM AND MAP SHOULD BE FORWARDED TO:

SCDOT DIRECTOR OF ROAD DATA SERVICES
955 PARK STREET - ROOM 515, P.O. BOX 191
COLUMBIA, S.C. 29202

**BASIS FOR TRANSFER
(TO BE COMPLETED BY SCDOT)**

Item 7.

CHECK ONE OF THE (2) TWO OPTIONS BELOW AND COMPLETE:

1. TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (SWAP MILES ONLY)

ENTER DETAILS OF ROADS TO BE TRANSFERRED INTO THE ROAD SWAP DETAILS SPREADSHEET. PRINT AND ATTACH THE SPREADSHEET TO THIS FORM. IF THE SWAP INVOLVES MORE THAN ONE STATE ROUTE, ON PAGE 1 ENTER "ROAD SWAP" FOR THE ROAD NUMBER AND "SEE ATTACHED" FOR THE ROAD NAME. THE NUMBER OF LANE MILES ADDED TO THE STATE SYSTEM SHOULD NOT EXCEED THOSE REMOVED.

2. TRANSFER OF ROADS FROM THE SECONDARY SYSTEM (NO SWAP MILES)

TRANSFER CHECKLIST (CHECK APPROPRIATE BOXES BELOW)

ROAD IS NOT REQUIRED FOR DEPARTMENT PURPOSES

ROAD IS OF LOW TRAFFIC IMPORTANCE. LIST FUNCTIONAL CLASSIFICATION: Urban Local

THE RIGHT OF WAY LIMITS RETAINED AT THE INTERSECTING ROADS WILL BE ESTABLISHED AS FOLLOWS: ¹

SCDOT will retain Right of Way at the intersection of SC462 and S-859. S-859, No Name Street will be transferred in it's entirety.

ADDITIONAL COMMENTS: _____

¹ A COPY OF THE PLAN SHEET WITH THE NEW RIGHT OF WAY LIMITS SHOULD BE INCLUDED AS NEEDED.

REQUEST SUBMITTED BY: Raymond L Molinaroli DATE: _____

CONCURRENCE BY: Timothy R. Henderson DATE: _____
(DEA or Director)

SIGNATURE REQUIRED BELOW ONLY FOR ROUTES ABOVE MAJOR COLLECTOR OR IF SWAP RESULTS IN ADDING LANE MILES TO THE STATE SYSTEM:

APPROVED: _____ DATE: _____
DIRECTOR OF ROAD DATA SERVICES OR DESIGNEE



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
A Resolution to Accept Funding Pursuant to South Carolina Act 226 FY 2024-2025 State Appropriations Act in the amount of \$1,200,000 for the Alljoy Boat Landing Improvement Project.
MEETING NAME AND DATE:
Public Facilities and Safety Committee – January 21, 2025
PRESENTER INFORMATION:
Bryan Bauer, Director of Engineering (5 mins)
ITEM BACKGROUND:
The state of South Carolina has appropriated \$1,200,000 in funding from Act 226 FY 2024-2025 State Appropriations Act to Beaufort County for the Alljoy Boat Landing Improvements. These funds will leverage local dollars for the repairs and expansion of the parking lot.
PROJECT / ITEM NARRATIVE:
Beaufort County acquired property adjacent to the Alljoy Boat Landing in Bluffton. Additional parking is needed at the current landing, as well as a site redesign due to locations of the current entrance and exit occurring along a roadway curve. Improvements are also needed for the landing itself.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approving A Resolution to Accept Funding Pursuant to South Carolina Act 226 FY 2024-2025 State Appropriations Act in the amount of \$1,200,000 for the Alljoy Boat Landing Improvement Project.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny A Resolution to Accept Funding Pursuant to South Carolina Act 226 FY 2024-2025 State Appropriations Act in the amount of \$1,200,000 for the Alljoy Boat Landing Improvement Project. <i>Next Step: Move to Council to approve/deny A Resolution to Accept Funding Pursuant to South Carolina Act 226 FY 2024-2025 State Appropriations Act in the amount of \$1,200,000 for the Alljoy Boat Landing Improvement Project.</i>

RESOLUTION 2025 /__

A RESOLUTION TO ACCEPT FUNDING PURSUANT TO SOUTH CAROLINA ACT 226 FY 2024-2025 STATE APPROPRIATIONS ACT IN THE AMOUNT OF \$1,200,000 FOR THE ALLJOY BOAT LANDING IMPROVEMENT PROJECT.

WHEREAS the State of South Carolina under the provisions of Act 226 FY 2024-2025 State Appropriations Act, has allocated funds to Beaufort County for the Alljoy Boat Landing improvements; and

WHEREAS the Alljoy Boat Landing improvements are needed to allow the citizens a safe public access to the May River; and

WHEREAS Beaufort County was allocated \$1,200,000 from South Carolina Act 226 FY 2024-2025 State Appropriations Act for the improvements; and

WHEREAS Beaufort County has determined that the acceptance of these funds is in the best interest of the public asset and citizens; and

NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA hereby approves to \$1,200,000 from South Carolina Act 226 FY 2024-2025 State Appropriations Act for the Alljoy Boat Landing Improvements.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Alice Howard, Chair

ATTEST:

Sarah W. Brock, Clerk to Council

689

STATUTES AT LARGE (No. 226)
General and Permanent Laws--2024
SECTION 118 - X910 - STATEWIDE REVENUE

(f) Dorchester County Community Outreach – Homeless Shelter Relocation and Expansion	\$ 1,255,000;
(g) Oconee County Habitat for Humanity - Pointe Place Expansion	\$ 700,000;
(h) Parish House Community Development Corporation – Property Restoration	\$ 200,000;
(i) St. Francis Center on St. Helena Island - Home Repair Program	\$ 100,000;
(83) P160 - Department of Agriculture The FARM Center in Oconee County	\$ 985,000;
(84) P240 - Department of Natural Resources	
(a) Beaufort County - Alljoy Boat Landing Improvements	\$ 1,200,000;
(b) Cross Chapter #45 of Wildlife Action, Inc - Updates to Wildlife Community Center	\$ 20,000;
(c) DNR - Waddell Mariculture Center Hatchery Support	\$ 250,000;
(d) SC Hunters for the Hungry	\$ 350,000;
(e) Sumter County - Rimini Sparkleberry Landing Resurfacing	\$ 385,000;
(85) P280 - Department of Parks, Recreation and Tourism	
(a) African American Tourism Institute - Development and Tourism Marketing	\$ 50,000;
(b) Aiken Steeplechase Association – Infrastructure Improvements	\$ 500,000;
(c) Alvin Community Center - HVAC Replacement and Facility Upgrades	\$ 100,000;
(d) Amazing Grace Park Foundation - Completion of Amazing Grace Park	\$ 500,000;

Organization Certifications

Item 8.

- 1) Organization hereby gives assurance that no person shall, upon the grounds of race, creed, color, or national origin, be excluded from participation in, be denied the benefit of, or otherwise subjected to discrimination under any program or activity for which this organization is responsible.
- 2) Organization certifies that it will provide quarterly spending reports to the Agency Providing Contribution listed above.
- 3) Organization certifies that it will provide an accounting at the end of the fiscal year to the Agency Providing Contribution listed above.
- 4) Organization certifies that it will allow the State Auditor to audit or cause to be audited the contributed funds.

Organization Signature

Title

Printed Name

Date

Certifications of State Agency Providing Contribution

- 1) State Agency certifies that the planned expenditure aligns with the Agency's mission and/or the purpose specified in the appropriations act.
- 2) State Agency certifies that the Organization has set forth a public purpose to be served through receipt of the expenditure.
- 3) State Agency certifies that it will make distributions directly to the organization.
- 4) State Agency certifies that it will provide the quarterly spending reports and accounting received from the organization to the Senate Finance Committee, House Ways and Means Committee, and the Executive Budget Office by June 30, 2025.
- 5) State Agency certifies that it will publish on their website any and all reports, accountings, forms, updates, communications, or other materials required by Proviso 117.21 of the appropriations act.
- 6) State Agency will certify to the Office of the Governor that it has complied with the requirements of Executive Order 2022-19 by June 30, 2025.

Agency Head Signature

Date

Printed Name



State of South Carolina Contribution Expenditure Report

This form is designed to collect the quarterly and annual expenditure reports required by South Carolina in accordance with Proviso 117.21 of the appropriations act and Executive Order 2022-19. This form must be submitted to the state agency that is providing the contribution to the designation organization at the end of year quarter and by June 30, 2025.

Item 8.

Contribution Information

Amount	State Agency Providing the Contribution	Purpose
\$1,200,000.00	P240 - Department of Natural Resources	Alljoy Boat Landing Improvements

Organization Information

Entity Name	
Address	
City/State/Zip	
Website	
Tax ID#	
Entity Type	

Organization Contact Information

Name	
Position/Title	
Telephone	
Email	

Reporting Period

Reporting Period	
------------------	--

Accounting of how the funds have been spent:

Description <i>(Attach additional detail for subgrantees and affiliated nonprofits)</i>	Budget	Expenditures					Total	Balance
		Quarter 1	Quarter 2	Quarter 3	Quarter 4			
						\$0.00	\$0.00	
						\$0.00	\$0.00	
						\$0.00	\$0.00	
						\$0.00	\$0.00	
						\$0.00	\$0.00	
						\$0.00	\$0.00	
						\$0.00	\$0.00	
						\$0.00	\$0.00	
						\$0.00	\$0.00	
Grand Total	\$0.00							

Explanation of any unspent funds *(to be provided only if unspent funds remain at the end of the fiscal year)* :

Expenditure Certification

The Organization certifies that the funds have been expended in accordance with the Plan provided to the Agency Providing the Distribution and for a public purpose.

Signature

Title

Printed Name

Date



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommend Approval of a resolution for the Alljoy Boat Landing improvements
MEETING NAME AND DATE:
Public Facilities Meeting - January 21, 2025
PRESENTER INFORMATION:
Jared Fralix, PE Assistant County Administrator of Infrastructure 5 minutes
ITEM BACKGROUND:
Over the past two years, multiple community meetings have been held to discuss planned improvements in the Alljoy area. As outlined in the 2023 Boat Landing Master Plan, the expansion of boat landings was identified as a top priority for many locations across the county. Following the adoption of the Master Plan, the property at 2 Mullet Street, which adjoins the Alljoy Boat Landing, was listed for sale and subsequently purchased in 2023. That same year, funds from the A&H Tax were allocated for various improvements at the boat landing. In 2024, the floating dock was replaced, and the residential dock was removed. Additionally, Representative Weston Newton facilitated a \$1.2 million direct appropriation through SCDNR as part of the FY 2025 state budget. With this additional funding, plans can be made to demolish the existing residence on the property and construct additional parking spaces and restroom facilities, further enhancing the amenities and accessibility of the Alljoy Boat Landing.
PROJECT / ITEM NARRATIVE:
On January 7, 2025, a community meeting was held at the Bluffton Branch Library to provide updates on various local projects, with a specific focus on potential improvements to the Alljoy Boat Landing. During the meeting, a conceptual plan was shared, highlighting several proposed enhancements, including parking lot upgrades, the addition of restroom facilities, a fishing pier, and covered spaces. The goal of this resolution is to establish clear guidance on these proposed improvements, enabling staff to incorporate them into a defined project plan for implementation.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approving the Resolution that describes the improvements that will be incorporated into the Alljoy Boat Landing Improvements.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny/modify the resolution that defines the Alljoy Boat Landing Improvements <i>Next Steps: Approved resolution to move to Council for approval</i>

RESOLUTION 2025 /__

A RESOLUTION TO ESTABLISH THE SCOPE OF THE PLANNED IMPROVEMENTS FOR THE ALLJOY BOAT LANDING PROJECT

WHEREAS, a county-wide boat landing master plan was presented and adopted in 2023; and

WHEREAS, as identified in the boat landing master plan, parking is limited at many boat landings across the county, and acquiring additional properties for expansion is a priority; and

WHEREAS, in 2023, the property at 2 Mullet Street, which adjoins the Alljoy Boat Landing, was listed for sale and subsequently purchased by the County; and

WHEREAS, in 2023, Local Accommodations Tax and Hospitality Tax Funds (A&H) were allocated for various improvements at the Alljoy Boat Landing; and

WHEREAS, following the A&H tax appropriation, the boat ramp dock has been replaced, and the residential dock, part of the 2 Mullet Street purchase, has been demolished; and

WHEREAS, Beaufort County was awarded \$1,200,000 from the South Carolina Department of Natural Resources via direct appropriation in the FY 2025 state budget, as submitted by Representative Weston Newton, for improvements to the Alljoy Boat Landing; and

WHEREAS, a community meeting was held on January 7, 2025, at the Bluffton Branch Library, where information was shared, and input was sought based on a conceptual plan, which is shown as Exhibit A; and

NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA hereby determines that the scope of the planned Alljoy Boat Landing Improvement Project should focus on amenities that enhance its use as a boat landing. Planned improvements include, but are not limited to:

- Additional parking, with priority given to boat trailer parking, followed by golf cart parking, and additional automobile parking shall receive the lowest priority.
- Water quality improvements, potentially through parking surface treatment and/or stormwater best management practices (BMPs).
- Demolition of the existing house and replacement with restroom facilities.
- Construction of a fishing pier to help separate fishing activities from the boat dock, with a design that discourages boating use.
- Covered space, not as a standalone pavilion, but potentially as part of the fishing pier.
- Improved pedestrian access to the boat dock and parking area.
- Enhanced accommodations at the existing beach access.

Adopted this ____ day of _____, 2024.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Alice Howard, Chairman



Alljoy Boat Landing Improvements



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
An Ordinance Authorizing the County Administrator to execute any and all necessary documents for the transfer of Right of Way back to property owners of parcel R110 008 000 0653 0000 or tract 13, parcel R110 008 000 0654 0000 or tract 12, parcel R110 008 000 0656 0000 or tract 10, and parcel R110 008 000 0658 0000 or tract 8 as shown on Exhibit "A" Pages 1-4 associated with Ribaut Road Sidewalk project in Port Royal.
MEETING NAME AND DATE:
Public Facilities & Safety Committee Meeting 1-21-25
PRESENTER INFORMATION:
Bryan Bauer PE, ENV SP, Director of Engineering (5 Minutes)
ITEM BACKGROUND:
Per Resolution 2019/44 for the 2018 One Percent (1%) Transportation Sales and Use Tax which states "County Council authorizes the acquisition of all right-of-ways needed by way of negotiations by agents or administrators of Beaufort County and/or by way of eminent domain of such right-of-ways to complete the projects" which includes Ribaut Road as one of the Sidewalks and Multi-use Pathways. Upon completion of the project, SCDOT did not want the privacy fence included in the right of way to be transferred to them from Beaufort County. Now the County needs to deed the fence portion back to the associated parcels shown on attached Exhibit "A" pages 1-4 so it is not included in ROW transferred to SCDOT.
PROJECT / ITEM NARRATIVE:
Legal staff has requested this item go through the ordinance process prior to executing the Quit Claim Deeds with the property owners to transfer the right-of-ways for the privacy fence area for the parcels shown on EXHIBIT "A" Pages 1-4 associated with Ribaut Road Sidewalk project in Port Royal.
FISCAL IMPACT:
<i>Transfer is Gratis, no funding is needed</i>
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval to needed to complete closeout process with SCDOT
OPTIONS FOR COUNCIL MOTION:
<i>Motion to approve/deny/amend</i> Ordinance Authorizing the County Administrator to execute any and all necessary documents for the transfer of Right of Way back to property owners of parcel R110 008 000 0653 0000 or tract 13, parcel R110 008 000 0654 0000 or tract 12, parcel R110 008 000 0656 0000 or tract 10, and parcel R110 008 000 0658 0000 or tract 8 as shown on Exhibit "A" Pages 1-4 associated with Ribaut Road Sidewalk project in Port Royal
Next Step – three readings and a public hearing from County Council

ORDINANCE NO. 2025/

An Ordinance Authorizing the County Administrator to execute any and all necessary documents for the transfer of Right of Way back to property owners of parcel R110 008 000 0653 0000 or tract 13, parcel R110 008 000 0654 0000 or tract 12, parcel R110 008 000 0656 0000 or tract 10, and parcel R110 008 000 0658 0000 or tract 8 as shown on Exhibit “A” Pages 1-4 associated with Ribaut Road Sidewalk project in Port Royal

WHEREAS, Beaufort County Council approved Resolution 2019/44 for the 2018 One Percent (1%) Transportation Sales and Use Tax that authorizes the acquisition of all right-of-ways needed by way of negotiations by agents or administrators by Beaufort County and/or by way of eminent domain of such right-of-ways needed to complete the projects which includes Ribaut Road one of the Sidewalks and Multi-use Pathways; and

WHEREAS, Beaufort County Council approved Resolution 2021/20, a Resolution establishing right of way acquisition policies associated with the implementation of 2018 One Cent Sales Tax Referendum Projects approved by voters November 6, 2018; and

WHEREAS, Beaufort County and its agents are acquiring the right of ways to the standards approved by Beaufort County, South Carolina Department of Transportation, and the Federal Highway Administration.; and

WHEREAS, Beaufort County and its agents acquired the right of ways for the properties as shown on Exhibit “A” Pages 1-4 for the Ribaut Road Sidewalk project ‘gratis’ as approved by Beaufort County; and

WHEREAS, Beaufort County is following the South Carolina Department of Transportation’s process for the project closeout and determined a portion of the acquired right of way, shown on Exhibit “A” Pages 1-4, should be transferred back to the property owners for ownership of the privacy fence; and

WHEREAS, Beaufort County determined the properties shown on Exhibit A Pages 1-4 were not the original property owners when the right of way was acquired ‘gratis’; and

WHEREAS, Beaufort County is transferring the area shown on Exhibit A Pages 1-4 to the new property owners by Quit Claim deed ‘gratis’; and

WHEREAS, Beaufort County Council believes that it is in the best interest of its citizens to transfer a portion of the County’s Right of Way interest in the properties on Exhibit “A” Pages

1-4 associated with the Ribaut Road Sidewalk project in Port Royal to the new property owners.

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council hereby authorizes the County Administrator to execute any and all necessary documents for the transfer of Right of Way back to property owners of parcel R110 008 000 0653 0000 or tract 13, parcel R110 008 000 0654 0000 or tract12, parcel R110 008 000 0656 0000 tract 10, and parcel R110 008 000 0658 0000 or tract 8 as shown on Exhibit “A” Pages 1-4 associated with Ribaut Road Sidewalk project in Port Royal.

ADOPTED this _____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

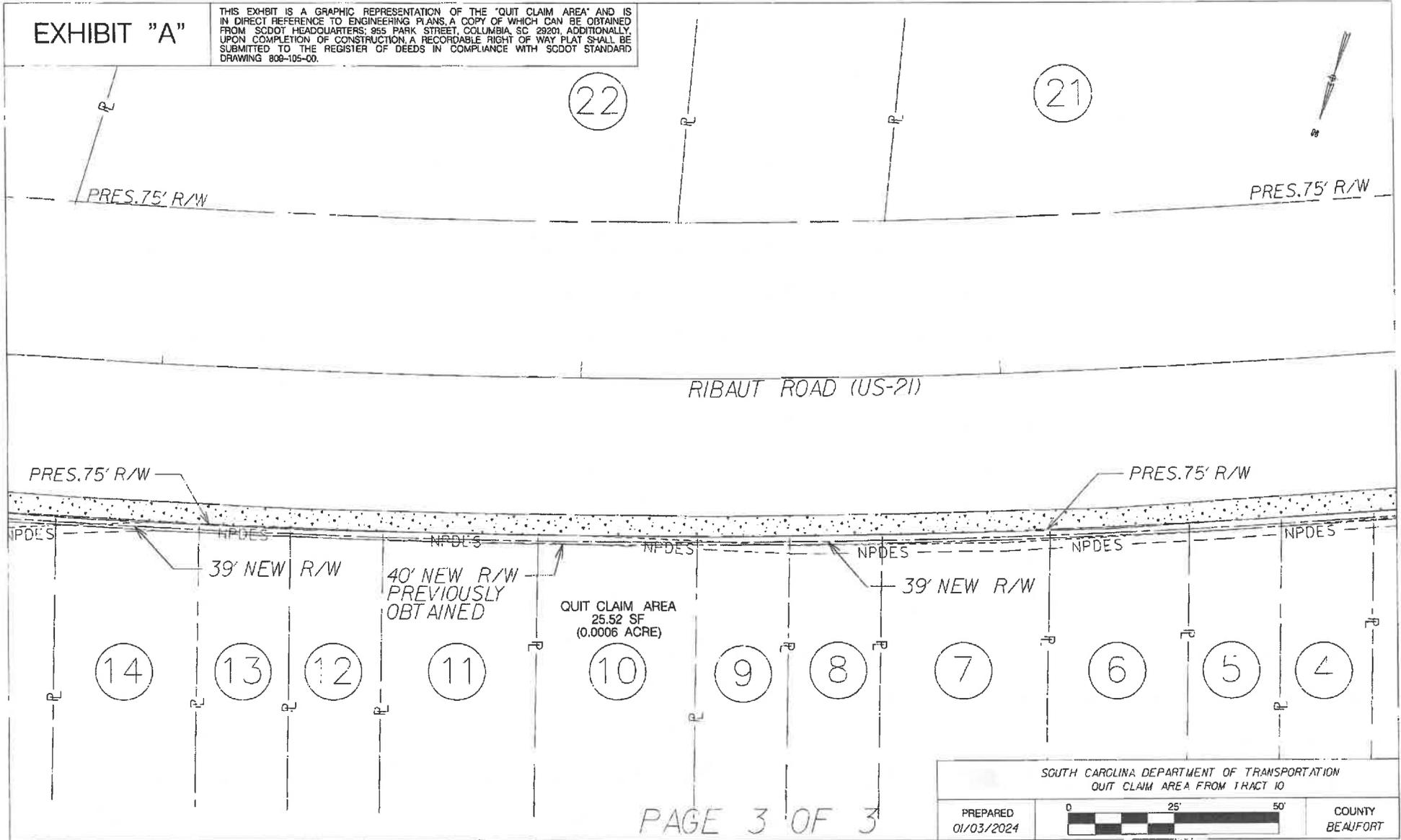
By: _____
Alice Howard, Chair

ATTEST:

Sarah W. Brock, Clerk to Council

Third and Final Reading:
Public Hearing:
Second Reading:
First Reading:

EXHIBIT "A" page 3



Location Map

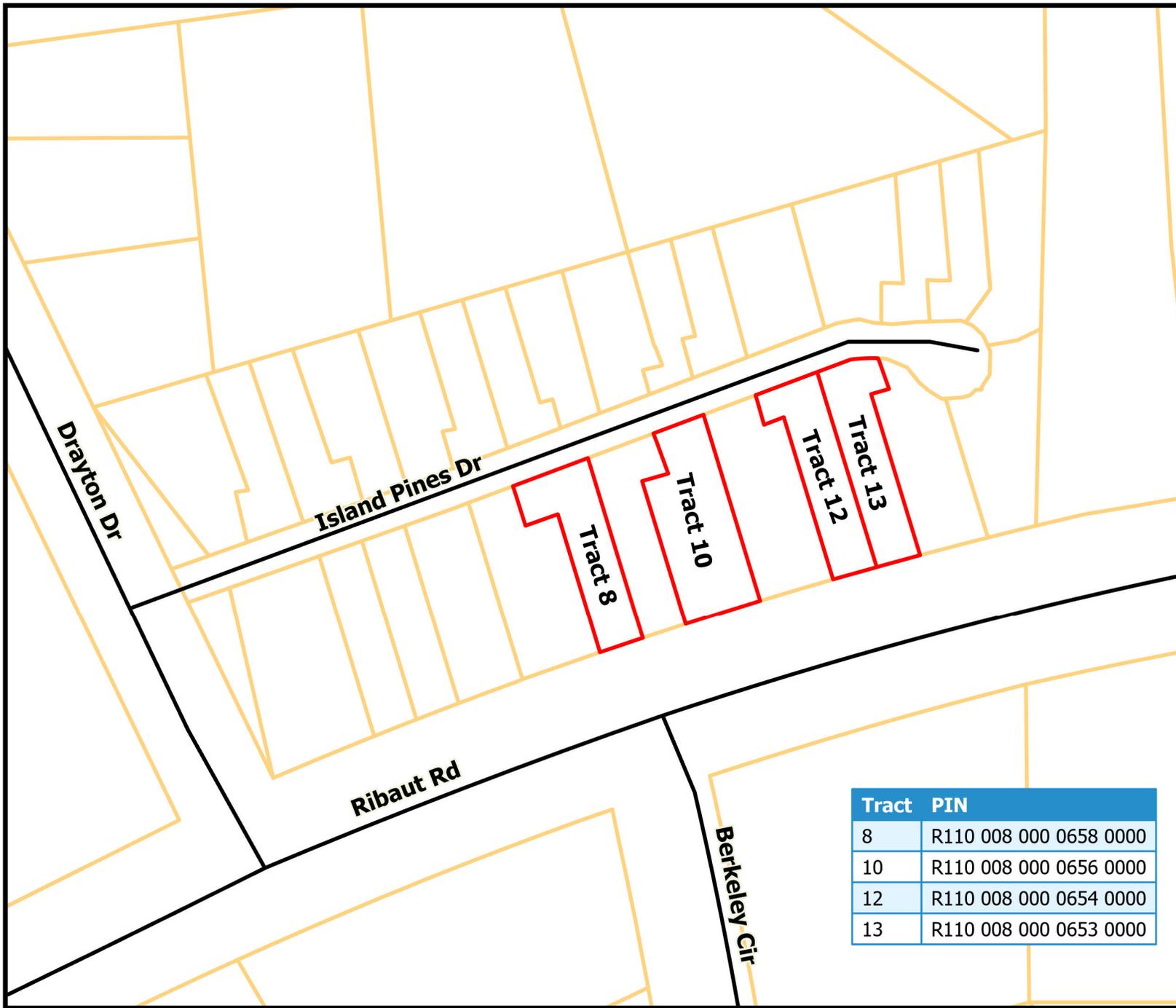
Location of Affected Tract Owners

Activity: Ribaut Rd Pathway Project

Township: Port Royal

Legend

-  Parcel Tracts
-  Parcels



Tract	PIN
8	R110 008 000 0658 0000
10	R110 008 000 0656 0000
12	R110 008 000 0654 0000
13	R110 008 000 0653 0000





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
APPROVAL OF A RESOLUTION TO ADOPT THE LOWCOUNTRY COUNCIL OF GOVERNMENTS (LCOG) SAFETY ACTION PLAN AND TARGET ZERO POLICY
MEETING NAME AND DATE:
Public Facilities and Safety Committee – January 21, 2025
PRESENTER INFORMATION:
Byran Bauer, Director of Engineering (5 min)
ITEM BACKGROUND:
Lowcountry Council of Governments (LCOG) and the Lowcountry Area Transit Study (LATS) were awarded a Safe Streets For All (SS4A) grant to develop a Safety Action Plan (SAP) for the four county region (Beaufort, Jasper, Colleton, and Hampton). LCOG & LATS have published the final plan and adopted a Target Zero Policy by Resolution. The SAP provides statistics for Beaufort County accidents and provides a list of potential projects as well as some mitigation recommendations. The Target Zero is a public health-based traffic safety strategy to reduce and eventually eliminate traffic deaths and serious injuries using a data driven, multi-disciplinary, safe systems approach that provides safer streets and equitable mobility for all.
PROJECT / ITEM NARRATIVE:
Beaufort County is represented in LCOG and LATS. By adopting the SAP and the Target Zero Policy, the County will be in alignment with the State and region in these endeavors. Additionally, by adopting a SAP which is being adopted in the region and adopting the policy, the County will score more favorably when applying for safety improvement grants.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of a Resolution Adopting the LCOG Safety Action Plan and Target Zero Policy.
OPTIONS FOR COUNCIL MOTION:
Motion to Approve/Deny a Resolution Adopting the LCOG Safety Action Plan and Target Zero Policy. Next step: Resolution moved to Council for Adoption of the LCOG Safety Action Plan and Target Zero Policy by full County Council.

RESOLUTION 2025 /__**A RESOLUTION TO ADOPT THE LOWCOUNTRY SAFETY ACTION PLAN AND TARGET ZERO POLICY TO BE IN ALIGNMENT WITH THE REGIONAL SAFETY ACTION PLAN AND TARGET ZERO POLICY**

WHEREAS, Lowcountry Council of Governments (LCOG) received funding through the United States Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) program to develop a Safety Action Plan for its four-county region of Beaufort, Colleton, Hampton, and Jasper counties; and

WHEREAS, according to data from the National Highway Traffic Safety Administration (NHTSA), each year approximately 40,000 people are killed in traffic collisions in the United States; and

WHEREAS, according to data from NHTSA, South Carolina experienced the second highest rate of fatal and pedestrian-involved crashes in the United States from 2017-2021; and

WHEREAS, according to data from the South Carolina Department of Transportation (SCDOT), Beaufort County was represented among the top 10 pedestrian and cyclist fatality rates in South Carolina in from 2017-2021; and

WHEREAS, according to data from SCDOT, 22,668 vehicular accidents and 138 fatalities occurred between January 2017 and October 2023 in Beaufort County; and

WHEREAS, according to data from SCDOT, approximately 30% of all accidents reported over the same period resulted in an injury or fatality; and

WHEREAS, the LCOG and Lowcountry Area Transportation Study (LATS) have partnered with the Federal Highway Administration (FHWA), SCDOT, Beaufort County, Colleton County, Hampton County, Jasper County, surrounding municipalities, and regional stakeholders to develop the LCOG Safety Action Plan; and

WHEREAS, this Safety Action Plan was developed through data analysis, stakeholder engagement, and public input to develop a comprehensive set of multi-disciplinary strategies and projects that address safety for all road users and prioritize the needs of vulnerable road users and those living in transportation-disadvantaged communities; and

WHEREAS, LCOG has, by resolution, previously adopted and supported statewide safety targets through long-range planning and programming activities; and

WHEREAS, Target Zero is a public health-based traffic safety strategy to reduce and eventually eliminate traffic deaths and serious injuries using a data driven, multi-disciplinary, safe systems approach that provides safer streets and equitable mobility for all; and

WHEREAS, Target Zero recognizes that while human error will always occur, a combination of engineering, education, and enforcement measures can reduce the likelihood of collisions causing death or severe injuries; and

WHEREAS, FHWA, SCDOT, LCOG, and LATS have made a commitment to eliminating fatalities and serious injuries on the nation's and state's roadways using a data driven interdisciplinary

approach modeled after Vision Zero and with a focus on using proven effective strategies and countermeasures.

NOW THEREFORE, BE IT RESOLVED, THAT THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA hereby adopts the Lowcountry Council of Governments Safety Action Plan and Target Zero Policy.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Alice Howard, Chair

ATTEST:

Sarah W. Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommendation to Approve Traffic Calming Improvements in the Shell Point Neighborhood
MEETING NAME AND DATE:
Public Facilities and Safety Committee – January 21, 2025
PRESENTER INFORMATION:
Bryan Bauer, Director of Engineering (5 mins)
ITEM BACKGROUND:
In 2021, SCDOT conducted a speed study to lower the Shell Point Area from 30mph to 25mph which allows opportunities for traffic calming measures. Beaufort County completed two (2) Traffic Calming Studies which determined locations for seven (7) speed humps along Broad River Drive, Dogwood Street, and Shell Point Road. In also recommended a raised intersection at Shell Point Road and Broad River Drive.
PROJECT / ITEM NARRATIVE:
SCDOT’s Traffic Calming Guidelines require either petition of the citizens or Council approval. A petition was developed and design of the improvements begun, however; the petition cannot be located, therefore this will require Council’s approval.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COUNCIL:
Recommendation to Approve Traffic Calming Improvements in the Shell Point Neighborhood.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny: Recommendation to Approve Traffic Calming Improvements in the Shell Point Neighborhood Move forward to County Council to approve/deny.



LEGEND	
	Study Area
	Speed Hump Approximate Locations
	Clear Brush
	Review for Potential Raised Intersection

Speed hump locations shown should be considered approximate and are subject to change during the installation stages based on then current conditions.

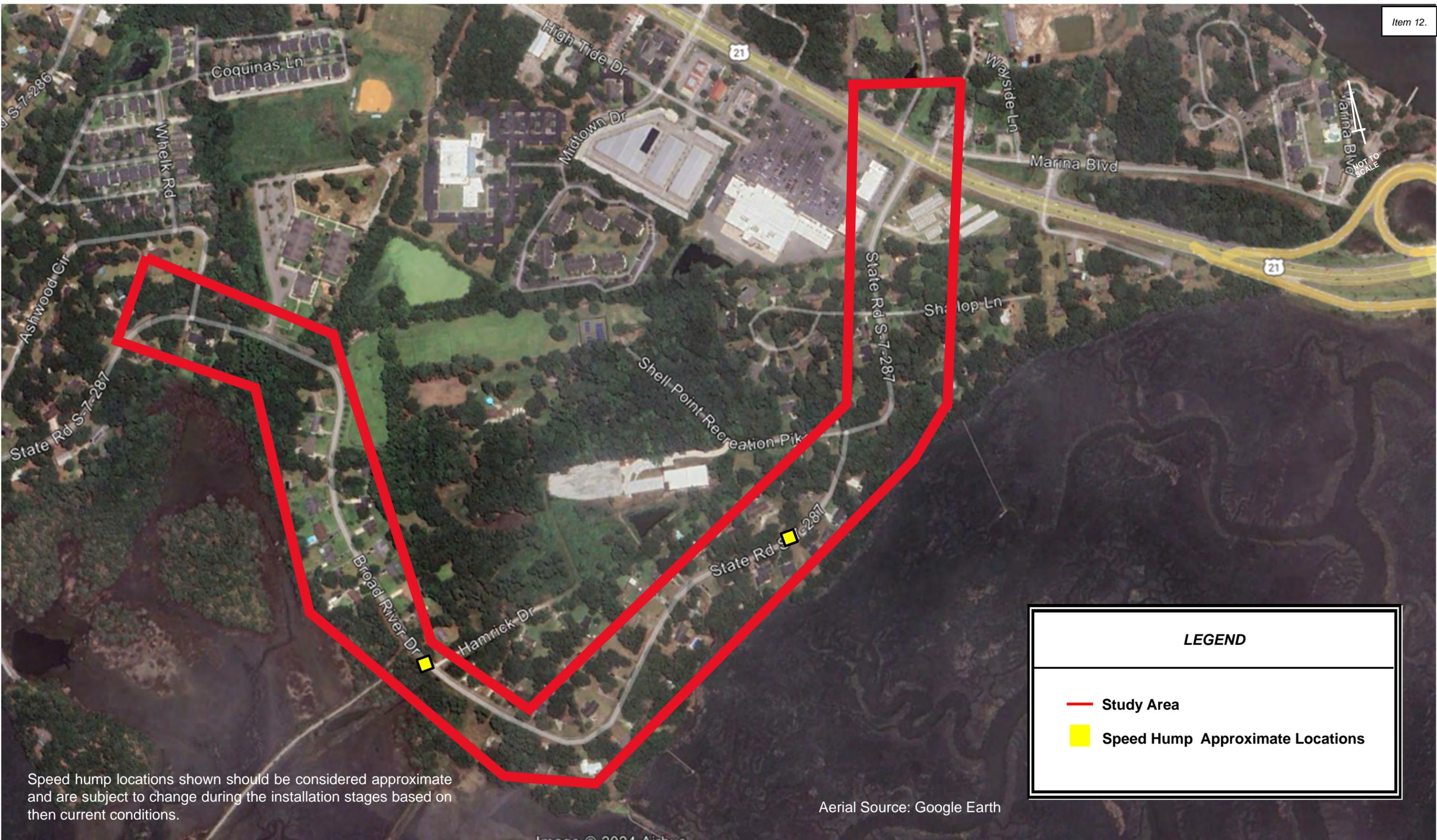
Aerial Source: Google Earth



Shell Point Neighborhood - Selected Roadways Traffic Calming Analysis

Overall Traffic Calming Recommendations

Figure 4



Speed hump locations shown should be considered approximate and are subject to change during the installation stages based on then current conditions.

Aerial Source: Google Earth



Shell Point Neighborhood – Broad River Drive Traffic Calming Analysis

Study Area and Overall Traffic Calming Recommendations

Figure 1



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommendation to authorize the Administrator to execute a Memorandum of Understanding (MOU) between Beaufort County and the Palmetto Clean Fuels Coalition.
MEETING NAME AND DATE:
Public Facilities and Safety Committee – January 21, 2025
PRESENTER INFORMATION:
Bryan Bauer, PE –Director of Engineering (5 mins)
ITEM BACKGROUND:
The Palmetto Clean Fuels Coalition (PCF) is an initiative of the State Energy Office. PCF works to increase the use of alternative fuels and advanced vehicle technologies in South Carolina. PCF is part of the Clean Cities program, one of nearly 100 designated coalitions in the United States. The PCF was established in 2003. Beaufort County became a stakeholder of the coalition in 2013.
PROJECT / ITEM NARRATIVE:
An updated MOU was created in 2023. The MOU will need to be approved to continue Beaufort’s County standing as a stakeholder.
FISCAL IMPACT:
None
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of the stake holder memorandum of understanding with the Palmetto Clean Fuels Coalition (PCF).
OPTIONS FOR COUNCIL MOTION:
Motion to recommend Council approve/deny Administrator to execute the stake holder memorandum of understanding with the Palmetto Clean Fuels Coalition (PCF). <i>Next Step: Move forward with execution of the stake holder memorandum of understanding with the Palmetto Clean Fuels Coalition (PCF).</i>

MEMORANDUM OF UNDERSTANDING

Palmetto Clean Fuels Coalition (PCF), a designated US Department of Energy Clean Cities Coalition, is dedicated to promoting alternative fuels, fuel blends, advanced vehicles, hybrid vehicles, fuel economy, and idle reduction. As a Clean Cities organization, PCF strives to advance the nation's economic, environmental and energy security by supporting local decisions to adopt practices that contribute to the reduction of petroleum consumption.

Membership with PCF is a voluntary partnership and will include email updates on grant opportunities, educational outreach, and promotion of your organization on our website, which lists stakeholders. Stakeholders will work to promote the goals of PCF and will work synergistically on these efforts to promote alternative fuel solutions and advanced vehicle technologies across South Carolina. PCF and Stakeholders will collaborate to encourage energy independence, economic development and a cleaner South Carolina.

Stakeholder Name (please print)

Organization

Address (city/state/zip)

Email address

Phone number

Signature

Rene Kelly, *PCF Director*



MEMORANDUM OF UNDERSTANDING

The Palmetto State Clean Fuels Coalition (PSCFC), a designated U.S. Department of Energy Clean Cities Coalition, is dedicated to promoting alternative fuels, fuel blends, advanced vehicles, hybrid vehicles, fuel economy, and idle reduction. As a Clean Cities organization, the PSCFC strives to advance the nation's economic, environmental and energy security by supporting local decisions to adopt practices that contribute to the reduction of petroleum consumption.

Membership in the PSCFC is a voluntary partnership and will include email updates on grant opportunities, educational outreach, and promotion of your organization on our website which lists stakeholders. Stakeholders will work to promote the goals of the PSCFC and will work synergistically on these efforts to promote alternative fuel solutions and advanced vehicle technologies across South Carolina. PSCFC and Stakeholders will collaborate to encourage energy independence, economic development and a cleaner South Carolina.

Jennifer Taraskiewicz
PSCFC Coordinator

David Coleman
Energy Manager Beaufort County

9/19/2013

Date

Date

PALMETTO STATE CLEAN FUELS COALITION – an initiative of the SC Energy Office

1200 Senate Street, 408 Wade Hampton Building, Columbia, South Carolina 29201 • 803-737-4082 • www.palmettocleanfuels.org



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommendation to award of a sole source contract for Year 8 Rejuvenator to Pavement Technology Inc. (\$440,062.77)
MEETING NAME AND DATE:
Public Facilities Committee – January 21, 2025
PRESENTER INFORMATION:
Bryan Bauer Director, Beaufort County Engineering. (5 Mins.)
ITEM BACKGROUND:
The asphalt rejuvenator product Reclamite is proprietary and Pavement Technology, Inc. is the sole source provider and applicator in this area. Non-competitive purchase form was submitted on January 10, 2025, and approved by purchasing department.
PROJECT / ITEM NARRATIVE:
A pavement condition report for County roads was prepared by F&ME Consultants dated February 16, 2022, and a condition assessment for SCDOT owned roads was prepared by A. Morton Thomas & Associates, Inc. dated October 3, 2022, which serves as a basis for evaluating pavement maintenance and preservation methods for the Beaufort County roadway network. On December 19 th 2024, Beaufort County received a proposal from Pavement Technology, Inc for asphalt Rejuvenator. <i>This award was presented to County Transportation Committee at the January 15th 2025, meeting and approved.</i>
FISCAL IMPACT:
The contract fee is for materials and construction in the amount of \$400,057.07. Staff recommends a 10% contingency of \$40,005.71, bringing the project’s total cost to \$440,062.77. The funding for this project will be CTC Infrastructure account number 2343-30-0000-54500 with a balance of \$5,541,909.41
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval to award Year 8 Rejuvenator to Pavement Technology, Inc.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation to award Year 8 Rejuvenator to Pavement Technology, Inc. <i>Next Step: Move forward to County Council to award Year 8 Rejuvenator to Pavement Technology, Inc.</i>

Pavement Technology, Inc.

24144 Detroit Rd.
Westlake, Ohio 44145

Phone: 800-333-6309 440-892-1895
Fax: 440-892-0953

December 19, 2024

Mr. Rusty Bratz
Construction Manager
Beaufort County Engineering
104 Industrial Village Road, Bldg. 3
Beaufort, SC 29906

Dear Mr. Bratz:

We are pleased to offer our proposal to apply Reclamite[®] asphalt rejuvenator and A.R.A.-1 Ti[®] to various streets located in Beaufort County, SC. Our unit price of \$1.23 per square yard for Reclamite[®] and of \$2.30 per square yard for A.R.A.-1 Ti[®] is inclusive of traffic control, notification of residents and all labor and materials necessary to complete the work.

Actual field measurements will determine final quantities.

Thank you for your continued interest in pavement preservation.

Sincerely,

Ken Holton

Ken Holton
kholtan@pavetechinc.com

Schedule of Prices

Bidder: Pavement Technology, Inc.			Date: 12/19/24			
Beaufort County Roads - Year 8 - Asphalt Rejuvenator						
ROAD NAME	Approx Length	TERMINI DESCRIPTION	TREATMENT TYPE	QTY	UNIT	COST
ASPHALT REJUVENATOR						
Archie Sumpter Rd	0.43	Johnson Rd - Page Point Rd	Asphalt Rejuvenator	6,682	SY	\$8,219.13
Arrow Rd	0.60	Wm Hilton Pkwy to New Orleans	Asphalt Rejuvenator	1,493	SY	\$1,836.80
Badgers Bend	0.06	Ratel Dr - Terminus	Asphalt Rejuvenator	631	SY	\$776.27
Bajala Dr East	0.19	Old Barn Rd - Causeway	Asphalt Rejuvenator	2,596	SY	\$3,193.08
Baywood Dr	0.90	Simmonsville Rd - Terminus	Asphalt Rejuvenator	10,108	SY	\$12,432.57
Beach City Rd	0.65	Wm Hilton Pkwy to Traffic Circle & Circle	Asphalt Rejuvenator	18,150	SY	\$22,324.50
Benton Field Rd	0.19	Ulmer Rd - Devonwood Dr	Asphalt Rejuvenator	2,180	SY	\$2,681.95
Bermuda Bluff Rd	0.74	Lands End Rd - Bermuda Downs	Titanium Dioxide	9,282	SY	\$21,348.60
BrickyaRd Hills Dr	0.81	Brickyard Pt. S - Terminus	Asphalt Rejuvenator	4,867	SY	\$5,986.27
Bridgewater Dr	0.62	Parkside Dr - Terminus	Asphalt Rejuvenator	7,473	SY	\$9,191.38
Calico Ct	0.25	Possum Hill Rd - Terminus	Asphalt Rejuvenator	4,167	SY	\$5,125.00
Christine Dr	0.21	Lucy Creek Dr - Patricia Ct.	Asphalt Rejuvenator	7,661	SY	\$9,423.44
Clydesdale cir	1.00	Forest Fields Dr	Asphalt Rejuvenator	13,110	SY	\$16,124.75
David Green	0.40	Caper Island Rd both ways to Terminus	Titanium Dioxide	5,133	SY	\$11,805.90
Devon Ct	0.03	Bridgewater Dr - Terminus	Asphalt Rejuvenator	574	SY	\$706.57
Ernest Dr	1.23	Club Bridge Dr - Ball Park Rd	Asphalt Rejuvenator	15,385	SY	\$18,923.96
Fiddler Dr	0.88	Brickyard Point Rd S - middle Rd	Asphalt Rejuvenator	11,326	SY	\$13,931.25
H E Cracken	1.00	Buckwalter - Buckwalter	Asphalt Rejuvenator	20,448	SY	\$25,151.04
Harrison Island Rd	0.60	Pinkey Col. Rd - Terminus	Titanium Dioxide	9,489	SY	\$21,824.70
Heartstone Cir	0.67	Willowtrace Ln -Willowtrace Ln	Asphalt Rejuvenator	8,824	SY	\$10,853.93
Hewlett Rd	0.70	Sams Point Rd - Lucy Creek Dr	Asphalt Rejuvenator	6,356	SY	\$7,817.88
Hunter Rd	0.68	Cardinal Rd - Beach City Rd	Asphalt Rejuvenator	9,443	SY	\$11,614.48
Huyde Park Cir	0.13	Bridgewater Dr -Bridewater Dr.	Asphalt Rejuvenator	1,679	SY	\$2,065.58
Indigo Woods Ct	0.07	Prince William Dr - Terminus	Asphalt Rejuvenator	1,190	SY	\$1,464.25
Island West Park	0.33	Fording Island Rd - Island West Dr	Asphalt Rejuvenator	6,322	SY	\$7,776.33
Juniper Ln	0.06	Baywood Dr - Terminus	Asphalt Rejuvenator	973	SY	\$1,196.65
Kemmerlin Ln	0.20	Lady's Island Dr - Terminus	Asphalt Rejuvenator	4,426	SY	\$5,444.39
Kenton Ct	0.04	Bridgewater Dr - Terminus	Asphalt Rejuvenator	768	SY	\$944.09
Leg O Mutton Rd	0.70	Marshland to Indigo Run traffic Cir not circle	Asphalt Rejuvenator	11,772	SY	\$14,479.83
Lilac Ln	0.11	Baywood Dr - Terminus	Asphalt Rejuvenator	642	SY	\$789.93
Malphrus Rd	1.70	Fording Island - Foreman Hill	Asphalt Rejuvenator	18,889	SY	\$23,233.33
Needles Rd	0.20	Cherokee Farms Rd - Joe Frazier	Asphalt Rejuvenator	1,841	SY	\$2,264.43
New Orleans Rd	0.75	WM Hilton Pkwy - Pope Ave	Asphalt Rejuvenator	14,292	SY	\$17,579.16
Northridge Dr	0.30	Palmetto Pkwy - US 278 Bus	Asphalt Rejuvenator	4,858	SY	\$5,975.61
Orange Ct	0.03	Prince William Dr - Terminus	Asphalt Rejuvenator	803	SY	\$987.28
Pelican Cir	0.73	Mroz Rd - Mroz Rd	Asphalt Rejuvenator	9,255	SY	\$11,383.24
Planters Cir	0.67	Bluff Rd - Bluff Rd	Asphalt Rejuvenator	9,669	SY	\$11,893.28
Privet Ln	0.32	Baywood Dr - Terminus	Asphalt Rejuvenator	1,036	SY	\$1,274.83
Southern Magnolia De	0.70	SC 802 - Terminus	Asphalt Rejuvenator	11,919	SY	\$14,660.51
Starfish Dr	0.06	Folly Field - Sand Dollar	Asphalt Rejuvenator	1,820	SY	\$2,238.60
Summer Dr	0.04	Oakmont Dr - Terminus	Asphalt Rejuvenator	475	SY	\$584.25
Surf Watch Way	0.05	Burkes Beach Rd - Gate	Asphalt Rejuvenator	800	SY	\$984.00
Tanglewood Dr	0.45	Mink Point Blvd - Heron Way	Asphalt Rejuvenator	5,659	SY	\$6,960.43
Toyota Dr	0.13	Hampton Pkwy - Island West Park	Asphalt Rejuvenator	4,368	SY	\$5,372.91
Westfield Ct	0.9	Bridgewater Dr - Terminus	Asphalt Rejuvenator	1,120	SY	\$1,377.60
WexfoRd Dr	0.7	Wm Hilton Pkwy to Traffic Circle	Asphalt Rejuvenator	1,613	SY	\$1,983.85
Wickecliff Pl	0.1	Palomino Dr - Terminus	Asphalt Rejuvenator	741	SY	\$911.43
Wintergreen Dr	0.65	Mint Farm Dr-Mint Farm Dr	Asphalt Rejuvenator	7,844	SY	\$9,648.39
Woodcroft Ct	0.8	Bridgewater Drive - Terminus	Asphalt Rejuvenator	1,092	SY	\$1,343.16
Wright Pl.	0.3	Squire Pope Rd - Terminus	Asphalt Rejuvenator	3,208	SY	\$3,946.25
	24.06		Grand Total	304,455		\$400,057.07



270 PARK AVENUE EAST
P. O. BOX 1706
MANSFIELD, OH 44901
ddemulsionsinc@outlook.com
Phone: 419-522-9440 fax: 419-522-8606

December 9, 2024

*Mr. Rusty Bratz
Construction Manager
Beaufort County Engineer
104 Industrial Village Rd. Bld. 3
Beaufort, SC 29906*

This is to inform you that Pavement Technology Inc. is our only licensed RECLAMITE® Application Contractor in the state of Ohio, Tennessee, North Carolina, South Carolina, Georgia, Florida, Maryland, Michigan, Pennsylvania, Virginia, and West Virginia. They have served the Florida area since 1972.

*D & D Emulsions, Inc. is a licensed manufacturer of RECLAMITE® for the Golden Bear Oil Company, now **Tricor Refining, LLC** serving the Eastern United States.*

A handwritten signature in black ink, appearing to read 'Charles Dawson', with a long, sweeping underline that extends to the right.

*Charles Dawson
Vice President*



1134 Manor St. • Oildale, CA 93308 / P.O. Box 5877 • Bakersfield, CA 93388
Phone 661.337.9979 – Email: brettt@tricorrefining.com

December 9, 2024

Mr. Rusty Bratz
Construction Manager
Beaufort County Engineer
104 Industrial Village Rd. Bldg 3
Beaufort, SC 29906

This letter will confirm that Pavement Technology, Inc. with business address location at 24144 Detroit Road, Westlake, Ohio 44145 is the approved sole source applicator of Reclamite® asphalt rejuvenator and CRF Emulsion in the State of South Carolina. D&D Emulsions, Inc., Mansfield, Ohio is the approved and authorized manufacturer of Reclamite® by Tricor Refining, LLC servicing your market area. Through D&D Emulsions, Inc. Tricor Refining, LLC supplies finished emulsion for application by Pavement Technology, Inc. There is not another source for Reclamite® or CRF to be supplied into South Carolina.

Tricor Refining, LLC maintains an authorized manufacturing network in North America and through this we supply our approved product applicators. The reason for this is to control the emulsion quality and correct product application in each region. Pavement Technology, Inc. maintains and operates several crews which only apply Reclamite® asphalt rejuvenator.

Please let me know if you need further information or have other questions.

Respectfully,

A handwritten signature in black ink that reads "Brett Towns". The signature is written in a cursive style with a small blue dot above the letter 't' in "Towns".

Brett Towns
Tricor Refining, LLC
Specialty Products Sales
Manager
Cell: 530-491-8251
brettt@tricorrefining.com



Non-Competitive Purchases Form



Item 14.

This form shall be completed for any non-competitive purchase that is not exempt.

(a) A County contract may be awarded without competition when the Purchasing Director determines in writing, after conducting a good faith review of available sources, that there is only one source for the required supply, service, or construction item. The Purchasing Director shall conduct negotiations, as appropriate, as to price, delivery, and terms. A record of sole source procurements shall be maintained as public record and shall list each contractor's name, the amount and type of each contract, a listing of the items procured under each contract, and the identification of each contract file.

(b) Sole source procurement of a used item from the open market may only be considered, provided that:

(1) The using agency recommends purchase; (2) condition of the item is verified by appropriate County official; and (3) price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.

Code 1982 SS 12-19 Sec. 2-518 Sole source procurement

The County Council may by resolution, exempt specific supplies or services from the purchasing procedures required in the Code. The following supplies and services shall be exempt from the purchasing procedures required in this division; however, the Purchasing Director for just cause may limit or withdraw any exemption provided for in this section. (1) Works of art for museum and public display (2) Published books, library books, maps, periodicals, technical pamphlets (3) Copyrighted educational films, filmstrips, slides and transparencies (4) Postage stamps and postal fees (5) Professional dues, membership fees and seminar registration fees (6) Medicine and drugs (7) Utilities including gas, electric, water and sewer (8) Advertisements in professional publications or newspapers (9) Fresh fruit, vegetables, meats, fish, milk, bread and eggs (10) Oil company credit cards (11) Articles for commercial sale by all governmental bodies

Code 1982 SS 12-14 Ord. No. 2000-1 S 1, 1-1-0-2000 Sec. 2-514 Exemption from procedures (12) Legal Services, which must be approved by the County Administrator or County Council (13) Fixed Wing and Rotary Win and Aircraft Maintenance.

Notwithstanding any other section of this division, the Purchasing Director may make or authorize others to make emergency procurements of supplies, services, or construction items when there exists a threat to the functioning of county government; for the preservation or protection of property; or for the health, welfare or safety of any person, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the items procured under the contract, and the identification number of the contract file.

Code 1982 SS 12-20 Sec. 2-519 Emergency procurements

Requesting Department *

Engineering

Requested Account Code *

2343-30-0000-54500

Department Head *

Bauer, Bryan

Description of Item or Service: *

Reclamite Asphalt rejuvenator

Explain what the item or service does for your department. *

Asphalt rejuvenator is the original Maltene Replacement Technology (MRT) for restoring and preserving the durability of asphalt to extend the life of the road.

Requested Vendor Name: *

Pavement Technology Inc.

Requested Vendor Address: *

24144 Detroit Rd Westlake Ohio 44145

Requested Vendor Phone Number: *

800-333-6309

Requested Vendor Email Address: *

mailto:kholton@pavetechinc.com

Type of Service Requested (Please choose one) *

- Construction
- Service
- Supply/Good

Attachments

 10288 2025 Beaufort County Proposal.pdf

Please select a reason below as to why this is a non-competitive purchase and provide a brief explanation.

Required *

- It is not possible to obtain competition. There is only one source available for the supply; service; or construction item.

- The procurement is for a used item from the open market. The item may only be considered if; (1) the using agency recommends purchase; (2) condition of the item is verified by appropriate County official; (3) Price analysis justifies purchase when the following factors are considered; (a) new acquisition price; (b) current book value; and (c) maintenance costs.
- An emergency exists that threatens the functioning of County government.
- An emergency exists that threatens the preservation or protection of County property.
- The item is a single source purchase. Other sources may be available but purchases are directed to one source because of factors unique to Beaufort County. Please select an option below:

What steps have been taken to verify that these features are not available elsewhere?

Please describe in detail the factors requiring this purchase to be directed to the sole source. *

Pavement Technology is the only Licensed Reclamite application Contractor the Ohio, Tennessee, North Carolina, South Carolina, Georgia, Florida, Maryland, Michigan, Pennsylvania, Virginia and West Virginia

- Other brands/manufacturers were examined (please list names and contact information, and explain why they are not suitable for use by the County - attach additional pages as necessary): *

Please describe what other brands were examined and why were not suitable for use by the county. *

not licensed in South Carolina

- Other vendors were contacted (please list names and contact information and explain why those contacted did not meet the needs of the County - attach additional pages as necessary): *

Please describe what other vendors were contacted and why were not suitable for use by the county. *

No Other contractors were contacted do to not having a licensed contractor available.

Submitter Reviewed

Bratz, Rusty

Jan 10, 2025 9:07 AM

*** Department Head Section ***

Department Head Approved

Bauer, Bryan

Jan 10, 2025 10:03 AM

*** Purchasing Review Section ***

Date Received in Purchasing Department:

Jan 10, 2025

Reviewed by Purchasing Department for completeness

Reviewed by:

Thomas, Dave

Jan 10, 2025 10:13 AM

Verified that this is the only source:

Yes No

Comments:

Only vendor license to provide this type of road service in SC.

Purchasing Director Decision:

Approve Disapprove

Thomas, Dave

Jan 10, 2025 10:13 AM

Associated Requisition Number:

Associated Contract Number:

*** Purchasing Completion Section ***

Process Complete

Moyer, Victoria

Jan 10, 2025 10:19 AM



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL OF A TASK ORDER TO J.H. HIERS, INC OF BEAUFORT, SC FOR HICKORY HILL DRAINAGE IMPROVEMENTS PROJECT (\$303,831.00)
MEETING NAME AND DATE:
Public Facilities and Safety Committee Meeting January 2025
PRESENTER INFORMATION:
Jared Fralix, P.E., Assistant County Administrator – Infrastructure (5 minutes)
ITEM BACKGROUND:
Beaufort County Public Works performed a drainage study of St. Helena. The Hickory Hill drainage system was assessed as requiring upsizing of pipes in an existing County drainage system. Beaufort County Public Works received a proposal from our on-call contractor J.H. Hiers (RFQ 110422).
PROJECT / ITEM NARRATIVE:
Hickory Hill Drainage Improvement Project – the scope of this project is to improve drainage by installing 470 linear feet of 48” reinforced concrete pipe, clearing and grubbing the drainage system and stabilizing post-construction with traffic control and asphalt repairs as necessary.
FISCAL IMPACT:
This project will be funded by Stormwater Utility, from account code 5025-90-9020-54420. Available funds: \$1,671,495.87
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of a task order contract to J.H. Hiers, INC of Beaufort, SC for Hickory Hill Drainage Improvements project in the amount of \$276,210.00 plus a 10% contingency, for a total of \$303,831.00.
OPTIONS FOR COUNCIL MOTION:
Motion to approve /deny the task order contract to J.H. Hiers, Inc for the Hickory Hill Drainage Improvement Project in the amount of \$276,210.00 plus a 10% contingency, for a total of \$303,831.00. <i>Recommended to APPROVE task order contract to J.H. Hiers</i> <i>Next Step – Move forward to County Council for Approval</i>

Hickory Hill/Bible Camp Road Drainage Improvements

Scope of Work for Drainage Improvement Project

1. Mobilization

- **Quantity:** 6 EA
- **Unit Price:** [\\$1,250.00](#)
- **Total Price:** [\\$7,500.00](#)
- **Description:** Mobilization of equipment and personnel required for project initiation and setup.

2. Survey

- **Quantity:** 1 LS (Lump Sum)
- **Unit Price:** [\\$4,200.00](#)
- **Total Price:** [\\$4,200.00](#)
- **Description:** Complete site survey, including topographical and boundary surveys for design and construction layout.

3. Clearing

- **Quantity:** 1 acre
- **Unit Price:** [\\$21,000.00](#)
- **Total Price:** [\\$21,000.00](#)
- **Description:** Clearing of vegetation and debris from the construction site, ensuring proper access for construction work.

4. Muck/Fill Existing Drainage Ditch (Fill Haul Included)

- **Quantity:** 1 LS
- **Unit Price:** [\\$68,000.00](#)
- **Total Price:** [\\$68,000.00](#)
- **Description:** Excavation of muck and removal of debris from the existing drainage ditch, followed by fill material placement. Hauling included.

5. Traffic Control/Road Plates

- **Quantity:** 1 LS
- **Unit Price:** [\\$8,200.00](#)
- **Total Price:** [\\$8,200.00](#)

Hickory Hill/Bible Camp Road Drainage Improvements

- **Description:** Provision of traffic control measures, including road plates, signage, and safety barriers to protect workers and traffic.

6. Structures

- **Quantity:** 2 EA
- **Unit Price:** [\\$8,500.00](#)
- **Total Price:** [\\$17,000.00](#)
- **Description:** Installation of precast drainage structures, including one GI at the road crossing and one GI at the end of the existing ditch.

7. Demolition of Existing Pipe & Structures

- **Quantity:** 1 LS
- **Unit Price:** [\\$7,200.00](#)
- **Total Price:** [\\$7,200.00](#)
- **Description:** Removal and disposal of existing pipes and associated structures from the project area.

8. Flow Fill at Hickory Hill Crossing

- **Quantity:** 1 LS
- **Unit Price:** [\\$7,500.00](#)
- **Total Price:** [\\$7,500.00](#)
- **Description:** Installation of flow fill material at the Hickory Hill Crossing as part of the drainage improvement works.

9. Haul Debris

- **Quantity:** 1 LS
- **Unit Price:** [\\$3,800.00](#)
- **Total Price:** [\\$3,800.00](#)
- **Description:** Removal and transport of debris and construction waste from the site to a proper disposal facility.

10. Install New 48" RCP @ Hickory Hill Rd

- **Quantity:** 470 LF
- **Unit Price:** [\\$147.00](#)
- **Total Price:** [\\$69,090.00](#)
- **Description:** Installation of a new 48-inch Reinforced Concrete Pipe (RCP) at the Hickory Hill Road crossing.

11. Install New 48" RCP @ Bible Camp Rd

Hickory Hill/Bible Camp Road Drainage Improvements

- **Quantity:** 32 LF
- **Unit Price:** [\\$147.00](#)
- **Total Price:** [\\$4,704.00](#)
- **Description:** Installation of a new 48-inch RCP at Bible Camp Road.

12. 2" Asphalt Patch @ Hickory Hill Rd

- **Quantity:** 1 LS
- **Unit Price:** [\\$12,500.00](#)
- **Total Price:** [\\$12,500.00](#)
- **Description:** Application of a 2-inch asphalt patch at the Hickory Hill Road trench area, ensuring smooth road restoration.

13. Fine Grading Roadway Patch/Easement

- **Quantity:** 1 LS
- **Unit Price:** [\\$27,000.00](#)
- **Total Price:** [\\$27,000.00](#)
- **Description:** Fine grading of the patched roadway and easement area, preparing for final paving.

14. Dewatering

- **Quantity:** 1 LS
- **Unit Price:** [\\$7,500.00](#)
- **Total Price:** [\\$7,500.00](#)
- **Description:** Installation of dewatering systems to manage groundwater and ensure dry conditions for construction work.

15. 57 Stone

- **Quantity:** 1 LS
- **Unit Price:** [\\$8,500.00](#)
- **Total Price:** [\\$8,500.00](#)
- **Description:** Placement of 57 stone to facilitate proper drainage and stabilization within the construction area.

16. GABC (Graded Aggregate Base Course)

- **Quantity:** 1 LS
- **Unit Price:** [\\$2,516.00](#)
- **Total Price:** [\\$2,516.00](#)
- **Description:** Placement of GABC material for subgrade stabilization and foundation preparation.

Hickory Hill/Bible Camp Road Drainage Improvements

17. Erosion Control Silt Fence

- **Quantity:** 1000lf
- **Unit Price:** \$3.00
- **Total Price:** \$3,000.00
- **Description:** Install silt fence around the perimeter of the work site to prevent erosion.

18. Total Price:

- **Total Price:** \$279,210.00

Notes:

- **RCP:** The 48" Reinforced Concrete Pipe (RCP) will be provided by Beaufort County.
- **Fill Dirt:** Fill dirt required for the project will be provided by Beaufort County; hauling of fill dirt is included in the scope.
- **Clearing:** All clearing of vegetation is included in the scope.
- **Mill/Overlay:** Milling and overlay of the affected roadway are included as part of the project.
- **2" Asphalt Patch:** Included in the pipe trench restoration at Hickory Hill Rd.
- **Rip Rap Basin:** Installation of rip rap at the outfall will be part of the scope.
- **Traffic Control:** Traffic control, including road plates and safety barriers, is included.
- **Exclusions:**
 - Utility relocations are not included.
 - Landscaping, seeding, and stabilization are to be handled by others.
 - Arborist services are not included.
 - Geotechnical testing services are provided by others.
 - Bond pricing is not included.
- **Owner Responsibilities:**
 - The owner is responsible for all testing and coordination with JHH (likely a coordinating party or entity).

This Scope of Work outlines the key tasks and responsibilities for the drainage and road improvement project, as well as clarifications on materials, exclusions, and owner responsibilities.

Hickory Hill/Bible Camp Road Drainage Improvements

Hickory Hill/Bible Camp Road Drainage Improvements

Scope of Work for Drainage a Improvement Project

Red denotes in-house estimate.

1. Mobilization

- **Quantity:** 6 EA
- **Unit Price:**
- **Total Price:**
- **Description:** Mobilization of equipment and personnel required for project initiation and setup. **\$9,000**

2. Survey

- **Quantity:** 1 LS (Lump Sum)
- **Unit Price:**
- **Total Price:**
- **Description:** Complete site survey, including topographical and boundary surveys for design and construction layout. **\$5,000.00**

3. Clearing

- **Quantity:** 1acre
- **Unit Price:**
- **Total Price:**
- **Description:** Clearing of vegetation and debris from the construction site, ensuring proper access for construction work. **\$21,625.00**

4. Muck/Fill Existing Drainage Ditch (Fill Haul Included)

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Excavation of muck and removal of debris from the existing drainage ditch, followed by fill material placement. Hauling included. **\$71,300.00**

5. Traffic Control/Road Plates

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Provision of traffic control measures, including road plates, signage, and safety barriers to protect workers and traffic. **\$9,000.00**

Hickory Hill/Bible Camp Road Drainage Improvements

6. Structures

- **Quantity:** 2 EA
- **Unit Price:**
- **Total Price:**
- **Description:** Installation of precast drainage structures, including one GI at the road crossing and one GI at the end of the existing ditch. **\$20,000.00**

7. Demolition of Existing Pipe & Structures

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Removal and disposal of existing pipes and associated structures from the project area. **\$37,650.00**

8. Flow Fill at Hickory Hill Crossing

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Installation of flow fill material at the Hickory Hill Crossing as part of the drainage improvement works. **\$10,000.00**

9. Haul Debris

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Removal and transport of debris and construction waste from the site to a proper disposal facility. **\$3,000.00**

10. Install New 48" RCP @ Hickory Hill Rd

- **Quantity:** 470 LF
- **Unit Price:**
- **Total Price:**
- **Description:** Installation of a new 48-inch Reinforced Concrete Pipe (RCP) at the Hickory Hill Road crossing. **\$69,000.00**

11. Install New 48" RCP @ Bible Camp Rd

- **Quantity:** 32 LF
- **Unit Price:**
- **Total Price:**
- **Description:** Installation of a new 48-inch RCP at Bible Camp Road. **\$4,736.00**

Hickory Hill/Bible Camp Road Drainage Improvements

12. 2" Asphalt Patch @ Hickory Hill Rd

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Application of a 2-inch asphalt patch at the Hickory Hill Road trench area, ensuring smooth road restoration. **\$20,000.00**

13. Fine Grading Roadway Patch/Easement

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Fine grading of the patched roadway and easement area, preparing for final paving. **\$15,000.00**

14. Dewatering

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Installation of dewatering systems to manage groundwater and ensure dry conditions for construction work. **\$10,000.00**

15. 57 Stone

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Placement of 57 stone to facilitate proper drainage and stabilization within the construction area. **\$10,000.00**

16. GABC (Graded Aggregate Base Course)

- **Quantity:** 1 LS
- **Unit Price:**
- **Total Price:**
- **Description:** Placement of GABC material for subgrade stabilization and foundation preparation. **\$5,000.00**

17. Erosion Control Silt Fence

- **Quantity:** 1000lf
- **Unit Price:**
- **Total Price:**
- **Description:** Install silt fence around the perimeter of the work site to prevent erosion. **\$4,200.00**

Hickory Hill/Bible Camp Road Drainage Improvements

Notes:

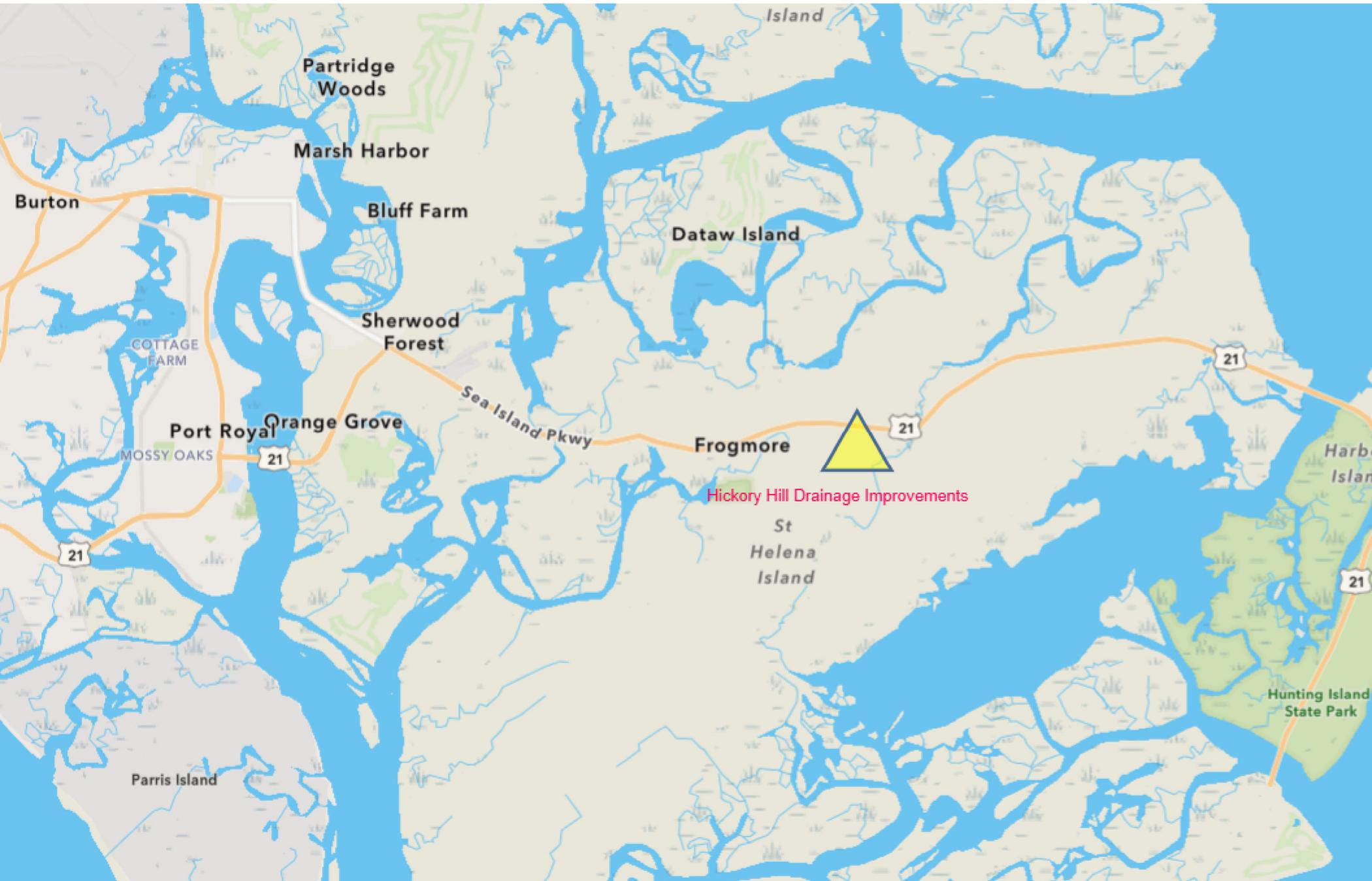
- **RCP:** The 48" Reinforced Concrete Pipe (RCP) will be provided by Beaufort County.
- **Fill Dirt:** Fill dirt required for the project will be provided by Beaufort County; hauling of fill dirt is included in the scope.
- **Clearing:** All clearing of vegetation is included in the scope.
- **Mill/Overlay:** Milling and overlay of the affected roadway are included as part of the project.
- **2" Asphalt Patch:** Included in the pipe trench restoration at Hickory Hill Rd.
- **Rip Rap Basin:** Installation of rip rap at the outfall will be part of the scope.
- **Traffic Control:** Traffic control, including road plates and safety barriers, is included.
- **Exclusions:**
 - Utility relocations are not included.
 - Landscaping, seeding, and stabilization are to be handled by others.
 - Arborist services are not included.
 - Geotechnical testing services are provided by others.
 - Bond pricing is not included.
- **Owner Responsibilities:**
 - The owner is responsible for all testing and coordination with JHH (likely a coordinating party or entity).

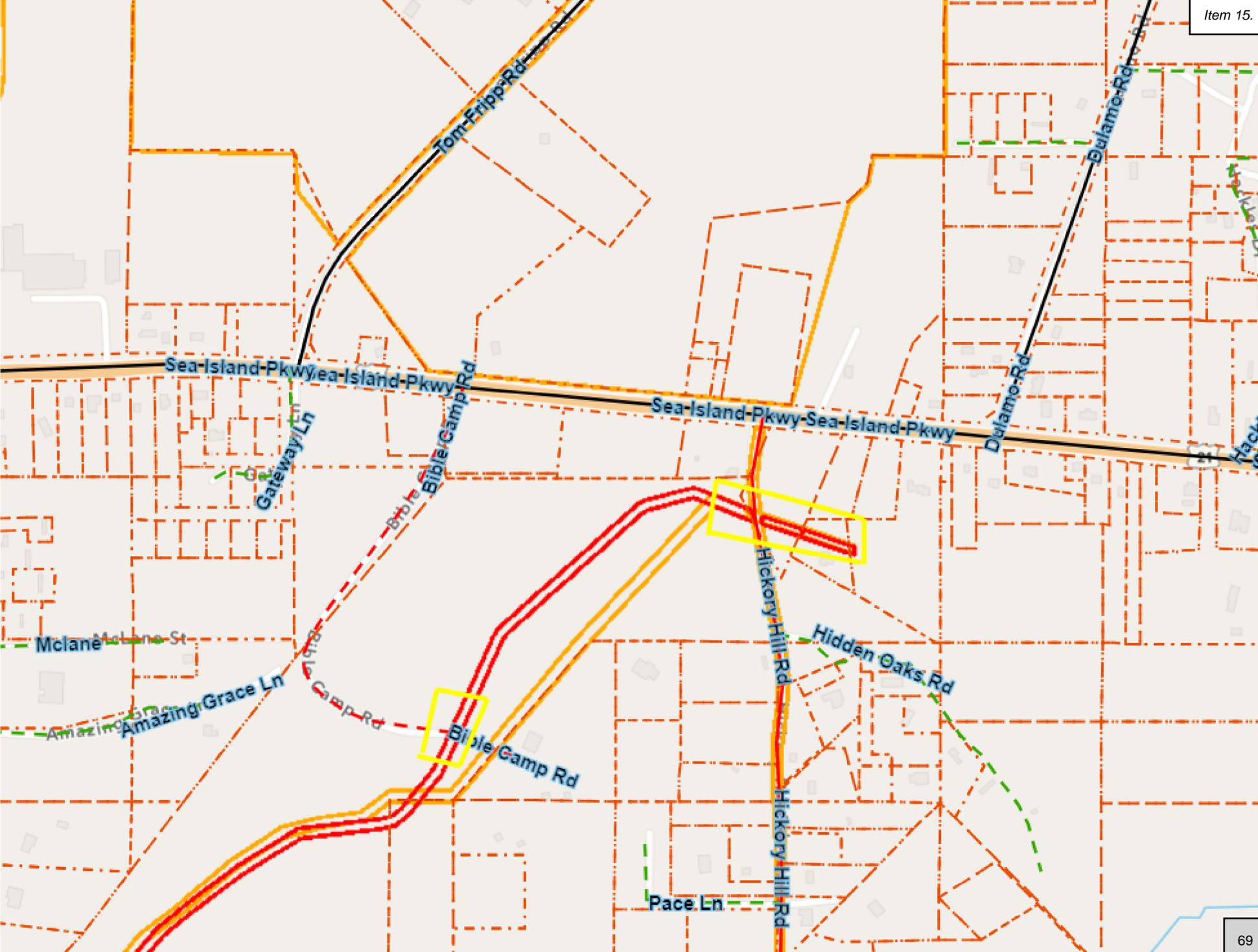
This Scope of Work outlines the key tasks and responsibilities for the drainage and road improvement project, as well as clarifications on materials, exclusions, and owner responsibilities.

Total Estimated Cost: \$324,871.00

Beaufort Regional Multiplier: 0.85

Adjusted Estimated Cost: \$276,140.35







BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMEND APPROVAL OF A TASK ORDER TO J.H. HIERS, INC OF BEAUFORT, SC FOR TUXEDO PARK DETENTION POND REHABILITATION PROJECT (\$474,590.88)
MEETING NAME AND DATE:
Public Facilities and Safety Committee Meeting January 2025
PRESENTER INFORMATION:
Jared Fralix, P.E., Assistant County Administrator – Infrastructure (5 minutes)
ITEM BACKGROUND:
Beaufort County Public Works accepted a drainage and maintenance easement of a detention pond in the Tuxedo Park neighborhood of northern Lady’s Island on April 2, 1997. The scope of responsibility is to remove any accumulated silt within the pond. Beaufort County put this item out to bid twice and was unsuccessful with procuring a contract due to costs as proposals exceeded budget for both fiscal years. Beaufort County Public Works received a proposal from our on-call contractor J.H. Hiers (RFQ 110422) that was recommended for approval by the SWUB on June 19 th , 2024.
PROJECT / ITEM NARRATIVE:
Tuxedo Park Detention Pond Rehabilitation project – the scope of this project is to remove accumulated sediment from the existing detention pond on Northern Ladys Island. The sediment will need to be dewatered on site, and then removed by contractor. Due to equipment needed to complete the job, this work will also involve restoring any damaged roadways as part of the work.
FISCAL IMPACT:
This project will be funded by Stormwater Utility, from account code 5025-90-9020-54420. Available balance: \$1,671,495.87
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of a task order contract to J.H. Hiers, INC of Beaufort, SC for Tuxedo Park Rehabilitation project in the amount of \$431,446.25 plus a 10% contingency, for a total of \$474,590.88.
OPTIONS FOR COUNCIL MOTION:
Motion to approve /deny the task order contract to J.H. Hiers, Inc for the Tuxedo Park Detention Pond Rehabilitation Project in the amount of \$431,446.25 plus a 10% contingency, for a total of \$474,590.88. <i>Recommended to APPROVE task order contract to J.H.Hiers</i> <i>(Next Step – Move forward to County Council for Approval).</i>



Proposal

J.H. Hiers Construction, LLC
 509 Carteret
 Beaufort SC, 29910
 843.379.3262

Number	1
Date	5/20/2024
Page	1

TO:
Bradley Harriot Beaufort County Stormwater Emergency On Call

Job Name:
Tuxedo Pond Improvements Beaufort SC

Description	Qty.	UM	Price Each	Amount
Sediment Removal	6317	CY	\$ 51.25	\$ 323,746.25
Dewatering	1	LS	\$ 7,500.00	\$ 7,500.00
Erosion Control/Stabilization	1	LS	\$ 9,600.00	\$ 9,600.00
<u>Asphalt Allowances</u>				
1 1/2" Mill and Overlay Allowance	2700	SY	\$ 26.00	\$ 70,200.00
Asphalt Patching Allowance	400	SY	\$ 51.00	\$ 20,400.00
*Notes				
Landscaping by others				
All removed sediment to be hauled to Beaufort County Lay Down				
JHH to provide as-builts once completed				
JHH is not responsible for existing control structures				
JHH is not responsible for any tree protection or damaged trees				
Redressing areas affected by construction included				
Seeding included				
			TOTAL	\$ 431,446.25

PRELIMINARY BID TABULATION
PURCHASING DEPARTMENT

Item 16.



Project Name:	Tuxedo Park Pond Dredging
Project Number:	IFB 071822
Project Budget:	
Bid Opening Date:	July 18 2022
Time:	3:00:00 PM
Location:	Beaufort County
Bid Administrator:	Dave Thomas
Bid Recorder:	Victoria Moyer

The following bids were received for the above referenced project:

BIDDER	BID FORM	BID BOND	ALL ADDE NDA	SCH OF VALUES	SUB LISTING	SMBE DOCS	Grand Total Price
Noble Environmental	X	X	X	X	Self Performing		\$ 494,219.37
Contractor Service of Kershaw	X	X	X	X	Self Performing	X	\$ 682,668.95

Note: it is not clear if the total cost is the total cost as there are other per gal/ton/yd costs under the total.

Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.

David L. Thomas
Bid Administrator Signature

Victoria Moyer
Bid Recorder

PRELIMINARY BID TABULATION
PURCHASING DEPARTMENT

Item 16.



Project Name:	Tuxedo Park Pond Dredging
Project Number:	IFB 040822
Project Budget:	
Bid Opening Date:	April 8 2022
Time:	3:00:00 PM
Location:	Beaufort County
Bid Administrator:	Dave Thomas
Bid Recorder:	Victoria Moyer

The following bids were received for the above referenced project:

BIDDER	BID FORM	BID BOND	ALL ADDE NDA	SCH OF VALUES	SUB LISTING	SMBE DOCS	Grand Total Price
L-J	X	X	N/A	X	X	X	\$ 568,805.00
ERI	X	X	N/A	X	Self Performing	X	\$ 413,121.95

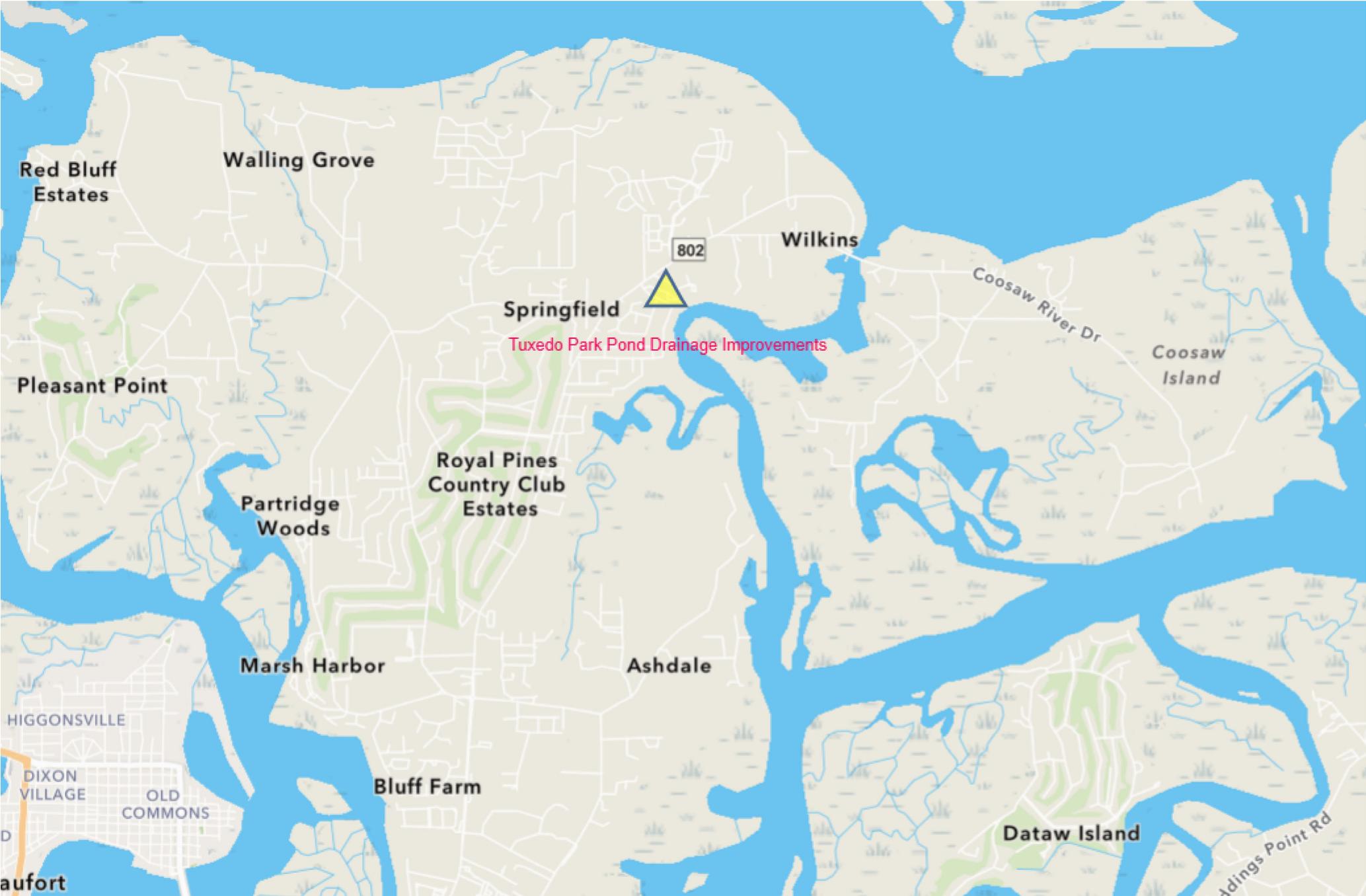
Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.

Bid Administrator Signature

Victoria Moyer

Bid Recorder







BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
INFORMATION: AIRPORT CAPITAL IMPROVEMENT PROGRAM LIST FOR BEAUFORT EXECUTIVE AIRPORT
MEETING NAME AND DATE:
Public Facilities Committee – January 21, 2025
PRESENTER INFORMATION:
Jon Rembold, Airports Director (5 minutes)
ITEM BACKGROUND:
N/A
PROJECT / ITEM NARRATIVE:
The National Airports Capital Improvement Plan (ACIP) is an internal FAA document that serves as the primary planning tool for identifying and prioritizing critical airport development and associated capital needs for the National Airspace System. Each year the FAA requests a project list from each airport that receives project funding. This is an informational update to brief Council on the Beaufort Executive Airport list. This item was presented to the Airports Board at the meeting on November 21, 2024.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COMMITTEE:
For Information only.
OPTIONS FOR COUNCIL MOTION:
For Information only.

FY25 - FY30 Capital Improvement Plan

LOC ID

ARW		Project Funding Plan						
FAA Fiscal Year	Project Name and Brief Description	Total Project Cost	AIP Entitlements (150,000 per/yr)	BIL/AIG Infrastructure Funding (145,000 per/yr)	State Participation	Sponsor Participation	PFC Funds	Additional Funds Needed
2025	Entitlement Carryover Federal Entitlement Funds: Partial Parallel Taxiway (without significant wetland impact) - Design Bidding	\$343,840	\$0 \$150,000 \$150,000	\$0 \$145,000 \$145,000	\$8,596	\$8,596		\$31,648
2026	Entitlement Carryover Federal Entitlement Funds: GAP YEAR		\$0 \$150,000 \$0	\$0 \$0 \$0	\$0	\$0		\$0
2027	Entitlement Carryover Federal Entitlement Funds: Partial Parallel Taxiway (without significant wetland impact) - Construction	\$4,501,735	\$150,000 \$150,000 \$300,000	\$0 \$0 \$0	\$225,087	\$225,087		\$3,751,562
2028	Entitlement Carryover Federal Entitlement Funds: Ramp Expansion - Design and Bidding	\$136,229	\$0 \$150,000 \$122,606	\$0 \$0 \$0	\$6,811	\$6,811		\$0
2029	Entitlement Carryover Federal Entitlement Funds: ALP Update	\$450,000	\$27,394 \$150,000 \$150,000	\$0 \$0 \$0	\$22,500	\$22,500		\$255,000
2030	Entitlement Carryover Federal Entitlement Funds: Ramp Expansion - Construction	\$1,809,896	\$27,394 \$150,000 \$177,394	\$0 \$0 \$0	\$90,495	\$90,495		\$1,451,513
2031	Entitlement Carryover Federal Entitlement Funds: RSA 07/25 Design	\$771,530	\$0 \$150,000 \$150,000	\$0 \$0 \$0	\$38,577	\$38,577		\$544,377

** Add additional rows as needed



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
INFORMATION: AIRPORT CAPITAL IMPROVEMENT PROGRAM LIST FOR HILTON HEAD ISLAND AIRPORT
MEETING NAME AND DATE:
Public Facilities Committee – January 21, 2025
PRESENTER INFORMATION:
Jon Rembold, Airports Director (5 minutes)
ITEM BACKGROUND:
N/A
PROJECT / ITEM NARRATIVE:
The National Airports Capital Improvement Plan (ACIP) is an internal FAA document that serves as the primary planning tool for identifying and prioritizing critical airport development and associated capital needs for the National Airspace System. Each year the FAA requests a project list from each airport that receives project funding. This is an informational update to brief Council on the Hilton Head Island Airport list. This item was presented to the Airports Board at the meeting on November 21, 2024.
FISCAL IMPACT:
N/A
STAFF RECOMMENDATIONS TO COMMITTEE:
For Information only.
OPTIONS FOR COUNCIL MOTION:
For Information only.

FY25 - FY30 Capital Improvement Plan

LOC ID

HXD					Project Funding Plan						
FAA Fiscal Year	Project Name and Brief Description	National Priority Ranking (NPR)	AIP Eligibility - Reference AIP Handbook	Pavement Rehabilitation Projects Insert PCI	Total Project Cost	AIP Entitlements (1,355,162 per/yr)	BIL/AIG Infrastructure Funding (1,764,993 per/yr)	State Participation	Sponsor Participation	PFC Funds	Additional Funds Needed
2025	Entitlement Carryover					\$1,419,900	\$1,140,278	\$72,046			
	Federal Entitlement Funds:					\$1,355,162	\$1,764,993	\$250,000			
	St. James Baptist Church Relocation Environmental Documentation (Phase II and III Cultural Resources)				\$500,000	\$0	\$0	\$0	\$25,000		\$475,000
	Airfield Drainage (Construction)				\$979,151	\$930,193		\$48,958	\$0		\$0
	Runway 03/21 Rehabilitation (Design and Bidding)				\$300,000	\$285,000		\$15,000	\$0		\$0
	Land Acquisition Reimbursement (Parcels R510 008 000 0306 0000 [28 Hunter Road], R510 004 000 0305 0000 [26 Hunter Road])		Page G-13, Table G-1 (a.)		\$5,529,081	\$1,322,369	\$2,905,271	\$245,588	\$30,866		\$1,024,987
	Taxiway F Relocation Land Acquisition Focused EA		Page H-13, H-2 (a.)		\$250,000	\$237,500		\$12,500	\$0		\$0
2026	Entitlement Carryover					\$0	\$0	\$0			
	Federal Entitlement Funds:					\$1,355,162	\$0	\$250,000			
	Runway 03/21 Rehabilitation (Construction)		Page G-13, Table G-1 (a.)	56-70	\$8,175,000	\$1,355,162	\$0	\$250,000	\$158,750		\$6,411,088
2027	Entitlement Carryover					\$0	\$0	\$0			
	Federal Entitlement Funds:					\$1,355,162	\$0	\$250,000			
	St. James Baptist Church Relocation Land Acquisition		Page G-13, Table G-1 (a.)		\$2,000,000	\$0	\$0	\$0	\$200,000		\$1,800,000
	Land Acquisition Runway 03 End (R511 008 000 0105 0000 [55 Matthews Drive], R510 008 000 0185 0000 [10 Hunter Road], R510 008 000 0300 0000 [18 Hunter Road], R510 008 000 0301 0000 [20 Hunter Road], R510 008 000 0302 0000 [24 Hunter Road])		Page Q-4, Table Q-4 (a.)		\$13,025,518	\$1,355,162	\$0	\$250,000	\$822,286		\$10,367,804
2028	Entitlement Carryover					\$0	\$0	\$0			
	Federal Entitlement Funds:					\$1,355,162	\$0	\$250,000			
	Land Acquisition Runway 21 End (R510 004 000 0338 0000 [6 Blue Jay Way], R510 004 000 0339 0000 [3 Blue Jay Way], R510 004 000 0340 0000 [10 Finch Street], R510 004 000 0341 0000 [12 Finch Street], R510 004 000 0342 0000 [16 Finch Street], R510 004 000 0345 0000 [144 Beach City Road], R510 004 000 0343 0000 [148 Beach City Road])		Page Q-4, Table Q-4 (a.)		\$9,850,434	\$1,355,162		\$250,000	\$985,043		\$7,510,229
2029	Entitlement Carryover					\$0	\$0	\$0			
	Federal Entitlement Funds:					\$1,355,162	\$0	\$250,000			
	Taxiway F Relocation Design and Bidding		Page H-13, H-2 (a.)		\$816,717	\$735,045		\$81,672	\$0		\$0
2030	Entitlement Carryover					\$620,117	\$0	\$168,328			
	Federal Entitlement Funds:					\$1,355,162	\$0	\$250,000			
	Taxiway F Relocation Construction		Page H-13, H-2 (a.)		\$10,847,283	\$9,762,555		\$1,084,728	\$0		\$0

** Add additional rows as needed



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Approval of a Task Order to J.H. Heirs Construction for Construction Services to Repair the Drainage System at the Charles Lind Brown Community Center. (\$186,948.06)
MEETING NAME AND DATE:
Public Facilities and Safety Committee on January 21, 2025
PRESENTER INFORMATION:
Robert Gecy, Interim Director - Capital Projects (5 Minutes)
ITEM BACKGROUND:
On Nov 8, 2024, a proposal was received by the Capital Projects Department for construction services to repair the drainage system at the Charles Lind Brown Center. Phase I of the repairs were completed in the fall of 2023. This would be a continuation of the same project to complete the rest of the drainage system along the pool deck near the Gym and recently renovated Dance Room. J.H. Heirs Construction submitted a bid of \$169,952.78. The proposal and contract utilize the Stormwater Department's on-call services contract.
PROJECT / ITEM NARRATIVE:
The Parks and Recreation Department wishes to repair the drainage system at the rear of the building and adjacent to the pool to prevent flooding into the gymnasium and dance room. During heavy rain events, water tends to build up against the Gym wall, allowing water into the wall cavity and sheet flow through the back doors of the building. The repairs will modify the drainage system to better manage the runoff and protect the new gym and dance room floors. The total funds requested are the bid amount (plus a contingency) (\$169,952.78 + \$16,995.28 = \$186,948.06) Purchasing has not submitted a draft contract to Legal. This will occur after contract award.
FISCAL IMPACT:
Funding comes from Parks and Recreation Capital Fund, 4000-80-1600-54420. Current account balance is \$ 9,658,107.06.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommend approval of a Task Order to J.H. Heirs Construction for the Charles Lind Brown Drainage System Repair Project in the amount of \$169,952.78 with a \$16,995.28 contingency fund for a total of \$186,948.06.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation of award the task order to J.H. Heirs Construction for Charles Lind Brown Drainage System Repair Project.

J.H. HIERS CONSTRUCTION

Beaufort Office: (843)379-3262
 Charleston Office: (843) 718-1876
 Walterboro Office: (843) 542-2687
www.jhhiers.com

To:	BEAUFORT COUNTY CAPITAL PROJECTS	Contact:	Robert Gecy
Address:	104 Industrial Village Road, Suite #3 Beaufort, SC 29906	Phone:	(843) 255-2709
Project Name:	Charles Lind Brown Center Drainage IFB 05823 Extension	Number:	#0002
Project Location:	1001 Hamar Street, Beaufort, SC	Date:	November 8, 2024

Item	Description	Quantity	Unit	Unit Price	Total Price
001	12" Trench Drain Install	1	LS	\$ 94,221.78	\$ 94,221.78
002	Demolition Ex. Trench Drain, Concrete	1	LS	\$ 14,900.00	\$ 14,900.00
003	6" Concrete Pool Deck and Walkway replacement	1	LS	\$ 52,881.00	\$ 52,881.00
004	General Conditions	1	LS	\$ 7,950.00	\$ 7,950.00
Sub-Total					\$ 169,952.78
GRAND TOTAL					\$ 169,952.78

Notes/Exclusions:

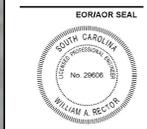
- * Pricing based on site visit with Eric Larson & Robert Gecy 2/16/2024
- * Payment and Performance bond included
- * Downspouts to remain as existing
- * Asbuilts by others
- * No conflicts or utility realignment/relocating included
- * Testing and video not included
- * Trench Drain material is priced (12") DX100-CO-ADA Trench Drain
- * **Trench Drain material has a 10-15 week lead time from initial order

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: J.H. Hiers Construction, LLC</p> <p>Authorized Signature: _____</p> <p>Estimator: Rob Preston (803) 942-1001 Rob@jhhiers.com</p>
---	--

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 49 Park of Commerce
 Way, Suite 203
 Savannah
 GA 31405
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. RECTOR ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by William A. Rector
 DN: c=US, o=Pond&Company, ou=Environment & Water Resources, cn=William A. Rector
 Location: Columbia
 Reason: I attest to the accuracy and integrity of this document
 Date: 2023.04.18 16:12:50-0400



PROJECT NAME
CHARLES LIND BROWN CENTER RENOVATION

1001 HAMAR ST
 BEAUFORT, SC 29902

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: CRF
 DRAWN BY: RG
 CHECKED BY: CRF
 SUBMITTED BY: WR
 DATE: 17 MARCH 2023
 PROJECT #: 1220845

SHEET TITLE

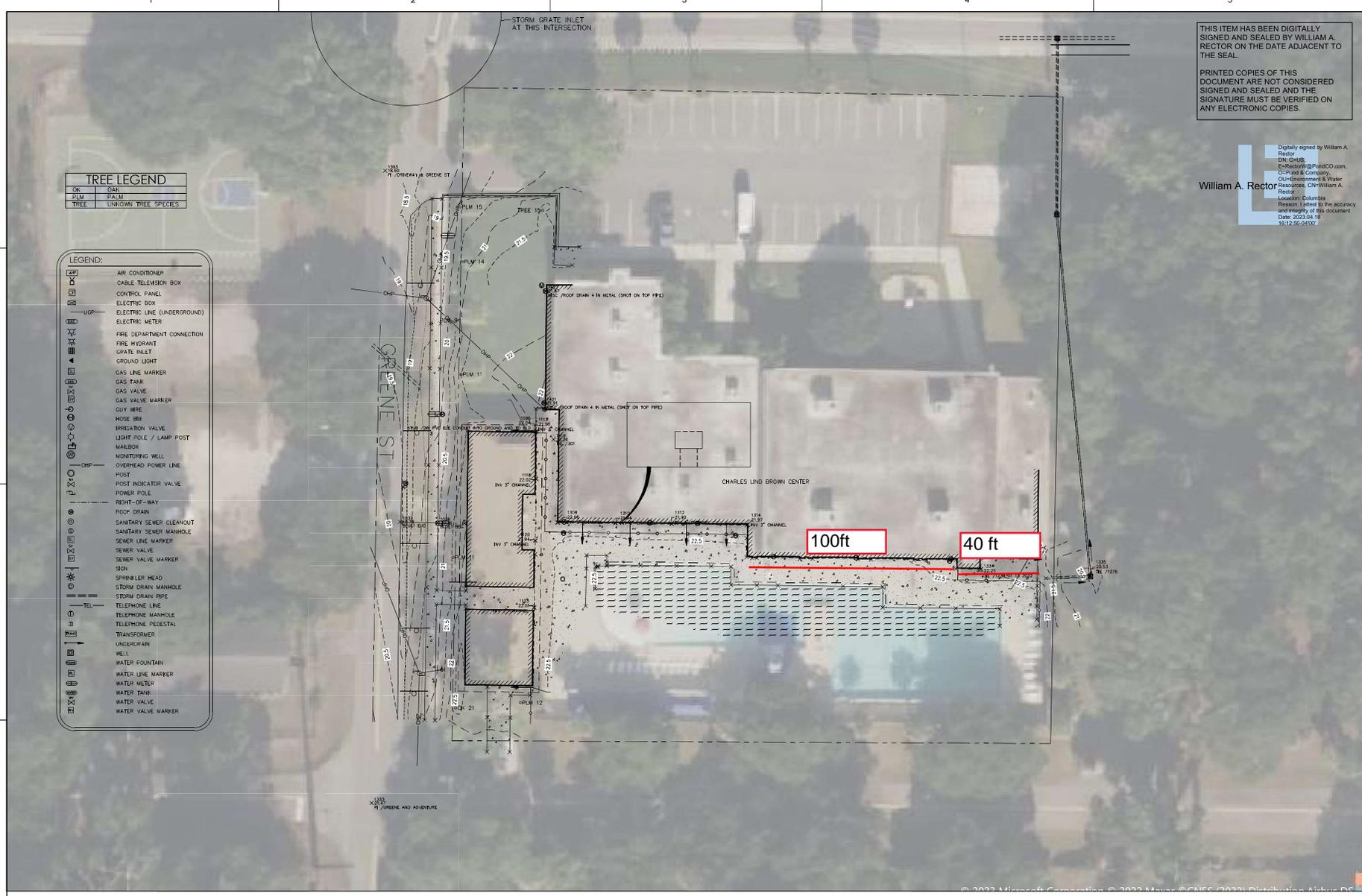
SITE SURVEY / EXISTING CONDITIONS

SHEET NUMBER

V-101

ORIGINAL SHEET SIZE
 22" X 34"

100% CONSTRUCTION DOCUMENTS



TREE LEGEND

SYMBOL	SYMBOL	TREE	LINKDOWN TREE SPECIES
DK	DAR		
PLM	PLAM		

- LEGEND:**
- AIR CONDITIONER
 - CABLE TELEVISION BOX
 - CONTROL PANEL
 - ELECTRIC BOX
 - ELECTRIC LINE (UNDERGROUND)
 - ELECTRIC METER
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - GRATE INLET
 - GROUND LIGHT
 - GAS LINE MARKER
 - GAS TANK
 - GAS VALVE
 - GAS VALVE MARKER
 - GUY WIRE
 - HOSE BIB
 - IRRIGATION VALVE
 - LIGHT POLE / LAMP POST
 - MAILBOX
 - MONITORING WELL
 - OVERHEAD POWER LINE
 - POST
 - POST INDICATOR VALVE
 - POWER POLE
 - RIGHT-OF-WAY
 - ROOF DRAIN
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SEWER LINE MARKER
 - SEWER VALVE
 - SEWER VALVE MARKER
 - SIGN
 - SPRINKLER HEAD
 - STORM DRAIN MANHOLE
 - STORM DRAIN PIPE
 - TELEPHONE LINE
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - UNDERDRAIN
 - WELL
 - WATER FOUNTAIN
 - WATER LINE MARKER
 - WATER METER
 - WATER TANK
 - WATER VALVE
 - WATER VALVE MARKER

A1 EXISTING CONDITIONS
 SCALE: 1" = 20'

3/17/2023 8:19:56 AM B:\113001\1220845 - Beaufort Co. CLB Center Renovation\220845 - Beaufort Co. CLB Renovation\Drawings\A1-Existing Conditions.dwg



Determination of Price Reasonableness for Solicitation

Procurement Services Department

Item 19.

Solicitation Details

Date/Time: *

Preparer: *

From: *

Department: *

Solicitation Number: *

Purpose: *

Background

Describe the relevant procurement, including a brief description of the product/service/scope of work. *

The Parks and Recreation Department wishes to repair the drainage system at the rear of the building and adjacent to the pool to prevent flooding into the gymnasium and dance room. During heavy rain events, water tends to build up against the Gym wall, allowing water into the wall cavity and sheet flow through the back doors of the building. The repairs will modify the drainage system to better manage runoff and protect the new gym and dance room floors. The first phase of this project was to repair the drainage system along the back wall of the weight room and rear entrance. It was initially put out for bid in early 2023 and received no bids. JH Hiers Construction was procured by task order using the Stormwater Emergency On Call Contract and it was successfully completed in the fall of 2023. Phase II of this project was later identified after recent storms showed there was additional flooding occurring in the gymnasium and recently renovated dance room.

State procurement's significance to the project or County operations. *

This project aligns with the overall, long-term mission of Beaufort County to maintain and provide a safe, clean and positive work environment and to meet the expectations of the public in such facilities. The Charles Lind Brown Community Center was built in 1977 and has seen limited upkeep over the last 20 years. The installation of the pool deck drainage system was under-sized and clogs easily from debris, causing water to back up into the wall cavity or sheet flow through the exit doors. With the addition of recent upgrades to the dance room and new gymnasium flooring going in, this procurement is paramount to prevent further damage to the building and flooring systems.

Outline the procurement method utilized for this contract: (IFB, RFP, RFQ, Quotes). *

Stormwater Emergency On-Call Contract

Price Analysis

Summarize the bid (s)/quotes (s) received with their respective amounts. *

On Nov 8, 2024 a proposal was received by the Capital Projects Department for the construction of drainage repairs at the Charles Lind Brown Center. J.H. Heirs Construction submitted an estimate in the amount of \$169,952.78.

If applicable: note any previous price history for similar procurements.

Comparisons with substantially similar items. *

This is a continuation of the same drainage project identified in 2022. The current project numbers are in line with the original project based on the linear footage of drainage to be installed. The original project had 110 linear feet of 12" drain and concrete at a cost of \$144,161 and approximately \$1310 per foot. This phase has 140 linear feet and using that same price per foot would be approximately \$183,477, with the actual quote coming under that amount at \$169,952.78

Sales of the same item to other purchasers. *

NA

Analysis of the cost elements (e.g. labor rate and estimated hours, material rates, indirect costs, reasonable profit) *

All of the labor, materials and reasonable profit are in line with industry standards.

List and explain the benchmarks, market analysis, or other data sources used to evaluate price fairness. *

Previous procurement of the same product.

Justification of Acceptance of Single Proposal/Bid

Consideration of re-solicitation?

Yes No

Consideration of reasons for a single applicant?

Yes No

Explain:

This is a specialized project with limited local contractors. Since JH Hiers performed the initial phase of the project, they have the expertise and qualifications to complete the project based on past performance.

Consideration of reasonable search for qualified applicants?

Yes No

Explain:

This project was put out for bid in 2023 and received no bids. Several other contractors were solicited with no response.

Cost Analysis (if applicable)

Detail the cost elements (labor, materials, overhead, etc.) provided by the supplier or contractor.

Provide an analysis of the necessity and reasonableness of each cost element.

Vendor's Pricing Strategy (optional)

What is the vendor's pricing strategy?

Department Head Decision

Comments

Approve Disapprove

Department Head Signature	Amundson, Hank	Date/Time	Jan 9, 2025 5:15 PM
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Purchasing Decision

Comments

The Market analysis is correct, and the price is fair and reasonable.

Approve Disapprove

Purchasing Signature	Thomas, Dave	Date/Time	Jan 10, 2025 9:11 AM
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Budget Confirmation Form

Procurement Services Department

Item 19.

Thank you for your request. Prior to any work being done on your request and the solicitation going public, the following information is REQUIRED.

Type of Goods or Services needed with a general description: *

Modify the outdated drainage system at Charles Lind Brown and increase the capacity to a 12" drain system. To mitigate water damage to the building from leakage and flooding due to the undersized existing drainage system. This is Phase II to complete the drainage system along backside gym wall where it meets pool deck. The estimated cost \$169952.78 plus contingency of 10%.

Estimated Project Cost: *

\$ 169,952.78

Account Number / Name * CIP FUND Fund / Account Number * 4000-80-1600-54420

Comments:

Department * Parks and Recreation

Attachments JH Hiers_Charles Lind Brown Drainage IFB 051823 Extension_11.08.24.pdf

Submitter * Taylor Moyd, Tonya 11/13/2024, 11:27 am

If your budget request is not covered in the current fiscal year, please provide justification and a statement that the funds will be available in your next FY budget.

Note: We will approve the solicitation process work, but will not approve the contract without Council approval. This includes the CFO's approval as well.

Department Head Review and Sign Department Head Signature Amundson, Hank 11/14/2024, 8:08 am

Assistant County Administrator Review and Sign ACA Signature Butts, Dale 11/14/2024, 9:47 am

Finance Department Review Confirmed Account Approved Rejected On Hold Comments: Authorized Finance Signature: Althoff, Valerie

Purchasing Department Review Approved Rejected On Hold

Comments:

Authorized Purchasing Signature:

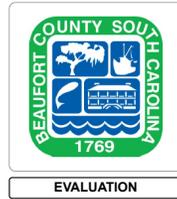
Date/Time:

Purchasing Director's Comments



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Approval of Contract Award to Scott Equipment & Surfacing for IFB #112124 Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers (\$168,850.00)
MEETING NAME AND DATE:
Public Facilities and Safety Committee – January 21, 2025
PRESENTER INFORMATION:
Robert Gecy, Interim Director, Capital Projects (5 mins)
ITEM BACKGROUND:
On November 21, 2024, we received a \$153,500 bid from Scott Equipment and Surfacing for the Charles Lind Brown Center Gymnasium Upfit to replace the Basketball Goals, Scoreboards, Bleachers and Volleyball System. Staff have reviewed the detailed bid summary and found the price to be fair and reasonable. An initial independent estimate for the work was approximately \$185,000.00.
PROJECT / ITEM NARRATIVE:
<p>The Parks and Recreation Department wishes to upfit the bleachers, scoreboards, basketball goals, center divider curtains and volleyball system at Charles Lind Brown Community Center gymnasium. This project aligns with the overall, long-term mission of Beaufort County to maintain and provide a safe, clean and positive work environment and to meet the expectations of the public in such facilities. The Charles Lind Brown Community Center was built in 1977 and has seen limited improvements over the last 20 years. Over the last 2 years, the facility has undergone extensive renovations to the Community Center interior allowing additional programs and a significant increase in use from the public. The basketball goals are original to the building, existing scoreboards no longer operate, and the bleachers installed in 1977 were condemned/ruled hazardous 2 years later in 1979, and do not meet current ADA standards.</p> <p>The total funds requested are the bid amount (plus contingency) (\$153,500 + \$15,350 = \$168,850)</p> <p>Purchasing has not submitted a draft contract to Legal. This will occur after the contract award.</p>
FISCAL IMPACT:
Funding comes from Parks and Recreation Capital Fund, 4000-80-1600-54420. The current account balance is \$9,658,107.06.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of contract to Scott Equipment and Surfacing for IFB #112124 - Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers in the amount of \$153,500 with a \$15,350 contingency fund for a total of \$168,850.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation of award Scott Equipment and Surfacing for IFB #112124 Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers.



Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Invitation For Bid

Capital Projects

28569, 42004, 65000, 80500, 80530... show all

Project ID: 112124

Release Date: Thursday, October 17, 2024

Due Date: Thursday, November 21, 2024 3:00pm

Posted Thursday, October 17, 2024 10:26am

Bid Unsealed Thursday, November 21, 2024 3:24pm by Sharon Bryant - Dallas

Pricing Unsealed Thursday, November 21, 2024 3:24pm by Sharon Bryant - Dallas

All dates & times in Eastern Time

5. SCOPE OF WORK

5.1. Scope of Work

This project is limited to interior demolition and renovation work and includes the demolition and disposal of existing spectator bleachers, basketball goals, scoreboards, divider curtain and wall pads. New work includes electrical rough-in, the installation of six (6) new ceiling mounted, adjustable basketball backstops with electric remote, approximately 80' of Bleachers 5 row with Standard Telescoping Deck Seating wheelchair accessible, two (2) multi-sport 8'x4' wall mounted scoreboards, Volleyball Net System, Drop Curtain Divider with remote operation, and Safety Wall Pads for main court at 6'x10' and 34'x12'. Although the existing building will remain open and fully operational, the Project Area will be vacated for the duration of the work.

All Electrical rough-in to be performed by the General Contractor or their Sub-Contractor.

Contractor is responsible for all measurements and ensuring any of the equipment specified in this IFB is properly suited for the installation site and meets any and all applicable standards or requirements. Any alternates must be approved by owner prior to final bid. Contractor shall verify colors and work with the owner on any options not specified.

Please include the demolition and disposal of the bleachers as a separate line item on the schedule of values. This work may be included as a part of the separate gymnasium flooring demo and installation project. Beaufort County intends to perform the flooring project in conjunction with or directly after this project, and the Contractor will need to coordinate the demo and installation of the bleachers with Beaufort County and the flooring contractor.

BLEACHERS:

Irwin Bleachers

Group 1 - Option Description

- VersaTract with Standard Deck Seating Requirements
- 80' plus left end rails and right end rails (3 Rectangular Sections)
- 5 Seating Rows
- 12" Rise
- 22" Spacing
- Panelam 3/4 Decking
- Standard 11 inch Deck Level Filler
- Wall attached
- Pressure Treated Stringers
- 208/230 VAC, Three Phase IDS Power System
- 233 10" Infinity Seats (18" Wide Seats), Tread Mounted on Telescopic
- 2 Sets of Self Storing End Rails Starting At Row 3
- 2 - End Curtains
- 5 - 36" x 22" Recov. Wheelchair Spaces w/No Rail
- Galvanized Nose and Rear Beam
- Standard Black Powder Coat Understructure & Railings

Aisle #1 is 48 inches wide, with

Smart Rail

Standard Steel steps including Removable Front Step

Aisle #2 is 48 inches wide, with

Smart Rail

Standard Steel steps including Removable Front Step
 Aisle #3 is 48 inches wide, with
 Smart Rail
 Standard Steel steps including Removable Front Step
 Estimated Seating Capacity = 233 + 5 Recoverable Wheelchair Spaces

BASKETBALL BACKSTOPS (6):

- Spalding SuperGlass™ Collegiate Backboard 72" x 42
- Slam-Dunk® Pro Goal w/Universal Mounting Pattern - Easy Glide
- E-Z Bolt Padding For 72" Glass Backboards
- Aut-O-Loc 3 Safety Belt
- QR4000 Electric Winch
- Electric Height Adjuster
- Remote operation.

SCOREBOARDS (2):

- **VARSAITY 2230 Basketball/Multisport Scoreboard – Indoor**
- Scoreboard Dimensions: 8 Feet W X 4 Feet H x 8 Inches D
- 15" Digits in Red Visible for Over 300 Feet
- LED Display Designed to Last Over 100,000 Hours with No Maintenance
- Includes Double Bonus and Possession Indicators
- Scores Basketball, Volleyball and Wrestling
- Comes Standard with Wireless Controller
- Additional Options Include: Sponsor Panel and Electronic Team Names
- Available in Multiple Colors
- 5-Year Limited Warranty
- Electrical Requirements: 20-Amp, 120-Volt, 60-Hertz, Grounded AC

VOLLEYBALL SYSTEM:

Spalding SES110 Elite Steel Volleyball Net System, 3"

The Elite Steel system is a high performance, rigid volleyball net system that allows for superior net tension. Spalding's 3 Inch O.D. steel uprights fit existing 3 Inch floor sleeves or 3-1/2 Inch floor sleeves with the use of a sleeve adapter that reduces the diameter from 3-1/2 Inch to 3 Inch.

Features

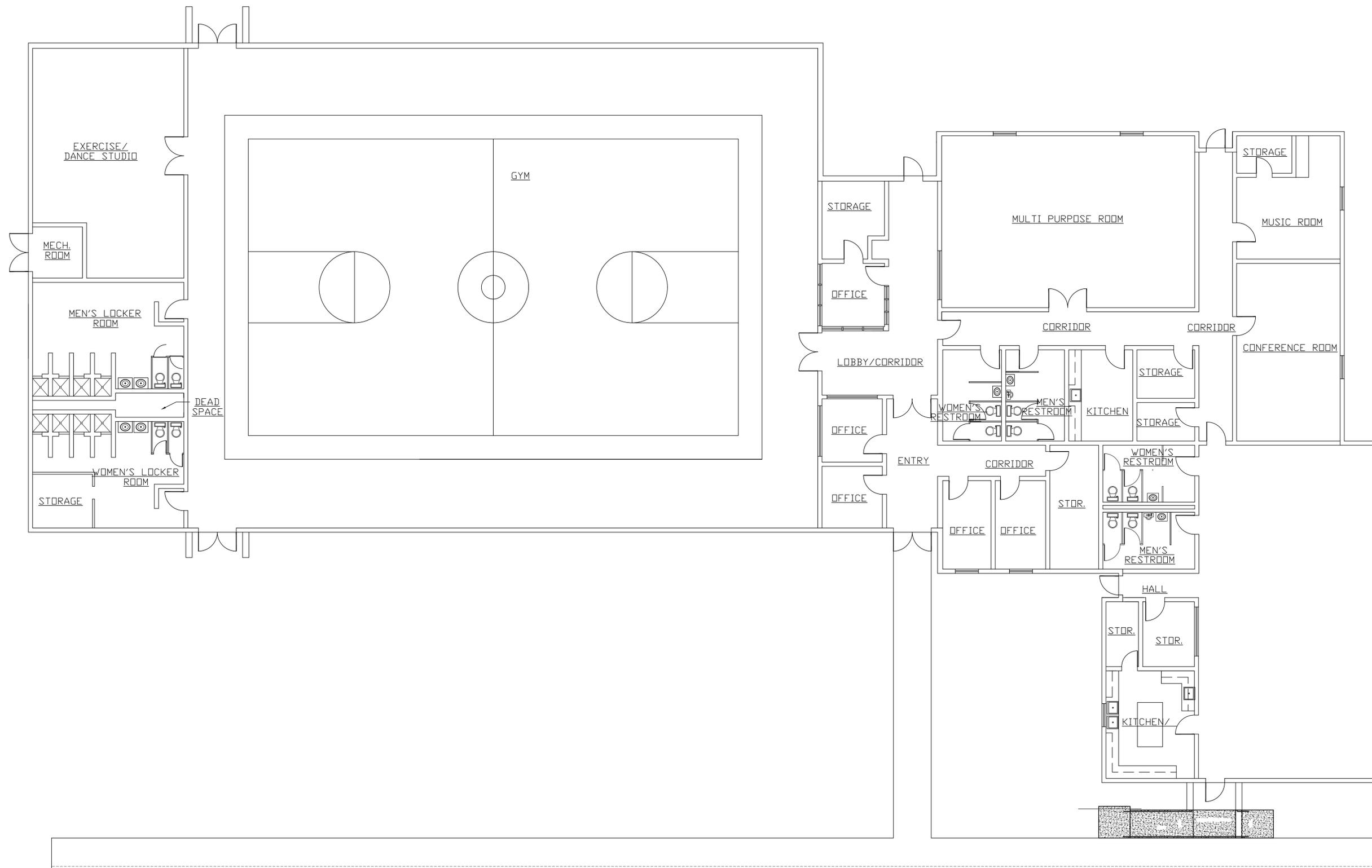
- Meets official NCAA, NFSHSA and USVBA specs
- 3 Inch O.D. heavy-duty steel uprights
- Infinite height adjustment with exclusive spin lock system accommodates men's, women's & jr's
- Spring assist mechanism makes changing the net height quick and effortless
- 1 meter competition net (antennae included)
- Worm gear winch
- 10 year warranty on uprights, net 1 year
- Includes uprights, winch, net, antennae and standard pads

DIVIDER CURTAIN:

- Ceiling Mounted, Retractable 60' Curtain with remote operation

SAFETY WALL PADS:

- Wall Pads (5) - 2' W X 6' H - Covers 6' high x 10' wide area
- Wall Pads (6) - 2' W X 34" H - Covers 34" high x 12' wide area



CONSULTANTS

REVISIONS:

DATE: 2/26/24
 PROJECT NO.: LIND BROWN
 DWN. BY: SUTTON
 CHK'D BY: SUTTON

SHEET TITLE



Beaufort County, SC
Capital Projects
 Hank Amundson, Special Assistant to County Administrator
 PO Box 1228, Beaufort, SC 29902

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

RESPONSE DEADLINE: November 21, 2024 at 3:00 pm

Report Generated: Wednesday, January 8, 2025

SELECTED VENDOR TOTALS

Vendor	Total
Scott Equipment and Surfacing	\$153,500.00
Mastercraft Renovation Systems, LLC	\$164,871.00

SCHEDULE OF VALUES

Schedule of Values					Mastercraft Renovation Systems, LLC		Scott Equipment and Surfacing	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	General Conditions/Permits/Insurance/Misc	1	ea.	\$0.00	\$0.00	\$1,000.00	\$1,000.00
X	2	Bleacher Demo and Disposal (**Bleachers only)	1	ea.	\$0.00	\$0.00	\$2,000.00	\$2,000.00
X	3	Demo and Disposal cost of Backstops, Scoreboards, Divider Curtain (** Do Not include Bleachers)	1	ea.	\$0.00	\$0.00	\$1,500.00	\$1,500.00
X	4	Bleachers installed (materials and labor)	1	ea.	\$46,801.00	\$46,801.00	\$6,000.00	\$6,000.00
X	5	Basketball Backstops SuperGlass Pro 72x42 installed (materials and labor)	2	ea.	\$11,549.00	\$23,098.00	\$38,000.00	\$76,000.00

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Schedule of Values					Mastercraft Renovation Systems, LLC		Scott Equipment and Surfacing	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	6	Basketball Backstops SuperGlass Collegiate 72x42 installed (materials and labor)	4	ea.	\$10,764.00	\$43,056.00	\$5,000.00	\$20,000.00
X	7	Scoreboards installed (materials and labor)	2	ea.	\$6,214.00	\$12,428.00	\$12,000.00	\$24,000.00
X	8	Volleyball System installed (materials and labor)	1	ea.	\$7,804.00	\$7,804.00	\$4,000.00	\$4,000.00
X	9	Divider Curtain installed (materials and labor)	1	ea.	\$13,859.00	\$13,859.00	\$12,000.00	\$12,000.00
X	10	Safety Wall Pads installed (materials and labor)	1	ea.	\$4,625.00	\$4,625.00	\$2,000.00	\$2,000.00
X	11	Electrical Rough-In	1	ea.	\$13,200.00	\$13,200.00	\$5,000.00	\$5,000.00
Total						\$164,871.00		\$153,500.00

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Mastercraft Renovation Systems, LLC	Scott Equipment and Surfacing
Certification	Pass	Pass
Contact information of authorized representative?	Pass	Pass
Please Provide Licenses and Certificate of Insurance	Pass	Pass
100% Labor and Material Payment Bond	Pass	Pass
Bidder Confirmation	Pass	Pass
Communications	Pass	Pass
Are you submitting this bid as a local vendor?	Pass	Pass
Local Vendor Preference - Participation Affidavit	No Response	No Response

EVALUATION TABULATION

Invitation For Bid - Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Question Title	Mastercraft Renovation Systems, LLC	Scott Equipment and Surfacing
Non-Collusion Affidavit of Prime Bidder	Pass	Pass
Will you be using subcontractors?	Pass	Pass
Non-Collusion Affidavit of Subcontractor	No Response	No Response
Certification By Contractor Regarding Non-Segregated Facilities	Pass	Pass
Consent of Surety	Pass	Pass
Business Organization		
Type of Business Organization:	Pass	Pass
If you selected "Other" for your type of business, please explain:	Pass	Pass
If applicable, please provide name of partners and additional information below:	Pass	Pass
If your agency is a Corporation:	Pass	Pass
Are you a Subchapter S Corporation?	Pass	Pass
Please provide Subchapter S Shareholders:	Pass	Pass
If individually owned:	Pass	Pass
Have you ever operated under another name?	Pass	Pass
Please provide all other business names and addresses of principal place of business for each business:	No Response	No Response
Bonding		
Please provide the Bonding information:	Pass	Pass
Do you intend to use any alternative form of security	Pass	Pass

EVALUATION TABULATION

Invitation For Bid - Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Question Title	Mastercraft Renovation Systems, LLC	Scott Equipment and Surfacing
Indicate the form of security you intend to use and the name, address, point of contact, and telephone number of the banks, savings and loan, or surety you intend to use. (NOTE: Prequalification will not assure acceptance of any form of security.)	No Response	No Response
Have any Performance or Payment Bond claims ever been paid by any surety on behalf of your organization?	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim.	No Response	No Response
Have you ever arbitrated or litigated a claim with an Owner, Architect, or Engineer in the last five years?	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim. (Provide attachments if necessary.)	No Response	No Response
Have you or any officer, partner, or owner of your organization, in any state or territory of the United States, or with respect to any agency of the Federal government:		
In the last in the last five years, received any fines or citations for building code violations which were unrelated to design?	Pass	Pass

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Question Title	Mastercraft Renovation Systems, LLC	Scott Equipment and Surfacing
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been found to be guilty of charges relating to conflicts of interest:	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been convicted on charges related to any criminal activity relating to construction means, methods, or techniques; bidding or bid rigging; or bribery?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, been found guilty of any minority contracting law violations?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, pleaded no contest in any criminal proceeding related to contracting?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been disbarred from doing Federal, state, or local government work for any reason?	Pass	Pass

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Question Title	Mastercraft Renovation Systems, LLC	Scott Equipment and Surfacing
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been terminated on a contract due to your default?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, paid liquidated damages for being late on a project?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, been subject to tax collection proceedings?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last seven years, filed for bankruptcy?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Under what chapter of bankruptcy did you file?	No Response	No Response
If you filed under Chapter 11 Reorganization, how long did you operate under this status?	No Response	No Response
Are you operating under Chapter 11 status now?	No Response	No Response
Safety		

EVALUATION TABULATION

Invitation For Bid - Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Question Title	Mastercraft Renovation Systems, LLC	Scott Equipment and Surfacing
Have you, in the last three years, been cited for willful violations for failure to abate, or for repeated violations, by the United States Occupational Safety and Health Administration or by the South Carolina Occupational Safety and Health Administration or by any other governmental body?	Pass	Pass
State date, name, address, telephone number, and contact person for agency issuing citation and the nature of the violation. Also, advise the amount of fines paid, if any. Provide attachments if necessary.	No Response	No Response
List your worker’s compensation experience modifier for the last three years.	No Response	No Response
References		
Provide at least two references from each industry group listed. Provide other references as requested. Provide current names, addresses, telephone numbers, and contacts.	Pass	Pass
Certification regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion:		
The contractor certifies:	Pass	Pass
Explain fully if it has been involved in any litigation involving performance.	No Response	No Response
Small and Minority Business Participation Program		
Are you a Small or Minority Business ?	Pass	Pass
Upload your Small/Minority Documentation	No Response	No Response
Are you self-performing 100%?	Pass	Pass
Self-Performing 100% Affidavit	No Response	Pass

EVALUATION TABULATION

Invitation For Bid - Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

EVALUATION TABULATION

IFB No. 112124

Charles Lind Brown Center Gymnasium Upfit - Basketball Goals, Scoreboards and Bleachers

Question Title	Mastercraft Renovation Systems, LLC	Scott Equipment and Surfacing
Good Faith Agencies Distribution List	Pass	No Response



Budget Confirmation Form

Procurement Services Department

Item 20.

Thank you for your request. Prior to any work being done on your request and the solicitation going public, the following information is REQUIRED.

Type of Goods or Services needed with a general description: *

Charles Lind Brown Gym Project 25PR13 - Sports Maple Hardwood Floor

Estimated Project Cost: *

\$ 250,000.00

Account Number / Name *

RENOVATIONS TO BUILDINGS

Fund / Account Number *

4000-80-1600-54420

Comments:

The gym floor is dated and in need of renovation as a facility that can actively be used for athletic programming. The floor is outdated and is not a desirable surface to hold competitions on.

\$500K approved in the FY 2025 budget for the entirety of this project.

Department *

Capital Projects

Attachments

No files uploaded

Wallace, Carolyn

10/18/2024, 1:30 pm

100

Submitter
*

If your budget request is not covered in the current fiscal year, please provide justification and a statement that the funds will be available in your next FY budget.

Note: We will approve the solicitation process work, but will not approve the contract without Council approval. This includes the CFO's approval as well.

Department Head Review and Sign

Department Head Signature

Amundson, Hank

10/18/2024, 3:41 pm

Assistant County Administrator Review and Sign

ACA Signature

Amundson, Hank

10/18/2024, 3:55 pm

Finance Department Review

Confirmed Account



Approved



Rejected



On Hold

Comments:

Authorized Finance Signature:

Althoff, Valerie

Purchasing Department Review

Approved



Rejected



On Hold

Comments:

Authorized Purchasing Signature:

Date/Time:

Thomas, Dave

11/08/2024, 3:20 pm

Purchasing Director's Comments

[Empty text area for comments]



Determination of Price Reasonableness for Solicitation

Procurement Services Department

Item 20.

Solicitation Details

Date/Time: *

Preparer: *

From: *

Department: *

Solicitation Number: *

Purpose: *

Background

Describe the relevant procurement, including a brief description of the product/service/scope of work. *

State procurement's significance to the project or County operations. *

Outline the procurement method utilized for this contract: (IFB, RFP, RFQ, Quotes). *

Price Analysis

Summarize the bid (s)/quotes (s) received with their respective amounts. *

MasterCraft Renovation Systems came in at \$164,871

Scott Equipment and Surfacing came in at \$153,500

If applicable: note any previous price history for similar procurements.

Comparisons with substantially similar items. *

Sales of the same item to other purchasers. *

Analysis of the cost elements (e.g. labor rate and estimated hours, material rates, indirect costs, reasonable profit) *

Both bids are in line with industry standards for labor and materials.

List and explain the benchmarks, market analysis, or other data sources used to evaluate price fairness. *

We received an independent quote for the same items prior to the bid process for ~\$185,000 with the only difference quoting name brand Spaulding Basketball Goals vs the approved alternate of similar specifications.

Justification of Acceptance of Single Proposal/Bid

Consideration of re-solicitation?

Yes No

Consideration of reasons for a single applicant?

Yes No

Explain:

Not a single applicant

Consideration of reasonable search for qualified applicants?

Yes No

Explain:

Not a single applicant

Cost Analysis (if applicable)

Detail the cost elements (labor, materials, overhead, etc.) provided by the supplier or contractor.

Provide an analysis of the necessity and reasonableness of each cost element.

Vendor's Pricing Strategy (optional)

What is the vendor's pricing strategy?

Department Head Decision

Comments

Under our estimated cost and competitively bid.

Approve Disapprove

Department Head Signature	Date/Time
Amundson, Hank	Jan 9, 2025 5:21 PM

Purchasing Decision

Comments

The procurement process for this project complies with our procurement code. The price is fair and reasonable for this type of project.

Approve Disapprove

Purchasing Signature	Date/Time
Thomas, Dave	Jan 10, 2025 9:21 AM



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommend Approval of Contract Award to Mitchell Brothers Inc for IFB # 111924 Construction / Renovation of the Administration Building and County Council Chambers (\$1,043,059.61)
MEETING NAME AND DATE:
Public Facilities and Safety Committee – January 21, 2025
PRESENTER INFORMATION:
Robert Gecy, Interim Director, Capital Projects (5 mins)
ITEM BACKGROUND:
On November 26, 2024, we received a bid of \$810,969.36 from Mitchell Brothers Inc for Construction & Renovation of the Administration Building and County Council Chambers. The base bid had to be revised due to a calculation error in the number of lighting fixtures, for a revised bid amount of \$817,158.36. Total revised bid, to include ALT #3, is \$907,008.36. Staff & the project Architect have reviewed the bid submittal and found the price to be fair and reasonable. The Architects Probable Cost Estimate for the work was \$852,667.62 without alternates.
PROJECT / ITEM NARRATIVE:
<p>This project would include the renovation of the Admin Hall, Council chambers and planning department to include new flooring, paint, lighting, ceilings, and woodwork. It would also add new, much needed, office spaces to the administration wing, and a remodel of the current staff and public restrooms on the first and second floor.</p> <p>The total funds requested are the bid amount (plus 15% contingency) (\$907,008.36 + \$136,051.25 = \$1,043,059.61)</p> <p>Purchasing has not submitted a draft contract to Legal. This will occur after the contract award.</p>
FISCAL IMPACT:
<p>Funding comes from Facility Management Capital Fund, 4000-80-1310-54420.</p> <p>Current account balance is \$2,781,830.69.</p>
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of contract to Mitchell Brothers Inc for IFB # 111924 Construction / Renovation of the Administration Building and County Council Chambers (\$1,043,059.61)
OPTIONS FOR COUNCIL MOTION:
<p>Motion to approve/deny recommendation of award Mitchell Brothers Inc for IFB # 111924 Construction / Renovation of the Administration Building and County Council Chambers.</p> <p><i>Next Step: Move forward to County Council to award Mitchell Brothers Inc for IFB # 111924 Construction / Renovation of the Administration Building and County Council Chambers.</i></p>

PROJECT SUMMARY

Project Title: (Bid number, Beaufort County Administration Building Interior Renovation)

Project Descriptions

Interior demolition and renovation work of the Council Chambers, Executive leadership suite, and Community Development offices.

Scope of Work

The Project is limited to interior demolition and renovation work and includes removal and replacement of existing interior finishes, gypsum board and metal stud walls, ceilings, light fixtures, flexible ductwork and wood millwork. New work includes gypsum board and metal stud walls, solid core wood doors in hollow metal frames, suspended acoustical tile ceilings, luxury vinyl tile flooring, broadloom carpet, rubber base, new LED light fixtures and new HVAC flexible ductwork, grilles and diffusers. Although the existing building will remain open and fully operational, the Project Area will be vacated for the duration of the work.

Telecommunications, data and other low voltage work will be by the County and/or the County's vendor. The general contractor will be required to coordinate his work and the overall construction schedule with this and other Owner provided work.

The existing building does not include asbestos containing materials.

Project Administration:

Eric Larson, CIP Director

Contract Type: Lump Sum with Bid Alternate and Unit prices for incidental work.

Contract Time: 120 Calendar Days.



Beaufort County, SC
Capital Projects
 Hank Amundson, Special Assistant to County Administrator
 PO Box 1228, Beaufort, SC 29902

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

RESPONSE DEADLINE: November 26, 2024 at 3:00 pm

Report Generated: Wednesday, January 8, 2025

SELECTED VENDOR TOTALS

Vendor	Total
Mitchell Brothers Inc	\$1,004,319.36
Beaufort Construction of SC, LLC	\$1,138,793.00

SCHEDULE OF VALUES

Schedule of Values				Beaufort Construction of SC, LLC			Mitchell Brothers Inc		
Selected	Line Item	Description	Unit of Measure	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total
X	1	General Conditions/Misc	sqft	1	\$81,320.00	\$81,320.00	12102	\$6.33	\$76,605.66
X	2	Remove existing carpet and/or vinyl composition flooring and install new luxury vinyl tile (LVT) flooring.	sqft	2301	\$11.00	\$25,311.00	1871	\$13.54	\$25,333.34
X	3	Remove existing carpet and/or vinyl composition flooring and install new broadloom carpet.	sqft	9540	\$10.00	\$95,400.00	8612	\$10.45	\$89,995.40
X	4	Patch, prime and paint existing gypsum board ceilings, soffits and bulkheads.	sqft	1	\$34,600.00	\$34,600.00	29070	\$2.1449	\$62,352.243

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

Schedule of Values				Beaufort Construction of SC, LLC			Mitchell Brothers Inc		
Selected	Line Item	Description	Unit of Measure	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total
X	5	Remove existing suspended acoustical tile ceiling tiles, convert existing ceiling grid from 2x4 to 2x2, paint grid and install new 2x2 ceiling tiles.	sqft	10800	\$9.00	\$97,200.00	12102	\$5.5631	\$67,324.6362
X	6	Remove existing wall base and install new 4" rubber base.	Linear Foot	800	\$1.50	\$1,200.00	3230	\$2.3808	\$7,689.984
X	7	Council Chamber Furniture, Lectern and 2 Desks	total	1	\$25,360.00	\$25,360.00	3	\$5,704.67	\$17,114.01
X	8	Carpentry - Council Chambers (Material & Labor)	total	1	\$29,740.00	\$29,740.00	1	\$51,750.00	\$51,750.00
X	9	Doors and Hardware	each	1	\$63,200.00	\$63,200.00	32	\$2,433.47	\$77,871.04
X	10	Cabinetry (Break Room Cabinets)	total	1	\$42,240.00	\$42,240.00	3	\$9,551.00	\$28,653.00
X	11	Painting	sqft	1	\$41,230.00	\$41,230.00	29070	\$2.2784	\$66,233.088
X	12	Electrical - Labor/Conduit/Devices/etc	total	1	\$130,510.00	\$130,510.00	1	\$13,000.00	\$13,000.00
X	13	Lighting Fixtures	each	304	\$160.00	\$48,640.00	266	\$294.7368	\$78,399.9888
X	14	Low Voltage/Data	each	1	\$5,500.00	\$5,500.00	1	\$15,326.00	\$15,326.00
X	15	Mechanical/HVAC	total	1	\$81,001.00	\$81,001.00	11	\$1,527.27	\$16,799.97
X	16	Mechanical/Plumbing	total	1	\$52,350.00	\$52,350.00	1	\$10,524.00	\$10,524.00

EVALUATION TABULATION

Invitation For Bid - Administration Building & Council Chambers Renovation

EVALUATION TABULATION
 IFB No. 111924
 Administration Building & Council Chambers Renovation

Schedule of Values				Beaufort Construction of SC, LLC			Mitchell Brothers Inc		
Selected	Line Item	Description	Unit of Measure	Quantity	Unit Cost	Total	Quantity	Unit Cost	Total
X	17	Plumbing Fixtures	each	1	\$18,900.00	\$18,900.00	21	\$1,805.00	\$37,905.00
X	18	Mechanical/Misc	total	1	\$61,516.00	\$61,516.00	1	\$7,800.00	\$7,800.00
X	19	Specialties	total	1	\$38,470.00	\$38,470.00	4	\$9,326.25	\$37,305.00
X	20	Disposal	total	1	\$11,230.00	\$11,230.00	1	\$6,000.00	\$6,000.00
X	21	Misc Site Conditions	total	1	\$5,500.00	\$5,500.00	1	\$16,987.00	\$16,987.00
Total						\$990,418.00			\$810,969.36

ALTERNATES

Alternates					Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost	
X	ALT-01	Repair all existing wood trim, door and window casing, wall panels and similar millwork and woodwork in the existing Council Chambers. remove and replace all wood laminate and veneer wall panels. Chemically strip and sand all existing wood trim, door and window casing, and similar millwork and woodwork. All new and existing millwork and woodwork shall be stained to match the existing and shall be finished with two (2) coats of polyurethane. Add Alternate 01 is exclusive of Add Alternate 02.	Total	\$31,700.00	\$51,750.00	

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

Alternates				Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost
X	ALT-02	Remove and replace all wood trim, door and window casing, wall panels and similar millwork and woodwork in the existing Council Chambers. All wood shall be red oak to match the existing and all profiles and details shall match the existing. All new millwork and woodwork shall be stained to match the existing and shall be finished with two (2) coats of polyurethane. Add Alternate 02 is exclusive of Add Alternate 01.	Total	\$46,675.00	\$51,750.00
X	ALT-03	This alternate shall be to renovate the 2nd floor Men’s and Women’s Restrooms to according to the specifications outlined in Addendum #3 and shown on Architectural Bulletin Drawings ABD-01 and ABD-02.	Total	\$70,000.00	\$89,850.00
Total				\$148,375.00	\$193,350.00

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Certification	Pass	Pass
Contact information of authorized representative?	Pass	Pass
Please Provide Licenses and Certificate of Insurance	Pass	Pass
100% Labor and Material Payment Bond	Pass	Pass
Bidder Confirmation	Pass	Pass
Communications	Pass	Pass
Are you submitting this bid as a local vendor?	Pass	Pass
Local Vendor Preference - Participation Affidavit	Pass	Pass
Non-Collusion Affidavit of Prime Bidder	Pass	Pass

EVALUATION TABULATION

Invitation For Bid - Administration Building & Council Chambers Renovation

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

Question Title	Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Will you be using subcontractors?	Pass	Pass
Non-Collusion Affidavit of Subcontractor	Pass	Pass
Certification By Contractor Regarding Non-Segregated Facilities	Pass	Pass
Consent of Surety	Pass	Pass
Business Organization		
Type of Business Organization:	Pass	Pass
If you selected "Other" for your type of business, please explain:	Pass	Pass
If applicable, please provide name of partners and additional information below:	Pass	Pass
If your agency is a Corporation:	Pass	Pass
Are you a Subchapter S Corporation?	Pass	Pass
Please provide Subchapter S Shareholders:	Pass	Pass
If individually owned:	Pass	Pass
Have you ever operated under another name?	Pass	Pass
Please provide all other business names and addresses of principal place of business for each business:	No Response	No Response
Bonding		
Please provide the Bonding information:	Pass	Pass
Do you intend to use any alternative form of security	Pass	Pass

EVALUATION TABULATION

Invitation For Bid - Administration Building & Council Chambers Renovation

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

Question Title	Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Indicate the form of security you intend to use and the name, address, point of contact, and telephone number of the banks, savings and loan, or surety you intend to use. (NOTE: Prequalification will not assure acceptance of any form of security.)	No Response	No Response
Have any Performance or Payment Bond claims ever been paid by any surety on behalf of your organization?	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim.	No Response	No Response
Have you ever arbitrated or litigated a claim with an Owner, Architect, or Engineer in the last five years?	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim. (Provide attachments if necessary.)	No Response	No Response
Have you or any officer, partner, or owner of your organization, in any state or territory of the United States, or with respect to any agency of the Federal government:		
In the last in the last five years, received any fines or citations for building code violations which were unrelated to design?	Pass	Pass

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

Question Title	Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been found to be guilty of charges relating to conflicts of interest:	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been convicted on charges related to any criminal activity relating to construction means, methods, or techniques; bidding or bid rigging; or bribery?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, been found guilty of any minority contracting law violations?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, pleaded no contest in any criminal proceeding related to contracting?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been disbarred from doing Federal, state, or local government work for any reason?	Pass	Pass

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

Question Title	Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Ever been terminated on a contract due to your default?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, paid liquidated damages for being late on a project?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last five years, been subject to tax collection proceedings?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
In the last seven years, filed for bankruptcy?	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response
Under what chapter of bankruptcy did you file?	No Response	No Response
If you filed under Chapter 11 Reorganization, how long did you operate under this status?	No Response	No Response
Are you operating under Chapter 11 status now?	No Response	No Response
Safety		

EVALUATION TABULATION

Invitation For Bid - Administration Building & Council Chambers Renovation

EVALUATION TABULATION

IFB No. 111924

Administration Building & Council Chambers Renovation

Question Title	Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Have you, in the last three years, been cited for willful violations for failure to abate, or for repeated violations, by the United States Occupational Safety and Health Administration or by the South Carolina Occupational Safety and Health Administration or by any other governmental body?	Pass	Pass
State date, name, address, telephone number, and contact person for agency issuing citation and the nature of the violation. Also, advise the amount of fines paid, if any. Provide attachments if necessary.	No Response	No Response
List your worker’s compensation experience modifier for the last three years.	No Response	No Response
References		
Provide at least two references from each industry group listed. Provide other references as requested. Provide current names, addresses, telephone numbers, and contacts.	Pass	Pass
Certification regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion:		
The contractor certifies:	Pass	Pass
Explain fully if it has been involved in any litigation involving performance.	No Response	No Response
Small and Minority Business Participation Program		
Are you a Small or Minority Business ?	Pass	Pass
Upload your Small/Minority Documentation	No Response	Pass
Are you self-performing 100%?	Pass	Pass
Self-Performing 100% Affidavit	No Response	No Response

EVALUATION TABULATION

Invitation For Bid - Administration Building & Council Chambers Renovation

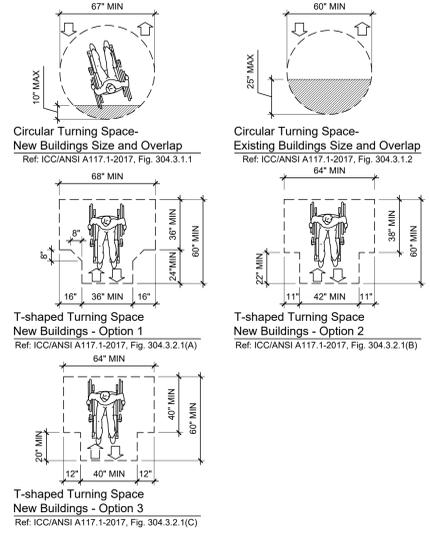
EVALUATION TABULATION

IFB No. 111924

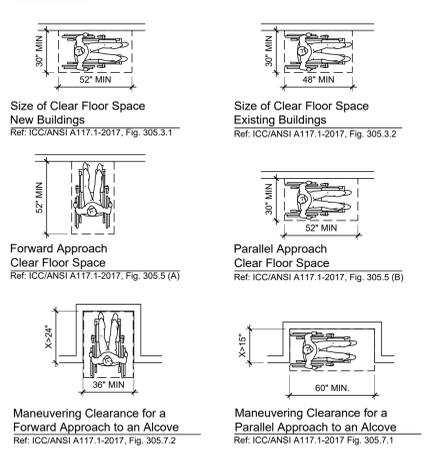
Administration Building & Council Chambers Renovation

Question Title	Beaufort Construction of SC, LLC	Mitchell Brothers Inc
Good Faith Agencies Distribution List	Pass	Pass

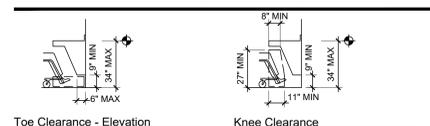
304 WHEELCHAIR TURNING SPACE



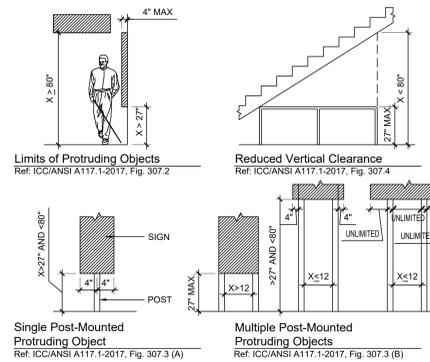
305 CLEAR FLOOR SPACE



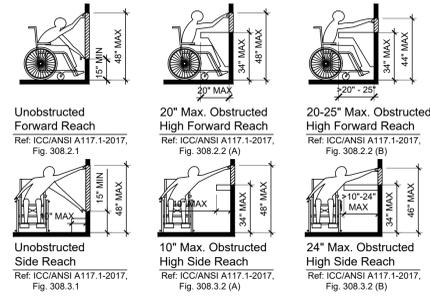
306 KNEE & TOE CLEARANCE: 606 LAVATORIES & SINKS; 902 SEATING AT TABLES, COUNTERS, & WORK SURFACES



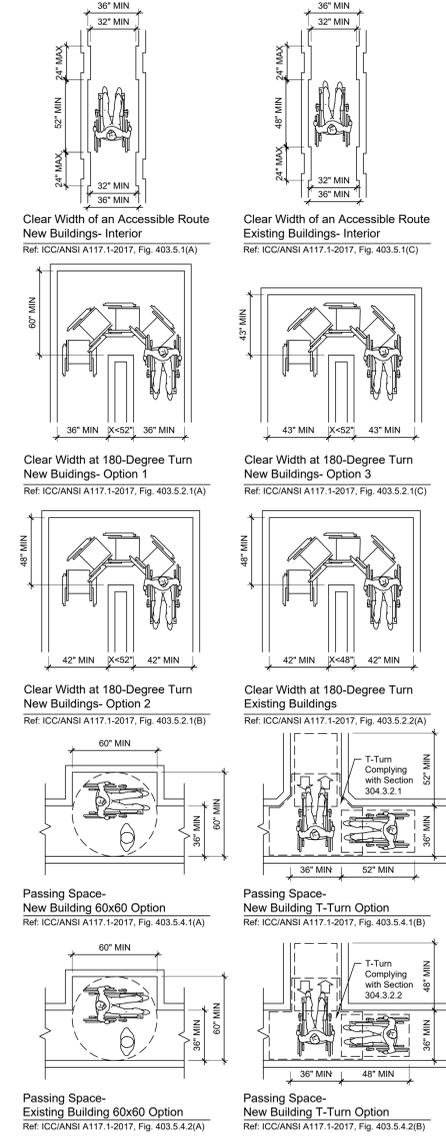
307 PROTRUDING OBJECTS



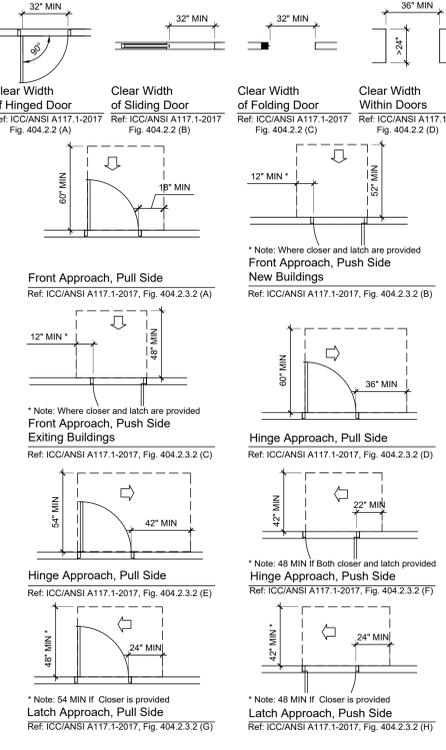
308 REACHING RANGES



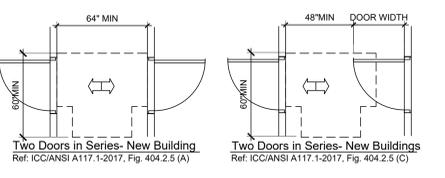
403 ACCESSIBLE ROUTES



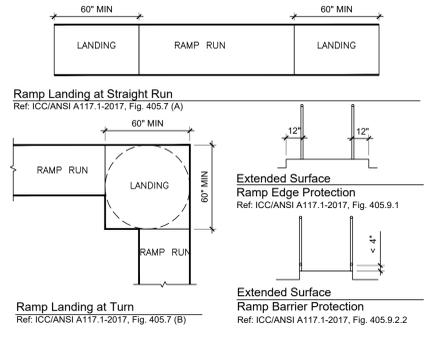
404 DOORS AND DOORWAYS



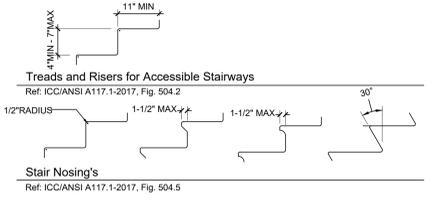
404 DOORS AND DOORWAYS (CONTINUED)



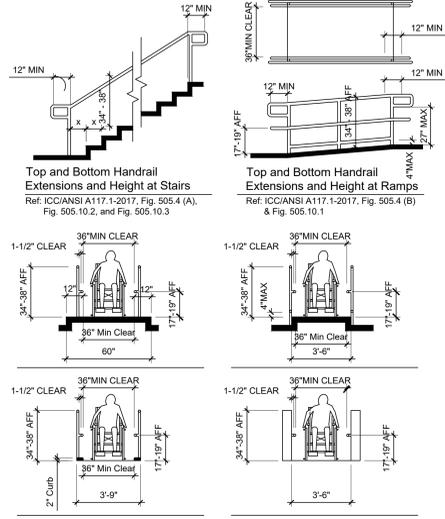
405 RAMPS



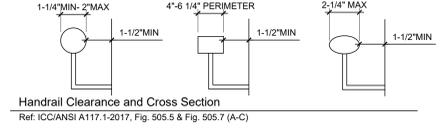
504 STAIRWAYS



505 HANDRAILS



505 HANDRAILS (CONTINUED)



BEAUFORT 2 Fire Station Lane Seabrook, SC 29940 CHARLOTTE 7315 Swansea Lane Cornelius, NC 28031



ARCHITECT / ENGINEER'S SEAL



BEAUFORT COUNTY ADMINISTRATION BUILDING INTERIOR RENOVATION 100 RIBAUT ROAD BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

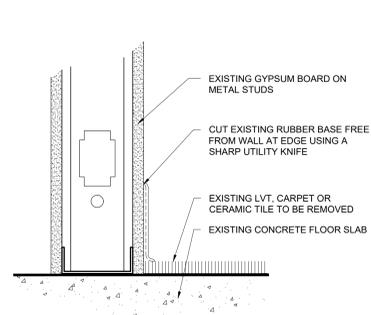
Table with columns for REVISIONS / SUBMISSIONS, NO., DESCRIPTION, and DATE.

SHEET INFORMATION: DATE: JUNE 21, 2024; JOB NUMBER: 21006.00; DRAWN: GRM; CHECKED: DCS; APPROVED: DCS

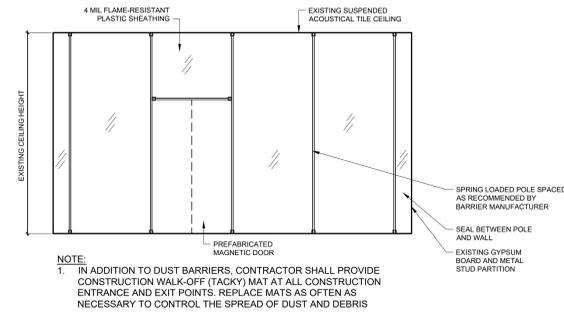
TYPICAL ACCESSIBILITY DETAILS

G-104

6 5 4 3 2 1



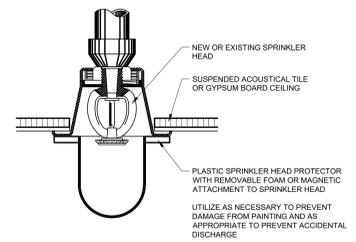
D5 EXISTING BASE REMOVAL
NTS



D4 TEMPORARY DUST BARRIER
NTS



D3 MINIMUM DEMOLITION AND CONSTRUCTION WARNING SIGNS
NTS



D2 EXISTING FIRE SPRINKLER HEAD PROTECTION
NTS

GENERAL NOTES:

- EXCEPT AT NEW CONSTRUCTION, DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADVISING ARCHITECT OF DISCREPANCIES
- EXISTING TEMPORARY PARTITIONS AROUND TELECOM EQUIPMENT TO BE REMOVED BY OWNER
- ALL MULTI-MEDIA EQUIPMENT IN THE COUNCIL CHAMBERS TO BE REMOVED BY OWNER

SHEET KEY NOTES:

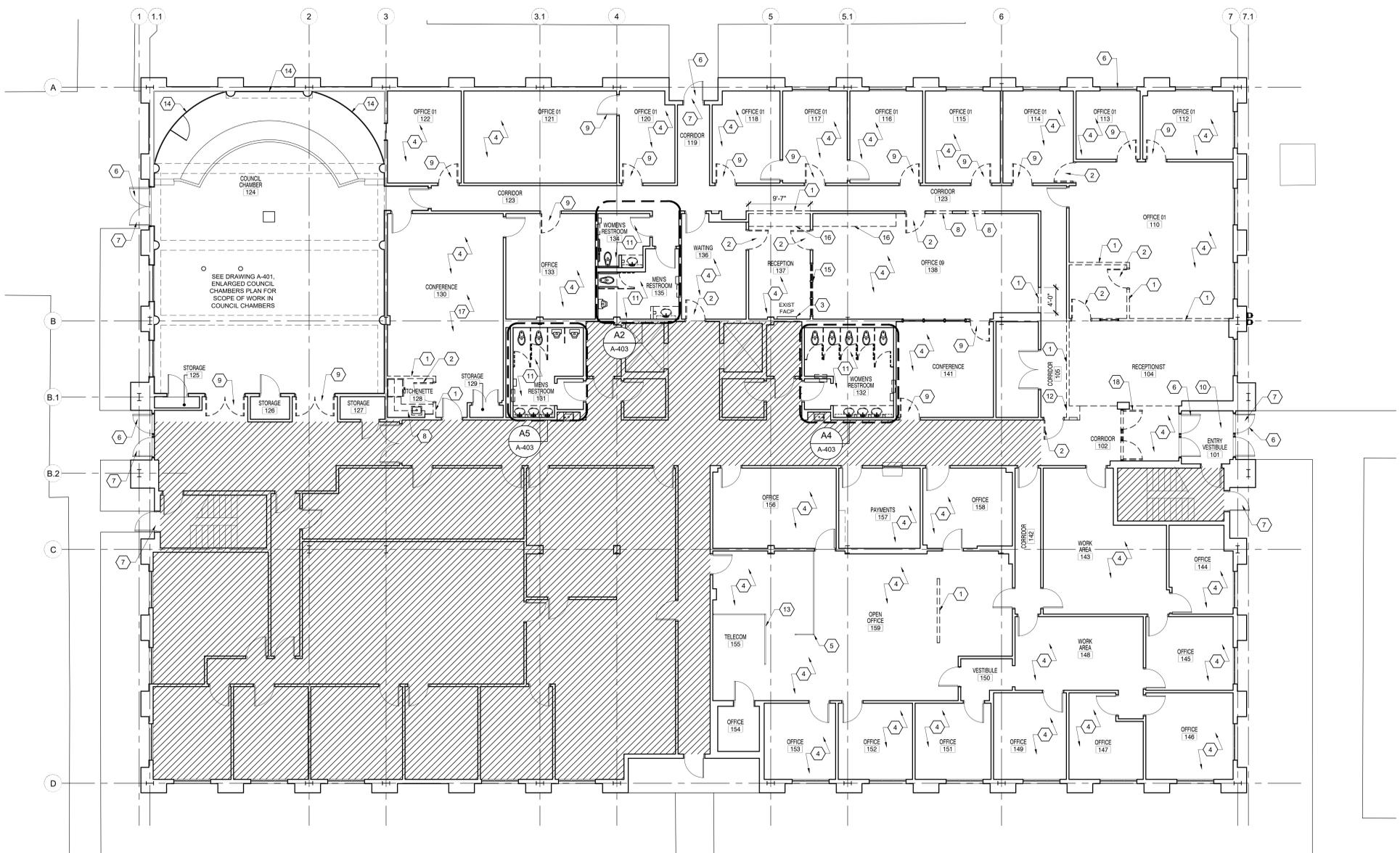
- EXISTING WALL TO BE REMOVED TO THE EXTENTS SHOWN
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING FIRE ALARM CONTROL PANEL TO BE PROTECTED AT ALL TIMES
- EXISTING FLOORING, BASE AND SUSPENDED ACOUSTICAL TILE CEILING TILES TO BE REMOVED THROUGHOUT THE PROJECT AREA (EXCEPT IN EXISTING RESTROOMS)
- EXISTING TEMPORARY PARTITION TO REMAIN. MOVE AND RE-INSTALL AS NECESSARY TO ACCOMMODATE FLOORING AND CEILING WORK
- NO WORK ON EXISTING STOREFRONT WINDOWS OR DOORS
- MAINTAIN EXISTING EXIT DISCHARGE FREE AND CLEAR AT ALL TIMES
- REMOVE PORTION OF EXISTING WALL AS REQUIRED FOR NEW DOOR AND FRAME
- REMOVE EXISTING DOOR. MAINTAIN EXISTING HOLLOW METAL FRAME
- REMOVE EXISTING CERAMIC TILE AND BASE IN VESTIBULE AND CLEAN AND PREPARE EXISTING CONCRETE FLOOR SLAB AND GYPSUM BOARD WALLS FOR NEW CERAMIC TILE AND BASE. REMOVE EXISTING WALK-OFF MAT (MAINTAIN ALUMINUM FRAME FOR NEW MAT INSTALLATION)
- REMOVE EXISTING CERAMIC FLOOR TILE, WALL TILE AND BASE THROUGHOUT AND CLEAN AND PREPARE EXISTING CONCRETE FLOOR SLAB AND GYPSUM BOARD WALLS FOR NEW CERAMIC TILE AND BASE.
- EXISTING COLUMN TO BE REMOVED
- EXISTING PARTITION TO BE REMOVED BY OWNER AFTER CONSTRUCTION OF NEW WALLS
- EXISTING WOOD PANELS TO BE REMOVED
- REMOVE EXISTING WINDOW
- REMOVE EXISTING CASEWORK
- REMOVE EXISTING CHAIR RAILING
- REMOVE EXISTING STORE FRONT DOOR IN CORRIDOR 102

LEGEND:

- AREA NOT IN CONTRACT / NO WORK
- EXISTING ONE-HOUR FIRE RATED PARTITION
- EXISTING WALL, PORTION OF WALL, DOOR, CASEWORK, WINDOW, ETC. TO BE DEMOLISHED AND REMOVED AS SHOWN
- EXISTING WALL TO REMAIN
- EXISTING CONDITIONS PHOTOGRAPH STATION POINT AND DIRECTION

DEMOLITION SCOPE OF WORK:

- REMOVE ALL CARPET AND VINYL COMPOSITION (VCT) FLOORING AND WALL BASE
- REMOVE EXISTING CERAMIC FLOOR TILE AND BASE IN VESTIBULE (101) AND CLEAN AND PREPARE EXISTING CONCRETE FLOOR SLAB AND GYPSUM BOARD WALLS FOR NEW CERAMIC TILE AND BASE
- REMOVE DOORS, FRAMES AND WALLS AS INDICATED WITH DASHED LINE
- REMOVE ALL WOOD TRIM, DOOR AND WINDOW CASING, WALL PANELS AND SIMILAR MILLWORK AND WOODWORK IN THE EXISTING COUNCIL CHAMBERS.
- REMOVE EXISTING CERAMIC TILE AND BASE IN ALL RESTROOMS. PREPARE EXISTING CONCRETE FLOOR SLAB AND GYPSUM BOARD WALLS FOR NEW CERAMIC TILE AND BASE.
- REMOVE EXISTING WALL TILE IN RESTROOMS AND REPLACE DAMAGED GYPSUM BOARD WITH NEW MOISTURE RESISTANT GYPSUM BOARD
- IF PRESENT, ASBESTOS CONTAINING MATERIALS WILL BE REMOVED BY THE OWNER BEFORE DEMOLITION WORK BEGINS. IF THE CONTRACTOR ENCOUNTERS MATERIALS SUSPECTED OF CONTAINING ASBESTOS, SUCH MATERIALS SHALL BE LEFT IN PLACE AND THE OWNER AND ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY
- THIS PROJECT DOES NOT INCLUDE DEMOLITION OR MODIFICATION OF EXISTING STRUCTURAL ELEMENTS
- PROTECT EXISTING FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM AND SMOKE DETECTORS FROM ACCIDENTAL DISCHARGE
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FIRE WATCH AT ANY TIME THAT THE EXISTING FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM IS SHUT DOWN. COORDINATE WITH THE LOCAL FIRE MARSHALL FOR REQUIREMENTS
- DEMOLISH EXISTING KITCHENETTE IN ITS ENTIRETY AND PATCH AND REPAIR REMAINING SOUTH AND EAST WALLS
- REMOVE EXISTING SINK AND CAP WATER PIPING AND SANITARY SEWER PIPING IN WALL



A2 EXISTING CONDITIONS AND DEMOLITION FLOOR PLAN
1/8" = 1'-0"

6 5 4 3 2 1

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BEAUFORT COUNTY ADMINISTRATION BUILDING

INTERIOR RENOVATION

100 RIBAUT ROAD
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

NO.	REVISIONS / SUBMISSIONS	DATE

SHEET INFORMATION

DATE	JUNE 21, 2024
JOB NUMBER	21006.00
DRAWN	GRM
CHECKED	DCS
APPROVED	DCS

EXISTING CONDITIONS AND DEMOLITION FLOOR PLAN

AD-101

6 5 4 3 2 1

E

D

C

B

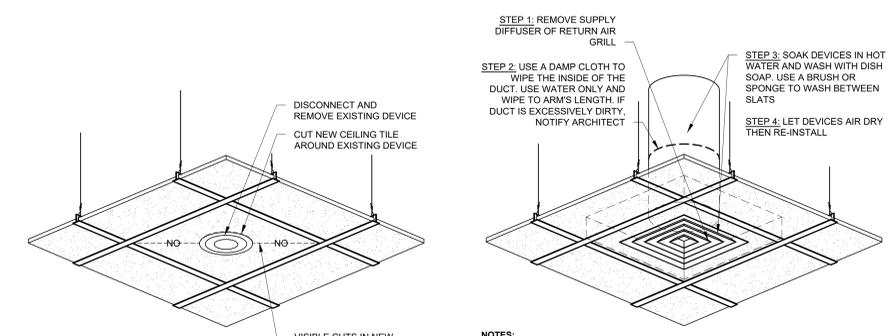
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GENERAL NOTES:

- A. EXCEPT AT NEW CONSTRUCTION, DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADVISING ARCHITECT OF DISCREPANCIES
- B. ALL EXISTING FLUORESCENT LIGHT FIXTURES IN THE PROJECT AREA ARE TO BE REPLACED WITH NEW LED LIGHT FIXTURES. ON A ONE-FOR-ONE BASIS, THIS PROJECT DOES NOT INCREASE THE NUMBER OF LIGHT FIXTURES AND BY REPLACING FLUORESCENT LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES, IT REDUCES THE TOTAL WATTAGE REQUIRED FOR LIGHTING THE BUILDING
- C. ALL EXISTING CEILING MOUNTED DEVICES ARE TO BE REMOVED AND RE-INSTALLED IN THE RENOVATED SUSPENDED ACOUSTICAL TILE CEILING
 - 1. UNLESS NOTED OTHERWISE, DEVICES ARE TO BE CENTERED IN NEW 2x2 CEILING TILES. CUT TILES WILL NOT BE ACCEPTED

SHEET KEY NOTES:

- 1. EXISTING SUSPENDED ACOUSTICAL TILE CEILING, LIGHT FIXTURE AND HVAC DEVICES TO BE REMOVED, RE-INSTALLED AND RENOVATED IN THE SAME MANNER AS OTHER SPACES IN THE PROJECT AREA
- 2. REMOVE EXISTING BULK HEAD TO THE EXTENTS SHOWN



D3 CEILING MOUNTED DEVICE RE-INSTALL IN NEW CEILING TILE
NTS

D2 HVAC DEVICE CLEANING
NTS

LEGEND:

- AREA NOT IN CONTRACT / NO WORK
- EXISTING ONE-HOUR FIRE RATED PARTITION
- EXISTING WALL, PORTION OF WALL, DOOR, CASEWORK, WINDOW, ETC. TO BE DEMOLISHED AND REMOVED AS SHOWN
- EXISTING WALL TO REMAIN
- EXISTING CONDITIONS PHOTOGRAPH STATION POINT AND DIRECTION
- EXISTING 2x4 SUSPENDED ACOUSTICAL TILE CEILING. REMOVE CEILING TILES AND PREPARE GRID FOR CONVERSION TO 2x2
- EXISTING PAINTED GYPSUM BOARD CEILING, BULKHEAD OR SOFFIT TO REMAIN
- EXISTING 2x4 FLUORESCENT LIGHT FIXTURE TO BE REMOVED
- EXISTING 2x2 FLUORESCENT LIGHT FIXTURE TO BE REMOVED
- EXISTING 1x4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE TO BE REMOVED
- EXISTING EXIT SIGN TO BE REMOVED AND RE-INSTALLED IN RENOVATED CEILING OR ON PAINTED WALL AS REQUIRED AT EACH CONDITION
- EXISTING EXIT SIGN WITH EMERGENCY EGRESS LIGHTS TO BE REMOVED AND RE-INSTALLED IN RENOVATED CEILING OR ON PAINTED WALL AS REQUIRED AT EACH CONDITION
- EXISTING HVAC SUPPLY AND RETURN GRILLES AND DIFFUSERS TO BE REMOVED AND RE-INSTALLED IN RENOVATED CEILING. ALL SUCH DEVICES ARE TO BE CLEANED BEFORE RE-INSTALLING IN RENOVATED CEILING. SEE DETAIL ON THIS SHEET

THE FOLLOWING CEILING MOUNTED DEVICES ARE TO BE REMOVED AND RE-INSTALLED IN THE RENOVATED CEILING. ALL EXISTING DEVICES MIGHT NOT BE SHOWN ON THE EXISTING CONDITIONS AND DEMOLITION REFLECTED CEILING PLAN. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND FOR COORDINATING WITH THE APPROPRIATE SUBCONTRACTORS FOR REMOVAL AND RE-INSTALLATION OF ALL DEVICES

- EXISTING FIRE ALARM DEVICE
- EXISTING SECURITY DEVICE
- EXISTING DOME SECURITY CAMERA
- EXISTING SPEAKER
- EXISTING FIRE SPRINKLER HEAD
- EXISTING EXHAUST FAN
- EXISTING INTERNET ROUTER
- EXISTING THERMOSTAT
- EXISTING DOME MIRROR
- EXISTING WALL MOUNTED LIGHT FIXTURE
- EXISTING SECURITY CAMERA

DEMOLITION SCOPE OF WORK:

- 1. REMOVE AND RE-INSTALL EXISTING CEILING MOUNTED ALARM, SECURITY, SMOKE DETECTOR AND SIMILAR DEVICES AS REQUIRED FOR CEILING DEMOLITION AND NEW CEILING WORK
- 2. REMOVE ALL EXISTING 2x4 SUSPENDED ACOUSTICAL TILE CEILING TILES AND PREPARE EXISTING 2x4 GRID FOR CONVERSION TO 2x2
- 3. REMOVE, CLEAN AND RE-INSTALL (IN RENOVATED CEILING) EXISTING HVAC SUPPLY AND RETURN GRILLES AND DIFFUSERS
- 4. REMOVE ALL EXISTING 2x4 LIGHT FIXTURES
- 5. REMOVE AND RE-INSTALL (IN RENOVATED CEILING) EXISTING EXIT SIGNS
- 6. WORK ON THE EXISTING FIRE SPRINKLER SYSTEM IS LIMITED TO RELOCATION OF EXISTING SPRINKLER HEADS TO ACCOMMODATE NEW WALLS
- 7. PROTECT EXISTING FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM AND SMOKE DETECTORS FROM ACCIDENTAL DISCHARGE
- 8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FIRE WATCH AT ANY TIME THAT THE EXISTING FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM IS SHUT DOWN. COORDINATE WITH THE LOCAL FIRE MARSHAL FOR REQUIREMENTS



A2 EXISTING CONDITIONS REFLECTED CEILING PLAN
1/8" = 1'-0"

6 5 4 3 2 1

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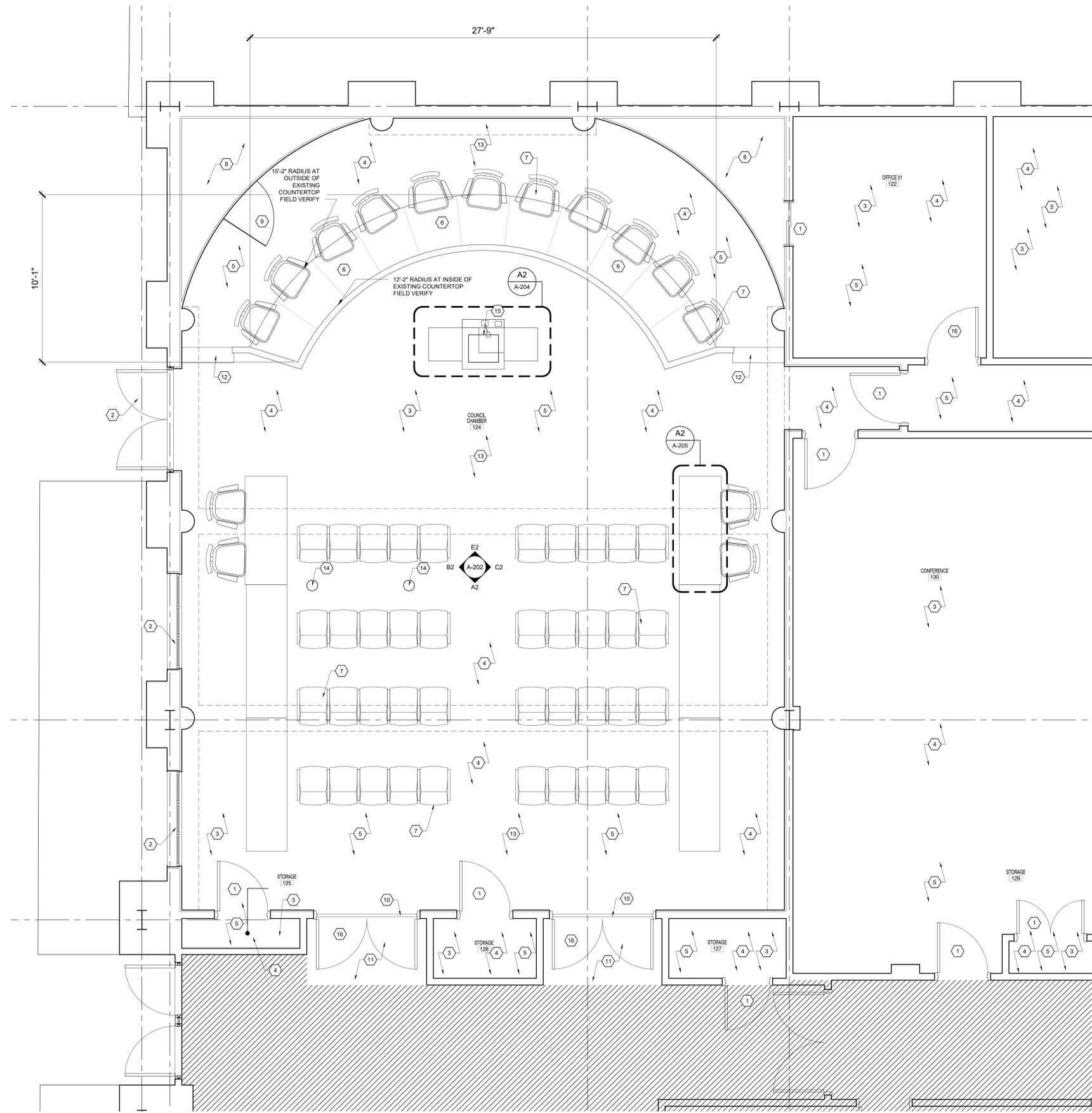
NO.	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JUNE 21, 2024
JOB NUMBER	21006.00
DRAWN	GRM
CHECKED	DCS
APPROVED	DCS

EXISTING CONDITIONS AND DEMOLITION REFLECTED CEILING

AD-102



GENERAL NOTES:

- A. EXCEPT AT NEW CONSTRUCTION, DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADVISING ARCHITECT OF DISCREPANCIES
- B. MILLWORK, CASEWORK AND OTHER BUILT-IN FURNISHING MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, TITLE III AND THE INTERNATIONAL CODE COUNCIL A117.1
- C. PROVIDE EPOXY PAINT IN ALL RESTROOMS, BREAK ROOMS, AND AT ALL DRINKING FOUNTAINS

SHEET KEY NOTES:

- 1. DOOR TO REMAIN
- 2. NO CHANGE TO EXISTING STOREFRONT WINDOWS OR DOORS
- 3. PATCH AND REPAIR ALL EXISTING GYPSUM BOARD WALLS IN PROJECT AREA AS REQUIRED. PRIME AND PAINT
- 4. NEW CARPET FLOORING THROUGHOUT
- 5. SEE DRAWING AD-102. EXISTING CONDITIONS AND DEMOLITION REFLECTED CEILING PLAN AND A-102. PROPOSED REFLECTED CEILING PLAN FOR WORK ON EXISTING CEILING. EXISTING 2x4 FLUORESCENT LIGHT FIXTURES TO BE REPLACED ON A ONE FOR ONE BASIS. OTHER EXISTING CEILING MOUNTED DEVICES TO BE REMOVED AND RE-INSTALLED IN RENOVATED CEILING
- 6. NEW SOLID SURFACE COUNTERTOP ON EXISTING COUNCIL DAIS
- 7. CHAIRS SHOWN FOR REFERENCE ONLY
- 8. NO WORK IN EXISTING STORAGE ROOM
- 9. EXISTING OPERABLE PANEL
- 10. LVT FLOORING MANUFACTURER'S STANDARD VINYL OR RUBBER TRANSITION STRIP AT INTERSECTION OF NEW AND EXISTING LVT FLOORING. PROVIDE SAME DETAIL AT ALL SIMILAR CONDITIONS
- 11. EXISTING LVT FLOORING IN EXISTING CORRIDOR TO REMAIN
- 12. SAND AND RE-FINISH EXISTING WOOD STAIR AND RISER. MATCH EXISTING FINISH
- 13. REMOVE AND REPLACE ALL WOOD TRIM, DOOR AND WINDOW CASING, WALL PANELS AND SIMILAR MILLWORK AN WOODWORK IN THE EXISTING COUNCIL CHAMBERS. ALL WOOD SHALL BE RED OAK TO MATCH THE EXISTING. ALL NEW MILLWORK AND WOODWORK SHALL BE STAINED AND SHALL BE FINISHED WITH TWO (2) COATS OF POLYURETHANE. EXISTING
- 14. EXISTING FLOOR BOX
- 15. NEW FLOOR BOX
- 16. NEW SOLID CORE WOOD DOOR (MATCH EXISTING). SEE SHEET A-101. PROPOSED FLOOR PLAN AND DOOR SCHEDULE ON SHEET A-601. ROOM FINISH AND DOOR SCHEDULE FOR ADDITIONAL INFORMATION. EXISTING DOOR FRAME TO REMAIN

LEGEND:

- AREA NOT IN CONTRACT / NO WORK
- EXISTING WALL TO REMAIN
- INTERIOR ELEVATION

A2 COUNCIL CHAMBER FLOOR PLAN
3/8" = 1'-0" 0 1 2 4

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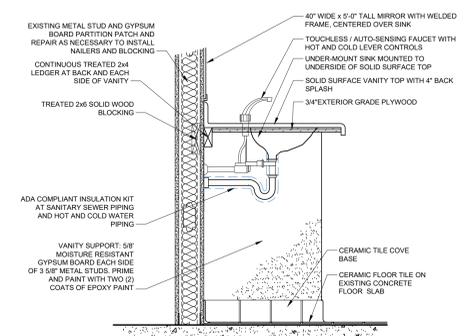
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ENLARGED COUNCIL CHAMBERS FLOOR PLAN

A-401



NO.	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	NOTES
01	TOILET PAPER HOLDER	BY OWNER	-	-	1. MANUFACTURES AND MODEL NUMBERS ARE BASIS OF DESIGN. OTHER PRODUCTS MAY BE SUBSTITUTED, AS APPROVED BY OWNER 2. SEE G-104 FOR MOUNTING HEIGHTS 3. PROVIDE TREATED SOLID WOOD BLOCKING AT ALL RESTROOM ACCESSORIES 4. ACCESSORIES IDENTIFIED AS "BY OWNER" ARE PROVIDED BY OWNER'S VENDOR(S) AND INSTALLED BY CONTRACTOR 5. PATCH, REPAIR AND FINISH GYPSUM BOARD AS NECESSARY AFTER INSTALLATION OF BLOCKING AND HANGERS
02	40" WIDE x 5'-0" TALL MIRROR	CUSTOM	-	WELDED FRAME	
03	SOAP DISPENSER	BY OWNER	-	-	
04	PAPER TOWEL / TRASH RECEPT	EXISTING	-	REMOVE AND RE-INSTALL	
05	42" SIDE WALL GRAB BAR	BOBRICK	B-6806X42	-	
06	36" REAR WALL GRAB BAR	BOBRICK	B-6806X36	-	
07	18" VERTICAL GRAB BAR	BOBRICK	B-6806X18	-	
08	COAT HOOK	BOBRICK	B-549	DOUBLE HOOK	
09	PAPER TOWEL DISPENSER	BY OWNER	-	-	

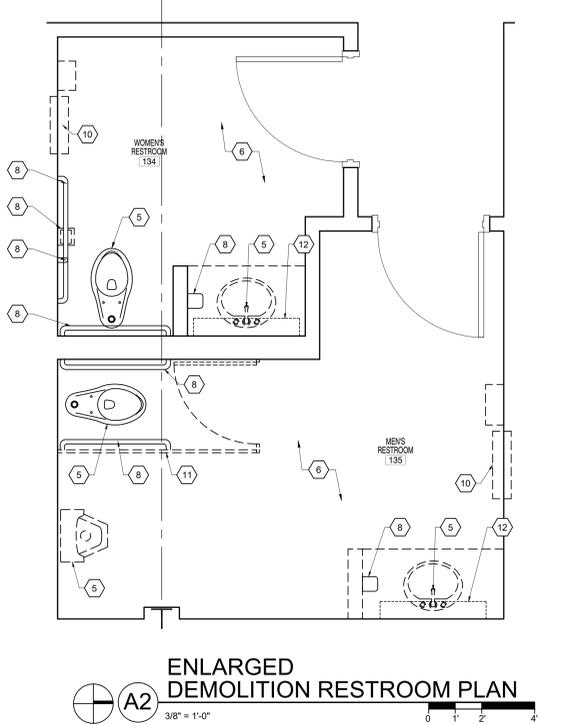
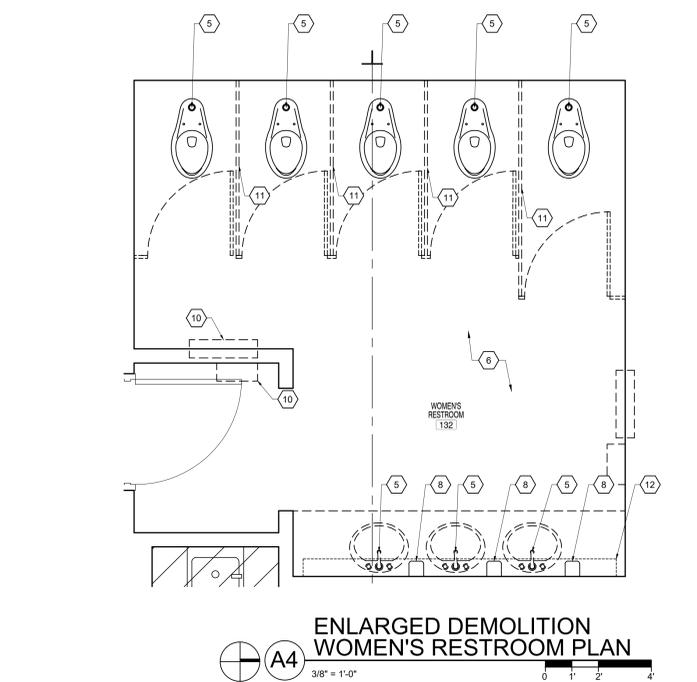
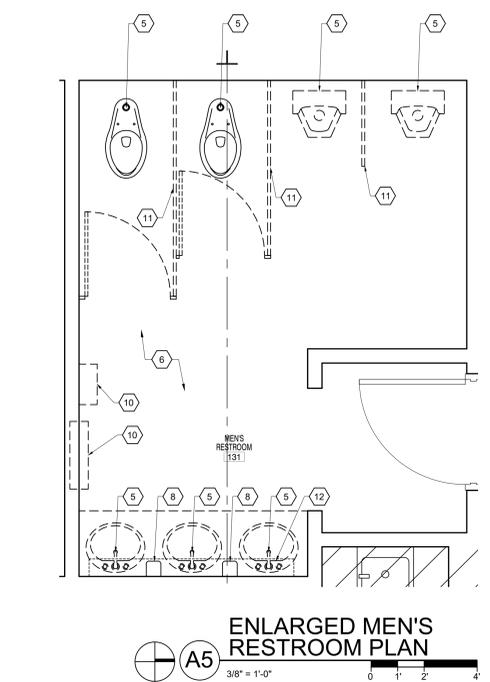
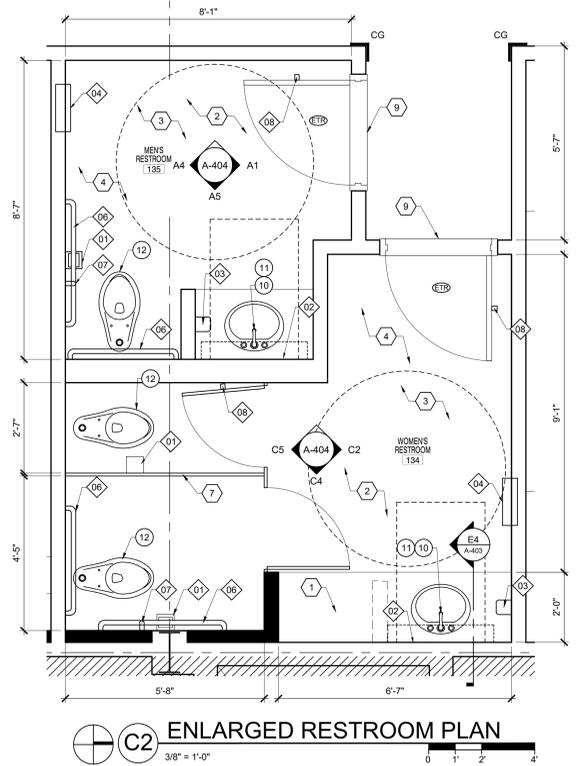
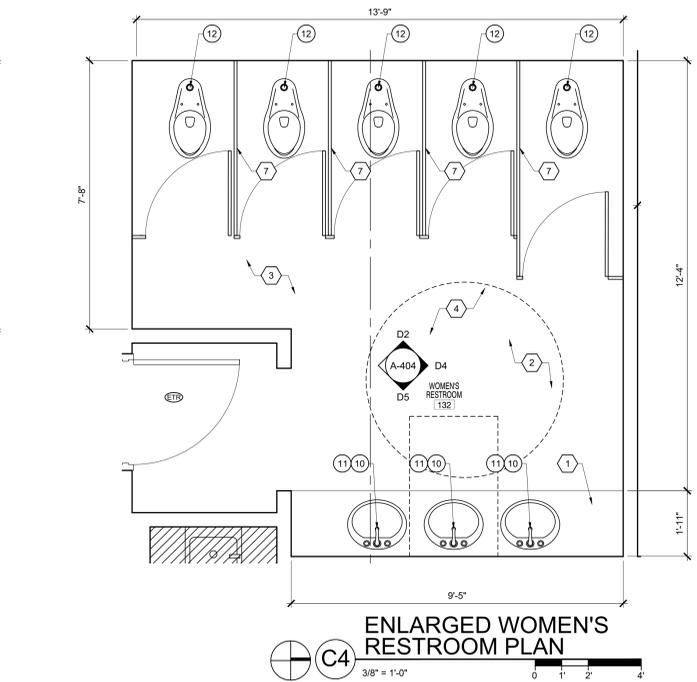
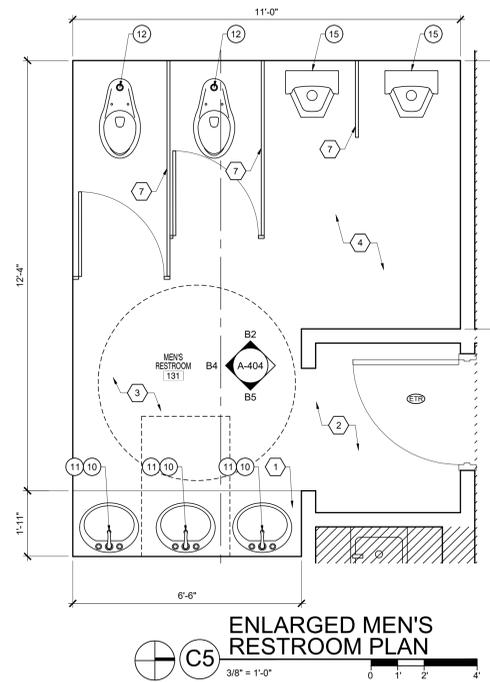
NO.	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
10	UNDER-MOUNT SINK	AMERICAN STANDARD	0496221.020	-
11	FAUCET	AMERICAN STANDARD	6055164.002	TOUCHLESS / BATTERY OPERATED
12	TOILET	AMERICAN STANDARD	288AA.114.020	FLOOR MOUNTED
13	BREAK ROOM SINK	AMERICAN STANDARD	22SB.62522845	-
14	BREAK ROOM FAUCET	AMERICAN STANDARD	7074000	-
15	URINAL	AMERICAN STANDARD	6581001EC.020	-

- GENERAL NOTES:**
- EXCEPT AT NEW CONSTRUCTION, DIMENSIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS AND ADVISING ARCHITECT OF DISCREPANCIES
 - MILLWORK, CASEWORK AND OTHER BUILT-IN FURNISHING MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT, TITLE III AND THE INTERNATIONAL CODE COUNCIL A117.1
 - PROVIDE MOISTURE RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES, EXTENDING NO LESS THAN 6'-0" BEYOND THE OUTERMOST EDGE OF EACH FIXTURE, IN ALL DIRECTIONS
 - PROVIDE EPOXY PAINT IN ALL RESTROOMS, BREAK ROOMS, AND AT ALL DRINKING FOUNTAINS
 - PROVIDE SOLID WOOD BLOCKING IN WALL FOR ALL RESTROOM ACCESSORIES, INCLUDING THOSE PROVIDED BY OWNER'S VENDOR
 - SEE G-104 FOR RESTROOM ACCESSORY MOUNTING HEIGHTS
 - PROVIDE TWO (2) COATS OF EPOXY PAINT ON ALL WALL IN RESTROOMS

- SHEET KEY NOTES:**
- NEW SOLID SURFACE COUNTER TOP WITH UNDER-MOUNT SINK. PROVIDE WITH 4" BACK SPLASH AND TURNED DOWN FRONT EDGE. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION
 - PROVIDE NEW MOISTURE RESISTANT GYPSUM BOARD WHERE CERAMIC WALL TILE AND BASE ARE REMOVED. FINISH ALL GYPSUM BOARD WITH PRIMER AND TWO (2) COATS OF EPOXY PAINT WITH EGGSHELL FINISH
 - PAINT ALL GYPSUM BOARD WALLS: PATCH AND REPAIR AS NECESSARY, PRIME AND PROVIDE TWO (2) COATS OF PAINT
 - NEW CERAMIC FLOOR TILE AND COVE BASE ON ALL WALLS AND ON VANITY SUPPORT WALL IN WOMEN'S RESTROOM
 - ALL EXISTING PLUMBING FIXTURES TO BE REMOVED
 - REMOVE EXISTING CERAMIC FLOOR TILE AND BASE THROUGHOUT
 - NEW SOLID PLASTIC TOILET PARTITION AND DOORS
 - EXCEPT AS OTHERWISE NOTED, ALL EXISTING GRAB BARS AND OTHER RESTROOM ACCESSORIES TO BE REMOVED BY OWNER PRIOR TO THE START OF CONSTRUCTION (PAPER TOWEL / WASTE RECEPTACLE TO BE RE-USED)
 - THINSET MARBLE THRESHOLD
 - REMOVE EXISTING RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE AND RE-INSTALL IN PATCHED AND REPAIRED METAL STUD AND GYPSUM BOARD PARTITION
 - REMOVE EXISTING TOILET PARTITION AND DOOR
 - REMOVE EXISTING WALL MOUNTED LIGHT FIXTURE AND RE-INSTALL CENTERED OVER NEW MIRROR

- LEGEND:**
- EXISTING WALL, FIXTURE OR EQUIPMENT TO BE REMOVED
 - CG 48" TALL CORNER GUARD. SEE DETAIL D4/A-101
 - INTERIOR ELEVATION
 - CLEAR FLOOR AREA AT PLUMBING FIXTURE: 6" DIAMETER TURNING RADIUS
 - 30"x42" AT LAVATORY

E4 TYPICAL VANITY DETAIL
1/2" = 1'-0"



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STATE OF SOUTH CAROLINA
DANIEL C. SALTRICK
Beaufort, SC
No. 7155
REGISTERED ARCHITECT
06-12-2014

ARCHITECT / ENGINEER'S SEAL

BEAUFORT COUNTY SOUTH CAROLINA
1769

BEAUFORT COUNTY ADMINISTRATION BUILDING
INTERIOR RENOVATION
100 RIBAUT ROAD
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

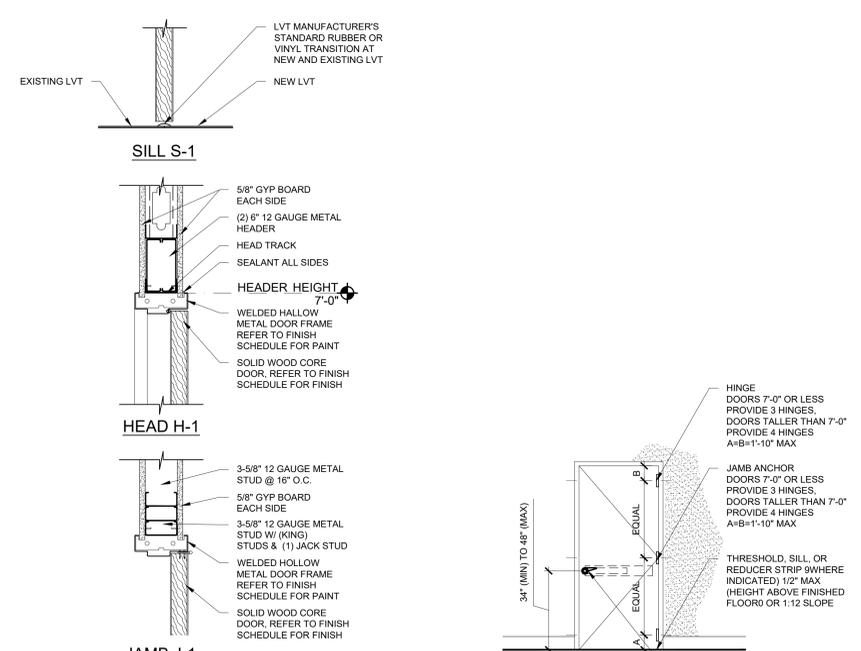
NO.	REVISIONS / SUBMISSIONS	DESCRIPTION	DATE

SHEET INFORMATION

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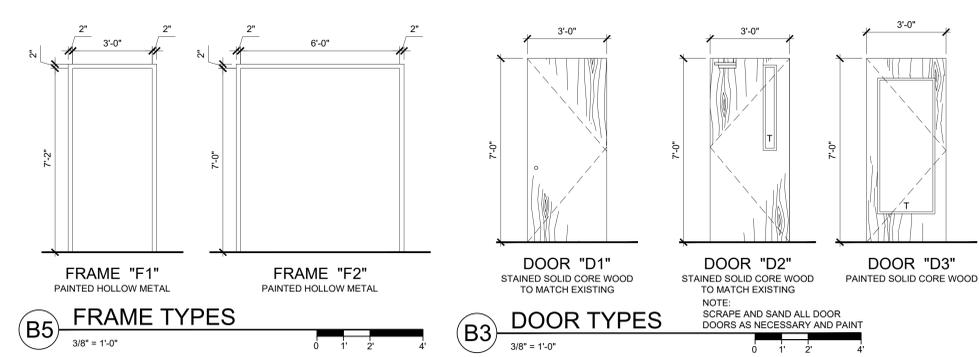
ENLARGED RESTROOM FLOOR PLANS

A-403



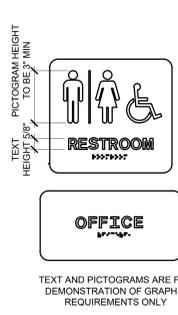
B6 DOOR HEAD AND SILL DETAILS
1-1/2" = 1'-0"

C4 DOOR HARDWARE MOUNTING
NOT TO SCALE



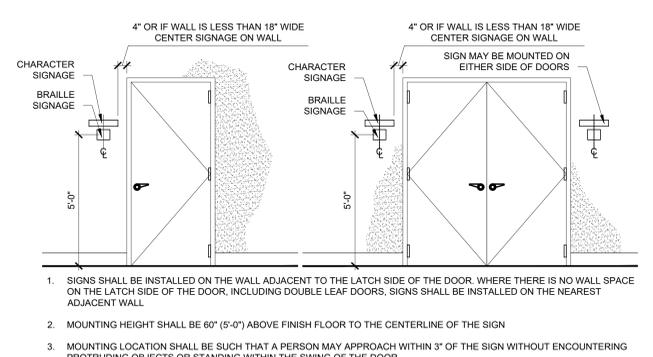
B5 FRAME TYPES
3/8" = 1'-0"

B3 DOOR TYPES
3/8" = 1'-0"



SIGN SPECIFICATIONS:

- SIGNS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE CHAPTER 11 - ACCESSIBILITY AND THE INTERNATIONAL CODE COUNCIL A117.1-2009 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- TEXT/COPY SHALL BE SansSerif, RAISED 1/32" AND SHALL BE 5/8" HIGH, UPPER CASE
- PICTOGRAMS SHALL BE RAISED 1/32" AND SHALL BE 3" HIGH UNLESS SHOWN OR NOTED OTHERWISE
- EACH SIGN SHALL BE PROVIDED WITH GRADE 2 BRAILLE
- SIGNS SHALL BE 1/8" THICK MELAMINE PLASTIC, SINGLE PIECE CONSTRUCTION (APPLIED CHARACTERS WILL NOT BE ACCEPTED)
- TEXT AND PICTOGRAMS SHALL BE WHITE. BACKGROUND SHALL BE SELECTED FROM MANUFACTURER'S STANDARD CONTRASTING COLORS
- SIGNS SHALL BE MOUNTED WITH MANUFACTURER'S STANDARD VINYL FOAM TAPE
- SIGN IMAGES SHOW TO THE LEFT ARE EXAMPLES. SIGN TEXT TO BE PROVIDED BY TENANT. PICTOGRAM TO MATCH TEXT



A5 INTERIOR SIGNAGE
NOT TO SCALE

A4 INTERIOR SIGNAGE MOUNTING
NOT TO SCALE

DOOR HARDWARE SETS

HARDWARE SET 01	HARDWARE SET 02	HARDWARE SET 03
FUNCTION: OFFICE AND RECEPTION	FUNCTION: MECHANICAL, ELECTRICAL, STORAGE AND OTHER SIMILAR UTILITY AND SERVICE SPACES	FUNCTION: CONFERENCE ROOM
DOOR TYPE: SOLID CORE WOOD IN HOLLOW METAL FRAME	DOOR TYPE: SOLID CORE WOOD IN HOLLOW METAL FRAME	DOOR TYPE: SOLID CORE WOOD IN HOLLOW METAL FRAME
FIRE RATING: 0-HOUR	FIRE RATING: 0-HOUR	FIRE RATING: 0-HOUR
HARDWARE: (1) 1/2" PAIR BUTT HINGE	HARDWARE: (1) 1/2" PAIR BUTT HINGE	HARDWARE: (1) 1/2" PAIR BUTT HINGE
(1) OFFICE FUNCTION LOCKSET	(1) OFFICE FUNCTION LOCKSET	(1) OFFICE FUNCTION LOCKSET
(1) WALL STOP	(1) WALL STOP	(1) WALL STOP
(3) SILENCER	(3) SILENCER	(3) SILENCER
NOTE: LATCHBOLT TO BE RETRACTED BY INSIDE LEVER AND OUTSIDE KEY. LOCK CORE TO MATCH EXISTING DOORS	NOTE: LATCHBOLT TO BE RETRACTED BY INSIDE LEVER AND UNLESS THE OUTSIDE IS LOCKED BY THE TOGGLE OR OUTSIDE KEY. LOCK CORE TO MATCH EXISTING DOORS	NOTE: LATCHBOLT TO BE RETRACTED ON OUTSIDE BY KEY AND ON INSIDE TOGGLE. LOCK CORE TO MATCH EXISTING DOORS

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	WALLS FINISH / PAINT COLOR				CEILING	BASE	FLOOR	REMARKS
		ALL NEW WALLS ARE TO BE PRIMED AND PAINTED							
		NORTH	SOUTH	EAST	WEST				
101	ENTRY VESTIBULE	-	-	GWB	GWB	ACT	CT	-	
102	CORRIDOR	-	-	GWB	GWB	ACT	4" RBR	LVT	
103	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
104	RECEPTIONIST	GWB	GWB	-	GWB	ACT	4" RBR	LVT	
105	CORRIDOR	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
106	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
108	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
109	STORAGE	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
110	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
111	CORRIDOR	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
112	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
113	OFFICE	GWB	GWB	GWB	GWB	ACT/GWB	4" RBR	CPT	
114	OFFICE	GWB	GWB	GWB	GWB	ACT/GWB	4" RBR	CPT	
115	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
116	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
117	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
118	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
119	CORRIDOR	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
120	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
121	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
122	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
123	CORRIDOR	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
124	COUNCIL CHAMBER	GWB	GWB	GWB	GWB	ACT	WD	CPT	
125	STORAGE	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
126	STORAGE	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
127	STORAGE	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
129	STORAGE	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
130	CONFERENCE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
131	MEN'S RESTROOM	GWB	GWB	GWB	GWB	ACT	CT	CT	
132	WOMEN'S RESTROOM	GWB	GWB	GWB	GWB	ACT	CT	CT	
133	BREAKROOM	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
134	WOMEN'S RESTROOM	GWB	GWB	GWB	GWB	ACT	CT	CT	
135	MEN'S RESTROOM	GWB	GWB	GWB	GWB	ACT	CT	CT	
136	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
137	WORK	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
138	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
139	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
140	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
141	CONFERENCE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
142	CORRIDOR	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
143	WORK AREA	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
144	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
145	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
146	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
147	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
148	WORK AREA	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
149	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
150	VESTIBULE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
151	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
152	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
153	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
154	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
155	TELECOM	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
156	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
157	PAYMENT	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
158	OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
159	OPEN OFFICE	GWB	GWB	GWB	GWB	ACT	4" RBR	CPT	
160	ELECTRICAL	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	
161	CORRIDOR	GWB	GWB	GWB	GWB	ACT	4" RBR	LVT	

ROOM FINISH SCHEDULE NOTES:

- SEE DRAWING A-102, PROPOSED REFLECTED CEILING PLAN FOR RENOVATION OF EXISTING SUSPENDED ACOUSTICAL TILE CEILING. EXISTING CEILINGS IN THE PROJECT AREA ARE TO BE CONVERTED FROM A 2x4 GRID TO A 2x2 GRID
- EXISTING GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS ARE TO BE PATCHED, REPAIRED, PRIMED AND PAINTED
- ALL EXISTING GYPSUM BOARD WALLS ARE TO BE PATCHED, REPAIRED, PRIMED AND PAINTED
- ALL NEW GYPSUM BOARD WALLS ARE TO BE PRIMED AND PAINTED
- ALL EXISTING RUBBER AND VINYL WALL BASE IS TO BE REPLACED WITH NEW 4" RUBBER COVE BASE
- EXISTING CERAMIC FLOOR TILE AND CERAMIC TILE WALL BASE ARE TO BE REPLACED WITH NEW CERAMIC FLOOR TILE AND BASE
- ALL EXISTING VINYL COMPOSITION TILE (VCT), LUXURY VINYL TILE (LVT) AND CARPET (BROADLOOM AND TILES) IS TO BE REPLACED
- INTERIOR FINISH MATERIAL COLORS AND PATTERNS WILL BE SELECTED FROM THE MANUFACTURER'S STANDARD LINE DURING THE SUBMITTAL REVIEW AND APPROVAL PROCESS
- ALL FLOOR AND CEILING GRIDS AND PATTERNS ARE TO BE CENTERED ON EACH ROOM
- TO THE GREATEST EXTENT POSSIBLE, ALL EXISTING CEILING MOUNTED DEVICES ARE TO BE RE-INSTALLED IN THE CENTER OF THE NEW CEILING TILE
- ALL NEW SOLID CORE WOOD DOORS ARE TO BE PRE-FINISHED TO MATCH EXISTING
- ALL NEW HOLLOW METAL FRAMES ARE TO BE SCRAPPED AND SANDED AS REQUIRED, PRIMED AND PAINTED TO MATCH EXISTING

DOOR AND FRAME SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR TYPE	SIZE	GLAZING	FRAME		HEAD	JAMB	SILL	HARDWARE SETS	REMARKS
					FRAME TYPE	FRAME TYPE (MAT)					
103	OFFICE	D3	3'-0"x7'-0"	N/A	F1	HM	H-1	J-1	NO SILL	02	
104	RECEPTIONIST	D2	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
106	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
107	STORAGE	D1	3'-0"x7'-0"	N/A	F1	HM	H-1	J-1	NO SILL	02	
108	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
109	STORAGE	D1	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
110	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
111	CORRIDOR	D2	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
112	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
113	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
114	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
115	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
116	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
117	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
118	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
120	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
121	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	FROSTED GLASS
122	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	EXIST	EXIST	EXIST	NO SILL	01	
124A	COUNCIL CHAMBER	D2	(2)3'-0"x7'-0"	TEMP	F2	EXIST	EXIST	EXIST	S-1		RE-USE EXISTING HARDWARE
124B		D2	(2)3'-0"x7'-0"	TEMP	F2	EXIST	EXIST	EXIST	S-1		
125	STORAGE	D1	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
126	STORAGE	D1	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
133	BREAKROOM	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
138A	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
138B		D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
139A	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
139B		D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
140A	OFFICE	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
140B		D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	01	
141A	CONFERENCE	D3	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	03	
141B		D2	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	03	
155	TELECOM	D2	3'-0"x7'-0"	TEMP	F1	HM	H-1	J-1	NO SILL	02	

ROOM FINISH SCHEDULE AND DOOR AND FRAME SCHEDULE ABBREVIATIONS:

ALUM	ALUMINUM	VPT	VINYL PLANK TILE EPB FLOORING	VCT	VINYL COMPOSITE TILE
EXIST	EXISTING	GWB	5/8" TYPE X GYPSUM WALL BOARD	RBR	RUBBER BASE
GL	TEMPERED GLASS	ACT	SHEATHING	ACT	ACOUSTICAL CEILING TILE
HM	HOLLOW METAL	WD	WOOD	PT-GB	PAINTED GYPSUM BOARD
SM	INSULATED METAL	SF	ALUMINUM STOREFRONT	EXP	EXPOSED
MFR	MANUFACTURER	WT	WALL TILE / WALL FINISH 1	ST	STONE
SCW	SOLID CORE WOOD	WF	PAINT COLOR	OPEN	OPEN TO STRUCTURE
HCW	HOLLOW CORE WOOD	EPP	EPOXY WALL PAINT	CMU-P	PAINTED CMU
HCWL	HOLLOW CORE WOOD LOUVERED	CPT	CARPET		
CONC	REINFORCED CONCRETE SLAB	SC	SEALED CONCRETE		

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansee Lane
Cornelius, NC 28031

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www.beaufortdesignbuild.com

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ARCHITECT / ENGINEER'S SEAL

BEAUFORT COUNTY ADMINISTRATION BUILDING

INTERIOR RENOVATION

100 RIBAUT ROAD
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

NO.	REVISIONS / SUBMISSIONS	DATE
	DESCRIPTION	

SHEET INFORMATION

DATE: JUNE 21, 2024
JOB NUMBER: 21006.00
DRAWN: GRM
CHECKED: DCS
APPROVED: DCS

ROOM FINISH, DOOR SCHEDULES AND DETAILS

A-601

INTERIOR PAINT SCHEDULE

PT EXISTING PAINTED GYPSUM BOARD WALLS

SPOT PRIME:

1. SHERWIN WILLIAMS B51W08020 - MULTI-PURPOSE LATEX PRIMER WHITE
2. TNEMEC SERIES 113 TNEMC-TUFCOAT
3. PPG 17-921 SEAL GRIP LATEX INTERIOR/EXTERIOR UNIVERSAL PRIMER

TOPCOAT:

1. SHERWIN WILLIAMS K45W00151 - PRO INDUSTRIAL PRECATALYZED WATERBASED EPOXY EGG-SHELL
2. TNEMEC SERIES 113 TNEMC-TUFCOAT
3. PPG 16-310 PITT-GLAZE WB1 PRECATALYZED WATERBASED EGG-SHELL EPOXY

PT NEW GYPSUM BOARD WALLS AND CEILINGS

SPOT PRIME AND TOPCOAT:

1. SHERWIN WILLIAMS B30W02651 - PROMAR 200 ZERO VOC INTERIOR LATEX FLAT
2. TNEMEC SERIES 113 TNEMC-TUFCOAT
3. PPG 6-4110XI SPEEDHIDE NO VOC LATEX FLAT

PT HOLLOW METAL (HM) DOOR & FRAMES

SPOT PRIME:

1. SHERWIN WILLIAMS B66W00310 - PRO INDUSTRIAL PRO-CRYL UNIVERSAL ACRYLIC PRIMER
2. TNEMEC SERIES 115 UNI-BOND
3. PPG 17-921 SEAL GRIP LATEX INTERIOR/EXTERIOR UNIVERSAL PRIMER

TOPCOAT:

1. SHERWIN WILLIAMS B66W01151 - PRO INDUSTRIAL DTM ACRYLIC SEMI-GLOSS EPOXY
2. TNEMEC SERIES 1029 ENDURATONE
3. PPG 90-1210 PITT-TECH PLUS DTM SEMI-GLOSS

GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS
- EXCEPT AS OTHERWISE NOTED, THIS PROJECT DOES NOT INCLUDE WORK IN BUILDING CORRIDORS, PUBLIC RESTROOMS AND OTHER COMMON AREAS
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CARRYOUT ALL DEMOLITION AND DISPOSAL, IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS
- UNLESS NOTED OTHERWISE, COLOR CHANGES SHALL OCCUR AT INSIDE OR OUTSIDE CORNERS
- ALL PAINT COLORS WILL BE CHOSEN DURING THE SUBMITTAL REVIEW PROCESS, FROM THE MANUFACTURER'S STANDARD PALETTE
- COLOR WILL BE SELECTED SO THAT COVERAGE CAN BE ACHIEVED WITH TWO (2) COATS. NEW COLORS WILL NOT BE SIGNIFICANTLY LIGHTER THAN THE EXISTING
- SOFFITS ARE TO BE CEILING WHITE OR WILL BE SIMILAR TO THE EXISTING SO THAT COVERAGE CAN BE ACHIEVED WITH TWO (2) COATS
- ALL PAINT, PAINT THINNERS, SOLVENTS ETC. ARE TO BE LOW VOC

LEGEND:

- AREA NOT IN CONTRACT / NO CHANGES TO EXISTING CONDITIONS
- NEW PARTITION: 3 5/8" METAL STUDS (OR, AT INFILL, AS REQUIRED TO MATCH EXISTING) AT 16" ON CENTER WITH 5/8" GYPSUM BOARD (OR, AT INFILL, AS REQUIRED TO MATCH EXISTING), EXTEND 6" (MINIMUM) ABOVE CEILING GRID AND BRACE TO STRUCTURE ABOVE
- EXISTING WALL TO REMAIN

FINISH FLOOR COLOR SCHEDULE:

- LVT
- CPT
- CT

WALL PAINT COLORS:

- P1: ALL OFFICES
- P2: ALL STORAGE, RESTROOM, CORRIDOR, CONFERENCE ROOMS, WORKROOMS
- P3: ALL COUNCIL CHAMBERS



A2 FISNIH FLOOR SCHEDULE

1/8" = 1'-0"



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ARCHITECT / ENGINEER'S SEAL



BEAUFORT COUNTY ADMINISTRATION BUILDING

INTERIOR RENOVATION

100 RIBAUT ROAD
BEAUFORT, SC 29902

NOT FOR CONSTRUCTION

NO.	REVISIONS / SUBMISSIONS	DESCRIPTION	DATE

SHEET INFORMATION

DATE	JUNE 21, 2024
JOB NUMBER	21006.00
DRAWN	GRM
CHECKED	ADB
APPROVED	DCS

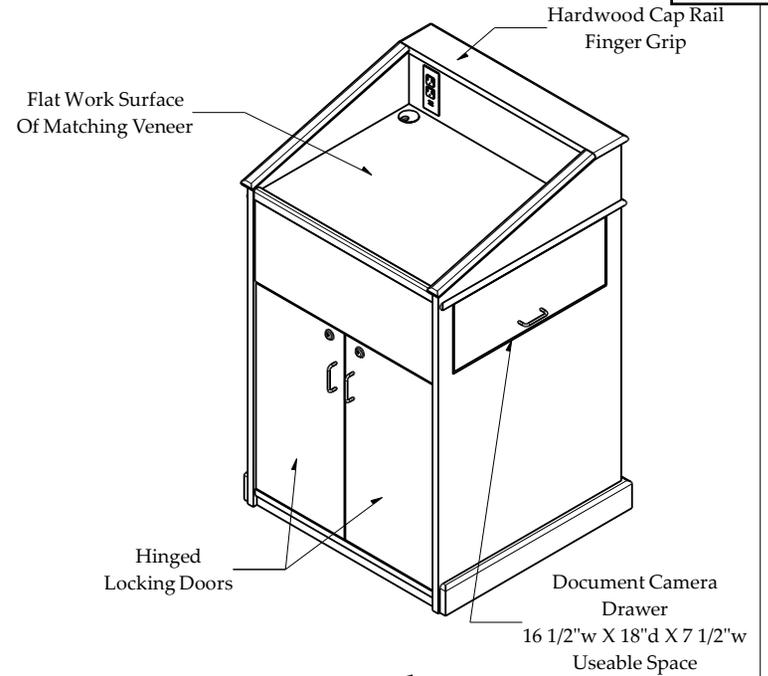
FLOOR PATTERNS

A-602

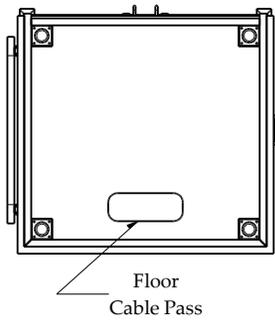
MILLER'S
Presentation Furniture

Item 21.

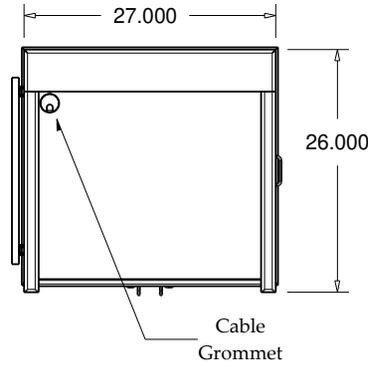
Isometric View



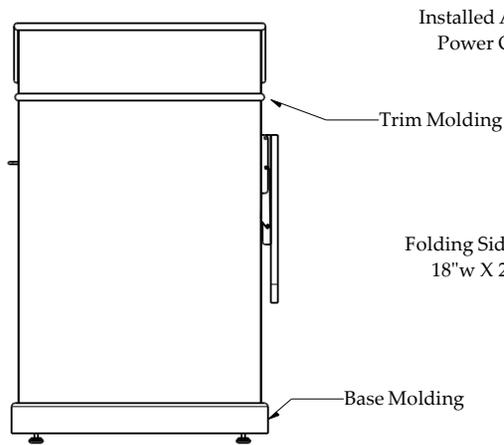
Bottom View



Plan View

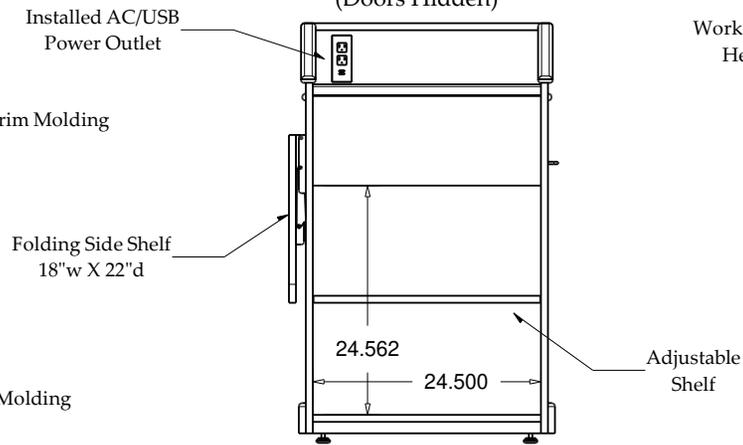


Back View

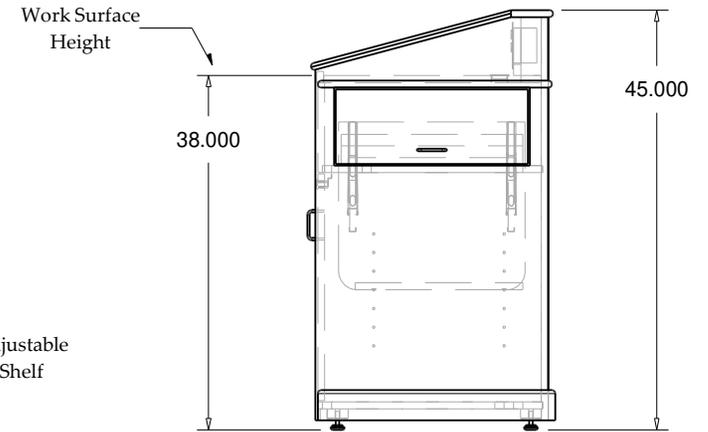


Front View

(Doors Hidden)



Right View



PO#

Drawn By: EV

Wood Species: TBD

Stain Selection: TBD

Approved

for construction _____ Date _____

Date: 8/20/2024

Drawing Number: BCC-3001

This Drawing is property of Miller's Millworks inc.
Unauthorized distribution without written consent is strictly prohibited

M
MILLER'S
Presentation Furniture



M
MILLER'S
Presentation Furniture



M
MILLER'S
Presentation Furniture



M
M I L L E R ' S
Presentation Furniture





Determination of Price Reasonableness for Solicitation

Procurement Services Department

Item 21.

Solicitation Details

Date/Time: *

Preparer: *

From: *

Department: *

Solicitation Number: *

Purpose: *

Background

Describe the relevant procurement, including a brief description of the product/service/scope of work. *

This project would include the renovation of the admin hall, council chambers and planning department to include new flooring, paint, lighting, ceilings, and woodwork. This would also add new office spaces, a break room to the administration wing, and bring the current public restrooms on the first and second floor up to current ADA standards. This would include all new floors, paint, fixtures and surfaces in the bathrooms for both public and staff restrooms.

State procurement's significance to the project or County operations. *

This project aligns with the overall, long-term mission of Beaufort County to maintain and provide a safe, clean and positive work environment. The Council Chambers and Administrative wing are in considerable need of renovation considering the age of the building and the amount of traffic these areas receive from daily staff and the public.

Outline the procurement method utilized for this contract: (IFB, RFP, RFQ, Quotes). *

The project procurement method was IFB using the OpenGov Procurement platform for 30 days. This included an online pre-bid meeting and 3 on-site meetings.

Price Analysis

Summarize the bid (s)/quotes (s) received with their respective amounts. *

We received 2 bids on this project, both from respected local contractors in which Beaufort County has successfully and satisfactorily completed recent projects.

Beaufort Construction had a base bid of \$990,418 and with 2 alternates selected for a total of \$1,107,093.

Mitchell Brothers Construction had a base bid of \$810,969.36 and 2 alternates for a total of \$952,569.36

If applicable: note any previous price history for similar procurements.

Comparisons with substantially similar items. *

This project aligns with the recent renovation of the Beaufort County Probate Court offices. The scope of the work is similar, less the addition of the Council Chamber woodwork and bathroom renovations. Based on the ~4200 sqft for the Probate Court Offices at a cost of approximately \$69/sqft, the ~12,000 sqft Admin renovation would be \$834,657. This amount is in line with the current bids and past projects similar in scope.

Sales of the same item to other purchasers. *

NA

Analysis of the cost elements (e.g. labor rate and estimated hours, material rates, indirect costs, reasonable profit) *

All labor, materials and associated cost align with the current industry rates and past projects. I used known pricing from vendors we have contracted with directly to price the Luxury Vinyl Plank flooring. The typical removal and install price for LVP has been approximately \$9.85-\$10.55 / sqft. Mitchell Brothers quoted a price of \$13.54 / sqft which would be typical of contractor markup depending on the sub-contractor being used.

List and explain the benchmarks, market analysis, or other data sources used to evaluate price fairness. *

The base bid was also in line with the detailed Probable Cost Estimates received from Beaufort Design Build which showed an estimate of \$852,667.62 not including alternates.

Justification of Acceptance of Single Proposal/Bid

Consideration of re-solicitation?

Yes No

Consideration of reasons for a single applicant?

Yes No

Explain:

NA

Consideration of reasonable search for qualified applicants?

Yes No

Explain:

Cost Analysis (if applicable)

Detail the cost elements (labor, materials, overhead, etc.) provided by the supplier or contractor.

Provide an analysis of the necessity and reasonableness of each cost element.

Vendor's Pricing Strategy (optional)

What is the vendor's pricing strategy?

Department Head Decision

Comments

Approve Disapprove

Department Head Signature	Amundson, Hank	Date/Time	Jan 9, 2025 5:20 PM
---------------------------	----------------	-----------	---------------------

Purchasing Decision

Comments

The procurement process for this project is in compliance with our procurement code. The price is fair and reasonable for this type of project.

Approve Disapprove

Purchasing Signature	Thomas, Dave	Date/Time	Jan 10, 2025 9:14 AM
----------------------	--------------	-----------	----------------------



Budget Confirmation Form

Procurement Services Department

Item 21.

Thank you for your request. Prior to any work being done on your request and the solicitation going public, the following information is REQUIRED.

Type of Goods or Services needed with a general description: *

Administration Building Office Renovations - The purpose of this project is to renovate portions of the first floor (interior only) of the Beaufort County Administration Building and the County Council Chambers. The project will provide new interior finishes (flooring, paint, ceiling), new LED lighting, new HVAC supply and return devices, and new plumbing fixtures. It also creates new office spaces and modernizes the existing Council Chambers.

Estimated Project Cost: *

\$ 1,150,000.00

Account Number / Name *

CIP Fund

Fund / Account Number *

4000-80-1310-54420

Comments:

Empty text box for comments.

Department *

Capital Improvement

Attachments



Admin Reno CIP Form.pdf

Submitter *

Gecy, Robert

10/09/2024, 11:38 am

If your budget request is not covered in the current fiscal year, please provide justification and a statement that the funds will be available in your next FY budget.

Note: We will approve the solicitation process work, but will not approve the contract without Council approval. This includes the CFO's approval as well.

Department Head Review and Sign

Department Head Signature

Amundson, Hank

10/09/2024, 1:20 pm

Assistant County Administrator Review and Sign

ACA Signature

Amundson, Hank

10/09/2024, 1:23 pm

Finance Department Review

Confirmed Account Approved Rejected On Hold

Comments:

Account 4000-80-1310-54420- has the amt. available and confirmed with Carolyn Wallace and this is a FY 2

Authorized Finance Signature:

Webb, Christine

Purchasing Department Review

Approved Rejected On Hold

Comments:

Authorized Purchasing Signature:

Thomas, Dave

Date/Time:

10/10/2024, 4:13 pm

Purchasing Director's Comments



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommend Approval of Contract Award to Beaufort Construction of SC, LLC for IFB#101824 Bluffton Community Center Renovation (\$618,420.00).
MEETING NAME AND DATE:
Public Facilities and Safety Committee - January 21, 2025
PRESENTER INFORMATION:
Robert Gecy, Interim Director, Capital Projects Management (5 minutes)
ITEM BACKGROUND:
IFB #101824 was advertised on September 18, 2024 and bids were received on October 24, 2024. Three bidders submitted a bid in the amounts listed below. Beaufort Construction of SC, LLC for \$562,200.00 Mitchell Brothers Construction for \$651,273.00 Cinderella Partners for \$769,700.00
PROJECT / ITEM NARRATIVE:
The Bluffton Community Center renovation project includes a new elevator with interior upgrades including mechanical, electrical, new flooring, painting of interior surfaces and replace or repair of ceiling tile systems.
FISCAL IMPACT:
Funding Comes from Parks & Recreation Capital Fund 4000-80-1600-54420. Current Parks & Recreation Capital Fund Balance is \$ 9,658,107.06.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff Recommends approval of Contract to Beaufort Construction of SC, LLC for IFB#101824 Bluffton Community Center Renovation in the Amount of \$562,200.00 plus Contingency of 10% (\$56,220.00) for a total of \$618,420.00
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation of award to Beaufort Construction of SC, LLC for IFB#101824 Bluffton Community Center Renovation. <i>Next Step: Move forward to County Council to award to Beaufort Construction of SC, LLC for IFB#101824 Bluffton Community Center Renovation</i>



Beaufort County, SC
Capital Projects
 Hank Amundson, Special Assistant to County Administrator
 PO Box 1228, Beaufort, SC 29902

EVALUATION TABULATION
 IFB No. IFB101824
Bluffton Community Center Renovations
 RESPONSE DEADLINE: October 24, 2024 at 3:00 pm
 Report Generated: Monday, November 25, 2024

SELECTED VENDOR TOTALS

Vendor	Total
Beaufort Construction of SC, LLC	\$562,200.00
Mitchell Brothers Inc	\$651,273.00
Cinderella Partners, Inc.	\$769,700.60

TABLE 1

Selected	Line Item	Description	Unit of Measure	Beaufort Construction of SC, LLC Unit Cost	Cinderella Partners, Inc. Unit Cost	Mitchell Brothers Inc Unit Cost
X	1	General Conditions (Bonds, Insurance, & Supervision, Project Staking & Layout)	EA	\$72,000.00	\$103,866.83	\$44,850.00
X	2	Permits, Business Lic. & Tap Fees	EA	\$6,000.00	\$2,000.00	\$13,800.00
X	3	Mobilization	EA	\$1,000.00	\$5,000.00	\$6,900.00
X	4	Demolition	EA	\$18,000.00	\$68,906.24	\$15,945.00

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				Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost	Unit Cost
X	5	Concrete	EA	\$20,000.00	\$32,704.61	\$114,293.00
X	6	Masonry	EA	\$0.00	\$39,360.00	\$0.00
X	7	Misc. Metals	EA	\$46,000.00	\$70,651.20	\$8,000.00
X	8	Wood Framing, Wall & Roof Sheathing	EA	\$12,000.00	\$37,816.20	\$44,415.00
X	9	Roof Truss	EA	\$24,000.00	\$9,840.00	\$15,736.00
X	10	Wall & Roof Hold-downs & Clips	EA	\$0.00	\$3,280.00	\$5,500.00
X	11	Thermal & Moisture Protection	EA	\$2,000.00	\$656.00	\$27,025.00
X	12	Doors, Frames, & Hardware	EA	\$2,000.00	\$2,886.40	\$2,300.00
X	13	Elevator Shaft Sump	EA	\$0.00	\$3,936.00	\$4,500.00
X	14	Elevator	EA	\$116,000.00	\$165,312.00	\$120,118.00
X	15	Drywall	EA	\$0.00	\$11,283.20	\$3,342.00
X	16	Exterior Trim	EA	\$6,000.00	\$5,904.00	\$3,500.00
X	17	Casework & Tops	EA	\$12,000.00	\$7,589.92	\$7,431.00
X	18	Interior Trim	EA	\$0.00	\$656.00	\$0.00
X	19	Finishes (Paint)	EA	\$20,000.00	\$17,088.80	\$8,050.00

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				Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost	Unit Cost
X	20	Floor Finish	EA	\$42,000.00	\$91,069.20	\$76,978.00
X	21	Specialties (Toilet fixtures)	EA	\$2,000.00	\$3,936.00	\$1,478.00
X	22	Mechanical (plumbing Rough-in, ventilation)	EA	\$8,000.00	\$17,712.00	\$10,408.00
X	23	Plumbing Fixtures & Labor	EA	\$18,000.00	\$23,670.00	\$16,398.00
X	24	Electrical Rough-in	EA	\$90,000.00	\$39,360.00	\$91,856.00
X	25	Other (Specify):	EA	\$42,000.00	\$3,936.00	\$0.00
X	26	Remove all waste & dispose off-site	EA	\$3,200.00	\$1,280.00	\$8,450.00
X	27	Addendums Affecting Price not listed above: (if any) Add lines as required	EA	\$0.00	\$0.00	\$0.00
Total				\$562,200.00	\$769,700.60	\$651,273.00

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Certification	Pass	Pass	
Contact information of authorized representative?	Pass	Pass	Pass
Please Provide Business License and Certificate of Insurance	Pass	Pass	Pass

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Question Title	Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
100% Labor and Material Payment Bond	Pass	Pass	Pass
Bidder Confirmation	Pass	Pass	Pass
Communications	Pass	Pass	Pass
Are you submitting this bid as a local vendor?	Pass	Pass	Pass
Local Vendor Preference - Participation Affidavit	Pass	No Response	Pass
Non-Collusion Affidavit of Prime Bidder	Pass	Pass	Pass
Will you be using subcontractors?	Pass	Pass	Pass
Non-Collusion Affidavit of Subcontractor	Pass	Pass	Pass
Certification By Contractor Regarding Non-Segregated Facilities	Pass	Pass	Pass
Consent of Surety	Pass	Pass	Pass
Business Organization			
Type of Business Organization:	Pass	Pass	Pass
If you selected "Other" for your type of business, please explain:	Pass	Pass	Pass
If applicable, please provide name of partners and additional information below:	Pass	Pass	Pass
If your agency is a Corporation:	Pass	Pass	Pass
Are you a Subchapter S Corporation?	Pass	Pass	Pass

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Question Title	Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Please provide Subchapter S Shareholders:	Pass	Pass	Pass
If individually owned:	Pass	Pass	Pass
Have you ever operated under another name?	Pass	Pass	Pass
Please provide all other business names and addresses of principal place of business for each business:	No Response	No Response	No Response
Bonding			
Please provide the Bonding information:	Pass	Pass	Pass
Do you intend to use any alternative form of security	Pass	Pass	Pass
Indicate the form of security you intend to use and the name, address, point of contact, and telephone number of the banks, savings and loan, or surety you intend to use. (NOTE: Prequalification will not assure acceptance of any form of security.)	No Response	No Response	No Response
Have any Performance or Payment Bond claims ever been paid by any surety on behalf of your organization?	Pass	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim.	No Response	No Response	No Response

EVALUATION TABULATION
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Question Title	Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Have you ever arbitrated or litigated a claim with an Owner, Architect, or Engineer in the last five years?	Pass	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim. (Provide attachments if necessary.)	No Response	No Response	No Response
Have you or any officer, partner, or owner of your organization, in any state or territory of the United States, or with respect to any agency of the Federal government:			
In the last in the last five years, received any fines or citations for building code violations which were unrelated to design?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
Ever been found to be guilty of charges relating to conflicts of interest:	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response

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Question Title	Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Ever been convicted on charges related to any criminal activity relating to construction means, methods, or techniques; bidding or bid rigging; or bribery?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
In the last five years, been found guilty of any minority contracting law violations?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
In the last five years, pleaded no contest in any criminal proceeding related to contracting?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
Ever been disbarred from doing Federal, state, or local government work for any reason?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response

EVALUATION TABULATION
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Question Title	Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Ever been terminated on a contract due to your default?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
In the last five years, paid liquidated damages for being late on a project?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
In the last five years, been subject to tax collection proceedings?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
In the last seven years, filed for bankruptcy?	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response
Under what chapter of bankruptcy did you file?	No Response	No Response	No Response
If you filed under Chapter 11 Reorganization, how long did you operate under this status?	No Response	No Response	No Response

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Question Title	Beaufort Construction of SC, LLC	Cinderella Partners, Inc.	Mitchell Brothers Inc
Are you operating under Chapter 11 status now?	No Response	No Response	No Response
Safety			
Have you, in the last three years, been cited for willful violations for failure to abate, or for repeated violations, by the United States Occupational Safety and Health Administration or by the South Carolina Occupational Safety and Health Administration or by any other governmental body?	Pass	Pass	Pass
State date, name, address, telephone number, and contact person for agency issuing citation and the nature of the violation. Also, advise the amount of fines paid, if any. Provide attachments if necessary.	No Response	No Response	No Response
List your worker's compensation experience modifier for the last three years.	No Response	No Response	No Response
References			
Provide at least two references from each industry group listed. Provide other references as requested. Provide current names, addresses, telephone numbers, and contacts.	Pass	Pass	Pass
Certification regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion:			

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The contractor certifies:	Pass	Pass	Pass
Explain fully if it has been involved in any litigation involving performance.	No Response	No Response	No Response
Small and Minority Business Participation Program			
Are you a Small or Minority Business ?	Pass	Pass	Pass
Upload your Small/Minority Documentation	No Response	No Response	Pass
Are you self-performing 100%?	Pass	Pass	Pass
Self-Performing 100% Affidavit	No Response	No Response	No Response
Good Faith Agencies Distribution List	Pass	Pass	Pass



EVALUATION

Bluffton Community Center Renovations

📄 Invitation For Bid 🏢 Procurement 📞 91065, 98863

Project ID: IFB101824

Release Date: Wednesday, September 18, 2024 · **Due Date:** Thursday, October 24, 2024 3:00pm

📅 Posted 📅 Wednesday, September 18, 2024 2:34pm

📄 Bid Unsealed Thursday, October 24, 2024 3:02pm by Victoria Moyer 📄 Pricing Unsealed Thursday, October 24, 2024 3:02pm by Victoria Moyer

All dates & times in Eastern Time

1. SCOPE OF WORK

1.1. CONTRACT TERM

180 days

1.2. LIQUIDATED DAMAGES

\$200/day

1.3. SCOPE OF WORK

Mechanical, plumbing, and electrical work is included as well the following:

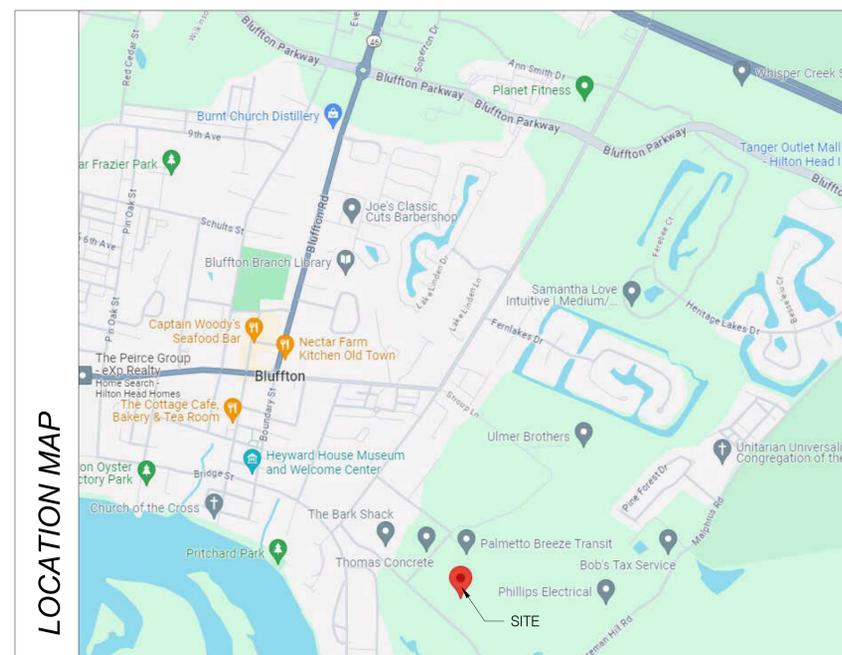
- Replace flooring
- Painting of interior surfaces
- Replace or Repair ceiling tile systems. (as indicated)
- Coordinate locating additional security cameras and provide conduit for low voltage wiring for cameras as required by IT Department. (County IT staff to perform installation)

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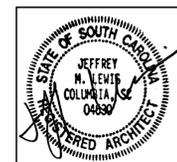


MODIFICATIONS & UPGRADES TO THE BLUFFTON RECREATION CENTER

61B ULMER ROAD | BLUFFTON | SC 29910



561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisala.com



MODIFICATIONS TO
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REV	DATE	COMMENTS

JOB #22-031-6 06.05.2024

CVR

COVER SHEET

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GENERAL NOTES

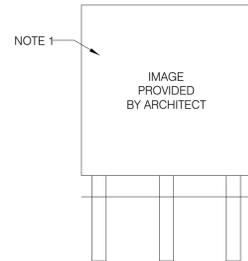
- CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AFFECTING THE WORK.
- IN KEEPING WITH PARAGRAPH 3.2.1 OF THE GENERAL CONDITIONS, AIA DOCUMENT A201, THE CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS SO AS TO DETERMINE IF THE INFORMATION SHOWN IS SUFFICIENT FOR HIM TO COMPLETE THE WORK AS DESIGNED. HE SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY ADDITIONAL INFORMATION NEEDED. FAILURE TO NOTIFY THE ARCHITECT CONSTITUTES HIS ACCEPTANCE THAT THE CONSTRUCTION DOCUMENTS ARE SUFFICIENTLY COMPLETE TO ACCOMPLISH THE WORK AND ANY ADDITIONAL INFORMATION PROVIDED SUBSEQUENT TO AWARD OF THE CONTRACT IS SUBJECT TO THE ARCHITECT'S INTERPRETATION.
- EACH TRADE SHALL INSPECT THE PREVIOUS WORK/TRADE WHICH IS TO RECEIVE HIS WORK/TRADE AND SHALL NOTIFY THE GENERAL CONTRACTOR IN WRITING OF ANY UNACCEPTABLE CONDITIONS. BY STARTING WORK HE ACKNOWLEDGES THAT THE PREVIOUS WORK IS SUITABLE TO ACCEPT HIS WORK/TRADE AND TO PRODUCE THE INTENDED RESULTS.
- CONTRACTOR SHALL VERIFY AND COORDINATE FINISH OPENINGS AND DIMENSIONS AFFECTING INSTALLATION OF FABRICATED AND/OR BUILT-IN ITEMS OR EQUIPMENT.
- RUN ALL MECHANICAL AND ELECTRICAL ITEMS AT RIGHT ANGLES TIGHT TO STRUCTURE AND/OR WALLS UNLESS NOTED SPECIFICALLY OTHERWISE.
- WHERE DISCREPANCIES MAY OCCUR BETWEEN PLANS AND SPECIFICATIONS, OR BETWEEN VARIOUS PARTS OF THE PLANS, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY OR BETTER QUALITY INDICATED AND IMMEDIATELY NOTIFY THE ARCHITECT FOR NECESSARY FEEDBACK PRIOR TO COMMENCING WITH THE WORK. THE FOLLOWING PRIORITY LIST SHALL GOVERN OTHER CONFLICTS WHICH MAY OCCUR IN THE DOCUMENTS.
 - SPECIFICATION REQUIREMENTS
 - NOTES ON PLANS
 - SCHEDULES ON PLANS
 - LARGE SCALE DETAILS, SECTIONS, ELEVATIONS
 - SMALL SCALE DETAILS, SECTIONS, ELEVATIONS
 - LARGER SCALE PLANS
 - SMALLER SCALE PLANS
- UNLESS NOTED OTHERWISE, ALL NON PAVED AREAS DISTURBED BY THE CONSTRUCTION SHALL RECEIVE 4" OF TOPSOIL, GRADED FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS, AND HYDROSEEDED WITH A SEED MIXTURE AS DETERMINED BY THE ARCHITECT.
- CONCEALED MECHANICAL AND ELECTRICAL ITEMS SHALL BE INSTALLED IN SUCH A MANNER THAT WILL NOT REQUIRE ARCHITECTURAL ELEMENTS AND/OR FINISHES TO BE ALTERED FROM AS SHOWN ON DRAWINGS.
- UNDER NO CIRCUMSTANCES SHALL THE DRAWINGS BE SCALED. ALL LABELED DIMENSIONS SHALL BE USED IN THE PROGRESS OF THE WORK AS DEFINED. SHOULD ANY ADDITIONAL INFORMATION BE REQUIRED, THE CONTRACTOR SHALL REQUEST THIS INFORMATION IN WRITING FROM THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

JOB SIGN DETAILS

NOTE NO. 1:
EXACT LAYOUT, FONTS, SIZE OF ARCHITECT'S LOGO TO BE PROVIDED TO THE GC BY THE ARCHITECT.

GRAPHIC IMAGES WILL BE PROVIDED BY ARCHITECT. ALLOW \$1,500.00 FOR PURCHASE OF SIGNAGE. INSTALLATION BY GENERAL CONTRACTOR.

4"x4"x12' LONG TRTD WOOD POSTS
ALUMINUM CORE 8" HIGH BY 8" LONG
ANCHOR TO POST W/ 2 1/2" WOOD SCREWS.
COUNTERSINK & FILL. MATCH COLOR OF FILL W/ PAINT COLOR
SET POSTS 36" INTO COMP. EARTH



BUILDING INFORMATION

LEAD DESIGN PROFESSIONAL:

DESIGNER	FIRM	CONTACT	LICENSE #	TELEPHONE #
ARCHITECTURAL	JEFF LEWIS AIA ARCHITECT	JEFF LEWIS, AIA	--	(803) 960-5026
ELECTRICAL	ETI ENGINEERING, LLC	BRYSON TUCKER	--	(803) 233-9396
PLUMBING	MECA, INC.	PHIL CLAYTOR	--	(803) 765-9421
MECHANICAL	MECA, INC.	GENE WILSON	--	(803) 765-9421
STRUCTURAL	STEWART, INC.	VINCE WILLIAMS	--	(803) 203-6162

CODE COMPLIANCE

INTERNATIONAL BUILDING CODE: 2021 EDITION WITH SC MODIFICATIONS
 INTERNATIONAL FIRE CODE: 2021 EDITION WITH SC MODIFICATIONS
 INTERNATIONAL PLUMBING CODE: 2021 EDITION WITH SC MODIFICATIONS
 INTERNATIONAL MECHANICAL CODE: 2021 EDITION WITH SC MODIFICATIONS
 INTERNATIONAL ENERGY CONSERVATION CODE: 2009 EDITION
 NATIONAL ELECTRIC CODE: 2020 EDITION (NFPA 70) WITH SC MODIFICATIONS
 ICC - A117.1: 2017 EDITION (LATEST EDITION)

AMERICANS WITH DISABILITIES ACT (ADA)

NEW CONSTRUCTION RENOVATION (EXISTING BUILDING) UPFIT ALTERATION

BUILDING DATA

CONSTRUCTION TYPE: I-A I-B II-A II-B III-A III-B
 IV V-A V-B

SPRINKLERS: NO YES NFPA 13 NFPA 13R NFPA 13D

STANDPIPES: NO YES CLASS I II III WET DRY

FIRE DISTRICT: NO YES

BUILDING HEIGHT: 34'-2" (EXISTING) FEET 2 NUMBER OF STORIES UNLIMITED PER

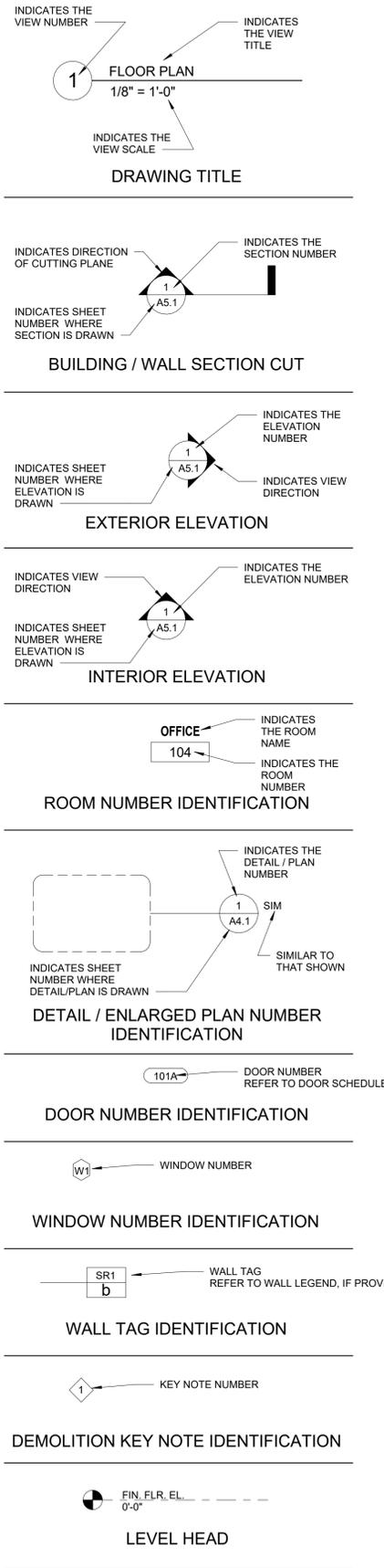
MEZZANINE: NO YES

HIGH RISE: NO YES CENTRAL REFERENCE SHEET # (IF PROVIDED)

GROSS BUILDING AREA:

FLOOR	EXISTING (SQ.FT.)	NEW (SQ.FT.)	SUB-TOTAL
2ND FLOOR	3,685 SF		
1ST FLOOR	4,936 SF		

SYMBOL LEGEND

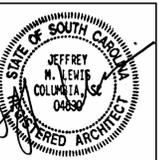


LIST OF DRAWINGS

SHEET	SHEET DESCRIPTION
CVR	COVER SHEET
G101	GENERAL INFORMATION
G102	PROJECT MANUAL
ARCHITECTURAL	
A101	FLOOR PLANS
A102	ENLARGED PLANS, INTERIOR ELEVATIONS
A103	ELEVATOR SECTIONS
A104	SECTIONS & DETAILS
A105	EXTERIOR ELEVATIONS
A106	ROOF PLAN & FINISH SPECIFICATIONS
A107	PERSPECTIVES
STRUCTURAL	
S001	GENERAL NOTES
S002	GENERAL NOTES, ABBREVIATIONS, & SYMBOL LEGEND
S011	SCHEDULE OF SPECIAL INSPECTIONS
S012	SCHEDULE OF SPECIAL INSPECTIONS
S100	FOUNDATION PLAN
S101	DEMOLITION SECOND FLOOR FRAMING PLAN
S110	SECOND FLOOR FRAMING PLAN
S111	RAISED SECOND FLOOR FRAMING PLAN
S112	LOW ROOF FRAMING PLAN
S113	HIGH ROOF FRAMING PLAN
S301	FOUNDATION DETAILS AND SECTIONS
S511	STEEL FRAMING DETAILS
S531	METAL STUD DETAILS
S601	FLOOR DETAILS AND SECTIONS
S602	FLOOR DETAILS AND SECTIONS
S611	ROOF DETAILS AND SECTIONS
S612	ROOF DETAILS AND SECTIONS
MECHANICAL	
M101	MECHANICAL FLOOR PLANS
M201	MECHANICAL SCHEDULES AND DETAILS
PLUMBING	
P101	PLUMBING FIRST FLOOR PLANS
P102	PLUMBING SECOND FLOOR PLANS
P201	PLUMBING SCHEDULES
P301	PLUMBING SPECS
P302	PLUMBING SPECS
ELECTRICAL	
E001	ELECTRICAL SYMBOLS SCHEDULES & DETAILS
E002	ELECTRICAL SYMBOLS SCHEDULES & DETAILS
E003	ELECTRICAL SPECIFICATIONS
E101	ELECTRICAL DEMOLITION PLAN & LIGHTING RENOVATION PLAN
E102	POWER, COMMUNICATIONS AND SYSTEMS RENOVATION PLAN



561 JACOBS MILL POND ROAD
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MODIFICATIONS TO
BLUFFTON REC. CENTER

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GENERAL INFORMATION

COMMENTS

REV DATE

JOB #22-031-6 06.05.2024

G101

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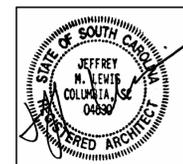
PROJECT MANUAL

- 1.1 CONTRACT DOCUMENTS IDENTIFICATION
A. The Contract Documents are identified as Project Number 22-031-1, as prepared by Jeff Lewis AIA, Architect.
1.2 CONTRACT TIME
A. Contract Time period stated for performing the Work shall be in accordance with the Proposal and as indicated as the Proposed Construction Duration on the Proposal Information Form.
1.3 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS
A. Where the Construction Documents stipulate a particular product, substitutions (if noted in specific specifications) will be considered up to the timeframe indicated in the Request for Proposals, unless indicated otherwise through a subsequent addendum.
1.4 SITE EXAMINATION
A. Each proposer is responsible for inspecting the project site as needed before submitting a proposal.
1.5 PRE-PROPOSAL CONFERENCE
A. A mandatory pre-proposal conference has been scheduled for _____ at _____ at the following location:
1.6 PERFORMANCE ASSURANCE
A. Bonds: Awarded Proposer shall be required to provide a Performance Bond and Payment Bond utilizing AIA Document A312-2010 in the amount of 100% of the Contract amount.
1.7 INSURANCE
A. Provide an executed "Undertaking of Insurance" as required and utilize AIA Form G715-2017 as needed in addition to ACORD Certificate of Insurance 25.
1.8 FEES FOR CHANGES IN THE WORK
A. Include the fees for overhead and profit on own Work and Work by subcontractors, identified on the Proposal Information Form and in compliance with the General Conditions.
1.9 CERTIFICATION REGARDING DRUG-FREE WORKPLACE
A. The Proposer certifies that the project site will be a "DRUG-FREE WORKPLACE" as that term is defined in Section 44-107-30 of the S.C. Code of Laws by complying with the requirements set forth in Title 44, Chapter 107.
1.10 ADDITIONAL INFORMATION
A. Geotechnical Report: See attached Report of Subsurface Exploration and Engineering Evaluation prepared by SUMMIT Engineering, Laboratory & Testing, P.C., dated August 11, 2023.
1.11 WORK BY OWNER & OWNER-FURNISHED PRODUCTS
A. None.
1.12 ACCESS TO SITE
A. General: Contractor shall have full use of Project site for construction operations during construction period.
1.13 WORK RESTRICTIONS
A. Work Restrictions, General: Comply with restrictions on construction operations.
1.14 MISCELLANEOUS FEE PROVISIONS
A. Contractor is responsible for all plan review and permit fees, water and sewer impact fees, connection fees and other project specific fees as required by authorities having jurisdiction.
1.15 SUBSTITUTION PROCEDURES (during construction)
A. The term "equal" shall be considered "equivalent."
1.16 CONTRACT MODIFICATION PROCEDURES
A. Changes may include Owner-Initiated Proposal Requests or Contractor-Initiated Proposals.
1.17 PROJECT MANAGEMENT AND COORDINATION
A. Coordination: Coordinate construction operations to ensure efficient and orderly installation of each part of the Work.
1.18 CONSTRUCTION PROGRESS DOCUMENTATION
A. Contractor's Construction Schedule: Provide and update schedule as required.
1.19 PHOTOGRAPHIC DOCUMENTATION
A. General: Take photographs to clearly show the Work at the various stages or as otherwise required to document issues or special conditions when necessary.
1.20 SUBMITTAL PROCEDURES
A. General Submittal Procedure Requirements: Prepare and submit submittals required for Product Data, Shop Drawings, Samples, or other data that may be requested by Architect to ensure proper product and systems use on the project.

- 1.21 QUALITY REQUIREMENTS
A. Quality-Control Plan, General: Contractor shall be responsible for implementing any necessary quality-control plans or procedures as needed to ensure/maintain proper workmanship.
1.22 TEMPORARY FACILITIES AND CONTROLS
A. Fencing: Provide and install temporary fencing or barriers as necessary to maintain site security and safety.
1.23 PRODUCT REQUIREMENTS
A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism.
1.24 EXECUTION
A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed.
1.25 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
A. Provide and maintain dumpster(s) as needed for collection of waste.
1.26 CLOSEOUT PROCEDURES
A. Contractor's List of Incomplete Items: At time of Substantial Completion, prepare and submit a list of items to be completed and corrected.
1.27 OPERATION AND MAINTENANCE DATA
A. Format: Submit operation and maintenance manuals in PDF electronic file format, as well as one hard copy in a binder with tabbed sections.
1.28 PROJECT RECORD DOCUMENTS
A. Record Drawings: At closeout, submit a scanned PDF and hard copy of the set of marked-up record drawings that is maintained on site throughout construction.
1.29 DEMONSTRATION AND TRAINING
A. Coordinate with Owner for instruction, demonstration, and training of all systems and working components of the facility and site.



561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 | jeff@jefflewisaiacorp.com



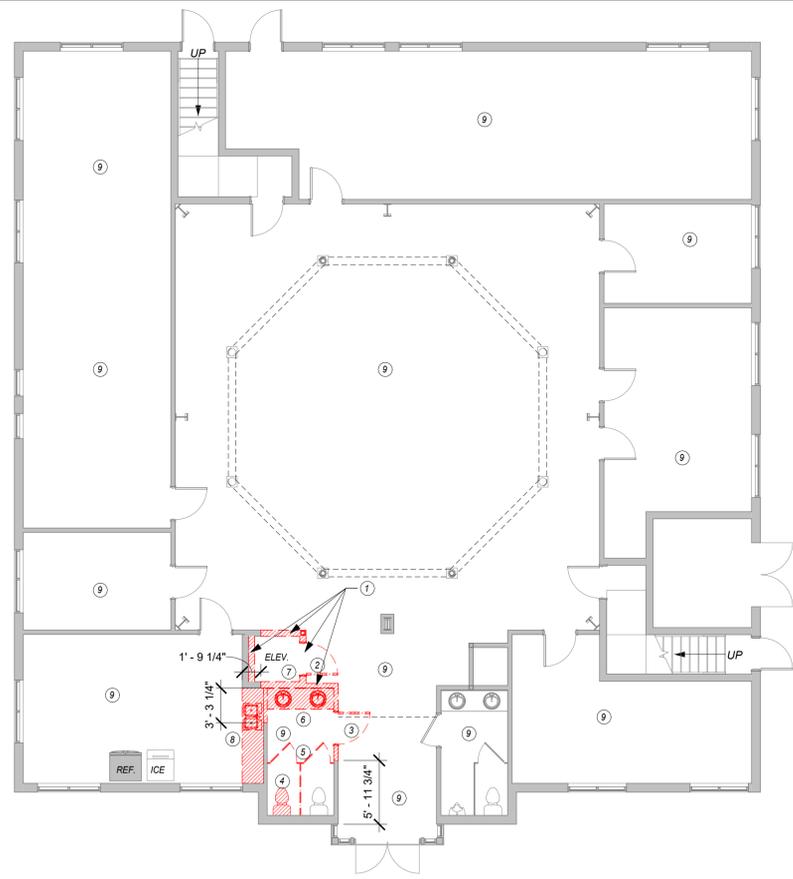
MODIFICATIONS TO
BLUFFTON REC. CENTER
615 ULMER ROAD | BLUFFTON | SC 29910

Table with 3 columns: REV, DATE, COMMENTS

JOB #22-031-6 06.05.2024

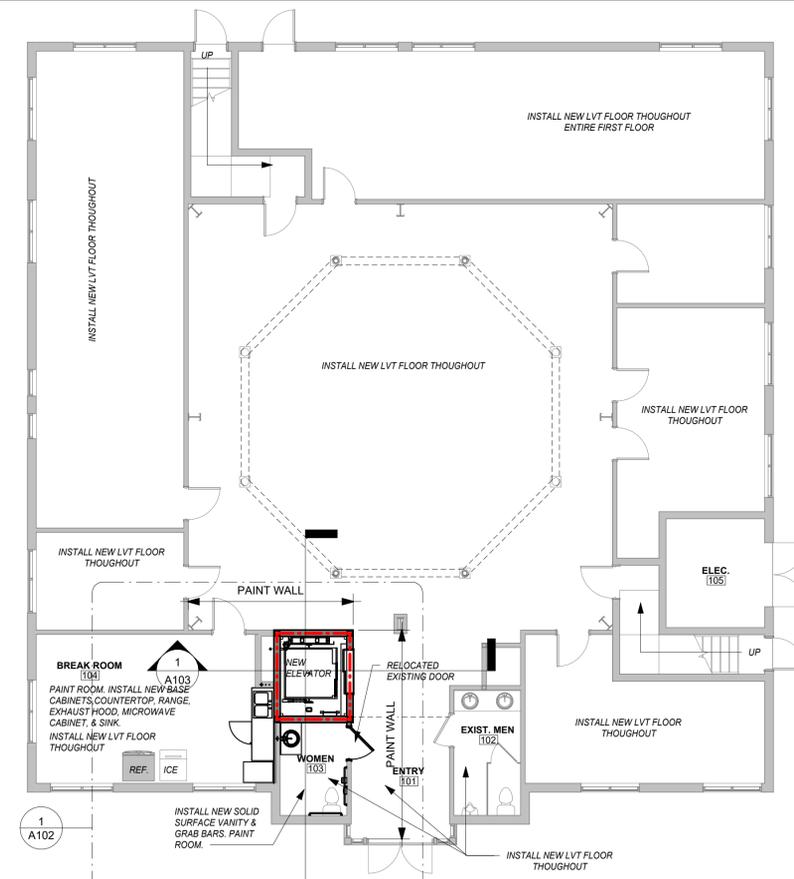
G102

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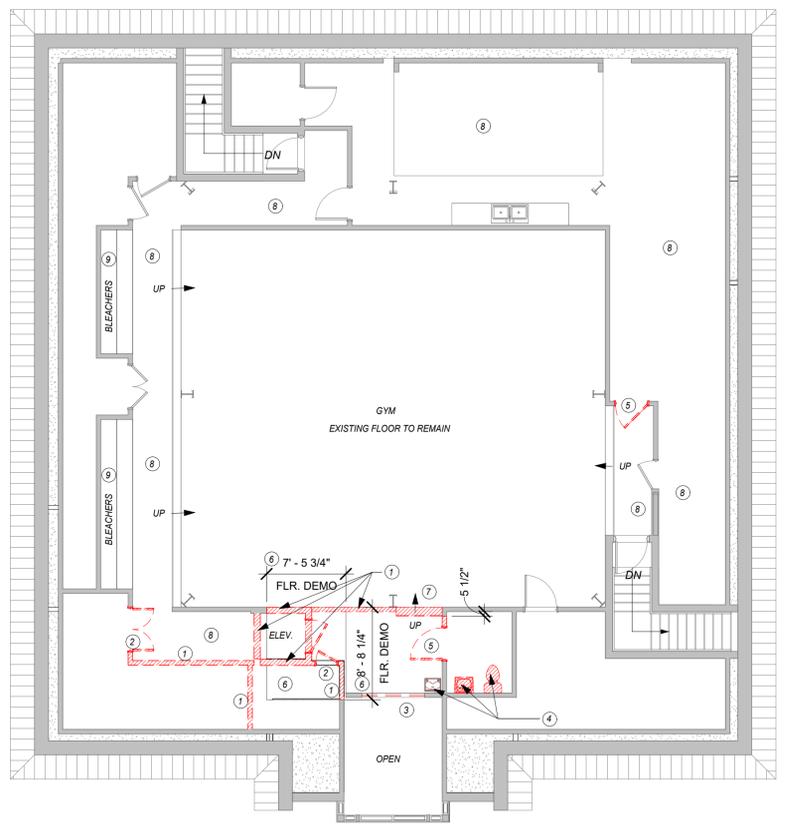


- FIRST FLOOR DEMOLITION NOTES:**
- REMOVE EXISTING WALL(S) & ANY COMPONENTS WITHIN WALL.
 - REMOVE EXISTING DOOR & FRAME.
 - REMOVE EXISTING DOOR & FRAME. DOOR & FRAME TO BE REUSED. SEE NEW PLAN.
 - REMOVE EXISTING TOILET, CAP PLUMBING LINES.
 - REMOVE EXISTING TOILET PARTITIONS.
 - REMOVE EXISTING VANITY.
 - CUT EXISTING CONCRETE FLOOR SLAB AS REQUIRED FOR NEW ELEVATOR SHAFT. COORDINATE WITH STRUCTURAL.
 - REMOVE EXISTING MILLWORK. SINK PLUMBING TO BE REUSED.
 - REMOVE ALL EXISTING FLOORING. SAND & CLEAN EXISTING FLOOR SLAB IN PREP FOR INSTALLATION OF NEW FLOORING.

1 EXISTING/DEMO 1st FLOOR
1/8" = 1'-0"

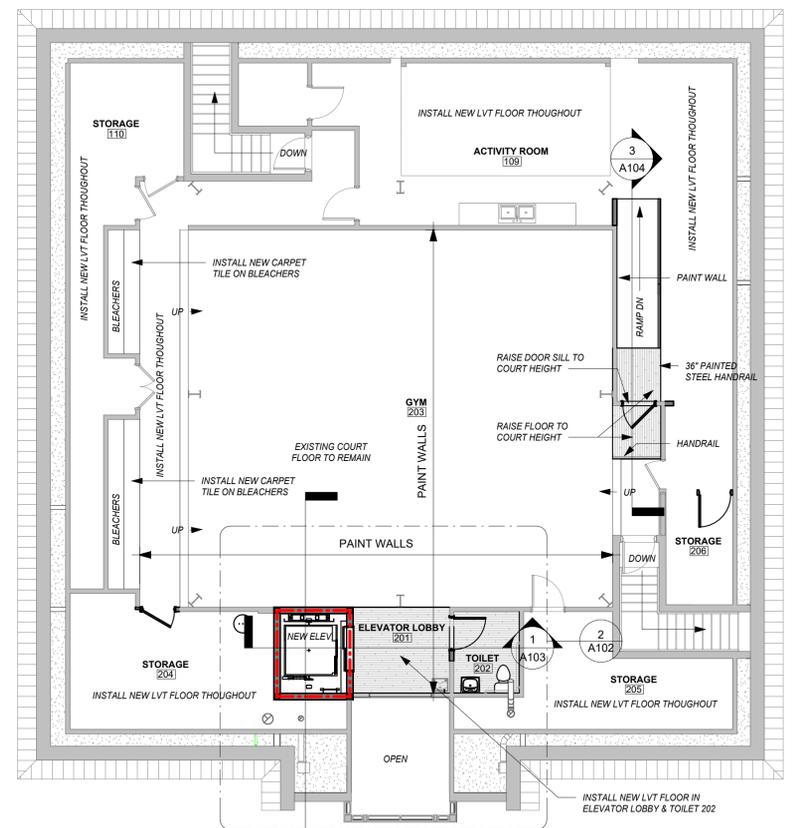


2 NEW 1st FLOOR
1/8" = 1'-0"

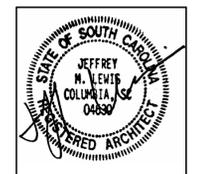


- SECOND FLOOR DEMOLITION NOTES:**
- REMOVE EXISTING WALL(S) & ANY COMPONENTS WITHIN WALL.
 - REMOVE EXISTING DOOR & FRAME.
 - REMOVE EXISTING RAILING.
 - EXISTING PLUMBING FIXTURES TO BE MOVED UP TO NEW FLOOR HEIGHT.
 - DOOR & FRAME SILL TO BE MOVED UP TO NEW FLOOR HEIGHT.
 - REMOVE EXISTING FLOOR AS REQUIRED FOR NEW ELEVATOR SHAFT. SEE NEW PLAN.
 - REMOVE EXISTING STEP.
 - REMOVE ALL EXISTING FLOORING EXCEPT GYM COURT FLOOR. SAND & CLEAN EXISTING SUBFLOOR. PREP FOR INSTALL OF NEW FLOOR.
 - REMOVE EXISTING CARPET FROM BLEACHERS. CLEAN EXISTING BLEACHER FRAMING & PREP FOR NEW CARPET INSTALL.

3 EXISTING/DEMO 2nd FLOOR
1/8" = 1'-0"



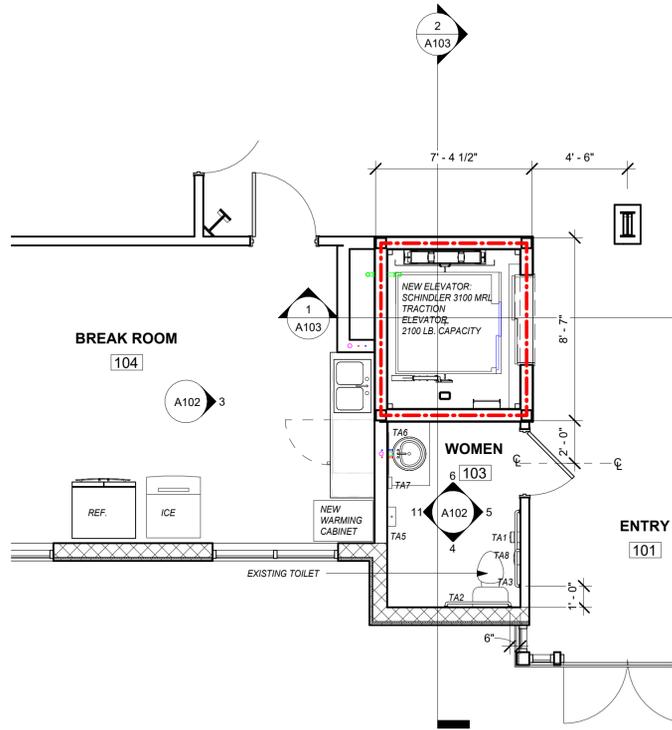
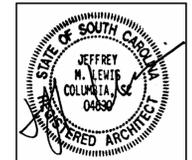
4 NEW 2nd FLOOR
1/8" = 1'-0"



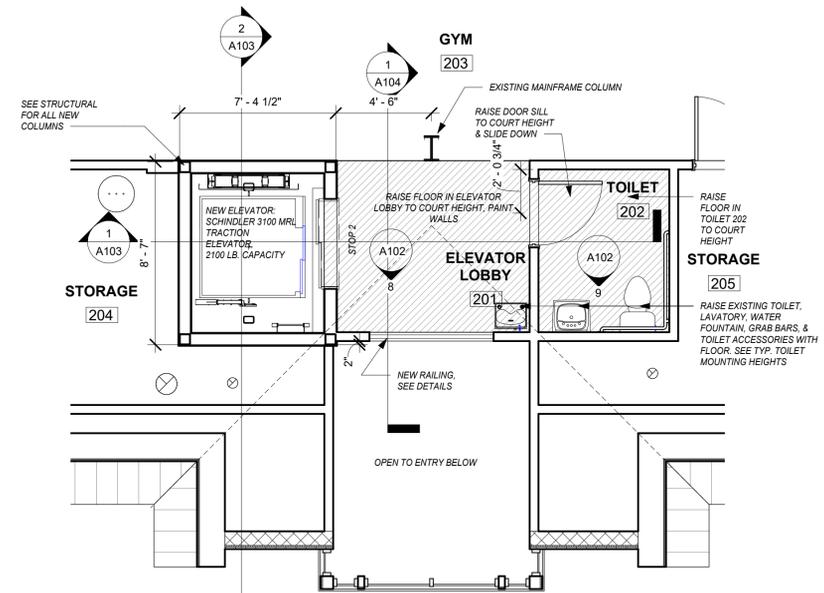
FLOOR PLANS

REV	DATE	COMMENTS

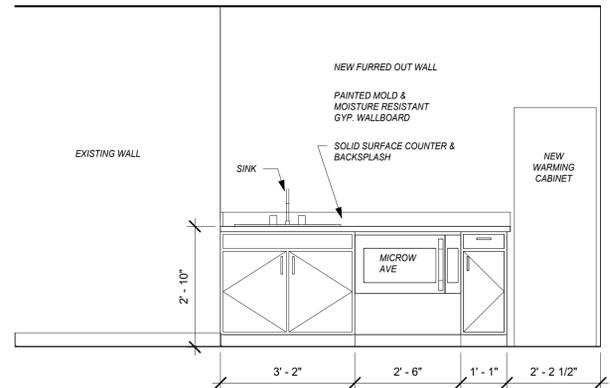
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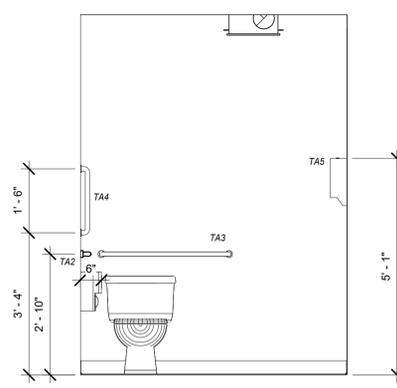
1 ENLARGED 1st FLOOR ENTRY
1/4" = 1'-0"



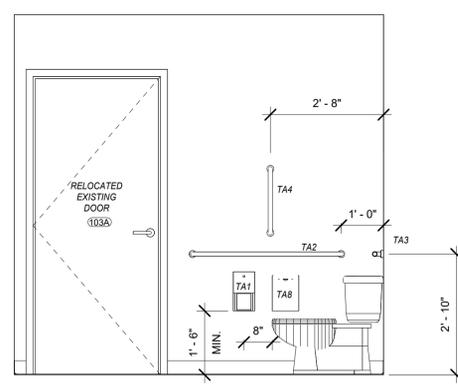
2 ENLARGED 2nd FLOOR ELEV. LOBBY
1/4" = 1'-0"



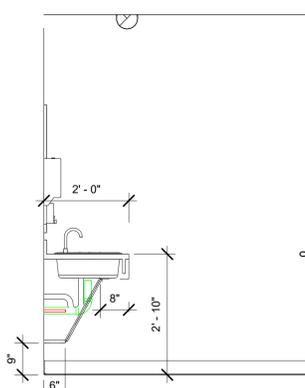
3 BREAK ROOM ELEVATION
1/2" = 1'-0"



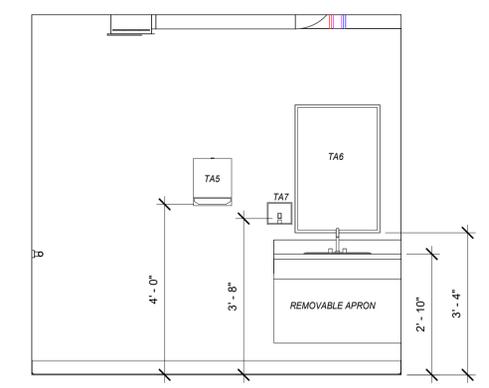
4 WOMEN 103 ELEV. 1
1/2" = 1'-0"



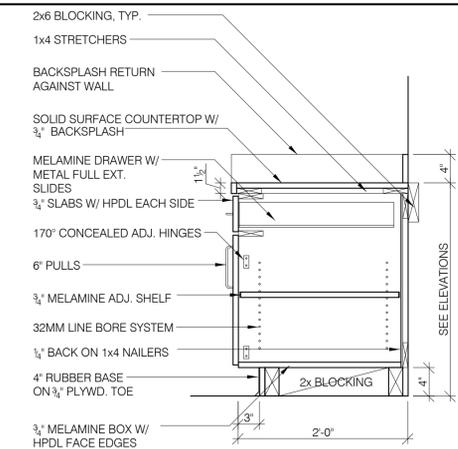
5 WOMEN 103 ELEV. 2
1/2" = 1'-0"



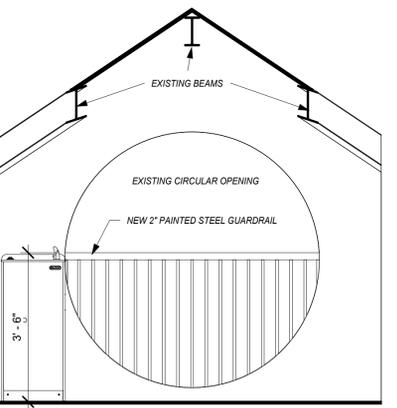
6 WOMEN 103 ELEV. 3
1/2" = 1'-0"



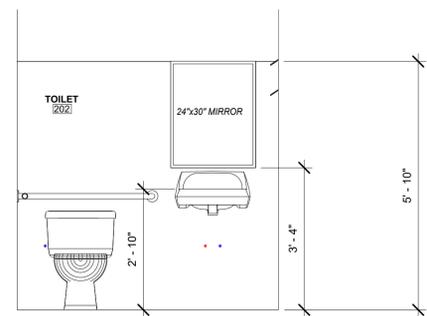
7 WOMEN 103 ELEV. 4
1/2" = 1'-0"



12 TYPICAL MILLWORK SECTION
1" = 1'-0"



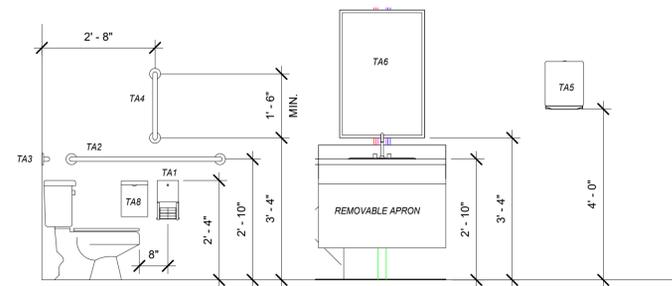
8 ELEVATOR LOBBY 201
1/2" = 1'-0"



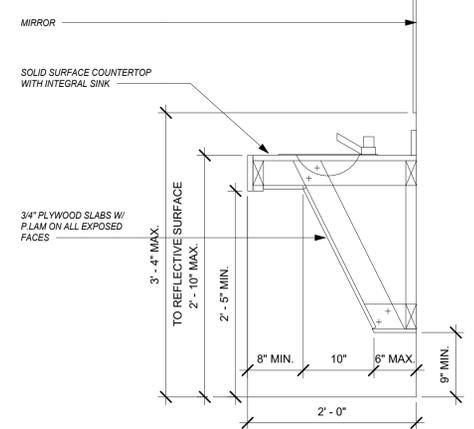
9 TOILET 202
1/2" = 1'-0"

- TOILET ACCESSORIES**
- TA1 TOILET TISSUE DISP.
 - TA2 42" GRAB BAR MOUNT W/ TOGGLE BOLTS
 - TA3 36" GRAB BAR MOUNT W/ TOGGLE BOLTS
 - TA4 18" GRAB BAR MOUNT W/ TOGGLE BOLTS
 - TA5 PAPER TOWEL DISPENSER, WALL MOUNTED
 - TA6 24"x36" SS FRAME MIRROR

- NOTES:**
1. PROVIDE SUBSTANTIAL WOOD BLOCKING IN WALLS BEHIND ALL WALL MOUNTED ACCESSORIES OR ITEMS ATTACHED TO WALL IN ACCORDANCE WITH SUPPLIER & MANUFACTURER RECOMMENDATIONS.
 2. VERIFY ALL FIXTURE LOCATIONS W/ MANUFACTURER INSTALLATION RECOMMENDATIONS FOR ACCESSIBILITY. IMMEDIATELY NOTIFY DESIGNER OF DISCREPANCIES FOR RESOLUTION.



10 TYPICAL TOILET MOUNTING HEIGHTS
1/2" = 1'-0"

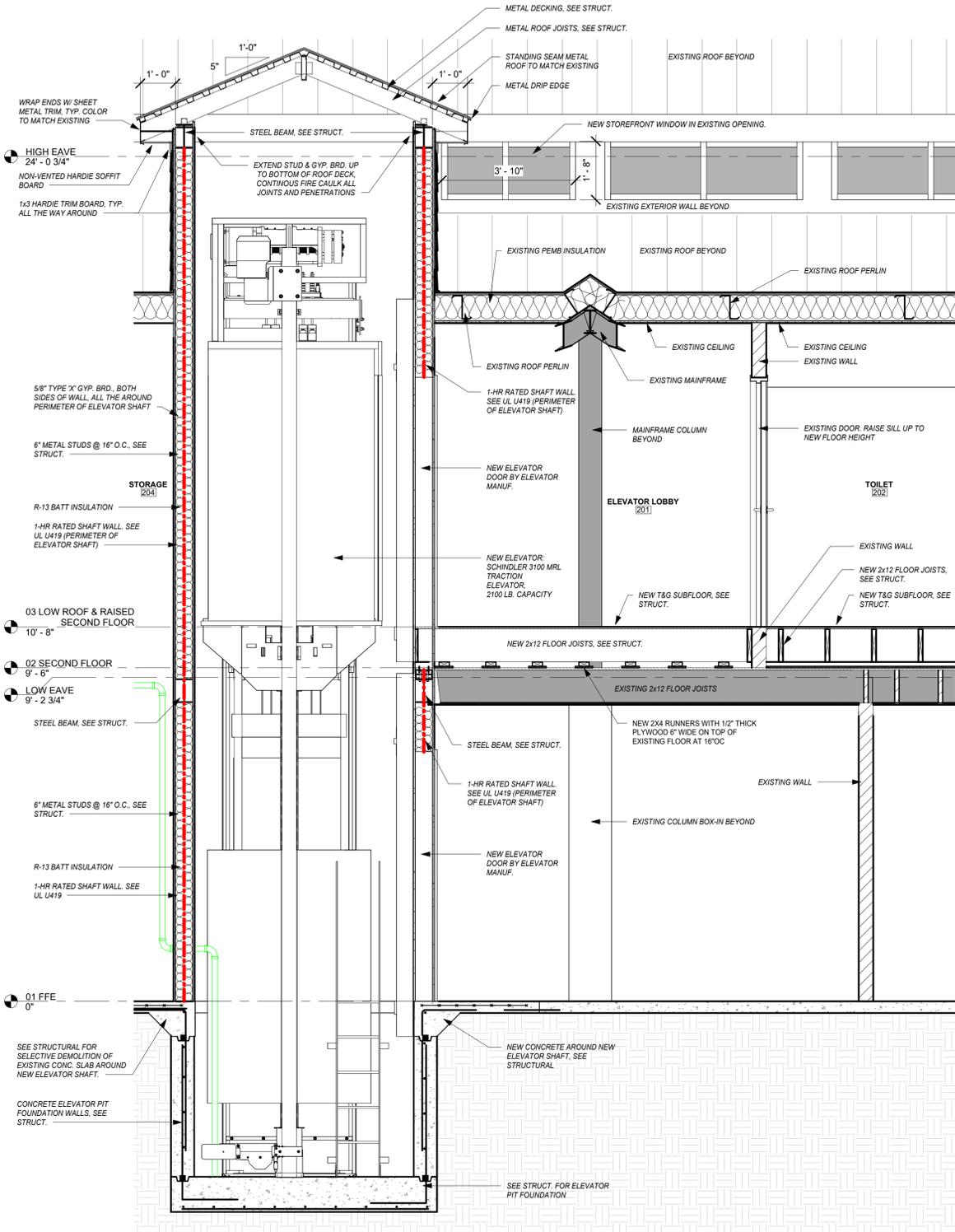


13 VANITY SECTION
1" = 1'-0"

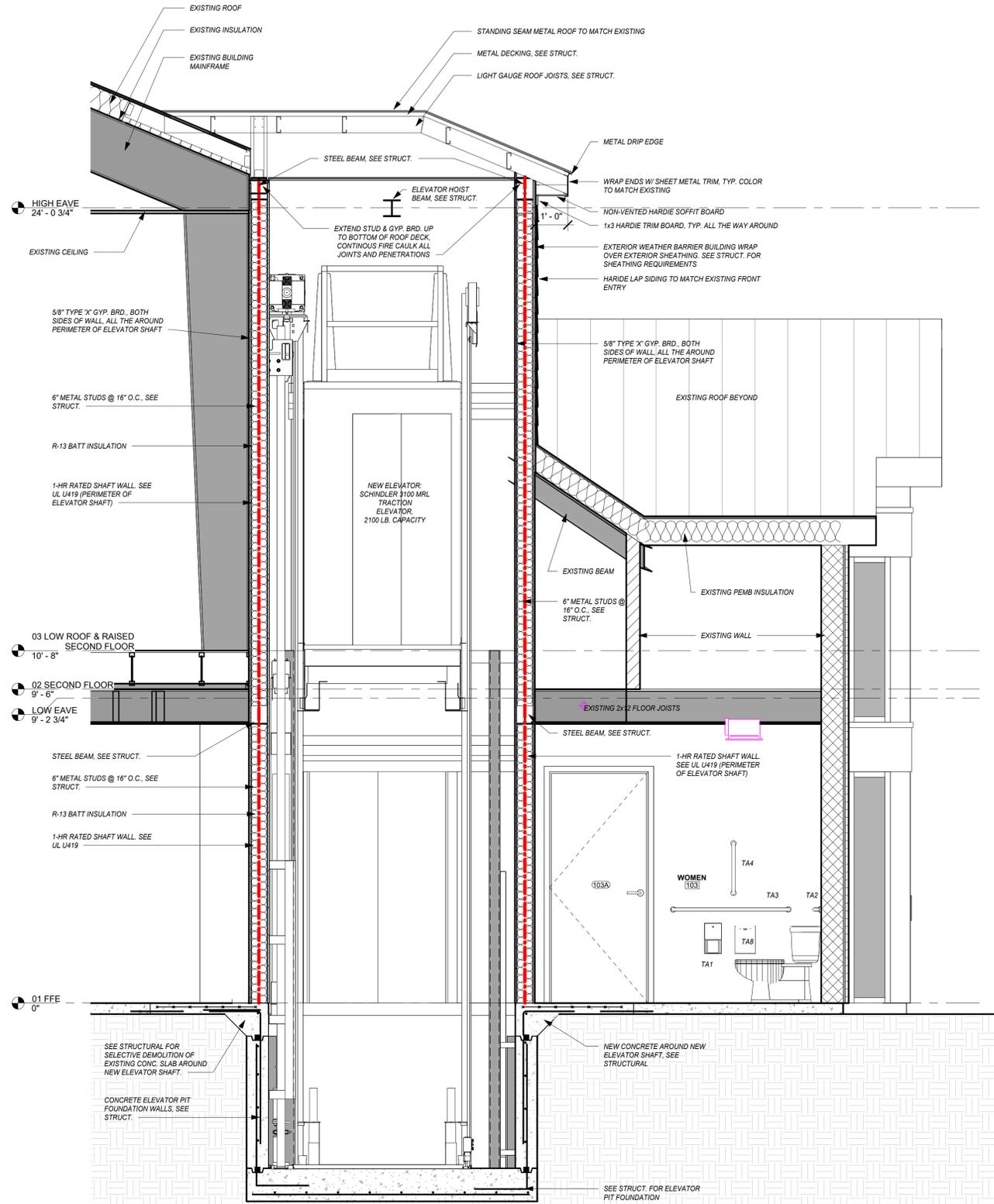
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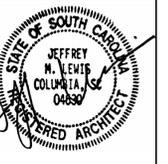
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1 ELEVATOR SECTION 1
1/2" = 1'-0"



2 ELEVATOR SECTION 2
1/2" = 1'-0"

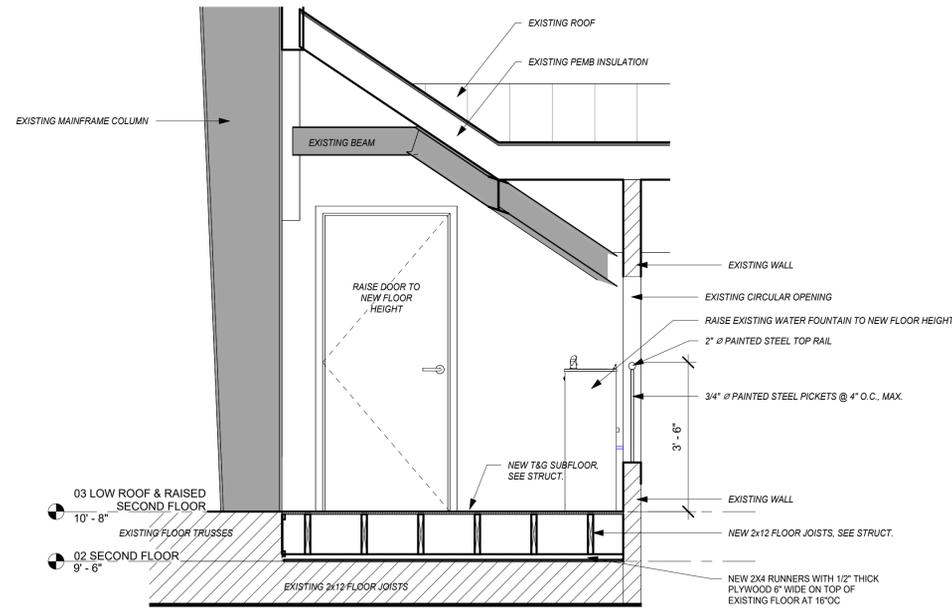


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ELEVATOR SECTIONS

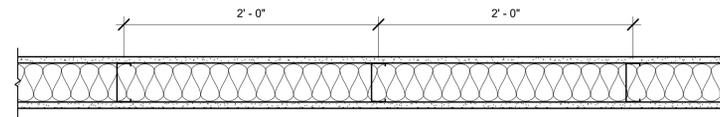
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1 SECTION THRU RAISED FLOOR
1/2" = 1'-0"

DESIGN NO. UL U419
FIRE RATING: 1 HOUR
STC RATING: 49
SOUND TEST: USG-190432
SYSTEM THICKNESS: 4-7/8" [124 MM]
LOCATION: INTERIOR
FRAMING TYPE: STEEL STUD (NONLOAD-BEARING)



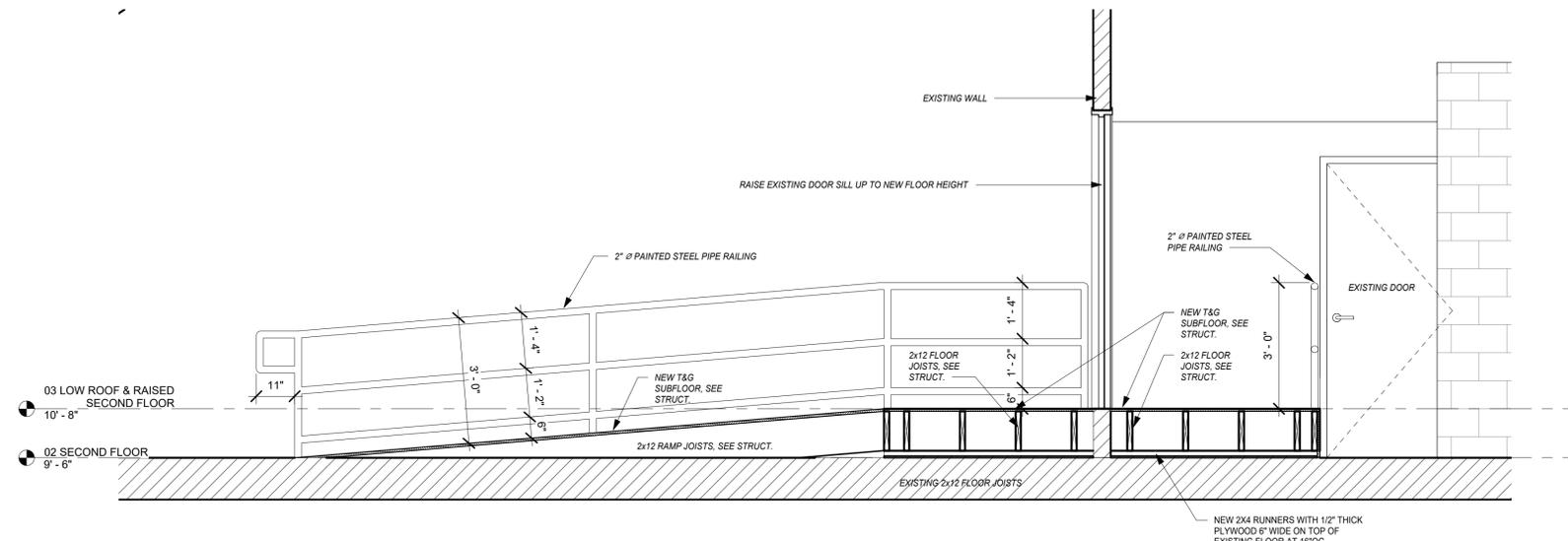
ASSEMBLY REQUIREMENTS:

GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
STEEL STUDS: 3-5/8" [82 MM] STEEL STUDS, EQ25 (0.015"), 24" [610 MM] O.C.
INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION
GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

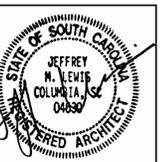
GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
4. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
6. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
7. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
8. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
9. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

2 UL DESIGN NO. U419
1 1/2" = 1'-0"

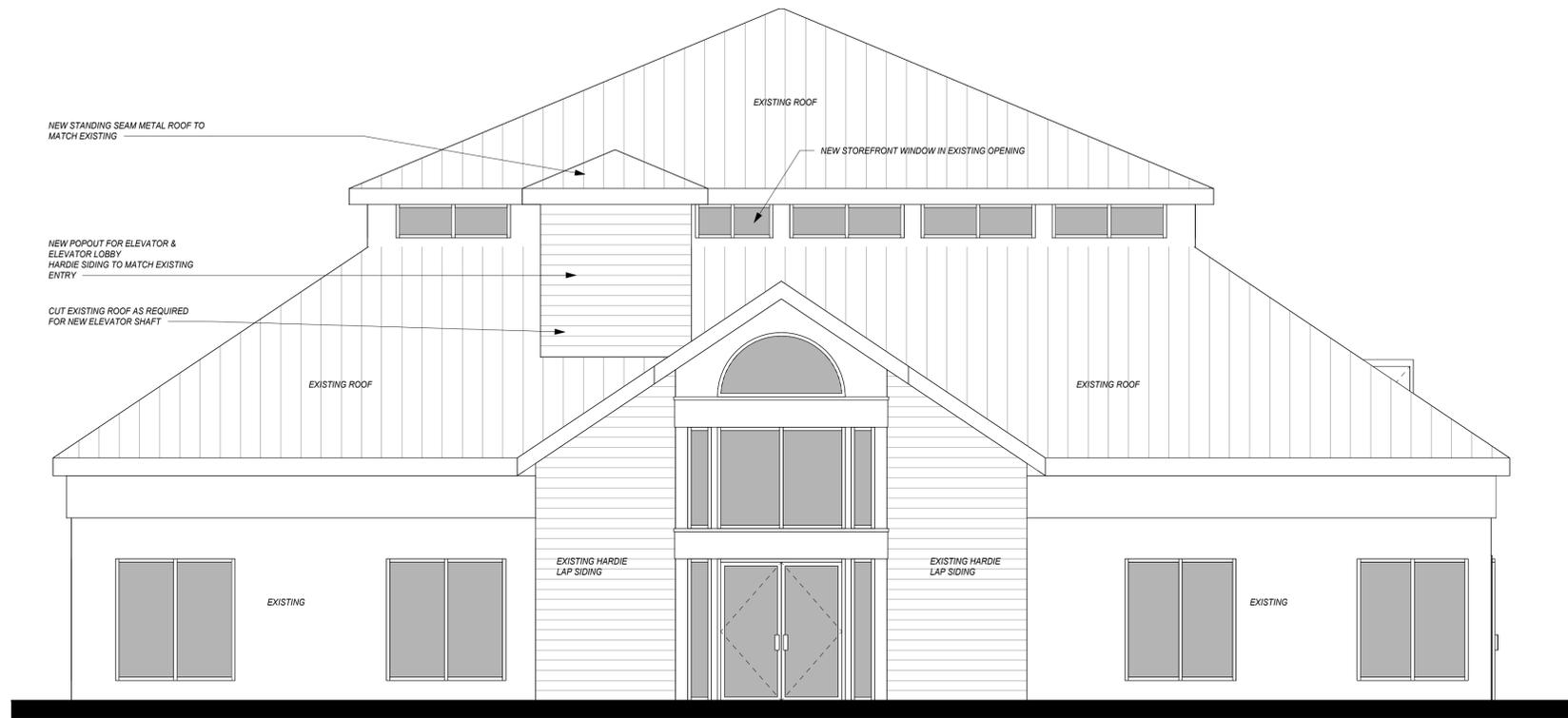


3 RAMP SECTION
1/2" = 1'-0"

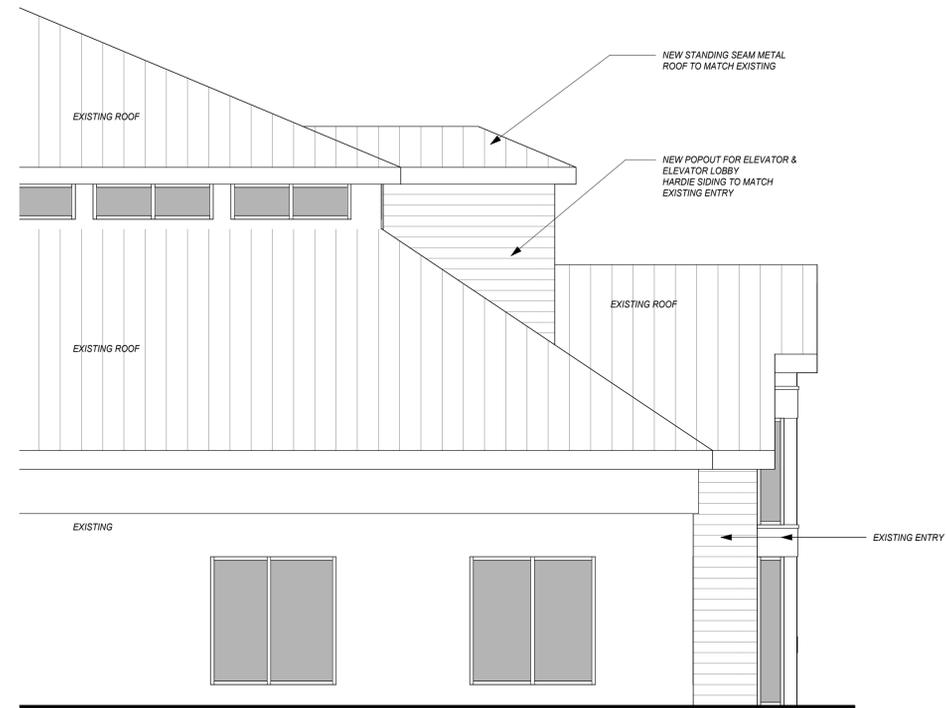


REV	DATE	COMMENTS

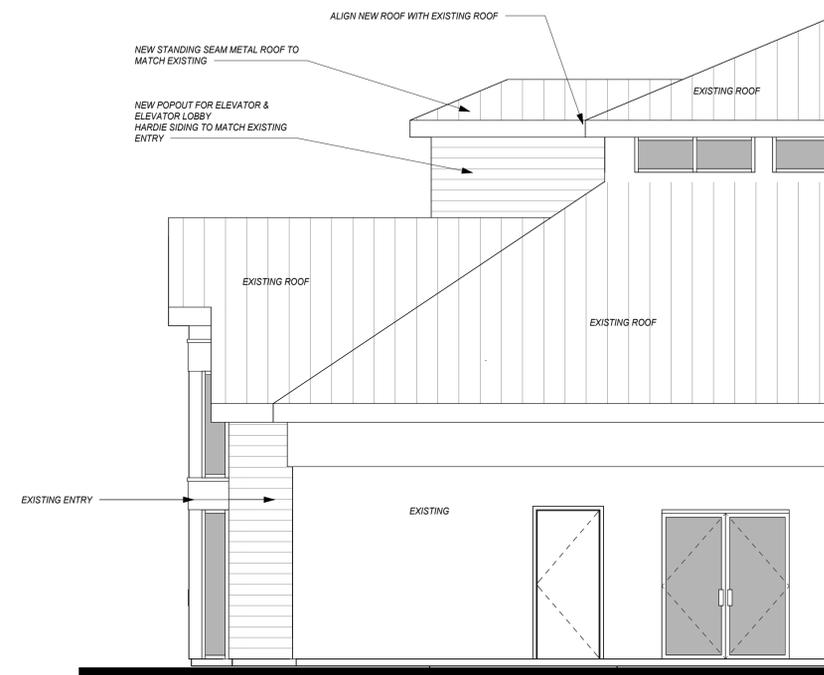
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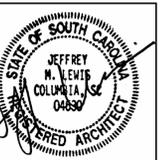
1 FRONT ELEVATION
1/4" = 1'-0"



2 LEFT SIDE
1/4" = 1'-0"



3 RIGHT SIDE
1/4" = 1'-0"

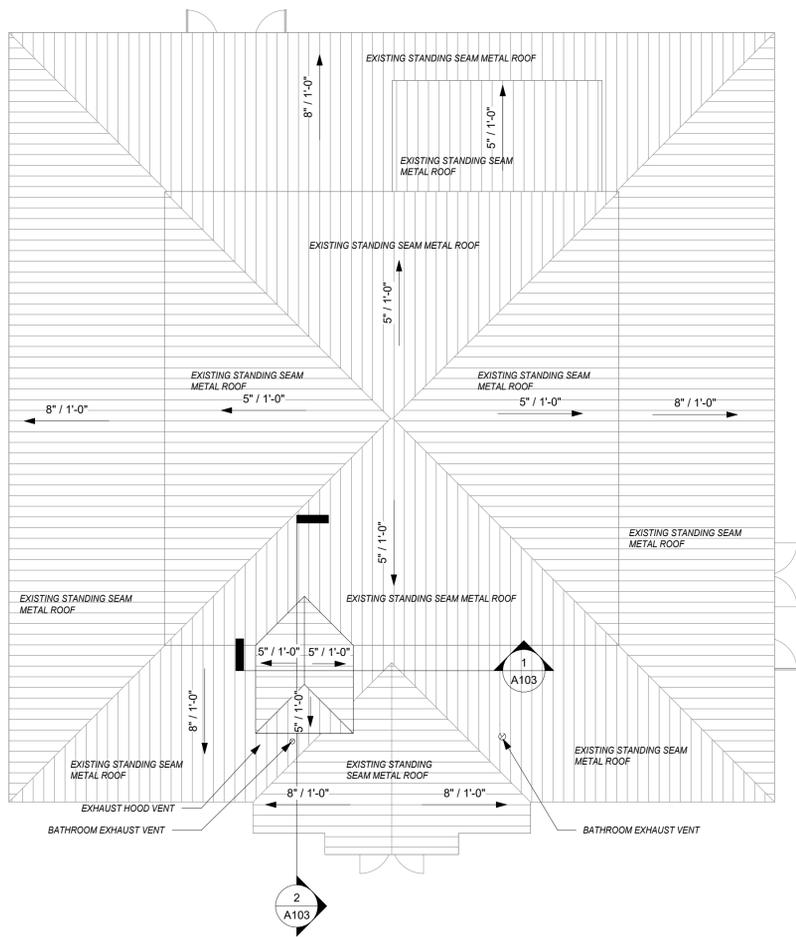


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EXTERIOR ELEVATIONS

REV DATE COMMENTS

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1 ROOF PLAN
1/8" = 1'-0"

EXTERIOR FINISH SPECIFICATIONS:

METAL ROOFING

MFR: ENGLERT OR APPROVED EQUAL
STYLE: MATCH EXISTING
COLOR: MATCH EXISTING

SIDING

MFR: JAMES HARDIE OR APPROVED EQUAL
STYLES: MATCH EXISTING
COLOR: MATCH EXISTING

TRIM/MOULDING

MFR: JAMES HARDIE OR APPROVED EQUAL
STYLE: 4/4 RUSTIC; CORNER TRIM, FASCIA, & SHINGLE MOULD
COLOR: MATCH EXISTING

PAINT/STAIN

MFR: SHERWIN WILLIAMS OR APPROVED EQUAL
COLOR: MATCH EXISTING, AS SELECTED BY OWNER

WOOD FRAMING, GENERAL:

1. COMPLY WITH THE AMERICAN FOREST AND PAPER ASSOCIATION'S (AFPA) "MANUEL FOR WOOD FRAME CONSTRUCTION". ALL WOOD TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS - AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) C2.
2. SELECT STRUCTURAL GRADE OF SOUTHERN PINE, DOUGLAS FIR OR SPRUCE-PINE-FIR MAY BE USED, UNLESS NOTED SPECIFICALLY ON STRUCTURAL DRAWINGS AND NOTES, OR OTHERWISE HEREIN.
3. ALL FASTENERS, ATTACHMENTS AND ANCHORS TO BE GALVANIZED, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS AND NOTES.

INTERIOR FINISH SPECIFICATIONS:

PAINT/STAIN

MFR: SHERWIN WILLIAMS OR APPROVED EQUAL
COLOR: AS SELECTED BY OWNER

GYPSUM WALL BOARD

MFR: U.S. GYPSUM OR APPROVED EQUAL
STYLE: 5/8" TYPE "X"
5/8" MOLD/MOISTURE RESISTANT TYPE "X" IN WET LOCATIONS

LVT FLOORING

MFR: SHAW OR APPROVED EQUAL
STYLE: IN THE GRAIN II (BASIS-OF-DESIGN)
FLOORING TO HAVE FOLLOWING CHARACTERISTICS:
1. COMMERCIAL HIGH-PERFORMANCE LUXURY VINYL TILE
2. CLASS III, PRINTED FILM
3. TYPE "B" EMBOSSED
4. 20 MIL OR 30 MIL
5. 6" X 48" DIRECT GLUE

WALL BASE

MFR: ROPPE, JOHNSONITE, FLEXCO, OR APPROVED EQUAL
STYLE: 4" RUBBER COVE

CARPET TILE

MFR: SHAW OR APPROVED EQUAL
TYPE: STAIN RESISTANT BERBER
MATERIAL: NYLON
SIZE: 24"x24"
COLOR: AS SELECTED BY OWNER & ARCHITECT BY MANUF'S FULL RANGE

GRAB BARS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: BOBRICK, BRADLEY, OR APPROVED EQUAL
STYLE: SMOOTH IN LENGTHS AS INDICATED

TOILET TISSUE DISPENSERS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: AS SELECTED BY OWNER
STYLE: SURFACE MOUNTED, AS SELECTED BY OWNER

PAPER TOWEL DISPENSERS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: AS SELECTED BY OWNER
STYLE: SURFACE MOUNTED, AS SELECTED BY OWNER

SOAP DISPENSERS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: GOJO OR APPROVED EQUAL
STYLE: SURFACE MOUNTED, AUTOMATIC

MIRRORS

MFR: BOBRICK, BRADLEY, OR APPROVED EQUAL
STYLE: STAINLESS STEEL FRAMED IN SIZE INDICATED

CABINETS

STYLE: MELAMINE BOXES W/ PLASTIC LAMINATE FINISH ON ALL EXPOSED SIDES.
PLASTIC LAMINTE MFR: WILSONART, FORMICA, OR APPROVED EQ.
COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE

SOLID SURFACE COUNTERTOP

MFR: WILSONART, CORIAN, OR APPROVED EQ.
COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE

WARMING CABINET SPECIFICATIONS:



Item #: 177HPI1836 Project: _____
Qty: _____ Date: _____ Approval: _____

Avantco HPI-1836 Full Size Insulated Heated Holding / Proofing Cabinet with Clear Door - 120V

Item #177HPI1836



Technical Data

Width	23 1/8 Inches
Depth	33 3/8 Inches
Height	67 1/2 Inches
Amps	12 Amps
Hertz	60 Hertz
Phase	1 Phase
Voltage	120 Volts
Wattage	1440 Watts
18 x 26 Pan Capacity	36 Pans
Cabinet Size	Full Height

Features

- Full size insulated design holds up to 36 full size sheet pans; 1 1/2" of clearance between slides.
- Heat mode with 9 adjustable settings up to 185 degrees Fahrenheit
- Proof mode adjusts humidity between 30% and 100% up to 115 degrees Fahrenheit
- Integrated easy-to-read LED display on removable bottom control drawer
- 120V, 1440W

Certifications



Technical Data

Color	Silver
Construction	Aluminum
Control Type	Manual
Door Type	Clear
Features	Controlled Humidity NSF Listed
Insulated	With Insulation
Interior Configuration	Lip Load Slides
Number of Doors	1 Doors
Plug Type	NEMA 5-15P
Power Type	Electric
Product Line	Avantco HPI
Sections	1 Section
Type	Holding / Proofing Cabinets

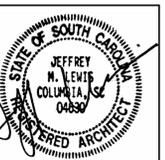
Notes & Details

Designed to keep all your freshly cooked food items hot until they're ready to serve, this Avantco HPI-1836 full size insulated heated holding/proofing cabinet helps ensure your restaurant, diner, or bakery is always prepared for high volume meal periods. Boasting nine adjustable settings and a heat mode that can reach 185 degrees Fahrenheit, this cabinet is perfect for storing a wide variety of ready-to-serve dishes. Or, operators can use the unit's integrated proofing mode for operation at a lower temperature (up to 115 degrees Fahrenheit) in order to proof bread before it's ready to bake. Humidity is provided by moisture in the water tray of the bottom of the unit, and adjustable humidity settings from 30% to 100% allow for a completely customized proofing experience. And thanks to an insulated design that locks in your holding temperature, this unit boasts up to 35% energy savings versus non-insulated units.

A total of 36 pan slides accept full size 18" x 26" sheet pans, while a Lexan clear door provides outstanding impact and heat resistance as well as allowing for easy monitoring of the contents inside. For valuable temperature protection, the door is paired with both magnets and a tight-fitting gasket to ensure the warm air inside does not escape. You can also reverse the door hinges based on your needs. An easy-to-read thermometer for effortless temperature monitoring and a pair of dials is located on the unit's bottom control drawer that can also be removed for quick cleaning. Thanks to four 5" poly casters, this cabinet can be filled and moved from your prep location to the serving area with incredible ease. Other features include integrated corner bumpers that protect nearby walls and equipment during transport. The Avantco HPI-1836 full size cabinet requires a 120V electrical connection.

WARNING: This product can expose you to chemicals including lead, which are known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information, go to www.cdph.ca.gov.

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ROOF PLAN & FINISH SPECIFICATIONS

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GENERAL

- 1. THESE GENERAL NOTES ARE NOT INTENDED TO REPLACE SPECIFICATIONS (IF PROVIDED). SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO THE GENERAL NOTES.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. THE CONTRACTOR SHALL REQUEST NECESSARY DIMENSIONS NOT SHOWN ON THE DRAWINGS.
3. WHERE A DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY REFERENCED ON THE DRAWINGS.
4. WHERE A CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OCCURS THE MORE STRINGENT REQUIREMENT SHALL APPLY.
5. IF ANY BIDDER IS IN DOUBT AS TO THE INTENT OF THE DRAWINGS OR SPECIFICATIONS, THEY SHALL REQUEST AN INTERPRETATION IN WRITING PRIOR TO THE SCHEDULED BID DATE.
6. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND GRADE CONDITIONS (BOTH NEW AND EXISTING), REPORTING ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR PROCEEDING WITH STRUCTURAL WORK.
7. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR PROCEEDING WITH STRUCTURAL WORK.
8. SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, FLOOR SLOPES, AND THE LOCATION OF DEPRESSED FLOOR AREAS.

CONTRACTOR RESPONSIBILITY

- 1. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS (IF PROVIDED) REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE. ALL APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED STRICTLY.
2. THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. APPLICATIONS OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND SO INCLUDED IN THE DESIGN OF SHORING, BRACING, FORMWORK, AND ANY OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE. DURING ERECTION AND UNTIL ALL PERMANENT CONNECTIONS ARE MADE, THE CONTRACTOR MUST PROVIDE TEMPORARY BRACING FOR THE STRUCTURE IN ALL DIRECTIONS UNTIL THE STRUCTURAL WORK IS COMPLETE.
3. ALL INTERIOR HANGING COMPONENTS (CEILING, DUCTWORK, PIPING, EQUIPMENT, ETC.) SHALL BE COORDINATED BY THE CONTRACTOR TO ENSURE LOADS APPLIED TO THE STRUCTURE DO NOT EXCEED THE LIMITS SHOWN IN THE DESIGN CRITERIA OR ELSEWHERE IN THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE CONNECTIONS TO THE SUPPORTING STRUCTURAL ELEMENTS AND THE ADEQUACY OF THE HANGING SYSTEM TO SUPPORT THE COMPONENTS.
4. ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING COMPONENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS, THAT FRAME TO THE UNDERSIDE OF STRUCTURE ABOVE, SHALL BE DETAILED AND FRAMED BY THE CONTRACTOR TO ALLOW FOR DEFLECTION OF THE STRUCTURAL FRAMING. SEE THE DESIGN CRITERIA FOR THE LIMITS USED IN THE DESIGN.
5. PRINCIPAL OPENINGS IN THE STRUCTURE ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ALL REQUIRED OPENINGS. SUPPORT FRAMING FOR ALL OPENINGS SHALL BE PROVIDED AND INSTALLED PER TYPICAL DETAILS HEREIN WHETHER SHOWN ON THESE DRAWINGS OR NOT. THE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL OPENINGS WITH ALL SUBCONTRACTORS AND THEIR APPROVED SHOP DRAWINGS PRIOR TO CONSTRUCTION.
6. ALL EXTERIOR WALL AND ROOF COMPONENTS AND CLADDING ENGINEERED BY THE COMPONENT MANUFACTURER ARE TO BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR COMPONENTS AND CLADDING WIND LOADS NOTED IN THE DESIGN CRITERIA.
7. ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND PLUMBING COMPONENTS ARE TO BE ATTACHED AS REQUIRED BY ASCE/SEI 7 CHAPTER 13, "SEISMIC DESIGN REQUIREMENTS FOR NONSTRUCTURAL COMPONENTS". EACH INDIVIDUAL CONTRACTOR RESPONSIBLE FOR THE COMPONENT MUST PROVIDE PROJECT SPECIFIC DESIGN AND DOCUMENTATION PREPARED BY AN ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. CHAPTER 13 DEFINES THE FORCE REQUIRED TO SUPPORT THE COMPONENT FOR THE ANCHORAGE AND BRACING. THE COST OF PREPARING THIS INFORMATION AND DESIGN SHALL BE INCLUDED IN EACH CONTRACTOR'S BID THAT IS PROVIDING THE COMPONENT.
8. SEVERAL ITEMS NOTED HEREIN (WHERE CHECKED) AND IN THE SPECIFICATIONS REQUIRE THE CONTRACTOR TO ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, TO PROVIDE DESIGN AND/OR DETAILING OF STRUCTURAL ELEMENTS. SEE INDIVIDUAL NOTES AND SPECIFICATION SECTIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. DELEGATED DESIGN ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO:
- SPECIALTY FOUNDATION SYSTEM
- POST-TENSIONED CONCRETE (LAYOUT AND STRESSING)
- STRUCTURAL PRECAST CONCRETE
- ARCHITECTURAL PRECAST CONCRETE
- STRUCTURAL STEEL (CONNECTIONS)
- PREFABRICATED METAL BUILDING
- STEEL STAIRS AND RAILINGS
- STEEL JOISTS AND STEEL JOIST GIRDERS
- ROOF ANCHORS
- NON-LOAD BEARING COLD-FORMED STEEL
- LOAD BEARING COLD-FORMED STEEL
- LIGHT GAUGE COLD-FORMED STEEL TRUSSES
- PREFABRICATED WOOD TRUSSES
- ANCHOR TIE-DOWN SYSTEM FOR WOOD SHEAR WALLS
9. THIS PROJECT REQUIRES SPECIAL INSPECTIONS AS DESCRIBED IN CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. SEE STATEMENT OF SPECIAL INSPECTIONS FOR REQUIRED INSPECTIONS. CONTRACTOR SHALL COORDINATE WITH SPECIAL INSPECTOR ALL WORK REQUIRING SPECIAL INSPECTIONS AND TESTING.

DESIGN CRITERIA

- 1. PROJECT LOCATION: 61B ULMER ROAD | BLUFFTON, SC 29910
2. APPLICABLE CODES:
2021 SOUTH CAROLINA BUILDING CODE (2021 INTERNATIONAL BUILDING CODE WITH REVISIONS)
MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES (ASCE/SEI 7-16)
BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-19)
BUILDING CODE REQUIREMENTS/SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 402/602-2016)
SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360-16)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANSI/AWC NDS-2018)
NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS (AISI S100-16)
3. RISK CATEGORY: II
4. DEFLECTION:
FLOOR FRAMING L/240 FOR TOTAL LOADING (1.50" FOR 30' SPAN), L/360 FOR LIVE LOADING (1.00" FOR 30' SPAN)
ROOF FRAMING L/180 FOR TOTAL LOADING (2.00" FOR 30' SPAN), L/240 FOR LIVE LOADING (1.50" FOR 30' SPAN)
MEMBERS SUPPORTING BRICK L/600 FOR LIVE LOADING (0.60" FOR 30' SPAN)
5. LIVE LOADS:
UNIFORM (PSF) CONCENTRATED (LB)
CLASSROOMS 40 1,000
CORRIDORS (2ND AND ABOVE) 80 2,000
CORRIDORS (GROUND) 100 2,000
MECHANICAL 150 NA
OFFICE 65* 2,000
PUBLIC AREAS, LOBBIES 100 2,000
STORAGE 125 NA
* ADDITIONAL 15 PSF PARTITION LOAD INCLUDED
6. SNOW LOAD:
GROUND SNOW LOAD ps = 0 PSF
FLAT SNOW ROOF LOAD pr = 0 PSF
7. WIND LOAD:
ULTIMATE DESIGN WIND SPEED Vw = 139 MPH (NOMINAL DESIGN WIND SPEED, Vw0 = 108 MPH)
SERVICEABILITY WIND SPEED V = 95 MPH (MEAN RECURRENCE INTERVAL OF 50 YEARS)
EXPOSURE CATEGORY B
INTERNAL PRESSURE COEFFICIENTS +/-0.18
BASE SHEAR (1.0xW)
COMPONENTS AND CLADDING -
ALL EXTERIOR WALL AND ROOF COMPONENTS AND CLADDING ENGINEERED BY THE COMPONENT MANUFACTURER ARE TO BE DESIGNED BY THE MANUFACTURER'S ENGINEER FOR COMPONENTS AND CLADDING WIND LOADS AS DETERMINED PER THE GOVERNING BUILDING CODE FOR THE ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY LISTED ABOVE. ALTERNATIVELY, THE COMPONENT MANUFACTURER MAY USE THE LARGER OF THE 16 PSF MINIMUM (PER ASCE/SEI 7 30.2.2) AND THE WORST-CASE PRESSURES (PSF) BELOW:
ZONE EFFECTIVE WIND AREA (SF)
10 50 100 500
ROOF
1 +26 +17 +16 +16
-47 -35 -29 -29
2 +26 +17 +16 +16
-64 -49 -41 -35
3 +26 +17 +16 +16
-64 -49 -41 -35
WALL
4 +35 +32 +29 +26
-38 -35 -32 -29
5 +35 +32 +29 +26
-47 -39 -36 -26
8. SEISMIC LOAD:
DESIGN METHOD - EQUIVALENT LATERAL FORCE PROCEDURE
Ss 41.6 %g
S1 14.1 %g
Sps 40.7 %g
S01 21.8 %g
IMPORTANCE FACTOR I = 1.00
SITE CLASS D (ASSUMED)
SEISMIC DESIGN CATEGORY D
SEISMIC FORCE RESISTANT SYSTEM NOT CHANGED
9. FUTURE LOADS:
UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS MADE FOR FUTURE FLOORS, ROOFS, OR OTHER LOADS.

FOUNDATIONS

- 1. FOUNDATION DESIGN IS ASSUMED TO BE 2,000 PSF. THE BEARING CAPACITY IS TO BE CONFIRMED BY TERRACON WHEN THE INTERIOR SLAB ON GRADE HAS BEEN DEMOLISHED AND THE EXCAVATION FOR THE NEW FOUNDATIONS HAS BEEN COMPLETED.
2. ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT AND AS NOTED ON THE DRAWINGS MUST BE FOLLOWED IN PREPARATION OF THE SUBGRADE, UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL OBTAIN THE REPORT FROM THE OWNER AND BE FAMILIAR WITH THE RECOMMENDATIONS CONTAINED THEREIN PRIOR TO THE START OF CONSTRUCTION. IF CONDITIONS ENCOUNTERED DURING CONSTRUCTION DIFFER FROM THOSE DESCRIBED IN THE REPORT, THE OWNER SHALL NOTIFY THE GEOTECHNICAL ENGINEER OF RECORD SO THE RECOMMENDATIONS CAN BE REEVALUATED.
3. GROUNDWATER IS ASSUMED TO POSE AN ISSUE DURING CONSTRUCTION BASED ON THE INFORMATION NOTED IN THE GEOTECHNICAL INVESTIGATION REPORT. THE CONTRACTOR SHALL INCLUDE IN THEIR BID ALL COSTS ASSOCIATED WITH DEWATERING DURING CONSTRUCTION AS REQUIRED TO PERFORM THEIR WORK PER THE GEOTECH REPORT. THE GROUNDWATER TABLE IS AT 42" BELOW EXTERIOR FINISHED GRADE.
4. FOOTINGS SHALL BE CARRIED TO LOWER ELEVATIONS THAN THOSE SHOWN ON THE DRAWINGS IF REQUIRED BY THE GEOTECHNICAL ENGINEER OR TESTING LAB TO REACH SOIL CAPABLE OF PROVIDING THE DESIGN NET ALLOWABLE SOIL BEARING PRESSURE. ALL EXPANSIVE AND/OR LOOSE SOILS BELOW STRUCTURAL FOUNDATIONS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
5. MINIMUM SUBGRADE PREPARATION REQUIREMENTS ARE AS FOLLOWS:
1. COMPACT ALL FILL UNDER NEW FOUNDATION AND SLAB TO 98% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
2. PLACE IN LIFTS OF 6" (MAXIMUM) LOOSE THICKNESS WHEN USING LARGE RIDING COMPACTORS (REDUCE THICKNESS AS NECESSARY FOR SMALLER EQUIPMENT).
3. SLABS ON GRADE SHALL BE SUPPORTED ON A BASE LAYER OF POROUS FILL (WASHED STONE OR CLEAN SAND) WITH A MINIMUM THICKNESS OF 4".
6. FIELD COMPACTION SHALL BE VERIFIED WITH AT LEAST ONE TEST PER 2,000 SQUARE FEET PER LIFT (AT LEAST ONE PER LIFT), IN ACCORDANCE WITH ASTM D1556 (SAND-CONE METHOD), ASTM D6938 (NUCLEAR METHODS, SHALLOW DEPTH), ASTM D2167 (RUBBER BALLOON METHOD), AND/OR ASTM D2937 (DRIVE-CYLINDER METHOD).
7. WALLS RETAINING SOIL SHALL BE TEMPORARILY BRACED DURING BACKFILLING AND UNTIL ALL SUPPORTING SOIL AND SLABS ARE IN PLACE AND ARE AT DESIGN STRENGTH UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.
8. WALLS RETAINING SOIL HAVE BEEN DESIGNED UTILIZING THE FOLLOWING PARAMETERS:
MOIST SOIL UNIT WEIGHT 120 PCF
ACTIVE PRESSURE COEFFICIENT 0.33
AT-REST PRESSURE COEFFICIENT 0.55
PASSIVE PRESSURE COEFFICIENT 2.50
COEFFICIENT OF FRICTION 0.35
9. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS OF ALL SUCH CONDITIONS PRIOR TO CONSTRUCTION.

CONCRETE | REINFORCING STEEL

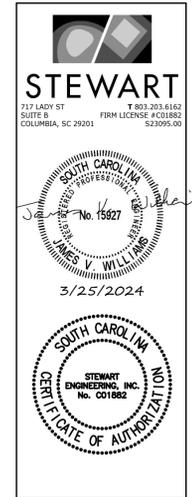
- 1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REFERENCED EDITION OF THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318).
2. CONCRETE MIXTURES AS REQUIRED (BASED ON CLASS DESIGNATION):
CLASS A - FOOTINGS NWC 3,000 PSI
CLASS B - FOUNDATION WALLS NWC 4,500 PSI
CLASS C - INTERIOR SLABS ON GRADE NWC 3,000 PSI
3. REINFORCING:
TYPICAL - ASTM A615, GRADE 60
DEFORMED BARS - ASTM A496
WELDED WIRE FABRIC - ASTM A1064 (FLAT SHEETS ONLY)
4. GROUT UNDER BASE PLATES TO BE HIGH STRENGTH (5,000 PSI), NON-SHRINK.
5. REFER TO THE DRAWINGS FOR REINFORCING LAP REQUIREMENTS. WHERE LAP SPLICES ARE NOT SHOWN, LAP PER ACI 318 OR CRSI STANDARDS.
6. LAP WELDED WIRE FABRIC SHEETS 8" MINIMUM.
7. CLEAR COVER FROM FACE OF CONCRETE:
CAST IN PLACE CONCRETE (MEASURE TO OUTERMOST REINFORCING) - CONCRETE CAST AGAINST AND EXPOSED TO EARTH 3"
CONCRETE EXPOSED TO EARTH/WEATHER 2" FOR #6 BARS AND LARGER, 1 1/2" ELSE
CONCRETE NOT EXPOSED TO EARTH/WEATHER 3/4" FOR SLABS AND WALLS, 1 1/2" (TO TIES) FOR BEAMS AND COLUMNS
8. PROVIDE REINFORCING IN SLABS ON GRADE, 1-1/2" FROM TOP OF SLAB:
4" SLABS 6x6-W2.1xW2.1
9. WHERE SCHEDULED BARS ARE NOT PRESENT, PROVIDE CONTINUOUS #5 TOP AND BOTTOM BARS TO SUPPORT STIRRUPS AS REQUIRED FOR THE LENGTH OF THE STIRRUP SPACING IN ALL BEAMS.
10. WALL FOOTING REINFORCING SHALL BE CONTINUOUS THROUGH ADJACENT COLUMN FOOTINGS.
11. PROVIDE VERTICAL DOVETAIL SLOTS AT 24"OC WITH TIES AT 16"OC VERTICALLY IN ALL CONCRETE WALLS BACKING-UP MASONRY VENEER.
12. BAR SUPPORTS FOR CONCRETE EXPOSED TO VIEW SHALL HAVE PLASTIC COATED LEGS OR BE HOT-DIP GALVANIZED AFTER FABRICATION.
13. DO NOT RUN MECHANICAL OR ELECTRICAL CONDUIT IN THE SLAB ON GRADE.
14. HEADED CONCRETE ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A108, GRADES 1010, 1015, 1017, OR 1020. STUDS SHALL BE AUTOMATICALLY END WELDED IN THE SHOP OR FIELD IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
15. EMBED DO NOT TEST THE FORM BEFORE POURING CONCRETE, NOT PLACED INTO TOP OF WET CONCRETE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CORRECTIVE DETAILS FOR ANY EMBED PLATES LEFT OUT OF CONCRETE POURS.
16. FOR SLABS ON GRADE, SLAB AND FOOTING REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS WITH SAND PLATES, OR PRECAST CONCRETE BAR SUPPORTS AS DESCRIBED IN CHAPTER 3 OF THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED AT A MAXIMUM OF 4'-0"OC BOTHWAYS. ROCKS, CMU, OR CLAY BRICK WILL NOT BE USED AS SUPPORTS.
17. REBAR SHALL NOT BE HEATED WITH A TORCH IN THE FIELD.
18. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER FAR ENOUGH IN ADVANCE (48 HOURS) OF EACH CONCRETE POUR TO ALLOW AMPLE TIME TO CHECK THE LAYOUT OF THE STEEL BEFORE THE BEGINNING OF THE ACTUAL POUR, BUT NOT PRIOR TO 90% OF THE STEEL HAVING BEEN PLACED.

STRUCTURAL STEEL

- 1. DESIGN, FABRICATION, AND ERECTION SHALL BE PER THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360).
2. STRUCTURAL STEEL MATERIALS:
WIDE FLANGE SHAPES (W SECTIONS) - ASTM A992, GRADE 50 (FY=50 KSI)
CHANNELS AND ANGLES - ASTM A36 (FY=36 KSI)
PLATES AND BARS - ASTM A36 (FY=36 KSI) OR ASTM A572, GRADE 50 (FY=50 KSI) AS INDICATED ON THE DRAWINGS.
SQUARE AND RECTANGULAR TUBES - ASTM A500, GRADE B (FY=46 KSI)
PIPES OR ROUND TUBES - ASTM A53, GRADE B (FY=35 KSI) OR ASTM A500, GRADE B (FY=42 KSI)
3. A QUALIFIED FABRICATOR SHALL HAVE A MINIMUM OF 5 YEARS OF EXPERIENCE IN FABRICATING STRUCTURAL STEEL LIKE THAT INDICATED FOR THIS PROJECT AND SUFFICIENT CAPACITY TO FABRICATE THE STRUCTURAL STEEL WITHOUT DELAYING THE WORK, AND SHALL MEET ONE OF THE FOLLOWING:
A. FABRICATOR PARTICIPATES IN THE AISC QUALITY CERTIFICATION PROGRAM AND IS DESIGNATED AN AISC-CERTIFIED PLANT, CATEGORY (BU) OR IS ACCREDITED BY THE IAS FABRICATOR INSPECTION PROGRAM FOR STRUCTURAL STEEL (ACCREDITATION CRITERIA 172).
B. FABRICATOR HAS AN ESTABLISHED AND MAINTAINED QUALITY CONTROL PROGRAM TO ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS IN ANSI/AISC 303, ANSI/AISC 360, AND THE CONTRACT DOCUMENTS. PROGRAM SHALL AT A MINIMUM ADDRESS INSPECTION OF THE ITEMS NOTED IN ANSI/AISC 360 N2.
4. A QUALIFIED ERECTOR SHALL HAVE A MINIMUM OF 5 YEARS OF EXPERIENCE IN ERECTING STRUCTURAL STEEL LIKE THAT INDICATED FOR THIS PROJECT AND SUFFICIENT CAPACITY TO ERECT THE STRUCTURAL STEEL WITHOUT DELAYING THE WORK, AND SHALL MEET ONE OF THE FOLLOWING:
A. ERECTOR PARTICIPATES IN THE AISC QUALITY CERTIFICATION PROGRAM AND IS DESIGNATED AN AISC-CERTIFIED ERECTOR, CATEGORY (CSE).
B. ERECTOR HAS AN ESTABLISHED AND MAINTAINED QUALITY CONTROL PROGRAM TO ENSURE THAT THE WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS IN ANSI/AISC 303, ANSI/AISC 360, AND THE CONTRACT DOCUMENTS. PROGRAM SHALL AT A MINIMUM ADDRESS INSPECTION OF THE ITEMS NOTED IN ANSI/AISC 360 N2.
5. BEAM SIMPLE SHEAR, BRACED FRAME, AND ALL MOMENT CONNECTIONS NOT DETAILED ON STRUCTURAL DRAWINGS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER RETAINED BY THE STEEL SUPPLIER AND REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED. THE CONNECTION ENGINEER SHALL SUBMIT A SIGNED AND SEALED LETTER STATING THEY HAVE REVIEWED THE STEEL SHOP DRAWINGS AND THE CONNECTIONS ARE CONSISTENT WITH THEIR CALCULATIONS AND INTENT.
6. THE CONNECTIONS FOR NON-COMPOSITE BEAMS SHALL BE DESIGNED FOR REACTIONS SHOWN ON DRAWINGS OR FOR REACTIONS DETERMINED BY USING THE MAXIMUM TOTAL UNIFORM LOAD TABULATED IN PART 3 OF THE AISC STEEL CONSTRUCTION MANUAL FOR THE SECTION, SPAN, AND STRENGTH OF STEEL SPECIFIED. THE CONNECTIONS FOR COMPOSITE BEAMS SHALL BE DESIGNED FOR REACTIONS SHOWN ON DRAWINGS OR AS DICTATED BY THE TYPICAL COMPOSITE SLAB DETAIL.
7. SIMPLE SHEAR CONNECTIONS SHALL BE MADE WITH ASTM A325 3/4"Ø BOLTS (MINIMUM), TIGHTENED TO A SNUG-TIGHT CONDITION PER AISC REQUIREMENTS.
8. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE. USE E70 SERIES ELECTRODES FOR ALL STRUCTURAL STEEL WELDS. WHERE STEEL MEMBERS ARE WELDED AND NO SIZE IS SPECIFIED, PROVIDE FULL LENGTH FILLET WELDS BOTH SIDES OF MEMBER. SIZE OF FILLETS SHALL BE 3/16" FOR MEMBER THICKNESS UP TO 5/16", AND THE MEMBER THICKNESS MINUS 3/16" FOR ALL THICKER MATERIALS.
9. ANCHOR AND THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36, 55, OR 105 AS INDICATED ON THE DRAWINGS. CONTRACTOR TO COORDINATE INSTALLATION OF ITEMS TO BE EMBEDDED IN OR ATTACHED TO OTHER CONSTRUCTION WITHOUT DELAYING THE WORK.
10. STEEL SHALL BE PRIMED WITH FABRICATOR'S STANDARD LEAD- AND CHROMATE-FREE, NON-ASPHALTIC, RUST-INHIBITING PRIMER COMPLYING WITH MPI #79 (MINIMUM COAT OF 3 MILS, MAXIMUM OF 5 MILS). CONTRACTOR TO COORDINATE SELECTION OF PRIMER WITH TOPCOATS TO BE APPLIED TO ENSURE THE TWO ARE COMPATIBLE. MEMBERS TO RECEIVE FIREPROOFING OR TO BE ENCASED IN CONCRETE SHALL NOT BE PRIMED.
11. SEE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL ITEMS REQUIRED TO BE HOT-DIP GALVANIZED AFTER FABRICATION.
12. STRUCTURAL STEEL SHALL BE PUNCHED FOR WOOD BLOCKING, NAILERS, CLIPS AND TIES IN ACCORDANCE WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
13. CAP ALL OPEN HSS OR PIPE MEMBERS OUTSIDE THE BUILDING ENVELOPE WITH A 1/4" (MINIMUM) FITTED PLATE, UNO.
14. ERECTOR SHALL SET STRUCTURAL STEEL IN LOCATIONS AND TO ELEVATIONS IN ACCORDANCE WITH ANSI/AISC 303 AND 360. MAINTAIN THE FRAME WITHIN ERECTION TOLERANCES PER ANSI/AISC 303.
15. PROMPTLY PACK SHRINKAGE-RESISTANT GROUT SOLIDLY BETWEEN BEARING SURFACES AND PLATES SO NO VOIDS REMAIN.
16. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER AS TO LOCATION AND TYPE OF SPLICE TO BE MADE. ANY MEMBER HAVING A SPLICE NOT SHOWN AND DETAILED ON SHOP DRAWINGS WILL BE REJECTED. THERMAL CUTTING MAY NOT BE USED IN THE FIELD DURING ERECTION.
17. QUALITY CONTROL INSPECTION TASKS SHALL BE PERFORMED BY BOTH THE FABRICATOR AND ERECTOR IN ACCORDANCE WITH ANSI/AISC 360 N5. NON-DESTRUCTIVE TESTING (NDT) OF WELDED JOINTS PROVIDED DURING FABRICATION SHALL BE IN ACCORDANCE WITH N5.5 AND PERFORMED BY AN INDEPENDENT AND QUALIFIED TESTING AGENCY OR THE FABRICATOR'S QC. ALL TESTING REPORTS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
18. AT THE COMPLETION OF FABRICATION AND ERECTION, THE FABRICATOR AND ERECTOR SHALL EACH SUBMIT A CERTIFICATE OF COMPLIANCE TO THE OWNER STATING THE MATERIALS SUPPLIED AND WORK PERFORMED ARE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
19. NON-DESTRUCTIVE TESTING (NDT) OF WELDED JOINTS PROVIDED DURING ERECTION SHALL BE IN ACCORDANCE WITH N5.5 AND PERFORMED BY AN INDEPENDENT AND QUALIFIED TESTING AGENCY. ALL TESTING REPORTS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
20. ALL STEEL EXPOSED TO VIEW SHALL BE CLASSIFIED AS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) AS DEFINED BY ANSI/AISC 303 AND SHALL BE TREATED AS SUCH.



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MODIFICATIONS TO
BLUFFTON REC. CENTER
61B ULMER ROAD | BLUFFTON | SC 29910

Table with columns: REV., DATE, COMMENTS

JOB #22-031-6 03/25/2024

S001

FOR PERMIT AND CONSTRUCTION

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LUMBER				
1.	ALL LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE REFERENCED EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION.			
2.	ALL LUMBER SHALL BE OF THE FOLLOWING PROPERTIES UNLESS OTHERWISE NOTED (OR EQUIVALENT GRADE OF ANOTHER SPECIES): ALL STRUCTURAL LUMBER, SOUTHERN YELLOW PINE NO. 2 -			
	2x4 Fb = 1,100 PSI Fc = 1,450 PSI (TO GRAIN)			
	2x6 Fb = 1,000 PSI Fc = 1,400 PSI (TO GRAIN)			
	2x8 Fb = 925 PSI Fc = 1,350 PSI (TO GRAIN)			
	2x10 Fb = 800 PSI Fc = 1,300PSI (TO GRAIN)			
	2x12 Fb = 750 PSI Fc = 1,250 PSI (TO GRAIN)			
	Fv = 175 PSI FOR ALL SIZES NOTED ABOVE E = 1,400 KSI FOR ALL SIZES NOTED ABOVE			
	ALL PRESSURE-TREATED LUMBER, SOUTHERN YELLOW PINE NO. 2 -			
	2x4,4x4 Fb = 1,100 PSI Fc = 1,450 PSI (TO GRAIN)			
	2x6 Fb = 1,000 PSI Fc = 1,400 PSI (TO GRAIN)			
	2x8 Fb = 925 PSI Fc = 1,350 PSI (TO GRAIN)			
	2x10 Fb = 800 PSI Fc = 1,300 PSI (TO GRAIN)			
	2x12 Fb = 750 PSI Fc = 1,250 PSI (TO GRAIN)			
	Fv = 175 PSI FOR ALL SIZES NOTED ABOVE E = 1,400 KSI FOR ALL SIZES NOTED ABOVE			
3.	LVL BEAMS SHALL BE SOLID RECTANGULAR SECTIONS CONSTRUCTED OF HIGH STRENGTH LAMINATED VENEER CONFORMING TO ASTM D5456. LVL BEAMS USED OUTSIDE THE BUILDING ENVELOPE SHALL BE PWY TREATED LVL AS SUPPLIED BY PACIFIC WOODTECH CORPORATION. MINIMUM DESIGN PROPERTIES:			
	Fb = 2,600 PSI (12" DEPTH) Ft = 1,895 PSI Fc = 750 PSI (⊥ TO GRAIN); 2,510 PSI (TO GRAIN) Fv = 285 PSI E = 2,000 KSI			
4.	ALL WOOD BEARING ON CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE PRESSURE-TREATED SOUTHERN PINE. ALL ENGINEERED LUMBER BEARING ON CONCRETE, MASONRY, OR EXPOSED TO WEATHER SHALL BE CHEMICALLY TREATED OR WOLMANIZED TO MEET AWWA USE CATEGORY 3/4.			
5.	ALL EXTERIOR WALL SILL PLATES SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH A MINIMUM 1/2"Ø ANCHOR BOLT (6" MIN EMBED) @48"OC, UNO IN THE DRAWINGS. ALL INTERIOR WALL SILL PLATES SHALL BE ANCHORED TO SLAB WITH 0.145"Ø x2 7/8" HILTI X-CP FASTENERS (OR APPROVED EQUAL) @24"OC, UNO IN THE DRAWINGS. ALL SILL PLATES SHALL HAVE A MINIMUM OF TWO ANCHORS, AND ANCHORS EACH END AT LEAST 4" BUT NO MORE THAN 12" FROM THE END.			
6.	STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTWORK, ETC., UNLESS SPECIFICALLY NOTED OR DETAILED.			
7.	Holes for bolts shall be bored 1/32" to 1/16" larger than the nominal bolt diameter.			
8.	All bolts shall be re-tightened prior to application to gypsum wallboard, plywood, etc.			
9.	All bolts bearing on wood shall have washers under head and/or nut.			
10.	2x solid blocking shall be placed between joists or rafters at all supports, ends of cantilevers, and halfway between supports. Cross bridging or solid blocking shall be provided at 8'-0"OC maximum. For all joists and rafters more than 8" in depth, 2x3 or approved metal type bridging may be used.			
11.	All nails shall be common unless noted otherwise.			
12.	STANDARD WOOD CONNECTORS MUST BE PROVIDED BY THE GENERAL CONTRACTOR FOR WOOD FRAMED MEMBERS. INTERIOR FRAMING CONNECTORS MUST BE G90 GALVANIZED ZINC CONNECTORS. EXTERIOR FRAMING CONNECTORS MUST BE G185 GALVANIZED ZINC COATING. MINIMUM.			
13.	ADHESIVES SHALL MEET THE REQUIREMENTS FOR WET CONDITIONS OF SERVICE. EXPOSED BEAMS SHALL BE ARCHITECTURAL GRADE. ALL OTHERS SHALL BE INDUSTRIAL GRADE. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.			

NON-LOAD BEARING COLD-FORMED STEEL (METAL STUDS)				
1.	ALL STRUCTURAL MEMBERS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REFERENCED EDITION OF THE NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS BY THE AMERICAN IRON AND STEEL INSTITUTE.			
2.	ALL COLD-FORMED LIGHT GAUGE METAL FRAMING AND CONNECTIONS SHALL BE DESIGNED BY THE SUPPLIER'S ENGINEER. AT ARCHITECT'S OR ENGINEER'S REQUEST CONTRACTOR SHALL SUBMIT CALCULATIONS FOR ALL COLD-FORMED METAL FRAMING USED TO SUPPORT CEILING AND EXTERIOR CLADDING.			
3.	ALL MEMBERS SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI AND BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A653 AND C955.			
4.	ALL THE COLD-FORMED STEEL STRUCTURAL MEMBERS SHALL COME FROM A SINGLE SOURCE MANUFACTURER. ONLY MANUFACTURERS WHO ARE MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) OR THE STEEL FRAMING INDUSTRY ASSOCIATION (SFIA) WILL BE ACCEPTED. THE INSTALLATION SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS.			
5.	SUBMIT SHOP DRAWINGS FOR ALL COLD-FORMED METAL FRAMING USED TO SUPPORT CEILING AND EXTERIOR CLADDING. SHOP DRAWINGS SHALL INDICATE PLACING OF ALL FRAMING MEMBERS SHOWING TYPE, SIZE, GAUGE, NUMBER, LOCATION AND SPACING. THEY SHALL ALSO INDICATE SUPPLEMENTAL STRAPPING, BRACING, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION.			
6.	SHOP DRAWINGS SHALL SHOW SIZE AND LENGTH OF WELDS FOR ALL WELDED CONNECTIONS AND TYPE, SIZE AND NUMBER OF SCREWS FOR ALL SCREWED CONNECTIONS. SUBMIT MANUFACTURER'S DATA GIVING STRENGTH VALUES FOR SCREWS USED.			
7.	SHOP DRAWINGS SUBMITTED MUST BE PREPARED UNDER THE SUPERVISION OF AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED.			
8.	ALL STRUCTURAL FRAMING ACCESSORIES SHALL BE FORMED FROM STRUCTURAL QUALITY STEEL WITH A MINIMUM YIELD STRENGTH OF 50 KSI AND HAVE MINIMUM PROTECTIVE COATING EQUAL TO ASTM A653 G-60 GALVANIZED COATING.			
9.	VERTICAL DEFLECTION CLIPS ARE REQUIRED TO BE CAPABLE OF ACCOMMODATING UPWARD AND DOWNWARD VERTICAL DISPLACEMENT OF THE STRUCTURE THROUGH POSITIVE MECHANICAL ATTACHMENT TO STUD WEB. MECHANICAL ATTACHMENT TO STRUCTURE AND SCREW ATTACHMENT TO STUD WEB USING STEP-BUSHINGS TO PERMIT FRICTIONLESS VERTICAL MOVEMENT. CONNECTORS MUST BE TESTED IN ACCORDANCE TO ICC AC261 CRITERIA AND HOLD A VALID ICC-ES EVALUATION SERVICE REPORT TO BE ACCEPTABLE.			

ADHESIVE AND MECHANICAL POST-INSTALLED ANCHORS				
1.	ANCHOR BOLTS, REINFORCING STEEL, THREADED RODS, STAIR HANDRAILS, AND OTHER EMBEDDED STEEL ITEMS SHALL BE SET INTO HARDENED CONCRETE WITH ADHESIVE OR MECHANICAL POST-INSTALLED ANCHORS ONLY WHERE DETAILED ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER OF RECORD.			
2.	PRE-APPROVED MANUFACTURERS ARE HILTI, SIMPSON STRONG-TIE, AND DEWALT. WHERE DETAILS INDICATE SPECIFIC ADHESIVE OR MECHANICAL POST-INSTALLED ANCHORS, IT IS ACCEPTABLE AT THE CONTRACTOR'S OPTION TO SUBMIT AN ALTERNATE SIMILAR PRODUCT PROVIDED BY A DIFFERENT MANUFACTURER AS LONG AS THE MANUFACTURER'S DATA PROVIDES EQUIVALENT LOAD CAPACITY TO THE ANCHOR SPECIFIED. THE CONTRACTOR SHALL PROVIDE SIGNED AND SEALED CALCULATIONS THAT DEMONSTRATE THE ALTERNATE PRODUCT IS CAPABLE OF MEETING THE PERFORMANCE OF THE SPECIFIED ANCHOR. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC-ESR SHOWING COMPLIANCE WITH THE GOVERNING BUILDING CODE FOR SEISMIC USE, LOAD RESISTANCE, INSTALLATION CATEGORY, AND THE AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE, INSTALLATION TEMPERATURE, MOISTURE CONDITION OF CONCRETE, AND DRILLING METHODS.			
3.	BASIS OF DESIGN FOR ADHESIVE ANCHORS DETAILED ON THE DRAWINGS INCLUDES THE FOLLOWING PARAMETERS: CRACKED CONCRETE; WATER-SATURATED CONCRETE; BASE MATERIAL BETWEEN 25 AND 100 DEGREES FAHRENHEIT; AND HOLES MADE BY HAMMER DRILL, HOLLOW DRILL BIT SYSTEM, OR CORE-DRILLING.			
4.	INSTALL ANCHORS PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. HEED ALL LABEL WARNINGS. INSTALL IN ACCORDANCE WITH APPLICABLE SAFETY LAWS. ALL HOLES SHALL BE DRILLED WITH A DIAMETER NO LARGER THAN 1/8" GREATER THAN THE DIAMETER OF THE ANCHOR BEING INSTALLED. ALL HOLES SHALL BE CLEANED WITH COMPRESSED AIR AND SHALL BE DRY PRIOR TO INSTALLATION OF ADHESIVE. HOLES SHALL BE FREE OF ALL DELETERIOUS MATERIAL SUCH AS LAITANCE, DUST, DIRT, AND OIL.			
5.	ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.			
6.	WHERE ADHESIVE ANCHORS ARE TO BE INSTALLED IN HOLLOW MATERIAL WITH UNKNOWN CAPACITY, THE CONTRACTOR SHALL INSTALL THE ANCHOR IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. THE ADHESIVE SHALL BE INSTALLED IN THE HOLLOW BASE MATERIAL USING SCREEN TUBES SUPPLIED BY THE MANUFACTURER. THE ADHESIVE SHALL BE CAPABLE OF SUSTAINING MINIMUM TENSION AND SHEAR LOAD CAPACITIES NOTED ON THE DRAWINGS MULTIPLIED BY A FACTOR OF SAFETY OF 4. ALL HARDWARE AND MATERIAL SHALL BE SUPPLIED BY THE ANCHOR MANUFACTURER. CONTRACTOR PERFORMING ADHESIVE WORK SHALL BE AN APPROVED CONTRACTOR BY THE MANUFACTURER FURNISHING THE ADHESIVE MATERIALS, AND SHALL HAVE NO LESS THAN FIVE YEARS EXPERIENCE IN THE VARIOUS TYPES OF ADHESIVE RELATED WORK REQUIRED IN THIS PROJECT. ALTERNATIVELY, THE CONTRACTOR SHALL ARRANGE FOR A REPRESENTATIVE OF THE ANCHOR MANUFACTURER TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL ANCHOR PRODUCTS SPECIFIED. DOCUMENTATION THAT ALL PERSONNEL INSTALLING ANCHORS ARE TRAINED SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF ANCHOR INSTALLATION.			
7.	THE ULTIMATE TENSION AND SHEAR CAPACITIES SHALL BE DETERMINED BY A JOB SITE TEST PERFORMED ON A MINIMUM OF FIVE INSTALLED SAMPLES WHICH ARE REPRESENTATIVE OF THE ACTUAL INSTALLATIONS. TESTING SHALL BE PERFORMED BY THE ADHESIVE ANCHOR MANUFACTURER OR HIS APPROVED REPRESENTATIVE AND SHALL BE DOCUMENTED FOR THE DESIGN PROFESSIONAL.			

DEMOLITION	
1.	THE CONTRACTOR SHALL NOTIFY ALL LOCAL AGENCIES HAVING JURISDICTION, AND SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE DEMOLITION AND REMOVAL OF THE DEBRIS RESULTING FROM THE DEMOLITION.
2.	CONTRACTOR SHALL RETAIN, AT THEIR EXPENSE, A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, TO DETERMINE ALL CONSTRUCTION PHASE SHORING REQUIREMENTS. CONTRACTOR SHALL SUBMIT TO THE OWNER AND THE ENGINEER OF RECORD, SIGNED AND SEALED DRAWINGS, OUTLINING OPERATIONAL SEQUENCES, SHORING CONCEPTUAL PLANS, METHODS USED FOR THE PROTECTION OF STRUCTURES TO REMAIN AND NEIGHBORING STRUCTURES.
3.	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION AND STABILITY OF EXISTING AND NEW STRUCTURES DURING CONSTRUCTION.
4.	BEFORE UNDERTAKING ANY DEMOLITION WORK OR ORDERING MATERIAL, ASCERTAIN BY SURVEY THE EXISTING CONDITIONS OF THE PROPERTIES AND BUILDINGS ADJOINING OR IN CLOSE PROXIMITY TO THE PREMISES. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.
5.	PROVIDE AND MAINTAIN BRACING AND SHORING AS NEEDED. KEEP SUPPORTING STRUCTURE IN PLACE DURING NEW CONSTRUCTION AND UNTIL NEW STRUCTURE IS COMPLETED.
6.	STORE AND PROTECT ALL MATERIAL TO BE REMOVED AND REUSED.
7.	IF SAFETY OR INTEGRITY OF STRUCTURAL SYSTEM APPEARS TO BE COMPROMISED, CEASE OPERATIONS IMMEDIATELY AND NOTIFY THE OWNER AND THE ENGINEER. PROPERLY BRACE AND SUPPORT STRUCTURE BEFORE RESUMING OPERATIONS.
8.	ANY DAMAGE OCCURRING TO THE EXISTING STRUCTURE, ADJACENT STRUCTURES, STREETS, SIDEWALKS, UTILITY LINES OR ANY OTHER PUBLIC OR PRIVATE PROPERTIES, SHALL BE REINSTALLED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE ENGINEER.
9.	ALL OPENINGS IN EXISTING CONSTRUCTION SHALL BE SAW CUT OR DRILLED.
10.	ALL EXISTING INFORMATION SHOWN IS REFERENCED FROM EXISTING DRAWINGS PREPARED BY: JEFF LEWIS, AIA, DATED 3/31/2023.

EXISTING CONSTRUCTION	
1.	EXISTING FRAMING INFORMATION SHOWN ON THE STRUCTURAL DRAWINGS HAS BEEN PREPARED BASED ON SITE VISITS AND/OR EXISTING DRAWINGS. IN LOCATIONS WHERE NEW FRAMING IS CONNECTING TO EXISTING FRAMING, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITION PRIOR TO SHOP DRAWING CREATION, MATERIAL FABRICATION, OR WORK BEING PERFORMED. SELECTIVE DEMOLITION SHALL BE INCLUDED IF REQUIRED TO VERIFY EXISTING CONDITIONS.
2.	DETAILS NOTED ON THE STRUCTURAL DRAWINGS ARE DERIVED FROM THE INFORMATION NOTED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD MEASURE EXISTING MEMBERS AT POINT OF CONNECTION, ELEVATIONS, AND LOCATIONS TO ENSURE EXISTING CONSTRUCTION MATCHES DETAILS PROVIDED IN THE STRUCTURAL DRAWINGS.
3.	ANY DIMENSIONS SHOWN FROM NEW FRAMING TO EXISTING FRAMING ARE APPROXIMATED AND MUST BE FIELD VERIFIED. ALL DIMENSIONS THAT RELATE TO MEMBER DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4.	STEEL CONNECTION DESIGN OF NEW FRAMING, UNLESS SPECIFICALLY SHOWN, IS ASSUMED TO BE SIMPLE SHEAR CONNECTIONS AND TO BE WELDED TO THE EXISTING STEEL. DESIGN AND DETAILING OF THE STEEL CONNECTIONS ARE THE RESPONSIBILITY OF THE FABRICATOR, AND ARE COVERED FURTHER IN THE STRUCTURAL STEEL SECTION OF THESE GENERAL NOTES. EXISTING MEMBERS SUPPORTING NEW FRAMING HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD AND ARE CAPABLE (WITH ADDED REINFORCING WHERE DETAILED) OF SUPPORTING THE NEW FRAMING.

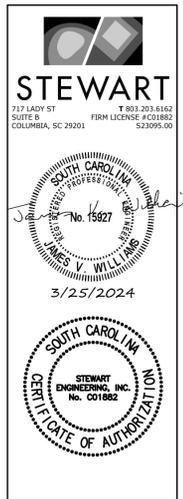
REPRODUCTION	
1.	THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HERE ON.

ABBREVIATIONS			
@	AT	HD	HEADED
∅	AND	HI	HIGH
Ø	DIAMETER	HORIZ	HORIZONTAL
AB	ANCHOR BOLTS	HSS	HOLLOW STRUCTURAL SECTION
ACI	AMERICAN CONCRETE INSTITUTE	INT	INTERIOR
ADDL	ADDITIONAL	JT	JOINT
ADH	ADHESIVE	K	KIP(S)
AFH	ABOVE FINISHED FLOOR	KB	KNEE BRACE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	KS	KIPS PER SQUARE INCH
AISI	AMERICAN IRON AND STEEL INSTITUTE	LB	LONG BAR
ALT	ALTERNATE	LBS	POUNDS
ARCH	ARCHITECT'S / ARCHITECTURAL	LLH	LONG LEG HORIZONTAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LLV	LONG LEG VERTICAL
AWS	AMERICAN WELDING SOCIETY	LO	LOW
B/ or BOT	BOTTOM	LOC	LOCATION
BCX	BOTTOM CHORD EXTENSION	LSH	LONG SIDE HORIZONTAL
BFB	BOTTOM FLANGE BRACE	LSV	LONG SIDE VERTICAL
BFF	BELOW FINISHED FLOOR	LWC	LIGHT WEIGHT CONCRETE
BUDG	BUILDING	MAX	MAXIMUM
BM	BEAM	MC	MOMENT CONNECTION
BOS	BOTTOM OF STEEL	MCJ	MASONRY CONTROL JOINT
BRG	BEARING	MECH	MECHANICAL
BTWN	BETWEEN	MFR	MANUFACTURER
CANT	CANTILEVER	MID	MIDDLE
CJ	CONTROL JOINT	MIN	MINIMUM
CL	CENTERLINE	MISC	MISCELLANEOUS
CMU	CLEAR	MOW	MIDDLE OF WALL
CMU	CONCRETE MASONRY UNIT	MP	MASONRY PLASTER
COL	COLUMN	NUMB	NUMBER
CONC	CONCRETE	NS	NEAR SIDE
CONN	CONNECTION	NTS	NOT TO SCALE
CONST JT	CONSTRUCTION JOINT	NWC	NORMAL WEIGHT CONCRETE
CONT	CONTINUOUS	OC	ON CENTER
CONTR	CONTRACTOR	OPNG	OPENING
COORD	COORDINATE	OPP	OPPOSITE HAND
CTRD	CENTERED	PAF	POWDER ACTUATED FASTENER
d	NAILS (PENNY)	PED	PEDESTAL
DBA	DEFORMED BAR ANCHOR	PL	PLATE
DEFL	DEFLECTION	PSF	POUNDS PER SQUARE FOOT
DEPR	DEPRESSION / DEPRESSED	PSI	POUNDS PER SQUARE INCH
DET	DETAIL	PT	PRESSURE TREATED
DIAG	DIAGONAL	P-T	POST-TENSIONED
DIM	DIMENSION	REF	REFERENCE
DIST	DISTANCE	REINF	REINFORCING
DWG(S)	DRAWING(S)	REQD	REQUIRED
DWL(S)	DOWEL(S)	SB	SHORT BAR
EA	EACH	SCHD	SCHEDULE
EE	EACH END	SIM	SIMILAR
EF	EACH FACE	SOG	SLAB ON GRADE
EIP	EXPANSION JOINT	SPEC(S)	SPECIFICATION(S)
ELEV	ELEVATION	SQ	SQUARE
EMBED	EMBEDDED / EMBEDMENT	STD	STANDARD
ENGR	ENGINEER	STIFF	STIFFENER
EOD	EDGE OF DECK	STIRR	STIRRUP(S)
EOS	EDGE OF SLAB	STL	STEEL
EQ	EQUAL	STR	STRUCTURAL
EQUIP	EQUIPMENT	T/	TOP
EW	EACH WAY	TCX	TOP CHORD EXTENSION
EXIST	EXISTING	TOC	TOP CHORD CONCRETE
EXP	EXPANSION	TOP	TOP OF FOOTING
EXT	EXTERIOR	TOS	TOP OF STEEL
FDN	FOUNDATION	TOW	TOP OF WALL
FFE	FINISHED FLOOR ELEVATION	TYP	TYPICAL
FOM	FACE OF MASONRY	UNO	UNLESS NOTED OTHERWISE
FOW	FACE OF WALL	VERT	VERTICAL
FS	FAR SIDE	VIF	VERIFY IN FIELD
FTG	FOOTING	W/	WITH
GA	GAUGE	WWF	WELDED WIRE FABRIC
GALV	GALVANIZED	WP	WORK POINT
GT	GIRDER TRUSS		

SYMBOL LEGEND	
SYMBOL	MEANING
	SPOT ELEVATION. ELEVATION RELATIVE TO REFERENCE ELEVATION.
<No>	TOP OF FOOTING, GRADE BEAM, PILE CAP, OR DRILLED PIER. ELEVATION RELATIVE TO REFERENCE ELEVATION.
<No> <No>	STEP IN TOP OF FOOTING ELEVATION, SEE "TYPICAL STEP IN WALL FOOTING" DETAIL. ELEVATION RELATIVE TO REFERENCE ELEVATION.
No	DEPRESSED OR RAISED SLAB ELEVATION, SEE "TYPICAL STEP IN SLAB ON GRADE" DETAIL. ELEVATION RELATIVE TO REFERENCE ELEVATION.
[No]	TOP OF WALL OR PEDESTAL. ELEVATION RELATIVE TO REFERENCE ELEVATION.
(No) [+No]	TOP OF STEEL/JOIST BEARING ELEVATION TOP OF STEEL ABOVE STEEL/JOIST BEARING ELEVATION.
	SLOPED / STEPPED SLAB.
W10	COMPOSITE W10x15 STEEL BEAM WITH HEADED STUDS @24"OC.
V#, M#, L#, A#, T#	STEEL BEAM DESIGN END REACTIONS (WHERE APPLICABLE). "V" INDICATES VERTICAL SHEAR, "M" INDICATES BENDING MOMENT, "H" INDICATES LATERAL SHEAR, "A" INDICATES AXIAL TENSION/COMPRESSION, AND "T" INDICATES TORSION. ALL LOADS ARE FACTORED FOR STRENGTH DESIGN IN UNITS OF KIP AND KIP-FT. ALL LOADS SHALL BE CONSIDERED REVERSIBLE, UNO.
D1	SPAN DIRECTION OF METAL ROOF DECK. SEE "TYPICAL 1 1/2" METAL ROOF DECK" DETAIL. CONSTRUCTION SHALL BE 1 1/2" -22GA METAL ROOF DECK.
SSW#	METAL STUD SHEAR WALL TYPE, SEE SCHEDULE.
C#	WOOD COLUMN TYPE, SEE SCHEDULE. ALL COLUMNS ARE TO BE EXTENDED TO THE FOUNDATION WHETHER SHOWN ON PLAN OR NOT.
H#	WOOD HEADER TYPE, SEE SCHEDULE.
WSW#	WOOD SHEAR WALL TYPE, SEE SCHEDULE.



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MODIFICATIONS TO
BLUFFTON REC. CENTER
616 ULMER ROAD | BLUFFTON | SC 29910

REV.	DATE	COMMENTS

JOB #22-031-6 03/25/2024

S002

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STATEMENT OF SPECIAL INSPECTIONS

THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED AS A CONDITION FOR PERMIT ISSUANCE IN ACCORDANCE WITH THE SPECIAL INSPECTION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. IT INCLUDES A SCHEDULE OF SPECIAL INSPECTION SERVICES APPLICABLE TO THIS PROJECT, THE NAME OF THE SPECIAL INSPECTOR, THE IDENTITY OF OTHER APPROVED AGENCIES RETAINED FOR CONDUCTING SPECIAL INSPECTIONS, AND THE REQUIRED INSPECTOR QUALIFICATIONS. THIS STATEMENT OF SPECIAL INSPECTIONS WAS PREPARED BY THE DESIGNERS OF RECORD.

THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF ALL SPECIAL INSPECTIONS AND TESTS AND SHALL FURNISH REPORTS TO THE CONTRACTOR, OWNER, AND THE DESIGNERS OF RECORD. REPORTS SHALL INDICATE IF THE WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. DISCOVERED DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF SUCH DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE DESIGNERS OF RECORD. THE SPECIAL INSPECTIONS PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITIES. JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

MONTHLY INTERIM REPORTS SHALL BE SUBMITTED TO THE CONTRACTOR, OWNER, AND THE DESIGNERS OF RECORD. A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING COMPLETION OF ALL REQUIRED SPECIAL INSPECTIONS, TESTING, AND CORRECTION OF ANY DISCREPANCIES SHOULD BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

PROJECT INFORMATION
CODE ENFORCEMENT PROJECT #: ---
PERMIT #: ---
PROJECT NAME: MODIFICATIONS TO BLUFFTON REC. CENTER
PROJECT ADDRESS: 618 ULMER ROAD | BLUFFTON SC 29910
OWNER: NAME
OWNER ADDRESS: STREET ADDRESS | CITY, STATE ZIP
SPECIAL INSPECTOR OF RECORD: TBD
DESIGN TEAM
STRUCTURAL (RDP/IRC) FIRM: STEWART ENGINEER OF RECORD: JAMES V. WILLIAMS, PE
ARCHITECTURAL FIRM: JEFF LEWIS, AIA ARCHITECT OF RECORD: JEFF LEWIS, AIA

SCHEDULE OF SPECIAL INSPECTIONS

THE INSPECTION AND TESTING AGENTS SHALL BE ENGAGED BY THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT, AND NOT BY THE CONTRACTOR OR SUBCONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE OWNER, PRIOR TO COMMENCING WORK.

PRIOR TO STARTING WORK THE OWNER SHALL BE PROVIDED WITH THE NAME AND RESUME FOR THE DESIGNATED SPECIAL INSPECTOR FOR THE PROJECT. THE DESIGNATED SPECIAL INSPECTOR SHALL BE A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED AND BE APPROVED BY THE OWNER. INDIVIDUALS PROVIDING INSPECTIONS SHALL MEET THE FOLLOWING MINIMUM CRITERIA OF CERTIFICATION AND/OR DOCUMENTED EXPERIENCE. WORK EXPERIENCE MUST BE RELATED TO THE FIELD FOR WHICH THE INSPECTOR IS BEING UTILIZED. WORK EXPERIENCE MAY BE GAINED BY WORKING FOR AN INSPECTION/TESTING AGENCY, AN ENGINEERING FIRM, OR A CONTRACTOR AS A TECHNICIAN, INSPECTOR OR ENGINEER.

THE DESIGNATED SPECIAL INSPECTOR SHALL BE RESPONSIBLE FOR COLLECTING AND APPROVING DOCUMENTATION OF QUALIFICATIONS FOR ALL INSPECTIONS. COPIES OF DOCUMENTATION OF QUALIFICATIONS, INCLUDING THE QUALIFICATIONS OF THE INDEPENDENT TESTING LABORATORY IF THEY ARE PROVIDING SPECIAL INSPECTION SERVICES, SHALL BE MAINTAINED BY THE SPECIAL INSPECTOR AND BE MADE AVAILABLE FOR OWNER REVIEW AS REQUESTED.

THE FOLLOWING TABLES COMPRISE THE REQUIRED SCHEDULE OF SPECIAL INSPECTIONS FOR THIS PROJECT. THE INSPECTION FREQUENCY INDICATED ON THE TABLES ARE "C" CONTINUOUS, "P" PERIODIC, AND "O" RANDOMIZED ON A DAILY BASIS. THE CONSTRUCTION DIVISIONS WHICH REQUIRE SPECIAL INSPECTIONS FOR THIS PROJECT ARE AS FOLLOWS:

Table with 4 columns: REQD, ITEM, DIVISION, PRIMARY INSPECTOR/SUPERVISOR. Lists various inspection items like IT-1 through IT-18, including structural steel, cold-formed steel decking, concrete construction, masonry, wood, soils, and foundations.

IT-2A: STRUCTURAL STEEL AND HIGH-STRENGTH BOLTING

Table with 3 columns: INSPECTION TASK, FREQ, REFERENCE. Lists tasks for fabricator certification, high-strength bolting, and high-strength bolting during construction.

IT-2B: WELDING OF STRUCTURAL STEEL

Table with 3 columns: INSPECTION TASK, FREQ, REFERENCE. Lists tasks for welding inspections, including pre-welding, during welding, and after welding.

IT-2C: COLD-FORMED STEEL DECKING

Table with 3 columns: INSPECTION TASK, FREQ, REFERENCE. Lists tasks for cold-formed steel decking, including placement, welding, and mechanical fastening.

IT-3: CONCRETE CONSTRUCTION

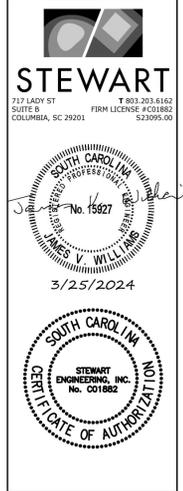
Table with 3 columns: INSPECTION TASK, FREQ, REFERENCE. Lists tasks for concrete construction, including reinforcement, welding, and curing.

IT-6: SOILS

Table with 3 columns: INSPECTION TASK, FREQ, REFERENCE. Lists tasks for soil inspections, including bearing capacity and excavation testing.



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Table with 2 columns: REV, DATE, COMMENTS. A vertical table for revision tracking.

JOB #22-031-6 03/25/2024

S011

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IT-10: FABRICATED ITEMS		
INSPECTION TASK	FREQ	REFERENCE
1. INSPECT DURING FABRICATION: STRUCTURAL, LOAD-BEARING, OR LATERAL LOAD-RESISTING MEMBERS AND/OR ASSEMBLIES.	P	IBC 1704.2.5, 1705.10
INSPECTION IS NOT REQUIRED IF THE FABRICATOR MEETS THE EXCEPTIONS OF IBC 1704.2.5 #1 OR #2, OR IF THE FABRICATOR IS APPROVED PER IBC 1704.2.5.1.		

IT-11: WIND RESISTANCE		
INSPECTION TASK	FREQ	REFERENCE
<input checked="" type="checkbox"/> 1. PRIOR TO ANY WORK TAKING PLACE, EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A WIND FORCE-RESISTING SYSTEM (WFRS) OR COMPONENT SHALL SUBMIT A WRITTEN STATEMENT OF CONTRACTOR RESPONSIBILITY.	C	IBC 1704.4
<input type="checkbox"/> 2. STRUCTURAL WOOD <ul style="list-style-type: none"> A. VERIFY FIELD GLUING OPERATIONS OF ELEMENTS OF THE WFRS. B. INSPECT NAILING, ANCHORING, AND FASTENING OF COMPONENTS WITHIN THE WFRS INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES, AND HOLD-DOWNS. 	C	IBC 1705.11.1 IBC 1705.11.1
<input checked="" type="checkbox"/> 3. COLD-FORMED STEEL FRAMING CONSTRUCTION <ul style="list-style-type: none"> A. INSPECT WELDING OPERATIONS AT ELEMENTS OF THE WFRS. B. INSPECT SCREW ATTACHMENT, BOLTING, ANCHORING, AND FASTENING OF ELEMENTS WITHIN THE WFRS INCLUDING SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS, DRAG STRUTS, AND HOLD-DOWNS. 	P	IBC 1705.11.2 IBC 1705.11.2
<input checked="" type="checkbox"/> 4. WIND-RESISTING COMPONENTS <ul style="list-style-type: none"> A. INSPECT THE FASTENING OF ROOF COVERING, ROOF DECK, AND SUPPORTING ROOF FRAMING CONNECTIONS. B. INSPECT THE FASTENING OF EXTERIOR WALL COVERINGS AND THE WALL CONNECTIONS TO THE ROOF/FLOOR DIAPHRAGMS AND FRAMING MEMBERS. 	P	IBC 1705.11.3.1 IBC 1705.11.3.2

INSPECTION IS REQUIRED IN EXPOSURE CATEGORY B WHERE $V_{wind} \geq 120$ MPH, OR IN EXPOSURE CATEGORIES C AND D WHERE $V_{wind} \geq 110$ MPH. INSPECTION IS NOT REQUIRED FOR SHEAR WALLS, SHEAR WALL PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING > 4"OC.

WIND FORCE-RESISTING SYSTEMS AND COMPONENTS/CONNECTIONS SUBJECT TO INSPECTION INCLUDE:
LIGHT GAUGE X BRACE STRAP CONNECTIONS, COLUMN BASE CONNECTIONS, LIGHT GAUGE ROOF MEMBER CONNECTIONS, ROOF DECKING



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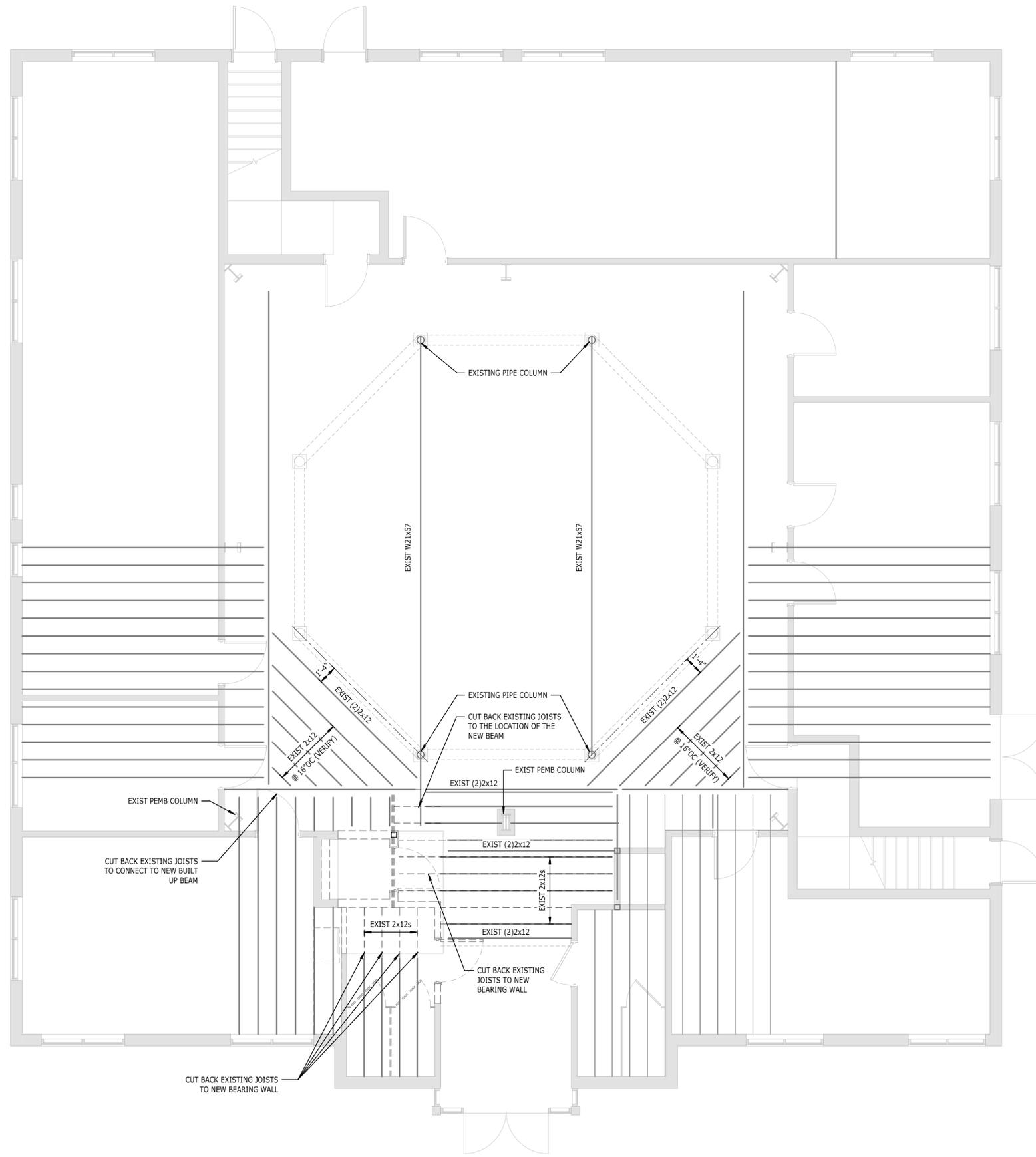
REV.	DATE	COMMENTS

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S012

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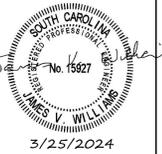


1 DEMOLITION SECOND FLOOR FRAMING PLAN
S101 1/4" = 1'-0"

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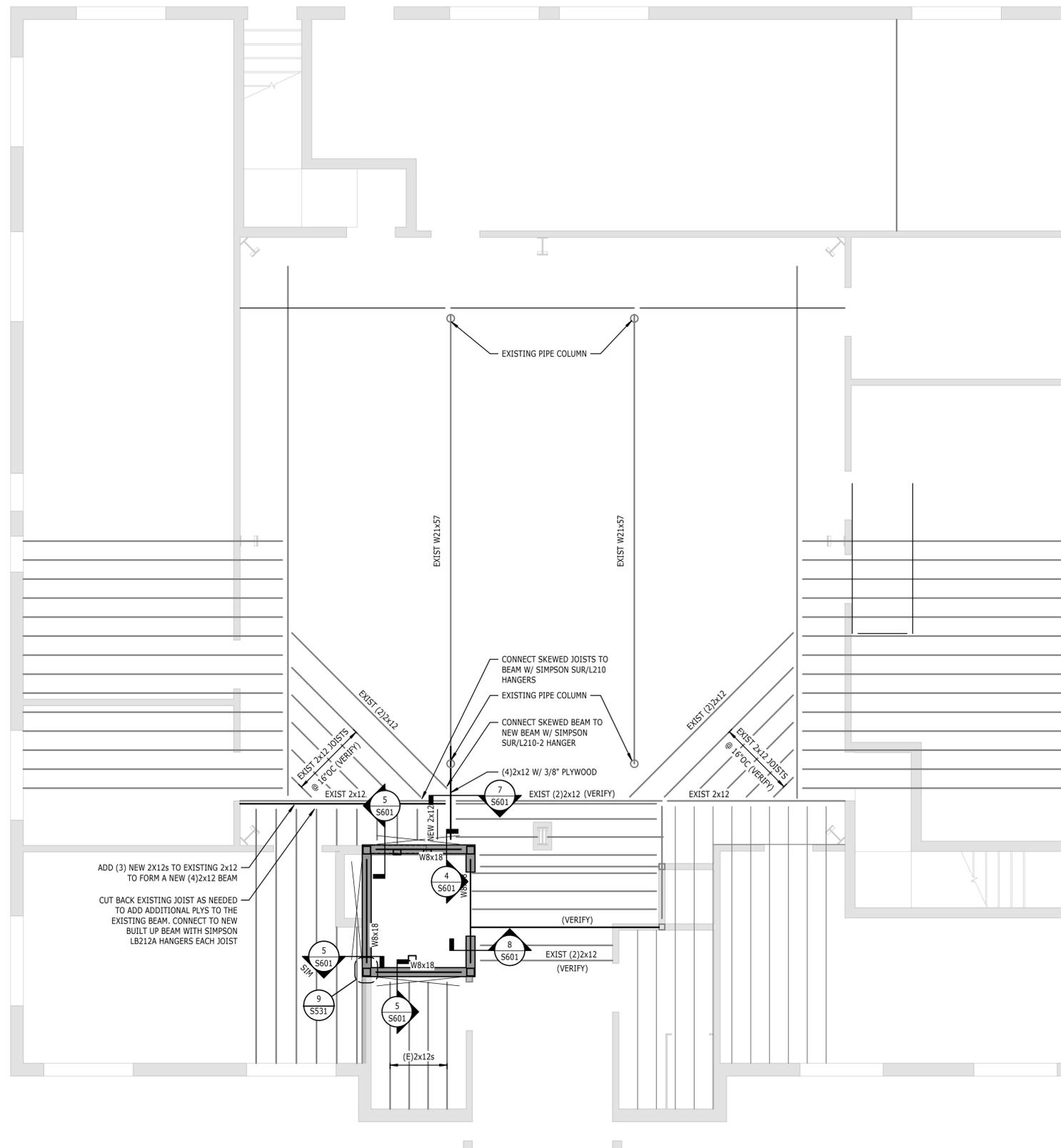
DEMOLITION SECOND FLOOR FRAMING PLAN

REV.	DATE	COMMENTS

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S101

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1 SECOND FLOOR FRAMING PLAN
S110 1/4" = 1'-0"

- FLOOR FRAMING PLAN NOTES:
 1. SEE S001 AND S002 FOR GENERAL NOTES, ABBREVIATIONS, AND SYMBOL LEGEND.
 2. DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS AND DIMENSIONS.

LOAD BEARING WALL LEGEND:
 INDICATES NEW LOAD BEARING WALL.



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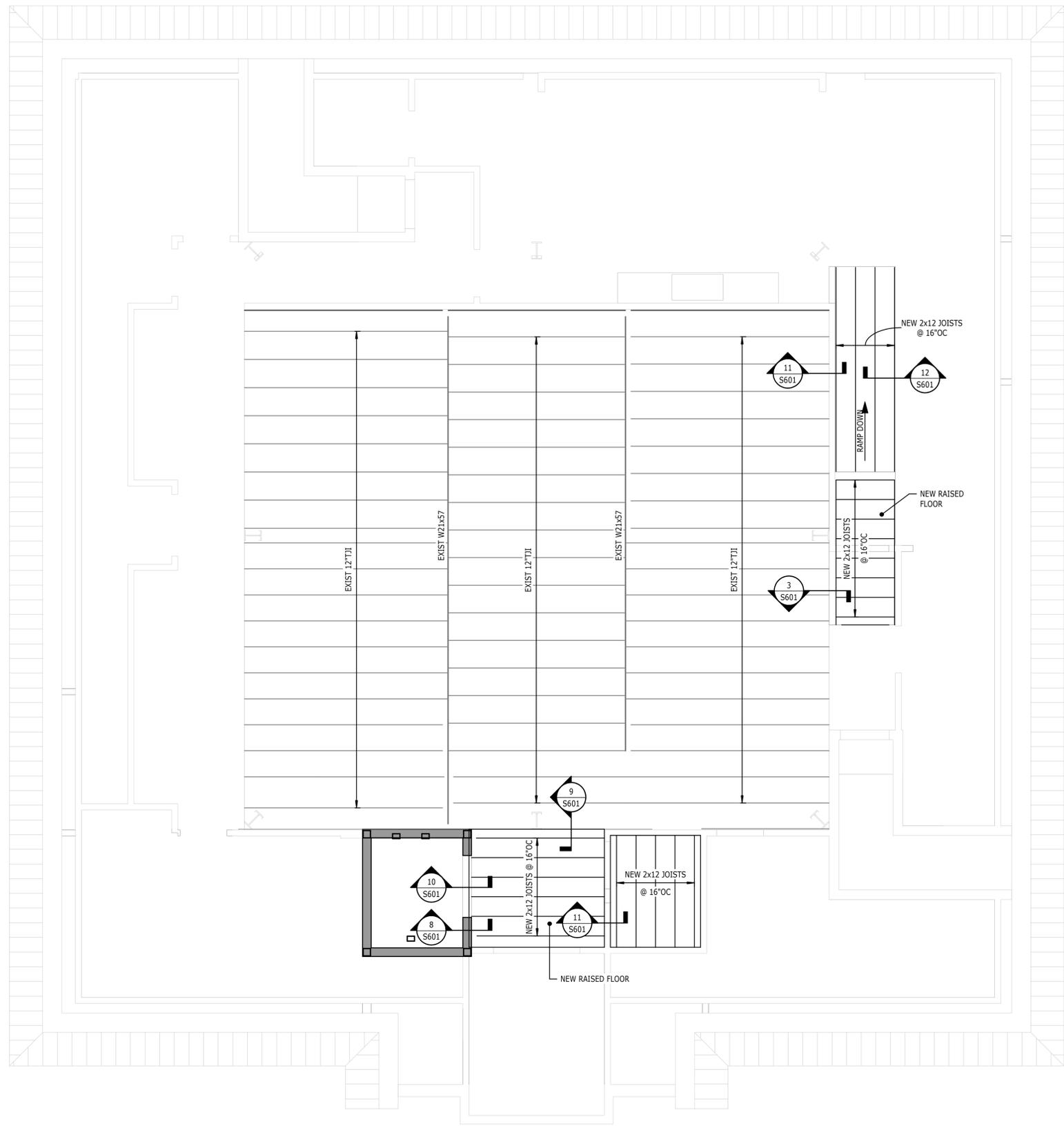
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1 RAISED SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

- FLOOR FRAMING PLAN NOTES:
1. SEE S001 AND S002 FOR GENERAL NOTES, ABBREVIATIONS, AND SYMBOL LEGEND.
 2. DIMENSIONS ARE TO OUTSIDE FACE OF FRAMING, UNO. REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL LOCATIONS AND DIMENSIONS.

LOAD BEARING WALL LEGEND:
 INDICATES NEW LOAD BEARING WALL.



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RAISED SECOND FLOOR FRAMING PLAN

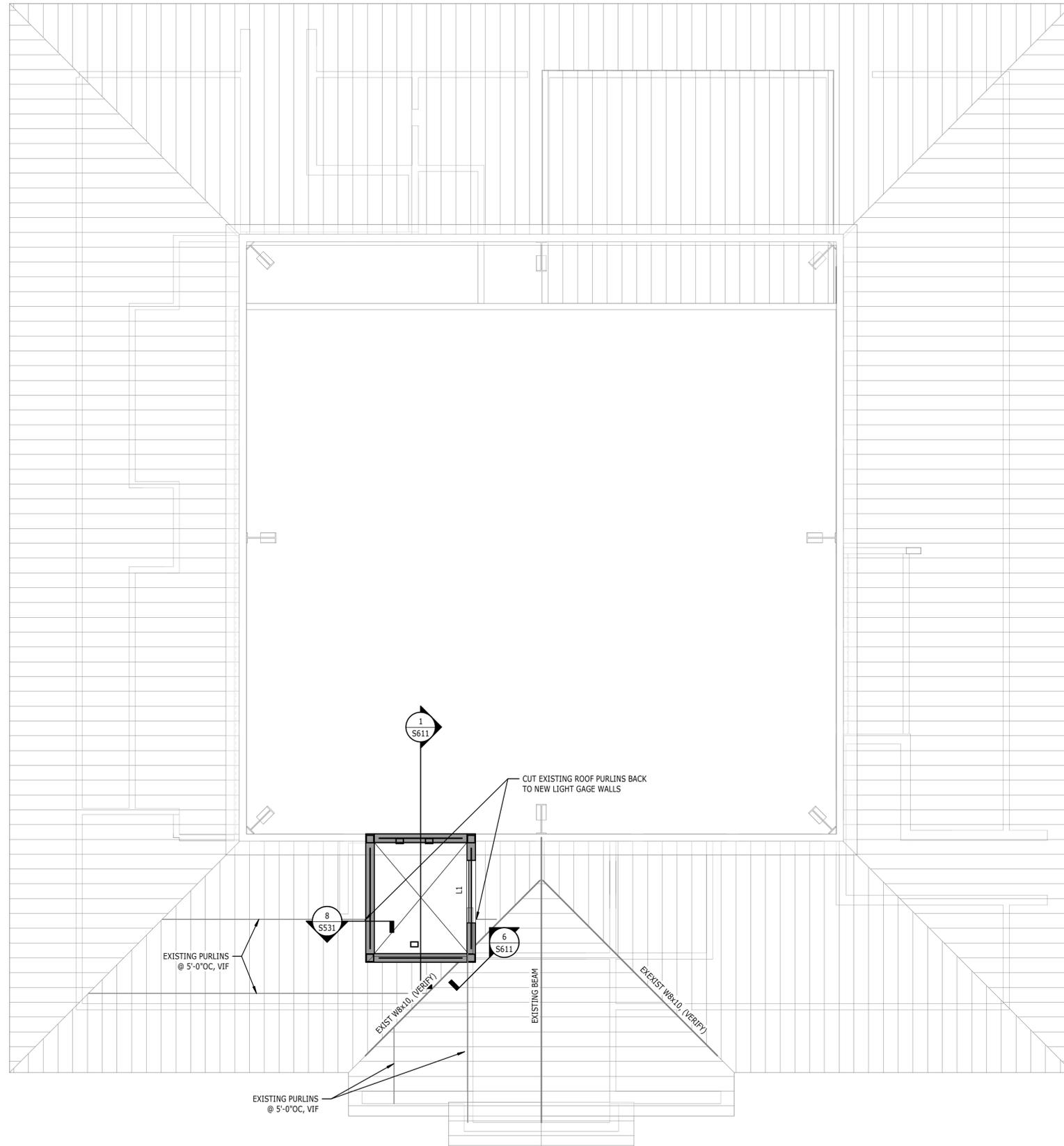
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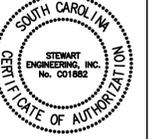
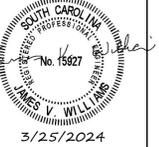
S111

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1 LOW ROOF FRAMING PLAN
S112 1/4" = 1'-0"



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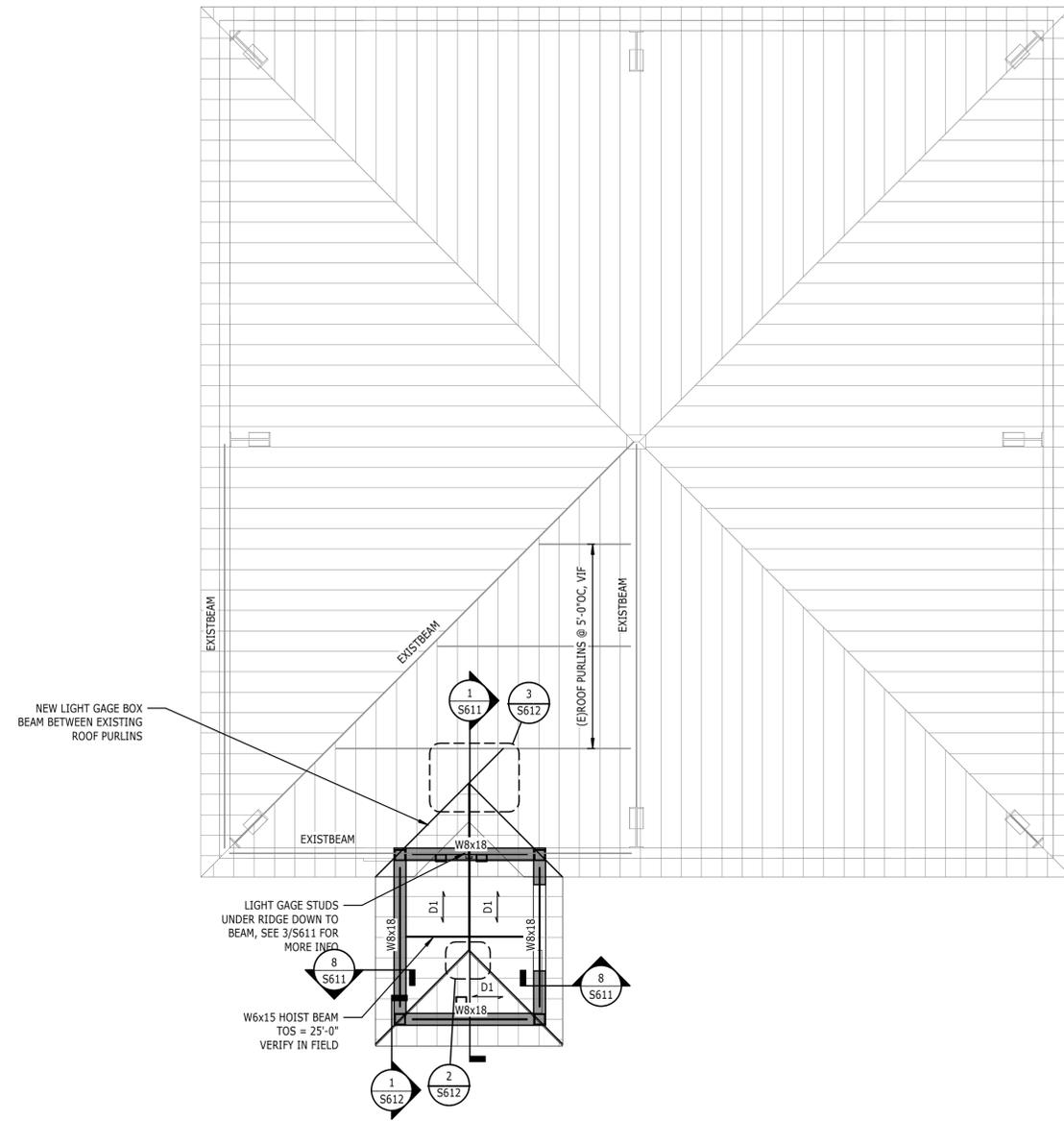
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LOW ROOF FRAMING PLAN

REV. DATE COMMENTS

REV.	DATE	COMMENTS

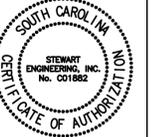
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1 HIGH ROOF FRAMING PLAN
S113 1/4" = 1'-0"



3/25/2024



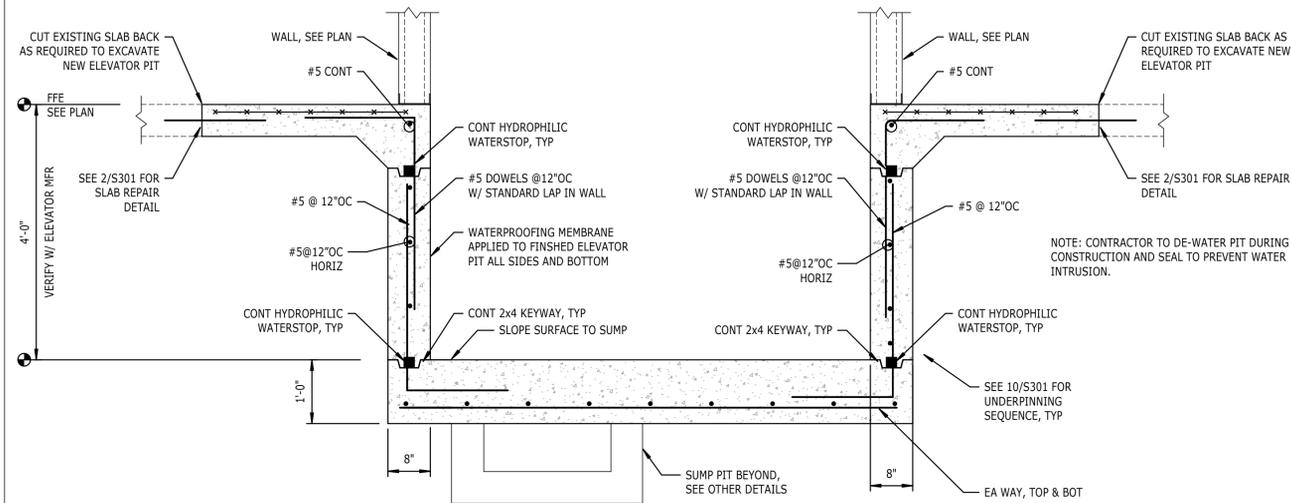
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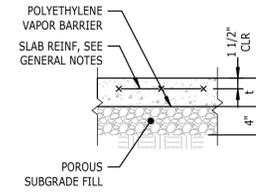
HIGH ROOF FRAMING PLAN

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4 SECTION
S301 NTS

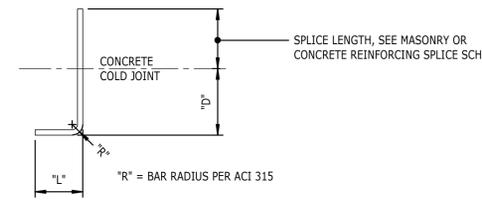


TYPICAL CONSTRUCTION

- NOTES:
1. 't' DENOTES SLAB THICKNESS, SEE PLANS.
 2. LOCATION OF SLAB ON GRADE CONSTRUCTION JOINTS SHALL BE DETERMINED BY THE CONTRACTOR. JOINT LOCATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 3. SEE PLANS FOR LOCATION OF CONTROL JOINTS. WHERE NOT SHOWN ON PLAN, CONTACT THE ENGINEER.
 4. CUT JOINTS SHALL BE 1/4t (1/3t FOR FIBER-REINFORCED SLABS) OR 1" DEEP WHICHEVER IS GREATER. SAW CUT CONTROL JOINTS WITHIN 8 HOURS OF SLAB POUR.
 5. 15ML-THICK POLYETHYLENE VAPOR BARRIER TO BE PLACED UNDER ALL SLABS, TURNDOWNS, TRENCHES, TRENCH DRAINS, GRADE BEAMS, ETC.

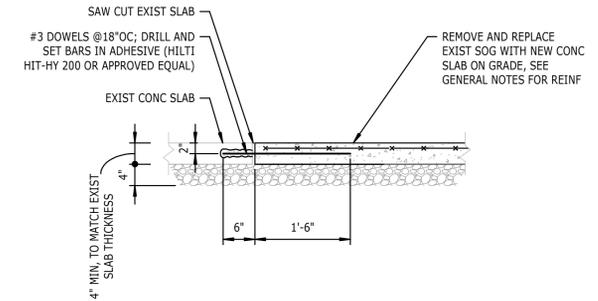
1 TYPICAL SLAB ON GRADE
S301 1" = 1'-0"

BAR SIZE	LEG DIM, "L"	EMBEDMENT, "D"		
		f'c = 3,000 PSI	f'c = 4,000 PSI	f'c = 5,000 PSI
#3	6"	6"	6"	6"
#4	8"	8"	7"	6"
#5	10"	10"	9"	8"
#6	12"	12"	10"	9"
#7	14"	14"	12"	11"
#8	16"	16"	14"	12"
#9	19"	18"	15"	14"
#10	22"	20"	17"	15"
#11	24"	22"	19"	17"



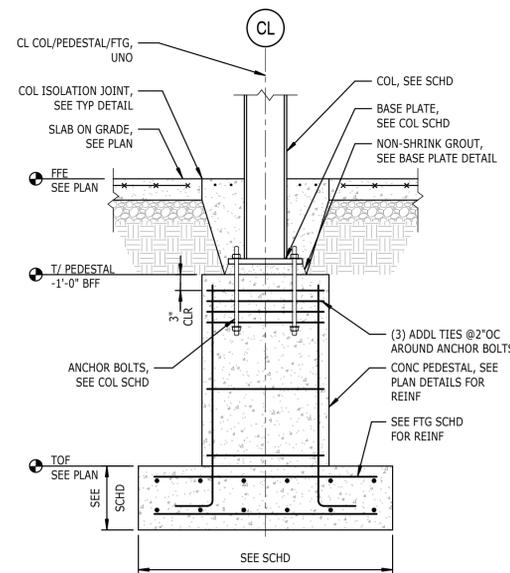
- NOTES:
1. FOR CONCRETE STRENGTHS NOT PROVIDED, USE THE EMBEDMENT LENGTH FOR THE LOWER CONCRETE STRENGTH AS SHOWN IN THE TABLE.
 2. DOWEL LENGTHS BASED ON NORMAL WEIGHT CONCRETE. FOR LIGHT WEIGHT, INCREASE DOWEL LENGTH "D" BY 30%.
 3. SIDE COVER ON BARS MUST BE GREATER THAN 2 1/2". END COVER ON 90° HOOKED BARS MUST BE GREATER THAN 2".
 4. FOR EPOXY-COATED BARS, INCREASE THE DOWEL LENGTH "D" BY 20%.

5 DOWEL EMBEDMENT LENGTH SCHEDULE
S301 NTS



- NOTES:
1. SEAL JOINT IN NEW VAPOR BARRIER WITH EXISTING.

2 TYPICAL SLAB ON GRADE REPAIR
S301 3/4" = 1'-0"



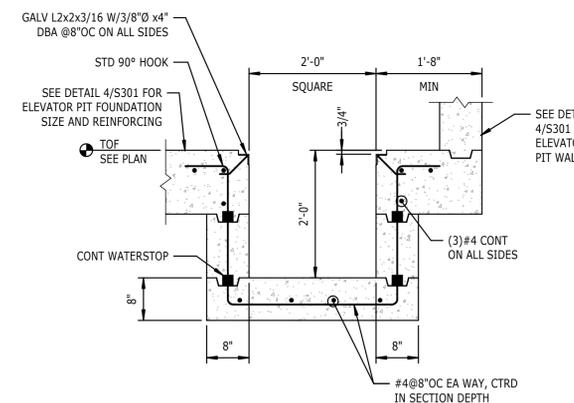
- NOTES:
1. PROVIDE STANDARD ACI 90° HOOK AT BOTTOM END OF ALL VERTICAL BARS IN PEDESTAL.

9 TYPICAL FOOTING AT PEDESTAL
S301 3/4" = 1'-0"

BAR SIZE	CONCRETE REINFORCING SPLICES		
	f'c = 3,000 PSI	f'c = 4,000 PSI	f'c = 5,000 PSI
#3	1'-10"	1'-7"	1'-5"
#4	2'-4"	2'-1"	1'-10"
#5	3'-0"	2'-7"	2'-4"
#6	3'-7"	3'-1"	2'-9"
#7	5'-2"	4'-6"	4'-1"
#8	5'-11"	5'-2"	4'-8"
#9	6'-6"	5'-10"	5'-3"
#10	7'-6"	6'-6"	5'-10"
#11	8'-4"	7'-3"	6'-6"

- NOTES:
1. FOR CLASS B LAP SPlice, SPlice LENGTH = 1.3 x DEVELOPMENT LENGTH.
 2. APPLIES TO BOTTOM BARS ONLY (LESS THAN 12" OF FRESH CONCRETE BELOW BAR).
 3. APPLIES WHERE THE CLEAR COVER IS GREATER THAN THE BAR DIAMETER.
 4. WHEN MORE THAN 12" OF FRESH CONCRETE BELOW SPlice, THEN INCREASE SPlice TO 1.3 x SPlice LENGTH.

6 CONCRETE REINFORCING SPLICE SCHEDULE
S301 NTS

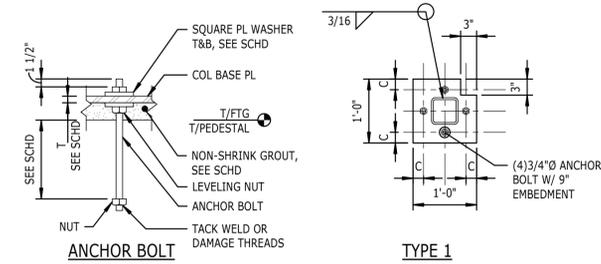


3 TYPICAL ELEVATOR SUMP PIT
S301 3/4" = 1'-0"

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REV.	DATE	COMMENTS

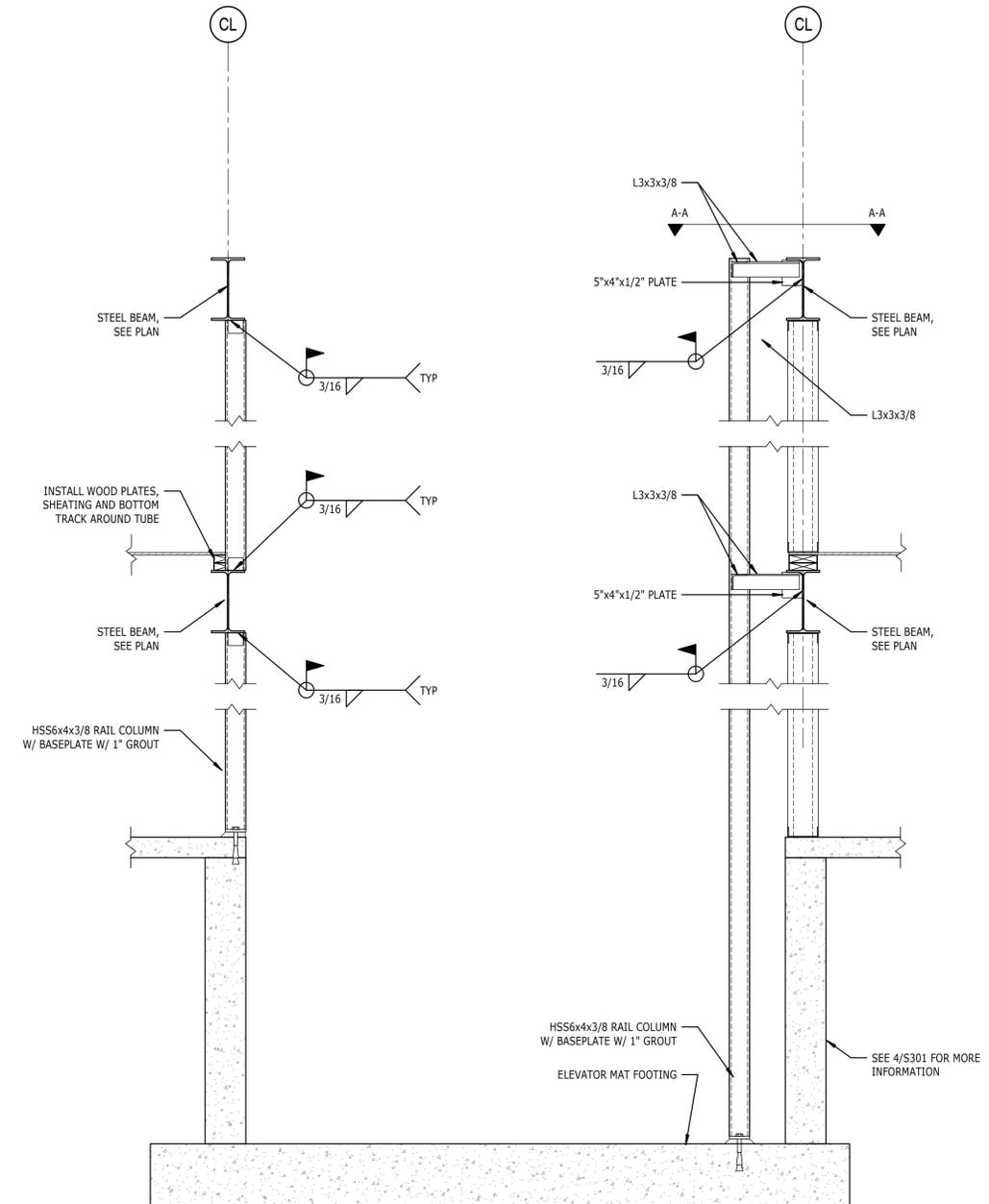
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BOLT SIZE	3/4"Ø	1"Ø	1 1/4"Ø	1 1/2"Ø	1 3/4"Ø	2"Ø
BOLT GRADE (KSI)	36	36	36	55	55	55
DIMENSION "C"	1 1/2"	2"	2"	2 1/4"	2 1/2"	2 3/4"
SQUARE PL WASHER SIZE	1/4"x2"	3/8"x3"	1/2"x3"	1/2"x3 1/2"	5/8"x4"	3/4"x5"
GROUT THICKNESS	2"	2"	2"	3"	3"	3"
TIGHTENING CLEARANCE "C1"	1 3/16"	1 3/8"	1 13/16"	2"	NA	NA

NOTES:
 1. "C1" DIMENSION IS MINIMUM FOR BASE PLATE SIZE. DETAILER TO LAYOUT ANCHOR BOLTS BASED ON "C" DIMENSION FROM EDGE OF BASE PLATE DIMENSION IN COLUMN SCHEDULE.

7 STEEL COLUMN BASE PLATE SCHEDULE
 S511 NTS



NOTE: GENERAL DETAIL FOR ELEVATOR SUPPORTS. INSTALLER TO DETERMINE RAIL SUPPORT INSTALL BASED ON SITE SPECIFIC CONDITIONS AND ELEVATOR SUPPLIER'S DRAWINGS.

1 TYPICAL ELEVATOR RAIL SUPPORTS
 S511 NTS

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717 LADY ST
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 FIRM LICENSE #C01882
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 S23095.00

3/25/2024
 SOUTH CAROLINA
 JAMES V. WILLIAMS
 No. 15927
 STEWART ENGINEERING, INC.
 No. C01882
 CERTIFICATE OF AUTHORIZATION

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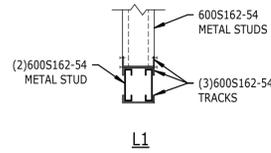
STEEL FRAMING DETAILS

REV.	DATE	COMMENTS

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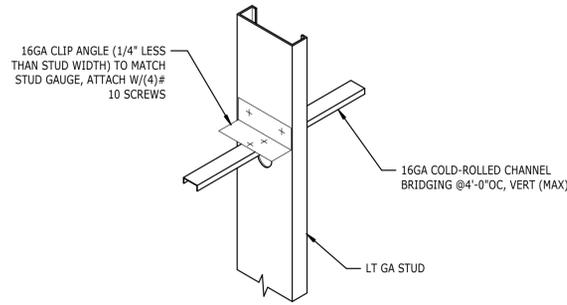
S511

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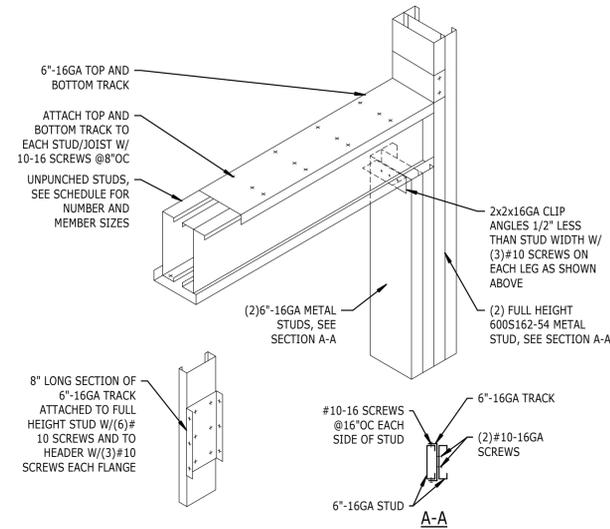


- NOTES:
1. PROVIDE (2) JACK STUDS AND (2) FULL HEIGHT STUDS AT EACH END OF COLD-ROLLED HEADERS, TYPICAL. MULTIPLE STUDS SHALL BE SECURELY FASTENED TOGETHER FULL HEIGHT. SEE DETAIL 4/S531.
2. PROVIDE WEB STIFFENERS AT POINT LOAD FROM GIRDER TRUSS AND ENDS OF HEADERS.
3. COLD ROLLED HEADER MEMBERS SHALL BE UNPUNCHED SECTIONS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR OPENING DIMENSIONS AND EXACT LOCATIONS.

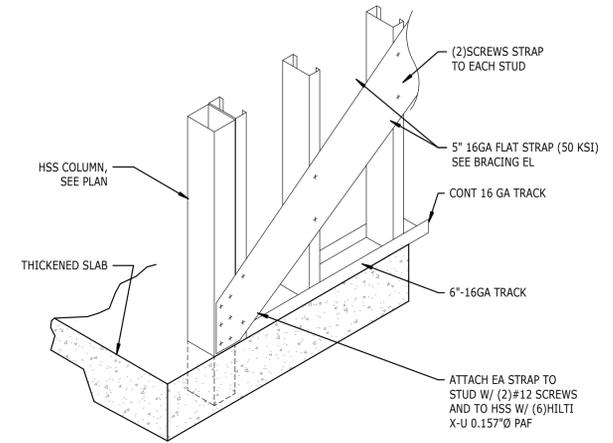
10 LOAD BEARING HEADER SCHEDULE
S531 NTS



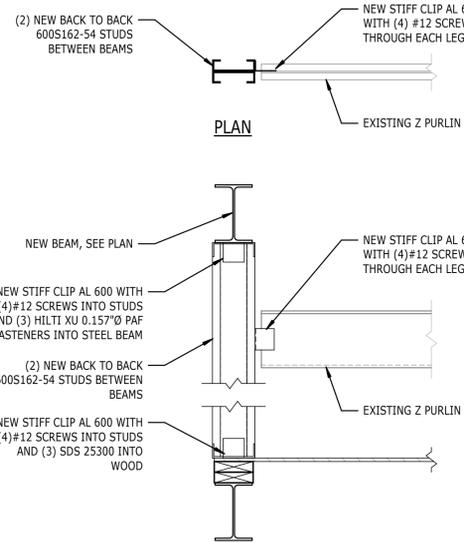
7 DETAIL
S531 3/4" = 1'-0"



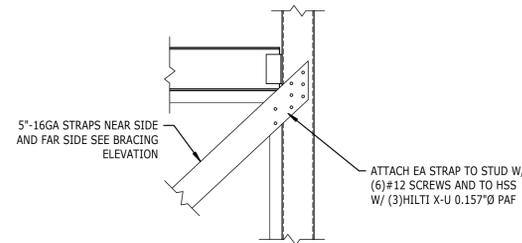
4 HEADER AT JAMB
S531 NTS



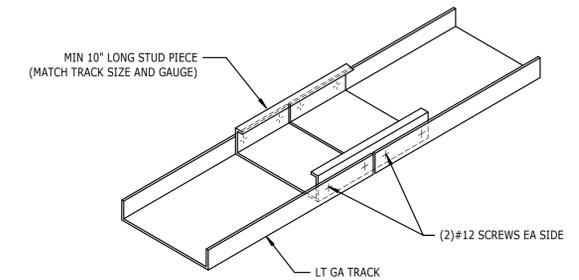
1 STRAP ANCHORAGE
S531 NTS



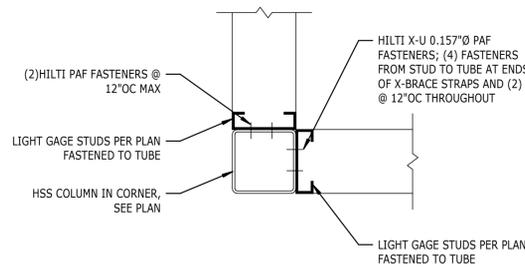
8 SECTION
S531 1" = 1'-0"



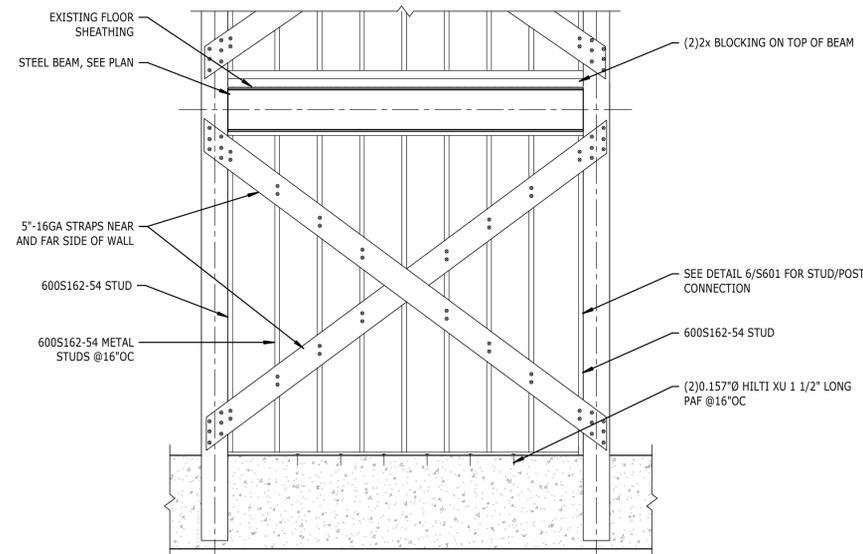
5 TOP OF METAL STRAP CONNECTION
S531 NTS



2 DETAIL
S531 NTS
NOTES:
1. SPLICE SHALL OCCUR OVER CENTERLINE OF VERTICAL STUD, TYP.



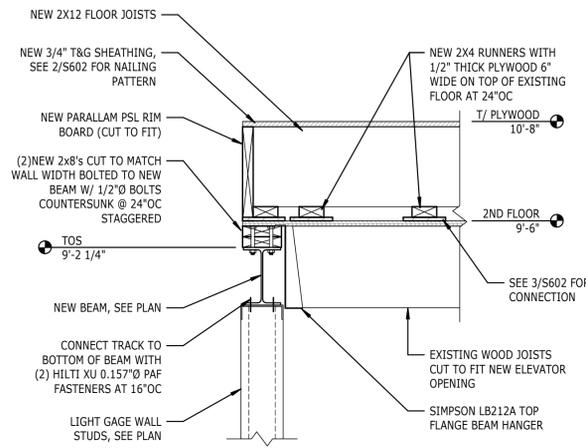
9 PLAN DETAIL
S531 1 1/2" = 1'-0"



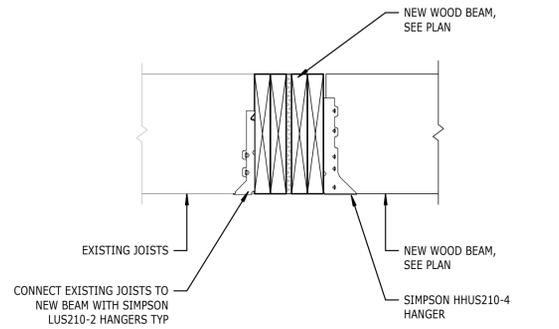
3 TYPICAL METAL STUD STRAP WALL
S531 NTS

REV.	DATE	COMMENTS

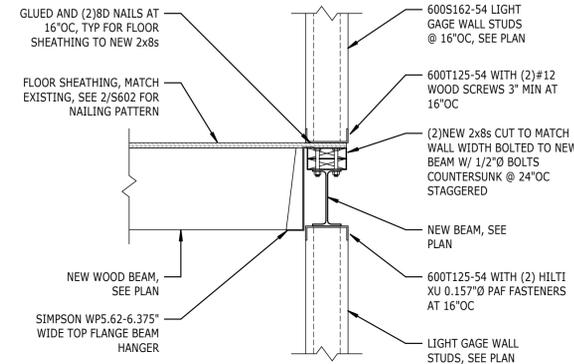
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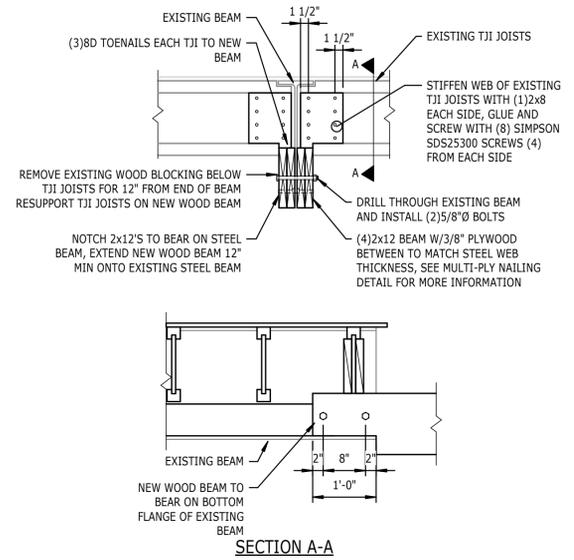
10 SECTION
S601 1" = 1'-0"



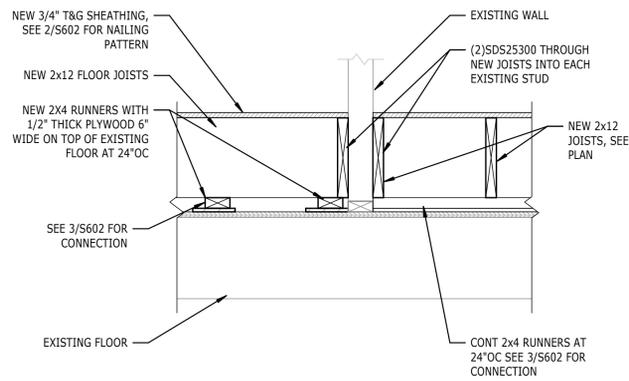
7 SECTION
S601 1 1/2" = 1'-0"



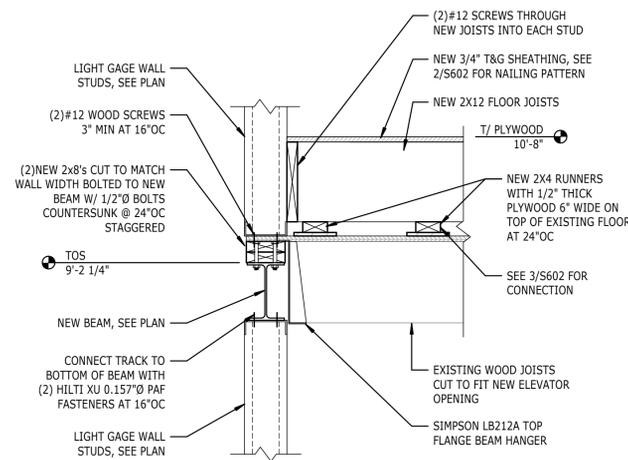
4 SECTION
S601 1" = 1'-0"



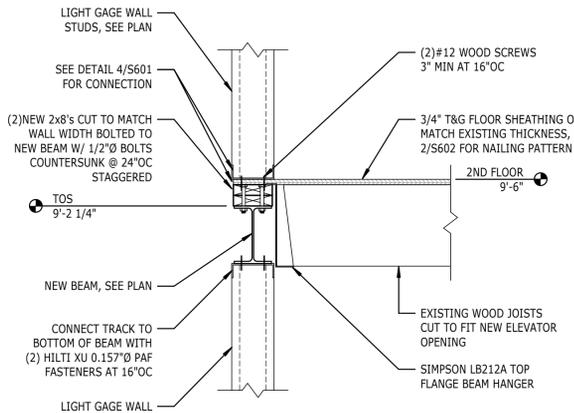
1 SECTION
S601 NTS



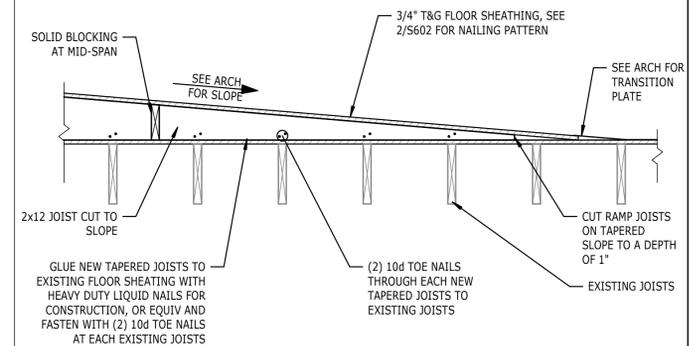
11 SECTION
S601 1" = 1'-0"



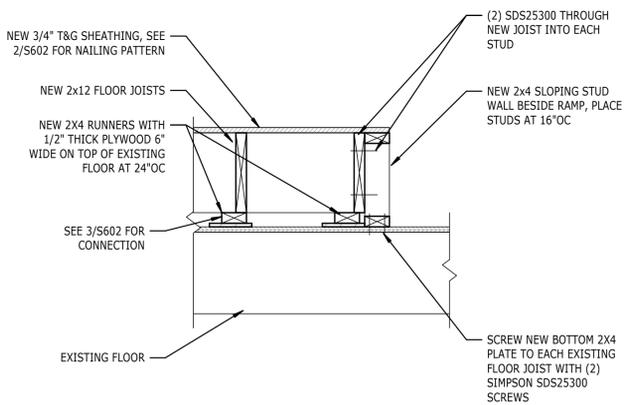
8 SECTION
S601 1" = 1'-0"



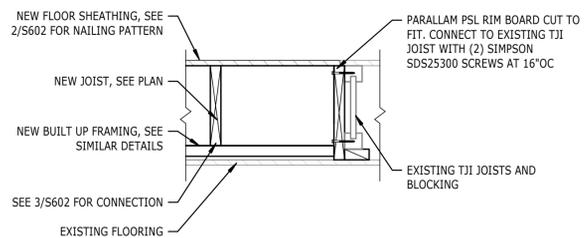
5 SECTION
S601 1" = 1'-0"



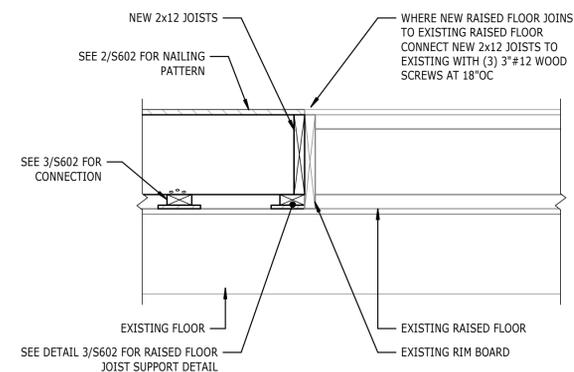
2 SECTION
S601 3/4" = 1'-0"



12 SECTION
S601 1" = 1'-0"



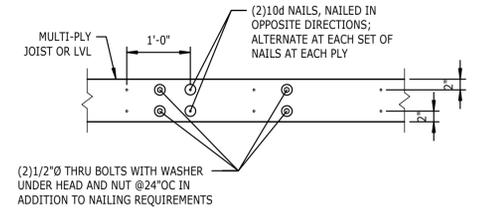
9 SECTION
S601 1" = 1'-0"



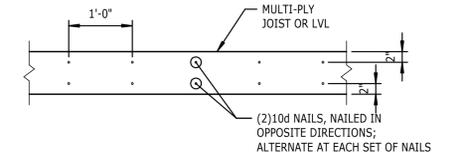
3 SECTION
S601 1" = 1'-0"

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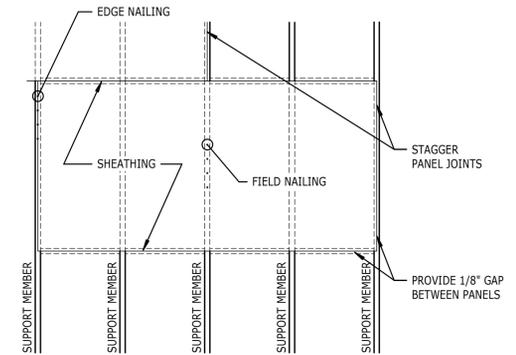


FOUR-PLY MEMBERS



TWO-PLY AND THREE-PLY MEMBERS

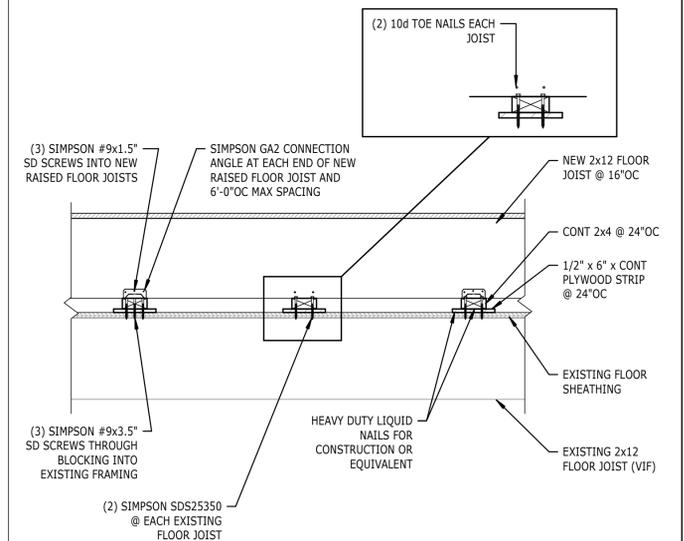
1 TYPICAL NAILING AT MULTI-PLY FRAMING
S602 NTS



ELEMENT	NAILING		PANEL EDGE BLOCKING	SHEATHING EDGE DETAIL
	FIELD	EDGE		
FLOORS	10d @ 6" OC	10d @ 6" OC	NO	T&G

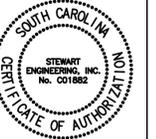
- NOTES:
- INTERIOR WALLS ARE NOT GOVERNED PER THIS DETAIL, AND ARE DESIGNED AS UNBLOCKED AND UNSHEATHED.
 - SHEAR WALLS (INTERIOR AND EXTERIOR) ARE NOT GOVERNED PER THIS DETAIL. SEE SHEAR WALL SCHEDULE FOR NAILING AND BLOCKING REQUIREMENTS AT SHEAR WALLS.
 - GLUE FLOOR SHEATHING TO JOISTS WITH HEAVY DUTY LIQUID NAILS FOR CONSTRUCTION, OR EQUIVALENT

2 TYPICAL NAILING PATTERN FOR SHEATHING
S602 NTS



3 SECTION
S602 1" = 1'-0"

FOR PERMIT AND CONSTRUCTION



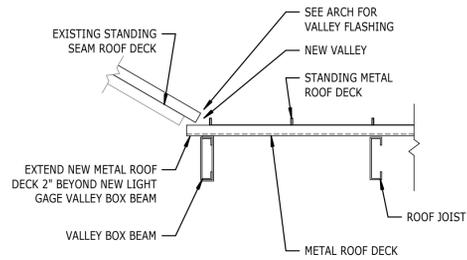
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BLUFFTON REC. CENTER**

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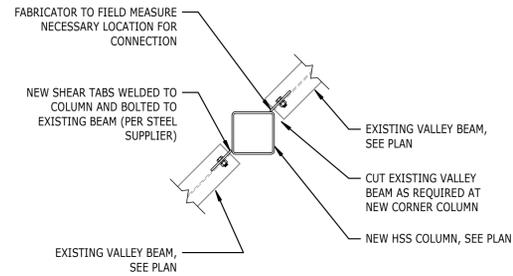
FLOOR DETAILS AND SECTIONS

REV. DATE COMMENTS

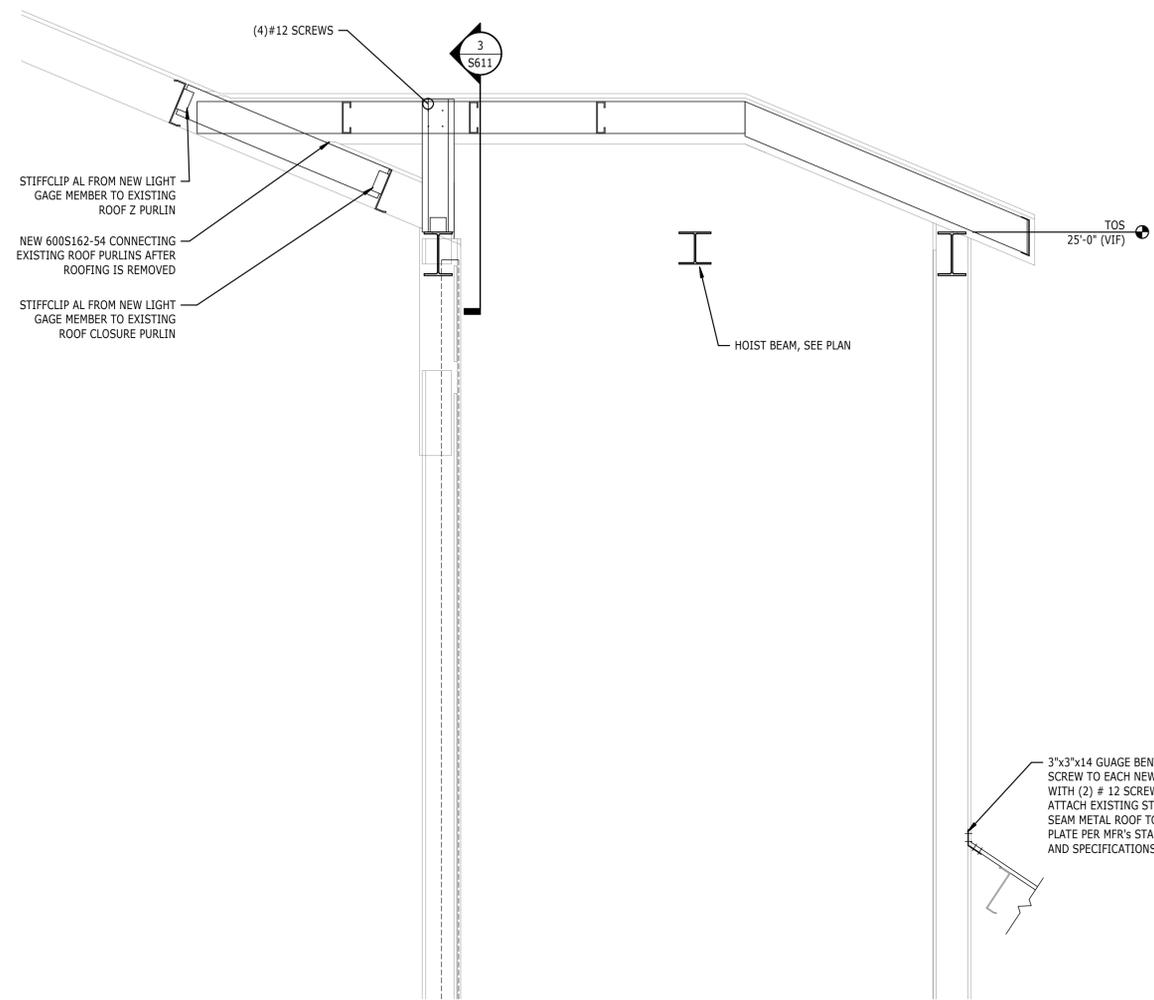
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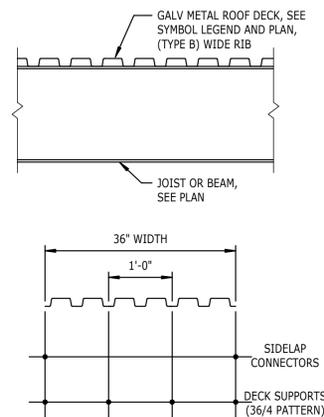
10 SECTION
S611 1" = 1'-0"



7 PLAN VIEW
S611 1" = 1'-0"



1 SECTION
S611 3/4" = 1'-0"

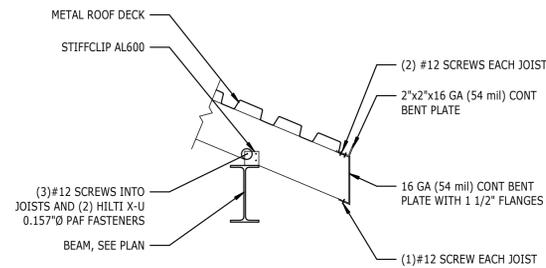


ROOF DECK ATTACHMENT DETAIL

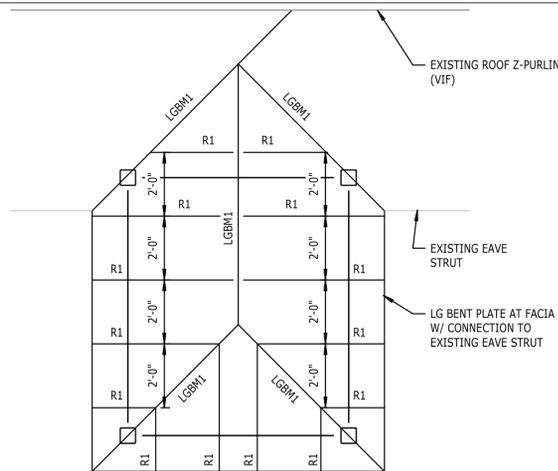
- NOTES:**
- ATTACH DECK TO SUPPORTING MEMBERS WITH SELF-DRILLING SELF-TAPPING HEX WASHER HEAD SCREWS. USE #12-24 FOR DECK ATTACHMENT TO SUPPORTS AND #10-16 FOR SIDELAP ATTACHMENT.
 - AT DECK BEARING SUPPORTS, PROVIDE SCREWS @12"OC (36/4 PATTERN).
 - AT SUPPORTS PARALLEL TO DECK SPAN, PROVIDE SCREWS @12"OC, TYPICAL.
 - AT DECK SIDELAPS/PERIMETER EDGE, PROVIDE SCREWS @12"OC, TYPICAL. WELDING OF SIDELAPS IS NOT PERMITTED FOR 22GA DECK.
 - ALL DECK ENDS TO BE LAPPED ON BOTH ENDS. DO NOT BUTT JOINTS.
 - DECK SECTION MINIMUM PROPERTIES: SEE TABLE BELOW.
 - DECK SHALL BE CONTINUOUS OVER (2) OR MORE SPANS, TYPICAL.
 - 5/8"Ø PUDDLE WELDS MAY BE USED FOR DECK ATTACHMENT TO SUPPORTS AT SAME SPACING SPECIFIED ABOVE. SIDELAP FASTENING MUST BE SCREWED AS DESCRIBED ABOVE.
 - CONTRACTOR OPTION TO SUBMIT MECHANICAL FASTENERS BY HILTI, SIMPSON STRONG-TIE, OR APPROVED EQUAL. SUBSTITUTION REQUESTS FOR PRODUCTS MAY BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD (EOR) FOR REVIEW. SUBSTITUTIONS WILL ONLY BE CONSIDERED FOR PRODUCTS THAT MEET THE CODE REQUIREMENTS FOR DECK ATTACHMENT, POSSESS A FM GLOBAL APPROVAL AND POSSESS A CODE REPORT (ICC-ES) RECOGNIZING THE PRODUCT FOR THE APPROPRIATE APPLICATION. SUBSTITUTION REQUESTS SHALL INCLUDE CALCULATIONS THAT DEMONSTRATE THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE EQUIVALENT PERFORMANCE VALUES OF THE DESIGN BASIS PRODUCT. CONTRACTOR SHALL CONTACT MANUFACTURER'S REPRESENTATIVE FOR PRODUCT INSTALLATION TRAINING AND A LETTER SHALL BE SUBMITTED TO THE EOR INDICATING TRAINING HAS TAKEN PLACE. FASTENERS SHALL BE COLLATED AND INSTALLED USING THE MANUFACTURER'S DELIVERY TOOL AND FOLLOWING MANUFACTURER'S INSTRUCTIONS.

DECK TYPE	DESIGN THICKNESS (in)	DECK WEIGHT (psf)	I _x (in ⁴ /ft)	S _y (in ³ /ft)	I _y (in ⁴ /ft)	S _x (in ³ /ft)	V _x (lbs/ft)	F _y (ksi)
B22	0.0295	1.78	0.155	0.186	0.183	0.192	1818	33

11 TYPICAL 1 1/2" METAL ROOF DECK
S611 3/4" = 1'-0"

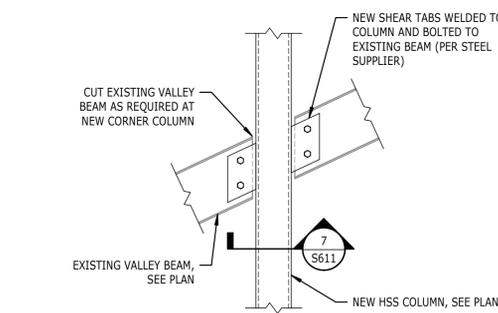


8 SECTION
S611 1" = 1'-0"

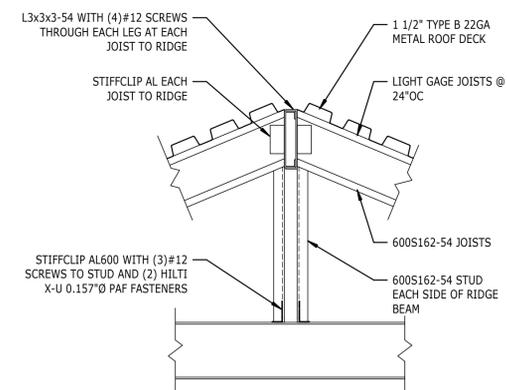


LABEL	DESCRIPTION	QUANTITY
LGBM1	LIGHT GAGE BOX BEAM 1	(1)600S162-54 NESTED WITH (1)600T125-54
R1	JOIST	(1) 600S162-54

9 LIGHT GAGE BEAM SCHEDULE
S611 NTS



6 ELEVATION
S611 1" = 1'-0"

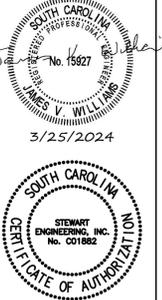


3 SECTION
S611 1" = 1'-0"

FOR PERMIT AND CONSTRUCTION



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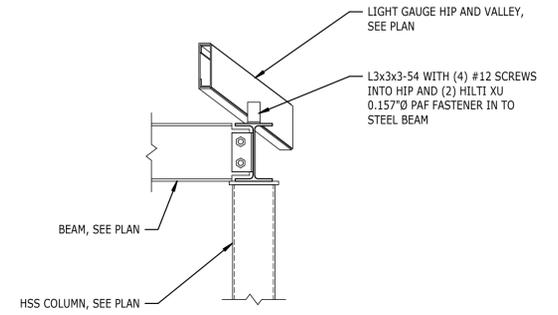
ROOF DETAILS AND SECTIONS

REV.	DATE	COMMENTS

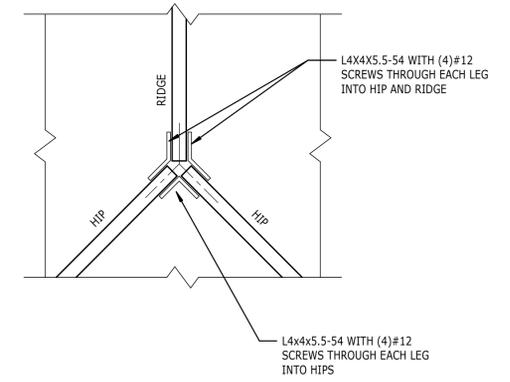
JOB #22-031-6 03/25/2024

S611

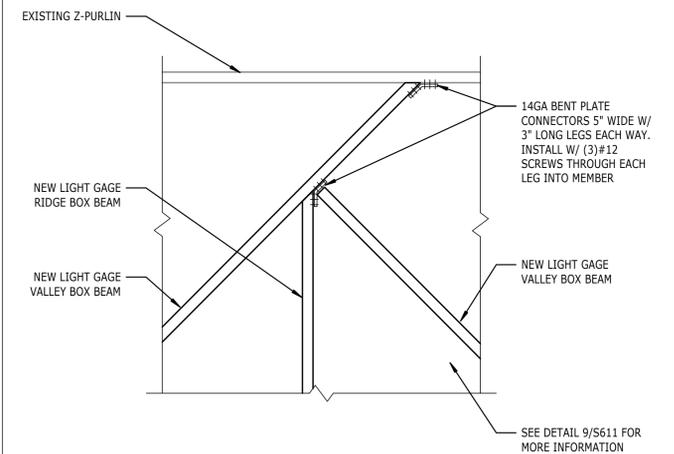
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1 SECTION
S612 1" = 1'-0"



2 ENLARGED PLAN
S612 1" = 1'-0"



3 ENLARGED PLAN
S612 3/4" = 1'-0"

FOR PERMIT AND CONSTRUCTION

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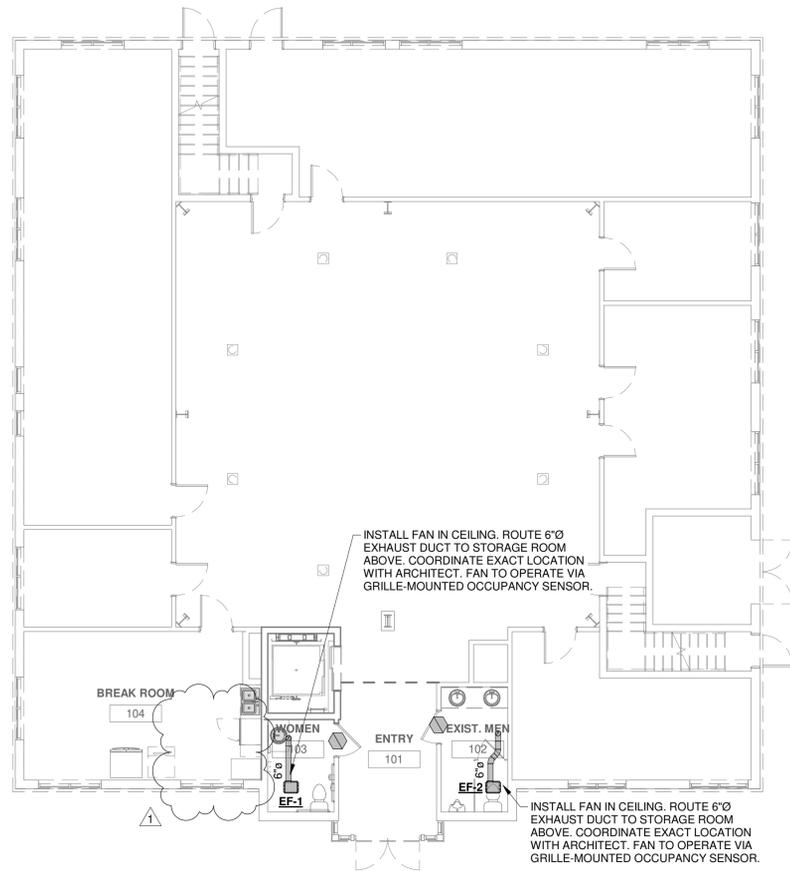
ROOF DETAILS AND SECTIONS

REV. DATE COMMENTS

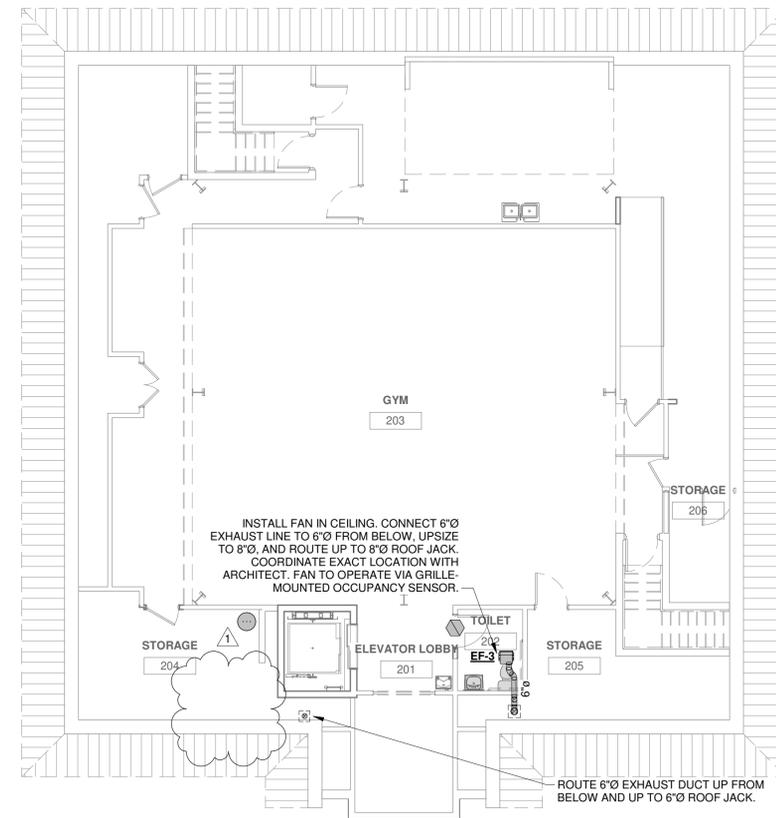
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① MECHANICAL FIRST FLOOR RENOVATION PLAN
1/8" = 1'-0"

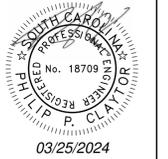


② MECHANICAL SECOND FLOOR RENOVATION PLAN
1/8" = 1'-0"



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Approved: PPC
Job No.: 23210
Plot Date: 06/04/2024



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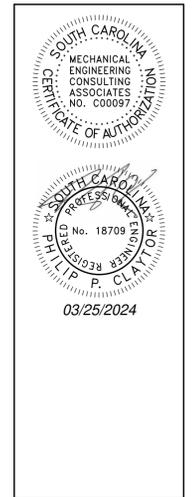
MECHANICAL FLOOR PLANS

REV	DATE	COMMENTS
1	06/04/24	DESK/HOOD REMOVED

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MECHANICAL SYMBOLS

	SUPPLY AIR DUCT SECTION		4-WAY CEILING DIFFUSER
	RETURN AIR DUCT SECTION		3-WAY CEILING DIFFUSER
	THERMOSTAT		2-WAY CEILING DIFFUSER
	HUMIDISTAT		2-WAY CEILING DIFFUSER
	NIGHT SETBACK THERMOSTAT		1-WAY CEILING DIFFUSER
	SWITCH		CEILING RETURN/EXHAUST GRILLE
	OCCUPANCY SENSOR		SIDE WALL DIFFUSER
	UNDERCUT DOOR		SIDE WALL RETURN
	HI / LO RETURN		ACCESS DOOR
	SPLITTER DAMPER		FIRE DAMPER
	TURNING VANES		ROUND FIRE DAMPER
	MANUAL DAMPER		OVAL FIRE DAMPER
	MOTORIZED DAMPER		FIRE SMOKE DAMPER
	CONNECT TO EXISTING		FLEXIBLE CONNECTION
	TIMED OVERRIDE SWITCH		DUCT AIR EXTRACTOR
	SMOKE DETECTOR		OUTSIDE AIRFLOW
	CARBON MONOXIDE DETECTOR		SMOKE DAMPER
	CARBON DIOXIDE DETECTOR		ABOVE FINISHED FLOOR
	CONDENSATE PIPING		BELOW FINISHED CEILING
			CASED OPENING
			PIPE CLEAN-OUT

FAN SCHEDULE

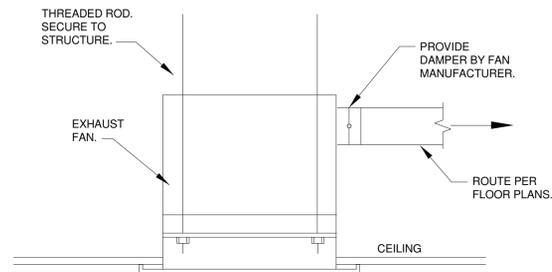
SYMBOL	EF-1, 2, 3
MANUFACTURER	GREENHECK
MODEL NUMBER	SP-B110ES
AIRFLOW (C.F.M.)	70
STATIC PRESSURE (IN.)	0.5
DRIVE TYPE	DIRECT
DAMPER SIZE (IN)	6"Ø
ROOF/WALL OPENING SIZE (IN.)	N/A
DISCHARGE LOCATION	ROOF JACK
SONES	2.5
MOTOR HORSEPOWER	FRACTIONAL
FAN R.P.M.	650
VOLTAGE	115 / 1 / 60
LOCATION	RESTROOM
WEIGHT (EXCLUDING CURB) (LBS.)	10

REMARKS:
 *PRIOR TO ORDERING, CONTRACTOR SHALL VERIFY VOLTAGE AND ALL ELECTRICAL REQUIREMENTS.

1. PROVIDE BACKDRAFT DAMPER, SPEED CONTROLLER, AND GRILLE-MOUNTED OCCUPANCY SENSOR.

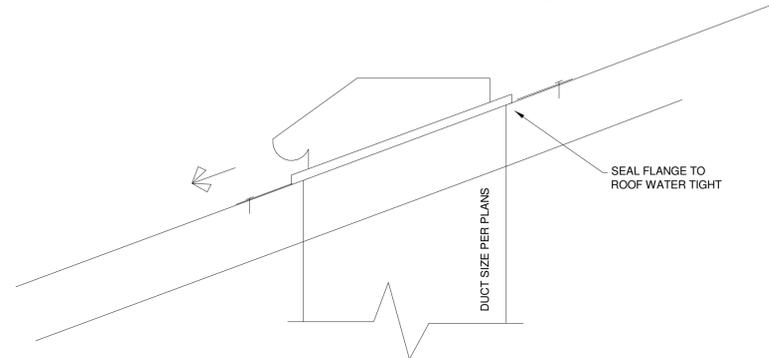
MECHANICAL NOTES

- DO NOT SCALE DRAWING. ROUGH FROM EQUIPMENT MANUFACTURER AND ARCHITECTURAL DRAWINGS.
- DIMENSIONS NOTED ON PLANS ARE IN INCHES UNLESS OTHERWISE NOTED.
- DUCT SIZES NOTED ON PLANS ARE INTERIOR DIMENSIONS.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT VOLTAGES, ELECTRICAL REQUIREMENTS AND DISCONNECTS WITH THE ELECTRICAL CONTRACTOR PRIOR TO RELEASING EQUIPMENT FROM MANUFACTURER.
- ALL DUCTWORK SHOWN ON DRAWING IS DIAGRAMMATIC. ACTUAL RUN SHALL BE SHORTEST POSSIBLE WITHOUT SHARP BENDS. ALL DUCTWORK SHALL BE GALVANIZED STEEL INSTALLED PER SMACNA, INTERNATIONAL AND LOCAL CODES WITH 2-1/4" THICK FIBERGLASS DUCT WRAP INSULATION AND/OR AS OUTLINED IN SPECIFICATIONS.
- ALL DUCTWORK SHALL BE SEALED AIRTIGHT WITH MASTIC. NO HEAT SENSITIVE, PRESSURE SENSITIVE OR DUCT TAPE ALLOWED ON PROJECT.
- LOW PRESSURE DUCTWORK SHALL BE TESTED AND NOT EXCEED 3% AIRFLOW LOSS AT 2" PRESSURE CLASS.
- ALL DUCTWRAP INSULATION SHALL BE SEALED PER MANUFACTURER'S RECOMMENDATIONS FOR GLASS FABRIC AND MASTIC INSTALLATIONS. NO PRESSURE SENSITIVE TAPE SHALL BE ALLOWED.
- FLEXIBLE DUCTWORK WILL BE ALLOWED AT THE END OF GALVANIZED STEEL RUN OUTS; MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 5'-0".
- ENTIRE MECHANICAL SYSTEMS SHALL BE INSTALLED PER 2021 INTERNATIONAL CODES WITH 2021 SOUTH CAROLINA MODIFICATIONS EXCEPT THE ENERGY CODE SHALL BE 2009 SOUTH CAROLINA ENERGY CONSERVATION CODE. ALSO, ALL LOCAL CODES & AUTHORITY HAVING JURISDICTION SHALL APPLY.
- COORDINATION OF ALL MECHANICAL SYSTEMS WITH OTHER DISCIPLINES IS THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLING. CONTRACTOR SHALL NOT PROCEED WITH UNCERTAINTY.
- PROVIDE PLASTIC NAMEPLATES FOR ALL EQUIPMENT SPECIFIED ON PROJECT. LABELING TAG SHALL BE SAME AS EQUIPMENT NUMBER.
- ALL EQUIPMENT, PIPE AND DUCT SHALL BE SEISMICALLY RESTRAINED PER 2021 IBC. SEISMIC RESTRAINT SYSTEMS AS MANUFACTURED BY MASON INDUSTRIES, AMBER/BOOTH OR APPROVED EQUAL WHO MUST BE A MEMBER OF VISCOMA. CONTRACTOR TO PROVIDE SEISMIC CALCULATIONS AND DRAWINGS CERTIFIED AND STAMPED BY AN ENGINEER EMPLOYED BY THE MANUFACTURER. CALCULATIONS TO MEET ICC, IBC, NFPA, ASCE/SEI 7-10, SMACNA AND AUTHORITY HAVING JURISDICTION (AHJ).
- PROVIDE TESTING AND BALANCING OF ALL SYSTEMS BY A THIRD PARTY NEBB CERTIFIED T&B CONTRACTOR. SUBMIT T&B FORMS PRIOR TO PERFORMING WORK FOR APPROVAL.
- GENERAL AND MECHANICAL CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ENGINEER/ARCHITECT WITH 'APPROVED' OR 'APPROVED AS NOTED' STAMPS FOR ENGINEERS 10 CALENDAR DAY REVIEW.



EXHAUST FAN DETAIL

NO SCALE



PITCHED ROOFJACK PENETRATION DETAIL

NO SCALE



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 Approved: PPC
 Job No.: 23210
 Plot Date: 06/04/2024

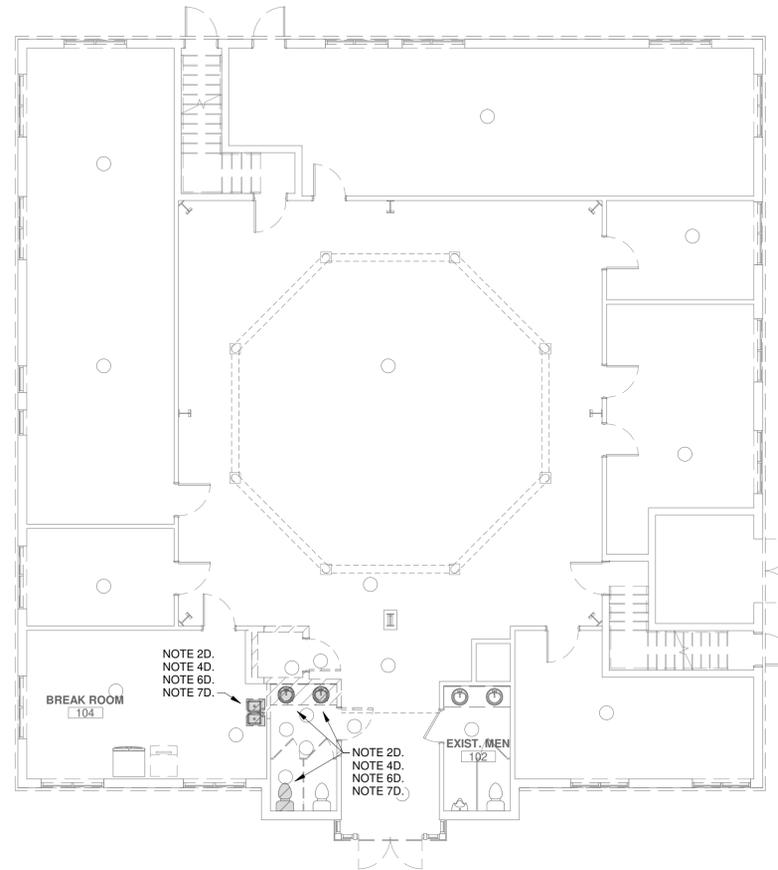
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REV	DATE	COMMENTS
1	06/04/24	DETAIL HOOD REMOVED

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1 PLUMBING FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

PLUMBING DEMO NOTES:

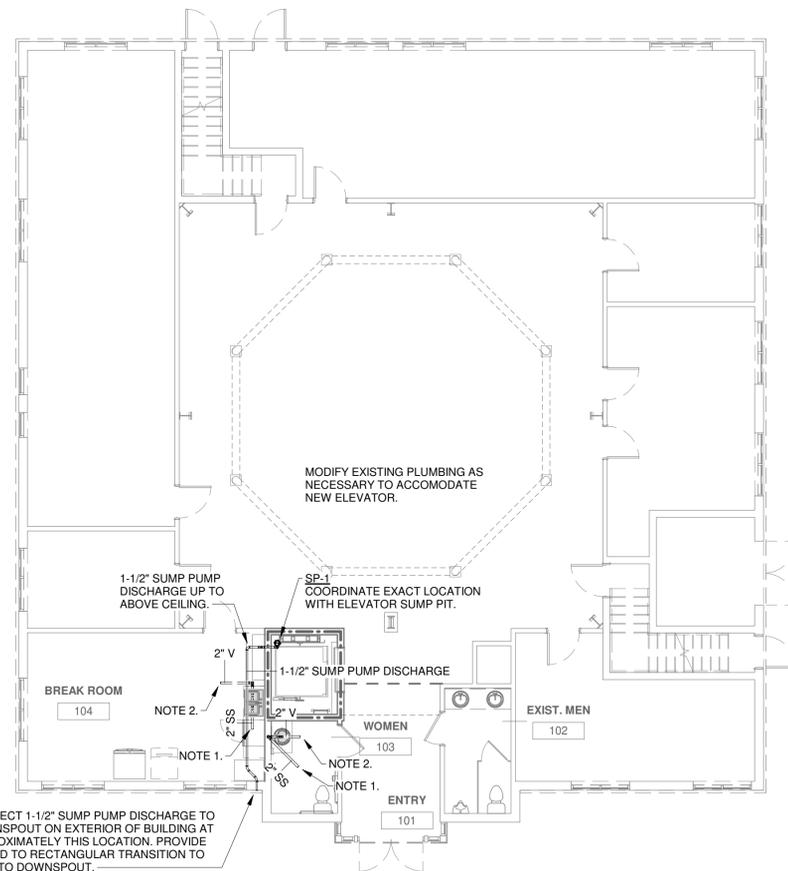
- NOTE 1D: PLUMBING CONTRACTOR TO CUT EXISTING WATER SUPPLY PIPING AND PREPARE EXISTING PIPING FOR RECONNECTION OF NEW WATER SUPPLY PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 2D: PLUMBING CONTRACTOR TO CUT AND CAP EXISTING WATER SUPPLY PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 3D: PLUMBING CONTRACTOR TO CUT EXISTING WASTE PIPING AND PREPARE EXISTING PIPING FOR RECONNECTION OF NEW WASTE PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 4D: PLUMBING CONTRACTOR TO CUT AND CAP EXISTING WASTE PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 5D: PLUMBING CONTRACTOR TO CUT EXISTING VENT PIPING AND PREPARE EXISTING PIPING FOR RECONNECTION OF NEW VENT PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 6D: PLUMBING CONTRACTOR TO CUT AND CAP EXISTING VENT PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 7D: PLUMBING CONTRACTOR TO REMOVE EXISTING FIXTURE(S). STORE AND PROTECT FOR REINSTALLATION.

NEW PLUMBING LINETYPE LEGEND

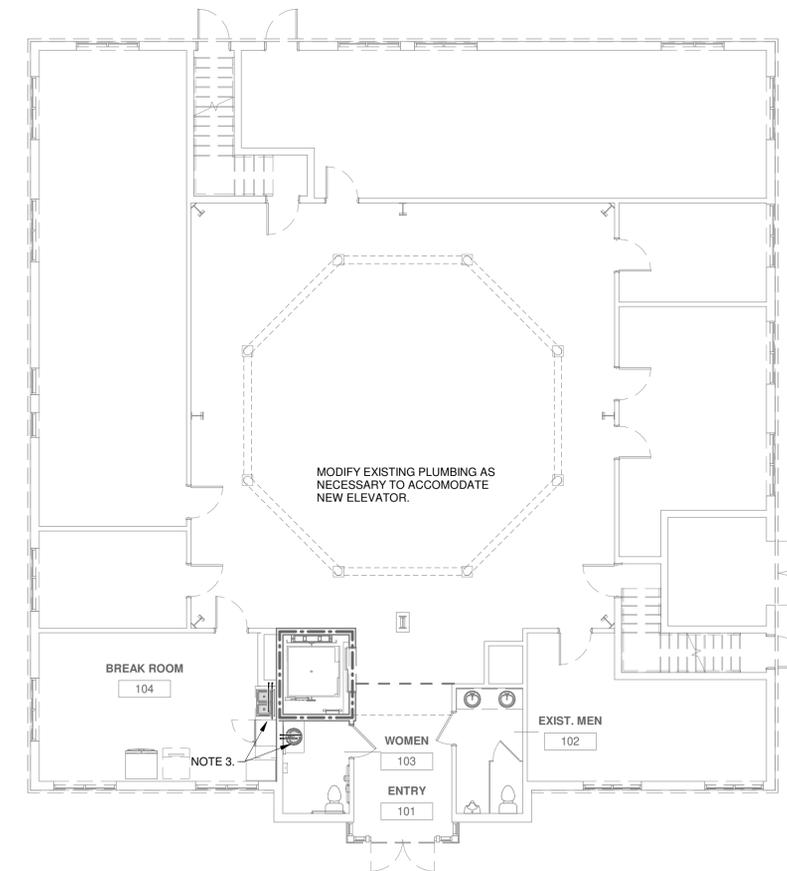
- NEW SANITARY SEWER PIPING
- NEW VENT PIPING
- NEW COLD WATER PIPING
- NEW HOT WATER PIPING

PLUMBING NOTES:

- NOTE 1: PLUMBING CONTRACTOR TO CONNECT NEW SANITARY SEWER PIPING TO EXISTING SANITARY SEWER PIPING. VERIFY EXACT SIZE, LOCATION, DIRECTION OF FLOW AND INVERT IN FIELD PRIOR TO CONSTRUCTION.
- NOTE 2: PLUMBING CONTRACTOR TO CONNECT NEW VENT PIPING TO EXISTING VENT PIPING. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.
- NOTE 3: PLUMBING CONTRACTOR TO CONNECT NEW WATER SUPPLY PIPING TO EXISTING WATER SUPPLY PIPING. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.



2 PLUMBING FIRST FLOOR RENOVATION PLAN - WASTE/VENT
1/8" = 1'-0"



3 PLUMBING FIRST FLOOR RENOVATION PLAN - WATER SUPPLY
1/8" = 1'-0"

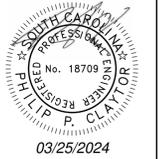


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Approved: PPC
Job No.: 23210
Plot Date: 06/04/2024



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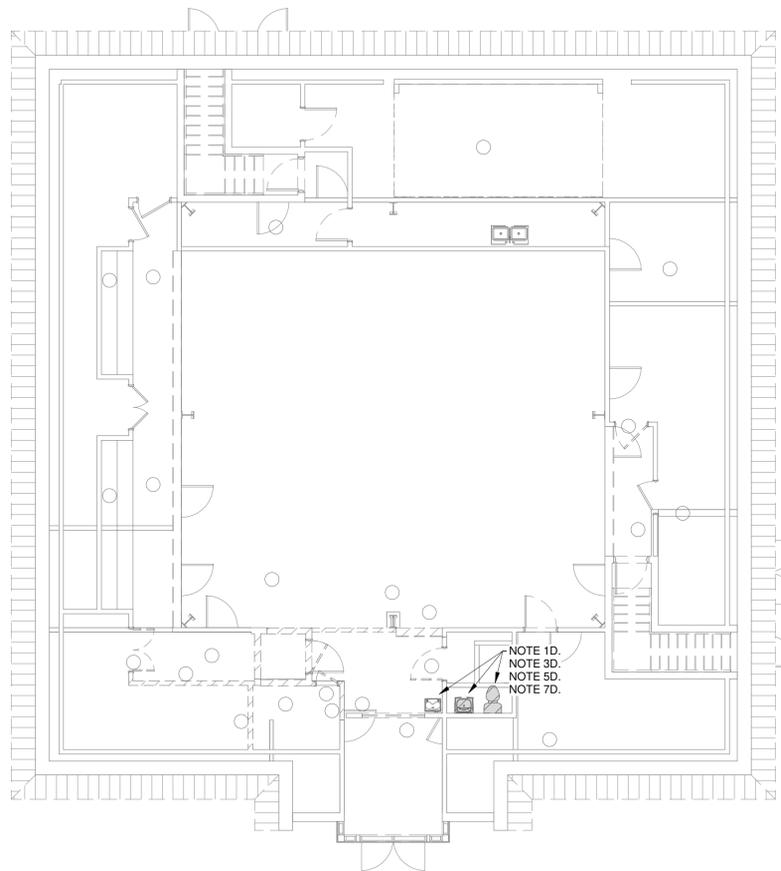
PLUMBING FIRST FLOOR PLANS

REV. DATE COMMENTS

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1 PLUMBING SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

PLUMBING DEMO NOTES:

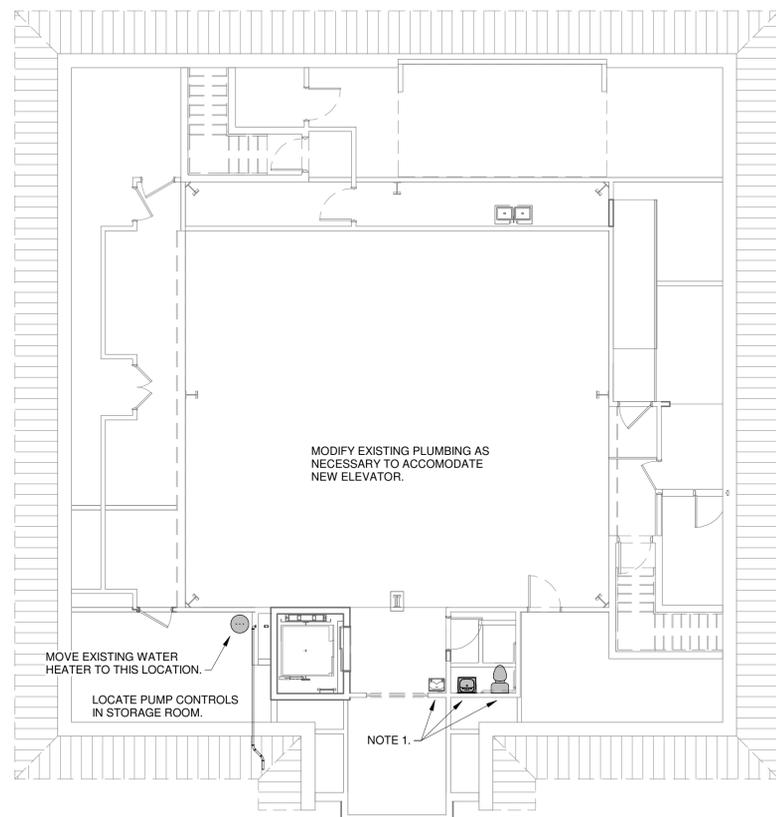
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- NOTE 2D: PLUMBING CONTRACTOR TO CUT AND CAP EXISTING WATER SUPPLY PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 3D: PLUMBING CONTRACTOR TO CUT EXISTING WASTE PIPING AND PREPARE EXISTING PIPING FOR RECONNECTION OF NEW WASTE PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 4D: PLUMBING CONTRACTOR TO CUT AND CAP EXISTING WASTE PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
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- NOTE 6D: PLUMBING CONTRACTOR TO CUT AND CAP EXISTING VENT PIPING. DISPOSITION EXISTING PIPING, NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
- NOTE 7D: PLUMBING CONTRACTOR TO REMOVE EXISTING FIXTURE(S). STORE AND PROTECT FOR REINSTALLATION.

NEW PLUMBING LINETYPE LEGEND

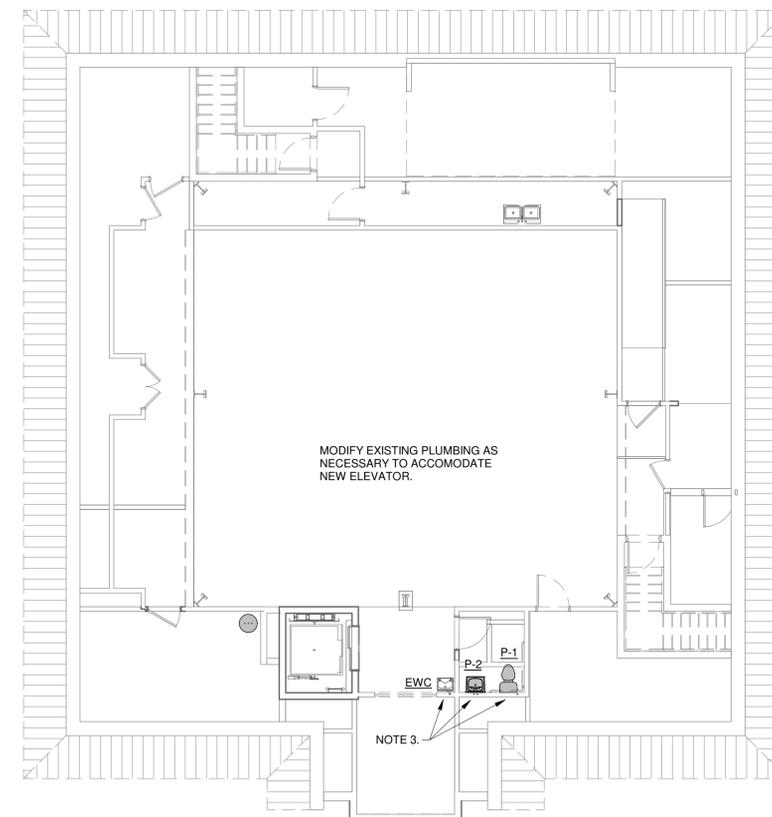
- NEW SANITARY SEWER PIPING
- NEW VENT PIPING
- NEW COLD WATER PIPING
- NEW HOT WATER PIPING

PLUMBING NOTES:

- NOTE 1: PLUMBING CONTRACTOR TO CONNECT NEW SANITARY SEWER PIPING TO EXISTING SANITARY SEWER PIPING. VERIFY EXACT SIZE, LOCATION, DIRECTION OF FLOW AND INVERT IN FIELD PRIOR TO CONSTRUCTION.
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- NOTE 3: PLUMBING CONTRACTOR TO CONNECT NEW WATER SUPPLY PIPING TO EXISTING WATER SUPPLY PIPING. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.



2 PLUMBING SECOND FLOOR RENOVATION PLAN - WASTE/VENT
1/8" = 1'-0"



3 PLUMBING SECOND FLOOR RENOVATION PLAN - WATER SUPPLY
1/8" = 1'-0"

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PLUMBING SECOND FLOOR PLANS

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JOB #22-031-6 03/05/2024

P102

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GENERAL PLUMBING NOTES

DO NOT SCALE DRAWINGS. ROUGH FROM ARCHITECTURAL AND/OR EQUIPMENT MANUFACTURERS DRAWINGS AND ROUGH IN SPECIFICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND PLACEMENT OF FIXTURES.

DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

ALL HORIZONTAL SANITARY SEWER, WASTE AND DRAIN PIPING SHOWN ON DRAWINGS IS RUN BELOW FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS.

ALL WATER, SERVICE AND ROOF DRAIN PIPING SHOWN ON DRAWINGS IS RUN ABOVE CEILING UNLESS OTHERWISE NOTED ON DRAWINGS.

HOSE BIBBS AND/OR WALL HYDRANTS SHALL BE LOCATED 18" ABOVE FINISHED FLOOR LEVEL OR GRADE.

ALL VALVES INSTALLED ABOVE CEILINGS SHALL BE EASILY ACCESSIBLE. WHERE VALVES ARE INSTALLED ABOVE GYPSUM BOARD CEILINGS, PLUMBING CONTRACTOR SHALL PROVIDE ACCESS DOOR(S); MINIMUM 16"x16", TO ALLOW EASY ACCESS.

PLUMBING CONTRACTOR SHALL VERIFY ELECTRICAL VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO SUBMITTING SHOP DRAWING AND ORDERING EQUIPMENT.

PLUMBING CONTRACTOR SHALL VERIFY ALL RATED WALL ASSEMBLIES, FLOORS AND ROOF ASSEMBLIES WITH ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR AND SHALL PROVIDE APPROPRIATE PENETRATION ASSEMBLY FOR ALL PENETRATIONS OF WALLS, FLOORS AND ROOFS WHETHER IDENTIFIED ON DRAWINGS OR NOT.

ALL FLOOR PENETRATIONS ARE TO BE SEALED WATER TIGHT. WHERE PENETRATIONS OCCUR IN RAISED FLOOR ASSEMBLIES, SEALING MUST CARRY A CLASS 1 "W" RATING.

PLUMBING CONTRACTOR SHALL VERIFY LOCATION, ELEVATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWER SYSTEMS IDENTIFIED ON THESE DRAWINGS AND SHALL ADVISE ENGINEER OF ANY DISCREPANCIES WHICH EXISTS.

PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF ALL PIPING WITH OTHER DISCIPLINES TO ELIMINATE CONFLICTS. FAILURE TO DO SO WILL RESULT IN PLUMBING CONTRACTOR BEARING EXPENSE OF CHANGE ORDERS WHICH MAY RESULT.

PLUMBING CONTRACTOR SHALL REVIEW ALL PLUMBING AND ARCHITECTURAL DRAWINGS PRIOR TO BID DATE AND VERIFY NUMBER AND LOCATION OF ALL EQUIPMENT AND FIXTURES. ANY EQUIPMENT AND/OR FIXTURES INDICATED ON ARCHITECTURAL DRAWINGS AND NOT SHOWN ON PLUMBING DRAWINGS SHALL BE INCLUDED IN CONTRACTORS BID AND SCOPE OF WORK AND SHALL INCLUDE ALL MATERIALS, PIPING AND LABOR REQUIRED TO CONNECT EQUIPMENT AND/OR FIXTURES TO NEAREST SERVICE OF ADEQUATE SIZE. EQUIPMENT AND/OR FIXTURES SHALL BE AS SPECIFIED OR APPROVED EQUAL. PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW BUILDING WITH STRUCTURAL DRAWINGS TO AVOID CONFLICTS.

ALL PIPING SHALL BE SUPPORTED FROM STRUCTURAL STEEL AND/OR CONCRETE BEAMS AND STRUCTURE. PIPING SUPPORTED FROM ROOF AND/OR FLOOR METAL DECKING WILL NOT BE ALLOWED.

ALL PLUMBING WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE 2021 INTERNATIONAL PLUMBING CODE AND IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

SLOPE ON ALL SEWER, WASTE AND DRAIN PIPING SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE 2021 INTERNATIONAL PLUMBING CODE.

GENERAL AND PLUMBING CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ENGINEER/ARCHITECT. PROVIDE GENERAL & PLUMBING "APPROVED" OR "APPROVED AS NOTED" STAMPS ON SUBMITTAL PRIOR TO SUBMITTING FOR ENGINEER'S/ARCHITECT'S REVIEW.

ALL WATER PIPING INSTALLED ABOVE GRADE OUTSIDE OF THE BUILDING HEATED ENVELOPE IS TO BE HEAT TRACED AND INSULATED. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO BUILDING EXTERIOR, ATTICS, CRAWLSPACES, AND GARAGES. HEAT TRACE IS TO BE SELF REGULATING RAYCHEM XL TRACE; 5 WATTS/FT, OR EQUAL. INSULATION TO BE 1" FIBERGLASS. WHERE INSULATION IS EXPOSED TO PRECIPITATION, ALUMINUM JACKET IS TO BE PROVIDED.

INSULATE ALL WATER PIPE, HORIZONTAL ROOF DRAIN PIPING, AND SANITARY SEWER PIPING WHICH RECEIVES CONDENSATE FROM MECHANICAL UNITS AND OR DISCHARGE FROM ICE MACHINES/MAKERS. ABOVE GRADE WITH 1" THICK FIBERGLASS PIPE INSULATION, 3 LB. DENSITY, GASTON-BARON SNAP-ON, OWENS CORNING FIBERGLASS, OR KNAUF WITH STANDARD VAPOR BARRIER JACKET. SEAL ALL SEAMS AND JOINTS WITH WATERPROOF MASTIC. IN EXPOSED INTERIOR AREAS, SUCH AS MECHANICAL ROOMS, COVER INSULATION WITH 10 OZ. CANVAS JACKET SECURED AND TREATED WITH AEROSOL ADHESIVE AND INSTALL PVC JACKETS AT ALL ELBOWS, JOINTS ETC. COVER INSULATION IN EXTERIOR EXPOSED AREAS WITH .016" CORRUGATED ALUMINUM JACKET. SECURE JACKET WITH BANDS AND SEAL WATER TIGHT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PLUMBING CONTRACTOR TO FLUSH, CLEAN, AND SCOPE ALL BELOW SLAB WASTE PIPING WITH CAMERA PRIOR TO SLAB BEING POURED. CAMERA SCOPE SHALL TAKE PLACE IMMEDIATELY AFTER WATER HAS BEEN DRAINED FROM THE PIPE AND AFTER BACKFILL AND COMPACTION. AT THE CONTRACTOR'S OPTION, AN ADDITIONAL SCOPE MAY BE PERFORMED PRIOR TO BACKFILL. PROVIDE TAPE TO ENGINEER FOR REVIEW. IF AREAS OF BELOW SLAB PIPING ARE DETERMINED TO BE UNSATISFACTORY, THE CONTRACTOR SHALL REMOVE AND REPAIR PIPING TO A SATISFACTORY CONDITION. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CAMERA BELOW SLAB PIPE, AND PROVIDE A TAPE OF FINAL CONDITIONS WITH DESCRIPTION OF PIPE LOCATION TO THE OWNER.

NOTE:

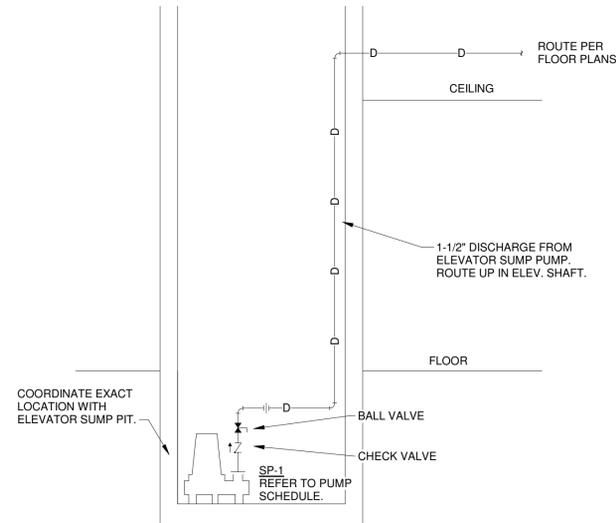
VERIFY VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.

PUMP SCHEDULE

SYMBOL	SP-1	
MANUFACTURER	ZOELLER	
MODEL NUMBER	MODEL BN137	
FLOW (G.P.M.)	50	
TOTAL DYNAMIC HEAD (FT.)	17	
MOTOR	HORSEPOWER	1/2
	R.P.M.	1725
	VOLTAGE	115
IMPELLER DIAMETER (IN.)	N/A	
SUCTION SIZE (IN.)	1-1/2"	
DISCHARGE SIZE (IN.)	1-1/2"	

REMARKS:

PROVIDE WITH ALL FLOATS AND CONTROLS. CONTROL PANEL TO BE IN NEMA 4X ENCLOSURE.



ELEVATOR SUMP PUMP DETAIL

NO SCALE



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MODIFICATIONS TO
BLUFFTON REC. CENTER

618 ULMER ROAD | BLUFFTON | SC 29910

PLUMBING SCHEDULES

REV. DATE COMMENTS

JOB #22-031-6 03/05/2024

P201



2330 Main St.
Columbia, South Carolina 29201
Phone: (803) 765-9421
www.mecainc.com

Designed: HKB
Approved: PPC
Job No.: 23210
Plot Date: 06/04/2024

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SECTION 22 00 00
PLUMBING

PART 1 GENERAL

1.01 SPECIAL NOTE

- A. The "General Conditions" and "Supplementary General Conditions" are part of the specifications. Work under this section of the specifications shall be governed by requirements thereunder. The use of the word "PROVIDE" in the specifications and on drawings shall mean: Furnish and install complete supplying all necessary labor and materials.

1.02 GENERAL REQUIREMENTS

- A. Furnish all necessary labor, material, plant and equipment, including materials not specifically mentioned, but necessary to complete the job in a neat, correct and workmanlike manner.
- B. The drawings and specifications shall be considered as supplementary, one to the other, so that materials and labor indicated, called for, or implied by the one and not by the other, shall be supplied and installed as though specifically called for by both.

1.03 SCOPE OF WORK

- A. The intent of this specification, together with accompanying Plumbing Drawings is to provide a complete and operating plumbing installation, including, but not limited to the following principal items:
 1. Demolition of existing piping per plumbing drawings.
 2. Install plumbing fixtures, fittings, valves, etc. to provide a complete and operational plumbing system.
 3. All fixtures, unless otherwise noted.
 4. All soil, waste, drain, vent, and storm piping.
 5. Hot and cold water piping.
 6. Connection to existing water supply piping at various locations.
 7. Connection to building sanitary sewer piping at various locations.
- B. Bidders shall thoroughly familiarize themselves with conditions affecting this work, visiting the job site if necessary prior to submitting a bid.

1.04 DRAWINGS

- A. Drawings are diagrammatic and do not indicate all offsets, fittings, and specialties. Examine other drawings, investigate conditions to be encountered and arrange work accordingly, furnishing all fittings, offsets, etc., required without extra charge.
- B. Before construction of project starts, check location and inverts of existing and proposed pipes, sewers, and mains. Review other drawings for project, checking grades, elevations, locations of structural elements, locations and sizes of chases, type and method of construction of floors, walls and partitions. Report to Architect before start of construction any conflicts or unsatisfactory conditions. In no case shall Contractor proceed in uncertainty. No extra charge will be approved after start of construction for work resulting from failure to follow these instructions.

1.05 PERMITS, LICENSES, AND FEES

- A. Plumbing Contractor shall obtain and pay for all permits, licenses, fees and service charges required for execution of this work. This includes all water and sewer taps required to provide a complete and operational system.

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Page 1 of 11

- B. Work shall be installed according to local Plumbing Code and shall meet Plumbing Inspector's approval. Local codes shall apply where such codes exceed requirements of this specification. In absence of codes or authorities, install all work according to the 2021 International Plumbing Code.

1.06 MATERIALS AND WORKMANSHIP

- A. All materials and equipment shall be new and free from flaws and defects of any nature. Materials called for are to be considered as standards of quality; this, however, implies no right on part of Contractor to substitute other materials and methods without written authority from Architect.
- B. All work shall be performed by skilled mechanics under competent supervision, employing latest and best practices of the trade.

1.07 SUBSTITUTIONS

- A. Requests for written approval to substitute materials or equipment considered by the Contractor as equal to those specified, shall be submitted for approval to the Architect ten days before bids are taken. Refer to Division 01 front end document requirements for additional requirements for substitution requests. Requests shall be accompanied by samples, descriptive literature, and engineering information, as necessary to fully identify and appraise the product. No increase in contract sum will be considered when requests are not approved. If the item is found to be equal, the Architect will issue an Addendum making it a part of the Contract Documents prior to bidding. After bidding, no further changes will be considered.
- B. Plumbing Contractor shall be responsible for determining that all products submitted for approval meet given space limitations and maintain all required clearances for proper access and service.

1.08 SUBMITTAL

- A. The Engineer will review and take appropriate action on shop drawings, product data, samples, and other submittals required by the Contract Documents. Such review shall be for general compliance with the design and with the information given in the Contract Documents. It shall not include review of quantities, dimensions, weights, fabrication processes, construction methods, coordination with the work of other trades, or construction safety precautions, all of which are the sole responsibility of the Contractor. Engineer's review shall be conducted with reasonable promptness consistent with sound professional practice. Review of a specific item shall not indicate acceptance of an assembly of which the item is a component. The Engineer shall not be required to review and shall not be responsible for any deviation from the Contract Documents not clearly noted by the Contractor, nor shall the Engineer be required to review partial submissions or those for which submissions for correlated items have not been made.
- B. Prior to submittal of shop drawings to the Engineer, the General Contractor and the Plumbing Contractor shall review and approve shop drawings. Shop drawings which have not been reviewed and approved in writing by the Plumbing Subcontractor will not be reviewed by the Engineer. Plumbing Contractor shall state in writing on shop drawings, any proposed deviations from contract documents. Such deviations, if not stated in shop drawing submittals, shall be the sole responsibility of the Plumbing Subcontractor. **Note: In addition to the General Contractor's approval and stamp, the first page of each shop drawing**

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2.01 PIPING

- A. Water Piping:
 1. All pipe shall conform to Chapter 6 of the 2021 edition of the International Plumbing Code.
 2. All pipe, fittings, valves, faucets, etc., or any product used for dispensing potable water shall be fully compliant with the "Reduction of Lead in Drinking Water Act" and shall meet the requirements of NSF 61 and NSF 372 test standards.
 3. Copper pipe shall be as manufactured by Mueller, Cerro, or Howell. Fittings shall be Nibco or Elkhart.
 4. Provide drains at all low points of water piping.
 5. Unless otherwise noted, piping within building shall be run concealed, installed straight, without sags. Cut all pipe ends square, ream, and cleaned of all dirt, scale, etc., before assembly. Offset pipes as required to pass columns, beams, etc.
 6. All fixtures shall have shock absorbers as specified to prevent "water hammer". All lavatories and sinks shall be furnished with hot and cold water shock absorbers by Souix Chief, "mini-rester" size AA, or equal product by PPP or Watts. All flush valves or other quick-closing devices shall be protected with specified shock absorbers. All plumbing fixtures are to be trapped and contain chrome plated stops and nipples on all supplies.
 7. Provide unions and isolation valves at each piece of equipment, tank, or other device requiring removal or isolation for service.
 8. Where valves are installed above hard ceilings, the contractor shall provide paintable galvanized steel access doors large enough for access to and replacement of each valve.
 9. Install dielectric insulated couplings or unions where joining dissimilar metals in water piping systems. Dielectric coupling and unions shall be by Epco, Mayco, or approved equal.
 10. Where water pipe is installed outside of the building heated envelope, provide self-regulating heat trace including all connections, terminations, controls, etc. as required for a fully operating system. Coordinate heat control / power location with electrical contractor. Heat trace shall be Thermon BSX self-regulating 5 watts / ft. or approved equal.
 11. Furnish and install all water piping as indicated on plans using materials as tabulated below:
 - a. Water piping shall be copper, hard drawn, with wrought copper fittings, soldered (95-5). All new water lines above grade, within building shall be Type L. All new water lines below grade shall be Type K, copper.
- B. Soil, Waste, Drain, and Vent Piping:
 1. All pipe shall conform to Chapter 7 of the 2021 edition of the International Plumbing Code.
 2. All cast iron soil pipe and fittings shall be marked with the collective trademark of the Cast Iron Soil Pipe Institute (CISPI) and be listed by NSF International.

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Page 5 of 11

submittal must contain the words "APPROVED" or "APPROVED AS NOTED" and must be signed and dated by the Plumbing Subcontractor before the Engineer will review them.

- C. Review rendered on shop drawings shall not be considered as a guarantee of measurements of building conditions. Where drawings are reviewed, said review does not mean that drawings have been checked in detail; said review does not in any way relieve this contractor from his responsibility or necessity of furnishing material or performing work as required by the contract drawings and specifications.
- D. Architect and/or Engineer are not responsible for number of fixtures, units, etc. designated on Shop Drawings. Plumbing Contractor shall be fully responsible for providing the correct quantity to accomplish a complete job as specified and drawn.
- E. Shop Drawings: After award of Contract, and before any materials of this Section are delivered to the job site, submit Shop Drawings to Architect in accordance with the requirements listed below and in accordance with the provisions of the Architectural Section of these Specifications.
 1. After securing tentative approval on all items pending shop drawing submission, the contractor shall submit for approval, manufacturer's shop drawings of all equipment, and shop drawings to scale of all fabricated work furnished under this Section of the specifications including piping, fixtures, fittings, equipment layouts, supports and equipment foundation pad layout. Shop drawings shall be of scale large enough to clearly indicate all details of work. Plumbing/Mechanical rooms, pump rooms, water heater/boiler rooms shall be submitted on a scale of not less than 1/4-inch equals one foot.
 2. Where colors or finishes are specified for products, a sample showing the color or finish shall be submitted with the shop drawings.
 3. Where high efficiency motors have been specified, submit certification of motor efficiency with shop drawings for each motor of one horsepower or greater.
- F. Material List: Accompanying the shop drawings, submit a complete list of all materials proposed to be furnished and installed under this Section, giving manufacturer's name and catalog number, sizes, capacities, model numbers, accessories and other pertinent information for each item to indicate full compliance with drawings and specifications; this shall in no way be construed as permitting substitution except as specifically provided in the Architectural Section of these specifications. Every device or piece of equipment herein specified by model and manufacturer shall be submitted for approval. Partial lists submitted from time-to-time will not be permitted.
- G. Plumbing/Electrical Coordination: Before equipment is ordered and after all motors, loads, controls, and other characteristics of equipment are known, the Contractor shall review the data shown on the Electrical drawings. Special attention shall be given to motor size, starters, means of disconnect, control wiring, etc. that are being furnished under the electrical section of the specifications. At the time of shop drawing submittal, the contractor shall by letter to the Engineer point out any discrepancies and describe the proposed corrective action.
 1. Prior to start of construction, contractor shall submit a starter schedule for review by Engineers. This schedule shall contain equipment description, starter manufacturer and model number, starter accessories, control voltage and source of starter power and control circuitry.
 2. No extra charge will be approved after start of construction for work resulting from failure of contractor to follow these instructions.

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Page 3 of 11

- H. Record Drawings: Contractor shall maintain on the job site one complete set of the plumbing drawings for this project. All changes authorized by the Architect as to the location, sizes, etc., of piping, fixtures, and other plumbing equipment shall be indicated in red ink on the plumbing drawings as the work progresses. At the completion of the project, Contractor shall deliver a complete set of "Record Drawing" prints of the plumbing drawings to the Architect.
 - I. Manual: Upon completion of this portion of the work, and as a condition of its acceptance, deliver to the Owner through the Architect two copies each of a Manual compiled in accordance with the provisions of the Architectural Section of these specifications; and also include in each copy of the Manual a copy of the Record Drawings, operating and maintenance instructions, approved spare parts lists, name and address of local service representatives and all warranty certificates for new equipment.
- 1.09 EXCAVATING AND BACKFILLING
- A. Plumbing Contractor shall do all excavating and backfilling for installation of work included under this contract and he shall promptly remove from the premises all excess earth, debris, and trash for which he is responsible.
 - B. Install sewer or drainage and water pipes in separate trenches, graded uniformly to provide solid bearing and required fall. Upon completion of tests and inspections, backfill with approved material in 6" lifts, tamped to 95% relative compaction as required by the Plumbing Code. When 12" of compacted soils have been placed on top of the pipe, 12" lifts shall be installed and compacted. Where pipe manufacturers require other methods of backfilling and compaction, the contractor shall follow the requirements of each manufacturer. In all cases, the contractors shall protect the pipe during installation. Lifts more than 12" must be approved by the engineer.
 - C. Flush, clean, and scope all below slab waste piping with camera prior to slab being poured. Camera scope shall take place immediately after water has been drained from the pipe and after backfill and compaction. Provide video to engineer in ample time for review prior to any scheduled slab pour. If areas of below slab piping are determined to be unsatisfactory, the contractor shall remove and repair piping to a satisfactory condition. Upon completion of the project, the contractor shall camera below slab pipe, and provide a video of final conditions with description of pipe location to the owner through the architect. All video shall be provided by electronic media and are to be accompanied by a voice description of the pipe size and location that matches the piping as shown on the plumbing drawings.

1.10 PROTECTION OF FIXTURES, EQUIPMENT AND MATERIALS

- A. Protect all fixtures and equipment against damage of any nature. During construction, pipe openings, drains, etc. shall be protected with plugs or caps.

1.11 SPACE CONDITIONS

- A. All materials and equipment shall conform to the space limitations. Maintain maximum headroom and space clearances at all points.

PART 2 EQUIPMENT

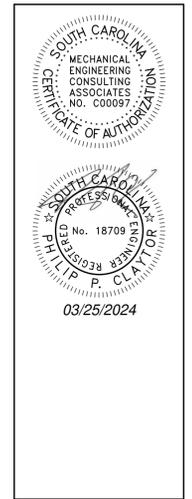
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Page 4 of 11

3. Cast iron sewer pipe and fittings shall be asphaltum coated, bell and spigot type, conforming to ASTM Specification A-74 with rubber gaskets conforming to ASTM Specification C-564, or if specified below the no-hub type with stainless steel couplings with neoprene gaskets, conforming to CISPI Specification 301 or 310 and ASME Specification A-888 and C-1277 for shielded no-hub pipe. Each length of pipe and each fitting shall be plainly marked with the manufacturer's initials, or registered trademark, and with letters to indicate the proper classification as below:
SV-----Service
4. Plastic drain pipe shall be solid core schedule 40 PVC-DWV pipe, ASTM D-2665. Cellular core PVC is not acceptable. Each length of pipe and each fitting shall be plainly marked with the manufacturer's initials or registered trademark and shall have the NSF seal of approval CS-272-65-5.
5. All changes in direction of soil, waste, and drain piping shall be made using only sanitary drainage pattern fittings. Changes in direction shall be made by use of 45 degree Y's, long sweep quarter, sixth, eighth, or sixteenth bends, or by a combination of these or equivalent fittings. Short radius quarter bends may be used only where direction of flow is from horizontal to vertical. Running threads, bands, saddles, tapped tees, and tapped crosses will not be allowed in drainage lines. Tapped sanitary tees and crosses are acceptable where allowable by the plumbing code. Provide thrust restraint at changes of direction as specified herein. Double combinations are not allowed with PVC pipe in a drainage application with a slope of 1/8" per foot (4%) or less.
6. Install horizontal soil, waste, and drain piping at a uniform slope of not less than 1/4" per foot for pipe 2" and smaller, and not less than 1/8" per foot for 3" and larger pipe.
7. Pitch each vent pipe down in direction of fixture it vents so that no condensation will be trapped.
8. Floor drains shall be provided with specified trap primer connections and supplied from trap primer valves as specified herein and shown on drawings. All routing of primer lines shall be concealed in walls and/or below floors. Where trap primers are not shown on the drawings, provide floor drains with trap seal inserts by Proset Trap Guard or approved equal.
9. Connection of soil and waste piping to existing sanitary sewer and fixtures shall be properly adapted for dissimilar materials.
10. All No-Hub pipe joint connections shall be made with Husky Industries SD-4000 heavy duty bands, or equal by Clamp-All, and gaskets unless approved otherwise by the Engineer.
11. All No-Hub storm drainage piping and no-hub sanitary piping 5" and larger shall be braced at every branch opening or change of direction by the use of B-Line 3134 pipe clamps with a minimum of two rods or Holdrite Series 117 pipe restraint in addition to the no-hub couplings listed above.
12. Furnish and install all soil, waste, drain, vent, and storm piping as indicated on plans using materials as specified below:
 - a. Soil, waste, drain, and vent piping above slab within building, shall be asphaltum coated standard weight cast iron no-hub pipe with no-hub fittings, and specified stainless steel couplings with neoprene gaskets and specified pipe restraint.
 - b. Soil, waste, drain, vent, and storm piping below grade and below slab inside and outside of the building, shall be 40 PVC-DWV pipe, ASTM D-

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Page 6 of 11



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MODIFICATIONS TO
BLUFFTON REC. CENTER
618 ULMER ROAD | BLUFFTON | SC 29910

REV.	DATE	COMMENTS

JOB #22-031-6 03/05/2024

P301

2330 Main St.
Columbia, South Carolina 29201
Phone: (803) 765-9421
www.mecainc.com

Designed: HKB
Approved: PPC
Job No.: 23210
Plot Date: 06/04/2024

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- 2665 with solvent fused DWV fittings.
- c. Pressurized waste piping from elevator sump pumps shall be schedule 40 galvanized steel with malleable galvanized fittings. Type L copper as specified in Paragraph A. Water Piping may be used in lieu of threaded steel.

14. Double combinations of any kind will not be allowed in PVC-DWV piping in the horizontal position.

2.02 PIPE SUPPORTS

- A. When copper piping is to be insulated, steel hangers or clamps will be acceptable if a pipe sleeve is provided between the insulation and hanger or clamp. This sleeve is required in order to prevent crushing of the insulation. The acceptable hangers or clamps are those specified above for soil and vent pipe supporting. Pipe sleeves must be secured to hangers to prevent slipping off hangers or clamps.
- B. All piping buried below grade shall be supported throughout its entire length on a firm bed of earth or with concrete pad as required in order to ensure that pipes will not settle in the future.
- C. All pipe roughing work to final users in metal or wood studded sheet rock walls shall utilize "Holdrite" brackets and inserts or an engineer-approved equal system. Plumbing Contractor shall be responsible for the proper bracket selection depending on pipe materials being supported. Contact Engineer if material selection assistance is required or for approval of alternate support system.
- D. Properly selected pipe clamps, brackets, and bracing shall be utilized for the support of pipe in masonry wall construction. Carriers shall be used where specified.
- E. Regardless of methods used, final product shall display no movement of the water and waste pipes from the finished side of the wall.
- F. Insulation to run continuous through pipe saddle type hangers.

2.03 SEISMIC RESTRAINTS

- A. All piping and equipment suspended from structure, where the distance from the top of the pipe or equipment to the bottom of the structure is more than 12", shall be provided with seismic cable restraints or other restraints as required by the IBC. Cabling system shall be sized and installed in accordance with manufacturer's recommendations for compliance with Chapter 16 of the International Building Code. Seismic restraint systems shall be by Mason Industries of approved equal, and shall be designed and sealed by the manufacturer's engineer.

2.04 PIPE HANGERS AND SUPPORTS

- A. The contractor shall furnish all labor, materials, equipment and incidentals and install pipe hangers, supports, concrete inserts, and anchor bolts including all metallic hanging and supporting devices for supporting exposed piping.

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Page 7 of 11

- 3. Outside supporting hangers shall be designed to resist compression; supporting devices such as short wood dowels or wood blocks shall be used in combination with galvanized sheet metal hanger shields. The wood supporting devices shall be the same thickness as the insulation and sealed to the insulation with factory approved contact adhesive.
- C. Insulation on all water piping shall be run continuously. A steel pipe sleeve or saddle shall be used between the hanger or clamp and insulation to prevent crushing of the insulation. Insulation of the hanger or clamps will not be required.

2.11 IDENTIFICATION OF PIPING

- A. Label all piping in Equipment Rooms, above "Lay-In" type ceilings and all other accessible locations. Pipe markers shall conform with Scheme for Identification of Piping Systems (ANSI A13.1-1956).
- B. Each marker shall show the name of the fluid in the pipe and a directional flow arrow, both superimposed on one of the five basic background colors. Pipe markers shall be installed at each service valve, at each mechanical item of equipment, at 20-foot intervals on horizontal runs of piping, and at midpoints of risers on vertical piping. Where horizontal runs of piping above the ceilings crosses over multiple rooms, and the room walls run up to the deck, a marker shall be installed on the pipe in each room regardless of the 20 foot interval requirement.
- C. The identifiers shall be plastic strips on which the name of the service shall be printed. The identifiers shall be installed with an adhesive which will adhere to the pipe or insulation without deteriorating. Each piping system shall have a different color code marking. Colors shall be submitted for approval. Identification markers shall be applied over the insulation on insulated pipe. The identifiers shall be Brady or Seton self-sticking pipe markers and combination arrow tape meeting the requirements of ANSI standards. Where approved by Engineers stenciled labeling may be accepted.

2.12 VALVE IDENTIFICATION

- A. Tag all valves with brass identification tags and provide a typed and laminated valve schedule at locations to be determined by the owner. A schedule shall be provided for each project, located in a mechanical room or at a location of owner's request. Also include valve schedule in each copy of the O & M manual. Tags to be 1-1/2" diameter brass tags with 1/4" letters identifying the valve service (PLBG, HW, CW, etc.) above 1/2" valve numbers. Valves tags to be by Seton or equal. A 1" tall white engraved black marker with 1/2" white letters shall be placed on the wall 1" below the ceiling grid or on the ceiling grid at each valve location. Final location of the valve tags - on wall or grid - shall be approved by the architect. The tag shall bear the identification mark of the corresponding valve. Where hot and cold water valves are located adjacent to each other, only one wall tag is required. The contractor shall provide electronic copy of the valve schedule and floor plan in PDF format with all water piping shown indicating the locations of each valve by number.

PART 3 EXECUTION

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Page 10 of 11

- B. Hangers and supports shall be of approved standard design where possible and shall be adequate to maintain the supported load in proper position under all operating conditions. The minimum working factor of safety for pipe supports shall be five (5) times the ultimate strength of the support. All pipe and appurtenances connected to equipment shall be supported in such a manner as to prevent any strain being imposed on the equipment. When manufacturers have indicated requirements that piping loads shall not be transmitted to their equipment, the contractor shall submit a certification stating that such requirements have been complied with.

- C. All materials used in manufacturing hangers and supports shall be capable of meeting the respective ASTM Standard Specifications with regard to tests and physical and chemical properties, and be in accordance with MSS SP-58.

- D. All hangers, rods, inserts, supports, supplementary steel, and all materials for hanging systems where installed outside of the building conditioned envelope shall be type 304 stainless steel.

- E. Hangers and supports shall be spaced in accordance with MSS SP-69 Table 3.

- F. Pipe hangers and supports shall be as manufactured by B-Line Systems, Inc. or equal by PHD, Anvil, or Erico. Any reference to a specific figure number of a specific manufacturer is for the purpose of establishing a type and quality of product shall not be considered as proprietary. Any item comparable in type, style, quality, design and performance will be considered for approval.

- G. Pipe Hangers and Supports for Metal Pipe:
 - Suspended single pipes shall be supported by hangers suspended by steel rods from galvanized concrete inserts, beam clamps, or ceiling mounting bolts as listed in following sections.
 - All hangers, rods, inserts, supports, supplementary steel, and all materials for hanging systems where installed outside of the building conditioned envelope shall be type 304 stainless steel.

2.05 FLASHING

- A. Where pipes pass through roof, flash with a 30" square of four-pound sheet lead or 16 ounce copper. Turn flashing up a minimum of 6", and install flashing sleeve or turn down lead flashing a minimum of 2" into pipe. Rubber flashing collars are not acceptable except if required by the roofing system installed.

2.06 CLEANOUTS

- A. Furnish and install all cleanouts by Zurn, or approved equals by Jay R. Smith or Josam, as indicated in this specification and on drawings. Cleanouts shall be same diameter as lines in which installed up to 4" size, and not less than 4" in size for larger pipe. Cleanouts to grade shall be set in 18" x 18" x 6" concrete pad. Where floor cleanouts are installed above slab on grade, provide with clamping collar and 30" square waterproofing membrane. Membrane shall be compatible with floor type and shall be sealed to prevent water penetration to the floor below.

2.07 FLOOR DRAINS

- A. Floor drains shall be Zurn, or approved equals by Jay R. Smith or Josam, as specified in this specification and on the Plumbing Drawings. Where floor drains are installed above slab on grade, provide with clamping collar and 30" square waterproofing membrane. Membrane shall be compatible with floor type and shall be sealed to prevent water penetration to the floor below.

22 00 00 - PLUMBING
Page 8 of 11

3.01 TESTS

- A. The Contractor shall conduct and bear the cost of all necessary tests of the plumbing work, furnishing all labor, power and equipment. The contractor shall notify the engineer at least forty-eight (48) hours prior to all testing. Any test conducted without the Engineer present shall be considered as having not been performed, and such systems shall be retested in the presence of the Engineer at the expense of the contractor.
- B. Any delays or additional cost to the project that result from the failure of the contractor to properly test all systems shall be the sole responsibility of the contractor.
- C. Leak test hot and cold water pipes at 150 psi hydrostatic pressure before covering. Blank off equipment not designed for test pressure.
- D. Test entire sanitary, drainage, and venting systems by plugging all necessary openings, and filling systems with water to the level of the highest vent stack. Not less than ten feet of water pressure will be acceptable. If required by local plumbing code, perform smoke test.

3.02 DISINFECTING WATER PIPING

- A. Before being placed in service, all new water piping and repaired portions of existing piping shall be thoroughly flushed then chlorinated with not less than fifty parts per million (50 ppm) of available chlorine. Chlorine gas or seventy percent high-test calcium hypochlorite can be used. Water from the existing distribution system or other source of supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine. The solution shall be retained in the pipeline for not less than twenty-four (24) hours and a chlorine residual of 10 ppm shall be available at this time. Then the system shall be flushed with potable water and the sampling program started.
- B. Sampling shall consist of taking two (2) or more successive sets of samples, taken at 24-hour intervals and tested by a State approved private laboratory. Test results shall indicate bacteriologically satisfactory water. Should any reports be unfavorable, the entire treatment and sampling process shall be repeated. Satisfactory test results shall be submitted to the South Carolina Department of Health and Environmental Control District Office.

3.03 CLEAN UP

- A. Prior to acceptance of the building, thoroughly clean all exposed portions of the plumbing installation, removing all labels and all traces of foreign substances, using a cleaning solution approved by the manufacturer of the plumbing item and being careful to avoid all damage to finished surfaces.

END OF SECTION

22 00 00 - PLUMBING
Page 11 of 11

2.08 HOSE BIBS AND HYDRANTS

- A. Non-Freeze Wall Hydrants shall be Woodford 67 / B67. Approved equals by Zurn. Interior hose bibs shall be Woodford 24CH.
- B. Install a Watt NO. 8 vacuum breaker or equal, by Nidel on each hose bib or hydrant, if backflow preventer is not furnished with unit.

2.09 VALVES

- A. Valves:
 - All valves for use in potable water systems shall be fully compliant with the "Reduction of Lead in Drinking Water Act" and shall meet the requirements of NSF 61 and NSF 372 test standards. Where the manufacturer produces both a compliant and non-compliant valve, the low lead version of the valve shall be used and shall bear the seal of certification to identify the product.
 - Valves shall be designed for 125 psi working pressure minimum, and valve bodies shall be stamped accordingly. Install all valves with stems above horizontal. Valves shall be Nibco Inc., of size and type indicated below, Milwaukee Valve Co., or approved equals. All valves for domestic potable water piping 2-1/2" and smaller shall be two-piece full ported ball valves Nibco 585-66-LF or approved equal.
 - All ball valves on domestic water piping to be Nibco with blowout proof stems.
 - All valves to be located within 2ft. of ceiling for ease of access for maintenance purposes.

2.10 INSULATION

- A. Insulate all water pipe, horizontal roof drain piping, and sanitary sewer piping which receives condensate from mechanical units and or discharge from ice machines/makers, above grade with 1" thick fiberglass pipe insulation, 3 lb. density, Gaston-Baron Snap-on, Owens Corning Fiberglass, or Knaufl with standard vapor barrier jacket. Seal all seams and joints with waterproof mastic. In exposed interior areas, such as mechanical rooms, cover insulation with 10 oz. canvas jacket secured and treated with aerosol adhesive and install PVC jackets at all elbows, joints etc. Cover insulation in exterior exposed areas with .016" corrugated aluminum jacket. Secure jacket with bands and seal water tight in accordance with manufacturer's instructions.
- B. Application:
 - Insulation shall be installed in strict accordance with the manufacturer's recommendations for the application. Elbow fittings shall be "stovepipe" miter and tees shall be "fishmouth"/saddle joints. All butt joints and miter joints shall be sealed with vapor proof mastic and shall be applied in accordance with the manufacturer's instructions for the pipe type and fluid being conveyed as well as the ambient conditions of application.
 - Where pipe is installed in block walls, water resistant closed cell foam insulation may be used. Insulation shall be slid over the pipe to maintain vapor barrier. Fittings shall be mitered as specified for fiberglass insulation and shall be joined and sealed by the manufacturer's recommended sealant or factory approved contact adhesive.

22 00 00 - PLUMBING
Page 9 of 11

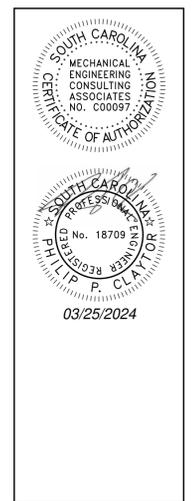


2330 Main St.
Columbia, South Carolina 29201
Phone: (803) 765-9421
www.mecainc.com

Designed: HKB
Approved: PPC
Job No.: 23210
Plot Date: 06/04/2024



561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisai.com



MODIFICATIONS TO
BLUFFTON REC. CENTER
618 ULMER ROAD | BLUFFTON | SC 29910

REV	DATE	COMMENTS

JOB #22-031-6 03/05/2024

P302

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ELECTRICAL SYMBOL SCHEDULE - GENERAL

Table with 2 columns: Symbol and Description. Includes symbols for branch circuit raceway (LP1-2,4), electrical distribution panel (PP1), signal system (CP), and junction box (JB).

GENERAL NOTES ALL DRAWINGS:

- 1. DO NOT SCALE DRAWINGS. LOCATE OUTLETS, EQUIPMENT AND OTHER ELECTRICAL DEVICES AS INDICATED AND COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
2. MINIMUM SIZE CONDUCTOR FOR POWER SHALL BE #12 AWG. PROVIDE DEDICATED NEUTRAL FOR EACH MULTI-WIRE BRANCH CIRCUIT IN COMPLIANCE WITH NEC.
...
30. THESE PLANS ARE BASED ON A SPECIFIC ELEVATOR SYSTEM. OBTAIN SITE SPECIFIC ELEVATOR SUBMITTALS / SHOP DRAWINGS PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIAL RELATED TO ELEVATOR SERVICE.

ELECTRICAL SYMBOL SCHEDULE - LIGHTING SYSTEMS AND ACCESSORIES

Table with 2 columns: Symbol and Description. Includes symbols for ceiling mounted light fixture (A), strip fixture (A), wall mounted fixture (A), ceiling mounted fixture (A), pendant mounted fixture (A), 120-277V single pole light switch (S), and 120-277V occupancy sensor wall switch (S).

ELECTRICAL SYMBOL SCHEDULE - COMMUNICATIONS

Table with 2 columns: Symbol and Description. Includes symbols for combination data/telephone outlet location (V) and same as above except mounted at countertop height (V).

ELECTRICAL SYMBOL SCHEDULE - POWER

Table with 2 columns: Symbol and Description. Includes symbols for 120V 20A duplex receptacle (P), 120V 20A duplex receptacle at 42" AFF (P), 120V 20A quadruplex receptacle (P), 208V (or 240V) 1φ receptacle (P), electric motor or exhaust fan (M), heavy duty disconnect switch (C), ground fault circuit interrupter type receptacle (GF), ground fault circuit interrupter type with cast weatherproof in-use type cover (GF), indicates receptacle to be wired through 20A self-test faceless ground fault interrupter device (GF), indicates receptacle to be installed in casework for power to microwave (MW), tamper resistant type receptacle (TR), weather resistant listed with "WR" listing (WR), and provide with cast weatherproof in-use type cover (WP).

ELECTRICAL SYMBOL SCHEDULE - ELEVATOR RECALL SYSTEM

Table with 2 columns: Symbol and Description. Includes symbols for manual pull station (P), horn/strobe (V15), ceiling mounted smoke detector (SD), and elevator recall control panel (ERCP).

ABBREVIATIONS

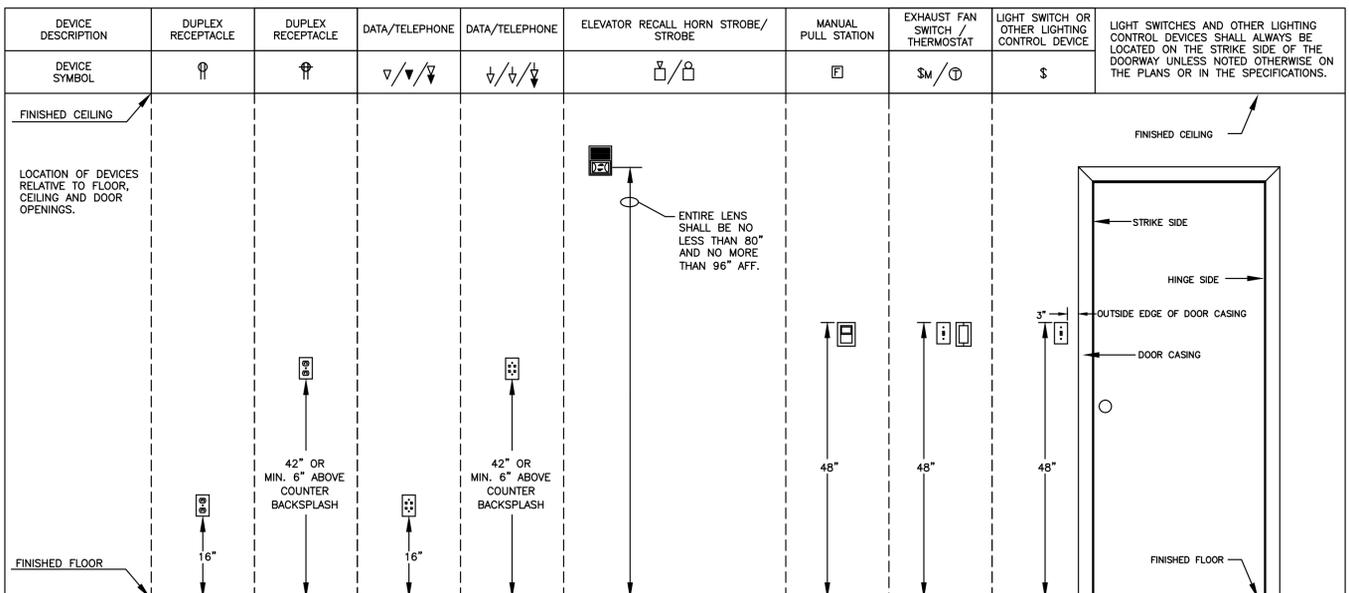
Table with 2 columns: Abbreviation and Full Name. Includes A (AMPERE), AFF (ABOVE FINISHED FLOOR), AFG (ABOVE FINISHED GRADE), AF (ARC FAULT CIRCUIT INTERRUPTER), BKR (BREAKER), C (CONDUIT), CATV (CABLE TELEVISION), CKT (CIRCUIT), EC (ELECTRICAL CONTRACTOR), EMT (EXHAUST FAN), FCU (FAN COIL UNIT), GC (GENERAL CONTRACTOR), GFI (GROUND FAULT CIRCUIT INTERRUPTER), GRS (GALVANIZED RIGID STEEL CONDUIT), HID (HIGH INTENSITY DISCHARGE), IG (DEVICE SHALL HAVE ISOLATED GROUND), IMC (INTERMEDIATE METALLIC CONDUIT), JB (JUNCTION BOX), KVA (KILOVOLT AMPERES), KW (KILOWATT), MAX (MAXIMUM), MC (MECHANICAL CONTRACTOR), MDP (MAIN DISTRIBUTION PANEL), MIN (MINIMUM), MFR (MANUFACTURER), NMC (NONMETALLIC-SHEATHED CABLE), V (VOLT), NEC (2020 NATIONAL ELECTRICAL CODE, (NFPA 70)), SWBD (SWITCHBOARD), TYP (TYPICAL), UNO (UNLESS NOTED OTHERWISE), WC (WATER COOLER), XFMR (TRANSFORMER).

DISCONNECT SWITCH SCHEDULE

Table with 2 columns: SWITCH and DESCRIPTION. Lists switches S-1 through S-15 with their respective ratings (e.g., 30A/2P, 60A/2P, 100A/2P, 200A/2P, 400A/2P, 30A/3P, 60A/3P, 100A/3P, 200A/3P, 30A/4WSN, 60A/4WSN, 100A/4WSN, 200A/4WSN, 400A/4WSN).

SWITCH NOTES:

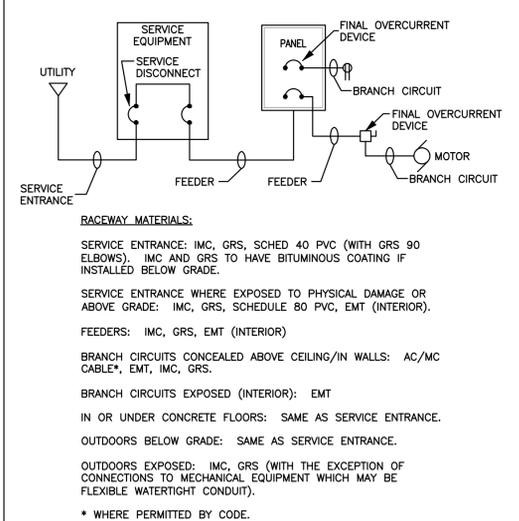
- 1. ALL DISCONNECTS SHALL BE HEAVY DUTY TYPE AND BY SAME MFR AS PANELBOARDS. 240V OR 600V TO SUIT CIRCUIT VOLTAGE.
2. ALL DISCONNECTS FUSIBLE UNLESS OTHERWISE NOTED. PROVIDE FUSES TO SUIT LOAD.
3. ENCLOSURES NEMA 3R OUTDOORS AND IN WET LOCATIONS. NEMA 1 ELSEWHERE UNLESS OTHERWISE NOTED.
4. ALL OUTDOOR DISCONNECTS SERVING GROUND MOUNTED HVAC UNITS SHALL NOT BE MOUNTED HIGHER THAN 36" ABOVE FINISHED GRADE.
5. COORDINATE WITH EQUIPMENT MANUFACTURER AND INSTALL TO PROVIDE REQUIRED CLEARANCES PER NEC.
6. COORDINATE WITH MECHANICAL CONTRACTOR WHERE SCOR RATINGS OF MECHANICAL EQUIPMENT DOES NOT MEET OR EXCEED AIC RATING OF PANELBOARD OR DISCONNECT SWITCH SERVING EQUIPMENT PROVIDE FUSES TO ADEQUATELY PROTECT EQUIPMENT.
7. DISCONNECTS SHALL BE MOUNTED WITHIN SIGHT OF EQUIPMENT SERVED.
8. NF = NON-FUSED.



NOTE: WHERE WALL BLOCKING INTERFERES WITH EXACT MOUNTING HEIGHTS, CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR EXACT MOUNTING HEIGHT PRIOR TO ROUGH-IN.

DEVICE MOUNTING HEIGHTS NO SCALE

RACEWAY MATERIAL SCHEDULE



- SERVICE ENTRANCE: IMC, GRS, SCHED 40 PVC (WITH GRS 90 ELBOWS). IMC AND GRS TO HAVE BITUMINOUS COATING IF INSTALLED BELOW GRADE.
SERVICE ENTRANCE WHERE EXPOSED TO PHYSICAL DAMAGE OR ABOVE GRADE: IMC, GRS, SCHEDULE 80 PVC, EMT (INTERIOR).
FEEDERS: IMC, GRS, EMT (INTERIOR)
BRANCH CIRCUITS CONCEALED ABOVE CEILING/IN WALLS: AC/MC CABLE*, EMT, IMC, GRS.
BRANCH CIRCUITS EXPOSED (INTERIOR): EMT
IN OR UNDER CONCRETE FLOORS: SAME AS SERVICE ENTRANCE.
OUTDOORS BELOW GRADE: SAME AS SERVICE ENTRANCE.
OUTDOORS EXPOSED: IMC, GRS (WITH THE EXCEPTION OF CONNECTIONS TO MECHANICAL EQUIPMENT WHICH MAY BE FLEXIBLE WATERTIGHT CONDUIT).
* WHERE PERMITTED BY CODE.

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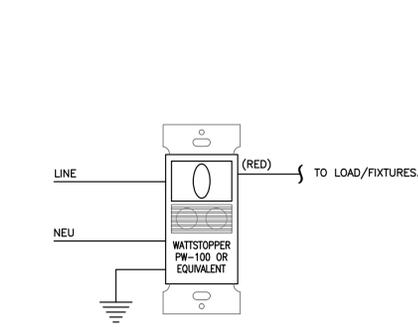
Professional Engineer Seal for Jeff Lewis, State of South Carolina, License No. 23558, dated 6/4/2024.

MODIFICATIONS TO BLUFFTON REC. CENTER
618 OLIVER ROAD | BLUFFTON | SC 29910

Table with 2 columns: REV and COMMENTS. Includes a grid for tracking revisions.

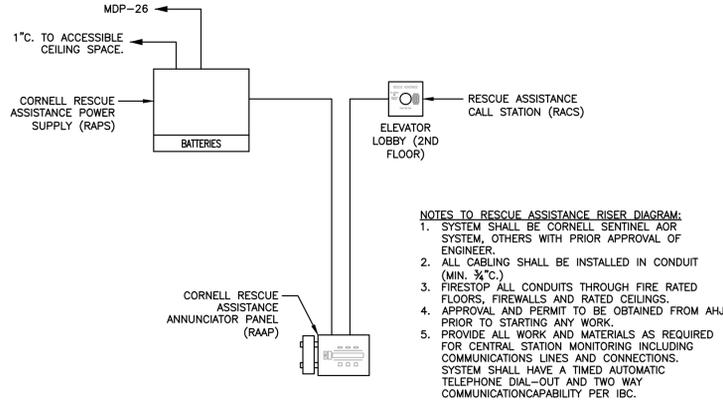
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AUTOMATIC WALL SENSOR SWITCH
TYPICAL SINGLE RELAY WIRING SCHEMATIC
NO SCALE

- NOTE 1: SCHEMATIC IS REPRESENTATIVE OF WATTSTOPPER PW/DW-100 AND DSW-100, CONNECTION REQUIREMENTS AND COLOR CODING MAY DIFFER BETWEEN MANUFACTURERS. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.
- NOTE 2: WHERE APPLICABLE, CONNECT EXIT SIGNS, BATTERY PACKS FOR EGRESS LIGHTING, AND NIGHT LIGHTS LINE SIDE OF AUTOMATIC WALL SWITCH SENSORS.



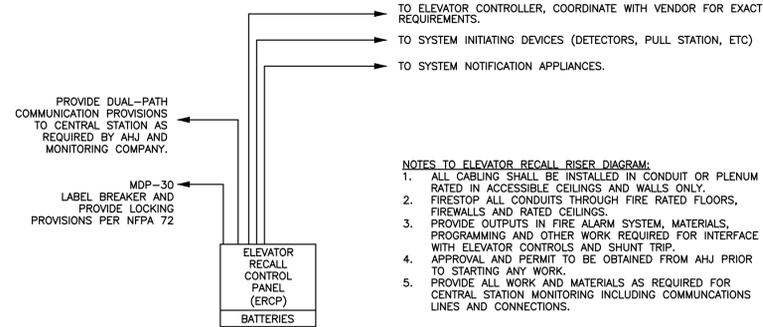
- NOTES TO RESCUE ASSISTANCE RISER DIAGRAM:**
- SYSTEM SHALL BE CORNELL SENTINEL AOR SYSTEM, OTHERS WITH PRIOR APPROVAL OF ENGINEER.
 - ALL CABLING SHALL BE INSTALLED IN CONDUIT (MIN. 3/4").
 - FIRESTOP ALL CONDUITS THROUGH FIRE RATED FLOORS, FIREWALLS AND RATED CEILINGS.
 - APPROVAL AND PERMIT TO BE OBTAINED FROM AHJ PRIOR TO STARTING ANY WORK.
 - PROVIDE ALL WORK AND MATERIALS AS REQUIRED FOR CENTRAL STATION MONITORING INCLUDING COMMUNICATIONS LINES AND CONNECTIONS. SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT AND TWO WAY COMMUNICATION CAPABILITY PER IBC.

RESCUE ASSISTANCE SYSTEM RISER DETAIL
NO SCALE

- RAPS** RESCUE ASSISTANCE POWER SUPPLY.
- RAAP** RESCUE ASSISTANCE ANNUNCIATOR PANEL. VERIFY LOCATION WITH FIRE DEPARTMENT.
- RACS** RESCUE ASSISTANCE CALL STATION.

LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	CATALOG NUMBER	LAMPS	WATTAGE	NOTES
4B	4' LED WRAP FIXTURE. SELECTABLE LUMEN OUTPUT AND CCT.	ORACLE #4-ORW-LED-5000L-DIM10-MVOLT--F-85 EB: 0-EMG-LED-10W	LED BY MFR.	34.0W	* SET CCT TO MATCH EXISTING FIXTURES IN FACILITY.
4C	4' LED STRIP FIXTURE WITH LENS. SELECTABLE LUMEN OUTPUT AND CCT.	ORACLE #4-OC1-LED-4000L-DIM10-MVOLT--F-85-V3 EB: 0-EMG-LED-10W	LED BY MFR.	31.2W	* SET CCT TO MATCH EXISTING FIXTURES IN FACILITY.
4V	4' LED VAPOR TIGHT FIXTURE. SELECTABLE LUMEN OUTPUT AND CCT.	ORACLE #4-OWS-LED-4000L-DIM10-MVOLT-40K-85 EB: 0-EMG-LED-10W	LED BY MFR.	33.0W	MOUNT TWO MINIMUM 18" BELOW BOTTOM OF SHAFT, TWO 18" BELOW TOP OF SHAFT, COORD. WITH ELEVATOR VENDOR.
4VC	4' LED VAPOR TIGHT FIXTURE. SELECTABLE LUMEN OUTPUT AND CCT.	ORACLE #4-OWS-LED-4000L-DIM10-MVOLT-40K-85 EB: 0-EMG-LED-10W	LED BY MFR.	33.0W	CEILING MOUNT.
4W	4' WALL MOUNT LED SLOT FIXTURE, MOUNT 6" TO BOTTOM ABOVE ELEVATOR DOOR TRIM. PROVIDE SPACER SO THAT BACK EDGE OF APERTURE IS EVEN WITH ELEVATOR DOOR TRIM FACE.	ORACLE #4OMLS-WD-LED-1-S-D750L-DF-DIM10-MVOLT--F-85-** EB: 0-EMG-LED-10W REMOTE MOUNT IN ACCESSIBLE, CONDITIONED LOCATION.	LED BY MFR.	39.5W	* PROVIDE CCT TO MATCH EXISTING FIXTURES IN FACILITY. ** HOUSING FINISH PER ARCHITECT.
	DUAL HEAD EMERGENCY FIXTURE WITH 90 MINUTE BATTERY BACKUP. MOUNT ABOVE DOOR. DAMP LOCATION LISTED.	EMERGI-LITE #12MPR12M-2-LA-DL	LED BY MFR.	0.6W	CONNECT TO LIGHTING CIRCUIT SERVING ROOM LINE SIDE OF ANY SWITCHING OR CONTROL.

- OTHER MANUFACTURERS ACCEPTABLE WITH PRIOR APPROVAL OF ENGINEER.
- HALF SHADED FIXTURES AND/OR LABELED "EB" SHALL BE EQUIPPED WITH 90 MINUTE MINIMUM EMERGENCY BATTERY PACK CONNECTED LINE SIDE OF ANY SWITCHING, RELAY, OR OTHER CONTROL DEVICE. EMERGENCY FUNCTION SHALL BE CONNECTED TO NORMAL LIGHTING CIRCUIT SERVING SAME AREA.
- LAMPING COLOR TEMPERATURE PER ARCHITECT AND OWNER REQUIREMENTS.



- NOTES TO ELEVATOR RECALL RISER DIAGRAM:**
- ALL CABLING SHALL BE INSTALLED IN CONDUIT OR PLENUM RATED IN ACCESSIBLE CEILINGS AND WALLS ONLY.
 - FIRESTOP ALL CONDUITS THROUGH FIRE RATED FLOORS, FIREWALLS AND RATED CEILINGS.
 - PROVIDE OUTPUTS IN FIRE ALARM SYSTEM, MATERIALS, PROGRAMMING AND OTHER WORK REQUIRED FOR INTERFACE WITH ELEVATOR CONTROLS AND SHUNT TRIP.
 - APPROVAL AND PERMIT TO BE OBTAINED FROM AHJ PRIOR TO STARTING ANY WORK.
 - PROVIDE ALL WORK AND MATERIALS AS REQUIRED FOR CENTRAL STATION MONITORING INCLUDING COMMUNICATIONS LINES AND CONNECTIONS.

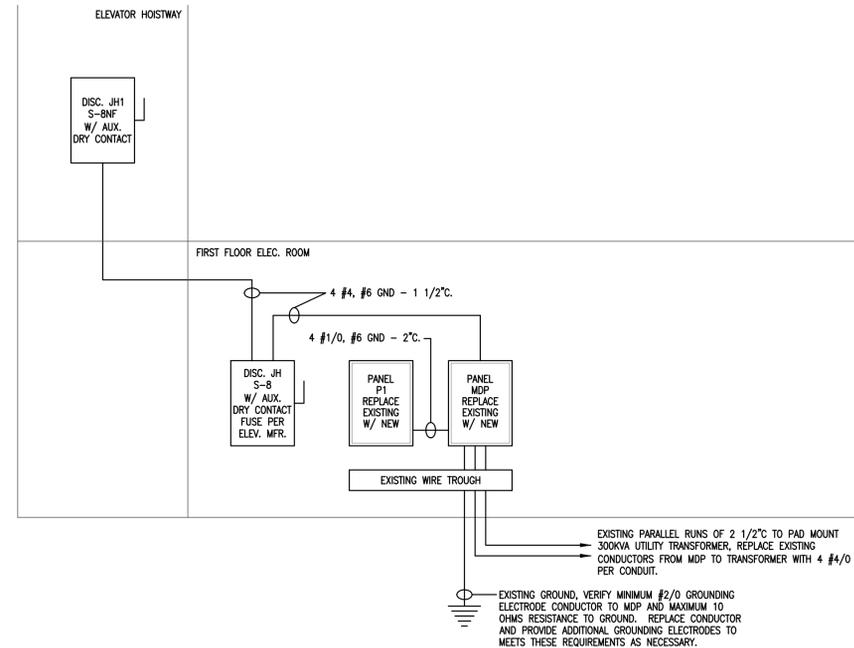
ELEVATOR RECALL SYSTEM RISER DETAIL
NO SCALE

PANEL P1 - NEW														
		BUS AMPS : 600A		MAIN : 450A		MOUNTING : SURFACE								
SYSTEM : NORMAL		VOLTAGE : 120-208V/3ø/4W/5N		MOUNTING : SURFACE										
TYPE : SQUARE D, NO		MOUNTING : SURFACE												
INTERRUPTING RATING : 35K AIC														
CRKT.	CIRCUIT NAME	WIRE	COND	LOAD	BKR.	POLES	PHASE	POLES	BKR.	LOAD	COND	WIRE	CIRCUIT NAME	CRKT.
1	EXISTING SUB-PANEL	EXIST	EXIST	-	100		A	B	60	-	EXIST	EXIST	EXISTING	2
3	DOWNSTAIRS	EXIST	EXIST	-	100		A	B	60	-	EXIST	EXIST	HEAT STRIPS	4
5	EXISTING SUB-PANEL	EXIST	EXIST	-	100		A	B	60	-	EXIST	EXIST	EXISTING	6
7	UPSTAIRS	EXIST	EXIST	-	100		A	B	60	-	EXIST	EXIST	HEAT STRIPS	8
9	EXISTING	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	EXISTING	10
11	HEAT STRIPS	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	HEAT STRIPS	12
13	EXISTING	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	EXISTING	14
15	HEAT STRIPS	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	HEAT STRIPS	16
17	EXISTING	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	EXISTING	18
19	HEAT STRIPS	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	HEAT STRIPS	20
21	EXISTING	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	EXISTING	22
23	HEAT STRIPS	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	HEAT STRIPS	24
25	ELEV. SHAFT LIGHT	XX	XX	0.1	20		A	B	20	0.3	1/4	12	RESCUE ASSISTANCE SYSTEM	26
27	ELEV. SHAFT RECEPT	XX	XX	0.2	20		A	B	20	0.3	1/2	12	RECEPT WARMING CABINET	28
29	ELEV. FLT LIGHT	XX	XX	0.1	20		A	B	20	0.3	1/2	12	ELEVATOR RECALL PANEL	30
31	ELEV. FLT RECEPT	XX	XX	0.2	20		A	B	20	0.3	1/2	12	SPARE	32
33	SUMP PUMP	XX	XX	1.2	20		A	B	20	0.3	1/2	12	SPARE	34
35	ELEV. CAR (THRU DISC. JH)	XX	XX	1.2	20**		A	B	20	0.3	1/2	12	SPARE	36
37	ELEVATOR	SEE RISER	SEE RISER	2.0	70**		A	B	30	-	3/4	10	SPD	40
39	PANEL P1	SEE RISER	SEE RISER	-	150		A	B	-	-	-	-	SPD	42

- SUBSCRIPT "G" ADJACENT TO CIRCUIT BREAKER DESIGNATES A GROUND-FAULT TYPE CIRCUIT BREAKER.
** OR AS REQUIRED BY EQUIPMENT BEING INSTALLED.
CONTRACTOR IS TO TRACE OUT ALL EXISTING CIRCUITS AND UPDATE DIRECTORY TO ACCURATELY MATCH EXISTING CONDITIONS.

PANEL P1 - NEW														
		BUS AMPS : 225A		MAIN : MLO		MOUNTING : SURFACE								
SYSTEM : NORMAL		VOLTAGE : 120-208V/3ø/4W/5N		MOUNTING : SURFACE										
TYPE : SQUARE D, NO		MOUNTING : SURFACE												
INTERRUPTING RATING : 35K AIC *														
CRKT.	CIRCUIT NAME	WIRE	COND	LOAD	BKR.	POLES	PHASE	POLES	BKR.	LOAD	COND	WIRE	CIRCUIT NAME	CRKT.
1	EXISTING	EXIST	EXIST	-	60		A	B	60	-	EXIST	EXIST	EXISTING	2
3	HEAT PUMP	EXIST	EXIST	-	50		A	B	50	-	EXIST	EXIST	HEAT PUMP	4
5	EXISTING	EXIST	EXIST	-	50		A	B	50	-	EXIST	EXIST	EXISTING	6
7	HEAT PUMP	EXIST	EXIST	-	50		A	B	50	-	EXIST	EXIST	HEAT PUMP	8
9	EXISTING	EXIST	EXIST	-	50		A	B	50	-	EXIST	EXIST	EXISTING	10
11	HEAT PUMP	EXIST	EXIST	-	50		A	B	50	-	EXIST	EXIST	HEAT PUMP	12
13	EXIST. STAIRWELL AND MCH	EXIST	EXIST	-	20		A	B	50	-	EXIST	EXIST	EXISTING	14
15	EXIST. HALL & FAN OPEN RM	EXIST	EXIST	-	20		A	B	50	-	EXIST	EXIST	HEAT PUMP	16
17	EXIST. FLUORESCENT LIGHTS	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	EXIST. ACHIEVERS CLUB RM	18
19	EXIST. POTTY & RESTRM LITS	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	EXIST. SECURITY RM	20
21	EXIST. WATER COOLER RECEPT	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	EXIST. OFFICE LITS	22
23	EXIST. FLE OUTLETS 3RD SET	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	EXIST. WORK RM LITS	24
25	EXIST. RECEPTS RM 1-4	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	EXIST. BOYS BATHROOM	26
27	EXIST. WORK RM RECEPTS	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	EXIST. TELEPHONE EQUIPMENT	28
29	EXIST. FLE OUTLETS 1ST SET	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	EXIST. OUTSIDE RECEPTS	30
31	EXIST. FLE OUTLETS MID. SET	EXIST	EXIST	-	20		A	B	20	-	EXIST	EXIST	RECEPT IN WORK RM	32
33	EXISTING UNKNOWN	EXIST	EXIST	-	20		A	B	30	-	EXIST	EXIST	EXISTING	34
35	EXISTING UNKNOWN	EXIST	EXIST	-	20		A	B	40	-	EXIST	EXIST	EXISTING	36
37	EXISTING UNKNOWN	EXIST	EXIST	-	20		A	B	-	-	-	-	UNKNOWN	38
39	EXISTING UNKNOWN	EXIST	EXIST	-	20		A	B	-	-	-	-	PREPARED SPACE	40
41	PREPARED SPACE	EXIST	EXIST	-	20		A	B	-	-	-	-	PREPARED SPACE	42

* PANEL MAY BE SERIES RATED BY MANUFACTURER WITH MDP.
CONTRACTOR IS TO TRACE OUT ALL EXISTING CIRCUITS AND UPDATE DIRECTORY TO ACCURATELY MATCH EXISTING CONDITIONS.



POWER RISER DIAGRAM
NO SCALE

NOTE: EC SHALL COORDINATE WITH POWER SUPPLIER (UTILITY) AND COMPLY WITH ALL REQUIREMENTS FOR SERVICE AND METERING.

THIS INCLUDES PROVIDING ALL LABOR AND MATERIALS NECESSARY TO COMPLY WITH UTILITY REQUIREMENTS AND COORDINATION WITH THE UTILITY TO DETERMINE SERVICE POINT LOCATION AND TYPE.

COORDINATE WITH UTILITY PROVIDER PRIOR TO SUBMITTING BID SO THAT BID ACCURATELY REFLECTS MATERIAL QUANTITY AND DISTANCES BASED ON SITE CONDITIONS.

UTILITY CONTACT IS DOMINION ENERGY:
PARKS MOSS
843-540-1315
henry.moss@dominionenergy.com

MEASURE RESISTANCE TO GROUND PRIOR TO ENERGIZATION OF EQUIPMENT. IF RESISTANCE TO GROUND IS GREATER THAN 10 OHMS PROVIDE ALL MATERIALS AND WORK REQUIRED TO REDUCE RESISTANCE TO LESS THAN 10 OHMS.

AIC RATINGS ARE BASED ON AN EXISTING 300KVA 120/208V 3ø UTILITY TRANSFORMER WITH 2.0% IMPEDANCE. THE TRANSFORMER ESTIMATED TO BE 80 FEET FROM THE SERVICE EQUIPMENT.

FAULT CURRENT CALCULATED AT PANEL MDP BASED ON THE INFORMATION ABOVE IS:
22,104 L-L
23,287 L-N

DO NOT USE ESTIMATED DISTANCE FOR BIDDING, FIELD VERIFY.

PROVIDE ACTUAL SERVICE CONDUCTOR LENGTH AND VERIFY TRANSFORMER CHARACTERISTICS WITH UTILITY. PROVIDE TO ENGINEER FOR VERIFICATION OF FAULT CURRENT CALCULATIONS WITH GEAR SUBMITTAL AND PRIOR TO RELEASING GEAR.

FAULT CURRENT AT ELEVATOR DISC. JH1 IS CALCULATED TO BE 5,398A BASED ON INFORMATION ABOVE. PROVIDE DUAL ELEMENT TIME DELAY FUSE WITH CURRENT LIMITING CHARACTERISTICS FOR DISC. JH1 TO LIMIT AVAILABLE FAULT CURRENT AT ELEVATOR TO 5000A.

SPD: PROVIDE DITEK D100-120/208Y OR APPROVED EQUIVALENT.

Item 22

JEFF LEWIS ARCHITECT

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STATE OF SOUTH CAROLINA
ETI ENGINEERING, LLC
No. C02936

6/4/2024

MODIFICATIONS TO BLUFFTON REC. CENTER

618 OLIVER ROAD | BLUFFTON | SC 29910

ELECTRICAL SYMBOLS SCHEDULES & DETAILS

REV. DATE. COMMENTS

JOB #22-031-6 06/04/2024

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ELECTRICAL SPECIFICATIONS

1. GENERAL PROVISIONS

- A. Work included in these specifications and included on the drawings shall include furnishing all labor, materials, supplies, and equipment to perform all work required including cutting, channeling, chasing, excavating and backfilling, to install a complete and working electrical system(s) in accordance with these sections of the specifications and the accompanying drawings. This shall include all required preparation work, raceways, coordination, etc. required to install the electrical system.
B. The electrical work shall include, but in no way be limited to the following:
1. Raceways (To include raceways for conductors and cables, but also empty for designated signal systems and future uses.)
2. Electrical Distribution System.
3. Exterior and Interior Lighting Systems.
4. Exterior and Interior Power Systems.
5. Wiring Devices.
6. Telephone Raceway System.
7. Data Raceway System.
8. Connection and Installation of Equipment Furnished Under Other Divisions of the Specification.
9. Utility Service Entrances - Electrical, Telephone, Etc.
10. Elevator Recall System.
11. Rescue Assistance System.

C. The contractor is responsible for including any and all work related to the electrical that is noted in any part of the specifications or any part of the drawings, including Divisions 1, 15 and any other sections. The contractor will supply power to equipment at the voltage indicated on the drawings. The contractor will be held responsible for coordinating the equipment voltages, control equipment, wiring, and locations and type of terminations/connections and/or disconnects required to comply with the National Electrical Code, International Building Code, International Energy Conservation Code, all local codes, and the equipment manufacturer's requirements.

D. Electrical Drawings are diagrammatic in nature except where specific dimensions, or specific details are shown on the electrical, mechanical, or architectural drawings. The contractor shall refer to other drawings for exact locations of equipment, building dimensions, architectural details and conditions affecting the electrical work; however, field measurements take precedence over dimensioned drawings. The Electrical Contractor shall provide all labor and materials and all incidental elements; junction and pull boxes, filters, pull wires, connectors, support materials, fuses, disconnect switches, lamps, and labels, to install, connect, start-up and result in a complete and working system in accordance with the drawings and specifications. The contractor is responsible for coordinating the installation of all electrical work with the work of other contractors and/or trades. The electrical drawings are such that the electrical service to equipment furnished and installed under other sections of the contract documents (examples, include but are not limited to: HVAC equipment, water heaters, fans, pumps, motors, etc) is coordinated for the specified equipment only. If the equipment installed under other divisions of the contract documents is not the specified equipment it is the responsibility of the contractor to coordinate the electrical service/interface requirements with the electrical contractor.

E. Provide all wiring, connectors, fittings, connections, and all accessories for the complete installation of, and final connections to, equipment furnished under other divisions of the specifications and where indicated on the drawings or otherwise specified.

F. All safety disconnect switches shall be provided under Division 16 unless specifically noted on drawings. The electrical contractor shall furnish and install fuses that are sized in accordance to the equipment nameplate of the equipment served.

G. The contractor is responsible for obtaining all required permits and complying with all National (NEC, IBC, NFPA), State, County, and Municipal codes and regulations. This shall include, but not be limited to, the following:

- 1. Federal Occupational Safety and Health Act (OSHA)
2. NFPA 70 (National Electrical Code)
3. NFPA 101 (Life Safety Code)
4. Americans with Disabilities Act (ADA).
5. International Building Code (IBC).
6. International Fire Code (IFC).
7. NFPA 72
8. International Energy Conservation Code (IECC).

H. The contractor shall keep a set of construction drawings during the length of the project on which he shall note any and all changes from the original drawings. This record set of drawings shall be updated daily.

I. Electrical Subcontractor shall submit for review by the Engineer detailed shop drawings of all material listed below. All submittal data shall be submitted at one time through the Architect. No material or equipment for which Engineer's review is required shall be delivered to the job site or installed until the Electrical Contractor has in his possession the reviewed and approved shop drawings for the particular material and/or equipment. The Electrical Contractor shall assemble, organize, prepare and review for correctness shop drawings on all materials, equipment, fixtures and devices to be used. If material submitted is the result of "value engineering" or "prior approval" changes, the submittal must contain supporting documentation of the approved changes, otherwise it will be reviewed against the specified products on these plans. The Electrical contractor shall furnish the number of copies specified by the Architect or one (1) PDF copy of shop drawings if no number is specified by the Architect. Shop drawings that are incorrectly submitted, contain errors or omissions, or not in the form and sequence specified shall be rejected as unapproved.

Shop drawings shall contain as cover page a letter by the supplying Vendor stating that the Vendor has received full contract documents and that to the best of his or her knowledge the submittal is in compliance with the contract documents and design intent including all ancillary parts and pieces required for a complete job.

Review of shop drawings in no way relieves the Contractor of his responsibility of quantity, dimensions, weights, means and methods, safety, or coordination with others.

Failure of the Contractor to submit shop drawings to the Engineer with reasonable time for review shall not entitle the Contractor to an extension of contract time. Reasonable review time is fifteen working days unless otherwise specified.

At minimum shop drawings shall be submitted for

- 1. Lighting fixtures
2. Lighting control systems including automatic switches
3. Panelboards
4. Safety switches
5. SPD'S
6. Elevator recall system.
7. Rescue assistance system.
8. Basic materials; wire, conduit, fittings, wiring devices
9. Fuses

J. Requests for Substitution

Submit requests for substitution to Engineer through Architect in PDF format no fewer than ten (10) working days prior to bid time. Requests shall contain cutsheets, catalog numbers, etc. Any approval will be in writing by the Engineer. Prior approval submittals for lighting shall include adequate photometric and energy use documentation for comparison to specified.

Substituted items will not result in an increase in cost to the Owner.

K. Catalog numbers and names that appear in the specifications or on the plans may be incomplete or obsolete and are for descriptive purposes only. As such they may not indicate all of the parts, pieces and systems required for a complete and operating installation. It is the responsibility of the Electrical Contractor, the Vendor and the Supplier to review the plans, specifications and applications to determine the correct item(s) required to include all installation and support materials and systems for a complete and working installation.

2. FIRE SPREAD PREVENTION MATERIAL

A. The work shall include the requirement to install fire spread prevention material wherever the electrical contractor installs or penetrates a material (wall, etc.) to install electrical equipment or materials.

B. Fire Resistance Rating: Whenever a fire rated wall, floor, floor-ceiling or roof-ceiling assembly is shown with through-penetrations, provide materials and application procedures which have been tested and classified by UL and approved by FM for the assembly.

C. Installation shall be in accordance with the printed instructions as supplied by the manufacturer.

3. RACEWAYS/CONDUITS AND ASSOCIATED EQUIPMENT

A. The work shall include all raceways, conduits, fittings, and all other equipment required to install a raceway system. This shall include, but not limited to the following:

- 1. Rigid metal conduit and fittings.
2. Electrical metallic tubing and fittings.
3. Flexible metal conduit and fittings.
4. Liquid tight flexible metal conduit and fittings.
5. Non-metallic conduit and fittings.

B. Except where otherwise permitted on drawings route all conductors in conduit.

C. All signal systems shall have their wiring installed in conduit/raceways to above accessible ceiling and in inaccessible ceiling spaces. All cabling exposed above ceiling shall be plenum rated.

Conduit routing and device wiring for signal system components is not shown on the drawings. The contractor shall coordinate with the signal system manufacturer to determine the conduit (size and routing) and wiring requirements to circuit the equipment shown on the drawings.

D. Specified products and their areas of use shall be as described on drawings.

E. Fittings shall be steel compression type, concrete tight for all EMT raceways. For PVC raceways, use slip fittings with glue joints. For rigid galvanized steel and IMC, fittings shall be threaded galvanized iron, heavy steel, concrete tight.

F. Size conduit for conductor type installed; 1/2 inch minimum size.

G. For all empty raceways, furnish and install a nylon pull cord. The nylon pull cord shall be rated for a 200 pound force pull strength.

4. WIRE AND CABLE - 600 VOLTS AND LESS

A. Work shall include the furnishing and installing of all required wire and cable to complete the wiring and electrical system. This shall include, but not be limited to the following:

- 1. Building wire.
2. Wiring connections and terminations.
3. Communications cabling as specified on drawings.
4. Cabling for elevator recall and rescue assistance systems.

B. All service entrance power cable shall be type XHHW OR THWN-2, 90 degree C, copper conductor U.N.O. Feeders and Branch Circuits Larger Than 6 AWG: Copper, stranded conductor, 600 volt insulation, THHN. Feeders and Branch Circuits 6 AWG and Smaller: Copper conductor, 600 volt insulation, THHN. 6 and 8 AWG, stranded conductor; smaller than 8 AWG, solid conductor. MINIMUM SIZE SHALL BE #12 FOR ALL WIRING ABOVE 48 VOLTS. All conductors in damp or wet locations (including below grade) shall be listed for that use, THWN-2 or equivalent.

C. All cables shall be color coded. Color coding shall be as follows:

Table with 2 columns: Voltage/Color and Phase. 120/208 Volt: Black (A), Red (B), Blue (C), White (Neutral), Green (Ground)

D. Each wire or cable in a feeder at its terminal points, and in each pull-box, junction box, and panel gutter through which it passes shall be identified to show the circuit number of the breaker that it connects to. Each common wire, common circuit to common loop of a system, sound system, or any signal system conductor, shall be identified.

E. All installation shall be in accordance with the NEC. All splices shall be in junction boxes and shall be electrically and mechanically secure. Where a circuit home run is shown on the plans without any conductor or raceway identification, it shall be a minimum of 2 # 12, 1 # 12 Ground, 1/2" Conduit. Place an equal number of conductors for each phase of a circuit in same raceway or cable. Splice only in junction or outlet boxes. Neatly train and lace wiring inside boxes, equipment, and panelboards. Perform continuity test on all power and equipment branch circuit conductors. Verify proper phasing connections.

5. WIRING DEVICES

A. The shall include the furnishing and installing of any and all wiring devices required to make a complete and functioning wiring system. See the drawings for symbols and descriptions of devices. Devices specified are to establish a level of quality. All devices shall be best specification grade. Equivalent devices by Pass and Seymour or Leviton are acceptable.

Color of devices shall be per Architect.

B. Duplex receptacle shall be 20 ampere, 120 volt, 2-Pole, 3-Wire, NEMA 5-20R. Unit shall be HBL #5362 or HBL #5362TR (where required).

C. Ground Fault receptacle shall be HBL #GF5362 or HBL #GF5362TR (where required).

D. Light switches shall be 20 ampere, 120-277 volt. Unit shall be HBL #1221 for SPST, HBL #1223 for three-way, and HBL #1224 for Four-Way.

E. Installation shall be per NEC. Include ground wire and connection with all receptacle circuits. Quadplex receptacles shall be two duplex receptacles installed in a two gang box. Install wall switches OFF position down. Install convenience receptacles grounding pole on top. Install devices and wall plates flush and level. Provide GFCI receptacle within 6' of any water source. GFCI receptacles shall not be used to protect non-GFCI receptacles.

F. Wiring Device Plates:
1. Provide over-sized Thermostat type cover plates for all flush mounted devices. Color shall match existing or provide at minimum selection of white, ivory, brown or gray.
2. Plates for surface mounted devices in unfinished areas shall be steel, galvanized types with beveled edges.
3. Screws securing the plate shall have flush mounted heads (when installed) with finish to match that of the plate.
4. Weather-proof plates shall be constructed with cast aluminum base plates and covers. Hinge pins, springs and screws shall be constructed of stainless steel. Covers shall comply with appropriate UL and NEC requirements for use in wet locations.

6. PANELBOARDS

A. This section includes furnishing and installing panelboards and related equipment to form a complete and functioning electrical system. This shall include, but not be limited to the following:
1. Service and distribution panelboards.
2. Lighting and appliance branch circuit panelboards.

B. Panelboards shall be as manufactured by Square D or approved equivalent by ABB/GE, Eaton or Siemens.

C. Provide cabinet front with concealed trim clamps, and hinged door with flush lock. Finish in manufacturer's standard gray enamel. Provide panelboards with copper bus, ratings as scheduled. Provide copper ground bus in all panelboards, aluminum with permission of Owner. Minimum Integrated Short Circuit Rating: See drawings. Molded Case Circuit Breakers: NEMA AB 1; provide circuit breakers with integral thermal and instantaneous magnetic trip in each pole. Provide circuit breakers UL listed as Type HACR for air conditioning equipment branch circuits. All breakers shall be bolt on type.

D. Furnish and install all required materials to install and mount the panelboards to the wall shown on the drawings. Install panelboards plumb and flush with wall finishes, in conformance with NEMA PB 1.1. Provide filler plates for unused spaces in panelboards.

E. Provide typed circuit directory for each circuit breaker in each panelboard. Visual and Mechanical Inspection: Inspect for physical damage, proper alignment, anchorage, and grounding. Check proper installation and tightness of connections for circuit breakers, fusible switches, and fuses. Provide name plates for each panel and switch as described in the General Notes on the drawings.

7. SECONDARY GROUNDING

A. Work included shall include power system grounding, communication system grounding, and electrical equipment and raceway grounding and bonding. Ground electrical work in accordance with NEC Article 250, local codes as specified herein, and as shown on the drawings.

B. Install equipment grounding conductors in raceway with feeder and branch circuit conductors. Ground interior lighting fixtures with grounding conductor to rigid metal raceways serving them. Flexible metal conduit shall have a ground wire installed with the power conductors. Where connections are made to motors or equipment with flexible metal conduit, grounding conductor shall be stranded copper conductor within the conduit, bonded to the equipment and to the rigid metal raceway system. At each convenience outlet, install a grounding clip attached to the outlet box and leave a sufficient length of #12 wire with green colored insulation to connect to the grounding terminal of the receptacle.

8. TESTING

A. GUARANTEE OF WORK, EQUIPMENT AND MATERIALS
1. The complete system shall be free of faults, short circuits, grounds and open circuits. Balance loads across phases to obtain minimum neutral current in feeders only branch circuits.
2. The Electrical Contractor shall perform inspections and test as herein specified. The Electrical Contractor shall provide all material, equipment, labor and supervision to perform such tests and inspections.
3. It is the intent of these tests to assure that all tested electrical equipment and systems are operational and within industry and the manufacturer's tolerances and is installed in accordance with the Design Specifications. The test and inspections shall determine suitability for energization.
Written documentation of the tests and inspections shall be provided and shall include the company name performing the work, project name, date and time of tests, weather and humidity

B. Systems and equipment are to be tested and operated to verify compliance with the requirements of the contract documents and applicable codes.
Equipment, systems, conductors and devices to be tested are as follows:
1. Power Distribution Equipment shown on the one-line (Power Riser) diagram.
a. Proper torque values on lugs and connectors.
b. Proper operation of equipment ground fault protective devices.
2. Conductors - Conductors rated 70 amperes and above.
a. Proper conductor and insulation type.
b. Insulation resistance test (Megger) at 1000 volts DC for 1 Minute or per cable manufacturer specifications.
c. Minimum insulation resistance values shall not be less than fifty (50) megohms.

C. Grounding
1. Test ground resistance using the attached rod technique (ART) or the fall of potential method according to IEEE 81 at the service entrance.
2. Verify proper type and size of grounding conductors and proper ground connections.
3. If ground resistance exceeds 10 ohms or values otherwise specified in the Specifications, equipment requirements or General or Special Conditions notify the Engineer immediately. The Electrical Contractor shall be responsible for providing alternate and/or additional means of grounding to reduce the ground resistance to 10 ohms or below at no additional cost.

D. Grounding and Ground Fault Personnel Protection
a. Test ground fault receptacles and ground fault branch circuit breakers.
b. Test ten (10) percent of all 120 volt receptacle outlets for proper wiring.

E. All devices which must be adjusted or set to operate on a schedule (time clocks, program mechanisms, etc.) shall be set prior to substantial completion to operate on schedules directed by the Owner. Instruct the owner on the proper operation of these devices.

9. ELEVATOR RECALL SYSTEM

A. Description
1. This section of the specifications includes the furnishing, installation, and connection of the microprocessor controlled, addressable reporting elevator recall equipment required to form a complete coordinated system ready for operation with automatic reporting of alarms to a monitoring facility contracted with by the Owner. It shall include, but not be limited to, alarm initiating devices, alarm notification appliances, fire alarm control panel, auxiliary control devices, annunciators, power supplies, and wiring for a complete and operable system.
2. The fire alarm system shall comply with requirements of NFPA standard No. 72 for protected premises signaling systems except as supplemented by this specification. The system shall be electrically supervised and monitor the integrity of all conductors. System shall comply with all national, state and local adopted codes and requirements as well as requirements of AHJ.

B. Scope

- 1. A new addressable reporting, microprocessor controlled elevator recall system shall be installed in accordance with the specifications and drawings.
2. Basic Performance:
a. Alarm, trouble and supervisory signals from all intelligent addressable reporting devices shall be encoded onto a Class B Signaling Line Circuit (SLC).
b. Initiation Device Circuits (IDCs) shall be wired Class B.
c. Notification Appliance Circuits shall be wired Class B.
d. Built-in Strobe Synchronization w/ selective silence.
e. Digitized electronic signals shall employ check digits or multiple polling.
f. A single ground or open on the system Signaling Line Circuit (SLC) shall not cause system malfunction, loss of operating power or the ability to report an alarm.
3. Alarm signals arriving at the main FACP shall not be lost following a power failure (or outage) until the alarm signal is processed and recorded.

C. Basic System Functional Operation
When a fire alarm condition is detected and reported by one of the system initiating devices the following functions shall immediately occur:

- 1. The System Alarm LED shall flash.
2. A local piezo electric signal in the control panel shall sound.
3. A 80-character, backlit LCD display shall indicate all information associated with the Fire Alarm condition, including the type of alarm point and its location within the protected premises.
4. History storage equipment shall log the information associated with each new Fire Alarm Control Panel condition, along with time and date of occurrence.
5. All system output programs assigned via control-by-event equations to be activated by the particular point in alarm shall be executed, and the associated System Outputs (alarm Notification Appliances and/or Relays) shall be activated.
6. The building is provided with an elevator. Provide smoke detectors and interface with elevator recall system. Provide smoke detectors located in shafts/hoistway as required per Code.

D. Submittals
Provide submittals on battery calculations, voltage drop calculations, device layout and point to point wiring diagram on building floor plans, conductor type and sizes, raceway sizes, riser showing all devices and connections, interface of fire safety control functions, information on all equipment including model numbers to Engineer and AHJ for approval.

E. Guarantee
All work performed and all material and equipment furnished under this contract shall be free from defects and shall remain so for a period of at least one (1) year from the date of acceptance. The full cost of maintenance, labor and materials required to correct any defect during this one-year period shall be included in the submittal bid.

F. Maintenance
Maintenance and testing shall be on a semi-annual basis or as required by the local AHJ. A preventive maintenance schedule shall be provided by the Contractor that shall describe the protocol for preventive maintenance. The schedule shall include:
a. Systematic examination, adjustment and cleaning of all detectors, manual fire alarm stations, control panels, power supplies, relays, water flow switches and all accessories of the fire alarm system.
b. Each circuit in the fire alarm system shall be tested semi-annually.
Each smoke detector shall be tested in accordance with the requirements of NFPA 72.

G. References and Standards
The specifications and standards listed below form a part of this specification. The system shall fully comply with these standards:
1. National Fire Protection Association (NFPA) - USA:
No. 70 National Electrical Code (NEC)
No. 72 Central Station Signaling Systems
No. 72 Protective Signaling Systems
No. 72 Automatic Fire Detectors
No. 72 Notification Appliances for Protective Signaling Systems.
No. 72 Testing Procedures for Signaling Systems.
No. 101 Life Safety Code
2. Underwriters Laboratories Inc. (UL) - USA:
No. 268 Smoke Detectors for Fire Protective Signaling Systems
No. 864 Control Units for Fire Protective Signaling Systems
No. 268A Smoke Detectors for Duct Applications.
No. 521 Heat Detectors for Fire Protective Signaling Systems
No. 464 Audible Signaling Appliances.
No. 38 Manually Actuated Signaling Boxes.
No. 346 Waterflow Indicators for Fire Protective Signaling Systems.
No. 197 Visual Notification Appliances for the hearing impaired.
3. Local and State Building Codes
4. All requirements of the Authority Having Jurisdiction (AHJ).

H. Equipment and Material
1. System shall be by Gamewell-FCI. Control panel shall be Gamewell-FCI S3 series. Other manufacturers by prior approval only. Installing contractor shall be U.L. listed.
2. Horns shall be field adjustable to allow for adequate dB levels. Minimum 88dB at 10ft.
3. Smoke Detectors and duct detectors shall be photoelectric type.
4. Signal devices: Candelas as indicated on drawings. All alarm signal devices shall have clear strobe cover and the word "FIRE" lettered on visible portion of device. Color as directed by Architect.
5. All conductors, enclosures and devices shall be listed for the purpose in which they are being used.
6. Batteries shall be gel-cell type (two required). Batteries shall have capacity as required by Code.
7. Provide document box per NFPA 72 with memory stick containing copy of programming and all record drawings and approved submittals.

I. Execution
1. Finished system shall comply with all applicable NFPA, IBC, IFC and local codes as well as requirements of local AHJ.
2. Provide the service of a factory-trained engineer or technician authorized manufacturer to technically supervise and participate during all adjustments and tests for the system. The manufacturer-trained technician shall demonstrate that the system functions properly in every respect to the Engineer, Owner or Owner's representative prior to final acceptance
3. Provide minimum of two hours instruction to the Owner on proper operation of the system, this shall be scheduled at the Owner's convenience.
4. Provide Record of Completion to Engineer and Owner described by NFPA 72.

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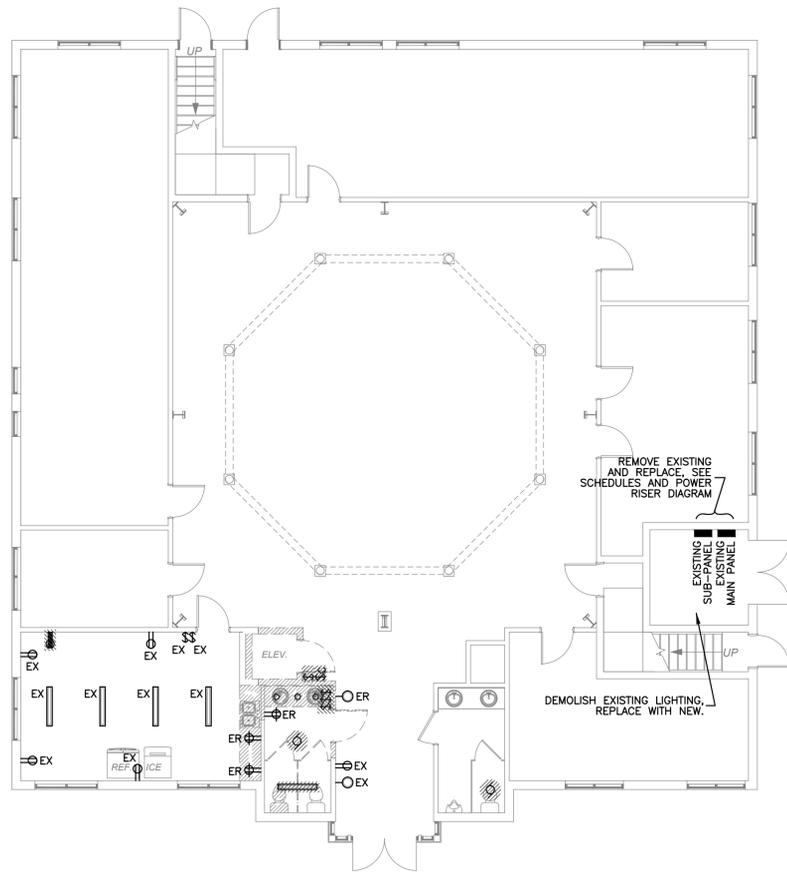
Professional Engineer Seal for ETI ENGINEERING, LLC, License No. C029236, State of South Carolina, dated 6/4/2024.

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618 ULMER ROAD | BLUFFTON | SC 29910

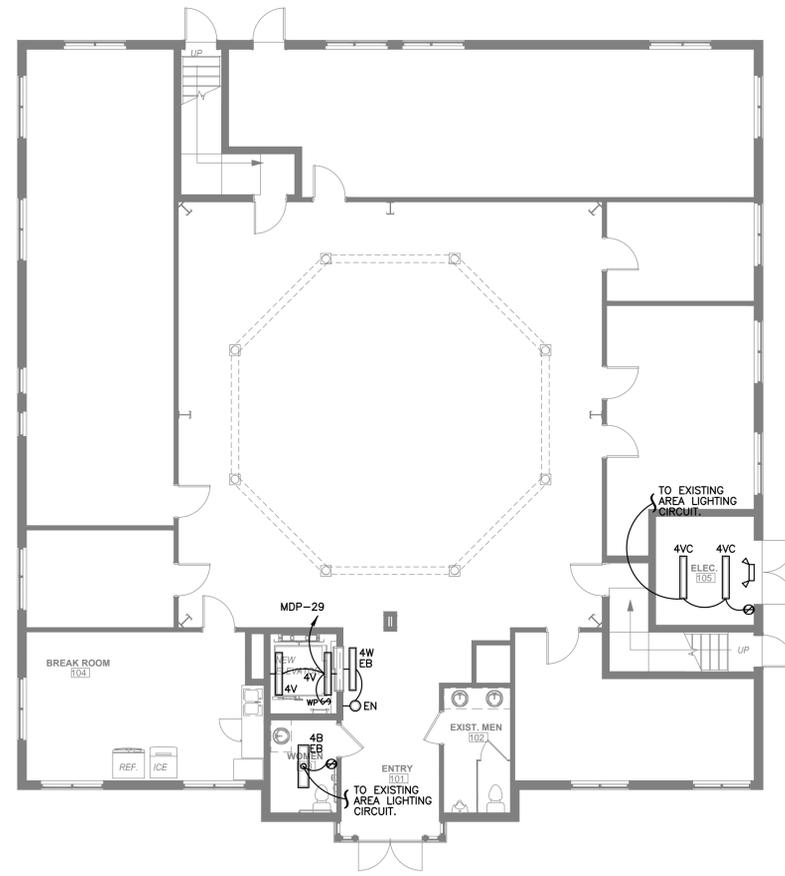
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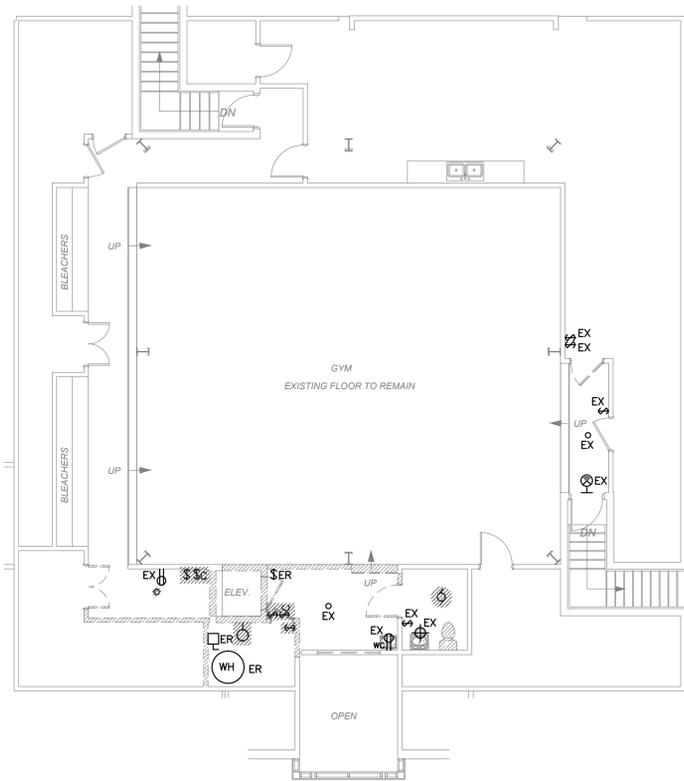
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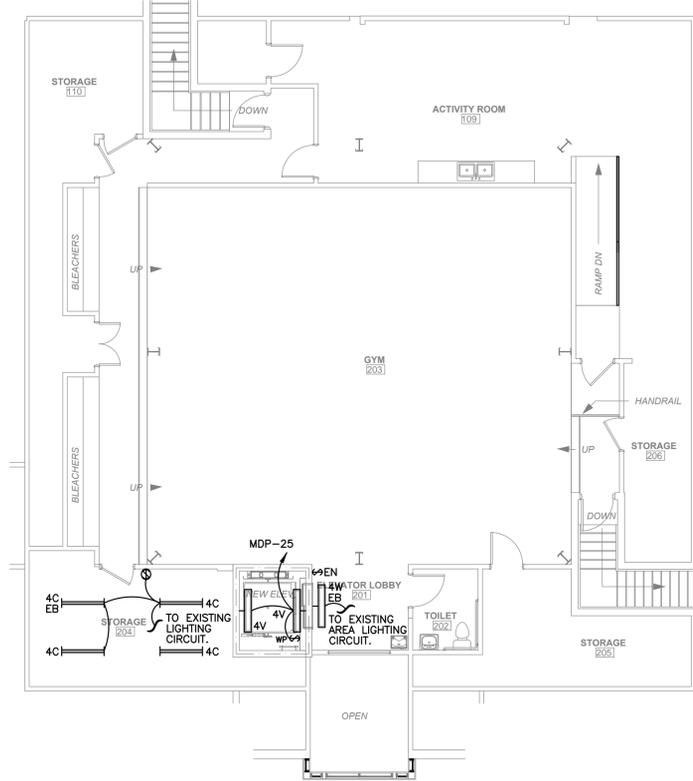
1 ELECTRICAL DEMOLITION PLAN - 1ST FLOOR
E101 APPROXIMATE SCALE: 1/8" = 1'-0"



3 LIGHTING RENOVATION PLAN - 1ST FLOOR
E101 APPROXIMATE SCALE: 1/8" = 1'-0"



2 ELECTRICAL DEMOLITION PLAN - 2ND FLOOR
E101 APPROXIMATE SCALE: 1/8" = 1'-0"



4 LIGHTING RENOVATION PLAN - 2ND FLOOR
E101 APPROXIMATE SCALE: 1/8" = 1'-0"

eti
ENGINEERING, LLC
5725 Bush River Road
Columbia, SC 29212
803.233.9396 (Phone)
803.233.4371 (Fax)

Project Manager:
Bryson Tucker P.E., 101
ETI #2304-16121

Item 22
JEFF LEWIS
ARCHITECT

561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisai.com



**MODIFICATIONS TO
BLUFFTON REC. CENTER**
618 LUMER ROAD | BLUFFTON | SC 29910

REV	DATE	COMMENTS

JOB #22-031-6 06/04/2024

E101

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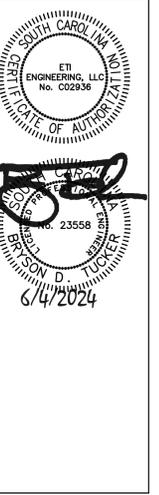
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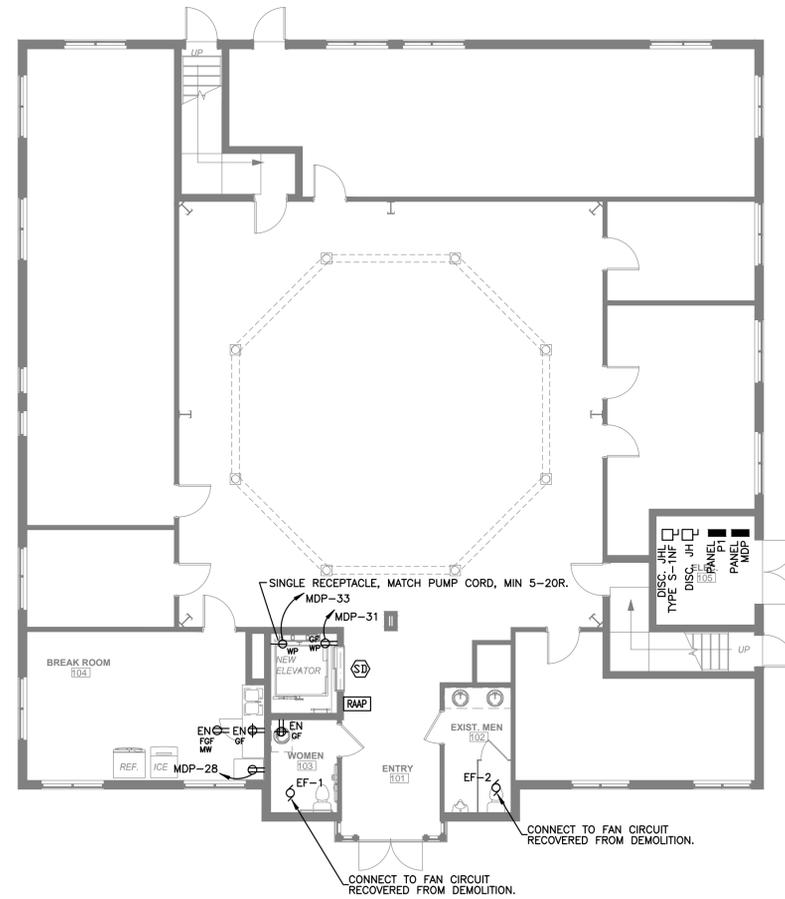
Item 22

JEFF LEWIS
ARCHITECT

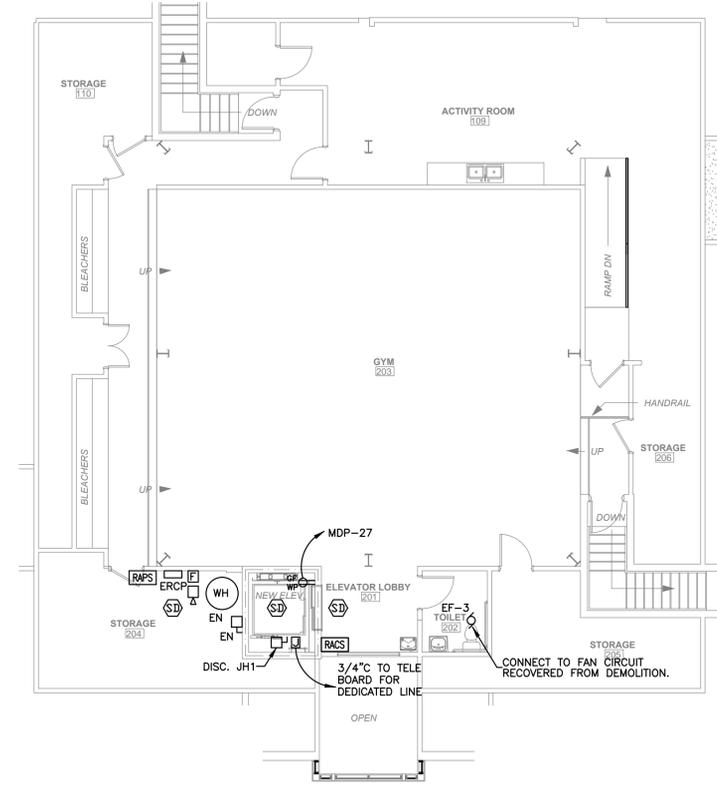
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ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisai.com



6/4/2024



3 POWER, COMMUNICATIONS AND SYSTEMS RENOVATION PLAN - 1ST FLOOR
E101 APPROXIMATE SCALE: 1/8" = 1'-0"



4 POWER, COMMUNICATIONS AND SYSTEMS RENOVATION PLAN - 2ND FLOOR
E101 APPROXIMATE SCALE: 1/8" = 1'-0"

**MODIFICATIONS TO
BLUFFTON REC. CENTER**
618 ULMER ROAD | BLUFFTON | SC 29910

REV	DATE	COMMENTS

JOB #22-031-6 06/04/2024

E102



COMcheck Software Version 4.1.5.5

Interior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**

Project Title: Modifications to Bluffton Rec. Center

Project Type: Alteration

Construction Site:

61B Ulmer Road
Bluffton, SC 29910

Owner/Agent:

Mark Sutton
Beaufort Co. CIP Department
104 Industrial Village Drive
Building #3
Beaufort, SC 29906
843-255-2695
mark.sutton@bcgov.net

Designer/Contractor:

Bryson D. Tucker, P.E.
ETi Engineering, LLC
5725 Bush River Road
Columbia, SC 29212
803-233-9396 x101
btucker@etiservices.net

Section 2: Interior Lighting and Power Calculation

Area Category	A	B	C	D
		Floor Area (ft ²)	Allowed Watts / ft ²	Allowed Watts (B x C)
Storage 204 (Convention Center)		243	1.2	292
Restroom Women 103 (Convention Center)		55	1.2	66
Elevator Pit (Convention Center)		47	1.2	56
Elevator Machine Area (Convention Center)		47	1.2	56
Elevator Lobby 1st Fl (Convention Center)		78	1.2	94
Elevator Lobby 2nd Floor (Convention Center)		73	1.2	88
Elec Room (Convention Center)		83	1.2	100

Total Allowed Watts =

751

Section 3: Interior Lighting Fixture Schedule

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A	B	C	D	E
		Lamps/ Fixture	# of Fixtures	Fixture Watt.	(C X D)
Storage 204 (Convention Center 243 sq.ft.)					
LED 1: 4C: LED Linear Strip: LED Linear 33W:		1	4	31.2	124.8
Restroom Women 103 (Convention Center 55 sq.ft.)					
LED 2: 4B: LED Surface Mount: LED Linear 33W:		1	1	34	34
Elevator Pit (Convention Center 47 sq.ft.)					
LED 3: 4V: LED Vapor Tight: LED Linear 33W:		1	2	33	66
Elevator Machine Area (Convention Center 47 sq.ft.)					
LED 3 copy 1: 4V: LED Vapor Tight: LED Linear 33W:		1	2	33	66
Elevator Lobby 1st Fl (Convention Center 78 sq.ft.)					
LED 5: 4W: LED Wall Emerg: LED Other Fixture Unit 40W:		1	1	39.5	39.5
Elevator Lobby 2nd Floor (Convention Center 73 sq.ft.)					

Project Title: Modifications to Bluffton Rec. Center Report date: 03/21/24

Data filename: \\ ETI-SERVER\ ETI shared\ Projects\ 2304-16121 Bluffton Rec Center Renovations - Beaufort Co\ Comcheck\ 240321 Bluffton Rec Comcheck.cck Page 1

LED 5 copy 1: 4W: LED Wall Emerg: LED Other Fixture Unit 40W:	1	1	39.5	39.5
Elec Room (Convention Center 83 sq.ft.)				
LED 3 copy 2: 4VC: LED Vapor Tight: LED Linear 33W:	1	2	33	66
Total Proposed Watts =				436

Item 22.

Section 4: Requirements Checklist

Interior Lighting PASSES

Lighting Wattage:

1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
751	436	Passes

Controls, Switching, and Wiring:

n/a 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from daylight zones adjacent to vertical fenestration.

n/a 3. Daylight zones have individual lighting controls independent from that of the general area lighting.

Exceptions:

Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device. Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.

4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

Areas designated as security or emergency areas that must be continuously illuminated.
Lighting in stairways or corridors that are elements of the means of egress.

n/a 5. Master switch at entry to hotel/motel guest room.

n/a 6. Individual dwelling units separately metered.

n/a 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.

8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit. Areas that use less than 0.6 Watts/sq.ft.

9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.

n/a 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

Lighting intended for 24 hour use.

n/a 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

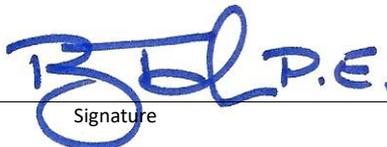
Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting alteration project represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting alteration project has been designed to meet the 2009 IECC, Chapter 8, requirements in COMcheck Version 4.1.5.5 and to comply with the mandatory requirements in the Requirements Checklist.

Bryson D. Tucker, P.E.

Name - Title



Signature

3/21/2024

Date



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommend Approval of Contract Award to Mitchell Brothers Construction, Inc. for IFB #101724, Booker T. Washington Community Center Renovation (\$491,589.00).
MEETING NAME AND DATE:
Public Facilities and Safety Committee - January 21, 2025
PRESENTER INFORMATION:
Robert Gecy, Interim Director, Capital Projects (5 mins)
ITEM BACKGROUND:
The Booker T. Washington Community Center is scheduled for renovation. Bids were received on October 17 with four respondents offering qualified bids. Mitchell Brothers Construction posted a low bid amount of \$446,899.00. Staff found this amount to be fair and reasonable.
PROJECT / ITEM NARRATIVE:
Parks and Recreation wishes to renovate the Booker T. Washington Community Center in Sheldon. The facility is long overdue for a facelift to update mechanical and electrical systems as well as an upgraded kitchen. The project scope includes: New cabinets and counter tops, Replace flooring, Paint interior surfaces, Replace or Repair ceiling tile systems, Replace light fixtures with LED, Renovate restrooms and make ADA accessible.
FISCAL IMPACT:
\$329,643 of the funding comes from Parks and Recreation Capital Fund, 4000-80-1600-54420 and \$161,946 of the funding comes from Capital Improvements Capital Fund, 4000-80-1330-54420. Current account balances are Parks and Recreation Capital Fund \$ 9,658,107.06 and Capital Improvements Capital Fund 4,592,711.30.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommend approval of the contract to Mitchell Brothers Construction, LLC for IFB #101724, Booker T. Washington Community Center Renovation in the amount of \$446,899.00 with a \$44,689.90, (10%) contingency for a total of \$491,588.90 for the renovation of Booker T. Washington Community Center in Sheldon.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation of award to Mitchell Brothers Construction, Inc. for IFB #101724, Booker T. Washington Community Center Renovation. <i>Next Step: Move forward to County Council to award Mitchell Brothers Construction, Inc. for IFB #101724, Booker T. Washington Community Center Renovation.</i>



EVALUATION

Booker T Washington Community Center Renovations

📄 Invitation For Bid 🏢 Procurement 📞 90638, 90921, 90922, 90924, 90930, 98863

Project ID: IFB #101724

Release Date: Tuesday, September 17, 2024 · **Due Date:** Thursday, October 17, 2024 3:00pm

📅 Posted 📅 Tuesday, September 17, 2024 2:51pm

📄 Bid Unsealed Thursday, October 17, 2024 3:03pm by Victoria Moyer 📄 Pricing Unsealed Thursday, October 17, 2024 3:03pm by Victoria Moyer

All dates & times in Eastern Time

5. SCOPE OF WORK

5.1. Scope of Work

The project scope includes:

- Interior Demolition
- New cabinets and tops
- Replace flooring
- Painting of interior surfaces
- Replace or Repair ceiling tile systems. (as indicated)
- Replace light fixtures with LED (Brand and Model to be specified by the County)
- Renovate restrooms and make ADA accessible (Booker T. Washington only)
- Coordinate locating additional security cameras and provide conduit for low voltage wiring for cameras as required by IT Department. (County IT staff to perform installation of cameras)



Beaufort County, SC
Capital Projects
 Hank Amundson, Special Assistant to County Administrator
 PO Box 1228, Beaufort, SC 29902

EVALUATION TABULATION
 IFB No. IFB #101724
Booker T Washington Community Center Renovations
 RESPONSE DEADLINE: October 17, 2024 at 3:00 pm
 Report Generated: Monday, November 25, 2024

SELECTED VENDOR TOTALS

Vendor	Total
Mitchell Brothers Inc	\$446,899.00
Beaufort Construction of SC, LLC	\$456,312.00
Madco Contracting and Consulting Services	\$478,681.22
Preferred Properties LLC	\$584,558.00

TABLE 1

				Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost	Unit Cost	Unit Cost
X	1	General Conditions (Bonds, Insurance, & Supervision, Project Staking & Layout)	ea	\$52,283.00	\$15,256.37	\$33,925.00	\$42,700.00
X	2	Permits, Business Lic. & Tap Fees	ea	\$22,000.00	\$5,861.89	\$2,875.00	\$5,000.00

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

				Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost	Unit Cost	Unit Cost
X	3	Mobilization	ea	\$4,500.00	\$17,802.10	\$8,050.00	\$10,000.00
X	4	Demolition	ea	\$18,627.00	\$20,286.26	\$9,315.00	\$31,025.00
X	5	Concrete	ea	\$4,500.00	\$8,435.40	\$4,025.00	\$10,000.00
X	7	Misc. Metals	ea	\$2,500.00	\$3,338.45	\$0.00	\$12,000.00
X	8	Wood Framing, Wall & Roof Sheathing	ea	\$16,750.00	\$4,506.85	\$10,100.00	\$9,100.00
X	10	Wall & Roof Hold-downs & Clips	ea	\$2,050.00	\$4,035.03	\$1,000.00	\$9,100.00
X	11	Thermal & Moisture Protection	ea	\$3,800.00	\$5,784.90	\$500.00	\$9,100.00
X	12	Doors, Frames, & Hardware	ea	\$15,395.00	\$24,635.00	\$28,750.00	\$9,100.00
X	15	Drywall	ea	\$28,000.00	\$2,675.35	\$15,564.00	\$9,100.00
X	16	Exterior Trim	ea	\$1,200.00	\$3,326.66	\$500.00	\$9,100.00
X	17	Casework & Tops	ea	\$34,500.00	\$26,448.22	\$40,057.00	\$9,100.00
X	18	Interior Trim	ea	\$1,200.00	\$6,879.24	\$2,000.00	\$9,100.00
X	19	Finishes (Paint)	ea	\$14,900.00	\$5,180.24	\$20,700.00	\$9,100.00
X	20	Floor Finish	ea	\$15,312.00	\$26,000.00	\$28,750.00	\$9,100.00

EVALUATION TABULATION

Invitation For Bid - Booker T Washington Community Center Renovations

EVALUATION TABULATION
 IFB No. IFB #101724
 Booker T Washington Community Center Renovations

				Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Selected	Line Item	Description	Unit of Measure	Unit Cost	Unit Cost	Unit Cost	Unit Cost
X	21	Specialties (Toilet fixtures)	ea	\$1,260.00	\$4,898.24	\$2,723.00	\$5,627.00
X	22	Mechanical (plumbing Rough-in, ventilation)	ea	\$86,400.00	\$80,473.90	\$107,987.00	\$131,760.00
X	23	Plumbing Fixtures & Labor	ea	\$36,450.00	\$87,934.35	\$38,543.00	\$56,389.00
X	24	Electrical Rough-in	ea	\$83,500.00	\$122,042.70	\$91,535.00	\$153,720.00
X	25	Other (Specify):	ea	\$1,685.00	\$0.00	\$0.00	\$0.00
X	26	Remove all waste & dispose off-site	ea	\$9,500.00	\$2,880.07	\$0.00	\$10,000.00
X	27	Addendums Affecting Price not listed above: (if any) Add lines as required	ea	\$0.00	\$0.00	\$0.00	\$25,337.00
	29	Total	ea	\$456,312.00	\$478,681.22	\$461,187.00	\$584,558.00
Total				\$456,312.00	\$478,681.22	\$446,899.00	\$584,558.00

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Certification	Pass	Pass	Pass	Pass
Contact information of authorized representative?	Pass	Pass	Pass	Pass

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
100% Labor and Material Payment Bond	Pass	Pass	Pass	Pass
Bidder Confirmation	Pass	Pass	Pass	Pass
Communications	Pass	Pass	Pass	Pass
Are you submitting this bid as a local vendor?	Pass	Pass	Pass	Pass
Local Vendor Preference - Participation Affidavit	Pass	No Response	Pass	No Response
Non-Collusion Affidavit of Prime Bidder	Pass	Pass	Pass	Pass
Will you be using subcontractors?	Pass	Pass	Pass	Pass
Non-Collusion Affidavit of Subcontractor	Pass	No Response	Pass	Pass
Certification By Contractor Regarding Non-Segregated Facilities	Pass	Pass	Pass	Pass
Consent of Surety	Pass	Pass	Pass	Pass
Business Organization				
Type of Business Organization:	Pass	Pass	Pass	Pass
If you selected "Other" for your type of business, please explain:	Pass	Pass	Pass	Pass
If applicable, please provide name of partners and additional information below:	Pass	Pass	Pass	Pass

EVALUATION TABULATION

Invitation For Bid - Booker T Washington Community Center Renovations

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
If your agency is a Corporation:	Pass	Pass	Pass	Pass
Are you a Subchapter S Corporation?	Pass	Pass	Pass	Pass
Please provide Subchapter S Shareholders:	Pass	No Response	Pass	Pass
If individually owned:	Pass	Pass	Pass	Pass
Have you ever operated under another name?	Pass	Pass	Pass	Pass
Please provide all other business names and addresses of principal place of business for each business:	No Response	No Response	No Response	No Response
Bonding				
Please provide the Bonding information:	Pass	Pass	Pass	Pass
Do you intend to use any alternative form of security	Pass	Pass	Pass	Pass
Indicate the form of security you intend to use and the name, address, point of contact, and telephone number of the banks, savings and loan, or surety you intend to use. (NOTE: Prequalification will not assure acceptance of any form of security.)	No Response	No Response	No Response	No Response

EVALUATION TABULATION

Invitation For Bid - Booker T Washington Community Center Renovations

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Have any Performance or Payment Bond claims ever been paid by any surety on behalf of your organization?	Pass	Pass	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim.	No Response	No Response	No Response	No Response
Have you ever arbitrated or litigated a claim with an Owner, Architect, or Engineer in the last five years?	Pass	Pass	Pass	Pass
State the name of the project(s); the date; the name, address, telephone number, and contact person for the claimant; the surety satisfying the claim; the size of the claim; and the circumstances giving rise to the claim. (Provide attachments if necessary.)	No Response	No Response	No Response	No Response

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Have you or any officer, partner, or owner of your organization, in any state or territory of the United States, or with respect to any agency of the Federal government:				
In the last in the last five years, received any fines or citations for building code violations which were unrelated to design?	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
Ever been found to be guilty of charges relating to conflicts of interest:	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
Ever been convicted on charges related to any criminal activity relating to construction means, methods, or techniques; bidding or bid rigging; or bribery?	Pass	Pass	Pass	Pass

EVALUATION TABULATION

Invitation For Bid - Booker T Washington Community Center Renovations

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
In the last five years, been found guilty of any minority contracting law violations?	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
In the last five years, pleaded no contest in any criminal proceeding related to contracting?	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
Ever been disbarred from doing Federal, state, or local government work for any reason?	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
Ever been terminated on a contract due to your default?	Pass	Pass	Pass	Pass

EVALUATION TABULATION

Invitation For Bid - Booker T Washington Community Center Renovations

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
In the last five years, paid liquidated damages for being late on a project?	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
In the last five years, been subject to tax collection proceedings?	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
In the last seven years, filed for bankruptcy?	Pass	Pass	Pass	Pass
Provide the name, address, telephone number, contact person, and circumstances relating to the question.	No Response	No Response	No Response	No Response
Under what chapter of bankruptcy did you file?	No Response	No Response	No Response	No Response

EVALUATION TABULATION

IFB No. IFB #101724

Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
If you filed under Chapter 11 Reorganization, how long did you operate under this status?	No Response	No Response	No Response	No Response
Are you operating under Chapter 11 status now?	No Response	No Response	No Response	No Response
Safety				
Have you, in the last three years, been cited for willful violations for failure to abate, or for repeated violations, by the United States Occupational Safety and Health Administration or by the South Carolina Occupational Safety and Health Administration or by any other governmental body?	Pass	Pass	Pass	Pass
State date, name, address, telephone number, and contact person for agency issuing citation and the nature of the violation. Also, advise the amount of fines paid, if any. Provide attachments if necessary.	No Response	No Response	No Response	No Response
List your worker's compensation experience modifier for the last three years.	No Response	No Response	No Response	No Response

EVALUATION TABULATION

Invitation For Bid - Booker T Washington Community Center Renovations

EVALUATION TABULATION
 IFB No. IFB #101724
 Booker T Washington Community Center Renovations

Question Title	Beaufort Construction of SC, LLC	Madco Contracting and Consulting Services	Mitchell Brothers Inc	Preferred Properties LLC
References				
Provide at least two references from each industry group listed. Provide other references as requested. Provide current names, addresses, telephone numbers, and contacts.	Pass	Pass	Pass	Pass
Certification regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion:				
The contractor certifies:	Pass	Pass	Pass	Pass
Explain fully if it has been involved in any litigation involving performance.	No Response	Pass	No Response	No Response
Small and Minority Business Participation Program				
Are you a Small or Minority Business ?	Pass	Pass	Pass	Pass
Upload your Small/Minority Documentation	No Response	Pass	Pass	No Response
Are you self-performing 100%?	Pass	Pass	Pass	Pass
Self-Performing 100% Affidavit	No Response	Pass	No Response	No Response
Good Faith Agencies Distribution List	Pass	No Response	Pass	Pass

EVALUATION TABULATION
IFB No. IFB #101724
Booker T Washington Community Center Renovations

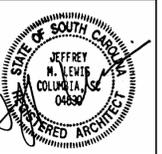
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MODIFICATIONS/UPDATES: BOOKER T. WASHINGTON PARK COMMUNITY CENTER

143 BOOKER T WASHINGTON CIRCLE YEMASSEE, SC 29945



561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisai.com



MODIFICATIONS TO BOOKER
T. WASHINGTON PARK
143 BOOKER T WASHINGTON CIRCLE | YEMASSEE, SC

REV	DATE	COMMENTS

JOB #22-031-1 06.05.2024

CVR

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BUILDING CODE SUMMARY

NAME OF PROJECT: MODIFICATIONS/UPDATES: BOOKER T. WASHINGTON PARK COMMUNITY CENTER
ADDRESS: 143 BOOKER T WASHINGTON CIRCLE | YEMASSEE, SC
PROPOSED USE: COMMUNITY CENTER
OWNER OR AUTHORIZED AGENT: BEAUFORT COUNTY
OWNED BY: CITY/COUNTY PRIVATE STATE
CODE ENFORCEMENT JURISDICTION: CITY -- COUNTY BEAUFORT

LEAD DESIGN PROFESSIONAL: JEFF LEWIS, AIA

DESIGNER	FIRM	CONTACT	LICENSE #	TELEPHONE #
ARCHITECTURAL CIVIL / LANDSCAPE	JEFF LEWIS, AIA - ARCHITECT	JEFF LEWIS	--	(803) 960-5026
ELECTRICAL	ETI ENGINEERING, LLC	BRYSON TUCKER	--	(803) 233-9396
FIRE ALARM	--	--	--	--
PLUMBING	MECHANICAL DESIGN, INC.	JUSTIN VARCO	--	(803) 731-9834
MECHANICAL SPRINKLER-STANDPIPE	MECHANICAL DESIGN, INC.	DANA FULMER	--	(803) 731-9834
STRUCTURAL	--	--	--	--
RETAINING WALLS < 5'	--	--	--	--
HIGH OTHER	--	--	--	--

CODE COMPLIANCE

EXISTING BUILDING CODE: 2021 EDITION
INTERNATIONAL BUILDING CODE: 2021 EDITION WITH SC MODIFICATIONS
INTERNATIONAL FIRE CODE: 2021 EDITION WITH SC MODIFICATIONS
INTERNATIONAL PLUMBING CODE: 2021 EDITION WITH SC MODIFICATIONS
INTERNATIONAL MECHANICAL CODE: 2021 EDITION WITH SC MODIFICATIONS
INTERNATIONAL ENERGY CONSERVATION CODE: 2009 EDITION
NATIONAL ELECTRIC CODE: 2020 EDITION (NFPA 70) WITH SC MODIFICATIONS
ICC - A117.1: 2017 EDITION (LATEST EDITION)
AMERICANS WITH DISABILITIES ACT (ADA)
 NEW CONSTRUCTION RENOVATION (EXISTING BUILDING) UPFIT ALTERATION

BUILDING DATA

CONSTRUCTION TYPE: I-A I-B II-A II-B III-A III-B
(SECTION 601) IV V-A V-B
SPRINKLERS: NO YES NFPA 13 NFPA 13R NFPA 13D
STANDPIPES: NO YES CLASS I II III WET DRY
FIRE DISTRICT: NO YES
BUILDING HEIGHT: 12.66 FEET 1 NUMBER OF STORIES UNLIMITED PER --
MEZZANINE: NO YES
HIGH RISE: NO YES CENTRAL REFERENCE SHEET # (IF PROVIDED) --

GROSS BUILDING AREA:

FLOOR	EXISTING (SQ.FT.)	NEW (SQ.FT.)	SUB-TOTAL
5TH FLOOR	--	--	--
4TH FLOOR	--	--	--
3RD FLOOR	--	--	--
2ND FLOOR	--	--	--
MEZZANINE	--	--	--
1ST FLOOR	2,387 SF	--	2,387 SF
BASEMENT	--	--	--
TOTAL	--	--	2,387 S.F.

ALLOWABLE AREA

PRIMARY OCCUPANCY: Assembly A-1 A-2 A-3 A-4 A-5
 Business Educational Factory-Industrial F-1 F-2
 High-Hazard H-1 H-2 H-3 H-4 H-5
 Institutional I-1 I-2 I-3 I-4 Use Cond. 1 2 3 4 5
 Mercantile Residential R-1 R-2 R-3 R-4
 Storage S-1 S-2 High Piled
 Utility & Misc. Parking Garage Open Enclosed Repair
SECONDARY OCCUPANCY: --
SPECIAL OCCUPANCY: 510.3 510.4 510.5 510.6 510.7 510.8 510.9
MIXED OCCUPANCY: NO YES SEPARATION N/A HR. EXCEPTION: --

- NON-SEPARATED MIXED OCCUPANCY (508.3) The allowable area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.
- SEPARATED MIXED OCCUPANCY (508.4) - See below for area calculation for each story. The building area shall be such that the sum of the ratios of the actual floor area of each occupancy divided by the allowable area of each occupancy shall not exceed 1.

ALLOWABLE AREA CONT.

$$\frac{ACTUAL\ AREA\ OF\ OCCUPANCY\ A}{ALLOWABLE\ AREA\ OF\ OCCUPANCY\ A} + \frac{ACTUAL\ AREA\ OF\ OCCUPANCY\ B}{ALLOWABLE\ AREA\ OF\ OCCUPANCY\ B} \leq 1$$

$$-- + -- + ... -- \leq 1.00$$

STORY NO.	DESCRIPTION & USE	AUTOMATIC SPRINKLER (NS, S1, S13R, OR SM) ²	(a) BUILDING AREA (ACTUAL)	(b) (TABLE 506.2) AREA ³	(c) AREA FOR OPEN SPACE INCREASE ¹	(d) ALLOWABLE AREA OR UNLIMITED ³	(e) MAXIMUM BUILDING AREA ⁴
BUILDING	COMM. CENTER (A-3)	NS	2,387 S.F.	6,000 S.F.	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--

- ¹ Open space area increases from section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 ft minimum width = -- (F)
b. Total building perimeter = -- (P)
c. Ratio (F/P) = -- (F/P)
d. W = Minimum width of public way = -- (W)
e. Percent of frontage increase i = 100 [F/P - 0.25] x W/30 = -- (%)
² The automatic sprinkler system or lack thereof per table 506.2 are as follows:
NS = Buildings not equipped throughout with a sprinkler system; S1 = Single story with a sprinkler system; S13R = Buildings equipped throughout with a 13R sprinkler system; SM = Multistory building with a sprinkler system.
³ Unlimited area applicable under conditions of sections group b,f,m,s,a-4,a-3,e (507.3, 507.4, 507.5, 507.6, 507.7, 507.8, 507.9, 507.11); h-2 aircraft hangers (507.10); group a motion picture (507.12); and malls (507.13).
⁴ Maximum building area = total number of stories in the building x d but not greater than 3 x d (NS) or 4 x d (SM).
⁵ The maximum area of parking garages must comply with 406.5.4 and 406.6.1.

ALLOWABLE HEIGHT

TYPE OF CONSTRUCTION	ALLOWABLE (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
BUILDING HEIGHT IN FEET	FEET 40	FEET 12.66	
BUILDING HEIGHT IN STORIES	STORIES 1	STORIES 1	

FIRE PROTECTION REQUIREMENTS

LIFE SAFETY SHEET #, IF PROVIDED: LS101

BUILDING ELEMENT	FIRE SEP. DISTANCE (FEET)	RATING REQ'D	PROVIDED (W/ -- REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North	≥30	0	--	--	--	--	--
East	≥30	0	--	--	--	--	--
West	≥30	0	--	--	--	--	--
South	≥30	0	--	--	--	--	--
Interior	N/A	0	--	--	--	--	--
Nonbearing walls and partitions							
Exterior							
North	≥30	0	--	--	--	--	--
East	≥30	0	--	--	--	--	--
West	≥30	0	--	--	--	--	--
South	≥30	0	--	--	--	--	--
Interior	N/A	0	--	--	--	--	--
Floor construction including supporting beams and joists	N/A	0	--	--	--	--	--
Roof construction including supporting beams & joists	N/A	0	--	--	--	--	--
Shafts - Exit	N/A	N/A	--	--	--	--	--
Shafts - Other	N/A	N/A	--	--	--	--	--
Corridor Separation	N/A	0	--	--	--	--	--
Occupancy Separation	N/A	0	--	--	--	--	--
Party/ Fire Wall Separation	N/A	N/A	--	--	--	--	--
Smoke Barrier Separation	N/A	N/A	--	--	--	--	--
Tenant Separation	N/A	N/A	--	--	--	--	--

* Indicate section number permitting reduction

LIFE SAFETY SYSTEM REQUIREMENTS

EMERGENCY LIGHTING: NO YES
EXIT SIGNS: NO YES
FIRE ALARM: NO YES
SMOKE DETECTION SYSTEMS: NO YES
PANIC HARDWARE: NO YES

EXIT REQUIREMENTS - 115 PERSON TOTAL OCCUPANCY LOAD

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS ²		TRAVEL DISTANCE		ARRANGEMENT MEANS OF EGRESS (SECTION 1016.1) ^{3,4}	
	REQ'D	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
BUILDING (A-3)	2	3	200 FEET	56' MAX.	36'	37'
--	--	--	--	--	--	--
--	--	--	--	--	--	--
--	--	--	--	--	--	--

- ¹ Corridor dead ends (section 1020.5)
² Single exits (tables 1006.2.1, 1006.3.4(1), 1006.3.4(2))
³ Common path of travel (table 1006.2.1)

EXIT WIDTH

USE GROUP OR SPACE DESCRIPTION	AREA		EGRESS WIDTH PER OCCUPANT (SECTION 1005.3)		EXIT WIDTH (INCHES) ^{2,3,4,5,6}			
	AREA ¹ (SQ. FT.)	AREA PER ¹ OCCUPANT (TABLE 1004.5)	PER OCCUPANT		REQUIRED WIDTH (SECTION 1005.3) (A/B) x C		ACTUAL WIDTH SHOWN ON PLANS	
			STAIRS	LEVEL	STAIRS	LEVEL	STAIRS	LEVEL
BUSINESS AREAS	558 SF	150 GROSS	0.3	0.2	1.2"	0.8"	N/A	36" MIN.
OPEN AREA (A-3)	1,238 SF	15 NET	0.3	0.2	24.9"	16.6"	N/A	36" MIN.
MULTI-PURPOSE ROOM (A-3)	393 SF	15 NET	0.3	0.2	8.1"	5.4"	N/A	36" MIN.
KITCHEN	198 SF	200 GROSS	0.3	0.2	0.3"	0.2"	N/A	36" MIN.
--	--	--	--	--	--	--	--	--
--	--	--	--	--	--	--	--	--

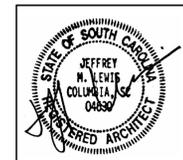
- ¹ See table 1004.5 to determine whether net or gross area is applicable see definition "floor area, gross" and "floor area, net" (section 202)
² Minimum stairway width (section 1011.2); min. corridor width (section 1020.3); min. door width (section 1010.1.1)
³ Minimum width of exit passageway (section 1024.2)
⁴ See section 1005.6 for converging exits
⁵ The loss of one means of egress shall not reduce available capacity to less than 50 percent of the total required (section 1005.5)
⁶ Assembly occupancies (section 1030)

PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY	WATER CLOSETS		LAVATORIES		SHOWERS/TUBS	DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE		
BUSINESS	1	1	1	1	--	BOTTLED WATER TO BE PROVIDED
--	--	--	--	--	--	--
--	--	--	--	--	--	--



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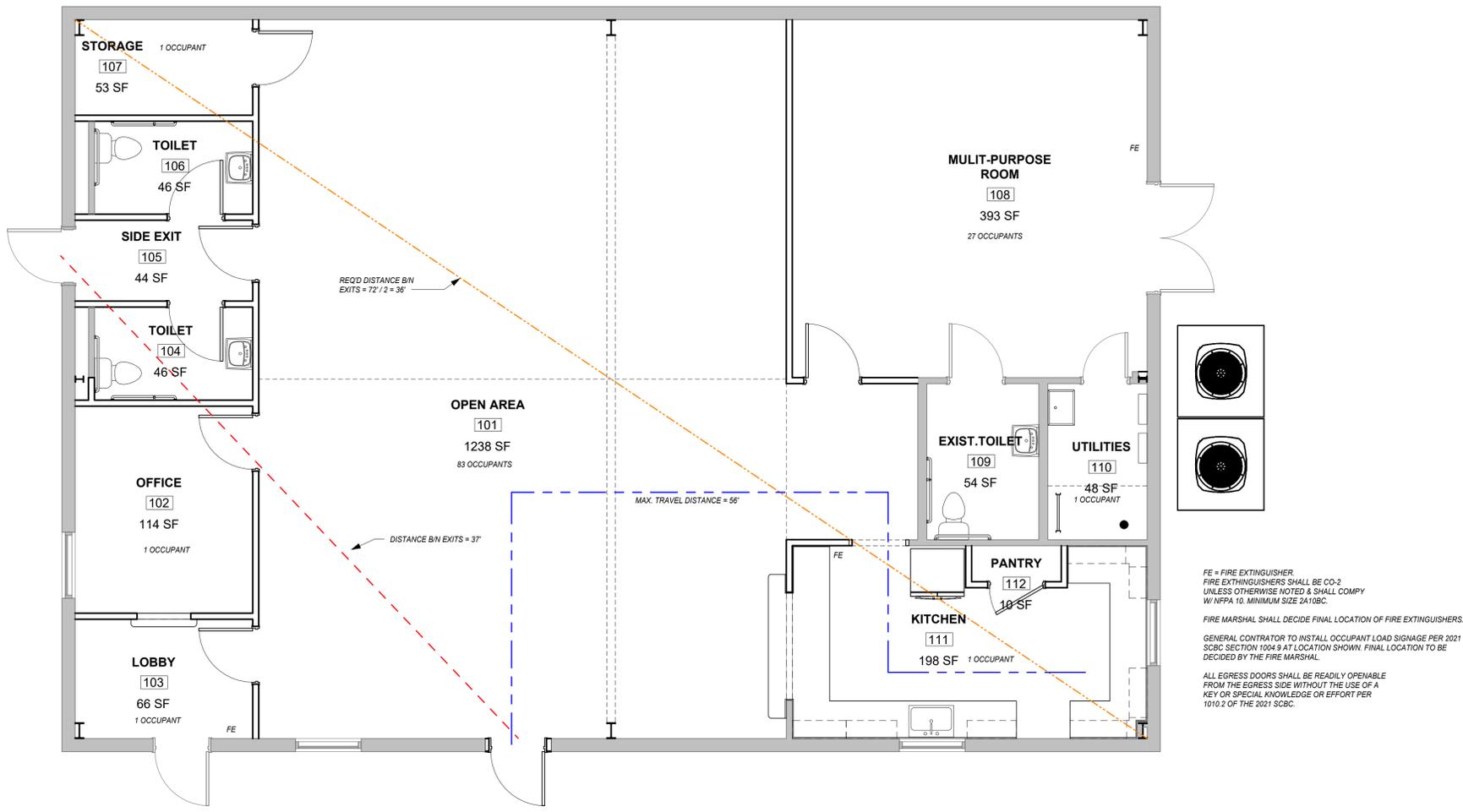
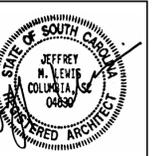
MODIFICATIONS TO BOOKER T. WASHINGTON PARK

REV	DATE	COMMENTS

JOB #22-031-1 06.05.2024

G102

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1 LIFE SAFETY PLAN
1/4" = 1'-0"

MODIFICATIONS TO BOOKER
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LIFE SAFETY PLAN

REV	DATE	COMMENTS

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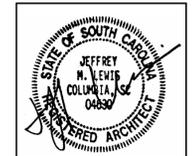
PROJECT MANUAL

- 1.1 CONTRACT DOCUMENTS IDENTIFICATION
A. The Contract Documents are identified as Project Number 22-031-1, as prepared by Jeff Lewis AIA, Architect.
1.2 CONTRACT TIME
A. Contract Time period stated for performing the Work shall be in accordance with the Proposal and as indicated as the Proposed Construction Duration on the Proposal Information Form.
1.3 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS
A. Where the Construction Documents stipulate a particular product, substitutions (if noted in specific specifications) will be considered up to the timeframe indicated in the Request for Proposals, unless indicated otherwise through a subsequent addendum.
1.4 SITE EXAMINATION
A. Each proposer is responsible for inspecting the project site as needed before submitting a proposal.
1.5 PRE-PROPOSAL CONFERENCE
A. A mandatory pre-proposal conference has been scheduled for _____ at _____ at the following location:
1.6 PERFORMANCE ASSURANCE
A. Bonds: Awarded Proposer shall be required to provide a Performance Bond and Payment Bond utilizing AIA Document A312-2010 in the amount of 100% of the Contract amount.
1.7 INSURANCE
A. Provide an executed "Undertaking of Insurance" as required and utilize AIA Form G715-2017 as needed in addition to ACORD Certificate of Insurance 25.
1.8 FEES FOR CHANGES IN THE WORK
A. Include the fees for overhead and profit on own Work and Work by subcontractors, identified on the Proposal Information Form and in compliance with the General Conditions.
1.9 CERTIFICATION REGARDING DRUG-FREE WORKPLACE
A. The Proposer certifies that the project site will be a "DRUG-FREE WORKPLACE" as that term is defined in Section 44-107-30 of the S.C. Code of Laws by complying with the requirements set forth in Title 44, Chapter 107.
1.10 ADDITIONAL INFORMATION
A. Geotechnical Report: See attached Report of Subsurface Exploration and Engineering Evaluation prepared by SUMMIT Engineering, Laboratory & Testing, P.C., dated August 11, 2023.
1.11 WORK BY OWNER & OWNER-FURNISHED PRODUCTS
A. None.
1.12 ACCESS TO SITE
A. General: Contractor shall have full use of Project site for construction operations during construction period.
1.13 WORK RESTRICTIONS
A. Work Restrictions, General: Comply with restrictions on construction operations.
1.14 MISCELLANEOUS FEE PROVISIONS
A. Contractor is responsible for all plan review and permit fees, water and sewer impact fees, connection fees and other project specific fees as required by authorities having jurisdiction.
1.15 SUBSTITUTION PROCEDURES (during construction)
A. The term "equal" shall be considered "equivalent."
1.16 CONTRACT MODIFICATION PROCEDURES
A. Changes may include Owner-Initiated Proposal Requests or Contractor-Initiated Proposals.
1.17 PROJECT MANAGEMENT AND COORDINATION
A. Coordination: Coordinate construction operations to ensure efficient and orderly installation of each part of the Work.
1.18 CONSTRUCTION PROGRESS DOCUMENTATION
A. Contractor's Construction Schedule: Provide and update schedule as required.
1.19 PHOTOGRAPHIC DOCUMENTATION
A. General: Take photographs to clearly show the Work at the various stages or as otherwise required to document issues or special conditions when necessary.
1.20 SUBMITTAL PROCEDURES
A. General Submittal Procedure Requirements: Prepare and submit submittals required for Product Data, Shop Drawings, Samples, or other data that may be requested by Architect to ensure proper product and systems use on the project.

- 1.21 QUALITY REQUIREMENTS
A. Quality-Control Plan, General: Contractor shall be responsible for implementing any necessary quality-control plans or procedures as needed to ensure/maintain proper workmanship.
1.22 TEMPORARY FACILITIES AND CONTROLS
A. Fencing: Provide and install temporary fencing or barriers as necessary to maintain site security and safety.
1.23 PRODUCT REQUIREMENTS
A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism.
1.24 EXECUTION
A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed.
1.25 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
A. Provide and maintain dumpster(s) as needed for collection of waste.
1.26 CLOSEOUT PROCEDURES
A. Contractor's List of Incomplete Items: At time of Substantial Completion, prepare and submit a list of items to be completed and corrected.
1.27 OPERATION AND MAINTENANCE DATA
A. Format: Submit operation and maintenance manuals in PDF electronic file format, as well as one hard copy in a binder with tabbed sections.
1.28 PROJECT RECORD DOCUMENTS
A. Record Drawings: At closeout, submit a scanned PDF and hard copy of the set of marked-up record drawings that is maintained on site throughout construction.
1.29 DEMONSTRATION AND TRAINING
A. Coordinate with Owner for instruction, demonstration, and training of all systems and working components of the facility and site.



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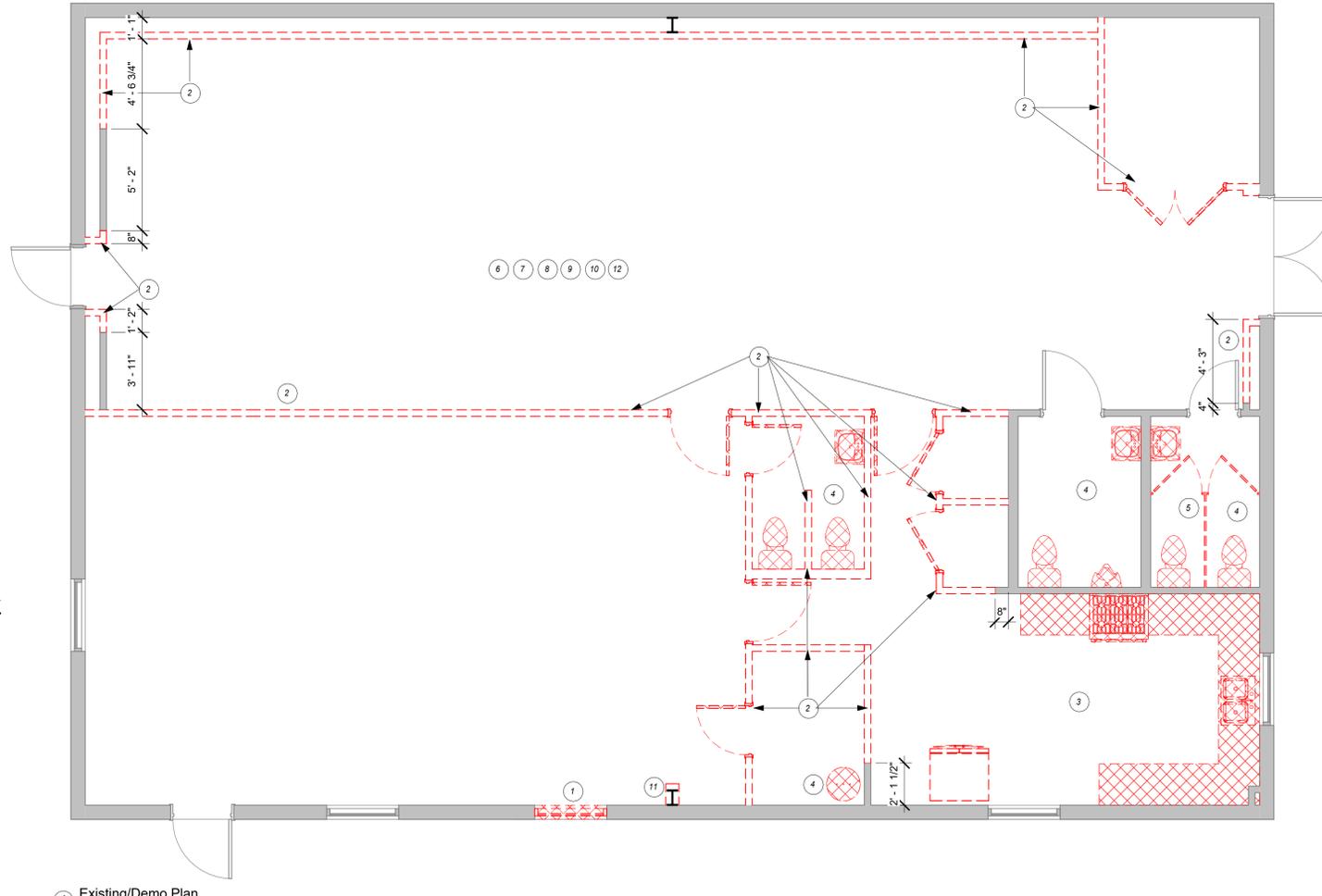
MODIFICATIONS TO BOOKER
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Table with 3 columns: REV, DATE, COMMENTS

JOB #22-031-1 06.05.2024

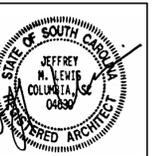
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1 Existing/Demo Plan
1/4" = 1'-0"

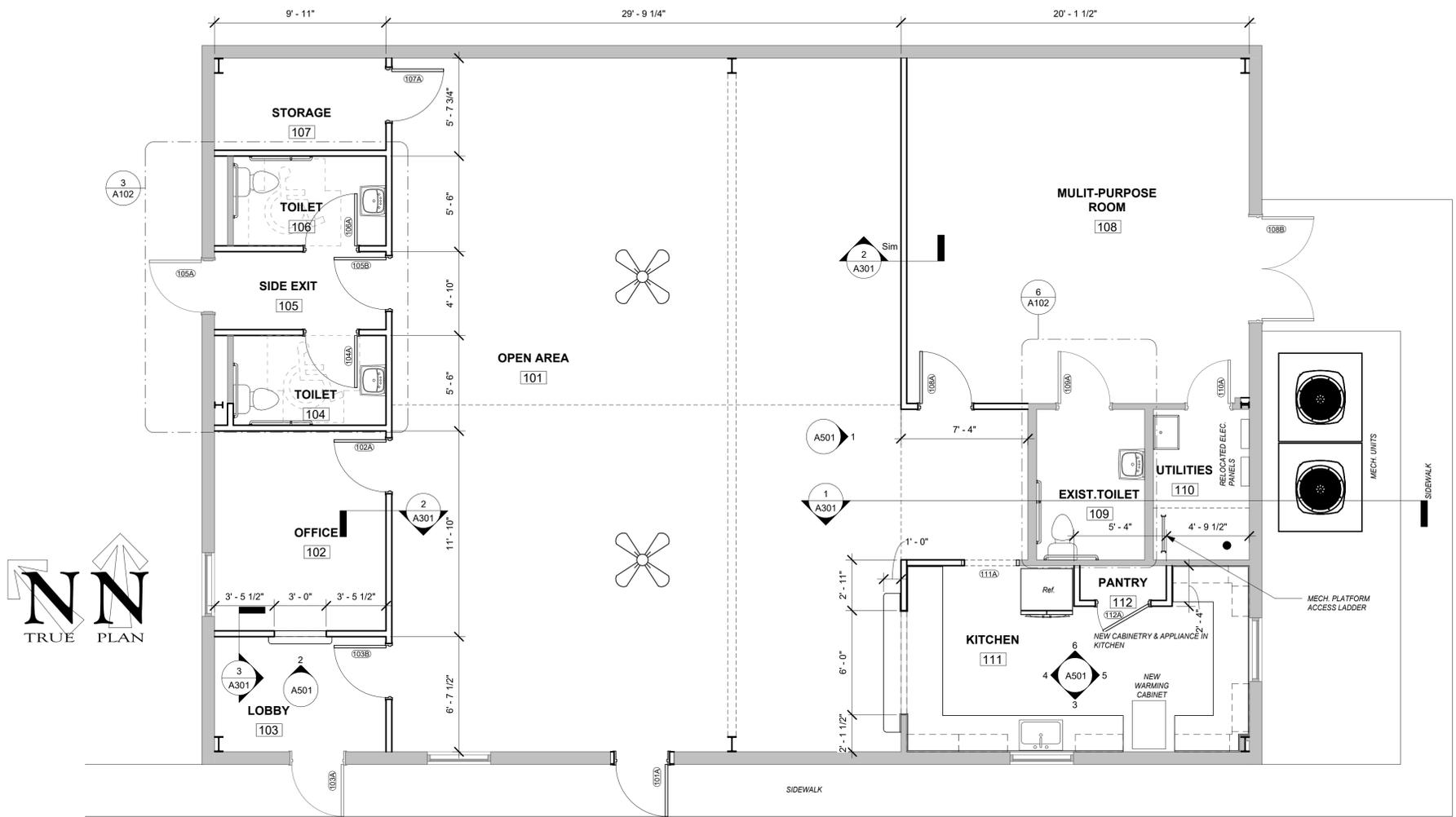
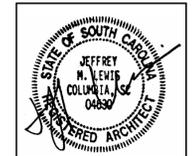
- DEMOLITION NOTES**
1. REMOVE EXISTING WINDOW AND EXTEND OPENING TO ALLOW FOR NEW DOOR. SEE NEW PLAN.
 2. REMOVE EXISTING WALL, DOOR(S), & OTHER COMPONENTS WITHIN WALL.
 3. REMOVE EXISTING MILLWORK, SINK, APPLIANCES, & EQUIPMENT. COORDINATE WITH OWNER ON WHAT APPLIANCES AND EQUIPMENT TO BE REUSED.
 4. REMOVE EXISTING PLUMBING FIXTURES. COORDINATE WITH PLUMBING DEMO DRAWINGS.
 5. REMOVE EXISTING TOILET PARTITIONS.
 6. REMOVE EXISTING MECHANICAL EQUIPMENT. SEE MECHANICAL DEMO DRAWINGS.
 7. REMOVE EXISTING FLOORING THROUGHOUT. CLEAN, SAND, & PREPARE EXISTING SLAB FOR NEW FLOOR INSTALLATION.
 8. CUT & REPAIR SLAB AS REQUIRED PER INSTALLATION OF NEW PLUMBING PIPING. COORDINATE W PLUMBING DRAWINGS.
 9. CUT OPENINGS AS REQUIRED FOR NEW MECHANICAL VENTING. REPAIR/REPLACE EXTERIOR WALL PANELS AS NEEDED. COORDINATE W MECHANICAL DRAWINGS.
 10. COORDINATE ALL DEMOLITION WITH MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS.
 11. REMOVE EXISTING BOXING AROUND BUILDING MAINFRAME COLUMN.
 12. REMOVE ALL EXISTING CEILING & CEILING GRID THROUGHOUT.



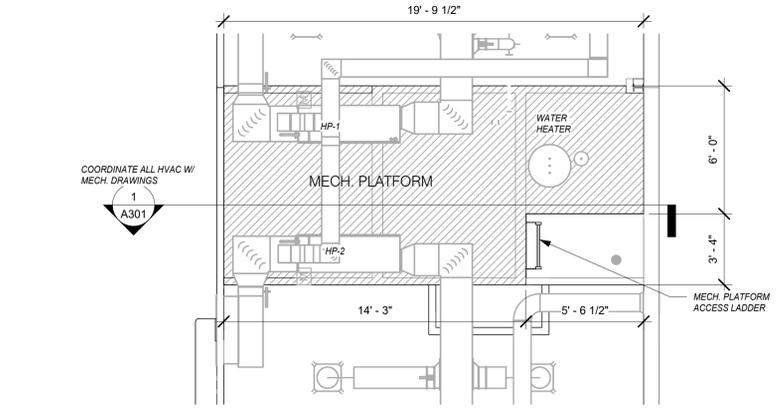
MODIFICATIONS TO BOOKER
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REV	DATE	COMMENTS

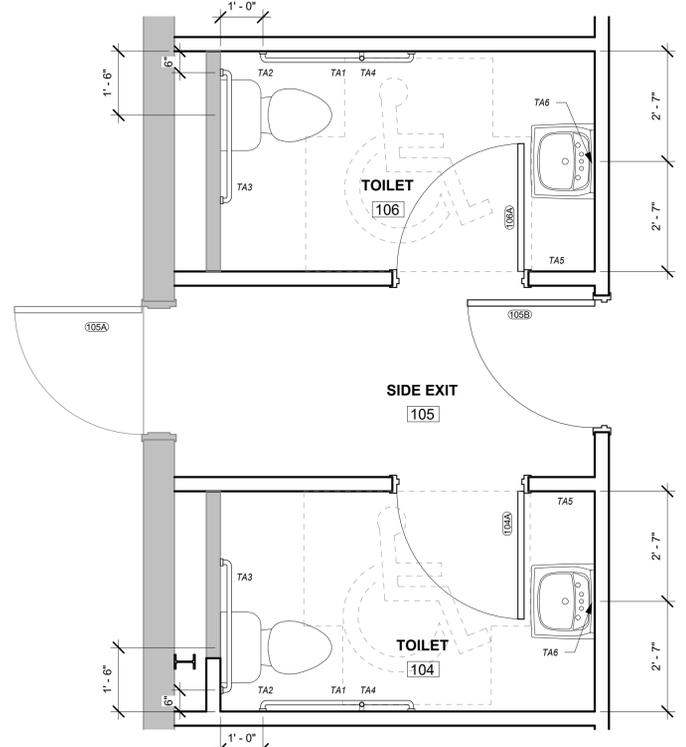
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1 NEW PLAN
1/4" = 1'-0"



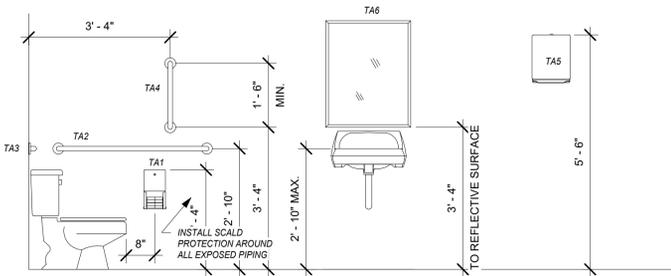
2 MECHANICAL PLATFORM
1/4" = 1'-0"



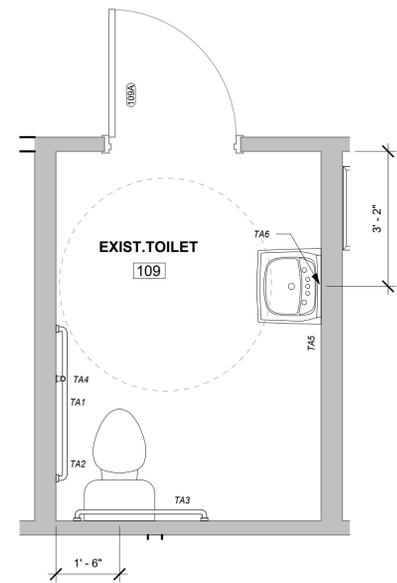
3 ENLARGED NEW TOILET PLANS
1/2" = 1'-0"

- TOILET ACCESSORIES**
- TA1 TOILET TISSUE DISP.
 - TA2 42" GRAB BAR, MOUNT W/ TOGGLE BOLTS.
 - TA3 36" GRAB BAR, MOUNT W/ TOGGLE BOLTS.
 - TA4 18" GRAB BAR, MOUNT W/ TOGGLE BOLTS.
 - TA5 PAPER TOWEL DISPENSOR, WALL MOUNTED
 - TA6 24"x36" SS FRAME MIRROR

- NOTES:**
- PROVIDE SUBSTANTIAL WOOD BLOCKING IN WALLS BEHIND ALL WALL MOUNTED ACCESSORIES OR ITEMS ATTACHED TO WALL IN ACCORDANCE WITH SUPPLIER & MANUFACTURER RECOMMENDATIONS.
 - VERIFY ALL FIXTURE LOCATIONS W/ MANUFACTURER INSTALLATION RECOMMENDATIONS FOR ACCESSIBILITY. IMMEDIATELY NOTIFY DESIGNER OF DISCREPANCIES FOR RESOLUTION.



4 TYPICAL TOILET MOUNTING HEIGHTS
1/2" = 1'-0"



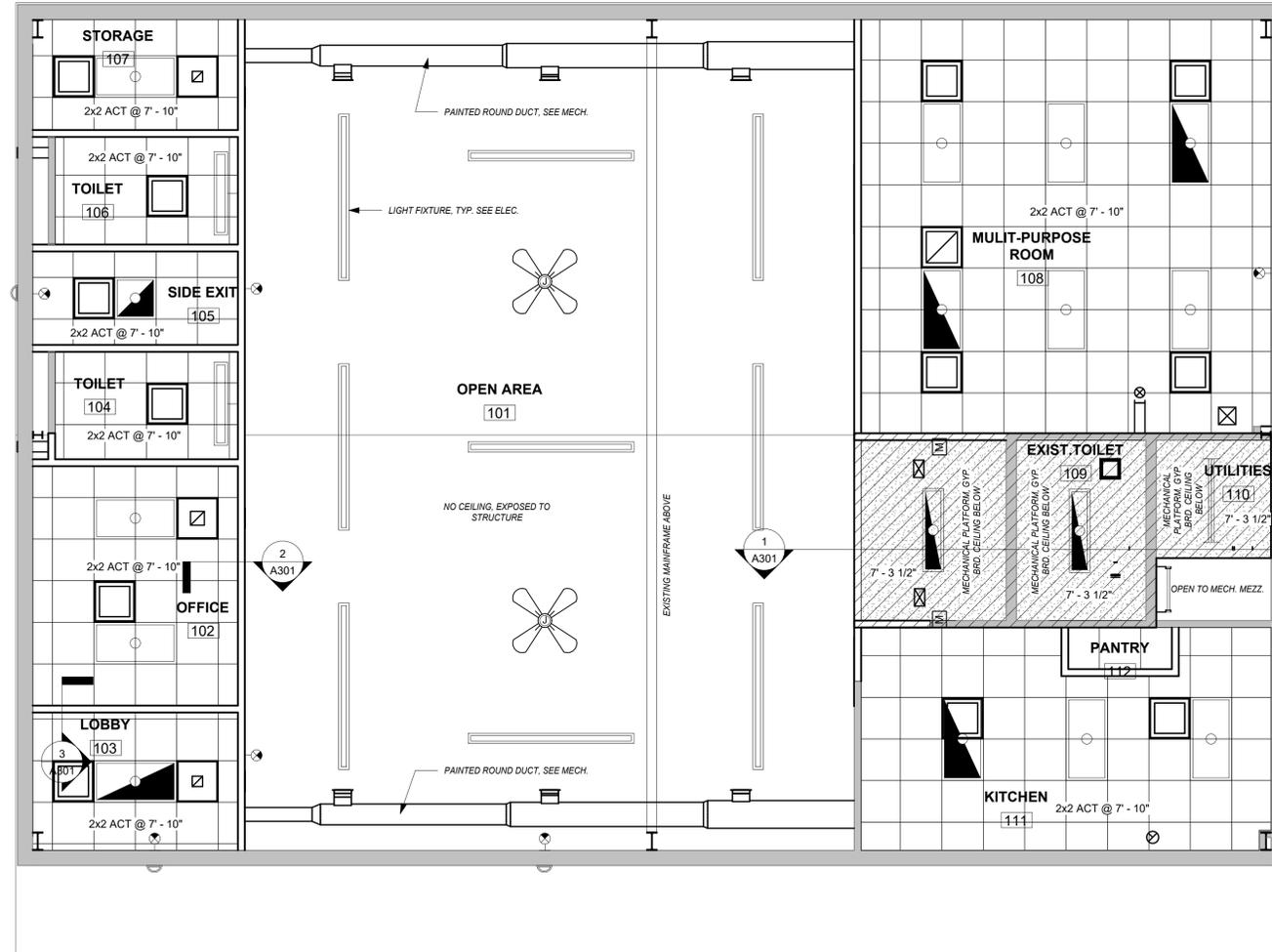
6 ENLARGED EXISTING TOILET
1/2" = 1'-0"

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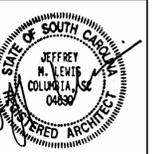
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LIGHTING



① REFLECTED CEILING PLAN
1/4" = 1'-0"

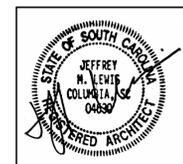
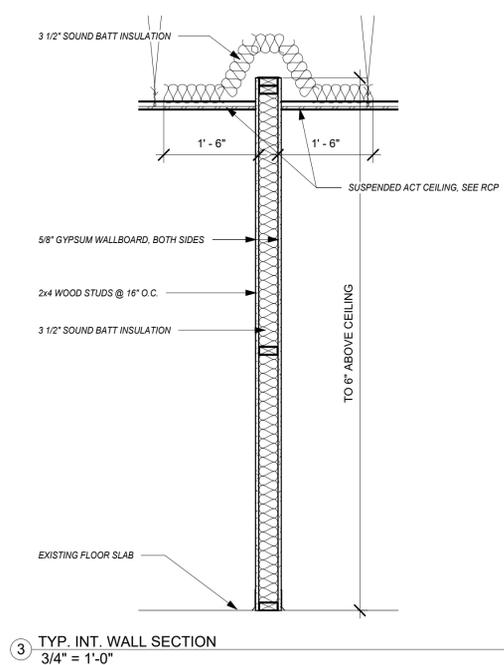
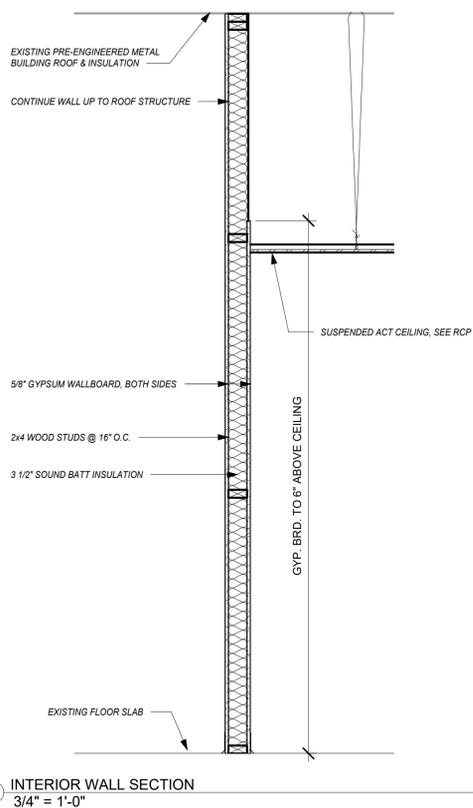
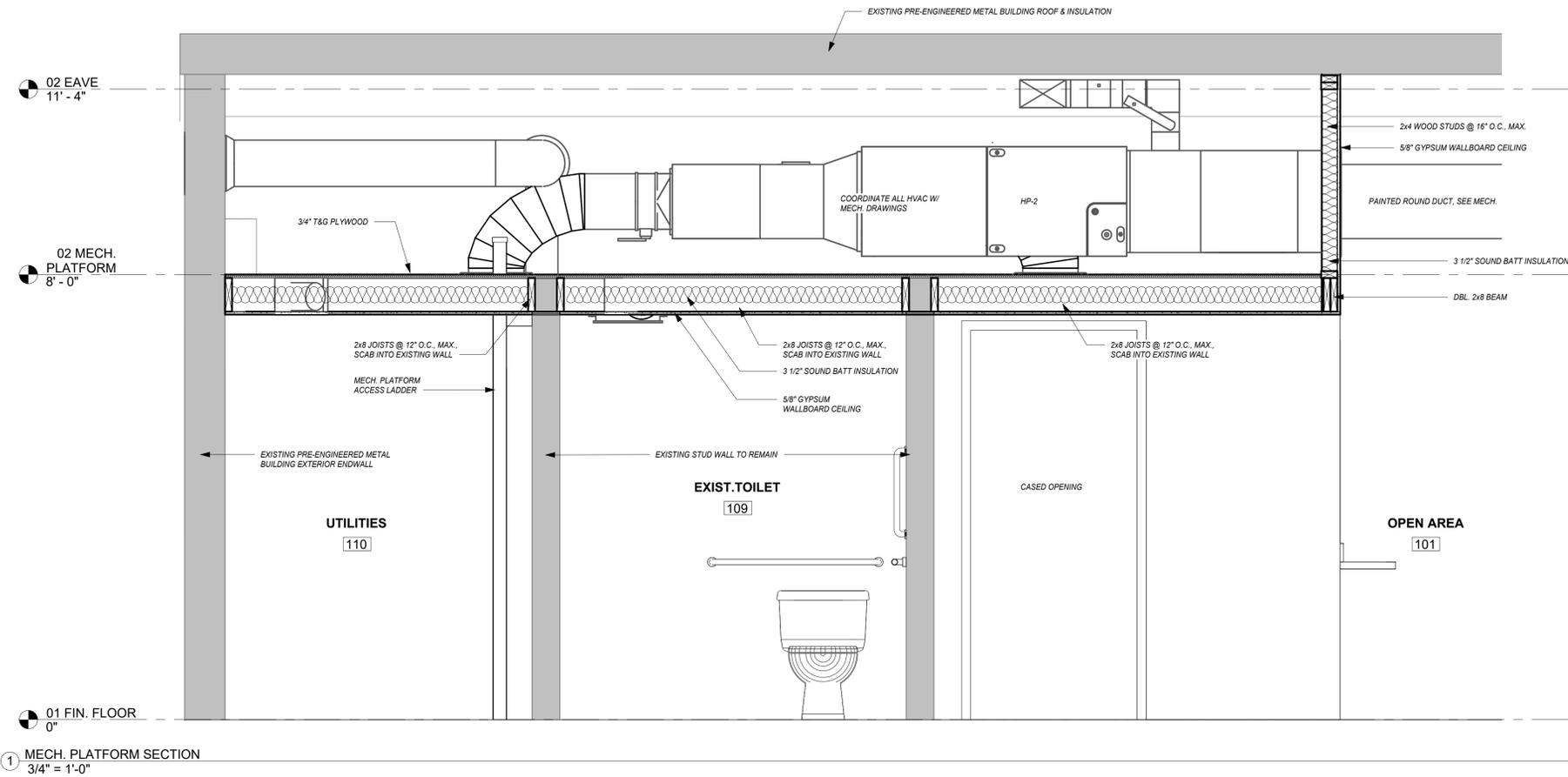


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REFLECTED CEILING PLAN

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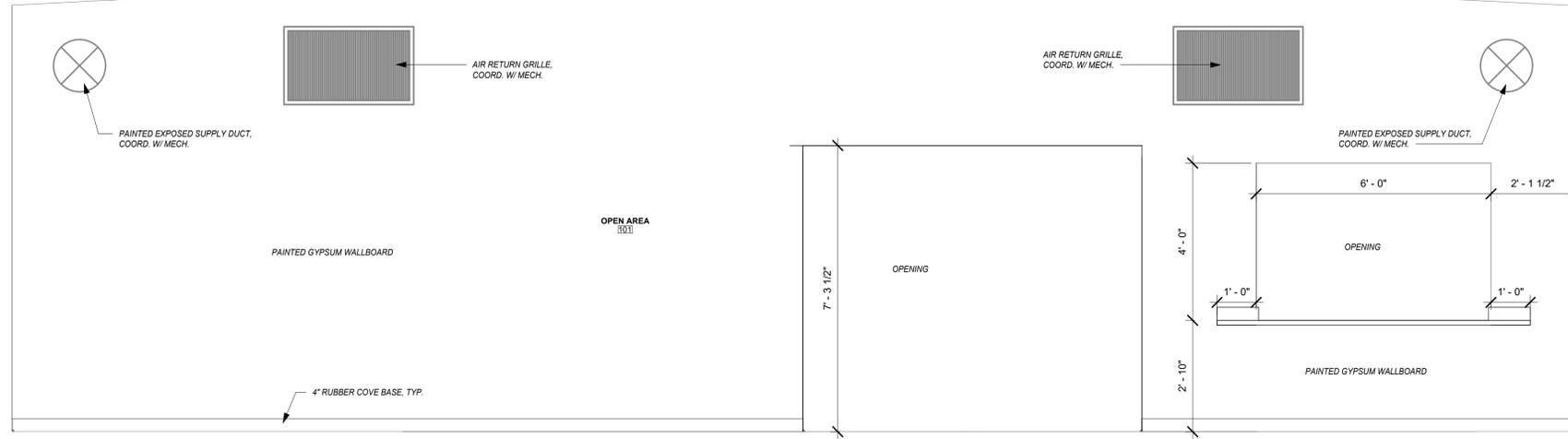


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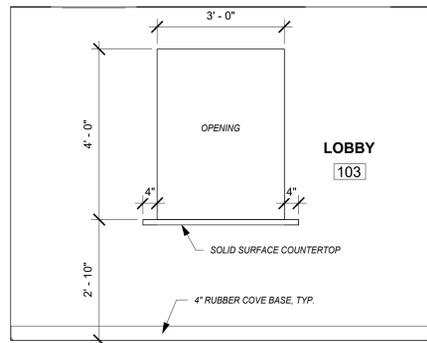
SECTIONS

REV	DATE	COMMENTS

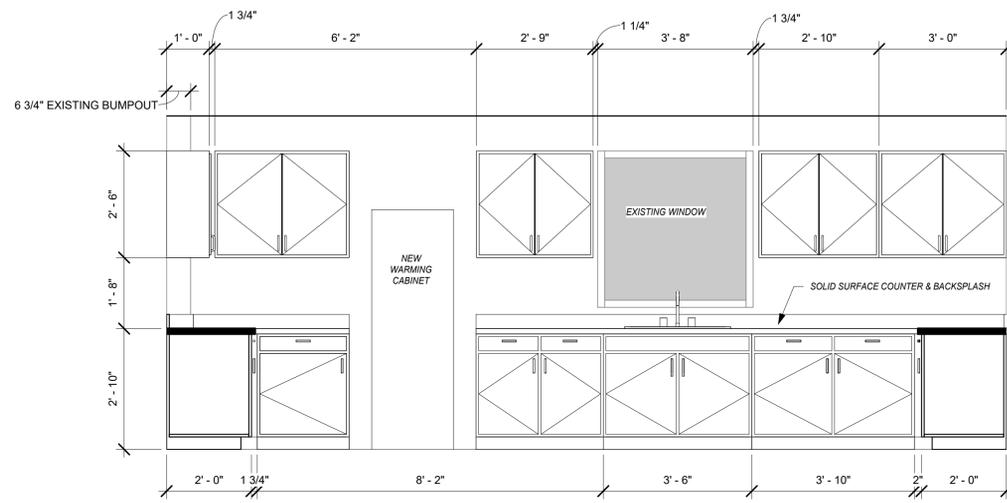
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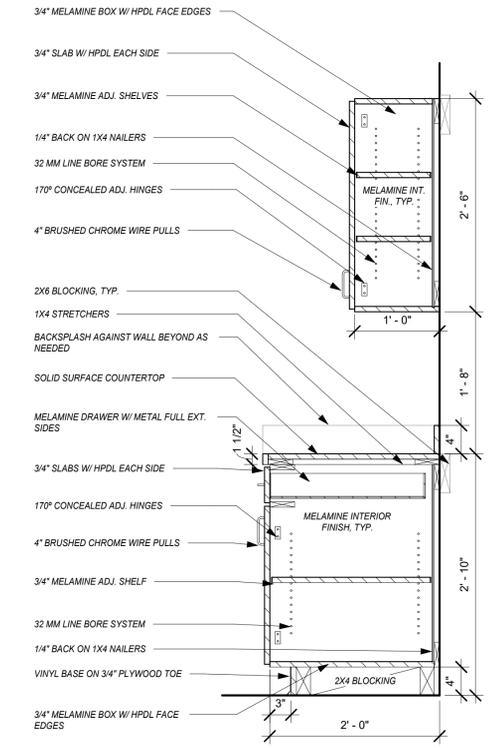
1 OPEN AREA 101
1/2" = 1'-0"



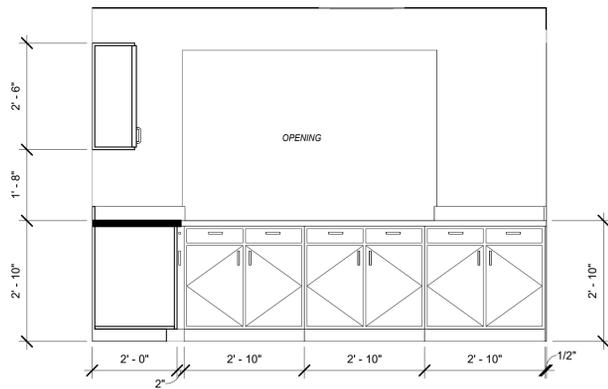
2 LOBBY 103
1/2" = 1'-0"



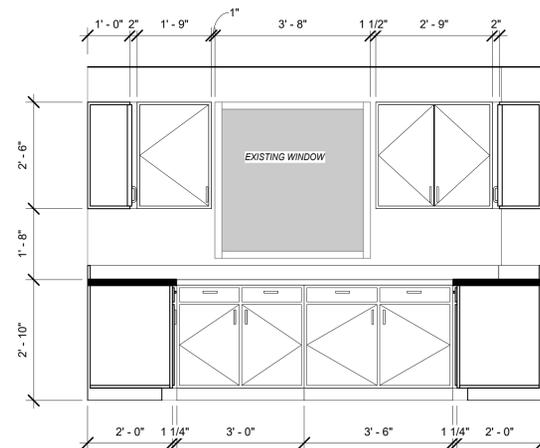
3 KITCHEN 1
1/2" = 1'-0"



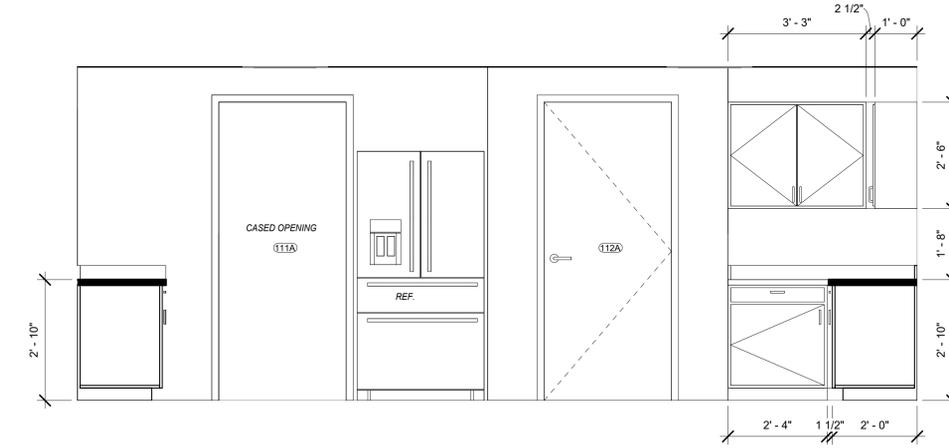
7 TYP. MILLWORK SECTION
1" = 1'-0"



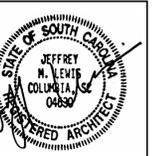
4 KITCHEN 2
1/2" = 1'-0"



5 KITCHEN 3
1/2" = 1'-0"



6 KITCHEN 4
1/2" = 1'-0"



MODIFICATIONS TO BOOKER
T. WASHINGTON PARK
143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC

INTERIOR ELEVATIONS & DETAILS

REV	DATE	COMMENTS

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ROOM FINISH/OCCUPANCY SCHEDULE

NUMBER	NAME	FLOOR	BASE	WALLS	CEILING	OCCUPANCY TYPE	AREA
101	OPEN AREA	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	NO CEILING	ASSEMBLY (15 NET)	1238 SF
102	OFFICE	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"	BUSINESS (150 GROSS)	114 SF
103	LOBBY	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"	BUSINESS (150 GROSS)	66 SF
104	TOILET	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"		46 SF
105	SIDE EXIT	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"		44 SF
106	TOILET	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"		46 SF
107	STORAGE	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"	STORAGE (300 GROSS)	53 SF
108	MULTI-PURPOSE ROOM	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"	ASSEMBLY (15 NET)	393 SF
109	EXIST. TOILET	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED	PAINTED GYPSUM WALLBOARD & 7-3 1/2"		54 SF
110	UTILITIES	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED	PAINTED GYPSUM WALLBOARD & 7-3 1/2"	STORAGE (300 GROSS)	48 SF
111	KITCHEN	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"	KITCHEN (200 GROSS)	198 SF
112	PANTRY	LVT	4" RUBBER COVE	PAINT & PATCH EXISTING WALLS AS NEEDED, GYPSUM WALLBOARD ON NEW WALLS - PAINT	2x2 ACT @ 7'-10"	KITCHEN (200 GROSS)	10 SF

DOOR SCHEDULE

MARK	TO: (ROOM NAME)	FROM: (ROOM NAME)	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	FINISH	FRAME MATERIAL	COMMENTS
101A		OPEN AREA	3' - 0"	7' - 0"	1 3/4"	36"x84" HALF LITE SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	W/ CLOSER & PANIC HARDWARE
102A	OPEN AREA	OFFICE	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	
103A		LOBBY	3' - 0"	7' - 0"	1 3/4"	36"x84" HALF LITE SOLID CORE WOOD	CLEAN, PAINT OR STAIN	PAINT EXISTING	EXISTING DOOR TO REMAIN, ADD CLOSER & PANIC HARDWARE
103B	OPEN AREA	LOBBY	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	
104A	TOILET	SIDE EXIT	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	
105A		SIDE EXIT	3' - 0"	7' - 0"	1 3/4"	36"x84" HOLLOW METAL	CLEAN, PAINT OR STAIN	PAINT EXISTING	EXISTING DOOR TO REMAIN, ADD CLOSER & PANIC HARDWARE
105B	OPEN AREA	SIDE EXIT	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	
106A	SIDE EXIT	TOILET	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	
107A	OPEN AREA	STORAGE	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	
108A	OPEN AREA	MULTI-PURPOSE ROOM	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	
108B		MULTI-PURPOSE ROOM	6' - 0"	7' - 0"	1 3/4"	72"x84" DOUBLE HOLLOW METAL	CLEAN, PAINT	PAINT EXISTING	EXISTING DOOR TO REMAIN
109A	MULTI-PURPOSE ROOM	EXIST. TOILET	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	CLEAN, PAINT OR STAIN	PAINT EXISTING	EXISTING DOOR TO REMAIN
110A	MULTI-PURPOSE ROOM	UTILITIES	2' - 6"	7' - 0"	1 3/4"	30"x84" SOLID CORE WOOD	CLEAN, PAINT OR STAIN	PAINT EXISTING	EXISTING DOOR TO REMAIN
111A	KITCHEN	OPEN AREA	3' - 0"	7' - 0"	0"	CASED OPENING		HOLLOW METAL - PAINT	
112A	KITCHEN	PANTRY	3' - 0"	7' - 0"	1 3/4"	36"x84" SOLID CORE WOOD	PAINT OR STAIN	HOLLOW METAL - PAINT	

INTERIOR FINISH SPECIFICATIONS:

PAINT/STAIN

MFR: SHERWIN WILLIAMS OR APPROVED EQUAL
 COLOR: AS SELECTED BY OWNER

GYPSUM WALL BOARD

MFR: U.S. GYPSUM OR APPROVED EQUAL
 STYLE: 5/8" TYPE "X"
 5/8" MOLD/MOISTURE RESISTANT TYPE "X" IN WET LOCATIONS

LVT FLOORING

MFR: SHAW OR APPROVED EQUAL
 STYLE: IN THE GRAIN II (BASIS-OF-DESIGN)
 FLOORING TO HAVE FOLLOWING CHARACTERISTICS:
 1. COMMERCIAL HIGH-PERFORMANCE LUXURY VINYL TILE
 2. CLASS III, PRINTED FILM
 3. TYPE "B" EMBOSSED
 4. 20 MIL OR 30 MIL
 5. 6" X 48" DIRECT GLUE

WALL BASE

MFR: ROPPE, JOHNSONITE, FLEXCO, OR APPROVED EQUAL
 STYLE: 4" RUBBER COVE

GRAB BARS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: BOBRICK, BRADLEY, OR APPROVED EQUAL
 STYLE: SMOOTH IN LENGTHS AS INDICATED

TOILET TISSUE DISPENSERS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: AS SELECTED BY OWNER
 STYLE: SURFACE MOUNTED, AS SELECTED BY OWNER

PAPER TOWEL DISPENSERS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: AS SELECTED BY OWNER
 STYLE: SURFACE MOUNTED, AS SELECTED BY OWNER

SOAP DISPENSERS (REUSE EXISTING UNLESS REQUESTED BY OWNER)

MFR: GOJO OR APPROVED EQUAL
 STYLE: SURFACE MOUNTED, AUTOMATIC

MIRRORS

MFR: BOBRICK, BRADLEY, OR APPROVED EQUAL
 STYLE: STAINLESS STEEL FRAMED IN SIZE INDICATED

CABINETS

STYLE: MELAMINE BOXES W/ PLASTIC LAMINATE FINISH ON ALL EXPOSED SIDES.
 COLOR: PLASTIC LAMINTE MFR: WILSONART, FORMICA, OR APPROVED EQ.
 AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE

SOLID SURFACE COUNTERTOP

MFR: WILSONART, CORIAN, OR APPROVED EQ.
 COLOR: AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE

DOORS & FRAMES

MFR: REPUBLIC, CECO, OR APPROVED EQUAL
 STYLE: FLUSH HOLLOW METAL (SEE DOOR & FRAME NOTES)
 COLOR: AS SELECTED BY OWNER

DOOR HARDWARE (PROVIDE ALLOWANCE OF \$500 PER DOOR LEAF)

MFR: CORBIN RUSSIN OR APPROVED EQUAL
 STYLE: LEVER HANDLES OR AS OTHERWISE DIRECTED BY OWNER
 FINISH: AS SELECTED BY OWNER
 OPTIONS: LEVERS, PLATES, DEADBOLTS, STOPS, CLOSERS, ETC.

WOOD FRAMING, GENERAL:

- COMPLY WITH THE AMERICAN FOREST AND PAPER ASSOCIATION'S (AFPA) "MANUEL FOR WOOD FRAME CONSTRUCTION".
- ALL WOOD TO BE PRESERVATIVE TREATED BY PRESSURE PROCESS - AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) C2.
- SELECT STRUCTURAL GRADE OF SOUTHERN PINE, DOUGLAS FIR OR SPRUCE-PINE-FIR MAY BE USED, UNLESS NOTED SPECIFICALLY ON STRUCTURAL DRAWINGS AND NOTES, OR OTHERWISE HEREIN.
- ALL FASTENERS, ATTACHMENTS AND ANCHORS TO BE GALVANIZED, UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS AND NOTES.

DOORS AND FRAMES:

- DOORS TO COMPLY WITH ANSI A250.8 FOR LEVEL AND MODEL.
- DOORS TO COMPLY WITH ANSI 250.4 FOR PHYSICAL-ENDURANCE LEVEL - LEVEL 4 MAXIMUM DUTY, MODEL 1, FULL FLUSH, INSULATED, 16 GA. GALV. SHEET STEEL, 14 GA. GALV. STEEL FRAMES, WELDED.
- PROVIDE HEAVY DUTY DOOR HARDWARE. (CORBIN RUSSWIN OR EQUAL)
- INSTALL DOORS AND FRAMES TO COMPLY WITH SDI 105 AND SDI 122.
- VERIFY WALL FINISHES PRIOR TO ORDERING FRAMES FOR CORRECT DEPTH AND FINISH AT ADJACENT SURFACES.
- ALL FRAME TO BE FULLY WELDED.

WARMING CABINET SPECIFICATIONS:



Avantco Equipment

Item #: 177HPI1836 Project: _____
 Qty: _____ Date: _____ Approval: _____

Avantco HPI-1836 Full Size Insulated Heated Holding / Proofing Cabinet with Clear Door - 120V

Item #177HPI1836



Technical Data

Width	23 1/8 Inches
Depth	33 3/8 Inches
Height	67 1/2 Inches
Amps	12 Amps
Hertz	60 Hertz
Phase	1 Phase
Voltage	120 Volts
Wattage	1440 Watts
18 x 26 Pan Capacity	36 Pans
Cabinet Size	Full Height

Features

- Full size insulated design holds up to 36 full size sheet pans; 1 1/2" of clearance between slides.
- Heat mode with 9 adjustable settings up to 185 degrees Fahrenheit.
- Proof mode adjusts humidity between 30% and 100% up to 115 degrees Fahrenheit.
- Integrated easy-to-read LED display on removable bottom control drawer.
- 120V, 1440W

Certifications



Technical Data

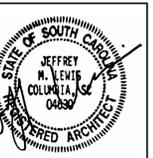
Color	Silver
Construction	Aluminum
Control Type	Manual
Door Type	Clear
Features	Controlled Humidity NSF Listed
Insulated	With Insulation
Interior Configuration	Lip Load Slides
Number of Doors	1 Doors
Plug Type	NEMA 5-15P
Power Type	Electric
Product Line	Avantco HPI
Sections	1 Section
Type	Holding / Proofing Cabinets

Notes & Details

Designed to keep all your freshly cooked food items hot until they're ready to serve, this Avantco HPI-1836 full size insulated heated holding/proofing cabinet helps ensure your restaurant, diner, or bakery is always prepared for high volume meal periods. Boasting nine adjustable settings and a heat mode that can reach 185 degrees Fahrenheit, this cabinet is perfect for storing a wide variety of ready-to-serve dishes. Or, operators can use the unit's integrated proofing mode for operation at a lower temperature (up to 115 degrees Fahrenheit) in order to proof bread before it's ready to bake. Humidity is provided by moisture in the water tray of the bottom of the unit, and adjustable humidity settings from 30% to 100% allow for a completely customized proofing experience. And thanks to an insulated design that locks in your holding temperature, this unit boasts up to 35% energy savings versus non-insulated units.

A total of 36 pan slides accept full size 18" x 26" sheet pans, while a Lexan clear door provides outstanding impact and heat resistance as well as allowing for easy monitoring of the contents inside. For valuable temperature protection, the door is paired with both magnets and a tight-fitting gasket to ensure the warm air inside does not escape. You can also reverse the door hinges based on your needs. An easy-to-read thermometer for effortless temperature monitoring and a pair of dials is located on the unit's bottom control drawer that can also be removed for quick cleaning. Thanks to four 5" poly casters, this cabinet can be filled and moved from your prep location to the serving area with incredible ease. Other features include integrated corner bumpers that protect nearby walls and equipment during transport. The Avantco HPI-1836 full size cabinet requires a 120V electrical connection.

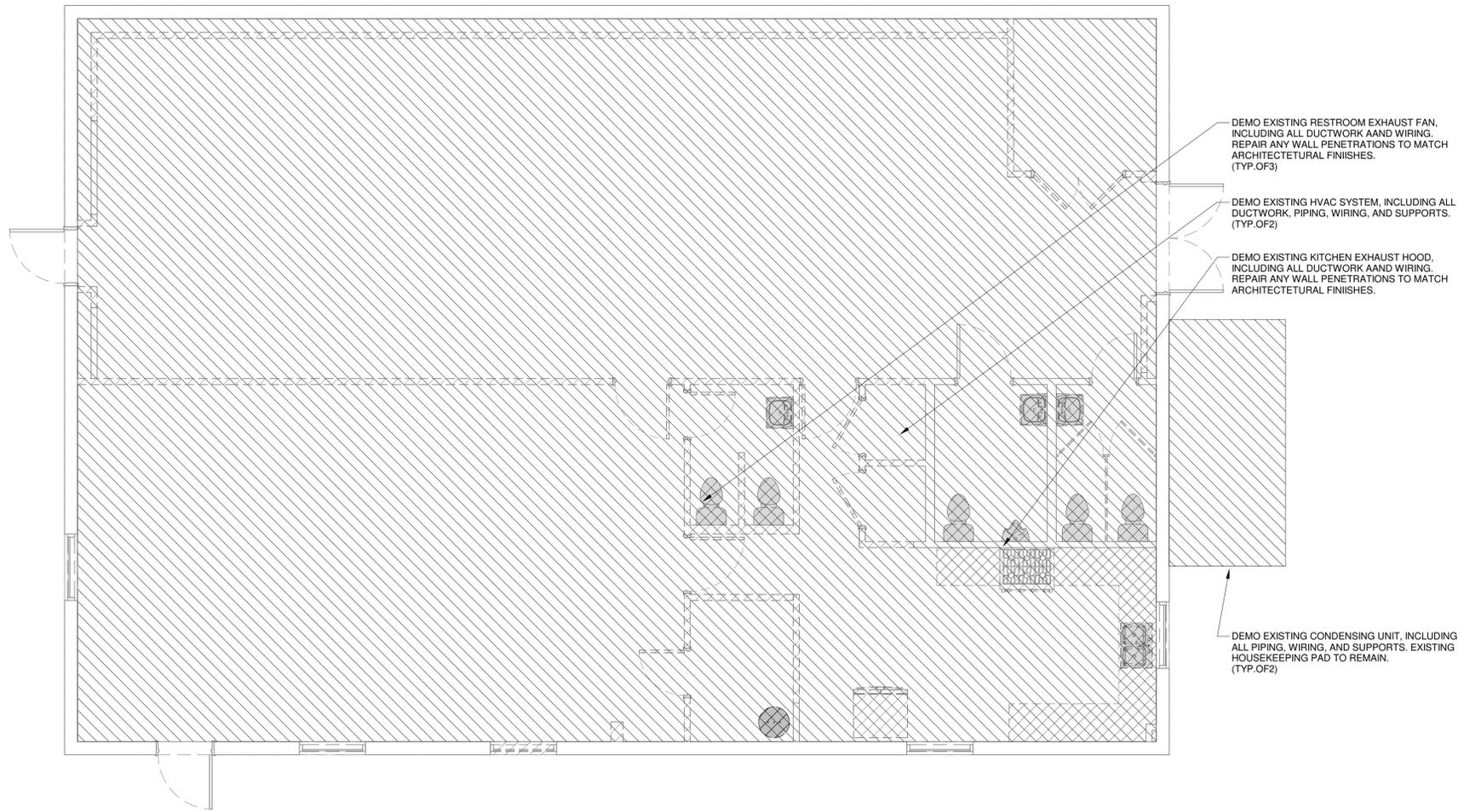
WARNING: This product can expose you to chemicals including lead, which are known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information, go to www.cdph.ca.gov.



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REV	DATE	COMMENTS

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1 MECHANICAL DEMOLITION FLOOR PLAN
1/4" = 1'-0"



MECA
Mechanical Engineering
Consulting Associates, Inc.

2330 Main St.
Columbia, South Carolina 29201
Phone: (803) 765-9421
www.mecainc.com

Designed: WAM
Approved: PPC
Job No.: 24153
Plot Date: 06/04/2024



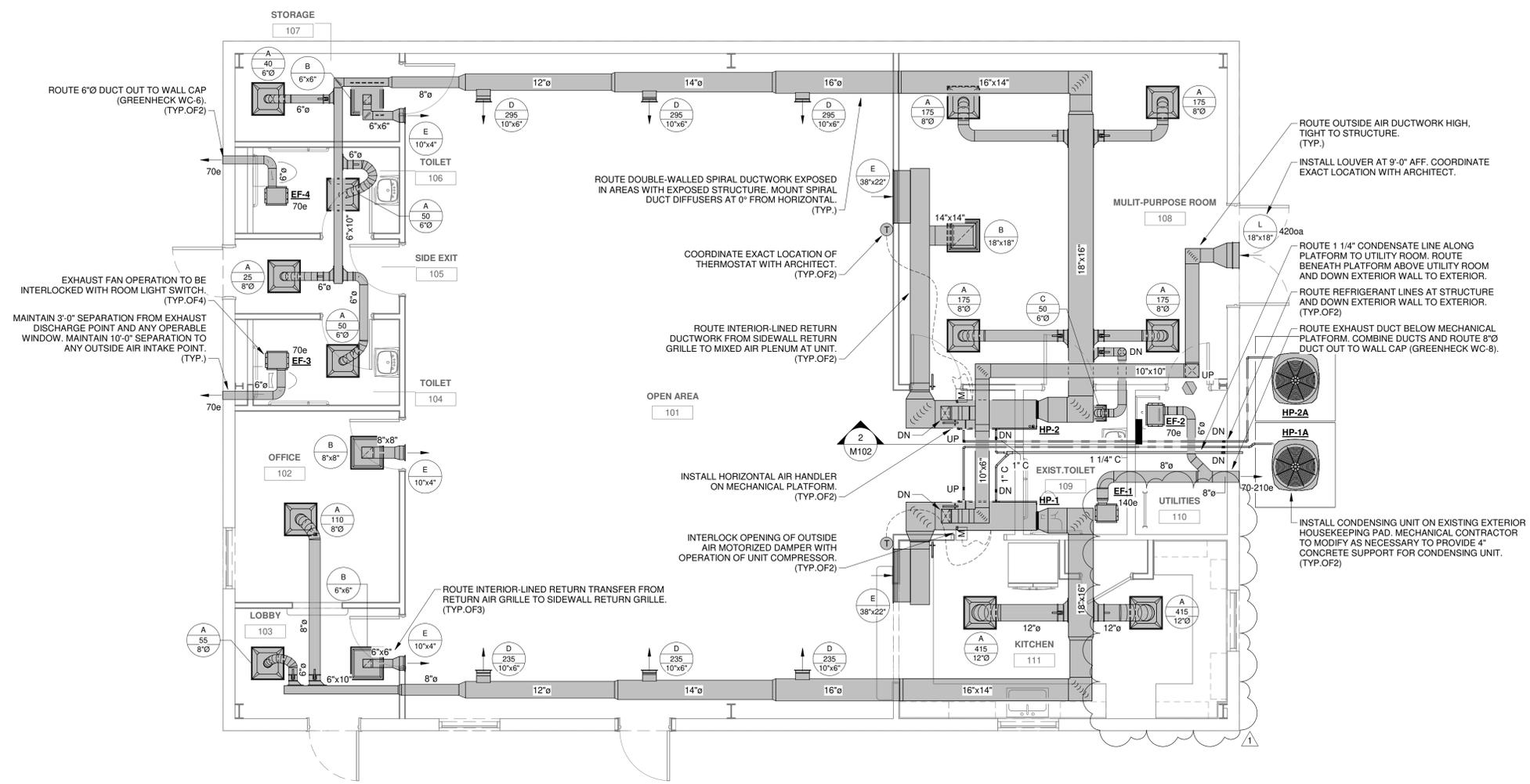
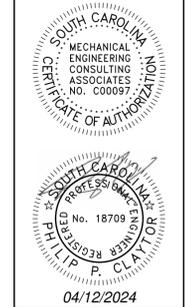
**MODIFICATIONS TO BOOKER
T. WASHINGTON PARK**
143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC

REV	DATE	COMMENTS
1	06/04/24	DBLUR-HOOD REMOVED

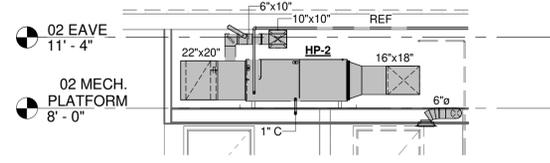
JOB #22-031-1 04/12/2024

M101

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1 MECHANICAL RENOVATION FLOOR PLAN
1/4" = 1'-0"



2 MECHANICAL UNIT PLATFORM - HP-2
1/4" = 1'-0"

MECA
Mechanical Engineering Consulting Associates, Inc.

2330 Main St.
Columbia, South Carolina 29201
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MODIFICATIONS TO BOOKER
T. WASHINGTON PARK
143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC

MECHANICAL RENOVATION FLOOR PLAN

REV	DATE	COMMENTS
1	06/04/24	DBLUR-HOOD REMOVED

JOB #22-031-1 04/12/2024

M102

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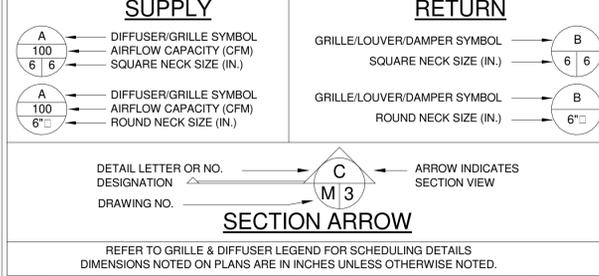
MECHANICAL SYMBOLS

	SUPPLY AIR DUCT SECTION		4-WAY CEILING DIFFUSER
	RETURN AIR DUCT SECTION		3-WAY CEILING DIFFUSER
	THERMOSTAT		2-WAY CEILING DIFFUSER
	HUMIDISTAT		2-WAY CEILING DIFFUSER
	NIGHT SETBACK THERMOSTAT		1-WAY CEILING DIFFUSER
	SWITCH		CEILING RETURN/EXHAUST GRILLE
	OCCUPANCY SENSOR		SIDE WALL DIFFUSER
	UNDERCUT DOOR		SIDE WALL RETURN
	HI / LO RETURN	AD	ACCESS DOOR
	SPLITTER DAMPER	FD	FIRE DAMPER
	TURNING VANES	RFD	ROUND FIRE DAMPER
	MANUAL DAMPER	OFD	OVAL FIRE DAMPER
	MOTORIZED DAMPER	FSD	FIRE SMOKE DAMPER
	CONNECT TO EXISTING	FC	FLEXIBLE CONNECTION
	TIMED OVERRIDE SWITCH	DAE	DUCT AIR EXTRACTOR
	SMOKE DETECTOR	OA	OUTSIDE AIRFLOW
	CARBON MONOXIDE DETECTOR	SD	SMOKE DAMPER
	CARBON DIOXIDE DETECTOR	AFF	ABOVE FINISHED FLOOR
	CONDENSATE PIPING	BFC	BELOW FINISHED CEILING
		CO	CASED OPENING
		PCO	PIPE CLEAN-OUT

MECHANICAL NOTES

- DO NOT SCALE DRAWING. ROUGH FROM EQUIPMENT MANUFACTURER AND ARCHITECTURAL DRAWINGS.
- DIMENSIONS NOTED ON PLANS ARE IN INCHES UNLESS OTHERWISE NOTED.
- DUCT SIZES NOTED ON PLANS ARE INTERIOR DIMENSIONS.
- ROUTE PVC (COPPER IN PLENUMS AND ON ROOF) INSULATED CONDENSATE DRAIN LINES TO ROOF DRAINS, GUTTERS, FLOOR DRAINS, FRENCH DRAIN OR AS SHOWN ON DRAWINGS.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EQUIPMENT VOLTAGES, ELECTRICAL REQUIREMENTS AND DISCONNECTS WITH THE ELECTRICAL CONTRACTOR PRIOR TO RELEASING EQUIPMENT FROM MANUFACTURER.
- SOME REFRIGERANT LINE LENGTHS AND/OR VERTICAL LIFTS MAY EXCEED MANUFACTURER'S RECOMMENDATIONS, MECHANICAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE EQUIPMENT MANUFACTURER SIZES ALL REFRIGERANT LINES FOR THESE PIECES OF EQUIPMENT.
- PROVIDE ALL UNSECURED EQUIPMENT WITH LOCKING REFRIGERANT CAPS PER IMC 1101.10
- ALL DUCTWORK SHOWN ON DRAWING IS DIAGRAMMATIC. ACTUAL RUN SHALL BE SHORTEST POSSIBLE WITHOUT SHARP BENDS. ALL DUCTWORK SHALL BE GALVANIZED STEEL INSTALLED PER SMACNA, INTERNATIONAL AND LOCAL CODES WITH 2-1/4" THICK FIBERGLASS DUCT WRAP INSULATION AND/OR AS OUTLINED IN SPECIFICATIONS.
- ALL DUCTWORK SHALL BE SEALED AIRTIGHT WITH MASTIC. NO HEAT SENSITIVE, PRESSURE SENSITIVE OR DUCT TAPE ALLOWED ON PROJECT.
- LOW PRESSURE DUCTWORK SHALL BE TESTED AND NOT EXCEED 3% AIRFLOW LOSS AT 2" PRESSURE CLASS. WHEN APPLICABLE, MEDIUM PRESSURE DUCTWORK FROM AIR HANDLER TO VAV BOX SHALL BE PRESSURE TESTED PER SMACNA 4" PRESSURE CLASS.
- ALL DUCTWRAP INSULATION SHALL BE SEALED PER MANUFACTURER'S RECOMMENDATIONS FOR GLASS FABRIC AND MASTIC INSTALLATIONS. NO PRESSURE SENSITIVE TAPE SHALL BE ALLOWED.
- FLEXIBLE DUCTWORK WILL BE ALLOWED AT THE END OF GALVANIZED STEEL RUN OUTS; MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 8'-0". REFER TO TYPICAL RUN OUT DETAIL.
- DUCT SMOKE DETECTORS FOR ALL FIRE/SMOKE, SMOKE DAMPERS AND RETURN AIR SYSTEMS 2000 CFM OR GREATER BY FIRE ALARM CONTRACTOR OR AUDIBLE/VISIBLE DETECTOR BY MECHANICAL CONTRACTOR WHEN NO FIRE ALARM SYSTEM AVAILABLE. DUCT SMOKE DETECTORS SHALL BE INSTALLED BY MECHANICAL CONTRACTOR PER CODE.
- ENTIRE MECHANICAL SYSTEMS SHALL BE INSTALLED PER 2021 INTERNATIONAL CODES WITH 2021 SOUTH CAROLINA MODIFICATIONS EXCEPT THE ENERGY CODE SHALL BE 2009 SOUTH CAROLINA ENERGY CONSERVATION CODE. ALSO, ALL LOCAL CODES & AUTHORITY HAVING JURISDICTION SHALL APPLY.
- COORDINATION OF ALL MECHANICAL SYSTEMS WITH OTHER DISCIPLINES IS THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLING. CONTRACTOR SHALL NOT PROCEED WITH UNCERTAINTY.
- PROVIDE PLASTIC NAMEPLATES FOR ALL EQUIPMENT SPECIFIED ON PROJECT. LABELING TAG SHALL BE SAME AS EQUIPMENT NUMBER.
- ALL PIPING SUPPORT SPACING SHALL BE PER MSS-SP69 AND WITHIN 18" OF CHANGE IN DIRECTION.
- ALL EQUIPMENT, PIPE AND DUCT SHALL BE SEISMICALLY RESTRAINED PER 2021 IBC. SEISMIC RESTRAINT SYSTEMS AS MANUFACTURED BY MASON INDUSTRIES, AMBER/BOOTH OR APPROVED EQUAL WHO MUST BE A MEMBER OF VISGMA. CONTRACTOR TO PROVIDE SEISMIC CALCULATIONS AND DRAWINGS CERTIFIED AND STAMPED BY AN ENGINEER EMPLOYED BY THE MANUFACTURER. CALCULATIONS TO MEET ICC, IBC, NFPA, ASCE/SEI 7-10, SMACNA AND AUTHORITY HAVING JURISDICTION (AHJ).
- PROVIDE TESTING AND BALANCING OF ALL SYSTEMS BY A THIRD PARTY NEBB CERTIFIED T&B CONTRACTOR. SUBMIT T&B FORMS PRIOR TO PERFORMING WORK FOR APPROVAL.
- GENERAL AND MECHANICAL CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ENGINEER/ARCHITECT WITH "APPROVED" OR "APPROVED AS NOTED" STAMPS FOR ENGINEER'S 10 CALENDAR DAY REVIEW.

LEGEND



AIR DISTRIBUTION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	MODEL NUMBER	FINISH	DAMPER	REMARKS
A	LAY-IN DIFFUSER	PRICE	ASPD-31	OFF-WHITE	W/OBD	
B	LAY-IN RETURN	PRICE	APDDR-3	OFF-WHITE	---	FLAT BLACK PLENUM
C	SURF. MTD. DIFFUSER	PRICE	ASPD-31	OFF-WHITE	W/OBD	12"x12" PANEL FOR 6" W/ PLASTER FRAME
D	SIDEWALL DIFFUSER	PRICE	620D-FL	ALUMINUM	W/OBD	COLOR PER ARCHITECT
E	SIDEWALL RETURN	PRICE	635-FL	ALUMINUM	---	COLOR PER ARCHITECT
L	LOUVER	RUSKIN	EME520DD	KYNAR 500		COLOR PER ARCHITECT

REMARKS:
*COORDINATE ALL AIR DISTRIBUTION STYLES AND LOCATIONS WITH ARCHITECTURAL CEILING GRID AND ELECTRICAL LIGHT LAYOUT PRIOR TO SUBMITTING SHOP DRAWINGS OR ORDERING.

- ALTERNATE AIR DISTRIBUTION SUPPLIERS SHALL INSURE THAT "NC" AND PERFORMANCE DATA MATCHES SPECIFIED DEVICES.

SPLIT SYSTEM HEAT PUMP SCHEDULE

MANUFACTURER	TRANE	
SYMBOL	HP-1, 2	
MODEL NUMBER	TEM6B0C60H51	
SUPPLY AIRFLOW	1750	
EXTERNAL S.P. (IN)	0.5	
FAN MOTOR HP	0.75	
EAT (DB/WB) (°F)	75 / 63	
UNIT LAT (DB/WB/DP) (°F)	55.5 / 53.5 /	
OUTSIDE AIR (CFM)	210	
AUX. HTR K.W.	9.6	
M.C.A.	59	
M.O.P.	60	
UNIT VOLTAGE	240 / 1 / 60	
WEIGHT (LBS.)	185	
SYMBOL	HP-1A, 2A	
MODEL NUMBER	4TWR6060	
FAN QUANTITY/HP	1 / 0.25	
COMP. QUANTITY	1 (2 STG)	
M.C.A.	35	
M.F.S.	60	
UNIT VOLTAGE	230 / 1 / 60	
WEIGHT (LBS.)	330	
AMBIENT (°F)	95 / 81	
TOTAL (NET BTUH)	52,938	
SENS. (NET BTUH)	38,358	
INTEGRATED HTG. CAP. @ 17°F	35,800	
SEER2/EER2 RATING @ ARI	15.6 / 11.7	
HSPF2/COP RATING @ 47°F	7.8 / 3.8	

REMARKS:
*PRIOR TO ORDERING, CONTRACTOR SHALL VERIFY VOLTAGE AND ALL ELECTRICAL REQUIREMENTS.

-ALL CAPACITIES ARE NET TO INCLUDE INDOOR FAN HEAT.
-UNIT LEAVING AIR CONDITION INCLUDES INDOOR FAN HEAT AND IS THE TEMPERATURE (DB/WB/DP) AT UNIT DISCHARGE.
-EXTERNAL S.P. IS EXTERIOR TO UNIT/ HEATER CABINET.
-REFRIGERANT LINES FOR SYSTEM TO BE SIZED BY EQUIPMENT MANUFACTURER TO MINIMIZE CAPACITY AND EFFICIENCY LOSSES AND OBTAIN MAXIMUM SYSTEM RELIABILITY. LINE SIZES FOR SYSTEM TO BE INCLUDED IN EQUIPMENT SUBMITTAL.

1. PROVIDE WITH ECM INDOOR FAN MOTOR WITH COMFORT R MODE. SET AIRFLOW CONTROL DIP SWITCHES FOR CONSTANT CFM PER SCHEDULE AND ENHANCED MODE FOR DEHUMIDIFICATION.
2. PROVIDE HEAD PRESSURE CONTROL FOR COOLING OPERATION DOWN TO 0°F, SINGLE ENTRY POWER, COIL GUARD, COMPRESSOR SUMP HEATERS, FILTER RACK W/MERV 8 PLEATED FILTERS AND 5 YR. COMPRESSOR WARRANTY.
3. PROVIDE DIGITAL PROGRAMMABLE THERMOSTAT WITH DEHUMIDIFICATION FEATURE.

FAN SCHEDULE

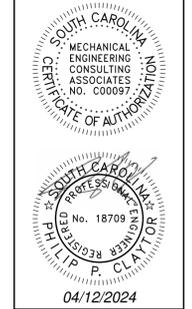
SYMBOL	EF-1	EF-2, 3, 4
MANUFACTURER	GREENHECK	GREENHECK
MODEL NUMBER	SP-B110ES	SP-A200
AIRFLOW (C.F.M.)	70	140
STATIC PRESSURE (IN.)	0.5	0.5
DRIVE TYPE	DIRECT	DIRECT
DAMPER SIZE (IN)	6"Ø	8"x8"
ROOF/WALL OPENING SIZE (IN.)	N/A	N/A
DISCHARGE LOCATION	WC-6	WC-8
SONES	2.5	3.5
MOTOR HORSEPOWER	FRACTIONAL	FRACTIONAL
FAN R.P.M.	650	900
VOLTAGE	115 / 1 / 60	115 / 1 / 60
LOCATION	RESTROOM / JAN	EX. RESTROOM
WEIGHT (EXCLUDING CURB) (LBS.)	10	24

REMARKS:
*PRIOR TO ORDERING, CONTRACTOR SHALL VERIFY VOLTAGE AND ALL ELECTRICAL REQUIREMENTS.

1. PROVIDE BACKDRAFT DAMPER AND SPEED CONTROLLER.



561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisai.com



MODIFICATIONS TO BOOKER
T. WASHINGTON PARK
143 BOOKER T WASHINGTON CIRCLE | YEMASSEE, SC

REV	DATE	COMMENTS
1	06/04/24	DEHUMIDIFIER REMOVED

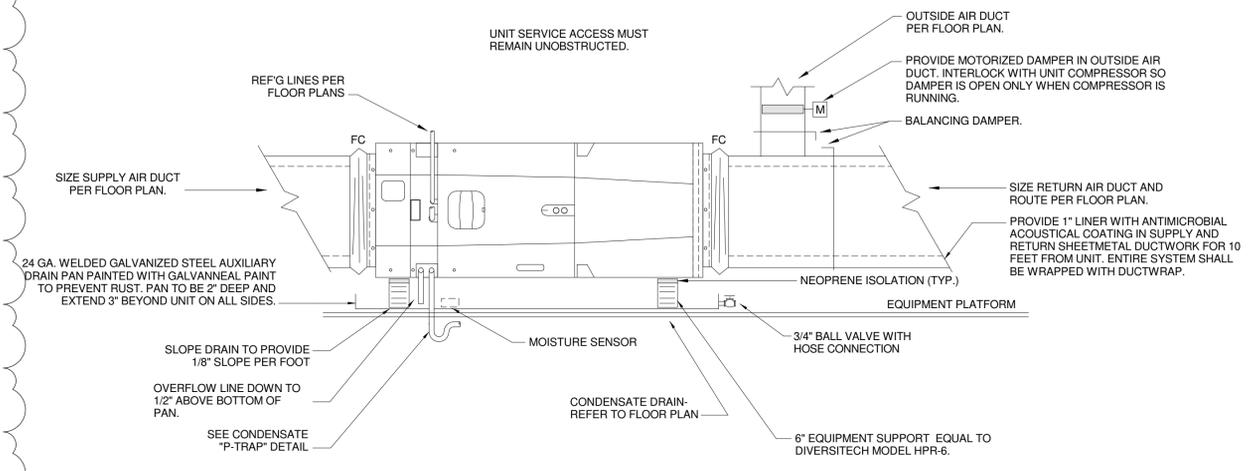
JOB #22-031-1 04/12/2024

M201

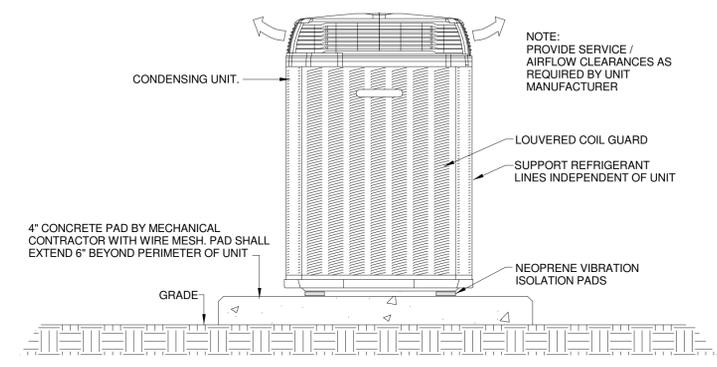
2330 Main St.
Columbia, South Carolina 29201
Phone: (803) 765-9421
www.mecainc.com

Designed: WAM
Approved: PPC
Job No.: 24153
Plot Date: 06/04/2024

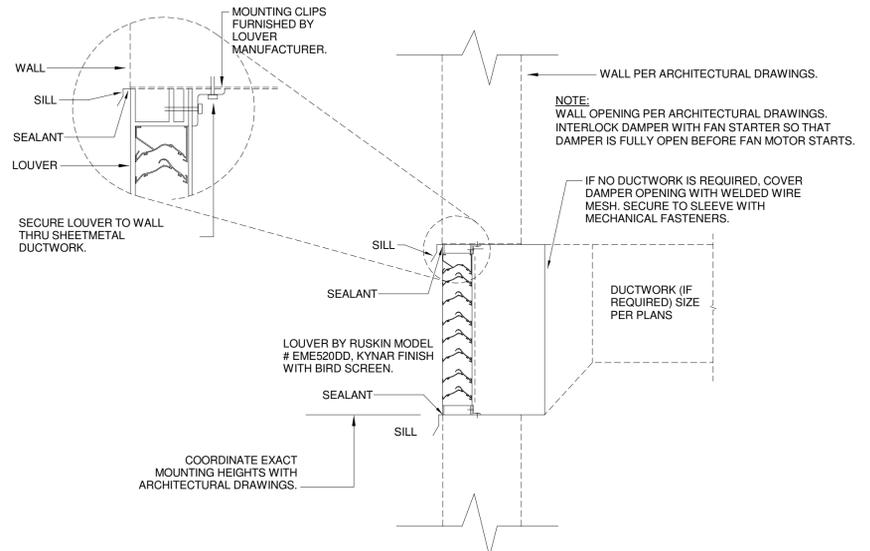
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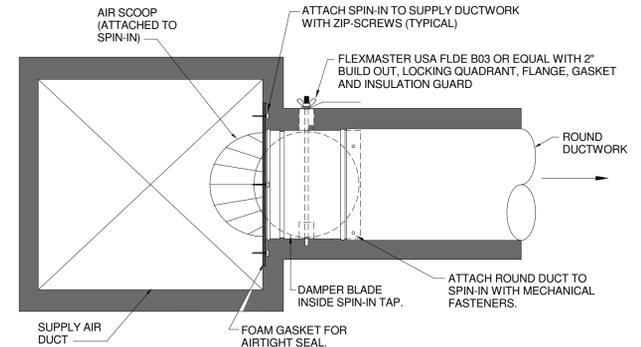
HORIZONTAL AIR HANDLER DETAIL - WITH STAND
NO SCALE



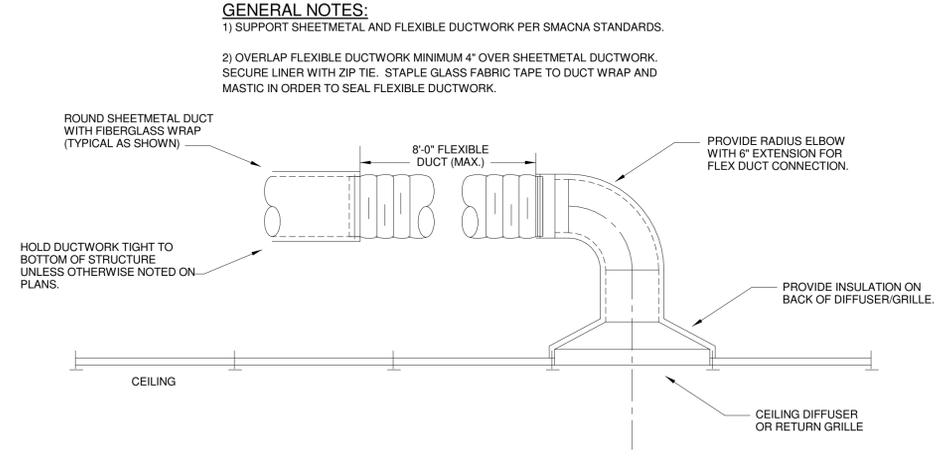
CONDENSING UNIT SUPPORT DETAIL
NO SCALE



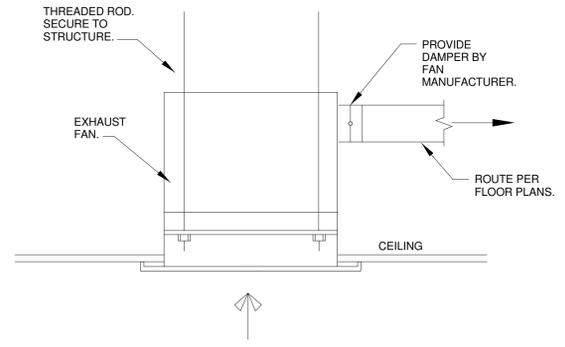
EXTERIOR LOUVER DETAIL
NO SCALE



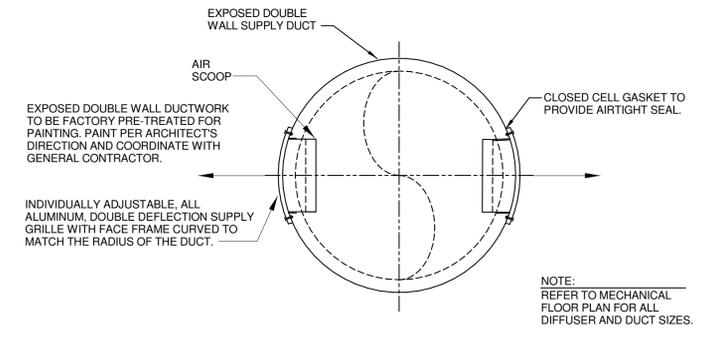
TYPICAL SPIN-IN DETAIL
NO SCALE



TYPICAL ROUND DUCT RUNOUT DETAIL
NO SCALE



EXHAUST FAN DETAIL
NO SCALE



DUCT MOUNTED DIFFUSER LOCATIONS
NO SCALE

GENERAL NOTES:
1) SUPPORT SHEETMETAL AND FLEXIBLE DUCTWORK PER SMAGNA STANDARDS.
2) OVERLAP FLEXIBLE DUCTWORK MINIMUM 4\"/>

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Plot Date: 06/04/2024

Item 23

JEFF LEWIS ARCHITECT

561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisai.com

MECHANICAL ENGINEERING CONSULTING ASSOCIATES
NO. C00097
STATE OF SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
P. CLAYTON
04/12/2024

MODIFICATIONS TO BOOKER T. WASHINGTON PARK
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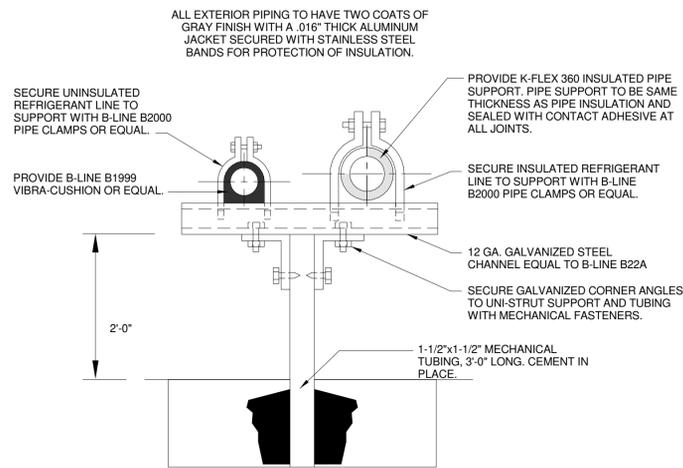
MECHANICAL DETAILS

REV. DATE COMMENTS
1 06/04/24 DBLURHOOD REMOVED

JOB #22-031-1 04/12/2024

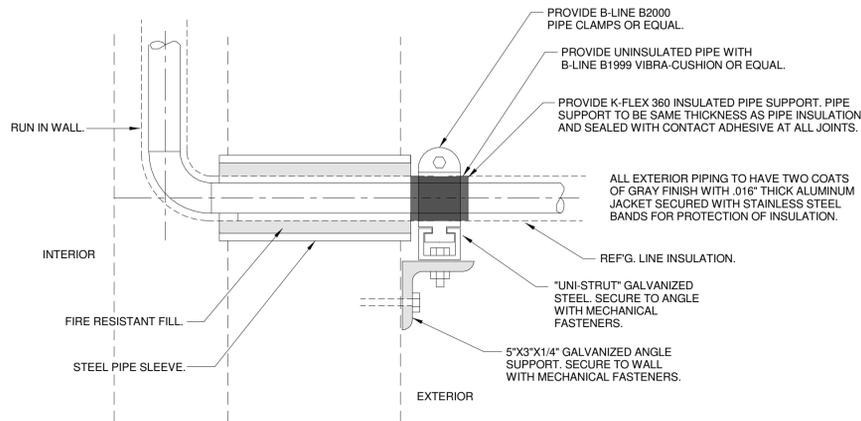
M301

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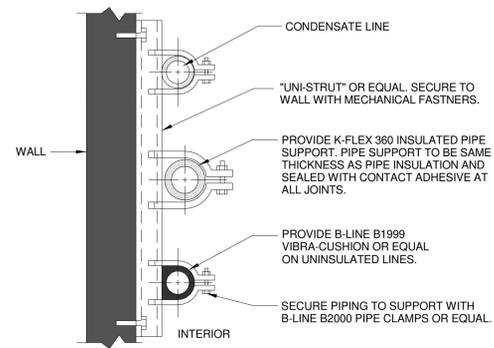
REFRIGERANT PIPE SUPPORT DETAIL

NO SCALE



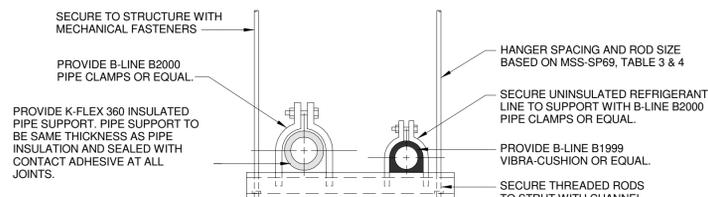
REFRIGERANT LINE PIPE SLEEVE DETAIL

NO SCALE



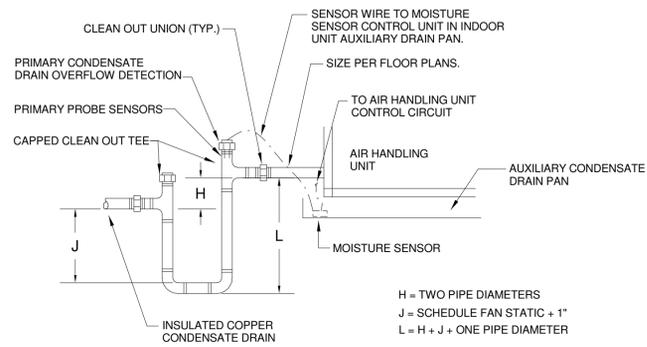
REFRIGERANT PIPE SUPPORT DETAIL

NO SCALE



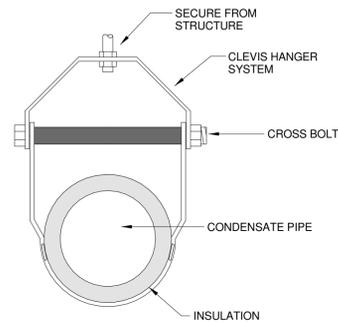
REFRIGERANT PIPE CHANNEL SUPPORT DETAIL

NO SCALE



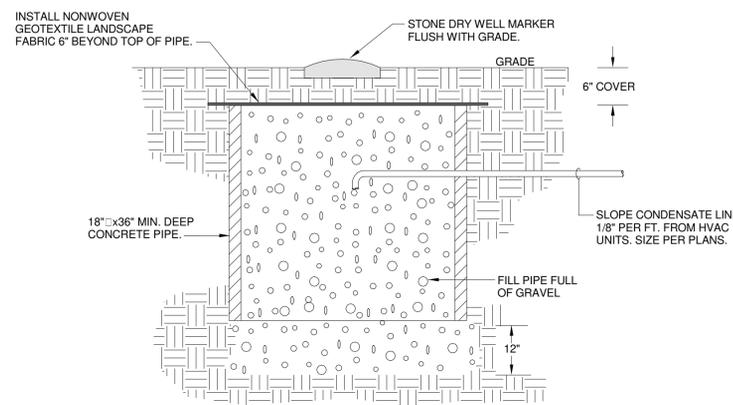
AHU CONDENSATE \"P-TRAP\" DETAIL

NO SCALE



CONDENSATE LINE HANGER DETAIL

NO SCALE



DRY WELL DETAIL

NO SCALE

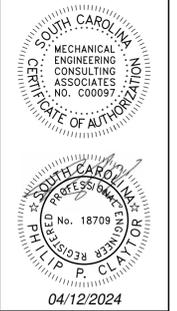


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1	06/04/24	DBLUR-HOOD REMOVED

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M302

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SECTION 23 02 00
GENERAL REQUIREMENTS MECHANICAL

PART 1 - GENERAL

1.01 SPECIAL NOTES

- A. Work under this section of the specifications shall be governed by requirements there under.
B. The use of the word "PROVIDE" in the specifications and on drawings for work under this section shall mean: Furnish and install complete, supplying all necessary labor and materials.
C. This section applies to all sections of Division 23 of this project except as specified otherwise in the individual sections and here-in. Work described in this section includes general requirements common to all mechanical systems. Provisions of this section apply to all mechanical specification sections.
D. References: Refer to the General Conditions for the Contract, the Supplementary General Conditions for the Contract, and the Subdivisions of Division 1; all of which are contained in or referenced as a part of this Project Manual. Instructions relating to the overall operations of the Contractor, as they may apply and as contained in the referenced Subdivisions, will be equally applicable to his subcontractors, equipment and material suppliers and/or installers, and other persons or companies having work requirements, this project.
E. The contractor's attention is directed to the intention of the specifications to provide domestic manufactured products only for this project. Where non-domestic products will only be considered on a individual product basis and will only be accepted if prior approval is received before the project is bid.

1.02 GENERAL REQUIREMENTS

- A. Provide necessary labor, material, plant, and equipment including materials not specifically mentioned, but necessary to complete the job in a neat, correct and workmanlike manner.
B. The drawings and specifications shall be considered as supplementary, one to the other, so that materials and labor indicated, called for or implied by the one and not the other, shall be supplied and installed as though specifically called for by both.
C. All electrical equipment shall be UL listed and all gas equipment to be AGA certified.
D. All items shall be properly lubricated and in perfect operation upon completion of the project and prior to final acceptance by owner.
E. Contractor shall be held responsible for having visited job site and having familiarized himself with existing conditions prior to submitting bid. If any existing problems are identified, notify Architect in writing prior to submitting bid.

1.03 SCOPE

- A. Provide a complete Heating, Ventilating, and Air Conditioning system as specified here-in and as indicated on the accompanying Mechanical Drawings for the entire building.
B. Provide split system heat pumps with auxiliary electric heaters together with all necessary ductwork, supply and return grilles, and thermostatic control as specified and indicated on drawings.
C. Provide the necessary labor and material to remove the existing HVAC system as detailed on the demolition plans.
D. Provide toilet room and janitor exhaust systems. Systems shall consist of exhaust registers, sheet metal ductwork, exhaust fans, controls, and all items required for a complete and operating system.
E. Provide a Denlar hood for kitchen equipment, including exhaust fan, ductwork, fire suppression system, and all associated controls and accessories required for a complete and operating system.
F. Insulate all ductwork, piping, and equipment as specified herein and as indicated on mechanical drawings.

1.04 SPACE CONDITIONS

- A. All work shall fit the spaces available. Verify all dimensions of the work before commencing fabrication and/or installation. Minor deviations from the drawings required to conform to space conditions and to provide the required accessibility shall be made at no additional cost to Owner.
B. Only base manufacturer's equipment has been investigated and determined to meet necessary space conditions. It shall be the responsibility of the approved equal manufacturer and contractor to verify their suitability for use on this project.

1.05 DRAWINGS

- A. The Plans are not intended to show all ductwork, pipes, valves, fittings, connections, and details of the work to be done. The piping, duct, and equipment locations shall be adhered to as closely as possible; however, any changes necessary to avoid columns, beams, lighting fixtures, ductwork, sprinkler piping, etc., shall be made at no additional cost to the Owner.
B. Conflicts in the plans and specifications where changes and alterations are necessary, or where exceptions are taken by the Contractor with regard to sizes, locations, and other details indicated on the drawings, they shall be discussed with the Architect and have his consent in writing before any changes are made. The Contractor shall confer with the Architect for the exact location of all openings into finished areas and all equipment and piping locations before proceeding with the work.
C. The drawings of this work were prepared in conjunction with the other trades and plans of the project and it shall be the Contractor's responsibility to provide himself with drawings of the other trades as required and to coordinate and schedule the work with the other trades.
D. Should any difficulties prevent the installation of the work as indicated, the proposed changes shall be submitted to the Architect in detail and must be approved in writing before the work may be performed.
E. All inverts, locations, and elevations on all piping, equipment, trenches, etc. shall be verified on the job site prior to the performance of any work that may be affected in any manner by said inverts, locations, and elevations. Before construction of project starts, check location of proposed equipment and ductwork. Review other drawings for project, checking locations of structural elements, locations and sizes of chases, type and method of construction of roof, ceilings, walls, and partitions. Report to Architect and Engineers before start of construction any conflicts or unsatisfactory conditions. In no case shall Contractor proceed in uncertainty. No extra charge will be approved after start of construction for work resulting from failure to follow these instructions.
F. Where connections and drains are provided to serve specific pieces of equipment, it shall be the Contractor's responsibility to verify the exact location of the equipment connections and drains and no installation shall be attempted until exact locations have been established. This applies to all equipment regardless of who furnishes said equipment.

1.06 PERMITS, LICENSES, AND FEES

- A. The installation of the systems covered by these specifications shall conform in strict accordance to all ordinances, codes and regulations of the State and DHEC and shall conform to all applicable requirements and recommendations of the NFPA. These requirements are the minimum and shall be complied with at no additional cost to the Owner.
B. In the absence of local regulation and codes, on heating, ventilating, or air conditioning, or in items or circumstances not covered by local regulation and codes, all recommendations and requirements of ASHRAE, as set forth in the current editions of the applicable ASHRAE Guides, shall be met as well as all requirements and recommendations of NFPA 90A and the International Building Code.
C. Where requirements of the drawings and specifications exceed code requirements, the work shall be provided in accordance with the drawings and specifications. Any work provided contrary to these requirements shall be removed and replaced at the Contractor's expense.
D. The Contractor shall obtain and pay for all necessary permits and inspections required for the installation of this work and shall pay all charges incident thereto. The Contractor shall deliver to the Architect all certificates of said inspections issued by the authorities having jurisdiction.

1.07 BID BASIS

- A. Basis of Design: The design is based on equipment data furnished by a listed "Base" manufacturer. Only this base listed equipment has been verified by the A/E for compliance with the documents. There is no intent in these documents to necessarily use only "standard" products of the "Base" supplier nor any other supplier. Modifications and alterations of standard products may be required.

1.08 MATERIALS AND WORKMANSHIP

- A. All materials and equipment shall be new and free from flaws and defects of any nature. Materials called for are to be considered as standard of quality; which however, implies no right on part of Contractor to substitute other materials and methods without written authority from Architect.
B. All work shall be performed by skilled mechanics, under competent supervision, employing latest and best practices of the trade. Work shall be installed in accordance with recommendations of ASHRAE Guide, and equipment manufacturer's installation instructions. In the event there is any conflict or doubt, consult Architect for clarification and approval.

1.09 SUBSTITUTIONS

- A. Specific reference in the specifications to any article, device, product, material, fixture, form or type of construction, etc., by name, make, or catalog number, with or without the words "or equal" shall be interpreted as establishing a standard of quality and shall not be construed as limiting competition, and the Contractor in such cases may at his option, use any article, device, product, material, fixture, form or type of construction, which in the judgment of the Architect, expressed in writing prior to bidding as specified below, is equal to that herein named.
B. Requests for written approval to substitute materials or equipment considered by the Contractor as equal to those specified, shall be submitted for approval to the Architect ten days before bids are taken. Requests shall be accompanied by samples, descriptive literature, and engineering information, as necessary to fully identify and appraise the product. No increase in the contract sum will be considered when requests are not approved. If the item is found to be equal, the Architect will issue an Addendum making it a part of the Contract Documents prior to bidding. After bidding, no further changes will be considered.
C. Contractor shall be responsible for determining that all products submitted for approval meet given space limitations and maintain all required clearances for proper access and service.
D. Being listed as an approved equal manufacturer means only that the listed manufacturer is basically a reputable supplier whose equipment will receive consideration if in accordance with all document requirements including space limitations and deliver. Being listed is not to be construed as indicating or implying that the supplier's product is assured of being acceptable for the project. The burden of developing a product to comply with the documents and of obtaining approval of the product rests solely with the Contractor and is his sole responsibility to substantiate their acceptability for installation on this project. If a substituted product is rejected due there will be no increase in contract sum to provide a compliant product.

1.10 SUBMITTAL

- A. The Engineer will review and take appropriate action on shop drawings, product data, samples, and other submittals required by the Contract Documents. Such review shall be for general compliance with the design and with the information given in the Contract Documents. It shall not include review of quantities, dimensions, weights, fabrication processes, construction methods, coordination with the work of other trades, or construction safety precautions, all of which are the sole responsibility of the Contractor. Engineer's review shall be conducted with reasonable promptness consistent with sound professional practice. Review of a specific item shall not indicate acceptance of an assembly of which the item is a component. The Engineer shall not be required to review and shall not be responsible for any deviation from the Contract Documents, not clearly noted by the Contractor, nor shall the Engineer be required to review partial submissions or those for which submissions for correlated items have not been made.
B. Prior to submittal of shop drawings to the Engineer, the General Contractor and the Mechanical Contractor shall review and approve shop drawings. Shop drawings

which have not been reviewed and approved in writing by the Mechanical Subcontractor will not be reviewed by the Engineer. Mechanical Contractor shall state in writing on shop drawings, any proposed deviations from contract documents. Such deviations, if not stated in shop drawing submittals, shall be the sole responsibility of the Mechanical Subcontractor. Note: In addition to the General Contractor's approval and stamp, the first page of each shop drawing submittal must contain the words "APPROVED" or "APPROVED AS NOTED" and must be signed and dated by the Mechanical Subcontractor before the Engineer will review them.

- C. Review rendered on shop drawings shall not be considered as a guarantee of measurements of building conditions. Where drawings are reviewed, said review does not mean that drawings have been checked in detail; said review does not in any way relieve this contractor from his responsibility of furnishing material or performing work as required by the contract drawings and specifications.
D. After award of Contract, and before any materials of this Section are delivered to the job site, submit Shop Drawings to Architect in accordance with the requirements listed below and in accordance with the provisions of the Architectural Section of these Specifications.

- 1. After securing tentative approval on all items pending shop drawing submission, the contractor shall submit for approval manufacturer's shop drawings of all equipment, and shop drawings to scale of all fabricated work furnished under this Section of the specifications including piping, ductwork, equipment layouts, supports and equipment foundation pad layout. Shop drawings shall be of scale large enough to clearly indicate all details of work. Mechanical rooms, boiler rooms, refrigeration plants, and fan rooms shall be submitted on a scale of not less than 1/4-inch equals one foot.
2. Where colors or finishes are specified for products, a sample showing the color or finish shall be submitted with the shop drawings.
3. Where high efficiency motors have been specified, submit certification of motor efficiency with shop drawings for each motor of one horsepower or greater.

- E. Material List: Accompanying the shop drawings, submit a complete list of all materials proposed to be furnished and installed under this Section, giving manufacturer's name and catalog number, sizes, capacities, model numbers, accessories and other pertinent information for each item to indicate full compliance with drawings and specifications; this shall in no way be construed as permitting substitution except as specifically provided in the Architectural Section of these specifications. Every device or piece of equipment herein specified by model and manufacturer shall be submitted for approval. Partial lists submitted from time-to-time will not be permitted.

- F. Mechanical/Electrical Coordination: Before equipment is ordered and after all motors, loads, controls, and other characteristics of equipment are known, the Contractor shall review the data shown on the Electrical drawings. Special attention shall be given to motor size, starters, means of disconnect, control wiring, etc. that are being furnished under the electrical section of the specifications. At the time of shop drawing submittal, the contractor shall by letter to the Engineer point out any discrepancies and describe the proposed corrective action.

- 1. Prior to start of construction, contractor shall submit a starter schedule for review by Engineers. This schedule shall contain equipment description, starter manufacturer and model number, starter accessories, control voltage and source of starter power and control circuitry.
2. No extra charge will be approved after start of construction for work resulting from failure of contractor to follow these instructions.

- G. As-Built Drawings: Contractor shall maintain on the job site one complete set of the mechanical drawings for this project. All changes authorized by the Architect as to the location, sizes, etc., of piping, ductwork, and other mechanical equipment shall be indicated in red ink on the mechanical drawings as the work progresses. At the completion of the project, Contractor shall deliver a complete set of "As-Built" prints of the mechanical drawings to the Architect.

H. Control Drawings:

- 1. Before installation of controls, complete submittal data, including equipment specifications, control diagrams, schematic diagrams, internal connections, and sequence of operation to the Architect for his approval. Diagrams shall show all instruments, devices, tubing, etc. Set points and actions of instruments, operating ranges, and normal position of controlled devices shall be indicated. Operating sequence describing each system shall appear on the same drawing as the system's control diagram.
2. Wiring diagrams shall show conduit and wire sizes, transformers, fuses and correct schematic diagrams for each motor starter and magnetic contractor. Diagram shall be coordinated with the equipment manufacturers involved and shall show the terminal designations for all connections to the equipment and the manufacturer's approval obtained.

- I. Manual: Upon completion of this portion of the work, and as a condition of its acceptance, deliver to the Owner through the Architect two copies each of a Manual compiled in accordance with the provisions of the Architectural Section of these specifications; and also include in each copy of the Manual a copy of the As-Built Drawings, operating and maintenance instructions, approved control drawings, spare parts lists, name and address of local service representatives and all warranty certificates for new equipment.

1.11 ELECTRIC WORK

- A. Electrical Contractor will provide the following for the mechanical equipment:

- 1. A source of power as required for each electric motor and for each electrical heating and cooling item of equipment installed under the mechanical contract, including final wiring connections to motor terminals or to terminals in a control panel mounted on each respective unit.
2. Circuit breaker protection as required for each electric heating and cooling item of equipment installed under the mechanical contract.
3. Wiring each electric motor and each electrical heating and cooling item of equipment (where applicable) through a magnetic starter or a magnetic contractor furnished by the Mechanical Contractor.
4. Wiring each constant speed ceiling exhaust fan through a wall switch furnished by the Electrical contractor.
B. All motors shall be provided with thermal overload protection either internally or at the starter and all electrical equipment shall be U.L. listed.
C. In the event Mechanical Contractor proposes to use any items of mechanical equipment which have sizes, numbers of electrical meters, or other electrical requirements different from those specified on schedules, drawing or elsewhere, Contractor shall be responsible for coordinating these changes with the Electrical Contractor and he shall reimburse the Electrical Contractor for all additional costs necessitated by these changes.
D. In general, the Electrical Contractor will do all power wiring for the mechanical equipment as described above, and the Mechanical Contractor shall do all control and interlock wiring, unless otherwise specified or indicated on drawings.
E. Consult electrical drawings for extent of electrical work provided for the mechanical equipment. Verify current characteristics with Electrical Contractor before ordering any equipment for this project.
F. Mechanical Contractor shall provide all other wiring not covered above, that is necessary for complete and operating heating and air conditioning systems for the building, including all control wiring, interlock wiring, conduit, relays, controls, starters, disconnect switches, circuit breakers, control conduit and outlet boxes, wiring of all applicable control items of equipment, and other electrical work as required.

- G. All wiring shall be run in galvanized or sherardized rigid electrical conduit or E.M.T. where allowed under the electrical section of the specifications, and shall be concealed in finished areas and occupied spaces. All conduit shall be attached to ceiling or walls, attachment to or suspension from other equipment will not be permitted. If routing of conduit is questionable, verify routing with Engineers before proceeding with installation. NO PLENUM RATED CABLE WILL BE ALLOWED ON THIS PROJECT.
H. The Mechanical Contractor shall provide power wiring from the breaker panel to all control devices including but not limited to control panels, valves, thermostats, dampers, flow switches and other devices requiring power for a complete and operating mechanical system.
I. All electrical work required under this Contract shall comply with the National Electrical Code and shall meet all local requirements. All electric equipment shall bear UL labels.

1.12 GUARANTEES

- A. In addition to the warranty and guarantees under the General Conditions of the contract the Contractor agrees:
1. To correct defects in workmanship, new materials, new equipment, and the operation of system for a period of one year from date of acceptance. Equipment and materials, repaired or replaced, are guaranteed for one year following date of correction.
2. To repair any damage to building and equipment resulting from defects in workmanship, materials, equipment, and system operation.
3. To remove any item not specified or given approval and replace it with specified or approved item.
4. Any item submitted for approval that does not conform to these specifications shall have accompanying note of exception.
5. That the system as installed shall comply with code requirements.

PART 2 - PRODUCTS

2.01 EQUIPMENT AND MATERIALS

- A. All equipment and materials provided under this section of the specifications shall be new and of the best grade and quality. Materials and equipment manufactured outside of the United States will not be acceptable.
B. The approval of the Architect shall be obtained by the Contractor on all equipment and materials before any installation is made.
C. Equipment that is installed and then does not perform as represented by selection data or shop drawings shall be replaced with equipment that meets the job requirements and specifications at no additional cost to the Owner.
D. All equipment, materials, and work indicated on the drawings or as specified hereinafter is intended to be installed in a manner conforming to the best engineering practices and all equipment is intended to be complete in every respect to satisfy the job requirements and this specification. In the event any material or equipment is indicated to be used or installed contrary to the manufacturer's recommendations, or if any part, control accessory or auxiliary item required for satisfactory and proper operation and performance of the material and/or equipment is not indicated or specified, it shall be the Contractor's responsibility to notify the Architect in writing prior to installation. In the event the Contractor fails to give such notice, he will be required to correct the work and/or furnish items omitted (in the performance of his work) at no increase in the contract sum.
E. Upon request from the Architect, the Contractor shall furnish to the Architect a certification on all materials and equipment so designated by the Architect. The certification shall be made by the manufacturer of the material and/or equipment; shall be signed by an official of the manufacturing concern; and shall state that the drawings, specifications, and project requirements have been thoroughly studied by the manufacturer and that the proposed material and/or equipment is unconditionally guaranteed to operate and/or perform properly as specified.

PART 3 - EXECUTION

3.01 UTILITY CONNECTION AND MODIFICATIONS

- A. It shall be the Contractor's responsibility to determine all requirements regarding utility services to the building. The Contractor shall verify the exact locations of subs provided.

3.02 PROTECTION

- A. The Contractor shall provide adequate protection to all materials, equipments, fixtures, etc. provided under this section of the specifications to prevent damage of any nature. The Contractor shall be required to remove and replace, at no additional cost to Owner, any item showing any sign of damage of any nature that cannot be restored to its new condition and appearance. Grinding and polishing may be used in the restoration of damaged equipment and materials when approved by the Architect.

3.03 EXCAVATION AND BACKFILLING

- A. Contractor shall do all excavating and backfilling for installation of work included under this contract and he shall promptly remove from the premises all excess earth, debris, and trash for which he is responsible. Contractor shall be responsible for coordinating cutting and patching excavation conditions with Owner and Utilities prior to execution of any excavation work. All work shall comply with section 230500 as well as the General Conditions section of these specifications.

3.04 CUTTING AND PATCHING

- A. The Contractor will do all cutting and patching and construction of chases within building for this installation.

3.05 PENETRATIONS AND CURBING

- A. Contractor shall provide framed openings in roof and walls as required for exhaust fans and louvers. Contractor shall coordinate sizes and locations of these and all other necessary penetrations well in advance.
B. Contractor shall provide all roof curbs for this installation and will flash all roof curbs and penetrations as detailed on drawings.

3.06 MECHANICAL - ELECTRICAL COORDINATION

- A. Mechanical equipment, piping, and ductwork shall be installed with clearances to electrical switchboards, panel boards, power panels, motor control centers, and transformers. The clearances shall be the greater of the requirements of the latest editions of the NEC or a minimum of 3'-6" in front of the equipment which ever is greater. Equipment, ductwork or piping shall not be installed directly over the electrical gear and not less than 3'-0" horizontally from the top of the electrical gear.

3.07 OPERATING AND MAINTENANCE INSTRUCTIONS

- A. The Contractor shall acquaint and instruct the Owner's representative with all details of performance, operation, and maintenance of the systems. In addition, the contractor shall furnish two copies of a brochure to the Owner through the Architect, which shall contain printed operating and maintenance instructions, parts list, control diagram, etc., including a list of spare parts and any special tools recommended by the equipment manufacturers to be stocked by the Owner. The manuals shall include a complete set of all approved shop drawings furnished under this section of the specifications.
B. The basis of Owner's instructions shall be written for inclusion in the maintenance and operating instructions data specified above. Obtain certificates, signed by the Owner's representative, that these instructions have been received and understood.

3.08 CLEANING

- A. The Contractor shall keep the job site clean, removing all debris and unused material as they occur. At the completion of the work, the Contractor shall thoroughly clean all materials and equipment provided as part of the work.
B. Prior to testing and adjusting, all piping systems, including all components of systems, shall be thoroughly cleaned inside and out.
C. All soil, waste, drain and rainwater lines shall be rodded out in the presence of the Architect's representative. All cleanout plugs shall be removed, lubricated and replaced.
D. All piping shall be chemically cleaned prior to final filling and connection to chiller and air handlers.
E. Painting of the mechanical equipment shall be as specified under other sections of the work. Removing loose scale, rust, drippings, dirt, etc. in preparation for painting shall be done under this section of the specifications.
F. Prior to acceptance of the building, thoroughly clean all exposed portions of the HVAC installation, removing all labels and all traces of foreign substances, using only a cleaning solution approved by the manufacturer of the item being cleaned. Caution should be taken to avoid damage to all finished surfaces.

- 3.09 Mechanical unit shall be protected from dust at all times. Mechanical units shall not be run during construction installation periods that create dust such as sheetrock finishing, cabinetry, terrazzo, etc. When mechanical units are in operation during construction, filters must be in place in the units and over the return air grilles to protect equipment and return air path from construction debris and dust. Filters shall be changed by the contractor as frequently as necessary to insure protection of equipment and ductwork. If filters are not in place equipment shall not be operated. Failure of the contractor to comply with these conditions will result in the contractor bearing any and all costs associated with cleaning of ductwork and equipment prior to final acceptance of systems

3.10 START-UP

- A. The Contractor shall place the systems in full operation before testing begins. Contractor shall make corrections in the system, including furnishing and installing drives, motors, dampers, valves, etc., if required to balance the systems. All such corrections shall be included in the Contractor's base bid and shall be accomplished at no additional cost to the Owner. All piping shall be tested before covered with insulation or being concealed.

END OF SECTION 23 02 00

SECTION 23 03 00

PRESSURE TESTING

PART 1 GENERAL

1.01 DESCRIPTION

- A. The work in this section includes the pressure testing of all air conditioning systems and includes requirements common to all the mechanical systems. Provide all labor, tools instruments, etc. as required to completely test the systems.
B. Other sections of these specifications are a part of this section. Refer to all other sections for a complete description of the work. Work, conditions, and materials specified in other sections and not duplicated in this section includes, but is not limited to the following:
1. Mechanical General Provisions.
2. Basic Materials and Methods.
3. Refrigeration.
4. Adjusting Balancing HVAC Systems.

- C. All work provided under these specifications shall be subject to constant inspection and final approval of the Architect and all Code authorities having jurisdiction. Tests, in addition to those specified herein, required to prove Code compliance shall be provided as required by the Authorities without additional cost to the Owner. All work found to be defective or indicating leakage shall be repaired or replaced with new materials, as directed by the Architect. Tests shall be repeated until all work is proven tight.

1.02 QUALITY CONTROL

- A. All tests shall be conducted by qualified personnel. When requested the qualifications of individuals shall be submitted to the Architect for approval.

1.03 NOTIFICATION

- A. The Architect shall be notified 5 business days prior to all tests.
B. The Code Authorities having jurisdiction shall be notified prior to all tests.
C. Provide documentation of all tests in writing for approval.

PART 2 PRODUCTS

2.01 PROVIDING EQUIPMENT

- A. Provide all material, test equipment, instruments, and labor required for the tests. All instruments shall be properly calibrated and shall have records on calibration.

PART 3 EXECUTION

3.01 REFRIGERATION SYSTEMS

- A. The refrigeration systems shall be proven tight in accordance with the manufacturer's recommendations.

3.02 DUCTWORK

- A. Supply ducts shall be tested with a calibrated orifice and fan before grilles, registers, diffusers, and ceiling are installed. Low pressure sheet metal duct losses shall not exceed 10% of the design system CFM at 2" W.G. Seal if required. Medium pressure ducts shall be tested as recommended by SMACNA Manual. Fiberglass ductwork does not require pressure testing.

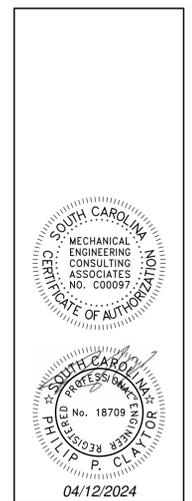
3.03 REFRIGERANT PIPING PRESSURE TESTING

- A. After Freon piping has been completed and before insulating pipe and enclosing chases, the field installed piping shall be pressure tested at a pressure of 300 psi (high side) and 150 psi (low side). While the system is being pressure tested, an electronic leak detector shall be used to check for leaks.
B. Pressure shall be maintained on piping for a minimum of 12 hours. All field installed piping shall be evacuated when surrounding ambient air is not less than 60 degrees F. A minimum vacuum of 2.0 mm of mercury shall be pulled on piping system and maintained for 12 hours. The vacuum pressure displacement shall be not less than 5 CFM. The vacuum shall be checked with an electronic gauge.

END OF SECTION 23 03 00



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MODIFICATIONS TO BOOKER
T. WASHINGTON PARK
143 BOOKER T WASHINGTON CIRCLE | YEMASSEE, SC

MECHANICAL SPECIFICATIONS

REV	DATE	COMMENTS
1	06/04/24	DETAIL/HOOD REMOVED

JOB #22-031-1 04/12/2024

M401

MECA Mechanical Engineering Consulting Associates, Inc.
2330 Main St.
Columbia, South Carolina 29201
Phone: (803) 765-9421
www.mecainc.com
Designed: WAM
Approved: PPC
Job No.: 24153
Plot Date: 06/04/2024

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SECTION 23 05 00
BASIC MATERIALS AND METHODS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. The use of the word "PROVIDE" in the specifications and on drawings for work under this section shall mean: Furnish and install complete, supplying all necessary labor and materials.
- B. This section applies to all sections of Division 23 of this project except as specified otherwise in the individual sections and here-in. Work described in this section includes general requirements common to all mechanical systems. Provisions of this section apply to all mechanical specification sections. Work described in this section includes construction materials and methods of installing equipment common to all mechanical systems. Provisions of the section apply to all Division 23 specification sections.
- C. Mechanical General Provisions apply to work specified in this section.

PART 2 - PRODUCTS AND METHODS

2.01 FLASHING

- A. Ductwork and HVAC Equipment: Cap flashing for all ducts and other types of ventilating equipment which pass through or mount on the roof shall be furnished and installed under this section of the specifications. The material shall be of the same materials as the ducts, etc. to which it shall be fastened unless otherwise noted. The cap flashing shall be made tight to the duct, waterproofed, and extended over the base flashing and down the side for not less than 4 inches. The cap flashing shall be formed to provide a spring action against the base flashings. In cases of dissimilar metals between the cap and base flashings, an isolation membrane shall be installed to prevent electrolysis.
- B. Flashing for pipes passing through the roof shall be provided as indicated on the drawings or as approved by the Architect.

2.02 PIPE SLEEVES

- A. All pipes passing through walls, floors, ceilings, all fire rated partitions, etc. shall be provided with pipe sleeves made of galvanized steel pipe unless specifically noted otherwise. Sleeves through partitions and walls shall be of the same length as the wall thickness. Sleeves set in concrete slabs shall be set flush with the underside of the slab and shall extend 1/2 inch above the finish on top of the slab. Where sleeves are in fire rated construction, the voids between the sleeves and the piping passing through insulated piping shall be of sufficient size to allow insulation to pass through the sleeve freely. Where pipes pass through walls below grade or through any floor slabs, the space between the pipe and sleeve shall be finished caulked water tight with G.E. Silicone caulking.
- B. At the Contractor's option sleeves 8 inches in diameter and larger may be formed of 16 gauge galvanized steel with welded butt joints. The metal finish shall be restored after welding.

2.03 FIRESTOPPING MATERIALS

- A. Where pipe, ducts, conduit, wiring, or other mechanical equipment passes through fire rated walls, floors, or partitions with ratings of one-hour or greater, firestopping materials shall be placed in the voids between the equipment and the rated building material. Sleeves in rated construction shall have voids between sleeves and duct or pipe filled with firestopping materials.
- B. Firestopping Materials shall have a fire rating equal to or greater than the construction penetrated. Firestopping material shall not produce toxic smoke when exposed to flame. Firestopping shall be unaffected by vibration, normal usage, and shall not deteriorate with time.
- C. Firestopping materials shall be Chase-Foam as manufactured by Chase Technology Corp. or Silicone RTV Foam (3-6548 Silicone) as manufactured by Dow Corning or 3M "CP-25" caulk system. Where permitted by Code, fire rated mineral wool may be used for applications approved by the Architect. All fire stopping systems shall be installed in strict compliance with manufacturer's instructions for compliance with UL listings.
- D. Firestopping in the mechanical room [and elevator machine room] shall be recessed 3/4-inch on both sides and shall be sealed on both sides with 3/4-inch of acoustical sealant.

2.04 PENETRATIONS AND CURBING

- A. General Contractor shall provide framed openings in roof and walls as required for exhaust fans and louvers. Mechanical Contractor shall coordinate with General Contractor and provide General Contractor with sizes and locations of these and all other necessary penetrations well in advance. Failure to do so will result in Mechanical Contractor bearing cost of this phase of the work.
- B. Mechanical Contractor shall provide all roof curbs for this installation and General Contractor will flash all roof curbs and penetrations as detailed on drawings.
- C. Mechanical Contractor shall provide all roof equipment support rails for this installation and General Contractor will flash all support rails and penetrations as detailed on drawings.
- D. Curbs shall be welded galvanized steel construction minimum 18 ga. with wood nailer, 1-1/2" rigid insulation on interior, counter flashing cap, and damper shelf as required. Unless specified elsewhere curbs shall be a minimum of 12" high with interior dimensions as required by unit dimensions. Curbs shall be Creative Metals, Inc. Series CSSF, Conn-Fab, or approved equal. Curbs shall be compatible roof system. Verify roof construction and pitch prior to ordering curbs. Provisions shall be made within curbing penetrations for routing of power wiring and control wiring to equipment to prevent the necessity of a second roof penetration for this purpose. Refer to Section 230548 for special vibration and seismic requirements of roof curbs.
- E. Equipment Support Rails shall be welded galvanized steel construction minimum 18 ga. with wood nailer, 1-1/2" rigid insulation on interior, counter flashing cap, and damper shelf as required. Unless specified elsewhere curbs shall be a minimum of 12" high with interior dimensions as required by unit dimensions. Curbs shall be Creative Metals, Inc. Series ESSSF, Conn-Fab, or approved equal. Support Rails shall be compatible roof system. Verify roof construction and pitch prior to ordering rails.
- F. Where walls are penetrated for louvers, ducts, or vents, appropriate lintels shall be provided to support structure and shall comply with the requirements of the structural drawings and specifications.

2.05 FLOOR, WALL AND CEILING PLATES

- A. General:
 - 1. Where exposed to view, all piping or duct passing through or into floors, walls, partitions, and ceilings shall be provided with escutcheon plates of flanges. The Plates or flanges shall fit snugly around the pipe, or the pipe insulation for insulated lines, and shall cover completely the pipe opening and sleeves. Plates shall be fabricated of minimum 16 gauge galvalume as appropriate to allow field painting. All plates shall be painted to match surrounding finish.
- B. Unfinished Areas:
 - 1. In unfinished areas, the plates or flanges shall be constructed of not less than 16 gauge galvanized sheet metal. Equipment rooms with furred ceilings will be considered as unfinished areas.

2.06 ACCESS PANELS

- A. Access panels shall be provided for access to all equipment, valves, piping, dampers, etc. furnished under this section of the specifications and requiring access. Dampers with operating control through the ceiling will not require access. The panels shall be located as indicated on the drawings and/or as required for adequate access. The exact locations of the access panels shall be as approved by the Architect.
- B. Walls and Ceilings: Furnish and install steel doors in sidewalls, in walls of chases, in inaccessible ceiling, and other locations as indicated or required for ready access to service valves, balancing valves, automatic air vents, balancing dampers, and other items as applicable. Access doors shall be a minimum of 24" x 24" in size where applicable, and shall be furnished with screwdriver operated cam lock doors and a gray prime coat finish. Access doors shall have the same fire rating as the walls, floors, or ceilings in which they are installed. Access doors shall be Miami-Carey Co. Model HP and (as applicable) or approved equal.
- C. All panels located in fire rated walls or partitions shall be 1-1/2 hour B rated doors.
- D. Ductwork: Furnish and install steel access doors where indicated and/or required for access to motor operated dampers, controls, filters, louvers, fire dampers, and any other operable devices. Access doors shall be minimum 18" x 18" in size and shall be fabricated of minimum 24 gauge galvanized steel hinged to a fastening device to give an air-tight closure on neoprene or felt gasket. Doors for insulated duct shall be double panel construction with 1" rigid insulation material between metal panels. Access doors shall be Ruskin AD-1275, Series ADH-22 or approved equal.
- E. Suppliers of Comparable Products: Krueger, Miami-Carey, Ruskin.

2.07 PAINTING AND LABELLING

- A. All factory applied finishes on equipment and materials that are damaged in any fashion shall be restored to their original finish in a manner as approved by the Architect.
- B. Where the Interior of any duct is exposed to view or can reflect light as viewed from a habitable space the interior surfaces shall be primed and painted flat black or as otherwise approved by the Architect.
- C. Where colors or finishes are specified in this section of the specifications to match adjacent surfaces and the colors or finishes of the product installed do not match the contractor shall repaint or refinish as required to accomplish the desired effect, as approved by the Architect.
- D. All finish painting shall be performed under another section of the specification, except as specified otherwise in this section of the specification.
- E. Mechanical Contractor shall paint all exposed piping, both insulated and uninsulated that is installed under his contract. Refer to Architectural Section and piping specifications for painting specifications.
- F. Paint and label all piping or insulation around piping according to existing color scheme. If no existing color scheme exists, use standard colors as indicated in Chapter 39 (PIPING SYSTEM IDENTIFICATION) of 2021 ASHRAE FUNDAMENTALS. Submit proposed colors and markings to A/E for approval.
- G. Engraved plastic nameplates shall be provided for each piece of equipment installed on this project. Lettering shall not be less than one-quarter inch high. Mechanically fasten nameplates to fixed surface on equipment or on walls immediately adjacent to each piece of equipment. Label all equipment with tag indicated on mechanical schedules and details, i.e., HP-1, AHU-1, CP-1, etc. in addition to this minimum information, where a piece of equipment is dedicated to and individual room or area, the device label shall include the area designation/room number. Prior to fabricating labels, contractor shall obtain room/area designations from Engineers for compliance with final building signage. Refer to Sections 230503, 232300, 233000, and 230900 for additional labeling requirement for system components.

2.08 EXCAVATION AND BACKFILLING

- A. The Contractor shall carefully plan the excavations to avoid existing trees and plants and shall not approach too close to footings and foundation. Exact locations of excavations to be approved by the Architect before performing work. The excavation shall be only wide and deep enough to provide for the piping, and other subgrade construction. All piping shall be installed with a minimum of 24" cover. For piping located in traffic areas cover shall comply with minimum coverage dictated by Division 2 Site Work. Shoring shall be provided and used when the ground and/or the depth of the excavation warrants same.
- B. The piping shall rest on a continuous and firm grade. Holes shall be cut n the bottom of the excavation for pipe bells.
- C. Where rock is encountered the rock shall be removed to a depth of 6" below the desired depth and replaced with suitable earth.
- D. Backfilling shall be started only after the piping has been completed, tested and inspected. The backfill shall be free of rocks and debris and shall be compacted as the excavation is filled. The Contractor shall take ample precaution to prevent damage to the piping. The compaction of the backfill shall be the same as the adjacent area as approved by the Architect, unless otherwise indicated. All backfill shall meet minimum requirements of Division 2 Site Work. Where Division 2 is not specific, the backfill material shall meet ASTM D 2487 Soil Classifications Groups CW, GP, SM, SW, SP, and SM and shall be free of rocks, gravel, debris, waste, frozen material, vegetation, or other deleterious matter. Fill soil shall have a liquid limit less than 50 and a plasticity index less than 20.

- E. Compaction of backfill shall not be less than 98 percent of maximum dry unit weight according to ASTM D 689. Place and compact backfill in layers, maximum depth of each layer shall be 4". Where approved by Architect and heavy compaction equipment is utilized layer depth may be increased to 8".

2.09 OUTDOOR UNIT SUPPORTS

- A. Units on grade: Mechanical Contractor shall provide a reinforced concrete pad for each outdoor unit located on grade. Concrete shall be reinforced with No. 4 rods twelve (12) inches on center. Pad shall extend six (6) inches beyond the edge of the unit. The top of the pad shall be a minimum of four (4) inches above finished grade.
- B. Units on roof: Mechanical Contractor shall provide equipment support rails for each outdoor unit located on roof. Equipment support rail shall be as specified here-in. Mechanical Contractor shall coordinate with General Contractor on support rail placement to insure proper support and installation.

2.10 STRUCTURAL ATTACHMENTS

- A. Concrete fasteners shall be self-drilling type, Locke Mfg. Co. "Bull Dog", Phillips "Red Head", or Diamond "Blue-Cu".
- B. Mechanical Contractor shall provide all supplementary steel, framing members, beam clamps, hanger rods, etc., as required to properly support equipment and ductwork.
- C. Hanger rods shall be selected to safely carry the load to be supported and shall not be less than the diameter listed by the hanger manufacturers for the specific size hanger used.
- D. Attachment:
 - 1. Piping and equipment suspended from steel construction shall be suspended from beams from the panel points of the bar joint only. When the hanger point is not directly below a structural member of a joist panel point, supplementary supporting steel shall be provided to receive the bridge across the structural member of a joist as required to receive the hanger. The hangers and supporting steel shall not be attached to the roof deck construction.
 - 2. Hangers and supporting steel shall be attached to new concrete construction with continuous metal inserts designed to be used in ceilings, walls, or floors. In no case shall the load imposed on an insert exceed the manufacturer's recommended loading.
 - 3. Hangers and supporting steel shall be attached to existing concrete structure, using concrete drill anchors at location and in a manner as approved by the Architect. Anchors shall not be loaded beyond their published ratings.
- E. Support ducts from building structure with galvanized steel hangers to each side of duct. Hangers for ducts up to 60 inches maximum side dimension shall be 1" X 1/8" galvanized steel band. Hangers for larger ducts shall be 1-3/8" X 1/8" galvanized steel band. Space hangers on 8 foot centers with three hangers at each branch or take-off.
- F. Steel pipe passing through a concrete slab on grade shall have modular expanding seals between pipe and sleeve. "Link-Seal" or an approved equal.

2.11 FOUNDATIONS, HANGERS, AND SUPPORTS

- A. The Contractor shall provide all necessary hangers, supports, bracing, accessories, etc. required for proper installation of the work. Pipe hangers shall be spaced close enough to maintain proper grade and prevent sagging, but in no case shall the hanger spacing be greater than specified hereinafter. Special care shall be taken in supporting piping subject to expansion and contraction so that the piping does not become improperly aligned or anchored.
- B. Unless specifically indicated otherwise, all concrete foundations and all structural steel, other than the building structure or special supports provided under another section of the specifications, required for proper support of piping, equipment, and materials provided under this section of the specifications and shall be furnished and installed under this section of the specifications and shall comply in strict accordance with all requirements of the Structural and/or Concrete Sections.
- C. All supplementary steel exposed to the weather shall be hot-dipped galvanized.
- D. Unless otherwise indicated, all floor mounted equipment located in the Equipment Room and spaces shall be mounted on 4" high concrete bases extending 6" beyond the bases of the equipment in each direction. Concrete shall be reinforced with No. 4 steel rods spaced 12" on center in both directions, except that steel in pump bases shall be on 6" centers.

2.12 ELECTRICAL

- A. All motors required for all equipment furnished under this section of the specifications shall be provided under this section of the work. Two speed motors shall be two winding type unless otherwise indicated. Unless otherwise indicated under the Electrical work or on the Mechanical Drawing, motors smaller than 1/2 HP shall be for 115 volts, single phase, 60 cycle power, and motors 1/2 HP and larger shall be single or three phase 60 cycle power as indicated on equipment schedules.
- B. All motor starters, both manual and magnetic, and pushbutton stations required for motors furnished under this section of the specifications shall be provided under this section of the work unless specifically noted or indicated otherwise in the Electrical section. All starters shall have "HAND-OFF-ON" switches and auxiliary contactors. Control transformers shall be provided as needed to meet control requirements. All two-speed starters shall be for two winding motors and shall have decelerating relay between high speed and low speed. All starters shall have competing low speed start relay. All starters shall be installed under the Electrical Section of the specifications, unless furnished as an integral part of the equipment. All starters shall be of the same manufacturer as the starters furnished under the Electrical Section, except starters for water chillers may be of a different manufacturer. Coordinate with the Electrical Section.
- C. Motors one horsepower and larger, including those used for pumps, air units, fans, etc. shall be designed in accordance with NEMA Standard MGL Design B, Class B or F insulation for 40 degrees C temperature rise. The motor power factor at full load and rated voltage for motors with greater than 1 HP output shall be at least 0.85. Power factor shall be as determined by IEEE Standard 112A Method B. Apparent efficiency shall meet AHRAE 90 minimum standards.
- D. All power wiring shall be provided under the Electrical Section of the specifications, unless specifically noted otherwise in this section of the work. Power wiring between starters and applied equipment motors shall be provided under the Electrical Section. Power wiring that is furnished under the Electrical Section to Packaged Equipment such as rooftop units, condensing units, electric heating equipment, packaged house pumping systems, etc. shall consist of a single point connection and shall terminate with the connection to the units. Single point power connection shall be furnished as part of the package or shall be furnished under the Mechanical Section of the work.
- E. All electrical devices and equipment including, but not limited to, all motors, starters, relays, pushbuttons, wiring, etc. provided under this section of the work shall comply in all respects with all requirements of the Electrical Section of the Specifications.
- F. Identification labels shall be provided for each starter, control device, etc. showing the instruments function. Labels shall be in accordance with the requirements for labels as specified under the Electrical Section of the specifications.
- G. All control wiring shall be provided under this section of the work, unless specifically indicated otherwise under the Electrical Section of the specifications.
- H. Each manufacturer shall certify in writing to the Engineer that the equipment furnished has high efficiency motors as specified hereinbefore. The certification shall state motor HP, motor manufacturer, power factor and efficiency.

END OF SECTION 23 05 00

SECTION 23 07 00
INSULATION OF MECHANICAL SYSTEMS

PART 1 - GENERAL

1.01 GENERAL REQUIREMENTS

- A. Trained personnel regularly engaged in the installation of insulation and approved by the insulation manufacturer shall install the insulation in a neat and professional manner.
- B. Except where specifically specified otherwise, all insulation, adhesives, coverings, and coatings shall be applied in strict accordance with its respective manufacturer's recommendations.
- C. No wheat paste or organic materials that breed or sustain mold shall be used in conjunction with the insulation work.
- D. The Contractor shall verify that all tests and inspections of the work to be insulated have been completed and approved before the insulation is applied.
- E. Adequate provisions shall be made to protect the premises, equipment, and the work of other trades against all droppings, adhesives and coatings used in the installation.
- F. Pipe unions, strainers and flanges on hot lines shall not be insulated; starting and stopping points for the insulation on hot lines shall be 1 inch on either side and shall be neatly tapered and tightly sealed. Cold lines subject to sweating shall be insulated throughout, including unions, flanges and strainers.
- G. Ample provisions shall be made at hanger and support points to prevent the compression of insulation beyond that recommended by the insulation manufacturer for the application.
- H. All insulation shall have a composite insulation, jacket, binders, and adhesives fire and smoke hazard rating as tested by procedure ASTM E84, NFPA 255, and UL 723, not exceeding the following values and shall be so listed by UL:
 - Flame Spread 25
 - Smoke Developed 50
- I. All accessories, including but not limited to, adhesives, mastics, tapes, shall have the same component ratings. All materials shall be labeled indicating compliance with the above requirements. All treatments used to obtain the required ratings shall be permanent; water-soluble treatments will not be acceptable. Flexible elastomeric insulation with smoke developed exceeding 50 is prohibited in ceiling plenums, return air plenums, or ductwork.

1.02 SUBMITTALS

- A. Submit shop drawings and data to prove complete compliance with these specifications on all products and methods of installation.

1.03 SCOPE

- A. Includes but not limited to insulation of the following items:
 - 1. All supply, return, exhaust and outside air ductwork inside the building. (fiberglass)
 - 2. All exposed supply, return, exhaust and outside air ductwork. (polystyrene)
 - 3. Refrigerant lines. (Armaflex)
 - 4. Condensate drain lines. (Armaflex)

1.04 QUALIFICATIONS

- A. All insulation shall be installed in a workmanlike manner by qualified insulation mechanics. Install all insulation in strict accordance with the manufacturer's recommendations, using approved type lagging, adhesives, mastics, and other materials as applicable.

PART 2 - PRODUCTS

2.01 DUCTWORK INSULATION

- A. Insulate all supply, return, and outside air ducts inside of building with 2-1/4" thick (4 lb/density) fiberglass duct insulation Ultralite, or equal. Insulation shall have 29 maximum K factor (BTU-in.)/(h-ft³-F) at 75F mean temperature and shall be supplied with reinforced foil-faced vapor barrier. Insulation as installed shall meet the minimum requirements of the current edition of the International Energy Conservation Code.
- B. Unexposed low pressure sheet metal supply, return, and exhaust duct shall be internally lined for 10 feet from the unit to reduce sound and prevent any possibility of

sweating. Internal duct liner shall be 1" thick duct liner equal to "Manville Linacoustic" with Permacote anti-microbial coating.

- C. Exposed low pressure sheet metal supply, return, and exhaust duct shall be internally lined throughout its entire length to reduce sound and prevent any possibility of sweating. Internal duct liner shall be 1" thick duct liner equal to "Manville Linacoustic" with Permacote anti-microbial coating.
- D. Insulate all exterior ductwork with 2" thick rigid polystyrene insulation and provide a 0.032 aluminum weatherproof enclosure.

2.02 REFRIGERANT LINE INSULATION

- A. Flexible foamed pipe insulation. Foam rubber insulation shall have a maximum k factor of .27 and shall have an operating temperature range of -40 degrees F to 220 degrees F. Insulation shall comply with ASTM C-534 and UL 94-5v. Insulation shall be rated for use in return air plenum and shall have a flame spread rating of 25 or less and a smoke developed rating of 50 or less. Insulation as installed shall meet the minimum requirements of the current edition of the International Energy Conservation Code.
- B. Thickness:
 - 1. 1" thick for 1-1/2" outside diameter and smaller pipe.
 - 2. 1-1/2" thick for pipes larger than 1-1/2" outside diameter pipe.
- C. Approved Manufacturers: Armaflex, Rubatex, GSG "Ultrafoam", Halstead "Insul-tube", Manville Aerotube II, Imcoflex, or Imcoflex. Approved adhesives are Armaflex 520, Manville Micro-Lok 650, BFG Construction adhesive #105, Imcoxa fuse seal joining system, or Imcoxa Leakite.

2.03 AIR CONDITIONING CONDENSATE DRAIN LINES

- A. Insulate condensate lines with 3/4" foamed rubber pipe insulation. Foam rubber insulation shall have a flame spread rating of 25 or less and a smoke developed rating of 50 or less as tested by ASTM E 84-75. Seal all seams and joints with adhesive equal to Armstrong 520.
- B. Insulation shall be Armaflex "AP", or equal product by Rubatex, or Manville

PART 3 - EXECUTION

3.01 GENERAL

- A. Install all insulation in strict accordance with the manufacturer's recommendations, using approved type lagging, adhesives, mastics, and other materials as applicable

3.02 INSULATION OF SHEETMETAL DUCTWORK

- A. Interior sheet metal supply, return and outside air duct shall be internally lined for a minimum of ten feet from the origin to reduce sound and prevent any possibility of sweating. The liner shall be secured to duct with 1" fasteners and additionally secured to duct with a coating of duct liner adhesive. Secure to duct with stic-clips, overlap all seams and joints and staple. All seams and joints and punctures in vapor barrier shall be sealed with waterproof mastic.
- B. Insulate all supply, return, and outside air ducts inside of building including lined ductwork with 2-1/4" thick duct wrap.
 - 1. Install duct wrap in accordance with manufacturer's recommendations.
 - 2. Do not compress insulation except in areas of structural interference.
 - 3. Secure to duct with stic-clips, overlap all seams and joints and staple. All seams, joints, and punctures in vapor barrier shall be sealed with waterproof mastic.
 - 4. The insulation shall be installed with all joints tightly butted or lapped and with the foil vapor barrier lapped at least 2" and taped with glass fabric tape and vapor barrier mastic. Duct tape is not acceptable.
 - 5. The insulation shall be held in place with No. 18 gauge stainless steel wire not greater than 12" on centers.
 - 6. Welded pins shall be used on the bottom and sides of ducts as required to prevent sagging of insulation, but in no case greater than 12" on centers.
 - 7. The insulation shall be applied to the duct in a manner so that standing seams, bracing, etc. will not be exposed.
 - 8. After the insulation is installed, all punctures in the vapor barrier shall be patched with glass fabric and mastic.
 - 9. Return air ductwork need not be lapped nor sealed with vapor barrier adhesive but shall be tightly butted.
 - 10. Repair of minor punctures in return air vapor barrier is not required.

3.03 DOUBLE WALLED EXPOSED OVAL DUCTWORK

- A. Double walled oval ductwork comes with insulation integral to the interior and exterior surfaces of the ductwork. Refer to ductwork specifications for insulation requirements. No additional insulation is required for prefabricated double walled spiral ductwork.
- B. All other ductwork that does not come with integral insulation requires exterior insulation and interior insulation for ten feet from each piece of equipment.

3.04 REFRIGERANT PIPING

- A. Insulation shall fit in snug contact with pipe and be installed in accordance with manufacturer's recommendations.
- B. Stagger joints on layered insulation.
- C. Slip insulation on tubing before tubing sections and fittings are assembled keeping slitting of insulation to a minimum.
- D. Seal joints in insulation with Manufacturer's approved adhesive.
- E. Provide six inch long, 20 gauge galvanized steel sleeve around pipe insulation at each support.
- F. Extend insulation through pipe support clamps.
- G. Insulation exposed outside building shall have any required slit joints and seams placed on bottom of pipe and given two coats of gray adhesive finish.
- H. Insulate fittings with sheet insulation and as recommended by Manufacturer.
- I. Paint exterior exposed insulation with two coats of gray finish recommended by Insulation Manufacturer, then finish with a .016" thick aluminum jacket secured with stainless steel bands.
- J. Underground refrigerant lines shall be run in rigid PVC conduit. Each line shall be run in a separate conduit of sufficient size to accommodate pipe and insulation. Where conduit penetrates exterior wall and interior floor slab, it shall be sealed with a water proof mastic.

3.05 CONDENSATE DRAIN LINES

- A. Seal all seams and joints with adhesive.
- B. Where possible, slip insulation on piping without slipping.

END OF SECTION 23 07 00



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REV	DATE	COMMENTS
1	06/04/24	DEBURRHOOD REMOVED

JOB #22-031-1 04/12/2024

M402

2330 Main St.
Columbia, South Carolina 29201
Phone: (803) 765-9421
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Designed: WAM
Approved: PPC
Job No.: 24153
Plot Date: 06/04/2024

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SECTION 23 23 00
REFRIGERANT PIPING

PART 1 - GENERAL

1.01 SPECIAL NOTE

- A. Piping shown on drawings shall be installed complete and shall be of the size shown. When a size is not indicated the Mechanical Contractor shall request the pipe size from the Architect through the General Contractor. All piping shall be installed parallel or perpendicular to the building construction.
B. Some refrigerant line lengths and/or vertical lifts may exceed manufacturer's recommendations. Mechanical contractor is responsible for ensuring the equipment manufacturer sizes all refrigerant lines for these pieces of equipment. Provide suction line accumulators and solenoid valves near the expansion valve if necessary.

PART 2 - PRODUCTS

2.01 REFRIGERANT PIPING

- A. Refrigerant piping package as furnished by unit manufacturer is acceptable. If field fabricated piping is used, all requirements of this section shall be met.
B. All refrigerant piping shall be type "L-ACR" copper tubing, hard drawn with wrought copper solder type fittings suitable for connection with silver solder.
C. Refrigerant suction piping shall be trapped at each indoor unit as detailed on drawings. Each liquid line shall be provided with a dryer as specified in the equipment section of these specifications. Provide all necessary valves to isolate dryer to allow service without losing entire system charge.

PART 3 - EXECUTION

3.01 REFRIGERANT PIPING JOINTS

- A. All joints in piping shall be silver soldered. The piping shall be charged with dry nitrogen while constructing the joints. Piping within chases in building shall be one piece, no joints will be allowed in hidden or inaccessible areas.

3.02 PRESSURE TESTING

- A. All refrigerant piping shall be tested in accordance with equipment manufacturer's recommendations and in compliance with Section 230300.

3.03 PIPE HANGERS AND SUPPORTS

- A. The contractor shall furnish all labor, materials, equipment, and incidentals and install pipe hangers, supports, concrete inserts, and anchor bolts including all metallic hanging and supporting devices for supporting exposed piping.
B. Hangers and supports shall be of approved standard design where possible and shall be adequate to maintain the supported load in proper position under all operating conditions. The minimum working factor of safety for pipe supports shall be five (5) times the ultimate strength of the support. All pipe and appurtenances connected to equipment shall be supported in such a manner as to prevent any strain being imposed on the equipment. When manufacturers have indicated requirements that piping loads shall not be transmitted to their equipment, the contractor shall submit a certification stating that such requirements have been complied with.
C. Submit to the Engineer for approval shop drawings of all items to be furnished under this section.
D. Submit to the Engineer samples of all materials specified herein if requested. All pipe and tubing shall be supported as required to prevent significant stresses in the pipe or tubing material, valves, and fittings and to support and secure the pipe in the intended position and alignment. All supports shall be designed to adequately secure the pipe against excessive dislocation due to thermal expansion and contraction, internal flow forces, and all probable external forces such as equipment, pipe, and personnel contact.
E. All materials used in manufacturing hangers and supports shall be capable of meeting the respective ASTM Standard Specifications about tests and physical and chemical properties.
F. Hangers and supports shall be spaced in accordance with MSS SP-58.
G. Pipe hangers and supports shall be as manufactured by B-Line Systems, Inc. or equal by PHD, Grinnell, or Fee and Mason. Any reference to a specific figure number of a specific manufacturer is for the purpose of establishing a type and quality of product shall not be considered as proprietary. Any item comparable in type, style, quality, design, and performance will be considered for approval.
H. Hanger rods, nuts, and bolts shall be cadmium plated in mechanical rooms and elsewhere where exposed. Hardware concealed above ceilings may be standard black steel.
I. All supports outside of building shall be galvanized construction.
J. Pipe Hangers and Supports for Metal Pipe:
1. Suspended single pipes shall be supported by hangers suspended by steel rods from galvanized concrete inserts, beam clamps, or ceiling mounting bolts as follows:

K. Hangers:

- 1. All hangers and supports shall have some form of adjustment available after installation. Hanger material shall be compatible with the pipe material.
2. Hangers for steel pipe shall be B-Line Systems, Inc. figures B3100, B3102, B3170, and B3173 or equal. B-Line Systems, Inc. figures B3174 and B3198 or equal are acceptable for use on piping 2 inch and smaller.
3. Hangers for copper tubing shall be B-Line Systems, Inc. Strut system with Vibra Cushion isolators and B2000 pipe clamps.
4. Piping hangers shall be installed around the outside of the insulation with protective shields. Vapor barrier jackets shall not be broken by hanger rods.
5. Support long horizontal runs of insulated steel piping subject to 1/2" or more longitudinal thermal expansion with B-Line Systems, Inc., figures B3110 or B3114 roller hangers with a figure B3160 series protection saddle or equal. Cast iron rollers shall not be subjected to temperatures above 450°F.

L. Hanger Rods:

- 1. Hanger rods shall be B-Line Systems, Inc. figures B3205 and ATR or equal.
2. Hanger rods shall be subjected to tension only. Lateral and axial movement shall be accommodated by proper linkage in the rod assembly.
3. Hanger rod diameters shall be based on MSS SP-58.

M. Concrete Inserts:

- 1. Concrete inserts for pipe hangers shall be continuous metal inserts designed to be used in ceilings, walls, or floors, spot inserts for individual pipe hangers and shall be as manufactured by B-Line Systems, Inc. or equal and shall be as follows:
a. Continuous concrete inserts shall be used where applicable and shall be used for hanger rod sizes up to and including 3/4" diameter. Inserts to be used where supports are parallel to the main slab reinforcement shall be B221, B321, or B521 by B-Line Systems, Inc. or equal.
b. Spot concrete inserts shall be used where applicable and shall be used for hanger sizes up to and including 7/8" diameter. Inserts shall be figures B2505 thru B2508, B2500, or B3014 by B-Line Systems, Inc. or equal.

N. Welded Steel Brackets:

- 1. Wall or column supported pipes shall be supported by welded steel brackets equal to B-Line Systems, Inc. figures B3063, B3066, and B3067 or equal as required for pipe sizes up to and including 20" diameter.

O. Stanchions:

- 1. Floor supported pipes 3" and larger in diameter shall be supported by either cast-in-place concrete supports or adjustable pipe saddle supports as directed by the Engineer. In general, concrete supports shall be used when lateral displacement of the pipes is probable (unless lateral support is provided), and adjustable pipe saddle type supports shall be used where lateral displacement of the pipes is not probable.
2. Each adjustable pipe saddle support shall be screwed or welded to the corresponding size base stand. Supporting pipe shall be of schedule 40 steel pipe construction. Each base stand shall be secured to the concrete floor by expansion bolts. Adjustable saddle supports shall be equal to B-Line Systems, Inc. figure B3093 with B3088T or B3090 with B3088.

P. Riser Clamps:

- 1. Riser piping shall be supported independently of any connected horizontal piping if possible. Provide supplementary steel or concrete supports for clamps. The clamps shall not be supported by the sleeves.
2. Support all vertical runs of ambient piping at each floor or as specified with B-Line Systems, Inc. figures B3373, B3131, B3373CT as required or equal.

Q. Pipe Clamps:

- 1. Where flexibility in the hanger assembly is required due to horizontal pipe movement, use pipe clamps. For non-insulated pipe use B-Line Systems, Inc. figures B3140 or B3142 or equal. For insulated pipe use B-Line Systems, Inc. figures B3144 or B3146 or equal.

R. Trapeze Hangers:

- 1. Strut channel trapeze hangers shall be used to support parallel piping. Pipe racks or stanchions fabricated with strut channel shall be used in areas of multiple pipe runs. Strut clamps, straps, and rollers will be used to maintain proper alignment. Strut shall be B22 or heavier as required as manufactured by B-Line systems, Inc. or equal. Clamps and straps shall be B2000 series or B2400 series by B-Line Systems, Inc. or equal. Rollers shall be B-Line Systems, Inc. figures B218, B219, B379, B479, or B3126 or equal.

S. Saddles:

- 1. Pipe covering protection saddles shall be used in conjunction with all insulated cold pipelines. All saddles shall be centered on the piping and in the hangers.
2. Saddles for all insulated piping shall be galvanized sheet metal saddle shields of adequate size to cover the bottom 120 degrees of the pipe insulation. The shields shall be properly curved to evenly contact the outside circumference of the insulation and shall have rounded corners (1/2" radius). The length of the shields shall be as recommended by the pipe insulation manufacturer for the pipe size, insulation thickness and hanger spacing, but in shields shall be constructed of sheet metal of gauges not less than that listed below:

Table with 4 columns: Pipe Size, Min. Gauge, Min. Length. Rows include: Up thru 3", 3-1/2 thru 5", 6" and 8", 10" and 12".

- 3.04 PIPING shall be installed and connected to the equipment essentially as indicated on the drawings, in a neat and workmanlike manner. Unless specifically noted otherwise, all piping shall be concealed above ceilings and in chases.

- 3.05 ALL PIPING and equipment shall be supported by the building structure. Unless specifically noted otherwise, no piping or equipment shall be supported from ductwork, other piping, plenum construction or other equipment.

- 3.06 ALL PIPING shall be installed and arranged to allow free movement to the piping due to expansion, contraction, building movement, etc. without putting excessive stress or strain into the piping or equipment. All piping, risers, runouts, etc. subject to deflection by expansion and contraction shall be cold sprung 50% of the deflection required to be absorbed. All sleeves and other openings in the construction shall be of sufficient size and spaced to allow for the necessary pipe movement without undue stress on piping. Risers shall be free to travel as required with the horizontal piping. Piping runouts to and from risers shall be absorbed and still maintain the specified pitch for the runouts and piping to and from the risers.

- 3.07 PIPING and equipment suspended from steel construction shall be suspended from beams or from the panel points of the bar joist only. When the hanger point is not directly below a structural member or a joist panel point, supplementary supporting steel shall be provided across the structural members or bridge joists as required to receive the hanger. The hangers and supporting steel shall not be attached to the roof deck construction.
3.08 ALL VERTICAL PIPING shall be installed plumb and true. Horizontal piping specified to be graded shall be installed at a straight and uniform grade without pockets. Horizontal piping not specified to be graded, shall be installed in a straight and true manner.
3.09 All piping suspended from structure, where the distance from the top of the duct or equipment to the bottom of the structure is more than twelve (12) inches, and seismic restraints are required by the International Building Code, shall be provided with seismic cable restraints. Cabling system shall be sized and installed in strict accordance with manufacturer's recommendations.
3.10 ALL PIPING SYSTEMS shall be arranged to drain to one or more low points. Each low point shall be equipped with a hose and valve drain connection.
3.11 UNIONS and/or companion flanges shall be provided at all equipment connections and elsewhere as indicated on the drawings or as required for easy removal of equipment.
3.12 INSULATION
A. Insulate refrigerant piping as specified in section 230700 of these specifications.

END OF SECTION 23 23 00

SECTION 23 30 00

AIR DISTRIBUTION

PART 2 PRODUCTS

2.01 SUPPLY DIFFUSERS AND RETURN GRILLES

- A. Material and Finishes: Construct diffusers, registers, and grilles of aluminum as indicated on drawing schedules. No steel construction will be allowed on this project. Exterior and exposed edges shall be rolled, or otherwise stiffened and rounded. Diffusers and grilles located in fire rated ceilings shall be steel construction. Colors shall be as specified on schedules or as approved by Owner.
B. Some ceilings within building are part of a UL rated ceiling assembly. In these ceilings, only steel construction diffusers will be allowed. Each of the diffusers installed in a rated ceiling shall be provided with a ceiling radiation damper as specified elsewhere in this specification.
C. Sound Pressure Level: The inlets and outlets shall be sound rated and certified in accordance with ADC 1062 R4, in db of noise criterion (NC) based on sound power level minus 10 db in each octave band. All devices shall have a sound power level no greater than 35.
D. Throw: Defined as distance from the diffuser, register, or grille to the point which the air velocity falls below 50 feet per minute. Throw shall not exceed 1.5 times the outlet mounting height.
E. Drop: Maximum drop of air stream shall not be so great that it is within 6 feet of the floor at the end of the throw.
F. Ceiling Diffusers: Equip with baffles or other devices required to provide proper air distribution patterns indicated on drawings. Provide factory-fabricated, single key, volume dampers. Diffuser internal parts shall be removable through the diffuser-neck for access to the duct and without the use of special tools.
G. Air distribution devices shall be by Price, Titus, Metal Air, Nailor as indicated on grille and diffuser schedule or approved equals.
2.02 DUCTWORK

- A. Duct to be air tight, smooth on inside and neatly finished on the outside. Details on construction and materials not specified herein shall be in accordance with recommendations of latest ASHRAE Guide, or Duct Manual published by the Sheet Metal and Air Conditioning Contractors National Association and shall comply to the International Mechanical Code.
B. Drawings show general arrangement of ducts, but do not necessarily show all offsets, etc., required to avoid interferences. Where shape of duct is varied, alter dimensions to provide equal static pressure drop per unit of length.
C. Turning vanes must be installed in all square elbows. Radius elbows are to have a centerline radius of 2-1/2 diameters for round duct. Radius elbows in rectangular duct are to have a centerline radius of two duct widths.
D. Provide splitter dampers for adjustment of distribution to branches where indicated on drawings and elsewhere as required to properly balance system. Splitters shall be the same thickness galvanized steel as duct where used but in no case shall the splitter be less than 22 gauge. Splitter shall be hinged at leaving edge and shall have a rounded nose at air entering edge. Length of splitter shall be at least 1-1/2 times the width of smaller branch duct but in no case less than 12". Splitter shall have a 3/8" steel rod hinged to air entering edge and passing through a suitable clamp on the side of duct to permit position adjustment and rigid anchor in final position. Where size of splitter dictates multiple anchors shall be used.
E. Provide duct air extractors (DAE) for adjustment of distribution to branches where indicated on drawings and elsewhere as required to properly balance system. Extractors shall be equal to MetalAir Model 101 or 102 Airtrol. Extractor shall have a remote operator passing through a suitable clamp on the side of duct to permit position adjustment and rigid anchor in final position.
F. Except as specified, all rectangular ductwork shall be galvanized steel fabricated in accordance with latest SMACNA Duct Manual for low pressure ductwork.
G. All exposed ductwork shall be constructed of "paint grip" or galvaneal steel and shall be field painted to match ceiling structure.
H. Round flexible duct runouts to diffusers shall be Flexmaster Type 8M acoustical low pressure, flexible duct with galvanized steel helix core, CPE inside liner, 1" insulation minimum R-6, and fire retardant reinforced aluminum vapor barrier jacket (.85 perm per ASTM E96), minimum working pressure 6.0" w.g. positive and -4.0" w.g. negative, or approved equal by Thermaflex. Flexible duct length shall not exceed 8'. Take off connections from rectangular ducts to flexible round ducts shall be made with Flexmaster Type FLDE spin-in fittings with extractor and damper or approved equal.
I. Medium Pressure:

- 1. Duct to be air tight, smooth on inside and neatly finished on the outside. Details on construction and materials not specified herein shall be in accordance with recommendations of latest ASHRAE Guide, or latest Sheet Metal and Air Conditioning Contractors National Association's manual for medium pressure ductwork.
2. All supply ductwork from the air unit outlet to all variable air volume terminals, including powered mixing boxes, shall be medium pressure fabricated in accordance with SMACNA pressure, velocity, and seal class indicated below.
3. Medium pressure round sheet metal duct shall be formed with lock type spiral seams. Provide not less than 24 inches of straight sheet metal ductwork at each variable volume terminal inlet.
4. Medium pressure round branch take-offs shall be conical type.
5. Spiral duct shall be standardized factory machine formed spiral duct and fittings by Monroe Metals, Inc. Install all spiral ductwork in strict accordance with manufacturer's recommendations utilizing factory fabricated fittings and couplings.
6. Seams and transverse joints of medium pressure rectangular duct and transverse joints of round duct shall be sealed with Benjamin Foster 32-14, Insul-Cooustic IC450 or Minnesota Mining EC800.
7. Provide medium pressure duct listed to UL Class 1 flexible air duct for final connection to the inlets of variable volume terminals. Inter duct shall be of smooth airtight polymer film laminated to a galvanized steel wire helix. Ducts shall have nominal 1" fiberglass blanket with metallized film laminate vapor barrier. Vinyl vapor barrier not allowed. Flexible duct shall be Flexmaster, Cleveflex Type KQA, Anaconda Metal Hose, ATCO Rubber Products, Automation Industries, Inc., Certainteed Corp., Garlock, General Environmental Corp., Johns-Manville, Krafl Fiberglass, Metallflex Corp., Owens-Corning Fiberglas Corp., Porter Co., and Wiremold Co.

- J. Medium Pressure Ductwork Tests: Test for air leakage conforming to SMACNA HPDCS, Chapter 10 "Testing for Leakage." Run tests of ductwork, including duct main, duct risers, branch ducts, and flexible duct runouts.
K. All ductwork shall be constructed to the following SMACNA seal, velocity, and pressure classifications:

Duct construction & classification:

Table with 4 columns: Application, Pressure Class, Velocity Class FPM, Seal Class. Rows include: EXHAUST FANS, MISC. LOW PRESS, LOW PRESSURE.

2.03 CEILING AND CABINET EXHAUST FANS

- A. Furnish and install exhaust fans where shown on plans. Fan housing shall be heavy gauge galvanized steel and interior shall be lined with a minimum of 1/2" thick insulation for sound attenuation. Fan motor shall be vibration isolated and shall have a terminal box for single point power connection. Fan shall be furnished complete with integral backdraft, inlet grille, roof curb, and roof cap or wall cap. Roof cap shall be designed for curb mounting on roof systems. Verify roof type prior to ordering fan curbs. Fan performance shall be AMCA certified. Curb shall be pre-fabricated roof curb meeting the requirements of section 15050.
B. Wire each exhaust fan parallel to light switch in area served by exhaust fan.
C. Exhaust fans shall be Greenheck model specified, Acme, Cook, Jenn-Aire, Penn, or approved equal.

2.04 AIR FILTERS

- A. Furnish and install three sets of filters for each air handler as provided under the Balancing and Testing portion of these specifications.
B. Pre-filter shall be UL listed Class 2, filter media shall have an average efficiency of 30-35% when tested in accordance with ASHRAE Test Standard 52-68. Filters shall be Farr 3030, American Air Filter, Continental Filter, or approved equals.
C. Filters shall be Cam-Farr or approved equal.
2.05 MANUAL DAMPERS

2.06 LOUVERS

- A. Volume control dampers in ductwork shall be Ruskin No. MD-35, or equal opposed blade type, galvanized steel, with heavy-duty locking quadrant. Equal products by National Controlled Air, Pottoff, Louvers and Dampers, Inc., Safe-Aire, Air Balance, Inc., Nailor or approved equals.
B. Louvers shall be Ruskin model specified in schedules on drawings Pottoff, Air Balance, Inc., Louver & Dampers, Inc., Nailor, or approved equals.
2.07 CONTROL DAMPERS

- A. Furnish and install opposed blade type airfoil control dampers of size indicated on drawings. Dampers frame shall be constructed of minimum 16 gauge galvanized steel with blade and jamb seals. Airfoil blades shall be aluminum construction. Blade seals shall be vinyl and jamb seals shall be flexible metal. All seals shall be mechanically fastened to damper, glued in place foot rubber seals are not acceptable. Damper leakage shall be less than 6 cfm/sq. ft. of damper area at 1" w.g. when tested in accordance with AMCA standard 500.
B. Dampers shall be Ruskin model specified on drawings, Pottoff, Louvers and Dampers, Inc., Safe-Aire, Air Balance, Inc., Nailor or approved equals.
B. Damper actuators shall be electric type furnished by damper manufacturer.

END OF SECTION 23 30 00

SECTION 23 81 43

AIR TO AIR HEAT PUMPS

PART 1 GENERAL

1.01 SCOPE

- A. Supply where shown on drawings, split system heat pumps and associated condensing units of size and type specified. Units shall be provided with associated ductwork, supply and return grilles, and thermostats as indicated for each area of the building. Provide ductless heat pumps together with all necessary thermostats for each unit as specified and indicated on drawings.

PART 2 PRODUCTS

2.01 ALL EQUIPMENT

- A. All electrical equipment shall be UL listed.
2.02 SPLIT SYSTEM HEAT PUMPS WITH ELECTRIC AUXILIARY HEAT
A. Furnish and install split system heat pumps of model and capacity shown on drawings. Units are to be furnished complete with all controls and accessories as specified and required for complete and operating systems. Each unit shall consist of one (1) indoor fan unit and one (1) outdoor condensing unit. Indoor unit shall be furnished complete with filters, fan and drives, starters, and evaporator coil, and supplementary electric heater. Outdoor unit shall be furnished complete with hermetic type compressor with crankcase heater, condensing coil, refrigerant metering device, and condenser fan and drive. Compressor motor shall be covered by a five-year protection plan.
B. Protection devices shall include: liquid line low-pressure switch, suction line accumulator and pressure relief device, automatic defrosting cycle, thermal and current sensitive overload protection, start assist as required, and rapid recycling protection for compressor.
C. Thermostats shall be automatic changeover type supplied by unit manufacturer with supplementary electric heat lockout, fan switch, compressor short cycle protection, and emergency heat switch. Wire thermostats for control sequence recommended by unit manufacturer.
D. Auxiliary electric resistance heaters shall be provided with an outdoor thermostat. The outdoor thermostat shall be set to prevent electric heat from being energized unless the outdoor temperature is below 20°F. Units shall also be provided with an emergency heat switch which will override outdoor thermostats and provide full electric resistance heat. Outdoor thermostat shall be overridden by the emergency heat switch and defrost control.
E. Each air handler is to be supplied with a freestat in return duct to shut system down when freestats sense temperature in excess of 125 Degrees F.
F. Units installed using field fabricated and installed refrigerant piping will require additional charge of Freon and oil. This should be done after all leak tests have been completed in accordance with Refrigerant Piping section of these specifications.
G. Each unit shall be provided with a field fabricated auxiliary condensate drain pan. The drain pan shall be constructed of galvanized steel as detailed on drawings. All joints and seams in drain pan shall be welded or soldered and shall be painted with galvaneal paint to prevent rust. Pan shall be equipped with a float switch or moisture sensor to deactivate unit when pan fills with 1" of water.
H. Units shall be Trane Models specified on drawings or approved equals.

PART 3 EXECUTION

3.01 OUTDOOR UNIT SUPPORT

- A. Units on grade: Contractor shall locate and size a concrete pad for each unit located on grade. Contractor will furnish and install concrete pads. Outdoor units shall be located where indicated on drawings. Minor adjustments to exact location shall be coordinated with Owner's Representative and Architect.
B. Units on roof: Contractor shall provide equipment support rails for all units located on roof. Equipment support rails shall be as specified in Section 15050 and exact placement shall be coordinated with General Contractor to insure proper support and installation. Where equipment rails are mounted on pitched roofs, the equipment rails shall be fabricated to match roof pitch and provide a level platform for mounting equipment. Verify roof pitch with General Contractor and structural shop drawings prior to shop drawing submittal and prior to release of equipment orders.
3.02 INDOOR UNIT SUPPORTS AND VIBRATION ISOLATORS

- A. Mechanical Contractor shall furnish and install neoprene-in-shear type vibration isolators for all indoor units. Isolator shall be Vibration Mountings and Controls, Inc. Type "R" or "RD" for floor mounted units and Type "RH" or "RHD" for suspended units, or equal by Mason Industries, Inc., Korfund, or Amber Booth. Isolators shall be sized and installed according to manufacturers recommendations for load and deflection. Mechanical Contractor shall furnish and install all supplementary steel, framing members, beam clamps, hanger rods, etc. as required to properly support units.
B. Each floor mounted unit shall be provided with a 3-1/2" concrete housekeeping pad. Dimension of house keeping pad shall be a minimum of 3" larger than equipment footprint in all directions.
3.03 CONDENSATE DRAINS

- A. Provide a trapped PVC condensate line from each indoor unit to location indicated on drawings. Where routing of condensate line is not indicated on drawings or where no termination point is indicated for the condensate line, the contractor shall route the line from each indoor unit to the exterior of the building and terminate 6" above finished grade in a landscaped area.

END OF SECTION 23 81 43



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Designed: WAM
Approved: PPC
Job No.: 24153
Plot Date: 06/04/2024



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MODIFICATIONS TO BOOKER
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Table with 4 columns: REV, DATE, COMMENTS, DRAWING HOOD REMOVED

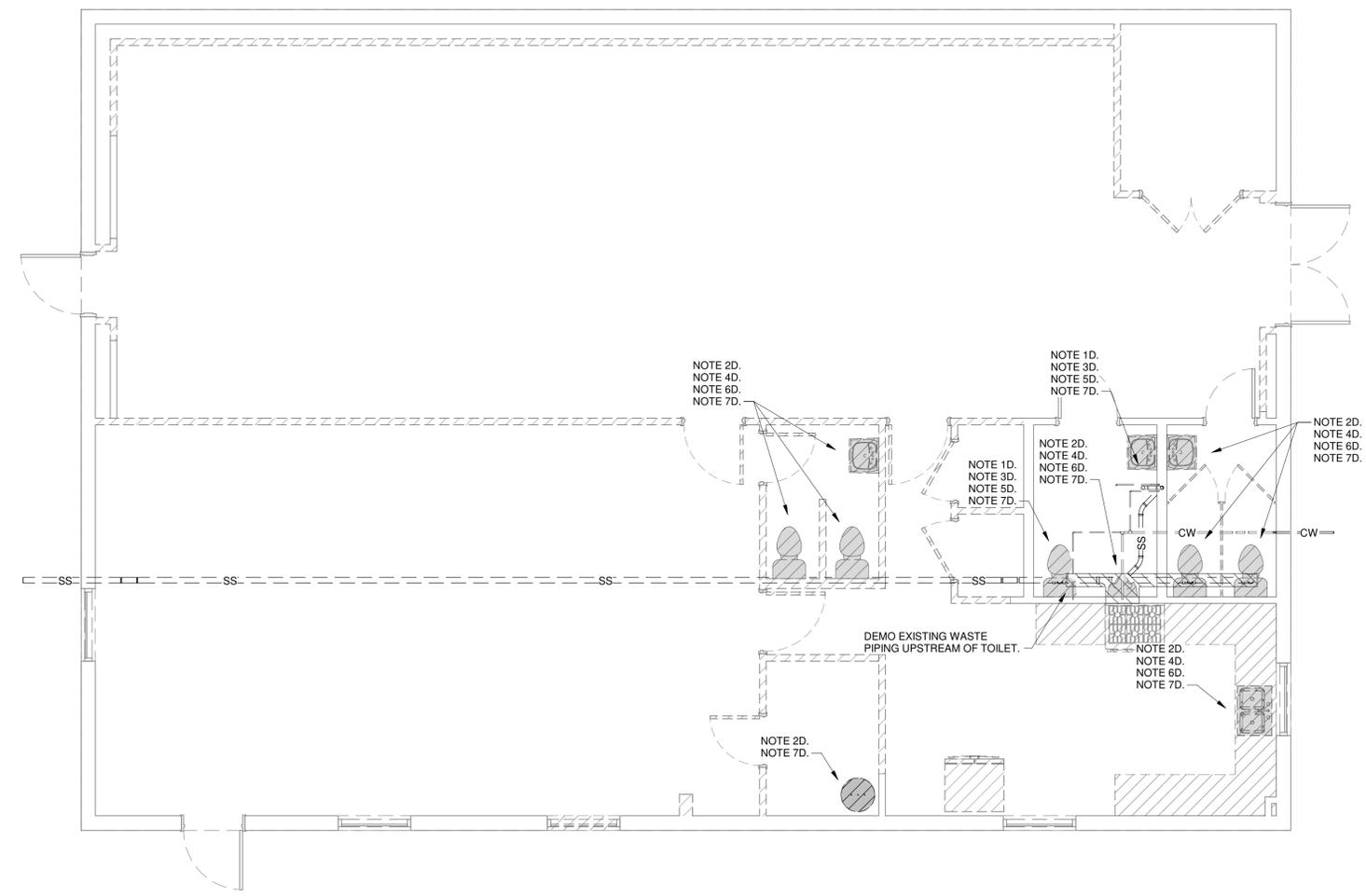
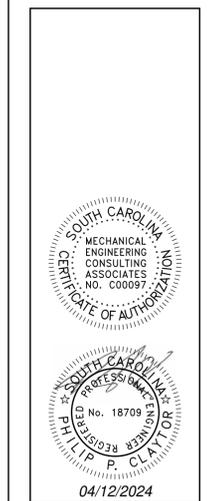
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- PLUMBING DEMOLITION NOTES:**
- NOTE 1D. PLUMBING CONTRACTOR TO CUT EXISTING WATER SUPPLY PIPING AND PREPARE EXISTING PIPING FOR RECONNECTION OF NEW WATER SUPPLY PIPING. DISPOSE OF EXISTING PIPING. NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
 - NOTE 2D. PLUMBING CONTRACTOR TO CUT AND CAP EXISTING WATER SUPPLY PIPING. DISPOSE OF EXISTING PIPING. NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
 - NOTE 3D. PLUMBING CONTRACTOR TO CUT EXISTING WASTE PIPING AND PREPARE EXISTING PIPING FOR RECONNECTION OF NEW WASTE PIPING. DISPOSE OF EXISTING PIPING. NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
 - NOTE 4D. PLUMBING CONTRACTOR TO CUT AND CAP EXISTING WASTE PIPING. DISPOSE OF EXISTING PIPING. NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
 - NOTE 5D. PLUMBING CONTRACTOR TO CUT EXISTING VENT PIPING AND PREPARE EXISTING PIPING FOR RECONNECTION OF NEW VENT PIPING. DISPOSE OF EXISTING PIPING. NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
 - NOTE 6D. PLUMBING CONTRACTOR TO CUT AND CAP EXISTING VENT PIPING. DISPOSE OF EXISTING PIPING. NO LONGER IN USE, PER OWNERS REQUEST. VERIFY EXACT SIZE AND LOCATION IN FIELD.
 - NOTE 7D. REMOVE EXISTING FIXTURES. DISPOSE OF PER OWNERS REQUEST. VERIFY EXACT TYPE AND LOCATION IN FIELD.

1 PLUMBING DEMOLITION FLOOR PLAN
1/4" = 1'-0"

EXISTING PLUMBING LINETYPE LEGEND	
	EXISTING SANITARY SEWER PIPING
	EXISTING VENT PIPING
	EXISTING COLD WATER PIPING
	EXISTING HOT WATER PIPING

NEW PLUMBING LINETYPE LEGEND	
	NEW SANITARY SEWER PIPING
	NEW VENT PIPING
	NEW COLD WATER PIPING
	NEW HOT WATER PIPING

MECA
Mechanical Engineering Consulting Associates, Inc.

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Designed: HKB
Approved: PPC
Job No.: 24153
Plot Date: 06/04/2024

**MODIFICATIONS TO BOOKER
T. WASHINGTON PARK**
 143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC
PLUMBING DEMOLITION FLOOR PLAN

REV	DATE	COMMENTS

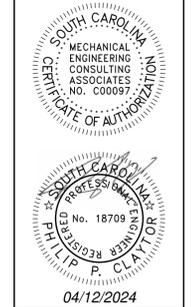
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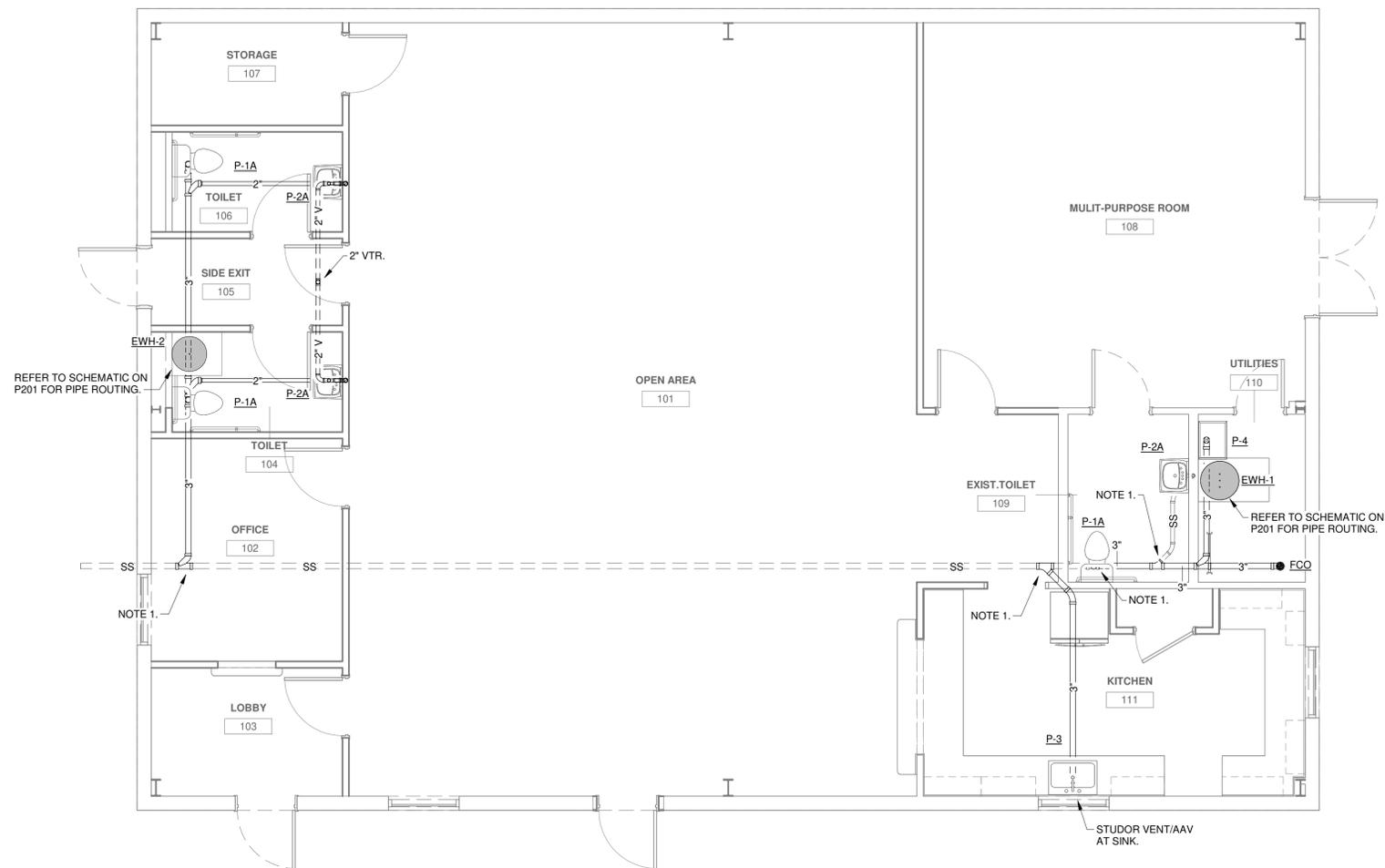


561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisai.com



PLUMBING NOTES:

- NOTE 1: PLUMBING CONTRACTOR TO CONNECT NEW SANITARY SEWER PIPING TO EXISTING SANITARY SEWER PIPING. VERIFY EXACT SIZE, LOCATION, DIRECTION OF FLOW AND INVERT IN FIELD PRIOR TO CONSTRUCTION.
- NOTE 2: PLUMBING CONTRACTOR TO CONNECT NEW VENT PIPING TO EXISTING VENT PIPING. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.
- NOTE 3: PLUMBING CONTRACTOR TO CONNECT NEW WATER SUPPLY PIPING TO EXISTING WATER SUPPLY PIPING. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.



1 PLUMBING RENOVATION FLOOR PLAN - WASTE/VENT
1/4" = 1'-0"

EXISTING PLUMBING LINETYPE LEGEND	
	EXISTING SANITARY SEWER PIPING
	EXISTING VENT PIPING
	EXISTING COLD WATER PIPING
	EXISTING HOT WATER PIPING

NEW PLUMBING LINETYPE LEGEND	
	NEW SANITARY SEWER PIPING
	NEW VENT PIPING
	NEW COLD WATER PIPING
	NEW HOT WATER PIPING

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 143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC
PLUMBING RENOVATION FLOOR PLAN - WASTE/VENT

REV	DATE	COMMENTS

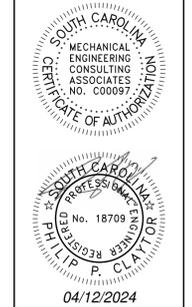
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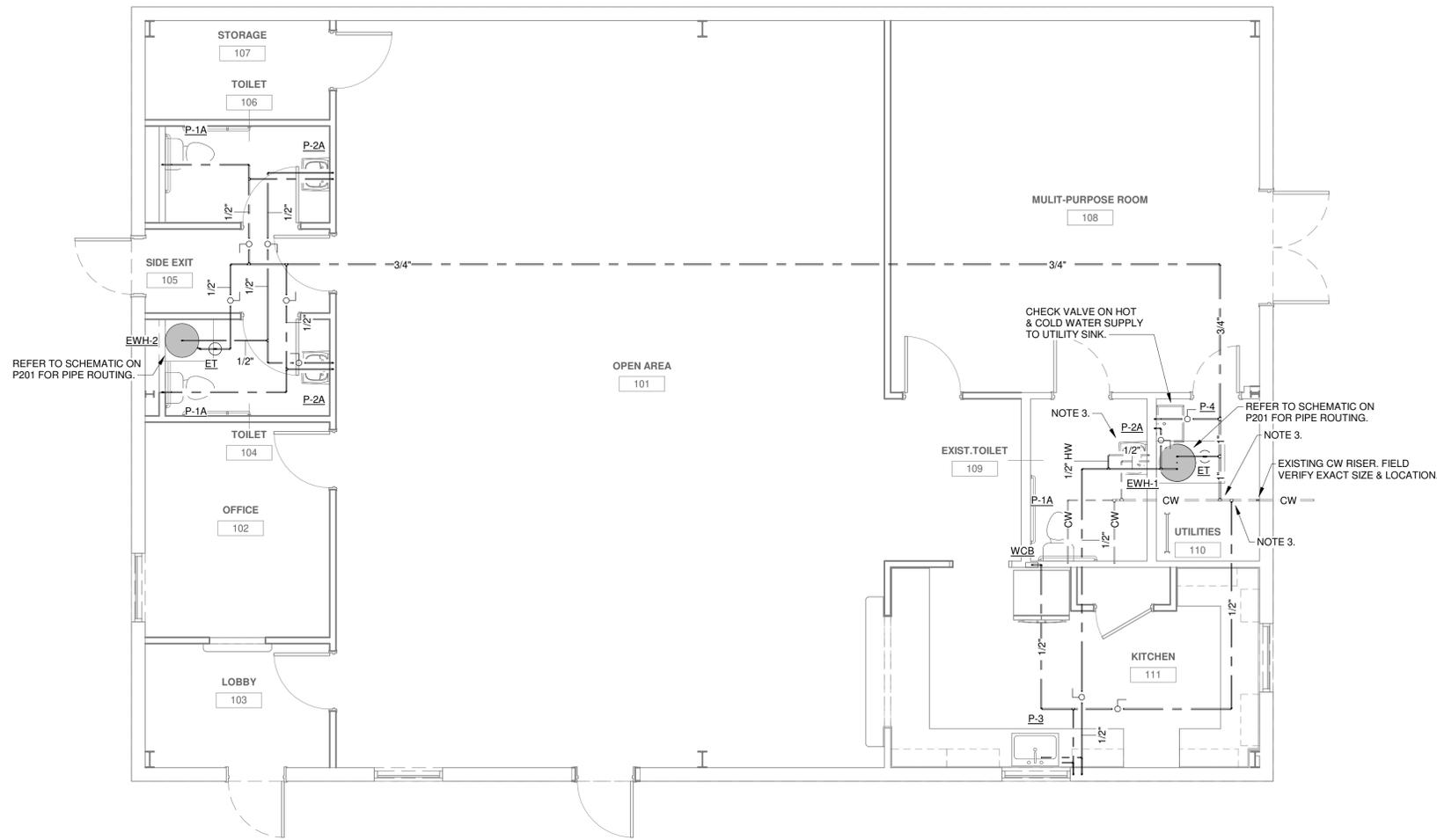


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PLUMBING NOTES:

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- NOTE 3: PLUMBING CONTRACTOR TO CONNECT NEW WATER SUPPLY PIPING TO EXISTING WATER SUPPLY PIPING. VERIFY EXACT SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.



1 PLUMBING RENOVATION FLOOR PLAN - WATER SUPPLY
1/4" = 1'-0"

EXISTING PLUMBING LINETYPE LEGEND	
	EXISTING SANITARY SEWER PIPING
	EXISTING VENT PIPING
	EXISTING COLD WATER PIPING
	EXISTING HOT WATER PIPING

NEW PLUMBING LINETYPE LEGEND	
	NEW SANITARY SEWER PIPING
	NEW VENT PIPING
	NEW COLD WATER PIPING
	NEW HOT WATER PIPING

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MODIFICATIONS TO BOOKER T. WASHINGTON PARK
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PLUMBING RENOVATION FLOOR PLAN - WATER SUPPLY

REV	DATE	COMMENTS

JOB #22-031-1 04/12/2024

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NOTE:
VERIFY VOLTAGE WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.

GENERAL PLUMBING NOTES

DO NOT SCALE DRAWINGS. ROUGH FROM ARCHITECTURAL AND/OR EQUIPMENT MANUFACTURERS DRAWINGS AND ROUGH IN SPECIFICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION AND PLACEMENT OF FIXTURES.

DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

ALL HORIZONTAL SANITARY SEWER, WASTE AND DRAIN PIPING SHOWN ON DRAWINGS IS RUN BELOW FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS.

ALL WATER, SERVICE AND ROOF DRAIN PIPING SHOWN ON DRAWINGS IS RUN ABOVE CEILING UNLESS OTHERWISE NOTED ON DRAWINGS.

HOSE BIBBS AND/OR WALL HYDRANTS SHALL BE LOCATED 18" ABOVE FINISHED FLOOR LEVEL OR GRADE.

ALL VALVES INSTALLED ABOVE CEILINGS SHALL BE EASILY ACCESSIBLE. WHERE VALVES ARE INSTALLED ABOVE GYPSUM BOARD CEILINGS, PLUMBING CONTRACTOR SHALL PROVIDE ACCESS DOOR(S); MINIMUM 16"x16", TO ALLOW EASY ACCESS.

PLUMBING CONTRACTOR SHALL VERIFY ELECTRICAL VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO SUBMITTING SHOP DRAWING AND ORDERING EQUIPMENT.

PLUMBING CONTRACTOR SHALL VERIFY ALL RATED WALL ASSEMBLIES, FLOORS AND ROOF ASSEMBLIES WITH ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR AND SHALL PROVIDE APPROPRIATE PENETRATION ASSEMBLY FOR ALL PENETRATIONS OF WALLS, FLOORS AND ROOFS WHETHER IDENTIFIED ON DRAWINGS OR NOT.

ALL FLOOR PENETRATIONS ARE TO BE SEALED WATER TIGHT. WHERE PENETRATIONS OCCUR IN RAISED FLOOR ASSEMBLIES, SEALING MUST CARRY A CLASS 1 "W" RATING.

PLUMBING CONTRACTOR SHALL VERIFY LOCATION, ELEVATIONS AND INVERTS OF ALL EXISTING SANITARY AND STORM SEWER SYSTEMS IDENTIFIED ON THESE DRAWINGS AND SHALL ADVISE ENGINEER OF ANY DISCREPANCIES WHICH EXISTS.

PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF ALL PIPING WITH OTHER DISCIPLINES TO ELIMINATE CONFLICTS. FAILURE TO DO SO WILL RESULT IN PLUMBING CONTRACTOR BEARING EXPENSE OF CHANGE ORDERS WHICH MAY RESULT.

PLUMBING CONTRACTOR SHALL REVIEW ALL PLUMBING AND ARCHITECTURAL DRAWINGS PRIOR TO BID DATE AND VERIFY NUMBER AND LOCATION OF ALL EQUIPMENT AND FIXTURES. ANY EQUIPMENT AND/OR FIXTURES INDICATED ON ARCHITECTURAL DRAWINGS AND NOT SHOWN ON PLUMBING DRAWINGS SHALL BE INCLUDED IN CONTRACTORS BID AND SCOPE OF WORK AND SHALL INCLUDE ALL MATERIALS, PIPING AND LABOR REQUIRED TO CONNECT EQUIPMENT AND/OR FIXTURES TO NEAREST SERVICE OF ADEQUATE SIZE. EQUIPMENT AND/OR FIXTURES SHALL BE AS SPECIFIED OR APPROVED EQUAL. PLUMBING CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW BUILDING WITH STRUCTURAL DRAWINGS TO AVOID CONFLICTS.

ALL PIPING SHALL BE SUPPORTED FROM STRUCTURAL STEEL AND/OR CONCRETE BEAMS AND STRUCTURE. PIPING SUPPORTED FROM ROOF AND/OR FLOOR METAL DECKING WILL NOT BE ALLOWED.

ALL PLUMBING WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE 2021 INTERNATIONAL PLUMBING CODE AND IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

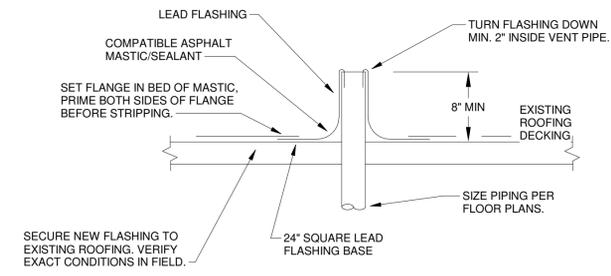
SLOPE ON ALL SEWER, WASTE AND DRAIN PIPING SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE 2021 INTERNATIONAL PLUMBING CODE.

GENERAL AND PLUMBING CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ENGINEER/ARCHITECT. PROVIDE GENERAL & PLUMBING "APPROVED" OR "APPROVED AS NOTED" STAMPS ON SUBMITTAL PRIOR TO SUBMITTING FOR ENGINEER'S/ARCHITECT'S REVIEW.

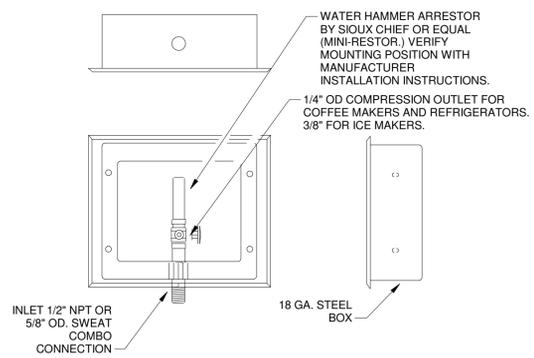
ALL WATER PIPING INSTALLED ABOVE GRADE OUTSIDE OF THE BUILDING HEATED ENVELOPE IS TO BE HEAT TRACED AND INSULATED. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO BUILDING EXTERIOR, ATTICS, CRAWLSPACES, AND GARAGES. HEAT TRACE IS TO BE SELF REGULATING RAYCHEM XL TRACE; 5 WATTS/FT. OR EQUAL. INSULATION TO BE 1" FIBERGLASS. WHERE INSULATION IS EXPOSED TO PRECIPITATION, ALUMINUM JACKET IS TO BE PROVIDED.

INSULATE ALL WATER PIPE, HORIZONTAL ROOF DRAIN PIPING, AND SANITARY SEWER PIPING WHICH RECEIVES CONDENSATE FROM MECHANICAL UNITS AND OR DISCHARGE FROM ICE MACHINES/MAKERS. ABOVE GRADE WITH 1" THICK FIBERGLASS PIPE INSULATION, 3 LB. DENSITY, GASTON-BARON SNAP-ON, OWENS CORNING FIBERGLASS, OR KNAUF WITH STANDARD VAPOR BARRIER JACKET. SEAL ALL SEAMS AND JOINTS WITH WATERPROOF MASTIC. IN EXPOSED INTERIOR AREAS, SUCH AS MECHANICAL ROOMS, COVER INSULATION WITH 10 OZ. CANVAS JACKET SECURED AND TREATED WITH AEROSOL ADHESIVE AND INSTALL PVC JACKETS AT ALL ELBOWS, JOINTS ETC. COVER INSULATION IN EXTERIOR EXPOSED AREAS WITH .016" CORRUGATED ALUMINUM JACKET. SECURE JACKET WITH BANDS AND SEAL WATER TIGHT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

PLUMBING CONTRACTOR TO FLUSH, CLEAN, AND SCOPE ALL BELOW SLAB WASTE PIPING WITH CAMERA PRIOR TO SLAB BEING POURED. CAMERA SCOPE SHALL TAKE PLACE IMMEDIATELY AFTER WATER HAS BEEN DRAINED FROM THE PIPE AND AFTER BACKFILL AND COMPACTION. AT THE CONTRACTOR'S OPTION, AN ADDITIONAL SCOPE MAY BE PERFORMED PRIOR TO BACKFILL. PROVIDE TAPE TO ENGINEER FOR REVIEW. IF AREAS OF BELOW SLAB PIPING ARE DETERMINED TO BE UNSATISFACTORY, THE CONTRACTOR SHALL REMOVE AND REPAIR PIPING TO A SATISFACTORY CONDITION. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CAMERA BELOW SLAB PIPE, AND PROVIDE A TAPE OF FINAL CONDITIONS WITH DESCRIPTION OF PIPE LOCATION TO THE OWNER.



VENT THROUGH ROOF
NO SCALE



WATER CONNECTION (WCB) BOX DETAIL
NO SCALE

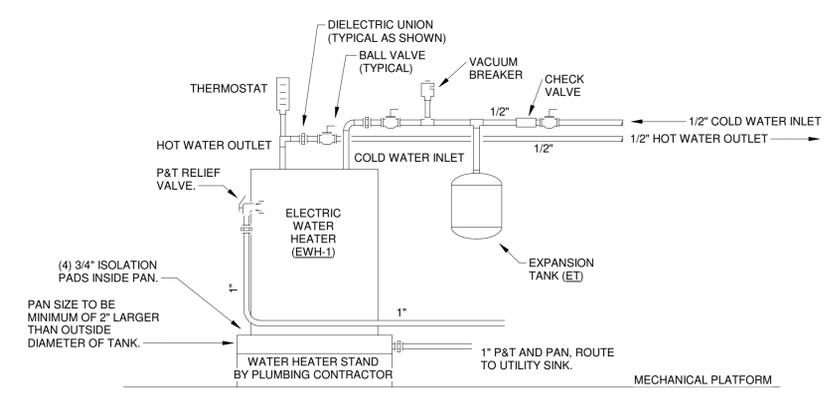
PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	CONNECTION			REMARKS
		CW	HW	WASTE	
P-1A	WATER CLOSET - ADA	1/2"		3"	FLOOR MOUNTED TANK TYPE
P-2A	LAVATORY - ADA	1/2"	1/2"	1-1/2"	RECT. WALL MOUNTED w/ MV
P-3	KITCHEN SINK	1/2"	1/2"	1-1/2"	SINGLE BOWL - DROP IN
P-4	MOP BASIN	1/2"	1/2"	3"	FREE STANDING
ET	EXPANSION TANK				REFER TO SCHEDULE
EWH-1	ELECTRIC WATER HEATER	1/2"	1/2"		40 GALLON 240v 4.5KW; SET AT 120 °F
EWH-2	ELECTRIC WATER HEATER	1/2"	1/2"		20 GALLON 240v 4.5KW; SET AT 120 °F
MV	POINT-OF-USE MIXING VALVE	1/2"	1/2"		SYMMONS 8210-CK; SET AT 110 °F
WCB	WATER CONNECTION BOX	1/2"			FOR REFRIGERATOR

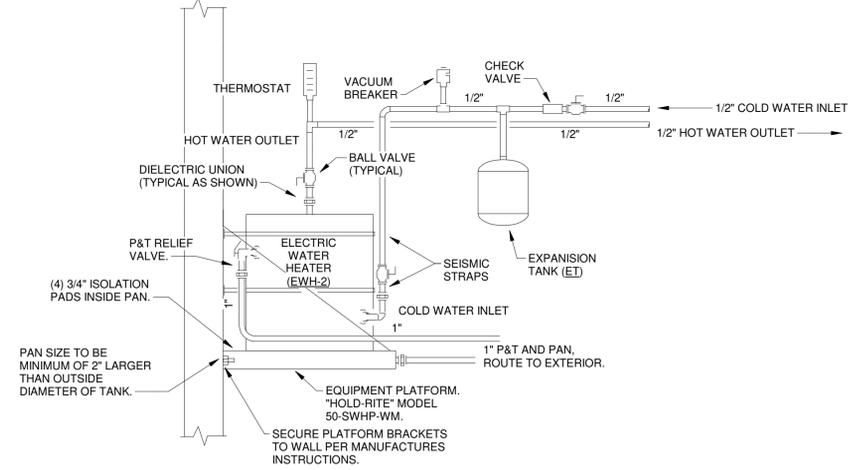
EXPANSION TANK SCHEDULE

SYMBOL	ET
MANUFACTURER	XYLEM
MODEL NUMBER	PT-5
TANK VOLUME (GALLONS)	2.0
ACCEPTANCE VOLUME (GAL)	0.9
TANK DIAMETER (INCHES)	8"
TANK HEIGHT (INCHES)	13"
FILL PRESSURE (PSIG)	60
OPERATING WEIGHT (LBS)	12.5
SERVICE	DOM. HOT WATER
MAXIMUM PRESSURE (PSIG)	150

REMARKS:



WATER HEATER (EWH-1) SCHEMATIC
NO SCALE



WATER HEATER (EWH-2) SCHEMATIC
NO SCALE

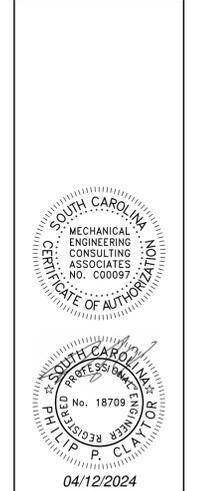
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MODIFICATIONS TO BOOKER T. WASHINGTON PARK
143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC

REV	DATE	COMMENTS

JOB #22-031-1 04/12/2024

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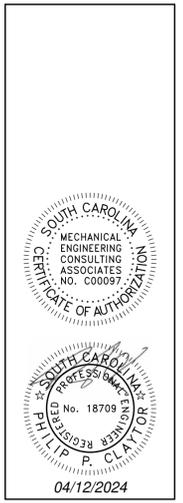
SECTION 22 00 00
PLUMBING

PART 1 GENERAL

- 1.01 SPECIAL NOTE
A. The "General Conditions" and "Supplementary General Conditions" are part of the specifications.
B. Refer to Section 230200 for general and specific requirements that apply to all sections of Divisions 22 and 23.
1.02 GENERAL REQUIREMENTS
A. Furnish all necessary labor, material, plant and equipment, including materials not specifically mentioned, but necessary to complete the job in a neat, correct and workmanlike manner.
B. The drawings and specifications shall be considered as supplementary, one to the other, so that materials and labor indicated, called for, or implied by the one and not by the other, shall be supplied and installed as though specifically called for by both.
1.03 SCOPE OF WORK
A. The intent of this specification, together with accompanying Plumbing Drawings is to provide a complete and operating plumbing installation, including, but not limited to the following principal items:
1. Remove existing plumbing fixtures as indicated on the architectural and plumbing demolition plans.
2. Install new plumbing fixtures, piping, valves, fittings, etc. to provide a complete and operating plumbing system.
1.04 DRAWINGS
A. Drawings are diagrammatic and do not indicate all offsets, fittings, and specialties.
B. Before construction of project starts, check location and inverts of existing and proposed pipes, sewers, and mains.
1.05 PERMITS, LICENSES, AND FEES
A. Plumbing Contractor shall obtain and pay for all permits, licenses, fees and service charges required for execution of this work.
B. Work shall be installed according to local Plumbing Code and shall meet Plumbing Inspector's approval.
1.06 STANDARD COMPLIANCE
A. Installation of all plumbing and piping system shall also comply with the following criteria:
1. Gravity sewer system leakage test shall consist of plugging the end of the new sewer piping at the point of connection with the existing sewer piping, filling the building sewer with water to a minimum of a 10-foot head and maintaining such pressure for fifteen (15) minutes.
2. A visual inspection of the complete below grade and below slab sanitary sewer system shall be performed by camera as specified in other sections of this specification.
1.07 MATERIALS AND WORKMANSHIP
A. All materials and equipment shall be new and free from flaws and defects of any nature.
B. All work shall be performed by skilled mechanics under competent supervision, employing latest and best practices of the trade.
1.08 SUBMITTAL
A. The Engineer will review and take appropriate action on shop drawings, product data, samples, and other submittals required by the Contract Documents.
B. Prior to submittal of shop drawings to the Engineer, the General Contractor and the Plumbing Contractor shall review and approve shop drawings.
C. Review rendered on shop drawings shall not be considered as a guarantee of measurements of building conditions.
D. Architect and/or Engineer are not responsible for number of fixtures, units, etc. designated on Shop Drawings.
E. Shop Drawings: After award of Contract, and before any materials of this Section are delivered to the job site, submit Shop Drawings to Architect in accordance with the requirements listed below and in accordance with the provisions of the Architectural Section of these Specifications.
1. Excavating and Backfilling
A. Plumbing Contractor shall do all excavating and backfilling for installation of work included under this contract and he shall promptly remove from the premises all excess earth, debris, and trash for which he is responsible.
B. Install sewer or drainage and water pipes in separate trenches, graded uniformly to provide solid bearing and required fall.
C. Flush, clean, and scope all below slab waste piping with camera prior to slab being poured.
1.10 PROTECTION OF FIXTURES, EQUIPMENT AND MATERIALS
A. Protect all fixtures and equipment against damage of any nature.
1.11 SPACE CONDITIONS
A. All materials and equipment shall conform to the space limitations.
PART 2 EQUIPMENT
2.01 PIPING
A. Water Piping:
1. All pipe shall conform to Chapter 6 of the 2021 edition of the International Plumbing Code.
2. All pipe, fittings, valves, faucets, etc., or any product used for dispensing potable water shall be fully compliant with the "Reduction of Lead in Drinking Water Act" and shall meet the requirements of NSF 61 and NSF 372 test standards.
3. Copper pipe shall be as manufactured by Mueller, Cerro, or Howell.
4. Provide drains at all low points of water piping.
5. Unless otherwise noted, piping within building shall be run concealed, installed straight, without sags.
6. All fixtures shall have shock absorbers as specified to prevent "water hammer".
7. Provide unions and isolation valves at each piece of equipment, tank, or other device requiring removal or isolation for service.
8. Where valves are installed above hard ceilings, the contractor shall provide paintable galvanized steel access doors large enough for access to and replacement of each valve.
9. Install dielectric insulated couplings or unions where joining dissimilar metals in water piping systems.
10. Where water pipe is installed outside of the building heated envelope, provide self-regulating heat trace including all connections, terminations, controls, etc. as required for a fully operating system.
11. Furnish and install all water piping as indicated on plans using materials as tabulated below:
a. Water piping shall be copper, hard drawn, with wrought copper fittings, soldered (95-5). All new water lines above grade, within building shall be Type L. All new water lines below grade shall be Type K, copper.
B. Soil, Waste, Drain, and Vent Piping:
1. All pipe shall conform to Chapter 7 of the 2021 edition of the International Plumbing Code.
2. All cast iron soil pipe and fittings shall be marked with the collective trademark of The Cast Iron Soil Pipe Institute (CISPI) and be listed by NSF International.
3. All galvanized steel pipe and fittings shall be galvanized and shall be marked with the collective trademark of the Galvanized Steel Pipe Institute (GSP) and be listed by NSF International.
4. All plastic drain pipe shall be solid core schedule 40 PVC-DWV pipe, ASTM D-2665. Cellular core PVC is not acceptable.
5. All changes in direction of soil, waste, and drain piping shall be made using only sanitary drainage pattern fittings.
6. Install horizontal soil, waste, and drain piping at a uniform slope of not less than 1/4" per foot for pipe 2" and 1/2" and not less than 1/8" per foot for 3" and larger pipe.
7. Pitch each vent pipe down in direction of fixture it vents so that no condensation will be trapped.
8. Connection of soil and waste piping to existing sanitary sewer and fixtures shall be properly adapted for dissimilar materials.
9. All No-Hub joint connections shall be made with Husky Industries SO-4000 heavy duty bands, or equal by Clamp-AI, and gaskets unless approved otherwise by the Engineer.
10. All No-Hub storm drainage piping and no-hub sanitary piping 5" and larger shall be braced at every branch opening or change of direction by the use of B-Line 3134 pipe clamps with a minimum of two rods or Holdrite Series 117 pipe restraint in addition to the no-hub couplings listed above.
11. Furnish and install all soil, waste, drain, vent, and storm piping as indicated on plans using materials as specified below:
a. Soil, waste, drain, vent, and storm piping shall be 40 PVC-DWV pipe, ASTM D-2665 with solvent fused DWV fittings.
b. Double combinations of any kind will not be allowed in PVC-DWV piping in the horizontal position.
2.02 PIPE SUPPORTS
A. When copper piping is to be insulated, steel hangers or clamps will be acceptable if a pipe sleeve is provided between the insulation and hanger or clamp.
B. All piping buried below grade shall be supported throughout its entire length on a firm bed of earth or with concrete pad as required in order to ensure that pipes will not settle in the future.
C. All pipe roughing work to final unions in metal or wood studded sheet rock walls shall utilize "Holdrite" brackets and inserts or an engineer-approved equal system.
D. Properly selected pipe clamps, brackets, and bracing shall be utilized for the support of pipe in masonry wall construction.
E. Regardless of methods used, final product shall display no movement of the water and waste pipes from the finished side of the wall.
F. Insulation to run continuous through pipe saddle type hangers.
2.03 SEISMIC RESTRAINTS
A. All piping and equipment suspended from structure, where the distance from the top of the pipe or equipment to the bottom of the structure is more than 12", shall be provided with seismic cable restraints or other restraints as required by the IBC.
2.04 PIPE HANGERS AND SUPPORTS
A. The contractor shall furnish all labor, materials, equipment and incidentals and install pipe hangers, supports, concrete inserts, and anchor bolts including all metallic hanging and supporting devices for supporting exposed piping.
B. Hangers and supports shall be of approved standard design where possible and shall be adequate to maintain the supported load in proper position under all operating conditions.
C. Submit to the Engineer for approval shop drawings of all items to be furnished under this section.
D. Submit to the Engineer samples of all materials specified herein if requested.
E. All materials used in manufacturing hangers and supports shall be capable of meeting the respective ASTM Standard Specifications with regard to tests and physical and chemical properties, and be in accordance with MSS SP-58.
F. All hangers, rods, inserts, supports, supplementary steel, and all materials for hanging systems where installed outside of the building conditioned envelope shall be type 304 stainless steel.
G. Hangers and supports shall be spaced in accordance with MSS SP-69 Table 3.
H. Pipe hangers and supports shall be as manufactured by B-Line Systems, Inc. or equal by PHD, Anvil, or Ertco.
I. Pipe Hangers and Supports for Metal Pipe:
1. Suspended single pipes shall be supported by hangers suspended by steel rods from galvanized concrete inserts, beam clamps, or ceiling mounting bolts as listed in following sections.
2. All hangers, rods, inserts, supports, supplementary steel, and all materials for hanging systems where installed outside of the building conditioned envelope shall be type 304 stainless steel.
2.05 PIPE SLEEVES
A. Whenever pipes pass through masonry walls, floors, and partitions, furnish and install cast iron pipe sleeves of sufficient size to allow bare pipes, or pipes plus insulation if applicable, to pass through easily.
B. All pipe penetrations of fire and or smoke rated walls, floors, and partitions shall be sealed in compliance with U.L. regulations and as detailed on Plumbing Drawings.
C. All below slab pipe sleeves shall be schedule 40 PVC-DWV pipe ASTM D-2665 and shall be sealed water tight.
2.06 ESCUTCHEONS
A. Furnish and install chrome plated floor and ceiling plates where pipes pass through walls, floors, and ceilings in exposed areas.
B. All split ring escutcheons shall be secured to wall with screws aligned horizontally for a neat and permanent installation.
C. All slip-on type escutcheons shall be tight and secure to finished wall.
2.07 FLASHING
A. Where pipes pass through roof, flash with a 30" square of four-pound sheet lead or 16 ounce copper.
2.08 CLEANOUTS
A. Furnish and install all cleanouts by Zurn, or approved equals by Jay R. Smith or Josam, as indicated in this specification and on drawings.
B. Where floor cleanouts are installed above slabs on grade, provide with clamping collar and 30" square waterproofing membrane.
2.09 FLOOR DRAINS
A. Floor drains shall be Zurn, or approved equals by Jay R. Smith or Josam, as specified in this specification and on the Plumbing Drawings.
2.10 VALVES
A. Valves:
1. All valves for use in potable water systems shall be fully compliant with the "Reduction of Lead in Drinking Water Act" and shall meet the requirements of NSF 61 and NSF 372 test standards.
2. Valves shall be designed for 125 psi working pressure minimum, and valve bodies shall be stamped accordingly.
3. All ball valves on domestic water piping to be Nibco with blowout proof stems.
4. All valves to be located within 2ft. of ceiling for ease of access for maintenance purposes.
5. All valves to be line size unless otherwise noted.
2.11 FIXTURES
A. Unless otherwise specified, all fixtures shall be products of a single manufacturer.
B. Fixture connections between earthenware fixtures and drainage pipes shall be means of cast brass flanges, caulked, soldered, or screwed to drainage pipes.
C. Equal Products:
1. Water closet seats may be approved equal by Beneko, Bemis, Church, Olsentite, Centoco or the Fixture Manufacturer.
2. Faucets and Fittings are specified as Delta.
3. Shock absorbers are specified as Souix Chief, but equals by Zurn, Jay R. Smith, Wade, or Josam are acceptable.
4. Water Coolers are specified as Elkay, equals by Oasis or Murdock are acceptable.
5. Janitor's sinks and mop basins are specified as Florestone, Stern-Williams or Fiat are acceptable.
6. Sinks are specified by Elkay, equals by Just are acceptable.
D. Shop drawings shall be submitted regardless of manufacturer.
E. Fixtures as specified on Drawings shall be manufactured by Kohler or approved equals by American Standard.
F. Where sinks are installed in cabinets, contractor shall verify sink dimensions with cabinet shop drawings prior to ordering.
2.12 WATER HEATERS
A. Tank water heater shall be Slate or approved equal by A.O. Smith as specified in this specification and on Plumbing Drawings.
B. IMPORTANT NOTE TO CONTRACTOR - It is the Plumbing Contractors responsibility to verify the exact power supplies to water heater with the Electrical Contractor prior to ordering and installing the unit.
C. When a floor drain is not provided for water heater P&T relief valve discharge, water heaters shall rest in either a high impact plastic pan or a 24 gauge galvanized steel sheet water tight metal pan as specified in this specification and on drawings.
2.13 AIR CHAMBERS
A. Air chambers are not to be installed. Provide and install Souix Chief "mini-retser", size AA, or equal product by P&P or Watts, on hot and cold water supply pipe to each fixture or branch of fixtures, except where a water hammer arrester is shown for a bank of fixtures, in place of air chambers.
2.14 INSULATION
A. Insulate all water pipe, horizontal roof drain piping, and sanitary sewer piping which receives condensate from mechanical units and or discharge from ice machines/makers, above grade with 1" thick fiberglass pipe insulation, 3 lb. density, Gaston-Baron Snap-on, Owens Corning Fiberglass, or Knaut with standard vapor barrier jacket.
B. Application:
1. Insulation shall be installed in strict accordance with the manufacturer's recommendations for the application.
2. Where pipe is installed in block walls, water resistant closed cell foam insulation may be used.
3. Outside supporting hangers shall be designed to resist compression; supporting devices such as short wood dowels or wood blocks shall be used in combination with galvanized steel metal hanger shields.
2.15 IDENTIFICATION OF PIPING
A. Label all piping in Equipment Rooms, above "Lay-In" type ceilings and all other accessible locations.
B. Each marker shall show the name of the fluid in the pipe and a directional flow arrow.
C. The identifiers shall be plastic strips on which the name of the service shall be printed.
2.16 VALVE IDENTIFICATION
A. Tag all valves with brass identification tags and provide a typed and laminated valve schedule at locations to be determined by the owner.
PART 3 EXECUTION
3.01 TESTS
A. The Contractor shall conduct and bear the cost of all necessary tests of the plumbing work, furnishing all labor, power and equipment.
B. Any delays or additional cost to the project that result from the failure of the contractor to properly test all systems shall be the sole responsibility of the contractor.
C. Leak test hot and cold water pipes at 150 psi hydrostatic pressure before covering.
D. Test entire sanitary, drainage, and venting systems by plugging all necessary openings, and filling systems with water to the level of the highest vent stack.
3.02 DISINFECTING WATER PIPING
A. Before being placed in service, all new water piping and repaired portions of existing piping shall be thoroughly flushed then chlorinated with not less than fifty parts per million (50 ppm) of available chlorine.
B. Sampling shall consist of taking two (2) or more successive sets of samples, taken at 24-hour intervals and tested by a State approved private laboratory.
3.03 CLEAN UP
A. Prior to acceptance of the building, thoroughly clean all exposed portions of the plumbing installation, removing all labels and all traces of foreign substances, using a cleaning solution approved by the manufacturer of the plumbing item and being careful to avoid all damage to finished surfaces.
END OF SECTION



561 JACOBS MILL POND ROAD
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MODIFICATIONS TO BOOKER
T. WASHINGTON PARK
143 BOOKER T WASHINGTON CIRCLE | YEAHSSEE, SC

Table with columns: REV, DATE, COMMENTS. Includes a grid for revision tracking.

JOB #22-031-1 04/12/2024
P301

MECA Mechanical Engineering Consulting Associates, Inc. 2330 Main St. Columbia, South Carolina 29201 Phone: (803) 765-9421 www.mecainc.com

Designed: HKB
Approved: PPC
Job No.: 24153
Plot Date: 06/04/2024

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ELECTRICAL SYMBOL SCHEDULE - GENERAL

Table with 2 columns: Symbol and Description. Includes symbols for branch circuit raceway (LP1-2,4), electrical distribution (PP1), signal system (CP), and junction boxes (J).

GENERAL NOTES ALL DRAWINGS:

- 1. DO NOT SCALE DRAWINGS. LOCATE OUTLETS, EQUIPMENT AND OTHER ELECTRICAL DEVICES AS INDICATED AND COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE EXACT LIGHTING FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLAN.
2. MINIMUM SIZE CONDUCTOR FOR POWER SHALL BE #12 AWG. PROVIDE DEDICATED NEUTRAL FOR EACH MULTI-WIRE BRANCH CIRCUIT IN COMPLIANCE WITH NEC.
3. ALL FUSES SHALL BE DUAL-ELEMENT TYPE, "FUSETRON" BY BUSSMAN, "ECON" BY ECONOMY, OR FERRAZ SHAWMUT.
4. BRANCH CIRCUIT SIZES ARE #12 AWG, 1/2" C. UNLESS OTHERWISE NOTED IN PANELBOARD SCHEDULES OR ON DRAWINGS.
5. ALL BRANCH CIRCUIT LOADS SHALL BE BALANCED ACROSS PANELBOARD BUSES TO OBTAIN MINIMUM NEUTRAL CURRENT.
6. ALL FLEXIBLE CONDUIT SHALL CONTAIN A GREEN WIRE BONDED TO RIGID RACEWAY, BOX OR FIXTURE AT EACH END OF FLEX. SIZE GROUND PER NEC TABLE 250-122.
7. PROVIDE PULL STRING IN ALL EMPTY RACEWAYS.
8. COORDINATE WITH OTHER TRADES TO CONCEAL ELECTRICAL WORK AND PROVIDE OUTLETS IN CORRECT LOCATIONS.
9. DO NOT FLUSH MOUNT JUNCTION BOXES BACK TO BACK, STAGGER TO REDUCE SOUND TRANSMISSION BETWEEN ROOMS.
10. CONCEAL OUTLETS FOR ALL EQUIPMENT IN FINISHED AREAS. OBTAIN ROUGHING DIAGRAMS FOR ALL EQUIPMENT AND INSTALL ELECTRICAL WORK ACCORDING TO DIAGRAMS.
11. MOUNT BRACKET TYPE LIGHTING FIXTURES AT HEIGHTS SHOWN OR SCHEDULED ON DRAWINGS OR AS DIRECTED ON JOB BY ARCHITECT UNLESS NOTED OTHERWISE.
12. SEAL ALL PENETRATIONS TO RATED WALLS AND CEILINGS WITH UL LISTED FIREPROOFING SYSTEM. THIS IS TO INCLUDE BUT IS IN NO WAY LIMITED TO CONDUCTOR, RACEWAY AND DEVICE PENETRATIONS. SUBMIT SYSTEM AND INSTALLATION DETAILS AS PART OF SHOP DRAWING SUBMITTAL.
13. WHERE NOT INDICATED OTHERWISE, EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250-122.
14. ALL METAL CONDUITS 1" AND LARGER SHALL HAVE A GROUNDING BUSHING BONDING CONDUIT TO ENCLOSURE.
15. REMOVE DRYWALL DUST AND MUD FROM THE INTERIOR OF BOXES BEFORE INSTALLING DEVICES.
16. AT SUBSTANTIAL COMPLETION CLEAN ALL LIGHT FIXTURES AND CLEAN ALL DEVICES IN THE CONSTRUCTION AREAS. REPLACE DAMAGED DEVICES AND DEVICE PLATES AS NEEDED.
17. VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS AND ELECTRICAL REQUIREMENTS WITH MECHANICAL PLANS. IF MECHANICAL EQUIPMENT BEING PROVIDED DOES NOT MATCH DESIGN NOTIFY ENGINEER IMMEDIATELY.
18. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH POWER, TELEPHONE AND CATV UTILITIES. ELECTRICAL CONTRACTOR TO PROVIDE ALL MATERIALS AND WORK FOR AS REQUIRED BY EACH UTILITY FOR A COMPLETE AND OPERABLE SYSTEM. PROVIDE RACEWAY(S) TO UTILITY CONNECTION POINT.
19. CONCEAL ALL CONDUIT AND RACEWAY. IF CONDITIONS REQUIRE CONDUIT OR RACEWAY TO BE RUN EXPOSED COORDINATE ROUTING WITH ARCHITECT AND PAINT AS REQUIRED BY ARCHITECT.
20. ALL RACEWAYS TRANSITIONING BETWEEN CONDITIONED AND UNCONDITIONED SPACES AND RACEWAYS EXITING BUILDING SHALL BE SEALED IN ACCORDANCE WITH NEC. USE POLYMER FST DUCT SEALANT SYSTEM OR EQUIVALENT.
21. ELECTRICAL WORK SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, REQUIREMENTS AND ORDINANCES.
22. ALL BACKBOXES SHALL BE MINIMUM 4" SQUARE.
23. ALL EMT FITTINGS SHALL BE STEEL COMPRESSION TYPE WITH INSULATED THROAT.
24. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE BLOCKING AT ALL WALL MOUNTED DEVICES (TELEVISIONS, ETC.).
25. PROVIDE PLASTIC ENGRAVED NAMETAGS FOR ALL ELECTRICAL GEAR, INCLUDING DISCONNECT SWITCHES. INDICATE EQUIPMENT NAME, EQUIPMENT SERVED (WHERE APPLICABLE), FEEDER SOURCE AND CIRCUIT, VOLTAGE. LETTERING SHALL BE 3/8" IN HEIGHT, WHITE ON BLACK BACKGROUND.
26. PROVIDE LABELS INDICATING CIRCUIT NUMBER AND SOURCE FOR ALL 120V AND GREATER DEVICES. LABELS SHALL BE THERMAL TRANSFER TYPE, 3/8" WITH 1/4" LETTERING. WHITE BACKGROUND FOR BLACK DEVICES, CLEAR BACKGROUND OTHERWISE.
27. SLEEVE ALL RACEWAY PENETRATIONS THROUGH SLABS, EXTERIOR WALLS/FOUNDATIONS AND SIMILAR. COORDINATE ALL PROPOSED PENETRATIONS WITH STRUCTURAL ENGINEER AND ARCHITECT.
28. PRIOR TO ROUGHING-IN RACEWAYS, ELECTRICAL CONTRACTOR SHALL INSTALL AND LABEL BACKBOXES FOR ALL ELECTRICAL DEVICES (POWER, COMMUNICATIONS, ETC.). ELECTRICAL CONTRACTOR SHALL SCHEDULE A TIME WITH THE GENERAL CONTRACTOR FOR THE ARCHITECT AND OWNER REPRESENTATIVE TO WALK THROUGH AND APPROVE LOCATIONS.
29. IF REQUIRED BY THE FIRE CODE OFFICIAL PER 2021 IFC 1103.2, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IN THE PROPOSAL OR BID THE COST OF AN INITIAL SITE SURVEY AND COST FOR THE COMPLETE DESIGN AND INSTALLATION OF A UL 2524 LISTED NFPA 72, NFPA 1221 AND IFC COMPLIANT BI-DIRECTIONAL AMPLIFIER SYSTEM (BDA) FOR THE FACILITY COMPATIBLE WITH THE REQUIREMENTS OF THE TWO-WAY COMMUNICATIONS SYSTEM(S) UTILIZED BY THE LOCAL JURISDICTION. THE SYSTEM SHALL BE STAND ALONE IN THE ABSENCE OF A BUILDING FIRE ALARM SYSTEM OR SHALL INTEGRATE WITH THE BUILDING FIRE ALARM SYSTEM. THE COST OF THE SYSTEM SHALL BE PROVIDED AS A SEPARATE LINE ITEM SO THAT IF THE SYSTEM IS DETERMINED NOT TO BE REQUIRED AFTER THE PRICE PROPOSAL OR BID HAS BEEN ACCEPTED THE SYSTEM COST CAN BE REMOVED FROM THE PROJECT.

ELECTRICAL SYMBOL SCHEDULE - LIGHTING SYSTEMS AND ACCESSORIES

Table with 2 columns: Symbol and Description. Includes symbols for ceiling mounted light fixture (A), strip fixture (A), wall mounted fixture (A), LED exit sign (A), and various light switches (S, S3, S4, S30, S30M).

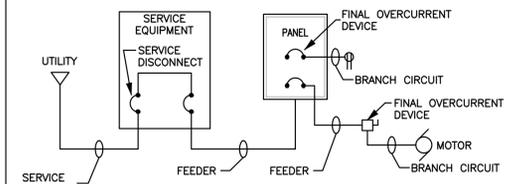
ELECTRICAL SYMBOL SCHEDULE - COMMUNICATIONS

Table with 2 columns: Symbol and Description. Includes symbols for combination data/telephone outlet (V), telephone service box (TELE), and cable service box (CATV).

ELECTRICAL SYMBOL SCHEDULE - POWER

Table with 2 columns: Symbol and Description. Includes symbols for 120V duplex receptacles (GFI, GFI2), 120V duplex receptacle with GFCI (GFI), 120V duplex receptacle with GFI and tamper resistant (GFI), and ground fault circuit interrupter (GFI).

RACEWAY MATERIAL SCHEDULE



RACEWAY MATERIALS:

- SERVICE ENTRANCE: IMC, GRS, SCHED 40 PVC (WITH GRS 90 ELBOWS). IMC AND GRS TO HAVE BITUMINOUS COATING IF INSTALLED BELOW GRADE.
SERVICE ENTRANCE WHERE EXPOSED TO PHYSICAL DAMAGE OR ABOVE GRADE: IMC, GRS, SCHEDULE 80 PVC, EMT (INTERIOR).
FEEDERS: IMC, GRS, EMT (INTERIOR)
BRANCH CIRCUITS CONCEALED ABOVE CEILING/IN WALLS: AC/MC CABLE*, EMT, IMC, GRS
BRANCH CIRCUITS EXPOSED (INTERIOR): EMT
IN OR UNDER CONCRETE FLOORS: SAME AS SERVICE ENTRANCE.
OUTDOORS BELOW GRADE: SAME AS SERVICE ENTRANCE.
OUTDOORS EXPOSED: IMC, GRS (WITH THE EXCEPTION OF CONNECTIONS TO MECHANICAL EQUIPMENT WHICH MAY BE FLEXIBLE WATERTIGHT CONDUIT).

* WHERE PERMITTED BY CODE.

ABBREVIATIONS

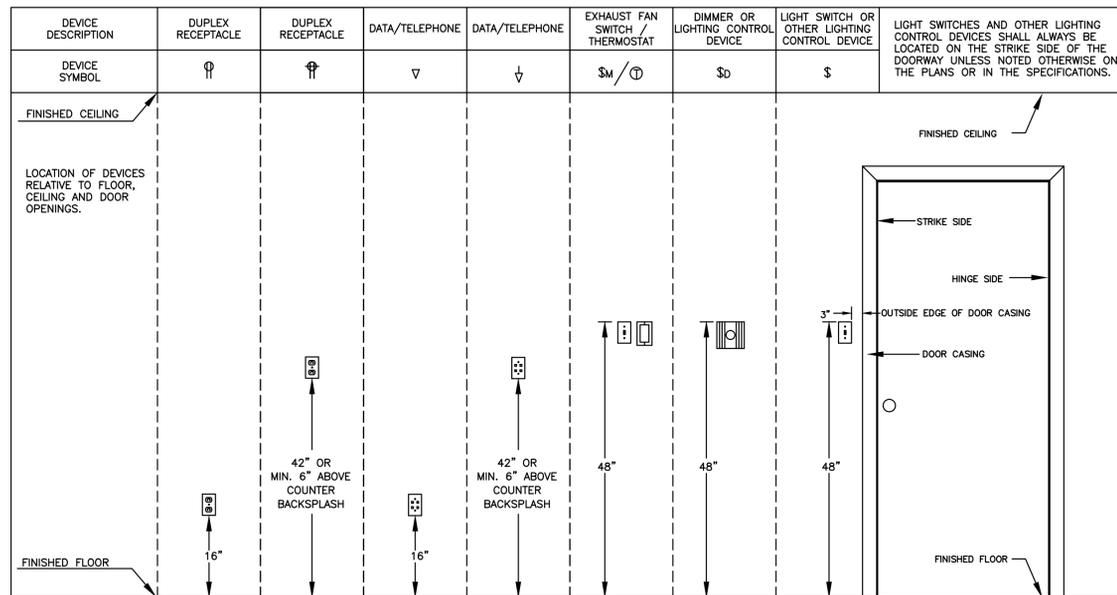
Table listing abbreviations for electrical symbols such as AMPERE, ABOVE FINISHED FLOOR, ABOVE FINISHED GRADE, etc.

DISCONNECT SWITCH SCHEDULE

Table with 2 columns: SWITCH and DESCRIPTION. Lists disconnect switch types and their descriptions, such as S-1 (30A/2P), S-2 (60A/2P), etc.

SWITCH NOTES:

- 1. ALL DISCONNECTS SHALL BE HEAVY DUTY TYPE AND BY SAME MFR AS PANELBOARDS.
2. 240V OR 600V TO SUIT CIRCUIT VOLTAGE.
3. ALL DISCONNECTS FUSIBLE UNLESS OTHERWISE NOTED, PROVIDE FUSES TO SUIT LOAD. ENCLOSURES NEMA 3R OUTDOORS AND IN WET LOCATIONS, NEMA 1 ELSEWHERE UNLESS OTHERWISE NOTED.
4. ALL OUTDOOR DISCONNECTS SERVING GROUND MOUNTED HVAC UNITS SHALL NOT BE MOUNTED HIGHER THAN 36" ABOVE FINISHED GRADE.
5. COORDINATE WITH EQUIPMENT MANUFACTURER AND INSTALL TO PROVIDE REQUIRED CLEARANCES PER NEC.
6. COORDINATE WITH MECHANICAL CONTRACTOR, WHERE SCOR RATINGS OF MECHANICAL EQUIPMENT DOES NOT MEET OR EXCEED AIC RATING OF PANELBOARD OR DISCONNECT SWITCH SERVING EQUIPMENT PROVIDE FUSES TO ADEQUATELY PROTECT EQUIPMENT.
7. DISCONNECTS SHALL BE MOUNTED WITHIN SIGHT OF EQUIPMENT SERVED.
8. NF = NON-FUSED.



NOTE: WHERE WALL BLOCKING INTERFERES WITH EXACT MOUNTING HEIGHTS, CONTRACTOR SHALL COORDINATE WITH ARCHITECT FOR EXACT MOUNTING HEIGHT PRIOR TO ROUGH-IN.

DEVICE MOUNTING HEIGHTS

NO SCALE

eti ENGINEERING, LLC logo and contact information: 5725 Bush River Road, Columbia, SC 29212, 803.233.9396 (Phone), 803.233.4371 (Fax), Project Manager: Byron D. Tucker P.E., x101, ETI #2403-16194

JEFF LEWIS ARCHITECT logo and contact information: 561 JACOBS MILL POND ROAD, ELGIN, SOUTH CAROLINA 29045, 803.960.5026 / jeff@jefflewisai.com

Professional Engineer Seal for ETI ENGINEERING, LLC, No. C02936, State of South Carolina, License No. 23558, dated 6/4/2024.

MODIFICATIONS TO BOOKER T. WASHINGTON PARK
143 BOOKER T. WASHINGTON CIRCLE, YEMASSEE, SC

Table with 3 columns: REV, DATE, COMMENTS. A grid for tracking design revisions.

JOB #22-031-1 06/04/2024

E001

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ELECTRICAL SPECIFICATIONS

1. GENERAL PROVISIONS

A. Work included in these specifications and included on the drawings shall include furnishing all labor, materials, supplies, and equipment to perform all work required including cutting, channeling, chasing, excavating and backfilling, to install a complete and working electrical system(s) in accordance with these sections of the specifications and the accompanying drawings. This shall include all required preparation work, raceways, coordination, etc. required to install the electrical system.

- B. The electrical work shall include, but in no way be limited to the following:
1. Raceways (To include raceways for conductors and cables, but also empty for designated signal systems and future uses.)
2. Electrical Distribution System.
3. Exterior and Interior Lighting Systems.
4. Exterior and Interior Power Systems.
5. Wiring Devices.
6. Telephone Raceway System.
7. Data Raceway System.
8. Connection and installation of Equipment Furnished Under Other Divisions of the Specification.
9. Utility Service Entrances - Electrical, Telephone, Etc.

C. The contractor is responsible for including any and all work related to the electrical that is noted in any part of the specifications or any part of the drawings, including Divisions 1, 15 and any other sections. The contractor will supply power to equipment at the voltage indicated on the drawings. The contractor will be held responsible for coordinating the equipment voltages, control equipment, wiring, and locations and type of terminations/connections and/or disconnects required to comply with the National Electrical Code, International Building Code, International Energy Conservation Code, all local codes, and the equipment manufacturer's requirements.

D. Electrical Drawings are diagrammatic in nature except where specific dimensions, or specific details are shown on the electrical, mechanical, or architectural drawings. The contractor shall refer to other drawings for exact locations of equipment, building dimensions, architectural details and conditions affecting the electrical work, however, field measurements take precedence over dimensioned drawings. The Electrical Contractor shall provide all labor and materials and all incidental elements: junction and pull boxes, filters, pull wires, connectors, support materials, fuses, disconnect switches, lamps, and labels, to install, connect, start-up and result in a complete and working system in accordance with the drawings and specifications. The contractor is responsible for coordinating the installation of all electrical work with the work of other contractors and/or trades. The electrical drawings are such that the electrical service to equipment furnished and installed under other sections of the contract documents (examples, include but are not limited to: HVAC equipment, water heaters, fans, pumps, motors, etc.) is coordinated for the specified equipment only. If the equipment installed under other divisions of the contract documents is not the specified equipment it is the responsibility of the contractor to coordinate the electrical service/interface requirements with the electrical contractor.

E. Provide all wiring, connectors, fittings, connections, and all accessories for the complete installation of, and final connections to, equipment furnished under other divisions of the specifications and where indicated on the drawings or otherwise specified.

F. All safety disconnect switches shall be provided under Division 16 unless specifically noted on drawings. The electrical contractor shall furnish and install fuses that are sized in accordance to the equipment nameplate of the equipment served.

- G. The contractor is responsible for obtaining all required permits and complying with all National (NEC, IBC, NFPA), State, County, and Municipal codes and regulations. This shall include, but not be limited to, the following:
1. Federal Occupational Safety and Health Act (OSHA)
2. NFPA 70 (National Electrical Code)
3. NFPA 101 (Life Safety Code)
4. Americans with Disabilities Act (ADA)
5. International Building Code (IBC).
6. International Energy Conservation Code (IECC).

H. The contractor shall keep a set of construction drawings during the length of the project on which he shall note any and all changes from the original drawings. This record set of drawings shall be updated daily.

I. Electrical Subcontractor shall submit for review by the Engineer detailed shop drawings of all material listed below. All submittal data shall be submitted at one time through the Architect. No material or equipment for which Engineer's review is required shall be delivered to the job site or installed until the Electrical Contractor has in his possession the reviewed and approved shop drawings for the particular material and/or equipment. The Electrical Contractor shall assemble, organize, prepare and review for correctness shop drawings on all materials, equipment, fixtures and devices to be used. If material submitted is the result of "value engineering" or "prior approval" changes, the submittal must contain supporting documentation of the approved changes, otherwise it will be reviewed against the specified products on these plans. The Electrical contractor shall furnish the number of copies specified by the Architect or one (1) PDF copy of shop drawings if no number is specified by the Architect. Shop drawings that are incorrectly submitted, contain errors or omissions, or not in the form and sequence specified shall be rejected as unapproved.

Shop drawings shall contain as cover page a letter by the supplying Vendor stating that the Vendor has received full contract documents and that to the best of his or her knowledge the submittal is in compliance with the contract documents and design intent including all ancillary parts and pieces required for a complete job.

Review of shop drawings in no way relieves the Contractor of his responsibility of quantity, dimensions, weights, means and methods, safety, or coordination with others.

Failure of the Contractor to submit shop drawings to the Engineer with reasonable time for review shall not entitle the Contractor to an extension of contract time. Reasonable review time is fifteen working days unless otherwise specified.

At minimum shop drawings shall be submitted for

- 1. Lighting fixtures
2. Lighting control systems including relay panel and automatic switches
3. Panelboards
4. Safety switches
5. SPD'S
6. Basic materials; wire, conduit, fittings, wiring devices
7. Fuses

J. Requests for Substitution

Submit requests for substitution to Engineer through Architect in PDF format no fewer than ten (10) working days prior to bid time. Requests shall contain cutsheets, catalog numbers, etc. Any approval will be in writing by the Engineer. Prior approval submittals for lighting shall include adequate photometric and energy use documentation for comparison to specified.

Substituted items will not result in an increase in cost to the Owner.

K. Catalog numbers and names that appear in the specifications or on the plans may be incomplete or obsolete and are for descriptive purposes only. As such they may not indicate all of the parts, pieces and systems required for a complete and operating installation. It is the responsibility of the Electrical Contractor, the Vendor and the Supplier to review the plans, specifications and applications to determine the correct item(s) required to include all installation and support materials and systems for a complete and working installation.

2. FIRE SPREAD PREVENTION MATERIAL

A. The work shall include the requirement to install fire spread prevention material wherever the electrical contractor installs or penetrates a material (wall, etc.) to install electrical equipment or materials.

B. Fire Resistance Rating: Whenever a fire rated wall, floor, floor-ceiling or roof-ceiling assembly is shown with through-penetrations, provide materials and application procedures which have been tested and classified by UL and approved by FM for the assembly.

C. Installation shall be in accordance with the printed instructions as supplied by the manufacturer.

3. RACEWAYS/CONDUITS AND ASSOCIATED EQUIPMENT

A. The work shall include all raceways, conduits, fittings, and all other equipment required to install a raceway system. This shall include, but not limited to the following:
1. Rigid metal conduit and fittings.
2. Electrical metallic tubing and fittings.
3. Flexible metal conduit and fittings.
4. Liquid tight flexible metal conduit and fittings.
5. Non-metallic conduit and fittings.

B. Except where otherwise permitted on drawings route all conductors in conduit.

C. All signal systems shall have their wiring installed in conduit/raceways to above accessible ceiling and in inaccessible ceiling spaces. All cabling exposed above ceiling shall be plenum rated.

Conduit routing and device wiring for signal system components is not shown on the drawings. The contractor shall coordinate with the signal system manufacturer to determine the conduit (size and routing) and wiring requirements to circuit the equipment shown on the drawings.

D. Specified products and their areas of use shall be as described on drawings.

E. Fittings shall be steel compression type, concrete tight for all EMT raceways. For PVC raceways, use slip fittings with glue joints. For rigid galvanized steel and IMC, fittings shall be threaded galvanized iron, heavy steel, concrete tight.

F. Size conduit for conductor type installed; 1/2 inch minimum size.

G. For all empty raceways, furnish and install a nylon pull cord. The nylon pull cord shall be rated for a 200 pound force pull strength.

4. WIRE AND CABLE - 600 VOLTS AND LESS

A. Work shall include the furnishing and installing of all required wire and cable to complete the wiring and electrical system. This shall include, but not be limited to the following:
1. Building wire.
2. Wiring connections and terminations.
3. Communications cabling as specified on drawings.

B. All service entrance power cable shall be type XHHW OR THWN-2, 90 degree C, copper conductor U.N.O. Feeders and Branch Circuits Larger Than 6 AWG: Copper, stranded conductor, 600 volt insulation, THHN. Feeders and Branch Circuits 6 AWG and Smaller: Copper conductor, 600 volt insulation, THHN. 6 and 8 AWG, stranded conductor; smaller than 8 AWG, solid conductor. MINIMUM SIZE SHALL BE #12 FOR ALL WIRING ABOVE 48 VOLTS. All conductors in damp or wet locations (including below grade) shall be listed for that use, THWN-2 or equivalent.

C. All cables shall be color coded. Color coding shall be as follows:

Table with 2 columns: Color and Phase. Black - A, Red - B, White - Neutral, Green - Ground

D. Each wire or cable in a feeder at its terminal points, and in each pull-box, junction box, and panel gutter through which it passes shall be identified to show the circuit number of the breaker that it connects to. Each common wire, common circuit to common loop of a system, sound system, or any signal system conductor, shall be identified.

E. All installation shall be in accordance with the NEC. All splices shall be in junction boxes and shall be electrically and mechanically secure. Where a circuit home run is shown on the plans without any conductor or raceway identification, it shall be a minimum of 2 #12, 1 #12 Ground, 1/2" Conduit. Place an equal number of conductors for each phase of a circuit in same raceway or cable. Splice only in junction or outlet boxes. Neatly train and lace wiring inside boxes, equipment, and panelboards. Perform continuity test on all power and equipment branch circuit conductors. Verify proper phasing connections.

5. WIRING DEVICES

A. The shall include the furnishing and installing of any and all wiring devices required to make a complete and functioning wiring system. See the drawings for symbols and descriptions of devices. Devices specified are to establish a level of quality. All devices shall be best specification grade. Equivalent devices by Pass and Seymore or Leviton are acceptable.

Color of devices shall be per Architect.

B. Duplex receptacle shall be 20 ampere, 120 volt, 2-Pole, 3-Wire, NEMA 5-20R. Unit shall be HBL #5362 or HBL #5362TR (where required).

C. Ground Fault receptacle shall be HBL #GF5362 or HBL #GF5362TR (where required).

D. Light switches other than sweep switches and low voltage button stations shall be 20 ampere, 120-277 volt. Unit shall be HBL #1221 for SPST, HBL #1223 for three-way, and HBL #1224 for Four-Way.

E. Installation shall be per NEC. Include ground wire and connection with all receptacle circuits. Quadplex receptacles shall be two duplex receptacles installed in a two gang box. Install wall switches OFF position down. Install convenience receptacles grounding pole on top. Install devices and wall plates flush and level. Provide GFCI receptacle within 6' of any water source. GFCI receptacles shall not be used to protect non-GFCI receptacles.

F. Wiring Device Plates:

- 1. Provide over-sized Thermoset type cover plates for all flush mounted devices. Color shall match existing or provide at minimum selection of white, ivory, brown or gray.
2. Plates for surface mounted devices in unfinished areas shall be steel, galvanized types with beveled edges.
3. Screws securing the plate shall have flush mounted heads (when installed) with finish to match that of the plate.
4. Weather-proof plates shall be constructed with cast aluminum base plates and covers. Hinge pins, springs and screws shall be constructed of stainless steel. Covers shall comply with appropriate UL and NEC requirements for use in wet locations.

6. PANELBOARDS

A. This section includes furnishing and installing panelboards and related equipment to form a complete and functioning electrical system. This shall include, but not be limited to the following:
1. Service and distribution panelboards.
2. Lighting and appliance branch circuit panelboards.

B. Panelboards shall be as manufactured by Square D or approved equivalent by GE, Cutler Hammer or Siemens.

C. Provide cabinet front with concealed trim clamps, and hinged door with flush lock. Finish in manufacturer's standard gray enamel. Provide panelboards with bus ratings as scheduled. Provide ground bus in all panelboards. Minimum Integrated Short Circuit Rating. See drawings. Molded Case Circuit Breakers: NEMA AB 1; provide circuit breakers with integral thermal and instantaneous magnetic trip in each pole. Provide circuit breakers UL listed as Type HACR for air conditioning equipment branch circuits. All breakers shall be bolt on type.

D. Furnish and install all required materials to install and mount the panelboards to the wall shown on the drawings. Install panelboards plumb and flush with wall finishes, in conformance with NEMA PB 1.1. Provide filler plates for unused spaces in panelboards.

E. Provide typed circuit directory for each circuit breaker in each panelboard. Visual and Mechanical Inspection: Inspect for physical damage, proper alignment, anchorage, and grounding. Check proper installation and tightness of connections for circuit breakers, fusible switches, and fuses. Provide name plates for each panel and switch as described in the General Notes on the drawings.

7. SECONDARY GROUNDING

A. Work included shall include power system grounding, communication system grounding, and electrical equipment and raceway grounding and bonding. Ground electrical work in accordance with NEC Article 250, local codes as specified herein, and as shown on the drawings.

B. Ground the electrical service system neutral at service entrance equipment to metallic water service and to supplementary grounding electrode(s). Provide communications system grounding conductor at point of service entrance. Bond together system neutrals, service equipment enclosures, exposed non-current carrying metal parts of electrical equipment, metal raceway systems, grounding conductor in raceways and cables, receptacle ground connectors, and plumbing systems.

C. Provide a grounding system that includes all connections and testing of: ground rods, ground cables, ground buses, conduits, fittings, anchors, supports, CADWELD(R) materials and equipment, and other materials as required for a complete installation. Provide ground cables composed of soft drawn, stranded bare copper of 98 percent conductivity encased in nonmetallic conduit above grade. Cable to be buried not less than 24 inches below grade. Install as required to provide sufficient mechanical protection. All copper to copper and copper to steel connections of #6 AWG and larger shall be made with the CADWELD(R).

D. Ground Rods: Copper-encased steel, 3/4 inch diameter, minimum length 10 feet. Number as required to achieve 10 ohms maximum.

E. Provide a separate, insulated equipment grounding conductor in feeder and branch circuits. Terminate each end on a grounding lug, bus, or bushing. Connect grounding electrode conductors to metal water pipe using a suitable ground clamp. Make connections to flanged piping at street side of flange. Provide bonding jumper around water meter. Supplementary Grounding Electrode: Use driven ground rods on exterior of building.

F. Install ground cables continuous between connections. Splices will not be allowed except where indicated on the drawings. Connections made by the CADWELD(R) Process are not considered splices. Where ground cables pass through floor slabs, building walls, etc., and are not in metallic enclosures, provide the sleeves of approved nonmetallic material.

G. Install equipment grounding conductors in raceway with feeder and branch circuit conductors. Ground interior lighting fixtures with grounding conductor to rigid metal raceways serving them. Flexible metal conduit shall have a ground wire installed with the power conductors. Where connections are made to motors or equipment with flexible metal conduit, grounding conductor shall be stranded copper conductor within the conduit, bonded to the equipment and to the rigid metal raceway system. At each convenience outlet, install a grounding clip attached to the outlet box and leave a sufficient length of #12 wire with green colored insulation to connect to the grounding terminal of the receptacle.

8. TESTING

A. GUARANTEE OF WORK, EQUIPMENT AND MATERIALS

- 1. The complete system shall be free of faults, short circuits, grounds and open circuits. Balance loads across phases to obtain minimum neutral current in feeders and branch circuits.
2. The Electrical Contractor shall perform inspections and test as herein specified. The Electrical Contractor shall provide all material, equipment, labor and supervision to perform such tests and inspections.
3. It is the intent of these tests to assure that all tested electrical equipment and systems are operational and within industry and the manufacturer's tolerances and is installed in accordance with the design Specifications. The test and inspections shall determine suitability for energization.

Written documentation of the tests and inspections shall be provided and shall include the company name performing the work, project name, date and time of tests, weather and humidity

B. Systems and equipment are to be tested and operated to verify compliance with the requirements of the contract documents and applicable codes.

- Equipment, systems, conductors and devices to be tested are as follows:
1. Power Distribution Equipment shown on the one-line (Power Riser) diagram.
a. Proper torque values on lugs and connectors.
b. Proper operation of equipment ground fault protective devices.
2. Conductors - Conductors rated 100 amperes and above.
a. Proper conductor and insulation type
b. Insulation resistance test (Megger) at 1000 volts DC for 1 Minute or per cable manufacturer specifications.
c. Minimum insulation resistance values shall not be less than fifty (50) megohms.

C. Grounding

- 1. Test ground resistance using the attached rod technique (ART) or the fall of potential method according to IEEE 81 at the service entrance.
2. Verify proper type and size of grounding conductors and proper ground connections.
3. If ground resistance exceeds 10 ohms or values otherwise specified in the Specifications, equipment requirements or General or Special Conditions notify the Engineer immediately. The Electrical Contractor shall be responsible for providing alternate and/or additional means of grounding to reduce the ground resistance to 10 ohms or below at no additional cost.

D. Grounding and Ground Fault Personnel Protection

- a. Test ground fault receptacles and ground fault branch circuit breakers.
b. Test ten (10) percent of all 120 volt receptacle outlets for proper wiring.

E. All devices which must be adjusted or set to operate on a schedule (time clocks, program mechanisms, etc.) shall be set prior to substantial completion to operate on schedules directed by the Owner. Instruct the owner on the proper operation of these devices.

eti ENGINEERING, LLC
5725 Bush River Road
Columbia, SC 29212
803.233.9396 (Phone)
803.233.4371 (Fax)
Project Manager:
Byron D. Tucker P.E., x101
ETI #2403-16104

JEFF LEWIS ARCHITECT
561 JACOBS MILL POND ROAD
ELGIN, SOUTH CAROLINA 29045
803.960.5026 / jeff@jefflewisaiia.com

Professional Engineer Seal for ETI ENGINEERING, LLC No. C02936, State of South Carolina, dated 6/4/2024.

MODIFICATIONS TO BOOKER T. WASHINGTON PARK
143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC

Table with 3 columns: REV, DATE, COMMENTS. Includes a header row and several empty rows for revision tracking.

JOB #22-031-1 06/04/2024

E003

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ETI #2403-18104

Item 23
JEFF LEWIS
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803.960.5026 / jeff@jefflewisai.com



DEMOLITION LEGEND:

EXISTING ELECTRICAL SYSTEM ELEMENT BEING DEMOLISHED DENOTED BY HATCHING. REMOVE DEVICE, BOX, CONDUIT AND CONDUIT TO SOURCE U.N.O.. FOR SWITCH LOCATIONS RE-USE EXISTING LOCATION FOR NEW SWITCHING INDICATED ON RENOVATION PLANS, WHERE NO NEW SWITCH IS INDICATED, PROVIDE BLANK PLATE.

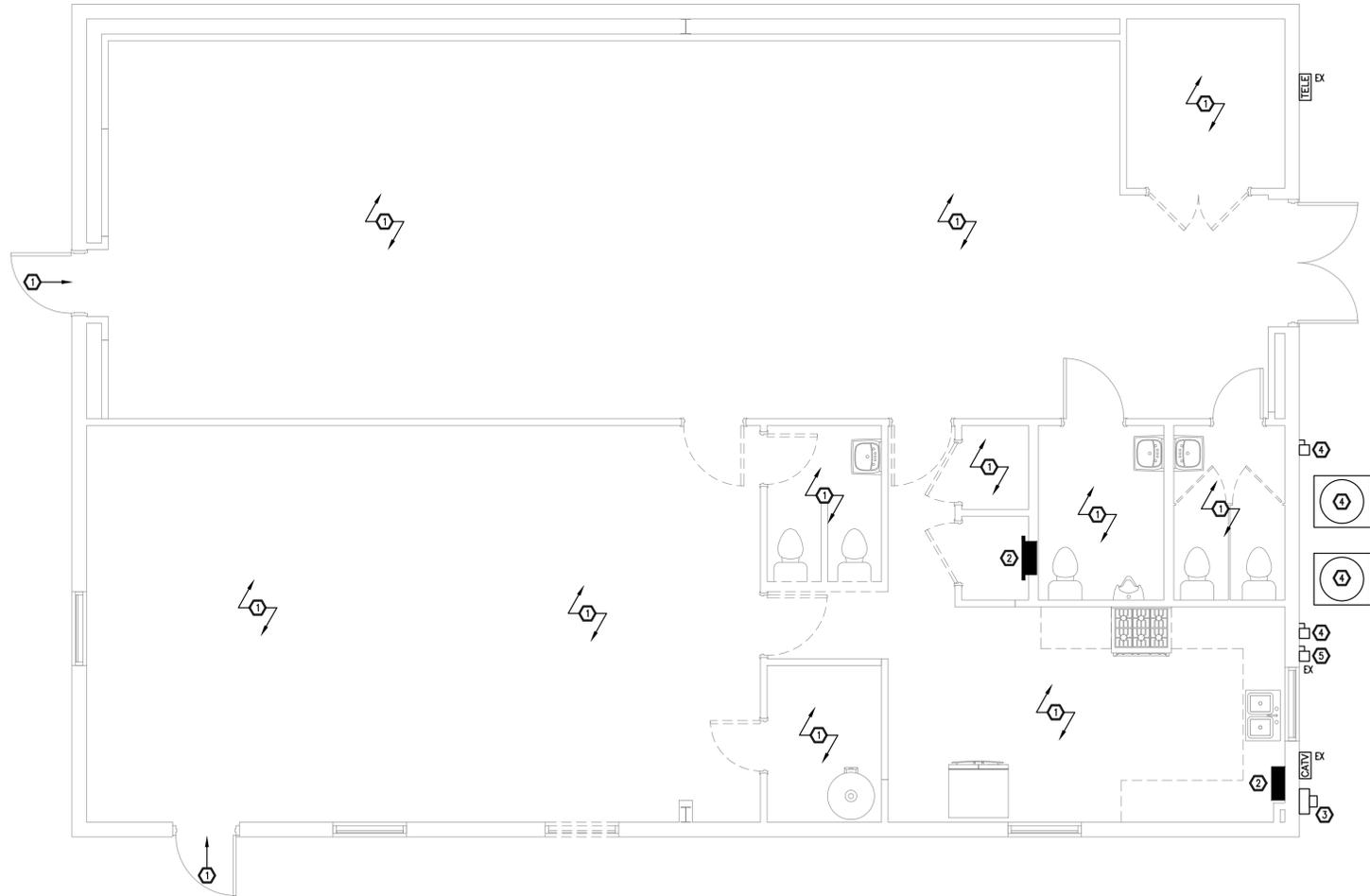
EX EXISTING TO REMAIN
ER EXISTING TO BE RELOCATED. SEE RENOVATION PLANS FOR NEW LOCATION (EN)

GENERAL DEMOLITION NOTES:

- ELECTRICAL DEMOLITION GENERALLY INCLUDES REMOVAL OF EXISTING ELECTRICAL DEVICES FROM WALLS AND CEILINGS BEING DEMOLISHED INCLUDING BACKBOXES, CONDUITS, AND CONDUCTORS BACK TO SOURCE PANEL. WHERE ONLY PART OF A CIRCUIT IS BEING REMOVED, REWORK CIRCUITS BY EXTENSION AND RECONNECTION TO CONTINUE REMAINING CIRCUIT IN SERVICE BEYOND THE DEMOLITION AREA.
- PROVIDE ALL NEW WORK AND WORK REQUIRED TO MODIFY EXISTING CONDITIONS WHERE TO CONTINUE IN OPERATION.
- PROVIDE REVISED CIRCUIT DIRECTORIES IN EXISTING PANELBOARDS TO INDICATE ALL LOADS, NEW AND MODIFIED.
- CAREFULLY REVIEW ARCHITECTURAL DEMOLITION PLANS. EXAMINE WORK TO BE DONE AND PROVIDE ALL ELECTRICAL WORK REQUIRED FOR DEMOLITION, THIS INCLUDES RELOCATION, REROUTING, ETC OF ELECTRICAL CIRCUITS WHETHER SPECIFICALLY INDICATED ON ELECTRICAL PLANS OR NOT. CONTRACTOR IS CAUTIONED TO VISIT SITE PRIOR TO BID AND INCLUDE IN BID RELOCATION OF ALL EXISTING ELECTRICAL WORK AS REQUIRED FOR THE NEW ADDITION.
- REMOVE ALL ELECTRICAL DEVICES FROM WALLS BEING DEMOLISHED.
- REMOVE ALL LIGHT FIXTURES IN AREAS WHERE NEW LIGHTING IS PROVIDED INCLUDING CONDUIT, BOXES AND CONDUCTORS.
- INDICATE ON RECORD DRAWINGS CIRCUITS FOR ALL ELECTRICAL DEVICES (INCLUDING LIGHTS) IN RENOVATION AREA.
- CONTRACTOR SHALL COORDINATE WITH RENOVATION DRAWINGS FOR IDENTIFICATION OF EXISTING DEVICES AND FIXTURES TO BE RELOCATED. ALL RELOCATED DEVICES AND FIXTURES SHALL BE DENOTED WITH "EN" ON RENOVATION DRAWINGS.

DEMOLITION KEYNOTES:

- REMOVE ALL INTERIOR AND EXTERIOR LIGHTING, SWITCHES, RECEPTACLES AND ELECTRICAL DEVICES IN THIS AREA BACK TO SOURCE UNLESS OTHERWISE NOTED TO REMAIN.
- REMOVE ELECTRICAL PANEL AND FEEDER BACK TO SOURCE.
- REMOVE EXISTING UTILITY METER, WHEATHERHEAD AND SERVICE BACK TO UTILITY TRANSFORMER.
- EXISTING MECHANICAL UNITS TO BE DEMOLISHED. REMOVE ALL ASSOCIATED ELECTRICAL DEVICES, CONDUCTORS AND RACEWAY BACK TO SOURCE.
- EXISTING WELL PUMP DISCONNECT TO REMAIN. REMOVE ALL CONDUCTORS AND RACEWAY FROM DISCONNECT TO PANEL AND REWORK PER RENOVATION PLAN.



1 ELECTRICAL DEMOLITION PLAN
ED101 APPROXIMATE SCALE: 1/4" = 1'-0"

MODIFICATIONS TO BOOKER T. WASHINGTON PARK
143 BOOKER T. WASHINGTON CIRCLE, YEMASSEE, SC

ELECTRICAL DEMOLITION PLAN

REV	DATE	COMMENTS

JOB #22-031-1 06/04/2024

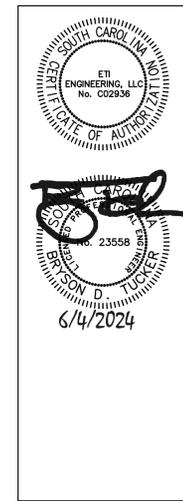
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Project Manager:
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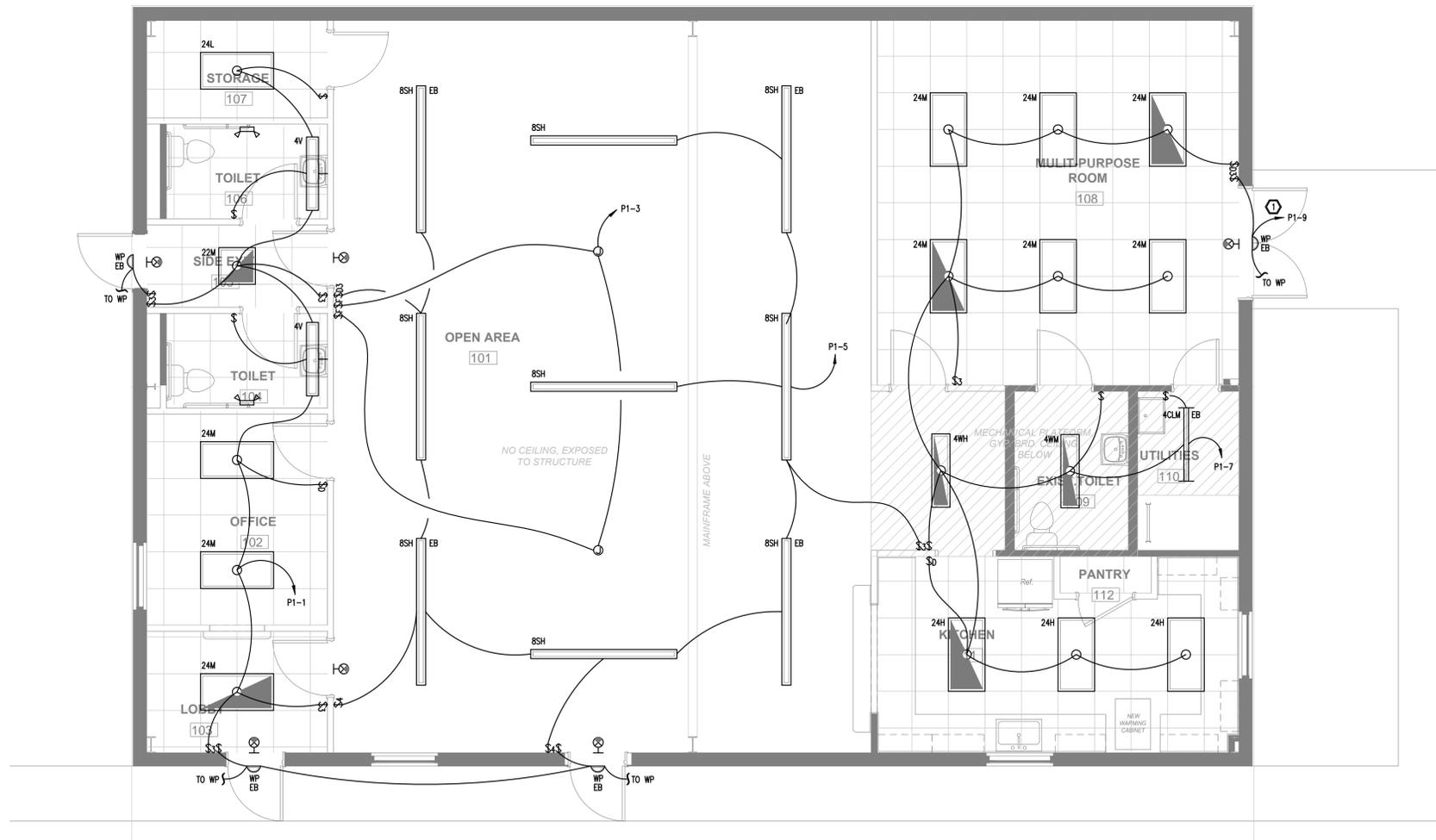
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LIGHTING KEYNOTES:

Ⓢ WIRE THROUGH PHOTOCELL. PHOTOCELL SHALL BE TORK TYPE 2115 OR EQUIVALENT. MOUNT PHOTOCELL UNDER EAVE, AIMED NORTH.



1 LIGHTING RENOVATION PLAN
E101 APPROXIMATE SCALE: 1/4" = 1'-0"

MODIFICATIONS TO BOOKER T. WASHINGTON PARK
143 BOOKER T. WASHINGTON CIRCLE, YEMASSEE, SC

REV	DATE	COMMENTS

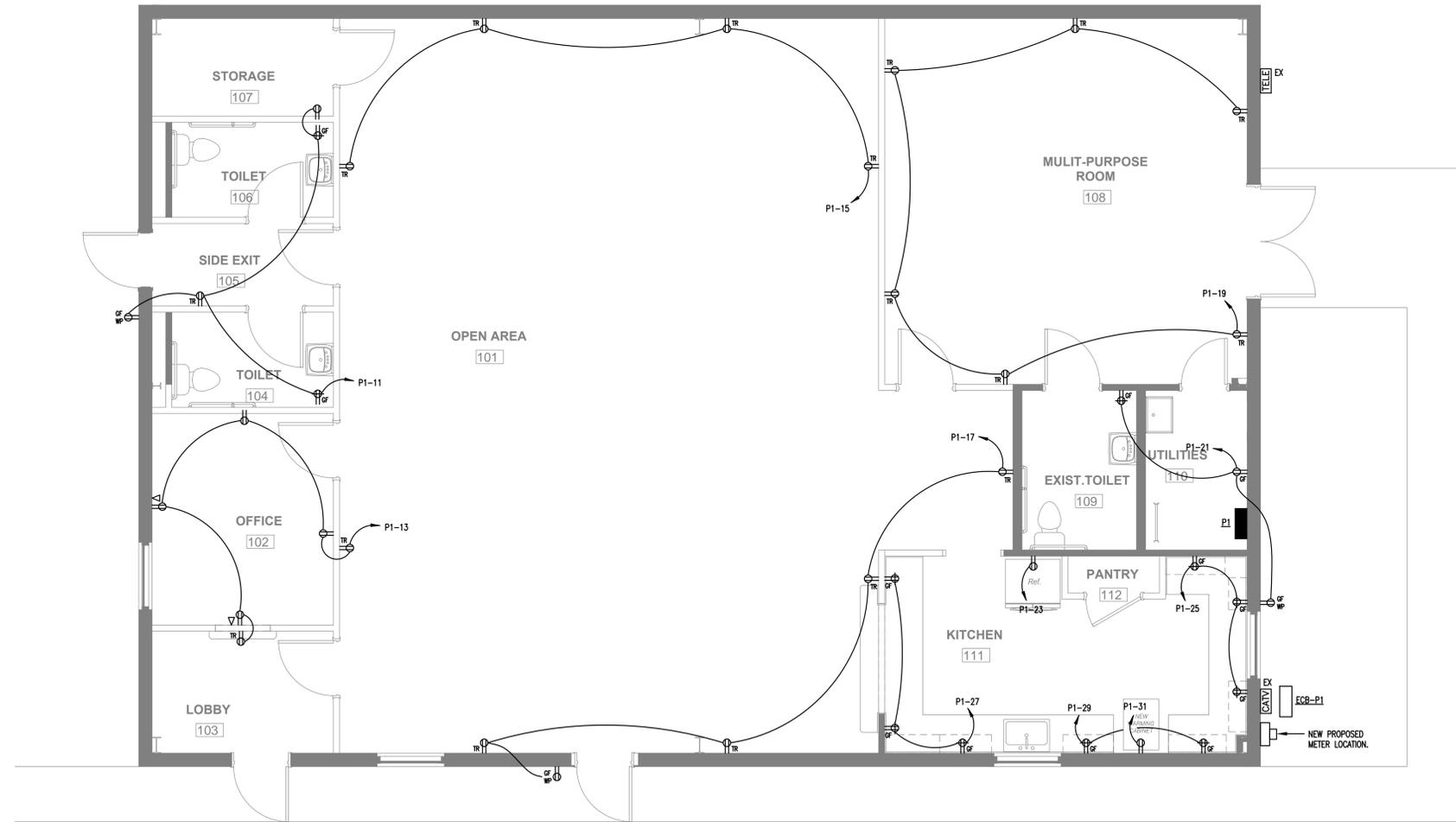
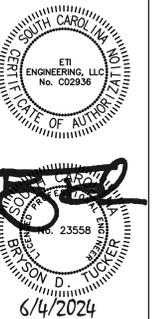
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1 POWER & COMMUNICATIONS RENOVATION PLAN
 E201 APPROXIMATE SCALE: 1/4" = 1'-0"

MODIFICATIONS TO BOOKER T. WASHINGTON PARK
 143 BOOKER T. WASHINGTON CIRCLE, YEMASSEE, SC

REV	DATE	COMMENTS

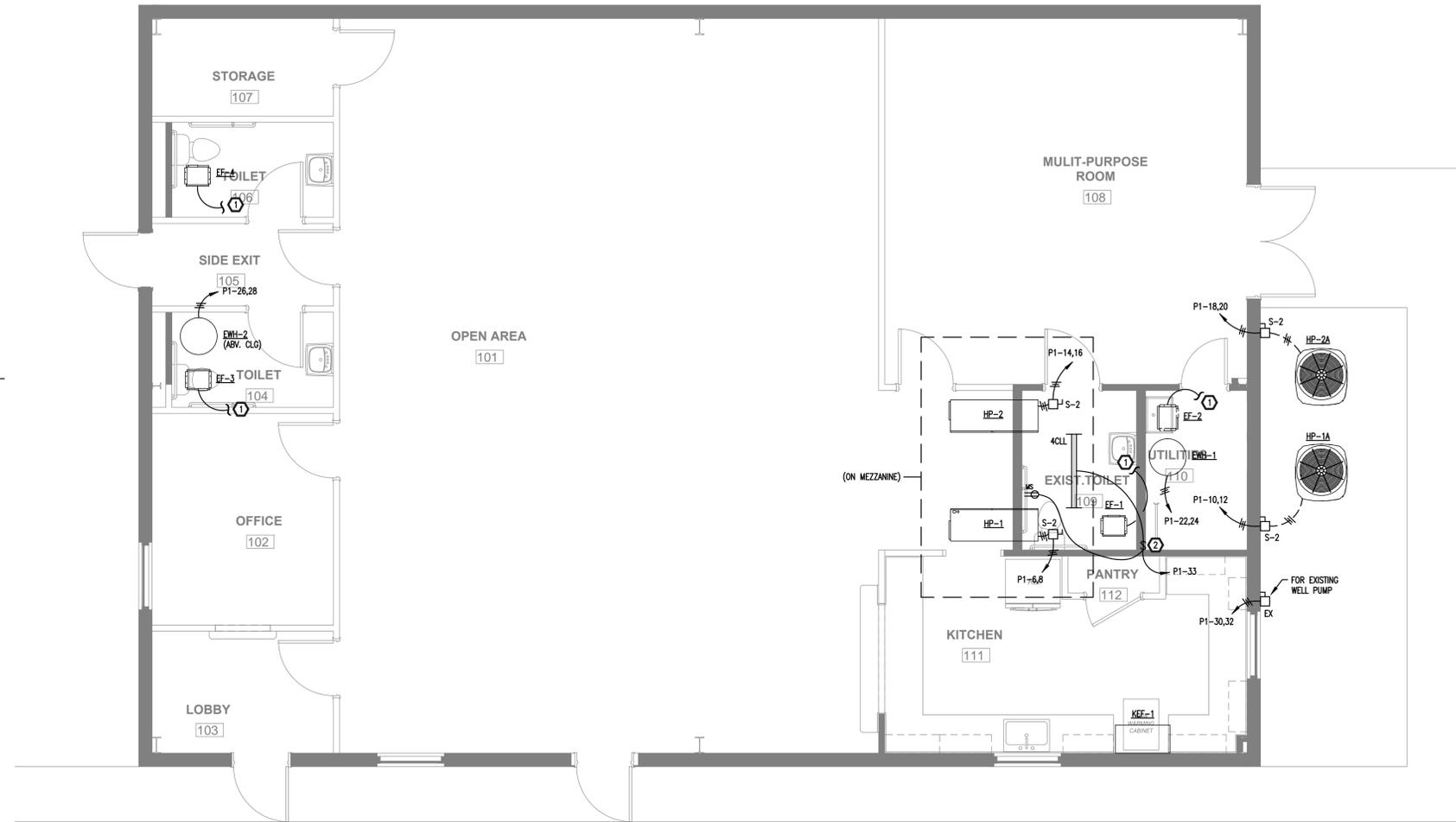
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MECHANICAL WIRING KEYNOTES:
 ① EXTEND AND CONNECT TO LIGHTING CIRCUIT SERVING SPACE ON LOAD SIDE OF LOCAL SWITCHING.
 ② COORDINATE MEZZANINE SWITCH LOCATION IN FIELD.



1 MECHANICAL WIRING PLAN
 E301 APPROXIMATE SCALE: 1/4" = 1'-0"

MODIFICATIONS TO BOOKER T. WASHINGTON PARK
 143 BOOKER T. WASHINGTON CIRCLE | YEMASSEE, SC

MECHANICAL WIRING PLAN

REV	DATE	COMMENTS

JOB #22-031-1 06/04/2024

E301

Exceptions:

- Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are not required to have a separate switch for general area lighting.
- 4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

- Areas designated as security or emergency areas that must be continuously illuminated.
- Lighting in stairways or corridors that are elements of the means of egress.
- N/A 5. Master switch at entry to hotel/motel guest room.
- N/A 6. Individual dwelling units separately metered.
- N/A 7. Medical task lighting or art/history display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- Only one luminaire in space.
- An occupant-sensing device controls the area.
- The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
- Areas that use less than 0.6 Watts/sq.ft.
- N/A 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

- Sleeping units, patient care areas; and spaces where automatic shutoff would endanger safety or security.
- 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

- Lighting intended for 24 hour use.
- N/A 11. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

- Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting alteration project represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting alteration project has been designed to meet the 2009 IECC, Chapter 8, requirements in COMcheck Version 4.1.1.0 and to comply with the mandatory requirements in the Requirements Checklist.

Bryson D. Tucker, PE

Name - Title

Signature

03/28/24

Date



Exterior Lighting Compliance Certificate

Section 1: Project Information

Energy Code: **2009 IECC**
 Project Title: Booker T Washington Park
 Project Type: Alteration
 Exterior Lighting Zone: 3 (Other)

Construction Site: _____ Owner/Agent: _____ Designer/Contractor:
 Bryson D. Tucker, PE
 ETI Engineering, LLC
 5725 Bush River Road
 Columbia, SC 29212
 803.233.9396 x-101
 btucker@etiservices.net

Section 2: Exterior Lighting Area/Surface Power Calculation

A Exterior Area/Surface	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)	F Proposed Watts
Main entry	3 ft of door width	30	Yes	90	17
Other door (not main entry)	12 ft of door width	20	Yes	240	51
Total Tradable Watts* =				330	68
Total Allowed Watts =				330	
Total Allowed Supplemental Watts** =				750	

* Wattage tradeoffs are only allowed between tradable areas/surfaces.
 ** A supplemental allowance equal to 750 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Section 3: Exterior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Main entry (3 ft of door width): Tradable Wattage				
WP: WP: Other:	1	1	17	17
Other door (not main entry) (12 ft of door width): Tradable Wattage				
WP: WP: Other:	1	3	17	51
Total Tradable Proposed Watts =				68

Section 4: Requirements Checklist

Lighting Wattage:

- 1. Within each non-tradable area/surface, total proposed watts must be less than or equal to total allowed watts. Across all tradable areas/surfaces, total proposed watts must be less than or equal to total allowed watts.
Compliance: Passes.

Controls, Switching, and Wiring:

- 2. All exemption claims are associated with fixtures that have a control device independent of the control of the nonexempt lighting.
- 3. Lighting not designated for dusk-to-dawn operation is controlled by either a a photosensor (with time switch), or an astronomical time switch.

- 4. Lighting designated for dusk-to-dawn operation is controlled by an astronomical time switch or photosensor.
- 5. All time switches are capable of retaining programming and the time setting during loss of power for a period of at least 10 hours.

Item 23.

Exterior Lighting Efficacy:

- 6. All exterior building grounds luminaires that operate at greater than 100W have minimum efficacy of 60 lumen/watt.

Exceptions:

- Lighting that has been claimed as exempt and is identified as such in Section 3 table above.
- Lighting that is specifically designated as required by a health or life safety statute, ordinance, or regulation.
- Emergency lighting that is automatically off during normal building operation.
- Lighting that is controlled by motion sensor.

Exterior Lighting PASSES: Design 94% better than code.

Section 5: Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 4.1.1.0 and to comply with the mandatory requirements in the Requirements Checklist.

Bryson D. Tucker, PE

03/28/24

Name - Title

Signature

Date



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommend Approval of Contract Award to Fraser Construction and Court Atkins Group for IFB #061824 Station 39 for the Design portion of this Design/Build project (\$397,528.41)
MEETING NAME AND DATE:
Public Facilities and Safety Committee on Jan. 21, 2025
PRESENTER INFORMATION:
Robert Gecy, Interim Director, Capital Project Management (5minutes)
ITEM BACKGROUND:
Beaufort County requested proposals for a Design/Build proposal from interested firms for Fire Station #39 in Sun City. Seven proposals were received and evaluated by Staff. Final scoring identified the team of Fraser Construction and Court Atkins Group as the best suited firm and Fee negotiations resulted in a final fee of \$361,389.46. Staff would like to add a 10% contingency to the requested amount bringing the total request to \$397,528.41.
PROJECT / ITEM NARRATIVE:
The purpose of this new fire station is to improve response time with Sun City and developments along SC 170 in Okatie between US 278 and SC 46. Ordinance approved by Beaufort County Council on July 12, 2024 to appropriate \$5M from the 2017 GO bond to design, engineer, construct, and equip a joint Fire/EMS station in Sun City. Future Operating costs not included since this is part of the BTFD ongoing annual budget.
FISCAL IMPACT:
The contract fee is for Design and Preconstruction services in the amount of \$361,389.46 plus a 10% contingency (\$36,138.95) bringing the total request to \$397,528.41 <i>The funding for this project will be from GO Bond account number 4010-80-0000-54420 with a current balance of \$5,230,383.56.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of contract to Fraser Construction and Court Atkins Group for IFB #061824 Station 39 in the amount of \$361,389.46 plus a 10% contingency (\$36,139.00) bringing the total request to \$397,528.00.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation of award to Fraser Construction and Court Atkins Group for IFB #061824 Station 39. <i>Next Step: Move forward to County Council to award to Fraser Construction and Court Atkins Group for IFB #061824 Station 39</i>

BTFD Station #39 Design & Permitting Phase Budget			
No.	Task Description	Consultant/ Vendor	Design & Permitting Phase
	Project Management-Fraser Const.		
1	Desig Phase Project Management	Fraser Construction	\$ 10,426
2	Prelim., 60% DD and GMP Estimates	Fraser Construction	\$ 8,688
3	Design & Permitting Scheduling	Fraser Construction	\$ 4,344
4	Owner, Architect & Design-Builder Meetings	Fraser Construction	\$ 8,326
5	Blueprints	Fraser Construction	\$ 1,605
6	Project Management Software	Fraser Construction	\$ 1,111
7	Tree & Topo Survey	Atlas Surveying	\$ 12,900
8	Geotechnical Report	GHD	\$ 11,720
9	Wetland Verification	Sligh Environmental	\$ 2,000
	Architectural Design		
10	Architectural Re-use Fee (Station 31)	Court Atkins Architects	\$ 21,750
11	Structural Engineering (Allowance)	Court Atkins Architects	\$ 11,000
12	MEP/FP Engineering (Allowance)	Court Atkins Architects	\$ 33,000
13	Schematic Design	Court Atkins Architects	\$ 10,000
14	Design Development	Court Atkins Architects	\$ 20,000
15	Construction Documents	Court Atkins Architects	\$ 30,000
16	Permit Documents	Court Atkins Architects	\$ 5,000
17	Sun City Design Approval	Court Atkins Architects	\$ 3,500
18	Design Rendering	Court Atkins Architects	\$ -
19	Architect Construction Phase Services	Court Atkins Architects	
20	Design Reimbursables	Court Atkins Architects	\$ 1,000
	Civil Engineering		
21	Land Planning	Ward Edwards	\$ 10,000
22	Site/Civgil Engineering	Ward Edwards	\$ 32,000
23	Site Permitting Agency & County	Ward Edwards	\$ 25,000
24	Civil Engineer Const. Admin.	Ward Edwards	
25	Constructoin Services Closeout	Ward Edwards	
26	NDPES Monitoring	Ward Edwards	
27	Design Reimbursables	Ward Edwards	\$ 750
28	Landscape Design	J. K. Tiller Associates	\$ 10,800
29	Site Lighting Design		\$ 2,500
30	Sun City ARB Fee	Sun City ARB	\$ 750
31	Water & Sanitary Sewer Fees-Allowance	BIWSA	\$ 16,277
32	Beaufort County Development Fees	Beaufort County	\$ 3,500
33	Road Impact Fee (Light industrial)-Allowance	Beaufort County	\$ 19,573
34	Fire Impact Fee-Allowance	Beaufort County	\$ 4,144
35	Sub-Total		\$ 321,664
36	Design-Builder Fee 7%	Fraser Construction	\$ 22,516
37	Contingency 5%	Fraser Construction	\$ 17,209
38	Total Design & Permitting Contract Sum	Fraser Construction	\$ 361,389

Design/Build Bluffton Fire District Station #39							
RFQ 061824							
Summary Score Sheet							
Round 1 Scoring							
Evaluators	Name of Company	Name of Company	Name of Company	Name of Company 2	Name of Company 3	Name of Company 4	Name of Company 5
	<u>Caplea Coe Architects</u>	<u>CPPI of GA</u>	<u>Fraser Construction Co.</u>	<u>John W. Spratlin and Son</u>	<u>Sherer & Associates</u>	<u>Trident</u>	<u>Wade Development</u>
Boulware	85	70	90	50	50	45	25
Church	90	70	94	40	60	35	5
Corn	85	60	90	40	40	35	10
Sutton	98	78	97	75	68	96	30
TOTALS:	358	278	371	205	218	211	70
1. Fraser Construction Co.	371						
2. Caplea Coe Architects	358						
3. CPPI of GA	278						
4. Sherer & Associates	218						
5. Trident	211						
6. John W. Spratlin & Son	205						
7. Wade Development	70						

Design/Build Bluffton Fire District Station #39			
RFQ 061824			
Summary Score Sheet			
Round 2 Scoring			
Evaluators	Name of Company	Name of Company	Name of Company
	<u>Caplea Coe Architects/Nix</u>	<u>CPPI of GA</u>	<u>Fraser Construction Co.</u>
Boulware	75	75	95
Church	80	83	95
Corn	80	70	95
Sutton	96	92	97
TOTALS:	331	320	382
1. Fraser Construction	382		
2. Caplea Coe/Nix	331		
3. CPPI of GA	320		

REQUEST FOR QUALIFICATIONS

Design/Build Bluffton Fire District Station #39

RFQ # 061824



Prepared by: Beaufort County Procurement Services

Dated: May 14, 2024

Qualification Due Date: June 18, 2024



COUNTY COUNCIL OF BEAUFORT COUNTY
PROCUREMENT SERVICES DEPARTMENT

106 Industrial Village Road, Bldg. 2 Post Office Drawer 1228
 Beaufort, South Carolina 29901-1228

QUALIFICATION NOTICE NO. RFQ 061824

CLOSING DATE AND TIME: June 18, 2024

QUALIFICATION TITLE: Design/Build Bluffton Fire District Station #39

You are invited to submit a qualification statement, in accordance with the requirements of this solicitation which are contained herein.

There will be a Pre-Qualification meeting held virtually on June 4, 2024 at 2:00pm. Please contact Victoria Moyer at Victoria.Moyer@bcgov.net All vendors are encouraged to attend.

In order for your qualification statement to be considered, it must be submitted to the Procurement Services Department through Vendor Registry no later than **June 18, 2024 at 3:00pm**, at which time respondents to this request will be recorded in the presence of one or more witnesses. RFQ received by the Procurement Services Department after the time specified will not be considered. Due to the possibility of negotiation with all respondents, the identity of any respondents or the contents of any Qualification shall not be public information until after the contract award is made; therefore, the public is not invited to the Qualification closing.

The qualification statement must be signed by an official authorized to bind the Consultant, and it shall contain a statement to the effect that the Qualification is firm for a period of at least 90 days from the closing date for submission of Qualification. **Qualification must be submitted through Vendor Registry by going to the County Website at www.beaufortcountysc.gov and register as a vendor. There is no cost to register your company. This will allow you to submit your RFQ electronically.**

All submittals (see Submission Requirements) received in response to this Request for Qualification will be rated by a Selection Committee, based upon the Evaluation Form contained within this RFQ. If the best Qualification respondent is clearly identified from the point summary, there will not be a need for oral presentations. If not, then an oral presentation from a minimum of the top two rated firms shall be required.

This solicitation does not commit Beaufort County to award a contract, to pay any costs incurred in the preparation of a Qualification, or to procure or contract for the articles of goods or services. The County reserves the right to accept or reject any or all QUALIFICATIONS received as a result of this request, to negotiate with all qualified firms, or to cancel in part or in its entirety this solicitation, if it is in the best interests of the County to do so.

“Original Signed”

Dave Thomas
 Procurement Services Director
 (843) 255-2304

IMPORTANT ELECTRONIC SUBMITTAL INSTRUCTIONS

In order to do business with the Beaufort County, vendors must register with Procurement Services through our Vendor Registration system, powered by Vendor Registry. The County may reject any quotes, bids, Qualifications, and qualifications submitted by businesses that are not registered. Registering also allows businesses to identify the type of goods and services they provide so that they may receive email notifications regarding relevant solicitations out for bid.

To register with the County, go to www.beaufortcountysc.gov and go to the Procurement Services Department's page and click on Vendor Registration. Once registered you may submit your Qualification through the solicitation section in Vendor Registry.

IMPORTANT ELECTRONIC SUBMITTAL REQUIREMENTS

Response submittals for this Request for Qualifications will ONLY be received electronically and must be submitted ONLINE prior to the date and time listed on the cover page of this RFQ document.

All responses must adhere to the following guidelines:

- Suppliers are encouraged to submit responses as soon as possible. Responses are received into a 'lockbox' folder and cannot be opened prior to the due date and time. The time and date of receipt as recorded by the server will serve as the official time of receipt. The County is not responsible for late submissions, regardless of the reason.
- **All requested information and forms MUST be uploaded as one file if possible. If necessary to have more than one upload, pricing (if applicable), and signed acknowledgements, etc. are to be in the first upload and the Pricing Information should be in the second, with each titled accordingly. If you have a problem with your upload, you may contact Vendor Registry at 844-802-9202 or cservice@vendorregistry.com**

COUNTY COUNCIL OF BEAUFORT COUNTY

Title VI Statement to Prime Contractors, Subcontractors, Architects, Engineers, and Consultants



It is the policy of the County Council of Beaufort County, South Carolina, hereafter referred to as “Beaufort County” or “the County”, to comply with Title VI of the 1964 Civil Rights Act (Title VI) and its related statutes. To this end, Beaufort County assures that no person shall be excluded from participation in, denied the benefit of, or subjected to discrimination under any of its programs or activities on the basis of race, color, national origin, age, sex, disability, religion, or language regardless of whether those programs and activities are Federally funded or not. The County is also committed to assuring every effort will be made to prevent the discrimination of low-income and minority populations as a result of any impact of its programs or activities. Beaufort County also assures that every effort will be made to prevent discrimination through the impacts of its programs, policies, and activities on minority and low-income populations. Additionally, the County will take reasonable steps to provide meaningful access to services for persons with limited English proficiency. In addition, Beaufort County will not retaliate against any person who complains of discrimination or who participates in an investigation of discrimination. Beaufort County will, where necessary and appropriate, revise, update, and incorporate nondiscrimination requirements into appropriate documents, directives, and regulations.

Pursuant to Title VI requirements, any entity that enters into a contract with Beaufort County including, but not limited to Prime Contractors, Subcontractors, Architects, Engineers, and Consultants, may not discriminate on the basis of race, color, national origin, age, sex, disability, religion, or language in their selection and retention of first-tier subcontractors, and first-tier subcontractors may not discriminate in their election and retention of second-tier subcontractors, including those who supply materials and/or lease equipment. Further, Contractors may not discriminate in their employment practices in connection with highway construction projects or other projects assisted by the U.S. Department of Transportation (USDOT) and/or the Federal Highway Administration (FHWA).

In all solicitations either by competitive bidding or negotiation made by the Contractor for work to Beaufort County to be performed under a subcontract, including Procurement Services of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under the contract and the Title VI regulations relative to nondiscrimination on the basis of race, color, national origin, age, sex, disability, religion, or language by providing such a statement in its bidding and contract documents.

Upon request, the Contractor shall provide all information and reports required by Title VI requirements issued pursuant thereto, and shall permit access to its books, records, accounts and other sources of information, and its facilities as may be determined by Beaufort County, USDOT, and/or FHWA to be pertinent to ascertain compliance with such regulations, orders, and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to USDOT or FHWA, as appropriate and via Beaufort County, and shall set forth what efforts it has made to obtain the information. In the event of the Contractor's non-compliance with nondiscrimination provisions of this contract, USDOT may impose such contract sanctions as it or FHWA may determine to be appropriate, including, but not limited to:

- Withholding of payments to the Contractor under the contract until the Contractor complies, and/or
- Cancellation, termination, or suspension of the contract, in whole or in part.

In the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of this direction to comply with Title VI, the Contractor may request USDOT to enter into such litigation to protect the interests of USDOT and FHWA. Additionally, the Contractor may request the United States to enter into such litigation to protect the interests of the United States. Any person or Subcontractor who believes that they have been subjected to an unlawful discriminatory practice under Title VI has a right to file a formal complaint within one hundred eighty (180) days following the alleged discriminatory action. Any such complaint must be filed in writing or in person:

Beaufort County Government
Post Office Drawer 1228 · Beaufort, SC 29901-1228
843-255-2304 Telephone · E-mail: dthomas@bcgov.net

PROJECT PURPOSE

Beaufort County and Bluffton Township Fire District requests proposals from all interested firms, licensed in the State of South Carolina, experienced in providing qualified design-build teams to provide architectural design and construction services for a new fire station within the Sun City community located at #301 Sun City Blvd, Okatie SC 29909.

Beaufort County and Bluffton Township Fire District are partnering to construct a new Fire/EMS station at #301 Sun City Blvd. Okatie SC 29909. In 2021, this partnership was utilized to construct a Fire/EMS station located at #31 Red Barn Rd, Okatie, SC 29909. The request is to construct another station similar in design and construction for the new location listed.

SCOPE OF WORK

The project will be to construct a working Fire/EMS station that is staffed twenty-four hours a day 365 days a year. The building will need to house one fire apparatus and one transporting ambulance with additional space for future responding apparatus. The facility will need to utilize methods and finishes similar to those in existing stations that provide long-lasting and ease-of-use capabilities. The project will require seven individual sleeping quarters, two supervisor offices, one large common kitchen/dayroom area, restroom facilities for men and women with two showers located in each, one oversized laundry room that will accommodate two washers and two dryers each, and one large commercial gear extractor for personal protective equipment. There will need to be a room dedicated to exercise/weight training, closets provided for supplies for both Fire and EMS equipment, and one electrical / information technology room that is air-conditioned. In the apparatus bay there will need to be two rooms constructed, one for firefighting gear and one for lawn care equipment.

The project site is compromised by an underground sewer line that will need to be relocated to allow for the placement of the facility. Designs will need to accommodate emergency response from the facility, and allow for employee parking with 10 or more spaces, and allow for public parking with handicapped access. The Bluffton Fire District will schedule walk-throughs and meetings to show teams current facilities and past projects that are being utilized.

PHASE 1 – PRE-CONSTRUCTION SERVICES

1. BUILDING DESIGN

- Develop 100% Schematic cost estimate and schedule;
- Develop 50% Construction Document cost estimate and schedule; Reconcile cost differences from Previous Phase.
- Develop 100% Construction Documents cost estimate and schedule; Reconcile cost differences from Previous Phase.
- Regularly attend meetings with the Owner and Architect prior to construction and consult with the Owner and the Architect regarding site use, site improvements and selection of building materials.
- Develop a provisional and final CPM schedules indicating methods and sequencing of procurement, permitting, construction and closeout of project. Include time

requirements for sequences and durations, milestones dates for receipt and approval of design documents, receipt of regulatory approvals and permits, preparation and processing of shop drawings and samples, delivery schedule of materials or equipment requiring long-lead time procurement, project procurement schedule, and installation and construction completion. Include critical milestone dates for Owner procured and installed fixtures, furnishings and equipment. Provide periodic updates of project schedule for Architect's review and Owner approval.

- Perform a "constructability" review of the design documents at each phase of design.
- Provide detailed construction cost estimates, to achieve the Owner's budget (to be sorted by trade bid packages).
- Assist with final selection of systems and products by providing market intelligence to Architect.

2. GUARANTEED MAXIMUM PRICE

- Develop a Guaranteed Maximum Price (GMP) document at 50% construction documents that minimizes the use of allowances or plug numbers.
- Reconcile schedule and cost with Architect and Owner against pre-established budget and schedule.
- Develop Final Guaranteed Maximum Price document.

B. PHASE 2 – CONSTRUCTION SERVICES

1. CONSTRUCTION PHASE

- Maintain on-site staff for construction management.
- Establish and maintain coordinating procedures.
- Develop and maintain a detailed cost-loaded schedule (CPM) including delivery, approvals, inspection, testing, construction and occupancy.
- Conduct and record job meetings.
- Prepare and submit change order documentation for approval of the Architect and Owner.
- Maintain a system for review and approval of shop drawings, samples and product data, to ensure compliance with drawings and specifications.
- Maintain records and submit formal progress and monthly reports to Architect and Owner.
- Manage and maintain quality control systems and ensure conformity to plans and Specifications.
- Develop a system and provide cost control through periodic progress payment reviews and verifications according to the approved schedule and contract amounts.
- Develop and maintain as-built drawings for the duration of the Project.
- Coordinate post-completion activities, including the assembly of guarantees, manuals, closeout documents, training, regulatory approvals and the Owner's final acceptance.
- Coordinate and monitor the resolution of remaining "punch-list" items to the satisfaction of the Owner.

2. PROJECT CLOSEOUT/WARRANTY

- Submit record drawings for approval of the Architect and the Owner.
- Receive, record and address all warranty issues.
- Resolve all warranty issues to the satisfaction of the Owner.

QUALIFICATION SUBMISSION INSTRUCTIONS

1. Electronically submit file by using the Vendor Registry process through our County Website at www.beaufortcountysc.gov. File name must contain the Vendors name and Project name:
 - a. **Qualification Submittal Contents (items #1-#5 on page 8).**
 - b. **Exhibits A&B**
2. Consultant(s) will be emailed a copy of the Statement of Award.
3. Prohibition of Gratuities: It shall be unethical for any person to offer, or give, or agree to give any County employee or former County employee, or for any County employee or former County employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any program requirement or a contract or subcontract, or to any solicitation or Qualification therefore.
4. Questions
 - a. Submit questions at least ten (10) calendar days prior to Qualification closing date to Vendor Registry
 - b. Answers to questions received that would change and/or clarify this solicitation will be provided be posted on Vendor Registry as addendum.
 - c. Selection Committee members SHALL NOT be contacted during the RFQ process.
5. In order to do business with the Beaufort County, vendors must register with Procurement Services through our Vendor Registration system, powered by Vendor Registry. The County may reject any quotes, bids, Qualifications, and qualifications submitted by businesses that are not registered. Registering also allows businesses to identify the type of goods and services they provide so that they may receive email notifications regarding relevant solicitations out for bid.

To register with the County, go to www.beaufortcountysc.gov and go to the Procurement Services Department's page and click on Vendor Registration. Once registered you may submit your Qualification through the solicitation section in Vendor Registry.

QUALIFICATION SUBMITTAL CONTENTS

To achieve a uniform review process and allow for adequate comparability, the information is to be organized in the manner specified below and the entire package must not exceed 15 double-sided printed pages excluding Exhibit A and B, cover pages and tabs.

1. **Executive Summary**: Objectives of the project, scope of work, and related issues which must be addressed throughout development stages of the planning.
2. **Approach to the Ranking/Planning Process**: Explanation of the process to provide a ranking system that is equitable and repeatable based on parameters defined in the scope of work.
3. **Work Plan and Scheduling** – A summary of tasks to be performed from evaluation of data through County approval of the final plan. Include a timeline of key milestone dates to include overall durations for each major task.
4. **Experience and Qualifications**: Experience and qualifications of the team members, with an emphasis on similar type project completed within the last five (5) years. Provide an organization chart including sub-consultants and contractors.
5. **List any exceptions, qualifications, or exclusions to this RFQ:**

ALL OTHER PAGES SHALL REMAIN PART OF THE RFQ

BY REFERENCE AND IT IS NOT NECESSARY TO RETURN THESE ITEMS.

Reserved Rights

The County shall not be responsible for any of the costs associated with responding to this request and all submitted materials shall become the property of the County. Furthermore, the County expressly reserves the right and options to:

- Reject any or all consultants and re-advertise if deemed necessary
- Waive any or all formalities and technicalities
- Approve, disapprove, or cancel all services associated with the project

Selection & Notification

The selected firms will be given written notification of being selected by the County. This work may be awarded in whole or in part at the sole discretion of the County. The County will negotiate and execute a contract with the selected firm(s) prior to the beginning of the actual services. Should contract negotiations fail, the County will negotiate with one or the other highly ranked firms. In general, the contract will comply with applicable laws and standard provisions and shall contain the following terms:

- Detailed scope of services
- Schedule for providing services

Beaufort County Standards for Contracting

CHAPTER 1. TYPES OF CONSULTANT SERVICES

- 1-1. Consultant Services

CHAPTER 2. PROCEDURES FOR SELECTION OF CONSULTANTS

- 2-1. General
- 2-2. Objective
- 2-3. Qualifications-Based Selection Procedures
- 2-4. Selection Criteria

CHAPTER 3. CONTRACT FORMAT AND PROVISIONS

- 3-1. Mandatory Contract Provisions
- 3-2. Time Overruns Beyond Control of the Consultant

CHAPTER 4. METHODS OF CONTRACTING AND ALLOWABLE COSTS

- 4-1. Allowable Costs
- 4-2. Nonallowable Costs
- 4-3. Fixed Payment

CHAPTER 5. BEAUFORT COUNTY STANDARD CLAUSES

- 5-1. Contract Requirements
- 5-2. Special Instructions

CHAPTER 1. TYPES OF SERVICES REQUIRED:

Beaufort County requests qualifications from all interested Design/Build teams, licensed in the State of South Carolina, experienced in providing Design/Build of Fire/EMS building.

CHAPTER 2. PROCEDURES FOR SELECTION OF DESIGN/BUILD TEAM

2-1. GENERAL

Qualifications-based procedures require that a contract for services be awarded pursuant to a fair and open selection process based on the qualifications of the team. The fees for such services are established following selection of a team through a negotiation process to determine a fair and reasonable price.

2-2. OBJECTIVE

Teams employed for work on projects shall be responsible and possess the ability to perform successfully under the terms and conditions of the proposed procurement. Consideration shall be given to such matters as integrity, record of past performance, extent of experience with the type of services required by the sponsor, technical resources, and accessibility to other necessary resources.

2-3. QUALIFICATIONS-BASED SELECTION PROCEDURES. Team shall be selected based on their qualifications and experience, with fees determined through negotiations following selection. **The highest ranked offeror shall be selected, and price shall be negotiated with highest ranking firm as identified through the qualifications-based selection procedure.**

2-4. SELECTION CRITERIA. Criteria include, but are not limited to, the following:

- a) Experience and knowledge with local, state, and federal regulations and permitting. Team to disclose the type and number of projects performed for Beaufort County and/or Fire and EMS stations over the past 5 years.
- b) Knowledge of local conditions and potential challenges to be considered in developing the project. The ability to address and solve challenges in the design process.
- c) Ability to provide various design options, to evaluate cost-benefit analysis, taking construction and maintenance costs into consideration.
- d) Track record in meeting deadlines, achieving positive results, and providing most cost-effective/best options to implement.

CHAPTER 3. CONTRACT FORMAT

- 3-1. **MANDATORY CONTRACT PROVISIONS.** All contracts involving State or Federal funds must contain the applicable procurement standards in 49 CFR 18.36. Listed below are those provisions which pertain to consultant contracts:
- a. Contracts shall contain provisions or conditions which will allow for administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms and provide for sanctions and penalties as may be appropriate.
 - b. Contracts over \$10,000 shall contain suitable provisions for termination by the sponsor, including how it will be affected and the basis for settlement. In addition, contracts shall describe conditions under which the contract may be terminated for default as well as conditions where the contract may be terminated because of circumstances beyond the control of the consultant.
 - c. All negotiated contracts shall include provisions to the effect that sponsors, the Federal Department of Transportation, the Comptroller General of the United States, or any of the duly authorized representatives shall have access to any books, documents, papers, and records of consultants which are directly pertinent to a specific grant program, for the purpose of making audits, examinations, excerpts, and transcriptions. Sponsors shall require consultants to maintain all required records for 3 years after the sponsor makes final payment and all other pending matters are closed.
 - d. In addition to the requirements contained in 49 CFR Section 23, Participation by Minority Business Enterprises in Department of Transportation Programs, and AC 150/5100-15, Civil Rights Requirements for the Airport Improvement Program, current edition, the Title VI, and Disadvantaged Business Enterprise Assurances in Appendix 1 shall be included in each contract.

3-2. **TIME OVERRUNS BEYOND CONTROL OF THE TEAM.** Frequently, the consultant is called upon to continue technical inspection services on construction contracts--overrunning the program schedule contemplated at the time of negotiation. In most instances, the time element is beyond the control of the consultant. To provide for the contingency of overrun of time, the agreement between the County and the consultant will state the period for which the compensation shall apply and that the consultant shall be reimbursed for services in excess of the specified period of time at a mutually acceptable fee negotiated at the time all the pertinent circumstances are known.

CHAPTER 4. METHODS OF CONTRACTING AND ALLOWABLE COSTS

4-1. ALLOWABLE COSTS.

- a. **Direct Salary Costs.**
 - (1) Direct salary cost is defined as the cost of salaries of engineers, draftsmen, surveyors, stenographers, clerks, etc., for time directly chargeable to the project.
 - (2) Salaries or imputed salaries of partners or principals, to the extent that they perform technical or advisory services directly applicable to the project, are to be added to salary cost.
- b. **Overhead Costs.** Overhead costs include overhead on direct salary costs and general and administrative overhead.
 - (1) **Labor Overhead.** Overhead on direct salary costs includes sick leave, vacation, and holiday pay; unemployment, excise, and payroll taxes; contributions for social security, employment compensation insurance, retirement benefits, and medical insurance benefits; and any other benefits customarily paid to or enjoyed by all

employees. The allowable percentage for labor overhead allocable to a project is the ratio of (a) a firm's total direct labor overhead costs to (b) a firm's total direct salary costs (excluding overtime) for a given period, usually the average for the past 3 years.

(2) General and Administrative Overhead. General and administrative overhead includes the following indirect costs which are not directly attributable to specific projects.

- (a) Provisions for office, light, heat, and similar terms for working space, depreciation allowances or rental for furniture, drafting equipment and engineering instruments, and office and drafting supplies not identifiable to specific projects.
- (b) Taxes and insurance other than those included as salary cost but excluding state and Federal income taxes.
- (c) Library and periodical expenses, and other means of keeping abreast of advances in engineering such as attendance at technical and professional meetings and subscriptions to trade, business, professional, or technical periodicals.
- (d) Executive, administrative, accounting, legal, stenographic, and clerical salaries, and expenses (other than identifiable salaries included in salary costs and expenses included in reimbursable non-salary expenses, plus salaries or imputed salaries of partners and principals) to the extent that they perform general executive and administrative services as distinguished from technical or advisory services directly applicable to projects.
- (e) Costs of memberships in trade, business, technical, and professional organizations.
- (f) Incentive compensation for management employees, cash bonuses, suggestion awards, safety awards, and incentive compensation based on production, cost reduction, or efficient performance are allowable to the extent that the overall compensation is determined to be reasonable, and such costs are paid or accrued pursuant to an agreement entered into in good faith between the consultant and the employees before the services are rendered or pursuant to an established plan followed by the consultant so consistently as to imply, in effect, an agreement to make such payment. The allowable percentage for general and administrative overhead allocable to a project is the ratio of (a) all general and administrative costs to (b) total direct salary costs (excluding overtime) for a given period, usually the average for the past 3 years.

c. Direct Non-salary Expenses. Direct non-salary expenses usually incurred may include the following (detailed records must be kept supporting charges and allow auditing):

- (1) Living and traveling expenses of employees, partners, and principals when away from the home office on business connected with the project. (Records must include employee name, dates, points of travel, mileage rate, lodging, and meals.)
- (2) Identifiable communication expenses such as long-distance telephone, telegraph, cable, express charges, and postage, other than for general correspondence.
- (3) Services directly applicable to the work such as special legal and accounting expenses, computer rental and programming costs, special consultants, borings,

laboratory charges, commercial printing and bindings, and similar costs that is not applicable to general overhead.

- (4) Identifiable drafting supplies and stenographic supplies and expenses charged to the sponsor's work as distinguished from such supplies and expenses that are applicable to two or more projects.
- (5) Identifiable reproduction costs applicable to the work such as blueprinting, photostetting, mimeographing, printing, etc.
- (6) Advertising costs which are solely for the recruitment of personnel required for the performance by the consultant of obligations arising under the contract.

4-2. **NON-ALLOWABLE COSTS.** The expenses listed below are not allowable for reimbursement:

- a. Costs of amusement and social activities and incidental costs relating thereto such as meals, lodging, rentals, transportation, and gratuities.
- b. Contributions and donations.
- c. Bad debts, including losses due to uncollectible customer's accounts and other claims, related collection costs, and related legal costs, arising from other businesses of the consultant.
- d. Dividend provisions or payments and, in the case of sole proprietors and partners, distributions of profit.
- e. Interest on borrowed capital.
- f. Bonus payment for early completion of work.

4-3. **FIXED PAYMENT.** To all the estimated costs, including overhead, a percentage rate is applied to determine payment for profit, willingness to serve, and assumption of responsibility.

CHAPTER 5. BEAUFORT COUNTY STANDARD CLAUSES

CONTRACTUAL REQUIREMENTS

1.0 **EXCUSABLE DELAY:** The Firm shall not be liable for any excess costs, if the failure to perform the contract arises out of causes beyond the control and without the fault or negligence of the Firm. 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 Firm. 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 Firm and the subcontractor, and without the fault or negligence of either of them, the Firm 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 Firm to meet the required delivery schedule.

2.0 **S.C. LAW CLAUSE:** Upon award of a contract under this Request for Qualifications, the person, partnership, association, or corporation to whom the award is made must comply with local and State laws which require such person or entity to be authorized and/or licensed to do business in Beaufort County. Notwithstanding the fact that applicable statutes may exempt or exclude the successful offeror from requirements that it be authorized and/or licensed to do business in Beaufort County, by submission of this signed Request for Qualifications the offeror agrees to subject itself to the jurisdiction and process of the Fourteenth Judicial Circuit Court of Beaufort County, 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 State or local government.

- 3.0 OFFEROR'S QUALIFICATIONS: Firms must, upon request of the County, furnish satisfactory evidence of their ability to furnish services in accordance with the terms and conditions of this Request for Qualifications. The Procurement Services Department reserves the right to make the final determination as to the offeror's ability to provide the services requested herein, before entering into any contract.
- 4.0 OFFEROR RESPONSIBILITY: Each Firm shall fully acquaint himself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this Request for Qualifications. The failure or omission of an offeror to acquaint themselves with existing conditions shall in no way relieve him of any obligation with respect to this Request for Qualifications or to the contract.
- 5.0 AFFIRMATIVE ACTION: The Firm will take affirmative action in complying with all Federal and State requirements concerning fair employment and employment of the handicapped and concerning the treatment of all employees, without regard or discrimination by reason of race, religion, sex, national origin, or physical handicap.
- 6.0 FIRM RESPONSIBILITIES: The Firm will be required to assume sole responsibility for the complete effort, as required by this RFQ. The County will consider the Firm to be the sole point of contact with regard to contractual matters.
- 7.0 SUBCONTRACTING: If any part of the work covered by this RFQ is to be subcontracted, the Firm shall identify the subcontracting organization and the contractual arrangements made with same. All subcontractors must be approved, in writing by the County, or when applicable a political subdivision within the County with the County's concurrence. The successful Firm will also furnish the corporate or company name and the names of the officers of any subcontractors engaged by the Firm. The County reserves the right to reject any or all subcontractors and require substitution of a firm qualified to participate in the work as specified herein.
- 8.0 OWNERSHIP OF MATERIAL: Ownership of all data, material, and documentation originated and prepared for the County pursuant to this contract shall belong exclusively to the County.
- 9.0 PERFORMANCE AND PAYMENT BONDS: (*NOT Required for Professional Services*) The successful Contractor shall furnish, within ten (10) days after written notice of acceptance of Request for QUALIFICATIONS, Performance and Payment Bonds. Contractor shall provide and pay the cost of a both bonds. The Bonds shall be in the amount of one hundred percent (100%) the contract, issued by a Surety Company licensed 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 of at least five (5) times the Contract Price. The 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.
- 10.0 NONRESIDENT TAXPAYERS: If the offeror is a South Carolina nonresident taxpayer and the contract amount is \$10,000.00 or more, the offeror acknowledges and understands that in the event he is awarded a contract offeror shall submit a Nonresident Taxpayer Registration Affidavit (State form #1-312-6/94), before a contract can be signed. Affidavit must certify that the nonresident

taxpayer is registered with the S.C. Department of Revenue or the S.C. Secretary of State's Office, in accordance with Section 12-9-310(A) (2) (3) of S.C. Code of Laws (1976) as amended.

- 11.0 BUSINESS LICENSE In accordance with the *Beaufort County Business License Ordinance, 99-36, Article III*, as enacted November 22, 1999, any business or individual generating income in the unincorporated area of Beaufort County is required to pay an annual license fee and obtain a business license. The ordinance referenced is available on the Beaufort County website at www.beaufortcountysc.gov or by calling the Business License Administrator at (843) 255-2270 for a list of schedules.
- 12.0 ADDITIONAL ELIGIBILITY: Other Beaufort County Public Procurement units shall, at their option, be eligible for use of any contracts awarded pursuant to this Invitation.
- 13.0 INSURANCE REQUIREMENTS: Prior to commencing work/delivery hereunder, Contractor/Firm, at his expense, shall furnish insurance certification showing the certificate holder as Beaufort County, P.O. Drawer 1228, Beaufort, SC 29901-1228, Attention: Procurement Services Director and with a special notation naming Beaufort County as an additional insured on the liability coverage. Minimum coverage shall be as follows:
- (A) Worker's Compensation Insurance - Contractor shall have and maintain, during the life of this contract, Worker's Compensation Insurance for his employees connected to the work/delivery, in accordance with the Statutes of the State of South Carolina and any applicable laws.
 - (B) Commercial General Liability Insurance – Contractor shall have and maintain, during the life of this contract, Commercial General Liability Insurance. Said Commercial General Liability Policy shall contain Contractual Liability and Products/Completed Operations Liability subject to the following minimum limits: \$1,000,000 Each Occurrence/ \$2,000,000 General Aggregate and \$2,000,000 Products/Completed Operations Aggregate naming Beaufort County as an additional insured.
 - (C) Comprehensive Automobile Liability Insurance - The Contractor shall have and maintain, during the life of this contract, Comprehensive Automobile Liability, including non-owned and hired vehicle, of at least \$500,000 COMBINED SINGLE LIMIT.
 - (D) ADDITIONAL INSURANCE REQUIREMENT: Umbrella Liability Insurance – Contractor shall have and maintain, during the life of this contract, Umbrella Liability Insurance with a minimum limit of \$2,000,000
 - (E) Professional Liability (Errors & Omissions) – The vendor shall maintain a limit no less than \$1,000,000 per occurrence.
 - (F) The required insurance policy at the time of issue must be written by a company licensed to do business in the State of South Carolina and be acceptable to the County.
 - (G) The Contractor/vendor shall not cause any insurance to be canceled or permit any insurance to lapse. All insurance policies shall contain a clause to the effect that the policy shall not be canceled or reduced, restricted, or limited until fifteen (15) days after the County has received written notice, as evidenced by return receipt of registered or certified letter. Certificates of Insurance shall contain transcript from the proper office of the insurer, the location, and the operations to which the insurance applies, the expiration date, and the above-mentioned notice of cancellation clause.
 - (H) The information described above sets forth-minimum amounts and coverages and is not to be construed in any way as a limitation on the Contractor's liability.

14.0 INDEMNITY:

The Firm hereby agrees to indemnify and save harmless the County, its officers, agents, and employees from and against any and all liability, claims, demands, damages, fines, fees, expenses, penalties, suits, proceedings, actions and cost of actions, including attorney's fees for trial and on appeal of any kind and nature arising or growing out of or in any way connected with the performance of the Agreement, whether by act of omissions of the Firm, its agents, servants, employees or others, or because of or due to the mere existence of the Agreement between the parties.

15.0 TERMINATION FOR DEFAULT:

15.1 The performance of Work under the Agreement may be terminated by the Procurement Services Director, in accordance with this clause, in whole or in part, in writing, whenever the Director of Procurement Services shall determine that the Contractor has failed to meet the performance requirements of this Agreement.

15.2 The Procurement Services Director has the right to terminate for default, if the Firm fails to make delivery of the contracted deliverables or perform the Work, or if the Firm fails to perform the Work within the time specified in the Agreement, or if the Firm fails to perform any other provisions of the Agreement.

16.0 TERMINATION FOR CONVENIENCE: The County may without cause terminate this contract in whole or in part at any time for its convenience. In such instance, an adjustment shall be made to the Firm, for the reasonable costs of the work performed through the date of termination. Termination costs do not include lost profits, consequential damages, delay damages, unabsorbed or under absorbed overhead of the Firm or its subcontractors, and/or failure to include termination for convenience clause into its subcontracts and material purchase orders shall not expose the County to liability for lost profits in conjunction with a termination for convenience settlement or equitable adjustment. The Firm expressly waives any claims for lost profit or consequential damages, delay damages, or indirect costs which may arise from the County's election to terminate this contract in whole or in part for its convenience.

17.0 TERMINATION FOR NON-APPROPRIATIONS: Funds for this contract are payable from State and/or Federal and/or Beaufort County appropriations. In the event sufficient appropriations are not made to pay the charges under the contract it shall terminate without any obligation to Beaufort County.

SPECIAL INSTRUCTIONS

- 1.0 INTENT TO PERFORM: It shall be the team's responsibility to advise the Procurement Services Department if any language, requirements, etc., or any combinations thereof inadvertently restricts or limits the requirements stated in this RFQ to a single source. Such notification must be submitted in writing and must be received by the Procurement Services Department not later than ten (10) days prior to the Request for Qualifications opening date. A review of such notifications will be made.
- 2.0 RECEIPT OF REQUEST FOR QUALIFICATIONS: Request for Qualifications, amendments thereto, or withdrawal requests received after the time advertised for Request for Qualifications opening will be void, regardless of when they were sent.
- 3.0 PREPARATION OF REQUEST FOR QUALIFICATIONS
 - 3.1 All Requests for Qualifications should be complete and carefully worded and must convey all the information requested by the County. If significant errors are found in the offeror's Request for Qualifications, or if the Request for Qualifications fails to conform to the essential requirements of the RFQ, the County and the County alone will be the judge as to whether that variance is significant enough to reject the Request for Qualifications.
 - 3.2 Request for Qualifications should be prepared simply and economically, providing a straightforward, concise description of offerors capabilities to satisfy the requirements of the RFQ. Emphasis should be on completeness and clarity of content.
 - 3.3 Teams Qualifications shall be combined into a single PDF document.
 - 3.4 If your Request for Qualifications includes any comment over and above the specific information requested in our Request for Request for Qualifications (RFQ), you are to include this information as a separate appendix to your Request for Qualifications.
- 4.0 AMENDMENTS: If it becomes necessary to revise any part of the RFQ, an amendment will be provided to all offerors who received the original Request for Request for Qualifications. The County shall not be legally bound by an amendment or interpretation that is not in writing.
- 5.0 ADDITIONAL INFORMATION: Offerors requiring additional information may submit their questions, in writing through Vendor Registry. Answers to questions received that should change and/or clarify this solicitation will be provided in writing to all offerors via an amendment.
- 6.0 ORAL PRESENTATION/DISCUSSIONS: Any offeror or all offerors may be requested to make an oral presentation of their Request for Qualifications to the County, after the Request for Qualifications opening. Discussions may be conducted with responsible teams, who submit Request for Qualifications determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of and responsiveness to the solicitation requirement.

Teams shall be accorded fair and equal treatment with respect to any opportunity for discussions and revision of Request for Qualifications, and such revisions may be permitted after submissions and prior to award. The purpose of these presentations/discussions will be to:

- (A) Determine in greater detail such offeror's Qualifications.
 - (B) Explore with the team the scope and nature of the project, the offeror's proposed method of performance, and the relative utility of alternative methods of approach.
 - (C) Determine that the team will make available the necessary personnel and facilities to perform within the required time.
 - (D) Agree upon fair and reasonable compensation, taking into account the estimated value of the required services, the scope and complexity of proposed project, and nature of such services.
- 7.0 FUNDING: The offeror shall agree that funds expended for the purposes of the contact must be appropriated by the County Council for each fiscal year included within the contract period. Therefore, the contract shall automatically terminate without penalty or termination costs if such funds are not appropriated. In the event that funds are not appropriated for the contract, the Firm shall not prohibit or otherwise limit the County's right to pursue and contract for alternate solutions and remedies, as deemed necessary by the County for the conduct of its affairs. The requirements stated in this paragraph shall apply to any amendment or the execution of any option to extend the contract.
- 8.0 AWARD: An award resulting from this request shall be awarded to the responsive and responsible team whose Request for Qualifications is determined to be most advantageous to the County, taking into consideration price and the evaluation factors set forth herein; however, the right is reserved to reject any and all Request for Qualifications received, and in all cases the County will be the sole judge as to whether a Firm's Request for Qualifications has or has not satisfactorily met the requirements of this RFQ.
- 9.0 PUBLIC ACCESS TO PROCUREMENT INFORMATION: No such documents or other documents relating to this procurement will be presented or made otherwise available to any other person, agency, or organization until after award. Commercial or financial information obtained in response to this RFQ, which is privileged and confidential, will not be disclosed. Such privileged and confidential information includes information which, if disclosed, might cause harm to the competitive position of the offeror supplying the information. **All teams, therefore, must visibly mark as "Confidential" each part of their Request for Qualifications, which they consider containing proprietary information.**
- 10.0 DEVIATIONS: Any deviations from the requirements of this RFQ must be listed separately and identified as such in the table of contents.
- 12.0 GRATUITIES: It shall be unethical for any person to offer, or give, or agree to give any County employee or former County employee; or for any County employee or former County employee to solicit, demand, accept, or agree to accept from another person a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, or preparation of any part of a program requirement or a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement, or a contract or subcontract, or to any solicitation or Request for Qualifications therefore.

13.0 KICKBACKS: It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime or higher tier subcontractor, or any person associated therewith, as an inducement for the award of a subcontractor order.

14.0 PROTEST PROCEDURES

14.1 Right to Protest: Any actual or prospective bidder, offeror, or firm, who is aggrieved, in connection with the solicitation or award of a contract, may protest to the Procurement Services Director. The protest shall be submitted in writing fourteen (14) days after such aggrieved person knows or should have known of the facts giving rise thereto. The protest must be accompanied by a detailed statement, indicating the reasons for such protest.

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

14.3 Decision: If the protest is not resolved by mutual agreement, the Procurement Services Director shall issue a decision, in writing within ten (10) days. The decision shall,

- (A) State the reasons for the action taken; and
- (B) Inform the protestant of its right to administrative review as provided in this Section.

14.4 Notice of Decision: A decision under Subsection (3) of this Section shall be mailed or otherwise furnished immediately to the protestant and any other party intervening.

14.5 Finality of Decision: A decision under Subsection (3) of this Section shall be final and conclusive, unless fraudulent, or

- (A) Any person adversely affected by the decision appeals administratively, within ten (10) days after receipt of decision under Subsection (3) to the County Council in accordance with this Section.
- (B) Any protest taken to the County Council or court shall be subject to the protestant paying all administrative costs, attorney fees, and court costs when it is determined that the protest is without standing.

EXHIBIT A**Certification regarding Debarment, Suspension, Ineligibility, and Voluntary exclusion**

The contractor certifies, by submission of this qualification statement or acceptance of a contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State, Federal department, or agency.

It further agrees by submitting this qualification statement that it will include this clause without modification in all lower tier transactions, solicitations, Qualifications, contracts, and subcontracts. Where the bidder/contractor or any lower tier participant is unable to certify to this statement, it shall attach an explanation to this solicitation/bid.

State whether your company has been involved in any litigation within the past five (5) years, arising out of your performance.

Circle Yes or No

if you answer yes, explain fully if it has been involved in any litigation involving performance.

EXHIBIT B

CERTIFICATION BY CONTRACTOR

Regarding

NON-SEGREGATED FACILITIES

The Bidder certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated fountains, transportation, parking, entertainment, recreation, ad housing facilities; waiting, rest, wash, dressing, and locker room, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, based on color, creed, national origin, and race. The Bidder agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontractors exceeding **\$10,000.00** which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The Bidder agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

Contractor

(Signature)

Name and Title of Signer

Date

EXHIBIT C

EVALUATION FORM

DATE: _____

RFQ#: _____ TITLE: _____

OFFEROR: _____

		POINT RANGE	POINTS ASSIGNED
1.0	Experience and knowledge with local, state, and federal regulations and permitting. Team to disclose the type and number of projects performed for Beaufort County and/or Fire and EMS stations over the past 5 years.	0-25 Points	
2.0	Knowledge of local conditions and potential challenges to be considered in developing the project. The ability to address and solve challenges in the design process.	0-25 Points	
3.0	Ability to provide various design options, to evaluate const-benefit analysis, taking construction and maintenance costs into consideration	0-25 Points	
4.0	Track record in meeting deadlines, achieving positive results, and providing most cost-effective/best options to implement	0-25 Points	
		TOTAL POINTS OUT OF 100	



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Recommend Approval of Contract Award to C.E. Bourne & Co Inc for IFB #050824 - Detention Center Stucco Repair and Painting (\$2,656,585.00)
MEETING NAME AND DATE:
Public Facilities and Safety Committee – January 21, 2025
PRESENTER INFORMATION:
Robert Gecy, Interim Director, Capital Projects (5 mins)
ITEM BACKGROUND:
On June 6, 2024, we received a bid of \$2,415,078.00 from C.E. Bourne & Co Inc for the Detention Center Stucco Repair and Painting. This includes a base bid in the amount of \$1,058,769.00 plus 4 alternates totaling \$1,356,309.00. Staff and the project Architect have reviewed the bid submittal and found the price to be fair and reasonable.
PROJECT / ITEM NARRATIVE:
<p>This project would include the repair and upgrade of the exterior stucco/EFIS system on the Beaufort County Detention Center, along with painting the exterior windows, doors, and recreation yards. The Detention Center was completed in 1991, and the exterior stucco finish suffered significant issues with water intrusion and damage due to a faulty product and installation issues. The County Courthouse & Administration Building were built using the same EFIS System and were later repaired. The exterior of the building is in extremely poor condition, with birds and squirrels now nesting in the stucco, and creating large holes in the exterior of the building. The Stucco/EFIS system will be repaired, and a hardened mesh will be installed over the entire surface to prevent further issues with water intrusion, animal and impact damage.</p> <p>The total funds requested are the bid amount (plus 10% contingency) (\$2,415,078.00 + \$241,507.80 = \$2,656,585.80)</p> <p>Purchasing has not submitted a draft contract to Legal. This will occur after contract award.</p>
FISCAL IMPACT:
Funding comes from Detention Center Capital Fund, 4000-80-1250-54420. Current account balance is \$3,458,200.00.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommend approval of contract to C.E. Bourne & Co Inc for IFB #050824-Detention Center Stucco Repair and Painting in the amount of \$2,415,078.00 with a \$241,507.80 contingency fund for a total of \$2,656,585.80
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny recommendation of award C.E. Bourne & Co Inc for IFB #050824 - Detention Center Stucco Repair and Painting. <i>Next Step: Move forward to County Council to award C.E. Bourne & Co Inc for IFB #050824 - Detention Center Stucco Repair and Painting.</i>

PROJECT SUMMARY

This is for IFB

Project Title: Beaufort County Detention Center, Exterior Facade Repair

Project Description:

The purpose of this project is to repair the exterior facades of the existing two-story Beaufort County Detention Center. Work occurs on the building exterior facades (including courtyards and inmate exercise yards) only. The Detention Center will remain occupied and fully operational for the duration of construction.

Scope of Work

Work includes repair of the existing exterior insulation and finish system (EIFS) surfaces, cracks, bird holes and other deficiencies and re-finishing all EIFS surfaces. It also includes removal of the EIFS insulation board at the base of the building and installation of a new metal drip edge.

Alternate Bid Items:

- 01 - Installation of EIFS heavy-duty mesh.
- 02 - Repair and re-finish hollow metal windows.
- 03 - Repair and re-finish hollow metal doors and frames.
- 04 – Repair and replace steel tube frame and chain link and expanded metal panels.

Project Administration: Beaufort Design Build will provide construction period services as the architect of record. Robert Gecy is the County's project manager.

Contract Type: Lump sum, General Contractor (BD4).

Contract Time: 60 calendar days.

Liquidated Damages: \$500.00 per calendar day.

Pre-Bid/Proposal Meeting: Yes.

Mandatory: Yes.

IFB will also need a schedule of values (pricing sheet) submitted with this page. Probable Cost Estimate is attached.

I will also need any specs, drawings, maps, etc. Drawings and Project Manual will be sent via a separate email.

PRELIMINARY BID TABULATION
PURCHASING DEPARTMENT

Item 25.



Project Name:	Beaufort County Detention Center, Exterior Façade Repair
Project Number:	IFB 050824
Project Budget:	
Bid Opening Date:	14-May-24
Time:	3:00:00 PM
Location:	Beaufort County
Bid Administrator:	Dave Thomas
Bid Recorder:	Victoria Moyer

The following bids were received for the above referenced project:

BIDDER	BID FORM	ALL ADDENDA	Bid Bond	SCH OF VALUES	SMBE Docs	Sub Listing	Grand Total Price	
Apex Exteriors LLC	X	No	No	X	No	No	\$ 703,575.00	Base Bid
							\$ 947,575.00	Base Bid with Alternates
CE Bourne	X	X	X	X	No	No	\$ 1,187,100.00	Base Bid
							\$ 2,974,270.00	Base Bid with Alternates
<p><i>Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.</i></p>								

Bid Administrator Signature

Victoria Moyer

Bid Recorder

IFB # 060624

**Beaufort County Detention Center
Exterior Facade Repair**

Schedule of Values

Division No.	Description of Work	Scheduled Value (Include Sales Tax as Appropriate)
Base Bid Scope of Work		
01.	General Conditions (bonds, insurance, supervision, temporary facilities, etc.).	\$ 240,687.00
02.	Mobilization, submittals and mockups.	\$ 40,000.00
03.	Demolition (including haul-off and disposal).	\$ 50,000.00
04.	Pressure wash and clean exterior EIFS, masonry and concrete walls, windows and doors.	\$ 25,000.00
05.	Exterior Insulation and Finish System (EIFS) repair and re-finishing.	\$ 465,380.00
06.	Masonry and concrete painting.	\$ 50,000.00
	Sealant installation.	\$ 6,000.00
07.	Re-work grade and EIFS at base of exterior wall, install new drip edge and finish exposed concrete (include fine grading and seeding).	\$ 144,359.00
08.	Cleanup.	\$ 25,000.00
09.	Closeout.	\$ 12,343.00
	Total Base Bid Value:	\$ 1,058,769.00

Continued on next page.

Add Alternate Bid Items		
Add Alt 01.	State the additional cost and time to install heavy-duty, impact-resistant mesh on all EIFS surfaces prior to installing the finish coat.	\$ 785,550. ⁰⁰
Add Alt 02.	State the additional cost and time to scrape, prime, re-glaze and paint the interior and exterior of all existing steel framed windows.	\$ 190,292. ⁰⁰
Add Alt 03.	State the additional cost and time to scrape, prime and paint the interior and exterior of all existing exterior hollow metal doors and frames.	\$ 39,000. ⁰⁰
Add Alt 04.	State the additional cost to scrape, prime and paint the existing steel tube framing located on top of the masonry walls at all inmate exercise yards (4 total). Work includes replacement of existing perforated metal and chain link screening.	\$ 341,467. ⁰⁰
Grand Total with Alternates		2,415,078.⁰⁰



Determination of Price Reasonableness for Solicitation

Procurement Services Department

Item 25.

Solicitation Details

Date/Time: * Preparer: *

From: * Department: *

Solicitation Number: *

Purpose: *

Background

Describe the relevant procurement, including a brief description of the product/service/scope of work. *

State procurement's significance to the project or County operations. *

Outline the procurement method utilized for this contract: (IFB, RFP, RFQ, Quotes). *

Price Analysis

Summarize the bid (s)/quotes (s) received with their respective amounts. *

If applicable: note any previous price history for similar procurements.

Comparisons with substantially similar items. *

Sales of the same item to other purchasers. *

Analysis of the cost elements (e.g. labor rate and estimated hours, material rates, indirect costs, reasonable profit) *

The cost of labor and materials are in line with the detailed Probable Cost Estimate provided by Beaufort Design Build. The probable cost estimate from 2023 for the base bid was \$1,052,829.94, with CE Bournes base bid coming in at \$1,058,796.

List and explain the benchmarks, market analysis, or other data sources used to evaluate price fairness. *

Architects probable cost estimates, Consultant plans, design and estimated material and labor cost for like projects.

Justification of Acceptance of Single Proposal/Bid

Consideration of re-solicitation?

Yes No

Consideration of reasons for a single applicant?

Yes No

Explain:

This is a very specialized trade, with very few contractors in this area who are capable of handling a job of this size.

Consideration of reasonable search for qualified applicants?

Yes No

Explain:

This project was put out for 2 separate times and receive only one qualified bid each time from the same vendor.

Cost Analysis (if applicable)

Detail the cost elements (labor, materials, overhead, etc.) provided by the supplier or contractor.

Provide an analysis of the necessity and reasonableness of each cost element.

Vendor's Pricing Strategy (optional)

What is the vendor's pricing strategy?

Department Head Decision

Comments

Vendor has held original pricing in place far longer than is customary without escalators to help us get through our processes and potentially fund the project.

Approve Disapprove

Department Head Signature
Amundson, Hank

Date/Time
Jan 9, 2025 5:18 PM

Purchasing Decision

Comments

The procurement process for this project complies with our procurement code. The price is fair and reasonable for this type of project. Note finding qualified vendors in our area for this type of work is limited.

Approve Disapprove

Purchasing Signature
Thomas, Dave

Date/Time
Jan 10, 2025 9:18 AM