

# MACON-BIBB COUNTY, GEORGIA

Request for Qualifications & Proposals (RFQP)

FOR

## CM @ RISK BIBB COUNTY SHERIFF'S INVESTIGATIVE CENTER

16-024-CW



155-13

914-84

910-52

906-38

910-65

## MACON-BIBB COUNTY

ISSUE DATE: October 30 2015

DUE DATE: December 3, 2015

MBE/WBE/DBE Participation: Minority, Women Owned, and other Disadvantaged Business Enterprises are encouraged to participate in the solicitation process. Additionally, respondents are encouraged to use M/W/DBE sub-consultants where possible. Small and other disadvantaged businesses requiring assistance with the competitive process can contact Dr. James Louis Bumpus, Director of Small Business Affairs at (478) 951-2192 or [jbumpus@maconbibb.us](mailto:jbumpus@maconbibb.us)

1. GENERAL

A. Invitation

Notice is hereby given that Macon-Bibb County will receive responses to the Request for Qualifications & Proposals (original **plus 5 copies**) in the Procurement Department, 700 Poplar Street Suite 308, Macon, Georgia 31201, until **12:00 o'clock NOON** at the time legally prevailing in Macon, Georgia on Thursday, December 3, 2015, for CM @ Risk for Sears Building for Macon- Bibb County.

**NO LATE RESPONSES WILL BE CONSIDERED**

The names of responding firms will be publicly read on Thursday, December 3, 2015, at 2:00 P.M. in the Macon-Bibb County Procurement Department Conference Room, located in the Government Center Building at 700 Poplar Street Suite 308, Macon Georgia 31201.

B. Definitions

Wherever the term "Owner", "County", or "Macon-Bibb County" occur in this document, it shall mean Macon-Bibb County, a political subdivision of the State of Georgia acting through the Macon-Bibb County Board of Commissioners.

C. Pre-Bid

A pre-bid conference is scheduled for 10:00 o'clock a.m., November 17, 2015 at BIBB County Sheriff's Investigative Center located at 111 Third Street Macon, GA 31201. This pre-bid is mandatory; contractor must be present in order to submit a response.

D. Solicitation Documents

Announcement of this Request for Professional Services may also be posted on the Macon-Bibb County website at [www.maconbibb.us/purchasing](http://www.maconbibb.us/purchasing) and on the Georgia Procurement Registry website [https://ssl.doas.state.ga.us/PRSapp/PR\\_index.jsp](https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp)

E. Insurance Requirements

Insurance coverage shall be carried with an insurance company licensed to do business in the State of Georgia. All coverage should be written with insurance company with a Best Rating of A or better. Insurance shall be obtained prior to commencement of work and shall remain in force throughout the period of the contract. Macon-Bibb County shall be named as additional insured on the policy.

Workers' Compensation: Statutory (No Exemptions)

Commercial General Liability:

Each Occurrence Limit	\$1,000,000
Personal & Advertising Injury Limit	\$1,000,000
General Aggregate Limit	\$2,000,000
Products/Completed Ops. Aggregate Limit	\$2,000,000

Automobile Liability

Combined Single Limit	\$1,000,000
-----------------------	-------------

Umbrella Liability	\$2,000,000
--------------------	-------------

#### F. Submittals

Responses must be sealed and identified on the outside of the package as and delivered to

**“BIBB COUNTY SHERIFF’S INVESTIGATIVE CENTER”**

Macon-Bibb County Procurement Department

Attn: Chauncey Wilmore

700 Poplar Street

Suite 308

Macon, Georgia 31201

Telephone: (478) 803-0551

Submissions may not be withdrawn for a period of sixty (60) days after the deadline on date of closing. Macon-Bibb reserves the right to reject any and all submissions and to waive technicalities and formalities. Respondents shall carefully read the information contained herein and submit a complete response to all requirements and questions as directed. Submittals and any other information submitted by in response to the RFP shall become the property of Macon-Bibb County.

#### G. Responsiveness

In order to be considered “*responsive*” the submission must include completed copies of the following documents:

- Price Proposal Form
- Proposer Qualification Form
- List of Sub-Consultants
- Minority Participation Goal
- Financial & Legal Stability Statement
- Georgia Security and Immigration Compliance Act (E-Verify) Affidavit

#### H. Responsibility

In order to be considered “*responsible*” the submitting firm must meet the following minimum qualifications:

- Three (3) years of experience providing the services included herein
- Licensed to do business in the State of Georgia
- Financially and Legally responsible to perform the services included herein

#### Reservations

Macon-Bibb County will not provide compensation to Respondents for any expenses incurred by the Respondent(s) for submittal preparation or for any demonstrations that may be made, unless otherwise expressly stated or required by law.

Each submission should be prepared simply and economically, providing a straightforward, concise description of your firm’s ability to meet the requirements of this RFP. Emphasis should be on completeness, clarity of content, responsiveness to the requirements, and an understanding of the Owner’s needs.

Macon-Bibb County makes no guarantee that an award will be made as a result of this RFP and reserves the right to accept or reject any or all submittals, with or without cause, waive any formalities or minor technical inconsistencies, or delete any item/requirement from this RFP or contract when deemed to be in the Owner’s best interest.

Macon-Bibb County will consider only representations made within the submission in response to this RFP.

Owner will not be bound to act by any previous knowledge, communication or submission by the firms other than this RFP.

Failure to comply with the requirements contained herein may result in the submission being deemed “non-responsive” or “non-responsible”. None responsive submissions will not be reviewed for potential award.

## II. BACKGROUND

### II. Project Overview

1. Work previously completed or not in scope. In general, the following work has been completed:

- Exterior (to include roof)
- First Floor (State Court Probation/Sheriff’s offices.)
- Lower Level

Note: Any work required for code compliance will be handled in the scope of work.

2. Interior renovations to include modifications to partitions, ceilings, finishing’s, systems, etc.

- Renovation of 111 Third Street to house the Bibb County Sheriff’s Investigative Center.

2nd Floor (approx.. 23,575 SF) – 2nd Floor work consists of walls, doors, ceilings, hardware, finishes, and other work to complete work in accordance with project plans and specifications. The Construction Manager shall assess the work in place and develop the final scope of work. A copy of the 2nd Floor Plan is attached hereto and incorporated herein by reference as Exhibit (“1”).

- The remaining demolition necessary to accomplish the work shall be done.
- Plumbing/Mechanical/Electrical/Fire Protection:

- Some initial systems work has been completed. The Construction Manager will need to assess the initial work in-place and develop the final scope of work necessary to complete the work in accordance with project plans and specifications.

- Elevator: The Owner has had the elevator serviced and inspected. The CM shall protect the existing elevator and shall leave it in the same operational condition as it was at the beginning of the project. Interior finishes shall be updated as part of the project.

3. Project Delivery Method: Construction Manager-at-Risk (CM)

The Project Team will be expected to expedite the completion of the project while maintaining high levels of design, quality and cost control. The design and construction of the project will be coordinated to permit construction to begin prior to the completion of final contract documents for the total project. The CM will be expected to input into the development of the scope of individual construction packages and the number of packages. As soon as possible, final contract documents will be available for each construction package prior to commencement of the work for that package.

4. Project Schedule: To be determined.

5. Construction Budget: The preliminary construction budget for the project is approximately \$925,000, not including, floorcoverings (furnished and installed by the Owner),

security/I.T. (furnished and installed by Owner), or contingency.

Form of Agreement: The agreement between the Owner and the CM will be a form of agreement where the basis of payment is the cost of the work plus a fee which will be converted to a Guaranteed Maximum Price (GMP) upon substantial completion of the contract documents. Initially, the basis of the contract will be the CM's fixed prices for Pre-construction Services and General Conditions. Component Change Orders will be incorporated into the contract as individual Construction Packages are priced and agreed to by the Owner. The Project will be "open book" with all savings, including unused contingency, returned to the Owner. Subject to modification by Macon-Bibb County, refer to the draft form of Agreement for Construction Management / General Contractor Services (Attachment D).

### III. SCOPE OF SERVICES

The Construction Management services shall include a Pre-Construction Phase and a Construction Phase. The CM will provide comprehensive administration and management of all aspects of the construction of the project and will work in concert with the Architect and Owner towards the successful completion of the project on schedule, at or less than budgeted costs, meeting or exceeding standards stipulated by the construction documents, and in adherence with standards required by local authorities and other agencies having jurisdiction.

The CM, either through in-house staff or outside consultant/contractors, will serve as a Construction Manager/Contractor or provide all construction services and activities as necessary for:

1. Pre-Construction Services
2. Bidding and Award Services
3. Construction Services
4. Warranty Services

#### **Construction Management Services to be provided generally include:**

##### **Pre-Construction Design Phase Services**

Pre-Construction Phase Services shall include, but may not be limited to the following:

Validate preliminary construction budget in regard to the approved program; assist with development of final scope of work based on Program requirements and budgetary constraints.

Work in-place and develop work scopes to complete the project.

Evaluate the design during development; providing analysis of alternate construction methods and materials for potential quality, cost and schedule enhancements.

Evaluate construction documents for constructability, maintainability, potential problems, errors and compliance with the construction budget.

Develop a project schedule, coordinating activities to accomplish the completion of the project by the earliest date possible within the stipulated construction budget.

- Provide cost estimating, cost management, value analysis, and value engineering services.
- Provide cost estimating for alternative means, methods, materials or configurations of the design, construction within specific trades, specific systems and individual construction packages.
- Develop construction budget to be maintained throughout all project phases.
- Establish final GMP upon substantial completion of documents.

#### **1. Bidding and Award Phase Services**

Any costs associated with Bidding and Award Phase Services should be included in the Respondent's proposals for Pre-Construction Services or General Conditions. Bidding and Award Phase Services shall include, but may not be limited to the following:

- Provide input on division of construction activities into separate bid packages.
- Pre-qualify potential contractors and vendors.
- Provide a provisional construction schedule for issuance with bid packages.
- Develop bidding requirements necessary to assure time, cost and quality control during construction.
- Advertise and distribute bidding documents.
- Schedule and conduct pre-bid conferences.
- Monitor bidder activity to insure adequate contractor and vendor participation.
- Receive and analyze bids for presentation to the project team.
- Verify adherence of bids with construction budget.
- Contract with successful bidders for construction.

## **2. Construction Phase Services**

Construction Phase Services shall include, but may not be limited to the following:

- Develop requirements for safety, quality assurance, and schedule adherence.
- Maintain on-site staff for construction management.
- Maintain a system for tracking the timely submittal, review and approval of shop drawings.
- Coordinate, conduct and document regular construction meetings.
- Prepare and submit change order documentation for approval of the Architect and the Owner.
- Maintain on-site records and submit progress reports to Architect and the Owner.
- Maintain quality control and ensure conformity to contract documents.
- Administer the construction contract and reconcile the construction budget.
- Develop and maintain a detailed design and construction schedule indicating methods and sequencing of construction activities and milestones necessary for completion of the project by the targeted date.
- Document activities associated with the administration, management and construction of the project.
- On a monthly basis, certify of all work in place and approval of all contractor and vendor payment requests.
- Develop record documents for presentation to the Owner upon project completion.

## **3. Warranty Phase Services**

Warranty Phase Services shall include, but may not be limited to the following:

- Resolve remaining "punch-list" items.
- Coordinate post-completion activities, including the assembly of guarantees, manuals, closeout documents, training, and Owner's final acceptance.
- Monitor, coordinate and resolve all warranty complaints to the satisfaction of the Owner during the one-year general warranty period.
- The one-year general warranty period shall include the requirement of warranting all activities previously performed by or at the direction of Macon-Bibb County, Georgia related to the renovation of 111 Third Street for the Bibb County Sheriff's Investigative Center.

### **A. Architect**

The Owner has contracted with BTBB Inc., to provide all normal and typical Architectural/Engineering Services, to include construction administration services. Contract documents (Plans and Specifications) shall be furnished to the successful construction management firm.

## **IV. SUBMITTAL FORMAT AND REQUIREMENTS**

Respondents should deliver one (1) original and five (5) copies of their proposals. It is the sole responsibility of the respondents to assure delivery to the appropriate party; the Owner cannot accept responsibility for incorrect delivery, regardless of reason. No proposal will be accepted after the time stipulated above. Proposals will not be accepted via facsimile.

It is the responsibility of the respondents to examine the entire Request, seek clarification in writing, and review their proposals for accuracy before submitting a response. Once the deadline has passed, all proposals will be final. The Owner reserves the right to ask for additional information from all parties that have submitted proposals.

**B. Examination of Site**

Each respondent by making his proposal represents that he has visited the site and familiarized himself with the local conditions under which the work is to be performed and that he has read and understands the project documents. Respondents shall examine the areas wherein work of this project is to be carried out and shall take into consideration all conditions that might affect his work.

Arrangements to examine the existing building and areas affected by the work must be scheduled through:

Clay Murphey  
Macon-Bibb County Project Coordinator  
P: 478-447-3263

**C. Proposal Format and Requirements**

Proposals must meet the requirements of this section to be considered. The response to this Request must be complete; partial or incomplete responses will not be considered. Respondents are required to follow the outline below in their response. Responses should be concise, clear and relevant. Proposals must be on standard 8.5x11" paper with pages numbered. A table of contents, with corresponding tabs should be included to identify each section in the order as shown below. Please include only the information requested in your proposal.

1. Letter of Interest – A letter executed by a principal of the CM firm committing to the requirements specified in this Request. Provide a brief summary of the firm's experience and capabilities in related endeavors with public agencies. Provide an explanation of what differentiates your team as the best candidate for this project.

2. Description of Firm – Provide basic company information including name of firm; street, mailing and e-mail addresses; phone and fax numbers; along with the name of a primary contact in regard to this submittal. Provide the number of years the firm has been in business, form of ownership and state of residency or incorporation. If the firm has multiple offices, the submittal should include information about the primary office that will perform the work. Describe the firm's current position in the construction market and briefly describe the firm's vision or philosophy towards construction management. Describe any litigation experience over the past three (3) years with Owners, Architects, or Subcontractors. List any active or pending litigation and explain.

3. Experience - Provide examples of specific project experience utilizing a CM form of project delivery, including experience relevant to the type of project to be constructed. Describe three to four roughly equivalent projects (similar type of construction and a contract dollar amount) that demonstrate the firm's capabilities to perform the project at hand. For each project, the following information should be provided: project name, location, dates during which the project was constructed, physical description (square footage, number of stories, site area, etc.), brief description of project services provided by the CM, statement of performance versus owner expectations in the areas of cost, quality and schedule, owner reference and design professional reference.

4. Project Team – Provide qualifications and experience of the following key personnel that you are proposing for this project: principal of the CM firm in charge, senior project manager, project manager, major consultants, cost estimating staff, project manager, construction superintendent, project engineer, etc. Include resumes of key personnel for both pre-construction and construction services. Highlight professional qualifications and relevant individual experience. Provide at least two references for the top three (3) key personnel at each service phase. Substitutions of key team members will not be allowed without written permission of the Owner.

5. Local Participation, Minority Participation, and Non-Discrimination – Describe your firm's position or policies in regard to local participation, minority participation, and non-discrimination including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects. In addition, the CM shall complete and include the attached Georgia Security and Immigration Compliance Act Affidavit (Attachment C), as noted under Par. 11 below.

6. Safety Information – Submit a copy of your firm's safety program. Provide a letter on the firm's insurance company's letterhead stating the Workers Compensation Experience Modification Factor (EMF)

for the past three years. Provide your accident rate for the past three years utilizing the following formula:  
Incident Rate = # Injuries / # Total Man Hours

List the contact persons, addresses, and phone numbers for the firm's insurance carrier and agent.

7. Financial Information - Supply financial and main banking references. List the firm's total annual billings for each of the past three calendar years. What percentage of your firm's work has been CM projects during the past three years? Has the firm ever failed to complete, or been removed from any project that it has been awarded? The CM selected will be required to provide a 100% performance and payment bond for the entire amount of the cost of construction; confirm your ability to meet this requirement and provide your firm's bonding rate for a project of this value. List the firm's percentage mark-up on labor for payroll taxes and insurance.

8. Pre-Construction Management Plan - Describe your firm's proposed organization for the pre-construction management team including principals, project managers, superintendents, cost estimators, etc. who will manage the process. Identify the individual who will be the leader of your pre-construction team and the principal point of contact between your firm and the Owner, the Architect and other consultants. Describe your firm's approach to pre-construction services. How does your firm implement cost control and scheduling activities during pre-construction? Describe the level of documentation necessary to obtain a GMP for this project. Describe any of your firm's policies or recommendations for bonding sub-contractors. Describe how your firm intends to arrange the construction into bid packages in order to reach the proposed schedule and budget objectives. Describe how your firm would encourage participation by local contractors and vendors.

9. Construction Management Plan - Describe your firm's proposed organization for the construction management team including principals, project managers, superintendents, cost estimators, etc. who will manage the project. Identify the individual who, from project start to finish, will be the leader of your construction team and the principal point of contact between your firm and the Owner, the Architect and other consultants. This individual's competence, leadership and ability to achieve customer satisfaction will be heavily considered in the selection of a CM. Describe your firm's approach to quality assurance and any quality assurance programs currently in place. Describe your firm's cost control systems during construction. What type of procedures could your firm implement to insure the prompt and expeditious completion of the punch list and other project closeout activities?

10. Fee Proposals - Use the attached Construction Management Fee Proposal Form (Attachment A) to submit fee proposals for the following:

Pre-Construction Services – Submit a Fixed Fee (lump sum dollar value) for Pre-Construction Services as defined in Section III of this request. Fixed Fee shall include overhead and profit for Pre-Construction Services.

Fee Proposal – Submit a Fee Percentage (% of construction costs not including Pre-Construction costs) for Construction Manager's overhead and profit.

Submissions must be limited to a total of forty (40) pages and must be organized in a manner to display the required information in easily accessible tabs labeled:

Firm's History / Background

- Letter of Interest
- History of the Firm (including years in business)
- Contact information (including address(es), telephone/Fax numbers, email, etc.
- Attachment "A" – Required Submission Documents

Experience

- Resume(s) of key personnel
- Reference list
- List of projects with similar scope and size

Project Approach

- Detailed plan for accomplishing the Pavement Evaluation & Management System
- Specifications

Project Timeline



- Provide a project schedule outlining each identified deliverable

Price Proposal

- Include a detailed price breakdown of all services to be include in the completion of the Pavement Evaluation & Management System.

V. SCORING (total possible number of points = 100)

Experience – Maximum 20 Points  
Project Approach – Maximum 25 Points  
Project Timeline – Maximum 25 Points  
Price – Maximum 25 Points  
Local Preference – Maximum 5 Points

VI. AWARD BASIS

Award will be recommended to the respondent whose submission best services the overall interest and meets the budget of Macon-Bibb County. If a contract is awarded, the successful respondent will be required to indemnify, defend and hold Macon-Bibb County, Georgia, harmless from and against all claims, loss, liability, cost and expenses, including attorney’s fees, howsoever arising or incurred, alleging damage to property or injury to, or death of, any person, arising out of, or attributable, to the Construction Manager’s performance of the contract awarded. The services being sought under this Request are considered to be professional in nature.

Consequently, the evaluation of the proposals will be based upon consideration of the demonstrated qualifications and capabilities of the respondents that will result in an award that is in the best interest of the Owner. Those qualifications include such things as experience in constructing comparable facilities, local and minority participation plan, construction management plan(s), team experience, and fee proposal. The Owner may, at their discretion, short-list and interview CM firms. The Owner reserves the right to reject any or all Proposals received. The Owner is not obligated to request clarifications or additional information but may do so at its discretion. The Owner reserves the right to extend the deadline for submittals.

Upon receipt of a proposal by the Owner, the proposal shall become the property of the Owner without compensation to the Respondent, for disposition or usage by Bibb County, Georgia at its’ discretion. Subject to the provisions of the Open Records Act, the details of the proposal documents will remain confidential until final award.

The Owner assumes no responsibility or obligation to the respondents and will make no payment for any costs associated with the preparation or submission of the proposals. Costs incurred in responding to the request for qualifications are the Respondents’ alone and the Owner does not accept liability for any such costs. Bibb County, Georgia does not desire to enter into “joint-venture” agreements with multiple Construction Management firms. In the event two or more firms desire to “joint-venture”, it is strongly recommended that one incorporated firm become Construction Management firm with the remaining firms being consultant

# Price Proposal

## Construction Management Services @ Risk for Bibb County

### Sheriff's Investigative Center

#### Construction Management Fee Proposal Form

(Submit in a sealed envelope at end of interview)

##### I. Pre-Construction Services

For professional consulting services prior to construction commencement, providing cost estimating services, scheduling services, value engineering constructability and related services described in this Request. The fixed fee for Pre-Construction services is inclusive of all incidental and direct expenses including, but not limited to, travel sustenance, reproduction, salaries, wages, office expenses and fees to trade contractors and vendors assisting the construction manager as defined in this Request. Should the Owner not authorize the Construction Manager to proceed with construction, the fee for Pre-Construction Services is the maximum amount the owner is liable to the Construction Manager.

Pre-Construction Services: \$ \_\_\_\_\_, ( \_\_\_\_\_ dollars)

##### II. Construction Manager's Fee

If authorized by the Owner to proceed with construction, the Construction Manager will execute the work and be reimbursed for the actual costs as defined in the proposed Construction Management Agreement, and a Construction Manager's fee. The fee shall be submitted as a percentage of the actual construction costs including General Conditions. If the Owner and Construction Manager agree upon a Guaranteed Maximum Price, the Construction Manager's fee shall be converted to a fixed dollar amount and will include any unpaid Pre-Construction service fees.

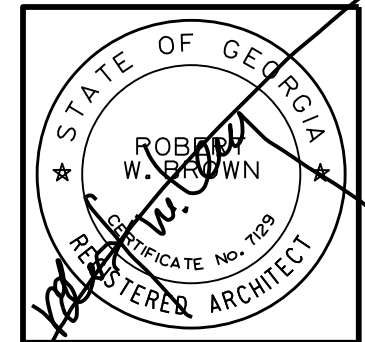
Construction Manager's Fee: \_\_\_\_\_ % ( \_\_\_\_\_ percent)

**All work performed under this proposal and the resulting contract shall be in strict compliance with the project specifications.**

Respectfully Submitted,

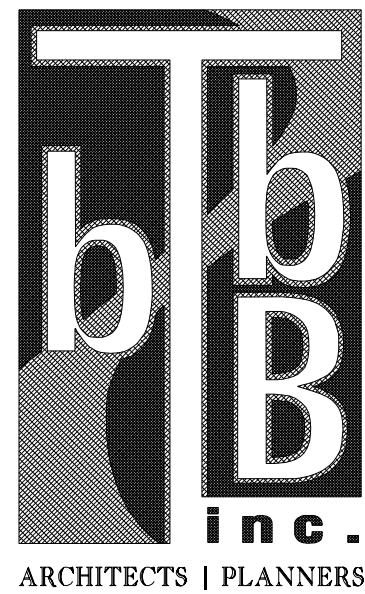
Authorized Signature: \_\_\_\_\_ Dated: \_\_\_\_\_

Typed Name: \_\_\_\_\_ Title: \_\_\_\_\_



BIBB COUNTY  
SHERIFF'S INVESTIGATIVE CENTER 111 THIRD STREET  
STATE COURT PROBATION 121 THIRD STREET  
MACON, GEORGIA

SHERIFF'S OFFICE  
- SECOND FLOOR  
PLAN



Robert W. Brown, AIA/ASLA

Sheet No.: **A1.3**

of \_\_\_\_\_

Date: 14 OCT. 2013

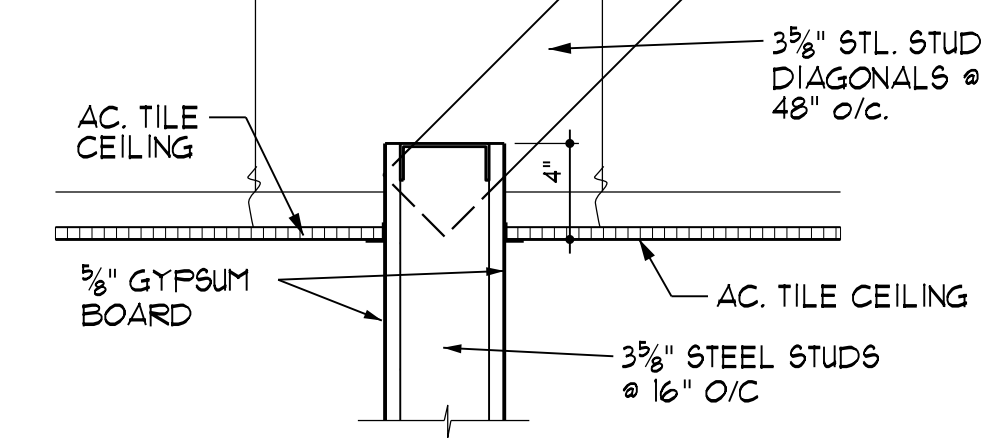
Rev: **7 MAY, 2014**

Project No. 13-011

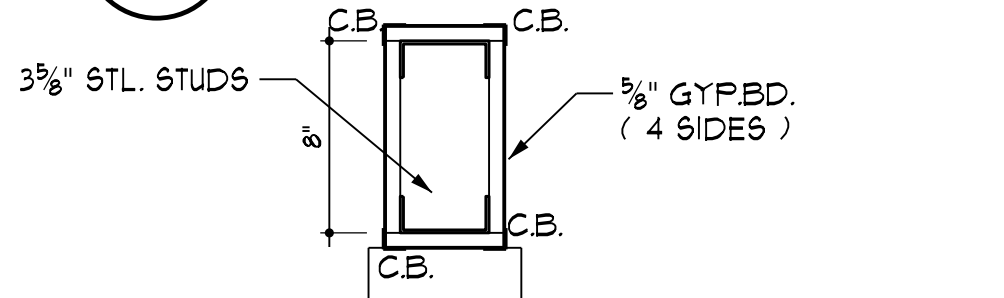
THE DELIVERY OF THIS DRAWING SHOULD NOT BE CONSTRUED TO PROVIDE ANY EXPRESS WARRANTY OR GUARANTEE TO ANYONE THAT ALL DIMENSIONS, DETAILS, ETC. ARE EXACT OR TO INDICATE THAT THE USE OF THIS DRAWING IMPLIES ANY REVIEW AND APPROVAL OF THE DESIGN PROFESSIONAL FOR ANY FUTURE USE. ANY USE OF THE INFORMATION ON THIS DRAWING IS AT THE SOLE RISK AND LIABILITY OF THE USER.

**LEGEND**

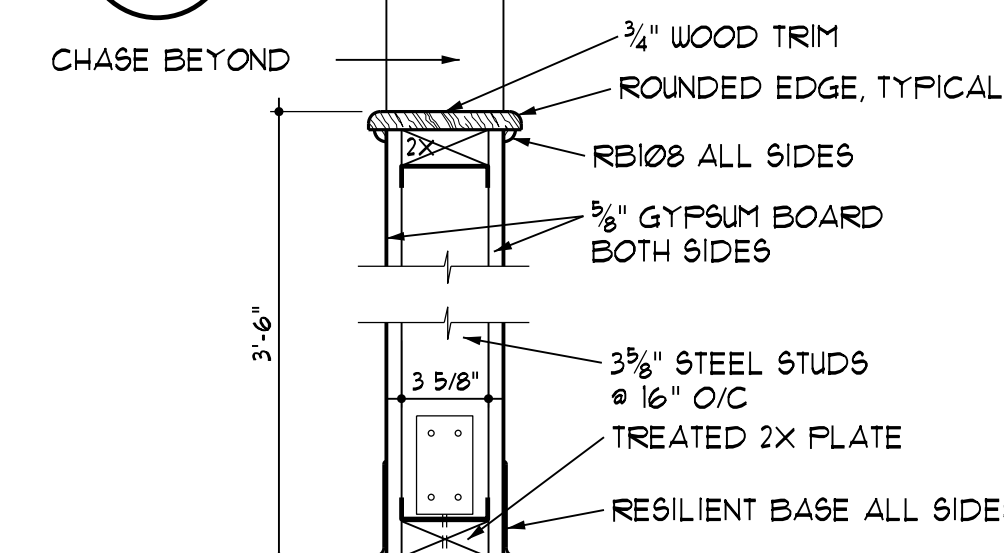
- EXISTING TO REMAIN
- EXISTING COLUMNS TO REMAIN
- NEW INTERIOR WALL WITH 3/8" OR 6" STEEL STUDS @ 16" O/C, SOUND ATTENUATING BLANKETS, 5/8" GYPSUM BOARD BOTH SIDES.
- FULL HEIGHT PARTITION UP TO STRUCTURAL DECK ABOVE
- 1 HR FIRE RATED INTERIOR WALL WITH 3/8" STEEL STUDS @ 16" O/C, SOUND ATTENUATING BLANKETS, 2-LAYERS 5/8" TYPE "X" GYPSUM BOARD. REFER TO LIFE SAFETY PLAN FOR UL DESIGN.
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE RELOCATED
- NEW LOCATION OF RELOCATED DOOR
- NEW DOOR; SEE SHEET A2.1 FOR TYPE



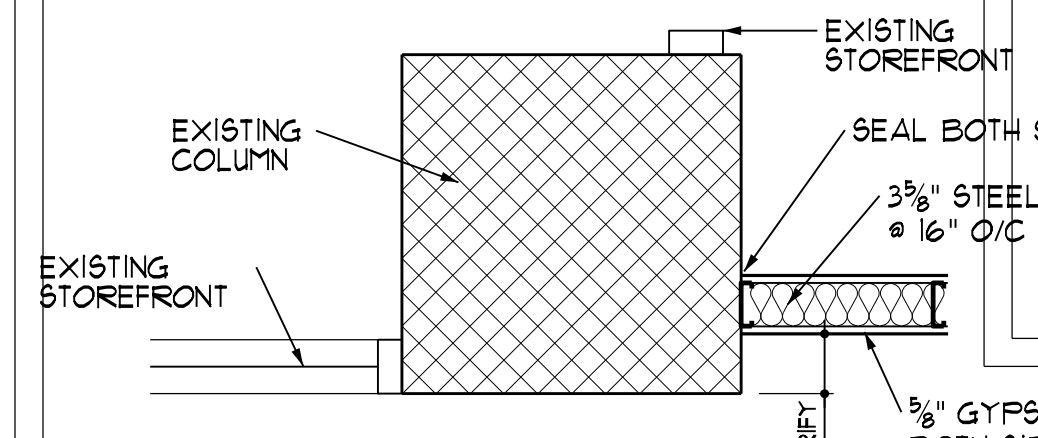
1B CHASE @ CEILING



1A CHASE PLAN



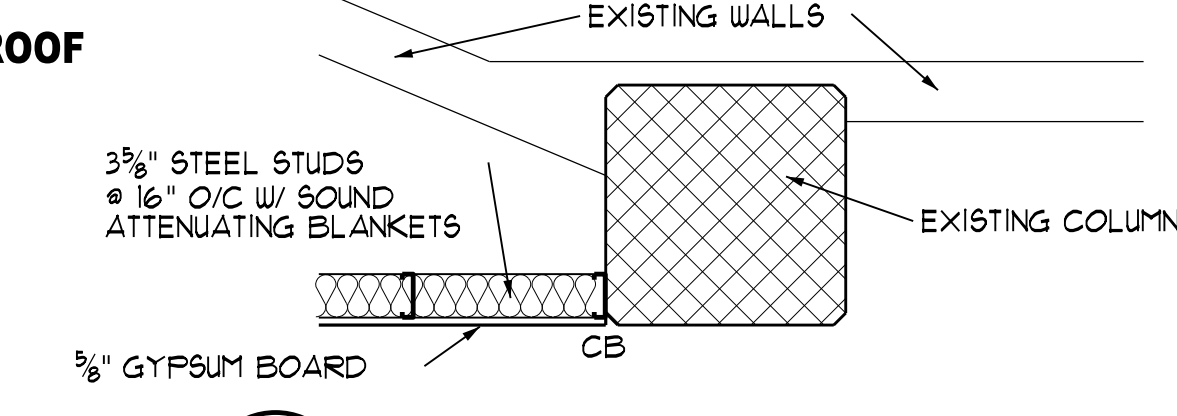
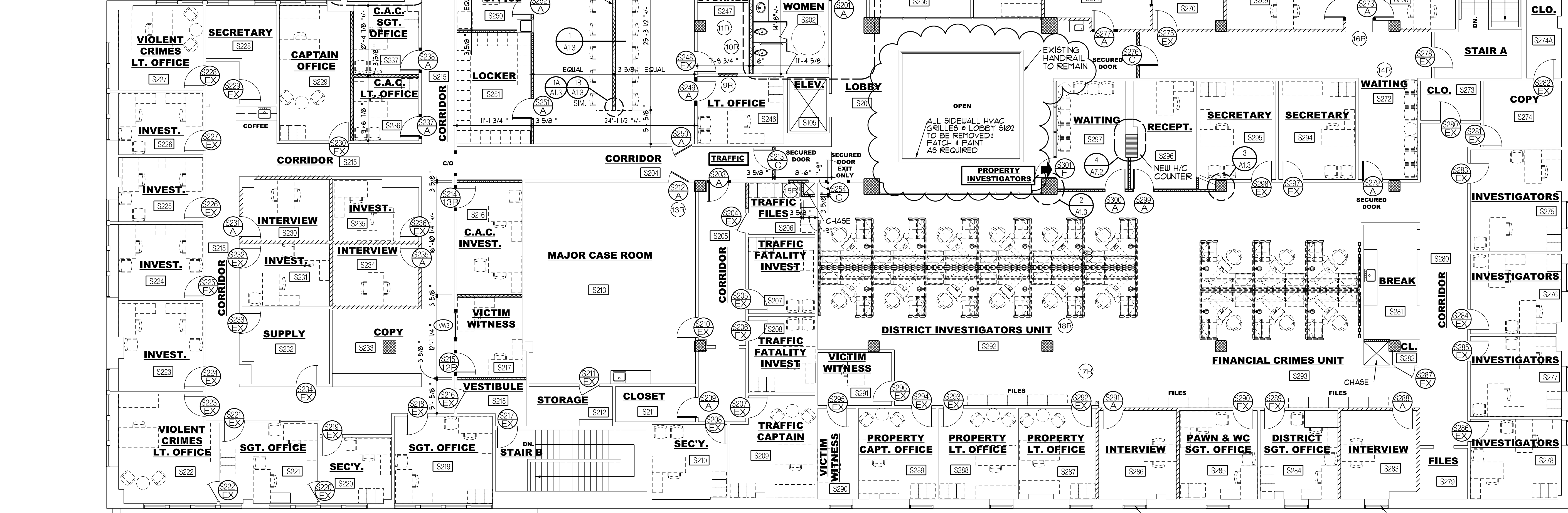
1 DETAIL AT LOW WALL



2 DETAIL @ COLUMN

SEE SHEET A7.3 FOR LARGE SCALE PLAN & SECTION

SEE SHEET A7.2 FOR LARGE SCALE PLAN



3 DETAIL @ COLUMN

**SECOND FLOOR PLAN - SHERIFF'S OFFICE**

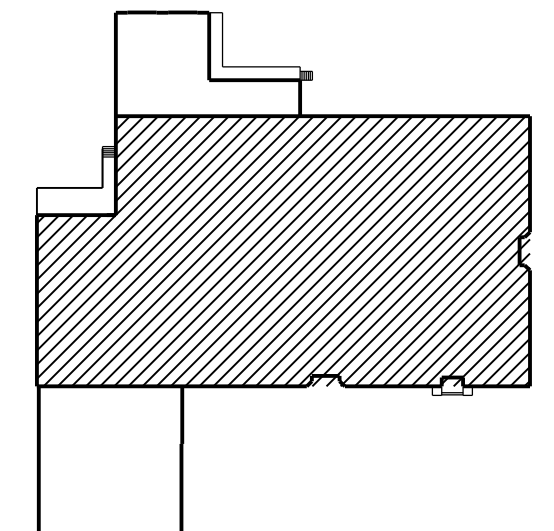
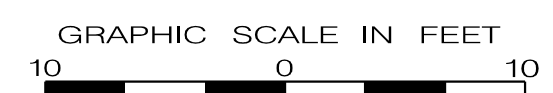
23,575 NET SQUARE FOOTAGE

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

**GENERAL NOTES**

- 1. REFER TO LIFE SAFETY PLAN FOR FIRE EXTINGUISHER TYPES AND LOCATIONS.

NOTE: CLOUDED AREAS HAVE BEEN UPDATED ON ARCHITECTURAL SHEETS ONLY.



KEY PLAN  
NO SCALE