

**Hall County Sheriff's Office Construction Manager at Risk**

This agreement, made and entered into this the 27<sup>th</sup> day of September, 2021, by and between the Board of Commissioners of Hall County, Georgia (Hereinafter referred to as "County") and Sunbelt Builders, Inc., 10641 Highway 36, Covington, GA 30014 (hereafter referred to as "Contractor").

Witnesseth:

Whereas, the County intends to contract to provide for **Hall County Sheriff's Office Construction Manager at Risk** per RFQ/P #42-010, herein referred to as the "Project" and has entered into an agreement for the necessary services provided by the project and whereas, the Contractor desires to perform the project and for the contract costs as detailed.

Hall County's RFQ/P issued on July 7, 2021, the Bidder's response (All originals are on file in the Hall County Purchasing Department, 2875 Browns Bridge Rd 4<sup>th</sup> Floor - Purchasing, Gainesville, Georgia 30504), and this contract are all incorporated into and made a part of this agreement by reference. This contract will become effective upon execution of all documents.

Contractor agrees to furnish all labor, material, and equipment necessary to provide Hall County Sheriff's Office Construction Manager at Risk Services for a fee not to exceed **\$1,042,461.00** per the Fee & Rate Schedule outlined in Attachment A.

If any paragraph, sub-paragraph, sentence, clause, phrase or any portion of this agreement shall be declared invalid or unconstitutional by any Court of competent jurisdiction or if the provisions of any part of this agreement as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be constructed to affect the portions of this agreement not so held to be invalid or the application of this agreement to other circumstances not so held to be invalid. It is hereby declared to be the intent of the parties to this agreement to provide for separate and divisible parts, and to hereby adopt any and all parts hereof as may not be held invalid for any reason.

In witness whereof, the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

Subscribed and sworn to in our presence

Hall County, Georgia

this \_\_\_\_\_ day of \_\_\_\_\_, 2021

By: \_\_\_\_\_

By: \_\_\_\_\_

Richard Higgins, Chairman  
Hall County Board of Commissioners

Notary Comm. Exp. \_\_\_\_\_

Subscribed and sworn to in our presence

Sunbelt Builders, Inc.

this \_\_\_\_\_ day of \_\_\_\_\_, 2021

By: \_\_\_\_\_

By: \_\_\_\_\_

Steven C. Kapp  
President

Notary Comm. Exp. \_\_\_\_\_

STATE OF GEORGIA  
COUNTY OF HALL

RFQ/P #42-010

**Hall County Sheriff's Office Construction Manager at Risk**

Attachment A  
Fee and Rate Schedule

**X. Proposal Form**

Bid No: 42-010

It is the intent of the Owner to purchase these supplies or services as outlined in these specifications. See Section II "Scope" for the general description of this particular specification.

**Hall County Sheriff's Office Construction Manager at Risk**

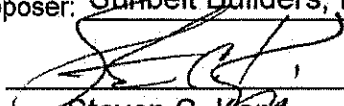
The undersigned ("Proposer") herein submits to the Hall County Commission (the "Owner") the following Proposal for "at-risk" construction management services. This Proposal is submitted in response to the Owner's Request for Proposals dated the 7th day of ~~April~~, 2021 seeking competitive proposals for "at-risk" construction management services. July

This Proposal is for the full and complete performance of the proposed AIA form A121/CMc-1991 "Standard Form of Agreement between Owner and Construction Manager" (the "Agreement") and AIA form A201-1997 "General Conditions of the Contract for Construction". The submission of this Proposal constitutes a representation by Proposer that it has carefully studied and examined the Agreement; the General Conditions; and such other information as may have been furnished by the Owner or the Architect.

The Proposer proposes to fully, completely, and strictly perform all obligations of the Construction Manager under the Agreement for the following compensation:

- |  |                     |
|--|---------------------|
| 1. Pre-Construction Activities   | \$ <u>6,500.00</u>  |
| 2. Construction Management fee as a percentage of the construction cost  | <u>5.5</u> %        |
| 3. General Conditions: Guaranteed Lump Sum Project Management, staff supervision, on site superintendent and vehicle expense | \$ <u>98,950.00</u> |

This Proposal is irrevocable for a period of (90) ninety days and may be accepted by the Owner within such period upon notice to Proposer.

Proposer: Sunbelt Builders, Inc.  
By:   
Steven C. Kapp  
Title: President

Date: August 6, 2021  
Phone: 770-786-3031

All information contained in the Qualifications will remain confidential until after the award and signing of contract. The County reserves the right to cancel the Request for Qualifications or to reject any and all responses received, to waive any technicalities or other minor informalities if it determines, in its sole discretion, that such cancellation or rejection is in the best interests of the County.



10641 HIGHWAY 36  
COVINGTON, GEORGIA  
30014  
t 770.786.3031  
f 770.786.3046

**Hall County Sheriff's Office**  
**Preliminary Schedule of Values**  
August 6, 2021

<i>Item</i>	<i>Description</i>		<i>Cost</i>
1	General Requirements	\$	98,950.00
	Cost of Work General Conditions	\$	72,773.00
2	Existing Conditions	\$	-
3	Concrete	\$	-
4	Masonry	\$	8,400.00
5	Metals	\$	-
6	Woods & Plastics	\$	41,247.00
7	Thermal & Moisture	\$	6,700.00
8	Openings	\$	55,813.00
9	Finishes	\$	209,539.00
10	Specialties	\$	17,540.00
11	Equipment	\$	-
12	Furnishings	\$	1,250.00
13	Special Construction	\$	-
14	Conveying Systems	\$	-
21	Fire Suppression	\$	15,300.00
22	Plumbing	\$	90,095.00
23	HVAC	\$	225,700.00
26	Electrical	\$	109,435.00
27	Communications	\$	8,494.00
28	Electronic Safety & Security	\$	26,879.00
31	Earthwork	\$	-
32	Exterior Improvements	\$	-
33	Utilities	\$	-
	Contractor's Fee	\$	54,346.00
<b>Project Total</b>		<b>\$</b>	<b>1,042,461.00</b>



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## Hall County Sheriff's Office SOV Breakdown August 6, 2021

Item	Description	Unit	Quantity	Price
<b>01</b>	<b>General Requirements</b>			
01-3025	Project Executive	EA	1	4,500.00
01-3050	Project Manager	EA	1	6,750.00
01-3055	Assistant Project Manager	EA	1	12,500.00
01-3100	Project Superintendent	EA	1	52,500.00
01-3105	Truck & Expenses	EA	1	5,000.00
01-3110	Gas, Oil & Maintenance	EA	1	2,500.00
01-3115	Phone	EA	1	625.00
01-3200	Safety Director	EA	1	1,500.00
01-3300	Project Accountant	EA	1	5,500.00
01-5113	Temporary Electricity	EA	1	3,750.00
01-5136	Temporary Water	EA	1	375.00
01-5213	Office Supplies	EA	1	500.00
	Water Cooler	EA	1	950.00
01-7800	Closeout Submittals	EA	1	2,000.00
	Total General Requirements			98,950.00
<b>01</b>	<b>Cost of Work General Conditions</b>			
01-2000	Design Contingency	EA	1	10,000.00
01-2700	Payment & Performance Bonds	EA	1	10,633.00
01-2800	Builders Risk Insurance	EA	1	4,340.00
01-3205	Background Checks	EA	1	500.00
01-3500	Project Photos	EA	1	1,000.00
01-3600	Expendable Tools	EA	1	1,250.00
01-3700	Rental Equipment	EA	1	13,750.00
01-4300	Permit Requirements & Fees	EA	1	By Owner
01-4500	Testing & Inspection Services	EA	1	By Owner
01-5219	Sanitary Facilities	EA	1	1,125.00
01-5616	Temporary Dust Barriers	EA	1	3,750.00
	Temporary Material Access	EA	1	3,000.00
01-7123	Temporary Labor	EA	1	3,750.00
01-7419	Construction Waste & Disposal	EA	1	13,000.00
01-7423	Final Cleaning	EA	1	6,675.00
	Total Cost of Work General Conditions			72,773.00

Item	Description	Unit	Quantity	Price
<b>04</b>	<b>Unit Masonry</b>			
04-4300	Stone Masonry	EA	1	8,400.00
	Total Unit Masonry			8,400.00
<b>06</b>	<b>Woods &amp; Plastics</b>			
06-1000	Rough Carpentry & Blocking	EA	1	2,500.00
06-1100	Wood Framing & Blocking - Material	EA	1	2,500.00
06-4100	Architectural Wood Casework	EA	1	36,247.00
	Solid Surface Countertops	EA	1	Included Above
	Total Woods & Plastics			41,247.00
<b>07</b>	<b>Thermal &amp; Moisture Protection</b>			
	Cut in Pitch Pockets	EA	1	4,950.00
07-9200	Joint Sealants	EA	1	1,750.00
	Total Thermal & Moisture Protection			6,700.00
<b>08</b>	<b>Openings</b>			
08-1000	Doors & Hardware Install	EA	1	4,800.00
	Hollow Metal Frame Install	EA	1	1,080.00
08-1100	Hollow Metal Doors & Frames Mat'l	EA	1	49,933.00
08-1100	Hollow Metal Window Frames	EA	1	Included Above
	Total Openings			55,813.00
<b>09</b>	<b>Finishes</b>			
09-2216	Drywall / Metal Framing	EA	1	160,800.00
09-5123	Acoustical Tile Ceilings			Included Above
	Acoustical Spray @ Roof Deck	EA	1	2,200.00
09-6816	Carpet Tiles	EA	1	36,089.00
09-6513	Resilient Base			Included w/ Carpet
09-3113	Thin-set Tiling			Included w/ Carpet
09-9100	Painting	EA	1	10,450.00
	Total Finishes			209,539.00
<b>10</b>	<b>Specialties</b>			
10-1116	Markerboards & Bulletin Boards	EA	1	2,530.00
10-1423	Panel Signage	EA	1	2,040.00
10-2113	Toilet Compartments	EA	1	6,954.00
10-2624	FRP Wall Coverings	EA	1	2,250.00
10-2813	Toilet Accessories	EA	1	3,224.00
10-4413	Fire Protection Cabinets & Extinguishers	EA	1	542.00
	Total Specialties			17,540.00
<b>11</b>	<b>Equipment</b>			
11-3013	Residential Appliances	EA	1	By Owner
	Total Specialties			-

Item	Description	Unit	Quantity	Price
<b>12</b>	<b>Furnishings</b>			
12-4000	Furnishings			<i>By Owner</i>
	Install TV Brackets			1,250.00
	Total Furnishings			1,250.00
<b>21</b>	<b>Fire Suppression</b>			
21-1313	Wet-Pipe Sprinkler System	EA	1	15,300.00
	Total Fire Suppression			15,300.00
<b>22</b>	<b>Plumbing</b>			
22-0000	Plumbing	EA	1	88,845.00
	Water Heater Pad	EA	1	1,250.00
	Total Plumbing			90,095.00
<b>23</b>	<b>HVAC</b>			
23-0000	HVAC	EA	1	225,700.00
	Test & Balance			<i>Included Above</i>
	Total HVAC			225,700.00
<b>26</b>	<b>Electrical</b>			
26-0000	Electrical	EA	1	109,435.00
	Total Electrical			109,435.00
<b>27</b>	<b>Communications</b>			
27-1000	Structured Cabling	EA	1	8,494.00
27-2000	Voice & Data Communications			<i>By Owner</i>
	Total Communications			8,494.00
<b>28</b>	<b>Electronic Safety &amp; Security</b>			
28-1000	Access Controls	EA	1	11,400.00
28-2000	Video Surveillance	EA	1	1,950.00
28-4620	Fire Alarm System	EA	1	13,529.00
	Total Electronic Safety & Security			26,879.00
	Contractor's Fee			54,346.00
	Project Total			1,042,461.00