



City of Holly Springs

Date: Wednesday, July 19, 2023
Location: 3235 Holly Springs Parkway

Downtown Development Authority of Holly Springs Business Meeting Agenda 6:00 p.m.

I. CALL TO ORDER

II. NEW BUSINESS

- A. Discuss and approve/deny Vertical Earth change order #10 to install two additional sanitary sewer cleanouts for the Town Center Project in an amount not to exceed \$8,050

Presented by: Robert H. Logan, City Manager

- B. Discuss and approve/deny Vertical Earth change order #11 for touchless water meter lids and nipples for Town Center Project Town homes and City homes in an amount not to exceed \$6,485

Presented by: Robert H. Logan, City Manager

- C. Discuss and approve/deny Twin Oaks Landscape Group, Inc. Maintenance Proposal #23370 in an amount not to exceed \$12,120

Presented by: Robert H. Logan, City Manager

- D. Discuss and approve/deny Tindall Contract RFB #2023-01, and the addendum dated June 27, 2023 among the City of Holly Springs, Georgia the Downtown Development Authority of Holly Springs and Tindall Corporation, GA Division for the Town Center Pre-Cast Parking Deck project and ratify the signatures of the Chairman and Secretary

Presented by: Robert H. Logan, City Manager

- E. Approve/deny the June 21, 2023 meeting minutes

III. REPORTS

IV. ADJOURNMENT

CO 10

SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 06/20/2023

SCOPE OF WORK: Install 2 additional sanitary sewer cleanouts not shown on the plans per CCWSA request.

Description	Quantity	Unit Rate	Total Amount
Materials	1 LS	\$1,500.00	\$1,500.00
Install 2X6" cleanouts on existing 6" PVC sewer line at 18.5' deep	1 LS	\$4,000.00	\$4,000.00
Shoring	1 LS	\$1,500.00	\$1,500.00
		Subtotal	\$ 7,000.00
		15% Markup	\$ 1,050.00
		Total Cleanout Add	\$ 8,050.00

Vertical Earth, Inc.

Kate Ridgely

Date:

6/20/2023

City of Holly Springs

Steven W. Miller, Mayor

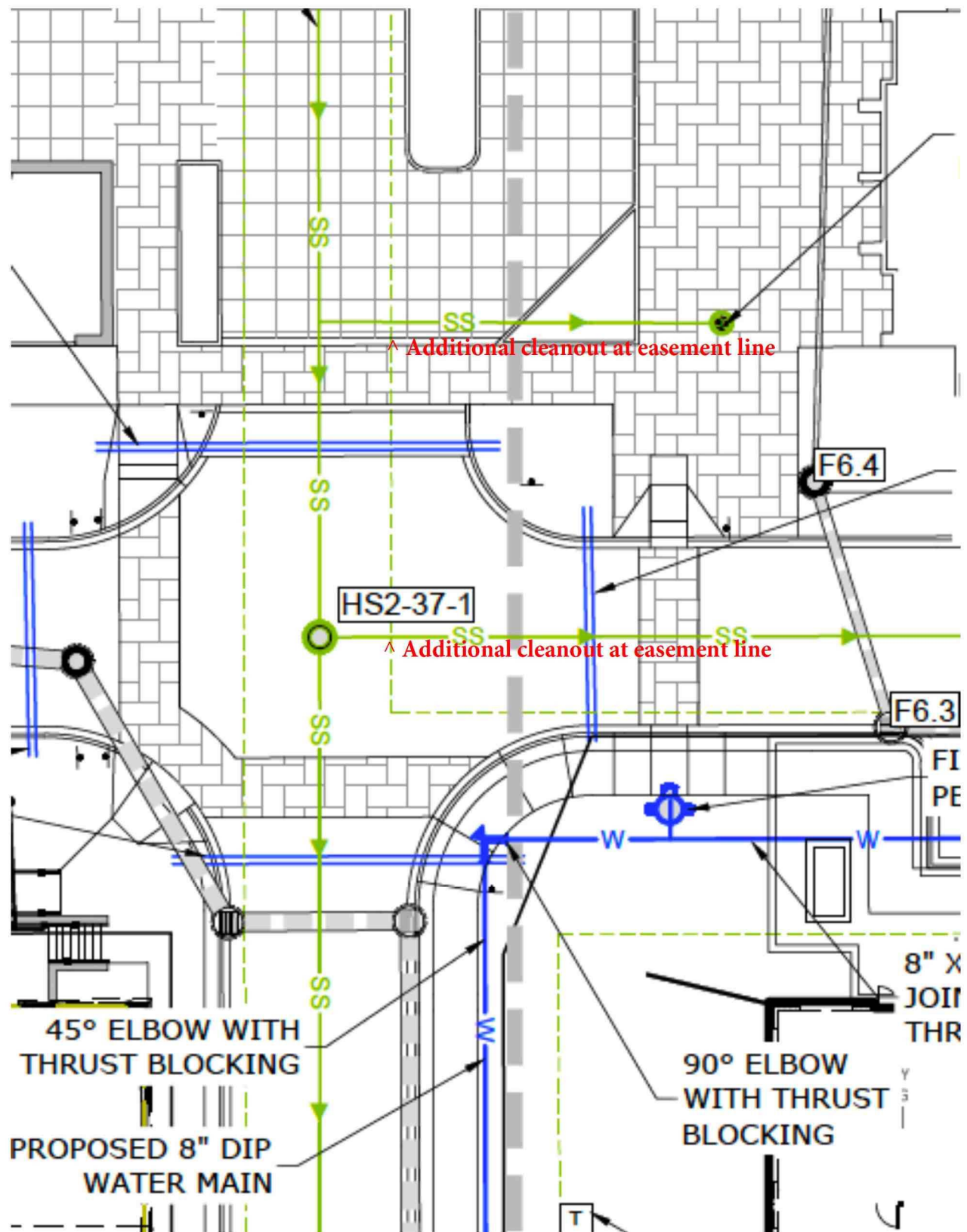
Date:

Downtown Development Authority of Holly Springs

Date:

Attest:

Karen Norred, City Clerk
(Seal)



CO 11

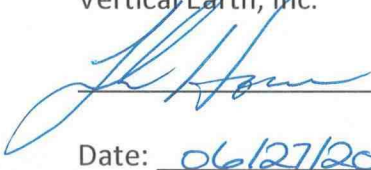
SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 06/27/2023

SCOPE OF WORK: Touchless water meter lids and nipples for Town Homes (35 EA) and City Homes (30 EA).

Description	Quantity	Unit Rate	Total Amount
Touchless Meter Lids	65 EA	\$ 46.75	\$ 3,038.75
Meter Nipples	65 EA	\$ 40.00	\$ 2,600.00
		Subtotal	\$ 5,638.75
		15% Markup	\$ 845.81
Total Touchless Lid (Rounded to the nearest dollar)			\$ 6,485.00

Vertical Earth, Inc.


Date: 06/27/2023

City of Holly Springs

Steven W. Miller, Mayor

Date: _____

Downtown Development Authority of Holly Springs

Date: _____

Attest:

Karen Norred, City Clerk
(Seal)

Twin Oaks Landscape Group, Inc.
P.O. Box 1938
Woodstock, Georgia 30188

Maintenance Proposal

Date	6/21/2023
Proposal #	23370

Customer
City of Holly Springs Downtown Dev Authority of Holly Spinrgs PO Box 990 Holly Springs, GA 30115

Phone #	Fax #	E-mail
770-591-3300	770-591-3398	landscape@twinoaksga.com

Subdivision/Lot
Holly Springs

Months	Frequency	Description	Monthly	Total
12	Bi-Weekly	Detention Pond Maintenance and Weedeating Cut Grass, Edge, Trim Bushes, Clean Walks and Curbs, Spray or Pull Weeds in Beds Only, Police Areas - 26 Visits per Year If accepted, please initial: _____	350.00	4,200.00
12	Bi-Weekly	Roundabout and Shrubs at Fire Station Cut Grass, Edge, Trim Bushes, Clean Walks and Curbs, Spray or Pull Weeds in Beds Only, Police Areas - 26 Visits per Year If accepted, please initial: _____	265.00	3,180.00
12	Bi-Weekly	Hardin House Cut Grass, Edge, Trim Bushes, Clean Walks and Curbs, Spray or Pull Weeds in Beds Only, Police Areas - 26 Visits per Year If accepted, please initial: _____ If accepted a contract will follow.	395.00	4,740.00

Proposal Valid for 30 Days

Total	\$12,120.00
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If accepted, please sign and return a copy to Twin Oaks Landscape

SIGNATURE: _____

Steven W. Miller, Mayor

Date: _____

Attest: _____

Karen Norred, City Clerk

Downtown Development Authority of Holly Springs

Date: _____

PRECAST PARKING DECK CONTRACT

Holly Springs Precast Parking Deck Project Holly Springs, GA

This agreement (hereinafter "**Contract**") made this ____ day of _____, **2023**, among the **City of Holly Springs and Downtown Development Authority of Holly Springs** (hereinafter referred to as "**Owners**"), and **Tindall Corporation** (hereinafter referred to as "**Contractor**"), and relating to work to be performed in the construction of **City of Holly Springs and the Downtown Development Authority of Holly Springs (DDA) Precast Parking Deck Project RFB #2023-01** in the City of Holly Springs, Cherokee County, Georgia, as more particularly described in **Exhibit "J" Legal Description** attached hereto and incorporated herein by reference thereto (hereinafter referred to as "**Project**"). The Engineer for the Project is **Kimley-Horn and Associates, Inc.** (hereinafter referred to as "**Engineer**"). This work is to be administrated by **Stonecrest Homes GA, LLC** (hereinafter referred to as "**Project Manager**"). The terms Owners and Project Manager include their authorized representatives.

WITNESSETH

1. Definitions.

1.1. The Contract Documents. The "Contract Documents" consist of this Construction Contract, plans, specifications and documents as set forth on **Exhibit "A" Plan List**, which plans and specifications are incorporated herein by reference and all other items as reflected in **Exhibit "B" General Conditions**. If the plans and specifications set forth on **Exhibit "A" Plan List** are preliminary plans and specifications, the final plans and specifications shall be consistent with the preliminary plans and specifications, and notwithstanding anything to the contrary in this Contract, the Stipulated Sum shall not be increased as a result of any changes in or further refinements to the plans and specifications unless the final plans and specifications include additional Work requested by the Owners (and not contemplated by or inferable from the preliminary plans and specifications) and the Owners have approved and signed a Change Order in connection therewith. Once the final plans and specifications have been completed by Owners, they shall be substituted for those plans and specifications set forth on **Exhibit "A" Plan List** attached hereto.

1.2. The Work. The "**Work**" is comprised of the installation of **Precast Parking Deck Improvements** and all improvements as outlined in the Contract Documents, **Exhibit "B" General Conditions**, as well as other services contemplated by the Contract Documents and includes all labor and coordination necessary to produce such construction or perform such services and all materials and equipment incorporated or to be incorporated in such construction or required to perform such services. Work not expressly covered by the Contract Documents will nevertheless be furnished by the Contractor if it is reasonably inferable therefrom as being necessary to produce the intended results. The Owner reserves the right to implement changes in the scope of the Work as defined in the Contract documents and by this Contract, which may add to or reduce the cost of certain portions of that Work. If changes are made, a change order shall be completed and approved by Owners and Contractor incorporating the addition or reduction as an extension of this Contract.

1.3. Contractor's Work. Contractor agrees to furnish all labor, material, supplies and equipment, and all services necessary to complete the Work, and shall perform the Work in strict accordance with the terms hereof. The Work is to be done under the direction of the Contractor or its designee and shall be approved by the Owners and Project Manager before Contractor shall be entitled to any payment hereunder.

1.4 The Contractor hereby agrees to commence work under this Contract on or before a date

to be specified in a written Notice to Proceed of the Owners and to fully complete the project within **18 consecutive months** thereafter.

2. Contractor's Responsibilities.

2.1. The Contractor shall supervise and direct the Work using its best skill and attention. The Contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work under this Contract. The Contractor shall personally superintend the work or have a competent superintendent, full time, on the job with authority to act for the Contractor. The project manager and superintendent shall be approved by the Owners and shall not be removed prior to completion of the Work, unless by personal accident, emergency, or by approval of the Owners.

2.2. Unless otherwise specifically noted in the Contract Documents, the Contractor shall provide and pay for all labor, material, equipment, tools, construction equipment and machinery, supplies, water, heat, utilities, transportation and other facilities and services necessary for the proper execution and completion of the Work.

2.3. The Contractor shall, at all times, enforce strict discipline and good order among its employees, and subcontractors, and shall not employ any unfit person or anyone not skilled in the task assigned to him.

2.4. The Contractor warrants to Owners that all materials, supplies, and equipment incorporated into the Work will be new and of good quality, unless otherwise specified in the Contract Documents, and that all Work will be of good quality and performed in a workmanlike manner, free from construction faults and defects and in conformance with the Contract Documents. Owners may consider all Work not conforming to these standards to be defective.

2.5. All rights, title and interest in and to the plans, specifications and drawings shall belong solely to Owners; provided, however, Contractor may keep copies for its internal records. No Contractor, Engineer, Architect or any subcontractor, sub-subcontractor or material supplier shall use any of the plans, specifications or drawings on any other projects.

2.6. The Contractor shall pay at its own expense all sales, consumer, remodel, use and other similar taxes required by law and licenses necessary for the execution of the Work.

2.7. It is the Contractor's responsibility to become familiar with the permit and inspection requirements specified by the various governmental agencies having jurisdiction over the Work. Furthermore, the Contractor shall give all notices required by law and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on the performance of the Work, including, but not limited to, all applicable codes. The Contractor shall notify Owners if the Contract Documents are at variance therewith. Contractor agrees that it shall be solely liable for any failure to properly obtain any license or properly give any notice (including, without limitation, any notice required to be given by Owners) and for any failure to satisfy all requirements of any such permit, fee, license or notice. If Owners have obtained a permit, fee or license or have given a notice, and the Owners assign such permit, fee, license or notice to Contractor, the Contractor agrees to accept such assignment and to be solely responsible for all requirements of such permit, fee, license or notice from the date of such assignment.

2.8. The Contractor shall be responsible for the acts and omissions of all of its employees, all subcontractors, all sub-subcontractors and all suppliers and their agents and employees, and all other persons performing any of the Work for or under a contract with the Contractor, directly or indirectly.

Nothing contained in this Contract shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent, partnership, joint venture, or any other association between Contractor and Owners other than the contractual relationship described herein.

2.9. The Contractor, at all times, shall keep the premises free from accumulation of waste materials or rubbish from and about the Project, as well as provide adequate and safe storage for its tools, construction equipment, machinery and surplus materials. At the completion of the Work, Contractor shall remove all waste materials and rubbish from and about the Project, as well as its tools, construction equipment, machinery and surplus materials and shall leave the Project "broom clean" unless otherwise specified in the Contract Documents.

2.10 The Contractor shall pay all patent royalties and license fees applicable to Contractor's work. The Contractor shall defend suits or claims for the infringement of patent rights and shall hold the Owners and Project Manager harmless from loss on account thereof, but shall not be responsible for such defense or loss when a particular design, process or product of a particular manufacturer(s) is required by the contract documents or where the copyright violations are contained in drawings, specifications or other documents prepared by the Owners or their representatives and/or architects.

2.11 The Owners and their representatives, the Owner's Lender (as hereinafter defined and if applicable) and its representative or any other such designated persons which have been given approval by the Owners shall, at all times, have access to Work whenever it is in preparation or progress, and the Contractor shall permit and facilitate inspection of the Work by Owners, Owner's agents, Owner's tenant(s), Owner's Lender and by public authorities concerned with such Work. The Owners may use the services of a Project Manager to execute their responsibilities.

2.12 The Owners may require a Project Manager to schedule and coordinate the sequence of construction in accordance with the Contract Documents and the latest approved Project construction schedule. With respect to the Contractor's own Work, the Project Manager shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work of each of the Contractors, since these are solely the Contractor's responsibility under the Contract for Construction. The Project Manager shall not be responsible for a Contractor's failure to carry out the Work in accordance with the respective Contract Documents. The Project Manager shall not have control over or charge of acts or omissions of the Contractors, Subcontractors, or their agents or employees, or any other persons performing portions of the Work not directly employed by the Project Manager.

3. **Assignment.** Contractor will not assign this Contract nor assign any money due or to become due to it hereunder without prior written consent of the Owners.

4. **Completion Date.**

4.1. The Contractor shall immediately commence the Work hereunder and continue the Work required under this Contract uninterrupted with due diligence until the Work is completed. All Work required under this Contract shall be completed within **18 consecutive months** as specified in the Notice to Proceed, Contractor shall give Owners not less than 5-day notice in writing of the date upon which Contractor proposes to tender the project as complete and ready for final certification. The contractor shall fully and finally complete the Work (including all punch list items) no later than thirty (30) days after substantial completion or the mutually agreeable days formally communicated in writing during the final punch list generation.

4.2 It is mutually agreed between the parties that time is of the essence in this Contract.

Contractor shall be obligated to keep Owner's Agent fully informed of the progress of the job and to have the necessary materials and labor available when needed. Time for completion shall be extended by the Owners for a reasonable period of time if the Work cannot be performed due to war, acts of God, inclement weather (which shall mean rain in excess of .5" inches per rain event), fire, labor disputes, newly executed government restrictions and regulations, embargoes, action or non-action of public utilities or changes in the drawings or specifications requested by the Owner's Agent, provided that the Contractor advised the Owner's Agent of the extent of any such delay prior to the making of any such changes. Contractor shall be considered to control all of its subcontractors, material suppliers and sub-subcontractors. Any claim for an extension of time shall be made in writing to the Owner's Agent not more than two (2) days after the commencement of the delay; otherwise, an extension shall not be granted. Sundays do not count as delay days. The Contractor shall provide an estimate of the probable effect of such delay on the progress of the Work.

4.3. It is mutually agreed between the parties that time is of the essence in this Contract and that there will be, on the part of the Owner's Agent, considerable monetary damage, including lost profits, in the event Contractor shall fail to complete the Work within the time provided for herein or within any time to which such completion date may have been extended. Accordingly, the sum of **\$500** is hereby agreed upon as liquidated damages to be paid by Contractor to the Owners for each and every calendar day that the time consumed in completing the Work to the point of substantial completion exceeds any Completion Date.

5. Contract Price and Payment Schedule.

5.1. The Stipulated Sum and Contract amount is Three Million Eight Hundred Forty Thousand Dollars (\$3,840,000) (the "Stipulated Sum") based upon the **Schedule of Values ("SOV")** set forth in **Exhibit "C"** attached hereto.

5.2. If, during the term of this Contract, it is necessary for the Contractor to incur additional labor and materials costs, as recommended and verified in writing by the soils engineer engaged by the Owners, as a direct result of an unknown soil condition Contractor shall immediately notify Owners in writing of the estimated costs for such additional Work in a Change Order. Soils are not to be deemed unsuitable for use at a particular time due to a higher (or lower) than optimum moisture content due to weather or construction related activities.

5.3. Periodic payments of the Contract price will be disbursed to the Contractor in compliance with the Application for Payment. The Application for Payment will be submitted to Project Manager as construction progresses as follows:

5.3.1. With each progress payment, the Contractor shall submit to the Project Manager two (2) copies of an itemized **Application for Payment** in form AIA Document G702 as set forth on **Exhibit "D"** attached hereto to blester@stonecresthomesga.com notarized, certifying as to the completion of each item of construction, and that the amount requested is for work actually done and materials actually incorporated into the Project during the period preceding the date of the advance and the value thereof and supported by such data substantiating the Contractor's right to payment as the Owners may reasonably require, and reflecting 5% retainage and less the aggregate of previous payments made by the Owners. Each Application for Payment shall be accompanied by the following, all in form and substance satisfactory to the Owners:

(1) duly executed **Contractor Interim Waiver and Release Upon Payment** (in the form of **Exhibit "E"** attached hereto) from Contractor establishing payment or satisfaction of payment of all amounts requested by the Contractor on behalf of such persons in the **current**

Application for Payment; and;

(2) duly executed **Subcontractor / Supplier Interim Waiver and Release Upon Payment** (in the form of **Exhibit "E-1"** attached hereto) from Contractor, all subcontractors, sub subcontractors, material suppliers and lower tier subcontractors establishing payment or satisfaction of payment of all amounts requested by the Contractor on behalf of such persons in any **previous and current** Application for Payment; and;

(3) if requested, Contractor shall supply to the Owners copies of supporting receipts, certificates or vouchers. If requested, Contractor shall exhibit or cause to be exhibited to the Owners satisfactory evidence, by receipts, certificates or vouchers, that there are no outstanding overdue claims or demands for labor or materials used in the Project, and if any notice of lien be filed, under any mechanic's or other lien law, Owners may suspend further payment under this Contract until such lien shall have been discharged of record. All work which is usually done at the stage of construction when the payment is requested, must in the judgment of the Project Manager and the Lender's Inspector be done in good and workmanlike manner, and materials and fixtures usually furnished and installed at such time shall be furnished and installed and meets expected quality standards and any other items required by the Lender in order to process the Application for Payment.

(4) the Owners reserve the right to withhold funding on stored materials. In the event the Owners do agree to disburse funds based on stored materials, no disbursement shall be made unless the evidence of insurance provides for coverage of such materials, and such materials are kept in a secured location satisfactory to the owners.

(5) all information and materials required to comply with the requirements of the Contract Documents or reasonably requested by the Owners.

No payment shall be made to Contractor unless the Owners have been supplied with lien waivers that are in the form requested. Further, along with each Application for Payment, Contractor shall provide written certifications as set forth on the **Exhibit "D" Application for Payment**. Further, Contractor warrants and guarantees that title to all Work, materials and equipment covered by an Application for Payment, whether incorporated in the Project or not, will pass to the Owners upon the receipt of such payment by the Contractor, free and clear of all liens, claims, security interests or encumbrances, and that no materials or equipment covered by requisition will have been acquired by the Contractor or by other persons performing the Work or furnishing materials and equipment for the Project, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the seller or otherwise imposed by the Contractor or such other person. The Project Manager must certify Contractor's Application for Payment before any payment on such Application for Payment shall be made from Owners to Contractor.

5.3.2. Until the entire Work is completed, the Owners shall make payments compliant with the Application for Payment, to the Contractor. Contractor shall submit, **on or before the Fifth (5th) day of each month** for work complete and in place at the end of the previous month, evidence satisfactory to the Owners of the value of the Work completed equal to **ten percent (10%)** of the value of other Work completed, in accordance with the **Schedule of Values (SOV)** as referenced in **Exhibit "C"**, less the aggregate of previous payments. Contractor shall receive payment on or before the **Twentieth (20th)** day of the following month after the Contractor makes its submission to the Owners as hereinbefore described.

5.3.3. Prior to the payment, Contractor shall comply with all terms that may be reasonably required by the Owners or Owner's construction lender including, but not limited to, inspection of the Work in progress by Owners or their agents. However, the Owners shall not hold back more than

five percent (5%) of the Stipulated Sum unless withheld pursuant to Sections 4.3, 5.3.4., 5.3.7., 8, 10.3, 19 or **Exhibit "C" Schedule of Values (SOV)** herein. Contractor shall not cover any Work until the required inspections by the Owners, Owner's agents and governmental entities performing inspections. In addition, the Contractor shall provide any and all documentation which the Owners or Owner's Lender (as hereinafter defined) may reasonably require prior to the Application for Payment.

5.3.4. Any payment(s) may be withheld by the Owners on account of: (a) defective Work not remedied; (b) claims filed; (c) failure of the Contractor to make payments properly to subcontractors or for labor, materials or equipment; (d) damage to the Owners or to another contractor; (e) unsatisfactory prosecution of the Work by the Contractor; (f) if the cost or agreed upon price as outlined in Contractor's SOV, **Exhibit "C"** of completion of the Work exceeds the remaining portion of the Contract price; or (g) Owners have reasonable concern that there will be a substantial schedule overrun.

5.3.5. In the event the Owners fail to pay to Contractor any payment within ten (10) days after it is due, unless permitted to be withheld pursuant to any portion of this Contract, then Contractor may, if the Owners do not make the payment within five (5) days after written notice of the default in payment, stop Work and recover from the Owner's payment for all Work executed.

5.3.6. Payment to the Contractor shall not be construed as evidence of Contractor's proper performance hereunder. Contractor's responsibilities shall survive the completion and acceptance of the Work and payments, therefore. The acceptance of final payment shall constitute a waiver of all claims by the Contractor, except those previously made in writing and still unsettled.

5.3.7. Pay-Request checklist, see **Exhibit "G"**.

5.4 Final Payment constituting the entire unpaid balance of the Stipulated Sum shall be made by the Owners to the Contractor when (1) the Contract has been fully performed by the Contractor including the Contractor's responsibility to correct nonconforming Work as provided in the General Conditions and to satisfy other requirements, if any, which necessarily survive final payment; and (2) a final Application for Payment has been approved by the Owners, and Project Manager. In consideration of the foregoing, the final payment shall be made by the Owners not more than 45 days after the Contractor has satisfied all the conditions for the final Application for Payment.

5.4.1 All Work, including punch list items, shall be completed and accepted by the Owners, the Engineer, the Lender's representative, if applicable, and all other authorities having jurisdiction over the Work, except those items which are beyond Contractor's control.

5.4.2 In order to process the final Application for Payment, notwithstanding anything to the contrary contained in the Contract, the Contractor shall supply:

5.4.2.1 The Contractor's Waiver and Release Upon Final Payment (**Exhibit "F"**) for the amount of the Final Payment, and

5.4.2.2 A Waiver and Release Upon Final Payment from each of its subcontractors and suppliers waiving their rights through the date of the current Application for Payment and evidence a zero-sum due (**Exhibit "F-1"**), and

5.4.2.3 Contractor Affidavit and Waiver of Lien (**Exhibit "F-2"**) in exchange for a promise to pay from the Owners, and

5.4.2.4 All foregoing lien waivers shall be in conformity with applicable Materialman's lien waivers as may be required by the Owners, Project Manager, the Engineer or the Lender, and

5.4.2.5 Three (3) sets of As-Built drawings of the Project and marked up by Contractor, if not built to plans or if requested by Project Manager, and

5.4.2.6 The issuance of final governmental approvals and certifications to include but not limited to the detention pond, City right-of-way road work and the utilities as applicable.

5.4.2.7 The Contractor's Warranty which shall specifically warranty that all materials and workmanship utilized or employed by the Contractor in the completion of the Work is warranted against all deficiencies and defects in materials and workmanship for the period of one year from the date(s) of final completion of the Contractor's Work or the acceptance of the Work by appropriate Governmental authority, whichever is longer. The Work should be warranted to the Owners and/or assignees and the assignees constitute a third-party beneficiary that has the right, but not the obligation, to enforce the terms thereof to no lesser extent as Owners. In exchange for the final payment, the Contractor shall supply final, unconditional lien waivers for all its subcontractors in conformity with applicable Materialmen's lien waivers as may be required by the Owners, the Engineer or the Owner's Lender and the "promise to pay" letter to the Contractor shall be deemed to have been satisfied.

6. Extras.

No extra work or charges claimed by Contractor will be recognized or paid for unless approved in writing by Owners before the alleged extra Work is done or the alleged charges incurred. No extra work or changes approved in writing by Owners shall be paid until approved in writing by the Owners by a change order ("Change Order"). The Stipulated Sum and the Completion Date may be changed only by Change Order agreed to by Owners and Contractor. The cost or credit to the Owners from a change in the Work shall be determined by mutual agreement. Contractor shall deliver to Owner a complete and correct account of the actual cost or agreed upon price as outlined in Proposal and SOV of the Change Order and shall provide evidence satisfactory to the Owners supporting such actual cost or agreed upon price as outlined in **Exhibit "C"** SOV before the Owners shall be required to make any payments for the Change Order. Both the Contractor and the Owners agree that the unit prices outlined in **Exhibit "C"** SOV can and will be used for the purpose of delineating costs and for change orders on any site changes made which pertain to changing quantities.

7. Protection of Persons and Property.

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions to prevent damage or injury to: (a) all employees on the Work; (b) all the Work and all materials and equipment to be incorporated there; (c) other property at the site or adjacent thereto. Contractor shall comply with all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss, including OSHA requirements. All damages or loss to any property or person to the extent caused by the Contractor, any subcontractor or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, shall be remedied by the Contractor.

8. Delays and Termination.

8.1 If the Contractor should: (1) be adjudged bankrupt or insolvent or apply for reorganization or arrangement or composition of creditors under State or Federal insolvency or bankruptcy laws; or (2) make a general assignment for the benefit of its creditors; or (3) suffer a receiver to be appointed over any of its property; or (4) refuse or fail to supply enough properly skilled workers and/or proper materials; or (5) fail to make prompt payment to its employees, subcontractors and material suppliers; or (6) disregard the instructions of the Owners and/or the Owner's Lender; or (7) fail to perform promptly and diligently, in accordance with the provisions of this Contract; or (8) fail to maintain the Construction Schedule; or (9) is

guilty of a substantial violation of any provision of this Contract, or (10) fail to correct defective Work or fails to carry out the Work in accordance with the Contract Documents, or (11) causes any lien to be filed on the project and does not timely bond off as contemplated in 10.3, then the Owners, if the Contractor does not correct the defect within two (2) days after written notice thereof (or such longer time as may be mutually agreed upon) by a written order signed by the Owners or an agent empowered by the Owners, may without prejudice to any other rights or remedies in law or equity of the Owner's order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of the Owners to stop the Work shall not give rise to any duty on the part of the Owners to exercise this right for the benefit of the Contractor or any other person or entity. Owners may, at any time, at their discretion, terminate and cancel this Contract (or for a portion of the Work described in this Contract on a case-by-case basis) (without regard to default by Contractor) upon giving written notice of such termination and cancellation to Contractor. If the Owners exercise said right of termination and cancellation, the Owners shall pay to the Contractor, within forty-five (45) days of the date of the giving of such notice, a sum equal to the portion of the Stipulated Sum due and owing based on the Work properly completed to the date of the giving of such notice in accordance with the **Exhibit "C"** SOV and upon certification by the Engineer and less any sums that may be due and owing to the Owners under Sections 4.3, 5.3.4, 8, 10, 19 or Exhibit B of the Contract or otherwise contained herein and contingent on Contractor providing required documentation as detailed in Section 5 Contract Price and Payment Schedule. Notwithstanding anything to the contrary in this Contract, Contractor acknowledges that Contractor shall not be entitled to any payment for any Work not completed as of the date of termination.

8.2 The Owners may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as the Owners may determine. An adjustment, if justified, shall be made for increases in the cost of the performance of the Contract once Work is resumed upon the Owner's written notification to the Contractor, including profit on the increased cost of performance, caused by suspension, delay or interruptions. No adjustment shall be made to the extent that performance is, was or would have been so suspended, delayed or interrupted by another cause for which Contractor is responsible; or that an equitable adjustment is made or denied under another provision of this Contract.

9. Guaranty and Warranties.

9.1 Contractor shall be responsible for, and shall remedy any defects in, its Work or in the Work of its subcontractors and/or materials and pay for any damages to other Work resulting therefrom which are discovered within a period of one (1) year from the date of final acceptance of the Work ("Warranty Period"). Neither payment nor acceptance of the Work or termination of the Contract shall relieve Contractor of liability in response to any warranties or responsibilities for faulty material or workmanship discovered within the Warranty Period. Contractor shall assign all warranties to the Owners, which extends beyond the Warranty Period. Notwithstanding the foregoing, Contractor shall warranty or guarantee all Work and/or materials of the Project as required in the criteria drawings and outline specific options. Nothing contained in this paragraph shall be construed to establish a period of limitation with respect to other obligations which Contractor has under the Contract Documents. The establishment of the Warranty Period for correction of the Work as described above relates only to the specific obligation of the Contractor to correct the Work and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work. Notwithstanding the foregoing, any warranty of a subcontractor, supplier or manufacturer shall not be limited by the foregoing.

9.2 In the event of an emergency repair to an item under warranty, Contractor agrees to affect the repair at its own cost in a timely manner. If the Contractor does not affect the repair in a timely fashion,

the Owners shall affect the repair and Contractor shall reimburse the Owners at cost plus 15%.

9.3 The Contractor shall make available **at eleven (11) months** after the date of substantial completion the project manager at a minimum for a warranty walk-through. Contractor shall then correct within thirty (30) calendar days of such walk through any warranty item noted. If the Contractor does not affect the repair in a timely fashion, the Owners shall affect the repair and Contractor shall reimburse the Owners at cost plus 15%.

10. Indemnity and Liens

10.1 To the fullest extent permitted by law, Contractor agrees to indemnify, defend and hold harmless the Owners and all of their respective directors, officers, employees, contractors, officials, volunteers and agents (individually, an "Indemnitee" and collectively, the "Indemnitees") from and against any and all liabilities, claims, suits, losses, damages, costs and expenses (including but not limited to attorneys' fees and court costs, including all costs of appeals) arising out of or resulting from the performance of services and duties (including omissions) hereunder by Contractor, or any subcontractor, sub-subcontractor, supplier or any other person for whom Contractor is responsible and their agents or servants, (including, but not limited to, the negligence of Contractor and liabilities arising out of activities with respect to which strict liability attaches under application law) except to the extent caused by the negligence of the Owners and all of their respective directors, officers, employees, officials, volunteers and agents. If any claim or demand is made against any Indemnitee for any matter addressed herein, any payments to come due or thereafter to become due to Contractor may be held by the Owners to cover such losses and expenses.

10.2 To the fullest extent permitted by law, subcontractor agrees to indemnify, defend and hold harmless Contractor and the Owners and all of their respective directors, officers, employees, officials, volunteers and agents (individually, an "Indemnitee" and collectively, the "Indemnitees") from and against any and all liabilities, claims, suits, losses, damages, costs and expenses (including but not limited to attorneys' fees and court costs, including all costs of appeals) arising out of or resulting from the performance of subcontractor's services and duties (including omissions) hereunder (including, but not limited to, the negligence of subcontractor and liabilities arising out of activities with respect to which strict liability attaches under application of law) except to the extent caused by the negligence of Contractor or Owners. This indemnification obligation will not be limited in any way by any limitation on the amount or type of insurance carried by subcontractor or by the amount or type of damages, compensation, or benefits payable by or for subcontractor or any insurance carried by subcontractor or by the amount or type of damages, compensation, or benefits payable by or for subcontractor or any lower-tier subcontractor under Worker's Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. If any claim or demand is made against contractor or any Indemnitee for any matter addressed herein, any payments to come due or thereafter to become due to subcontractor may be held by contractor to cover such losses and expenses Contractor will supply the Owners with a separate indemnification from the subcontractors to the Contractor that will be provided to the Owners.

10.3 Contractor will not at any time suffer or permit any lien, attachment, or other encumbrances of whatsoever kind, under any laws of the state or otherwise, by any person or persons whomsoever, to remain on the Property. If any subcontractor or supplier files any claims or liens against the Property, the Contractor shall, within 15 days therewith, bond off such liens, secure their satisfaction and cancellations, assuming Owner has made payments, if appropriate, with respect to said claims or liens. In the event that same is not removed within said fifteen (15) days, Owner may remove the same at the expense, including cost of legal fees of Contractor, which shall be deducted from the Stipulated Sum. The filing of a lien by the Contractor or its subcontractors may delay timely payment on Contractor's payment application.

10.4 The Contractor further expressly undertakes to defend, at the Contractor's sole expense, against any actions, lawsuits or proceedings brought against any Indemnitee as a result of liens filed against

the Work, the site of any of the Work, the Project site and any improvements thereon or any portion of the property of Owner (referred to collectively as liens in this Section). The Contractor hereby agrees to indemnify and hold the Indemnitees harmless against any such liens or claims of lien and agrees to pay any judgment or lien resulting from any such actions, lawsuits or proceedings. Contractor expressly agrees that indemnification of any Indemnitee, pursuant to this section of the Contract, is made with full knowledge that progress payments may be made directly to subcontractors or material suppliers by the Owners. Contractor also agrees to provide the Owners with its Financial Statement if requested by Owners. Further, the Contractor agrees to indemnify the Owners from any loss due to disbursing funds to Contractor on a "Draw Delay" basis when Contractor is providing anything other than unconditional lien waivers as to Contractor and all subcontractors.

10.5 The Owners shall release any payments withheld due to a lien or claim of lien if the Contractor shall have such lien discharged of record and obtains security acceptable to the Owners or a lien bond which is: (1) issued by a surety acceptable to the Owners, (2) in form and substance satisfactory to the Owners, and (3) in an amount not less than One Hundred Fifty percent (150%) of such lien claim or such higher amount as may be required by the **City of Holly Springs**. By posting a lien bond or other acceptable security, however, the Contractor shall not be relieved of any responsibilities or obligations under this Section, including, without limitation, the duty to defend and indemnify the Indemnitees. The cost of any premiums incurred in connection with such bonds and security shall be the responsibility of the Contractor and shall not be part of, or cause any adjustment to, the Stipulated Sum.

10.6 Notwithstanding the foregoing, the Owners reserve the right to settle any disputed mechanic's or material supplier's lien claim by payments to the lien claimant or by such other means as the Owners, in the Owner's sole discretion, determines is the most economical or advantageous method of settling the dispute. The Contractor shall promptly reimburse the Owners, upon demand, for any payments so made.

10.7 In the event that the Owners and Contractor are found to be concurrently negligent for any acts or omissions arising under this Contract, then each shall be responsible for its sole proportionate share.

11. Insurance.

11.1. Contractor shall, at its expense, prior to the commencement of any Work, insure and keep insured during the term of this Contract and one (1) year warranty period, all liability assumed by it hereunder and shall furnish the Owners with evidence of insurance coverage to protect the Owners, Project Manager and Owner's Lender (if applicable) in the form, amount and with an insurer satisfactory to the Owners. Contractor, at a minimum, shall maintain:

11.1.1 Workers' Compensation and Employers Liability:

- | | | |
|-----|-------------|--|
| (1) | Coverage A: | Per State Statute, or if not required by State Statute, minimum coverage as denoted below in Coverage B. |
| (2) | Coverage B: | \$1,000,000 Each Accident
\$1,000,000 Disease-Policy Limit
\$1,000,000 Disease-Each Employee |

11.1.2. Commercial General Liability:

- | | |
|-----|---|
| (1) | \$2,000,000 General Aggregate |
| (2) | \$2,000,000 Products-Completed Operations Aggregate |
| (3) | \$1,000,000 Each Occurrence |

- (4) \$1,000,000 Personal Injury

THE COMMERCIAL GENERAL LIABILITY SHALL PROVIDE AT A MINIMUM THE FOLLOWING COVERAGES:

- (5) Operations of the Contractor
- (6) Operations of subcontractor. (Contingent Liability)
- (7) Products/Completed Operations. (To be carried at least two years after full and final completion of the Work.)
- (8) Personal injury including employee related claims.
- (9) Employees as additional insured.
- (10) Property damage hazards of Explosion, Collapse and Underground.
- (11) Contractual Liability.

11.1.3 Comprehensive Automobile Liability:

- (1) \$1,000,000 Combined single limit bodily injury and property damage for all owned, non-owned and hired automobiles.

11.1.4. Umbrella Liability

- (1) \$5,000,000 Each Claim
\$5,000,000 Annual Aggregate
- (2) The umbrella liability shall provide excess limits over and above the commercial general liability, employer's liability and comprehensive automobile liability limits as stated in this article.

11.1.5. Builders Risk

- (1) Coverage with limits not less than the total completed value of the structures (all material and labor costs, excluding land value)

11.1.6 Professional Liability Insurance

Contractor shall procure and maintain Professional Liability Insurance, if the Work involves the rendering of any "Professional Services" either directly by the Contractor or through any of the Subcontractors or Consultant for whom the Contractor may be legally liable. Contractor's Professional Liability Insurance shall be written with a minimum limit of five million dollars \$5,000,000, in the aggregate and shall include full prior acts coverage. The Contractor shall maintain its professional liability insurance from the Commencement Date of the Work through the Statute of Repose in the state where the Project is located. Coverage shall not include any exclusions related to: Scope of the professional services; delays in project competition and costs overruns; who is authorized to notify the carrier of a claim or potential claim; and mold, fungus, asbestos, pollutants or other hazardous materials. The requirement of the Contractor to purchase Professional Liability insurance is at the sole discretion of the Owner.

11.1.7 Contractor's Pollution Liability Insurance

Contractor shall procure and maintain Contractor's Pollution Liability insurance, if the Work involves the handling, abatement, treatment, storage and disposal of, clean-up or removal of any pollutant or hazardous material, whether occurring at or away from the project site. Contractor's pollution liability insurance shall cover bodily injury, property damage, including the loss of use of damaged property or property that has not been physically injured, abatement/cleanup, defense cost resulting from liability arising out of pollution conditions including, but not limited to exposures arising from silica, water intrusion, petroleum products, asbestos, lead paint, tank removal, removal of contaminated soil, EFIS, bacteria, fungi or mold. The Contractor shall obtain per occurrence and aggregate limits of five million dollars \$5,000,000. Contractor shall maintain its pollution liability insurance coverage from the Commencement Date of the Work through the Statute of repose in the state where the Project is located. The requirement of the Contractor to purchase Pollution Liability insurance is at the sole discretion of the Owner.

11.1.8 Leased Employee Liability

If Contractor leases one or more employees through the use of a payroll, employee management or other company, Contractor must directly procure worker's compensation/employer's liability insurance. The insurance shall be written on a "Minimum Premium" or "if Any" policy form. In addition, the workers compensation/employer's liability coverage provided to and for the leased employees by the payroll, employee management or other company must be evidenced and include an Alternative Employer/Leased Employee Endorsement, naming Contractor as the alternate employer. The employer's liability must be scheduled under the umbrella policy.

11.1.9 Riggers Liability

Riggers Liability insurance with minimum per occurrence limits the greater of (a) Two Million Dollars (\$2,000,000), or (b) equal to the value of the equipment being lifted, or (c) the limit contained in the Contractor's or Subcontractor's Riggers Liability insurance policy. Claims made policies are not acceptable unless approved by Owner in writing and are subject to additional insurance requirements. The Riggers Liability insurance policies will be the broadest form available. In addition to the coverage provided by the Riggers Liability insurance policy, if not already included in such coverages, such insurance (i) shall also provide coverage for loss or damage to all property, including not only property in operator's care, custody, and control, but also consequential damage to all other property arising from all crane and/or rigging operations, and (ii) shall include: Boom Overload and Collapse, Over-the-Road Liability, Debris Removal, Preservation of Property, and if applicable, Property in Transit. All damages to the crane are the sole responsibility of the Contractor or Subcontractor(s) transporting, using, or operating the crane, and the Contractor and such Subcontractor(s) waive, and shall cause all applicable insurance carriers providing physical damage insurance on the crane to also waive, all rights of recovery against the Additional Insureds, Contractor and all other parties with interest in the Project for all damages to the crane.

11.1.10 Property Insurance

Contractor is responsible for their tools and equipment including, but not limited to tools, construction trailers and their contents, and other personal property and/or equipment that is used in the performance of the Work but not actually incorporated into the Work, whether owned, leased, rented or borrowed or in the care, custody or control of Contractor or any Subcontractor. Contractor acknowledges and agrees that the Owner will not be responsible for any loss or damage to their tools and equipment. If insured, the

Contractor's insurance policies covering tools and equipment will include a Waiver of Subrogation and any rights of recovery in favor of the Owner.

11.2 Any other insurance necessary to insure all liability assumed by Contractor under this Contract.

11.2.1 Waivers of Subrogation. Notwithstanding anything else in this Contract, the Owners and Contractor waive all rights against each other and any of their subcontractors, sub subcontractors, agents and employees, each of the other, from damages cause by fire or other perils to the extent covered by property insurance obtained pursuant to this Contract or other property insurance applicable to the Work, except such rights as they have to proceeds of such insurance held by the Owners as fiduciary. The Owners or Contractor, as appropriate, shall require of the Architect and Architect's consultants, if any, and the subcontractors, sub-subcontractors, agents and employees of any of them, by appropriate agreements, written where legally required for validity, similar waivers each in favor of other parties enumerated herein. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property.

11.3. All Contractor's insurance policies (excepting Worker's Compensation) shall contain a commitment of the Insurer to provide that (a) the policies name and insure the Owners and Project Manager and the Contractor as their interests appear, including Owner's Lender, if any, and (b) shall not be canceled or the amount of liability reduced without thirty days prior written notice to the Owners, Owner's Lender and Contractor, and shall not contain any release or waiver of liability of the insurer for failure to give such notice. Furthermore, the Cancellation Clause on the insurance certificates should provide that the company shall provide a 30-day notice of any cancellation. (Specifically, the Cancellation Clause on the insurance certificate will delete the words "endeavor to" in the language that reads the company will endeavor to give 30 days notice of any cancellation. Also, the last two lines will be deleted that begin with "but failure to mail...".) In addition, to any certificates of insurance evidencing such insurance coverage, the Owners and Owner's Lender shall be provided an actual copy of the insurance policy and a copy of the endorsement or endorsements thereto which shall reflect the interest of the Owners and Owner's Lender. Contractor shall require similar insurance coverage from each of its subcontractors except that the policies shall not include the umbrella liability insurance coverage set forth in paragraph 11.1.4., and the Architects Errors and Omissions Insurance set forth in paragraph 11.1.5 and the policies shall not name Owners or Owner's Lender as additional insured parties.

11.3.1 Before commencing the Work, Contractor shall furnish a Certificate(s) of Insurance, satisfactory to Owner from each insurance company showing that the above insurances are in force, stating policy numbers, dates of expiration, and limits of liability thereunder, and further providing that should any of the described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

11.3.2 Upon request, Contractor shall furnish copies of any of the above required insurance policies.

11.3.3 Owner and any of their respective officers, agents, or employees and affiliates, parents and subsidiaries shall be named as additional insured under the policies of insurance maintained by the Contractor (with the exception of Workers Compensation and Professional Liability insurance), whether during the performance of the Work or any time thereafter, that may in any respect be applicable to matters, claims, or suits arising out of or related to this Contract Agreement, and Contractor will submit

with the Certificate of Insurance a copy of the additional insured endorsement on ISO Form CG 20 10 10 01 (ongoing operations) and GC 20 37 10 01 (products-completed operations) or equivalent by which all parties required to be listed by Owner as an additional insured are deemed so listed. Contractor hereby waives all rights of recovery from the Owner and any other entities added as additional insured, including but not limited to rights of subrogation with respect to any matter, claim or suit that is to be covered by insurance to be maintained by Contractor pursuant to the Contract Documents. All policies required of Contractor hereunder shall not contain any form of additional insured endorsements or limitations in said policies that require privity of contract between Contractor and Additional Insureds to afford them status as additional insureds under said policies. Such policies that contain such endorsements or limitations will not be acceptable.

11.3.4 It is expressly agreed and understood by and between Contractor and Owner that all insurance, whether issued on a primary or excess basis, afforded the additional insureds shall be primary insurance to any other insurance available to the additional insureds and that any other insurance carried by the additional insureds shall be excess of all other insurance carried by the Contractor and shall not contribute with the Owner's insurance.

11.3.5 Contractor agrees that the amount of insurance available to Contractor and the additional insureds shall be the full amount of the loss up to the policy limits of liability and shall not be limited to the minimum requirements of this Contract.

11.3.6 Contractor shall require all Subcontractors and Sub-subcontractors to provide the same insurance and comply with all conditions as stated in the Insurance Requirement section, including adding the Owner as additional insureds where required. Contractor agrees to obtain from Subcontractor's insurance company Certificates of Insurance as evidence of the required insurance, including the provision that all policies will not be canceled or allowed to expire or materially changed until 30 days prior notice has been given to the Contractor.

11.3.7 Contractor's insurance shall apply separately to each insured or additional insured, except with respect to the limits of insurance.

11.3.8 The insurance requirements set forth in minimum amounts shall not be construed to relieve Contractor for liability in excess of such coverage. Contractor is solely responsible to inform itself of the types and amounts of insurance it may need beyond the requirements specified in this Agreement to protect itself.

11.3.9 All liability policies shall include cross liability coverage and a standard ISO separation of insureds provision, or its equivalent.

11.4. Contractor shall, before commencing Work, submit a certificate of insurance for its insurance policies as follows:

Certificate Holder: City of Holly Springs
Downtown Development Authority of Holly Springs
PO Box 990
Holly Springs, GA 30142

Additional insured: Downtown Development Authority of Holly Springs; City of Holly Springs; Stonecrest Homes GA, LLC; and Odyssey Development Group, LLC

Description of Operations/Location/Vehicles shall state "Construction of Precast Parking Deck.

Commercial General Liability policies shall be endorsed to:

1. Provide that such insurance shall be primary in respect to any insurance or self-insurance maintained by the City
2. Each insurance policy shall provide that coverage shall not be canceled except after ninety (90) days' written notice has been provided to the Owners

11.5. If Contractor suffers a loss, cost, damage or expense resulting from fire, explosion or other casualty in connection with the premises in which the Project is situated and Contractor failed to maintain in force insurance required by this Contract, then Contractor may not seek reimbursement from the Owners or their agents for such loss, cost, damage or expense.

12. Documents to be Provided to the Owners. Before commencing that portion of the Work, copies of the following items shall be submitted to the Owners:

12.1. All names and contact information for subcontractors who will be working on the Project.

12.2. Other Cost Supporting Information: The Owners may require from time to time additional information that is not listed in this Section. Other requests will be communicated to the Contractor on an as needed basis, including but not limited to budget versus actual cost or agreed upon price as outlined in **Exhibit "C" SOV**, reports for labor units, material, subcontracts, etc.

13. Contractor's Loss. Contractor shall be solely responsible for the protection of its tools, equipment, supplies and materials while on the job and shall carry insurance on its tools, equipment, supplies and materials to protect its interest therein until such materials are incorporated into the project.

14. Right of Audit. Intentionally Deleted.

15. Cumulative Remedies. The remedies herein provided shall be construed to be cumulative rather than exclusive of each other or any other remedy. The giving of notice when not required shall not thereafter oblige the giving of notice and the waiver of any existing right or condition shall not be deemed as a waiver of such right or condition for the future.

16. Notices. Any notice required hereunder may be served personally or by US registered or certified mail or by courier, addressed to the Owners:

City of Holly Springs
Downtown Development Authority of Holly Springs
PO Box 990
Holly Springs, GA 30142
Phone: (770) 345-5536

With a copy to: Stonecrest Homes GA, LLC
625 West Crossville Road
Suite 204
Roswell, GA 30075
Phone: (770) 426-5300

And to Contractor: Tindall Precast
3361 Grant Road
Conley, GA 30288

If mailed, the notice shall be considered as served on the day following the date of mailing. Either party may upon written notice to the other, specify a different address for the serving of notice.

17. **Titles.** Titles of articles are used in the Contract solely for the convenience of those examining it and are not to be resorted to as aids in its construction or interpretation.

18. **Successors and Assigns.** This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

19. **Owner's Right to Carry Out the Work.** Owners may, if Contractor defaults or neglects to perform the Work properly or fails to perform any provision of the Contract Documents, or does or omits to do, anything whereby safety or proper construction may be endangered or whereby damage or injury may result to person or property, after three (3) calendar days written notice to Contractor, without prejudice to any other remedy the Owners may have, make good all work, material, omissions or deficiencies. In such case, an appropriate Change Order shall be issued deducting from the payments then or thereafter due the Contractor the cost incurred by the Owners, including compensation for architect's or engineer's additional services made necessary by such default, neglect or failure, but no action taken by the Owners granted by this Contract or by law shall relieve Contractor from any consequences or liabilities arising from such acts or omissions. If the payments then or thereafter due the Contractor are not sufficient to cover any amount due the Owners thereunder, then, in addition to any other remedy due the Owners, the Contractor shall pay the difference to the Owners.

20. **Contractor Certification.** The Contractor and all subcontractors involved in grading, utilities and other earth disturbing activities shall implement and maintain all the pollutant control measures required by local, state and national authorities. The Contractor and all subcontractors performing earth disturbing activities will also comply with all terms and conditions of the Storm water General-Construction Permit. The Contractor and each sub contractor performing earth disturbing activities will complete the attached **Exhibit "I" Contractor Certification**. A copy of all fully executed **Exhibit "I" Contractor Certification** will be provided to the Owner and a copy maintained on site, prior to any earth disturbing activities.

21. **Records at the Site.** The Contractor shall maintain at the site for the Owner one record copy of the drawings, specifications, addenda, Change Orders and other modifications, in good order and marked currently to record changes and selections made during construction, and in addition approved Shop Drawings, Product Data Samples, and similar required submittals. This along with two copies shall be delivered to the Owner upon completion of the Work.

22. **Agreement to Arbitrate.** All claims, disputes and matters in question arising out of, or relating to, this Contract or the breach thereof shall be decided by binding, mandatory arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association in effect at the time, unless the parties mutually agree otherwise. This agreement to arbitrate shall be specifically enforceable. The arbitration will be held in Cherokee County, Georgia and the prevailing party in such action will be awarded its reasonable attorneys' fees and expenses and shall also be entitled to and award reimbursing its share of all fees related to the cost of arbitration, whether paid to the American Arbitration Association or to the arbitrator. Absent consent of the parties, no discovery will be permitted.

EXCEPTION. This agreement to arbitrate shall not apply to any claim for contribution or indemnity asserted by one party to this Agreement against the other party and arising out of an action brought in a state or federal court or brought in arbitration by a person who is under no obligation to arbitrate the subject matter of such action with either of the parties hereto and who does not consent to such arbitration.

23. List of Exhibits.

Exhibit "A"	Plan List
Exhibit "B"	Site Work General Conditions
Exhibit "C"	Schedule of Values
Exhibit "D"	Application for Payment
Exhibit "E"	Contractor Interim Waiver and Release Upon Payment
Exhibit "E-A"	List of Subcontractors
Exhibit "E-1"	Subcontractor / Supplier Interim Waiver and Release Upon Payment
Exhibit "F"	Contractor Waiver and Release Upon Final Payment
Exhibit "F-1"	Subcontractor / Supplier Waiver and Release Upon Final Payment
Exhibit "F-2"	Contractor Affidavit and Waiver of Lien
Exhibit "G"	Pay Request Checklist
Exhibit "H"	Intentionally Deleted
Exhibit "I"	Contractor Certification (for NPDES)
Exhibit "J"	Legal Description
Exhibit "K"	(Intentionally Deleted)
Exhibit "L"	(Intentionally Deleted)

IN WITNESS WHEREOF, the parties have executed this Contract on the day and year first above written.

Owners:
City of Holly Springs

Contractor:

By: Steven W. Miller
Its: Mayor

By:
Its:

Attest:

Attest:

Karen Norred, City Clerk
(Seal)

(Seal)

Downtown Development Authority of Holly Springs

By: Ollie Evans
Its: Chair

Attest:

Andrea Johnston, Secretary
(Seal)

EXHIBIT "A"

Plan List

CONSTRUCTION PLANS FOR:

HOLLY SPRINGS PARKING DECK PERMIT SET

BY: KIMLEY-HORN AND ASSOCIATES, INC.

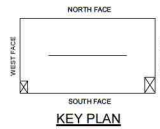
DATED 09/22/2022

This document is an instrument of service prepared solely for the project and for a particular purpose. Any other use or reliance is without liability to KimleyHorn.

SEALS



HOLLY SPRINGS TOWN CENTER PARKING DECK



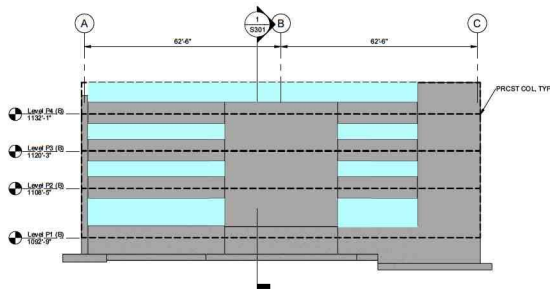
CLIENT PROJECT INFO		
NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: SAM
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 013900000
FILENAME:

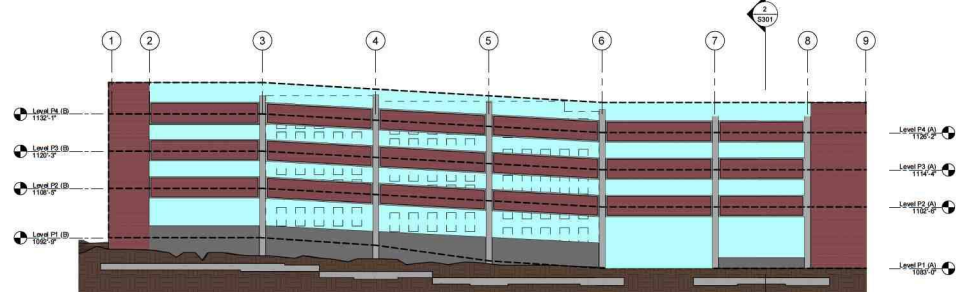
OPENNESS CALCULATIONS

PROGRESS PRINT

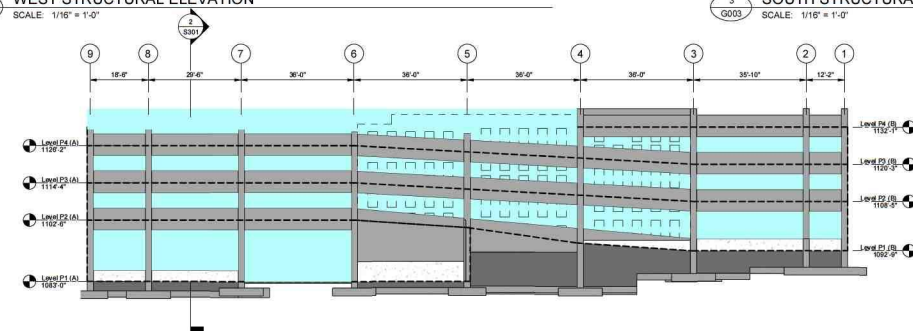
G003



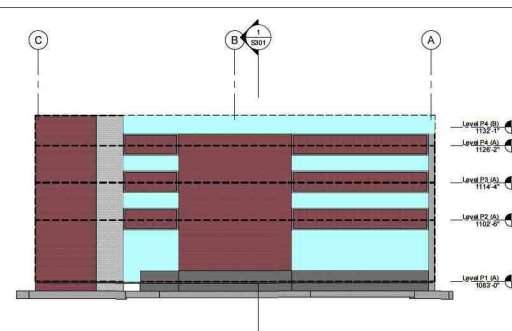
4 WEST STRUCTURAL ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH STRUCTURAL ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH STRUCTURAL ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST STRUCTURAL ELEVATION
SCALE: 1/16" = 1'-0"



5 PLAN REF LVL P1
SCALE: 1" = 40'-0"

OPENNESS CALCULATIONS - SUMMARY TOTALS							
LEVEL (TIER)	CODE-DEFINED GROSS TIER LENGTH (ft)	PROVIDED OPEN TIER LENGTH (ft)	AGG'D OPEN LENGTH (OPEN/GROSS TOTAL)	ACTUAL GROSS TIER AREA (ft²)	CODE DEFINED GROSS TIER AREA	PROVIDED TIER OPEN AREA (ft²)	CLASSIFICATION

OPENNESS LEGEND

- GROSS TIER AREA
- PROVIDED OPEN AREA
- PROVIDED OPEN AREA (WITH OPENING BEYOND AND AS WELL)
- SOLID FACADE SURFACE

1.01 THESE STRUCTURAL DOCUMENTS, TOGETHER WITH THE CONCEPTS AND ASSOCIATED PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE HEREBY OFFERED TO THE CLIENT BY THE CONSULTANT AS AN INSTRUMENT OF SERVICE. THE CONSULTANT'S OBLIGATION TO THE CLIENT SHALL BE LIMITED TO THE SCOPE OF THE INSTRUMENT OF SERVICE AND SHALL BE LIMITED TO THE SCOPE OF THE INSTRUMENT OF SERVICE AND SHALL BE LIMITED TO THE SCOPE OF THE INSTRUMENT OF SERVICE. THESE STRUCTURAL DOCUMENTS, TOGETHER WITH THE CONCEPTS AND ASSOCIATED PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE HEREBY OFFERED TO THE CLIENT BY THE CONSULTANT AS AN INSTRUMENT OF SERVICE. THE CONSULTANT'S OBLIGATION TO THE CLIENT SHALL BE LIMITED TO THE SCOPE OF THE INSTRUMENT OF SERVICE AND SHALL BE LIMITED TO THE SCOPE OF THE INSTRUMENT OF SERVICE. THESE STRUCTURAL DOCUMENTS, TOGETHER WITH THE CONCEPTS AND ASSOCIATED PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE HEREBY OFFERED TO THE CLIENT BY THE CONSULTANT AS AN INSTRUMENT OF SERVICE. THE CONSULTANT'S OBLIGATION TO THE CLIENT SHALL BE LIMITED TO THE SCOPE OF THE INSTRUMENT OF SERVICE AND SHALL BE LIMITED TO THE SCOPE OF THE INSTRUMENT OF SERVICE.

1.02 IF IT IS UNDERSTOOD THAT THE CONSULTANT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO THE DESIGN, CONCEPTS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE EXCEPT THAT THESE INSTRUMENTS OF SERVICE HAVE BEEN PREPARED BY THE CONSULTANT IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE CONSULTANT'S PROFESSION.

1.03 ALL NON-STRUCTURAL ELEMENTS INDICATED ON THE STRUCTURAL DRAWINGS HAVE BEEN SHOWN IN GENERAL TO THE RELATIONSHIP TO THE STRUCTURAL ELEMENTS ONLY. ACCORDINGLY, THE CONSULTANT SHALL NOT BE ASSUMED TO BE ACCURATE AND REFERENCE MUST BE MADE TO THE APPROPRIATE NON-STRUCTURAL DRAWINGS FOR VERIFICATION.

1.04 NOTES ON THIS AND THE FOLLOWING SHEETS ARE PART OF THE PROJECT REQUIREMENTS BUT ARE NOT INTENDED TO REPLACE THE PROJECT REQUIREMENTS. ANY CONFLICTS BETWEEN THE REQUIREMENTS OF THE SPECIFICATIONS AND THESE NOTES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

2.01 IT IS UNDERSTOOD THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PERSONS AND PROTECT THEM AGAINST INJURY. OTHERWISE, THE CONTRACTOR SHALL PROTECT ALL PROPERTY AGAINST DAMAGE OR LOSS.

2.02 THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY.

2.03 THE CONTRACTOR'S DUTIES AND RESPONSIBILITIES FOR THE SAFETY AND PROTECTION OF THE WORK SHALL CONTINUE UNTIL, SUCH TIME AS THE WORK IS SATISFACTORILY COMPLETED, AND THE ENGINEER OF RECORD HAS ISSUED A NOTICE TO THAT EFFECT TO THE OWNER AND THE CONTRACTOR.

3.01 THE CONTRACTOR SHALL EMPLOY, AT HIS EXPENSE, A FORMWORK/SHORING ENGINEER REGISTERED IN GEORGIA TO CONTROL ALL OPERATIONS RELATING TO DESIGN, INSTALLATION AND REMOVAL OF ALL FORMWORK, SHORING AND RESHORING.

3.02 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FABRICATION, ERECTION, SUPPORT, AND BRACING OF FORMWORK, AND SHORING AND RESHORING PROCEDURES FOR THE ENGINEER'S RECORD.

3.03 PRIOR TO PLACEMENT OF CONCRETE, THE FORMWORK/SHORING ENGINEER ONLY NEEDS TO INSPECT THE SHORING AFTER THE FIRST FOUR FEET HAVE BEEN ADDED AND CHECKS SHORING, TO VERIFY THAT THE SHORING INSTALLATION IS IN COMPLIANCE WITH THE SHORING SHOP DRAWINGS. A WRITTEN STATEMENT OF COMPLIANCE SIGNED BY THE SHORING ENGINEER SHALL BE SUBMITTED TO THE OWNER.

4.01 BEFORE STARTING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE, AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD.

4.02 THE CONTRACTOR, BEFORE STARTING ANY WORK, SHALL CHECK ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS, RELATING TO GRID LINES, COLUMN AND WALL LOCATIONS, STRUCTURAL AND FINISHED FLOOR ELEVATIONS, MEMBER SIZES, ETC., WITH THE ARCHITECTURAL, CIVIL, AND MECHANICAL DRAWINGS. IF ANY DISCREPANCY IS NOTICED, IT SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER, AND WORK SHALL NOT COMMENCE UNTIL INSTRUCTIONS ARE RECEIVED FROM THE ENGINEER.

4.03 THE CONTRACTOR SHALL REFER TO THE ENGINEER OF RECORD FOR HIS INSTRUCTIONS FOR ANY DIMENSION NOT GIVEN ON OR OBTAINABLE FROM THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL NOT USE SCALE TO OBTAIN OR VERIFY ANY DIMENSION SHOWN ON THE CONSTRUCTION DRAWINGS.

5.01 REVIEW OF SHOP DRAWINGS BY THE ENGINEER OF RECORD IS LIMITED TO COMPLIANCE OF THE COMPLETED STRUCTURE WITH THE DESIGN REQUIREMENTS. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S DESIGN OF DIMENSIONS, MATERIALS, QUANTITIES, PERFORMANCE, SAFETY, COORDINATION WITH OTHER WORKS, AND ALL OTHER REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. REVIEW DOES NOT AUTHORIZE CHANGES TO CONTRACT.

5.02 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR HIS REVIEW IN ACCORDANCE WITH A SCHEDULE OF SUBMITTALS ACCEPTABLE TO THE ENGINEER. THESE SHOP DRAWINGS SHALL HAVE BEEN CHECKED BY AND STAMPED WITH THE APPROVAL OF THE CONTRACTOR, AND CHECKED AND STAMPED WITH THE APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS OF THE SUBMITTALS WITH RESPECT TO DIMENSIONS, DESIGN CRITERIA AND DULY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER (WHERE APPLICABLE).

[illegible]

6.0 PROVIDE VERTICAL REINFORCING AS NOTED PER THE CMV WALL REINFORCEMENT SCHEDULE AND FOR THE REQUIRED BOND LENGTH MATCHING CONDITIONS INTO THE FOOTING OR FOUNDATION CONNECTION. PROVIDE TWO ADDITIONAL BARS AND DOWELS UNDER POINT LOADS, UTILITY LINES AND BEAMS WHICH HAVE A REACTION EXCEEDING 9 KIPS, WHETHER OR NOT NOTED ON THE FRAMING PLANS.

A. ALL BEARER SHALL BE UNCOATED STEEL REINFORCING BARS ASTM A618, GRADE 60.

B. REINFORCING STEEL SHALL BE REPLACED IN COMPLIANCE WITH ACI 308.1

C. ALL STEEL COLUMNS SHALL BE FULLY ENCASED IN CONCRETE TO THE ENTIRE HEIGHT OF MASSCONIT TO BE GROUTED/HAS AN ATTACHED ENOUGH STRENGTH TO RESIST GROSS TENSION. LIMIT HEIGHT OF VERTICAL GROUT POUS TO NOT MORE THAN 10 FEET.

D. PROVIDE AN OPEN BOTTOM BOND BEAM REINFORCED WITH 2 NO. 5 CONTRUCTIONS BARS AT THE FOLLOWING LOCATIONS AND AS NOTED ON THE DRAWINGS. ALL UTILITY LINES AND BOND BEAMS SHALL BEAR A MINIMUM OF 8" OF SOLID MASSCONIT, EACH SIDE OF THE BOND BEAM.

E. AT THE TOP OF ALL WALL ELEVATIONS
AT ALL JOINT AND FRAMING BEARING ELEVATIONS
F. EQUALLY SPACED BETWEEN INTERNAL SUPPORTS OR AT 14'-0" O.C. MAXIMUM VERTICALLY IF THE DISTANCE BETWEEN INTERNAL SUPPORTS EXCEEDS 10'-0"

6.07 PROVIDE MASSCONIT JOINT REINFORCING AT P.O.G. VERTICALLY IN ACCORDANCE TO CONTIGUOUS

A. REINFORCING SHALL BE 10# WIDE RIBBED BARS AND EXTENDING 3' BEYOND SLAB OPENING INTERJUNT JOINT REINFORCEMENT AT CONTROLLED EXPANSION JOINTS, UNLESS OTHERWISE INDICATED. CUT AND REINFORCING UNITS AS DIRECTED BY MANUFACTURER'S INSTRUCTIONS. PROVIDE REINFORCING UNITS TO MEET THE DESIGN AND CONSTRUCTION REQUIREMENTS UNDER SEVERAL CONDITIONS. JOINT REINFORCING SHALL CONSIST OF HOT-DIPPED GALVANIZED CARBON STEEL CONFORMING TO ASTM A618 AND PER THE REQUIREMENTS BELOW:

A. JOINT REINFORCEMENT FOR SINGLE WALLS SHALL CONSIST OF EITHER LADDER OR TRUSS TYPE WITH A SINGLE PAIR OF SIDE BARS. SIDE BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

B. JOINT REINFORCEMENT FOR MULTIPLE WALLS SHALL CONSIST TAB; EITHER LADDER OR TRUSS DESIGN WITH 1 SIDE ROD AND 1 SIDE BAR. SIDE BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

C. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

D. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

E. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

F. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

G. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

H. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

I. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

J. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

K. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

L. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

M. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

N. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

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P. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

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R. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

S. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

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U. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

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W. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

X. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

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Z. JOINT REINFORCEMENT FOR WALLS WITH 10# WIDE RIBBED BARS SHALL BE 10# WIDE RIBBED BARS. LADDER OR TRUSS TYPE SHALL BE 10# WIDE RIBBED BARS.

[illegible]

7.01	DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AISC 360-05 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS".
7.02	ALL STRUCTURAL STEEL, SHOWN ON PLANS SHALL CONFORM TO ASTM A367 AND A572 OR ASTM A572 GRADE 50 WITH THE EXCEPTION OF STRUCTURAL STEEL SHOWN ON THE ELEVATIONS WHICH SHALL CONFORM TO ASTM A572 GRADE 50 OR CALLED UNLESS NOTED OTHERWISE.
7.03	FORCES PROVIDED ON PLANS ARE ASD-LEVEL FORCES UNLESS NOTED OTHERWISE. CONNECTION DESIGN SHALL CONFORM TO AISC 360-05 AND AISC 360-10.
7.04	ALL WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO REQUIREMENTS OF AWS D1.1.
7.05	THE BOLT SUPPLIER SHALL USE PAINT TO COLOR AND IDENTIFY UNIQUE BOLTS AND BOLTS GREATER THAN 3/4" Ø AND 3/4" Ø MATCHING PART ST SHALL BE MADE NEAR THE END OF EACH MEMBER THAT IT TO ACCEPT A UNIQUE BOLT SIZE OR GRADE.
7.06	ALL WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO REQUIREMENTS OF AWS D1.1.
7.07	ALL CORNERS, BLOCKS AND CUTS IN STRUCTURAL MEMBERS SHALL BE MADE FREE OF NOTCHES OR OTHER AREAS THAT COULD CREATE STRESS CONCENTRATIONS. THE MINIMUM RADIUS AT CORNERS SHALL BE:
7.08	ALL FIELD SPICES OF CONTINUOUS BEAMS SHALL BE FULL PENETRATION WELDS. NO BATED FIELD SPICES WILL BE PERMITTED.
7.09	FABRICATOR SHALL PROVIDE A FIELD WELD SCHEDULE MAINTAINING MINIMUM PREHEAT, THE WELD FLAME PLATEL, THE PROPER WELD DEPOSIT AND WELDING MACHINE SETTINGS FOR EACH WELD THAT WILL BE UTILIZED IN THE FIELD.
7.10	ALL FABRICATION AND ERECTION SHALL BE DONE TO ACCORDANCE WITH AISC 360-05 AND AISC 360-10. EXCEPT WHERE NOTED OTHERWISE, EXTEND A MINIMUM OF 5' BEYOND THE CONNECTION ELEMENT ON ALL SIDES, UNLESS SPECIFICALLY DETAILED OTHERWISE.

0.00 IN CAST-IN-PLACE CONCRETE WORK, NO OPENINGS SHALL BE PERMITTED IN SLABS WITHIN A DISTANCE OF EIGHT INCHES FROM THE FACE OF A COLUMN OR BEAM. ANY SUCH OPENING SHALL BE APPROVED BY THE ENGINEER. ANY SUCH OPENING SHALL BE PERMITTED IN SLABS WITHIN A DISTANCE OF EIGHT INCHES FROM THE FACE OF A COLUMN OR BEAM ONLY IF THE OPENING IS CIRCULAR OR SQUARE AND THE DISTANCE FROM THE FACE OF THE COLUMN OR BEAM TO THE CENTER OF THE OPENING IS GREATER THAN TWO FEET FROM THE FACE OF THE COLUMN OR BEAM.

0.01 IN PRECAST CONCRETE WORK, OPENINGS LESS THAN 16 INCHES ROUND OR SQUARE SHALL BE LOCATED AND FIELD DRILLED OR SAW CUT IN THE FIELD OF THE MEMBER. ANY SUCH OPENING SHALL BE APPROVED BY THE ENGINEER. ANY SUCH OPENING SHALL BE PERMITTED IN PRECAST CONCRETE WORK AFTER MEMBER IS ERECTED. SUCH OPENINGS SHALL BE COORDINATED BY THE CONTRACTOR AND RECEIVE PRIOR APPROVAL OF THE ENGINEER.

0.02 OPENINGS IN CONCRETE WALLS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.

0.03 OPENINGS THROUGH VEES OF BEAMS ARE PROHIBITED EXCEPT AS SPECIFICALLY SHOWN ON THE PLANS.

0.04 NO DRILLING THROUGH SLABS, BEAMS, COLUMNS, OR WALLS SHALL BE CARRIED OUT WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER OF RECORD. SUCH APPROVAL, IF GRANTED, SHALL BE ON A CASE BY CASE BASIS.

0.01 THE GENERAL CONTRACTOR SHALL ASSIST AND COOPERATE WITH AN INDEPENDENT TEST LABORATORY (TO BE RETAINED BY THE OWNER) WHICH SHALL CONDUCT ALL THE SPECIFIED TESTS REQUIRED FOR THE CONCRETE WORK AND REPORT THE RESULTS OF THESE TESTS DIRECTLY AND SEPARATELY TO THE OWNER.

0.02 DETAILS OF REBAR SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AIA DETAILING MANUAL AND CONCRETE REINFORCING INSTITUTE'S LATEST EDITION OF "MANUAL OF STANDARD PRACTICE." ALL SHOP DRAWINGS PERTAINING TO REBAR DETAILS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND REVISION.

0.03 CONCRETE MIX DESIGN FOR ALL CONCRETE WORKS REQUIRED TO BE SUBMITTED TO THE ENGINEER FOR HIS REVIEW. IT IS TO BE NOTED THAT THE CONCRETE SUPPLIER SHALL HAVE A QUALITY CONTROL PROCEDURE FOR THE PRODUCTION OF ALL CONCRETE, WHICH MUST BE ACCEPTABLE TO THE ENGINEER AND MEET THE REQUIREMENTS OF THE SPECIFICATIONS.

0.04 CONSTRUCTION JONTS SHALL BE AS APPROVED BY THE STRUCTURAL ENGINEER AND THE ARCHITECT. ENGINEER SHALL BE INFORMED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONCRETE WORK.

0.05 A COPY OF ACI 308 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 PFD (FIELD REFERENCE MANUAL) SHALL BE KEPT IN THE PROJECT FIELD OFFICE AT ALL TIMES.

0.06 CONTRACTOR SHALL PREPARE AND SUBMIT QUALITY CONTROL MEASURES TO ENSURE TEMPERATURE WITHIN MASS CONCRETE POURS COMPLIES WITH THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. MASS CONCRETE POURS APPLY TO ANY SUBSTRUCTURE CONCRETE ELEMENT WHICHEVER LATER DIMENSION IS GREATER THAN 18 IN.

0.07 CONCRETE COMPRESSIVE DESIGN STRENGTH IN 28 DAYS:

0.02	REINFORCING STEEL SHALL BE ASTM A616 OR ASTM A616 GR 60 UNLESS NOTED OTHERWISE. IF REINFORCING WELDING IS REQUIRED, ASTM A920, WELDED REBAR SHALL BE USED. REINFORCING STEEL SHALL BE EPOXY COATED UNLESS NOTED OTHERWISE. THE ASTM A616 STEEL PROVIDED IS AN ACCEPTABLE A708 EQUIVALENT. GRADE WIRE FABRIC OR WIRE MESH SHALL BE ASTM A18.
0.03	TOLERANCES FOR REINFORCEMENT FABRICATION, REINFORCEMENT PLACEMENT AND CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE "CONCRETE REINFORCING STEEL INSTITUTE (CRSI) HANDBOOK."
0.04	BAR DETAILS AND SUPPORTS: ACT DETAILING MANUAL AND BUILDING CODE. LAP ALL SPLICES AS SHOWN ON THE STRUCTURAL DRAWINGS.
0.05	CLEAR DISTANCE FROM FACE OF CONCRETE TO MAIN STEEL BAR SHALL BE SHOWN ON THE STRUCTURAL DRAWINGS. WHERE CLEAR DISTANCE IS NOT SHOWN, SHALL BE 3" MINIMUM. THE DESIGN OF BUILT UP PARTS OF STRUCTURE SHALL CONTROL FOR CLEAR DISTANCE TO WEATHER, WHICH INCLUDES ALL PARKING LEVEL SLABS.
0.12	ALL REINFORCING CONSTRUCTION IS INTENDED TO BE CONTINUOUS UNLESS NOTED OTHERWISE. REFER TO REINFORCING STEEL CHART FOR TENSION LAP REINFORCEMENT.
0.13	PROVIDE 3/4" CHAMFER AT ALL EXPOSED EDGES UNLESS NOTED OTHERWISE.
0.14	CORR DRILLING SHALL NOT BE ALLOWED THROUGH IN-PLACE CONCRETE ELEMENTS UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
0.15	REPAIRS TO CONCRETE SHALL BE IN ACCORDANCE WITH THE CONCRETE REPAIR MANUAL. REPAIRS SHALL BE DONE TO THE SAME QUALITY AS THE ORIGINAL CONSTRUCTION. REPAIRS SHALL BE DONE TO THE SAME QUALITY AS THE ORIGINAL CONSTRUCTION. REPAIRS SHALL BE DONE TO THE SAME QUALITY AS THE ORIGINAL CONSTRUCTION.
0.16	EMBEDDED ITEMS THAT WILL SUPPORT STRUCTURAL STEEL CONSTRUCTION SHALL BE PLACED WITHIN THE TOLERANCES PRESCRIBED IN THE LATEST EDITION OF THE AISI "CODE OF STANDARD PRACTICE". GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF EMBEDDED ITEMS PRIOR TO CONSTRUCTION.

0101 BAR SUPPORTS, DESIGN, DETAIL, FABRICATION, AND PLACING OF REINFORCING BARS MUST BE IN ACCORDANCE WITH ACI 318-14 (BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE) AND ACI 315-04 (DETAILING MANUAL).

0102 WHERE SHOWN OR SPECIFIED ON PLANS, PROVIDE STANDARD ACI 90-DEGREE OR 180-DEGREE HOOK, AS APPLICABLE.

0103 REINFORCING: ASTM A615, GRADE 60. UNO. ALL REINFORCING TO BE ASTM 706, GRADE 60 WHERE WELDING IS REQUIRED. WELDED WIRE FABRIC REINFORCING MUST CONFORM TO ASTM A185.

11.01 UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, OR APPROVED EQUAL:

11.02 SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION. ANY REQUEST FOR SUBSTITUTION OF MATERIALS OR METHODS SHALL BE BASED ON THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN EQUAL OR SUPERIOR PERFORMANCE TO THE SPECIFIED PRODUCT.

11.03 INSTALL ANCHORS PER THE MANUFACTURER'S INSTRUCTIONS, AS INCLUDING IN THE ANCHOR PACKAGING.

11.04 THE CONTRACTOR SHALL RECRUIT AN ANCHOR MANUFACTURER REPRESENTATIVE TO PROVIDE ON-SITE INSTALLATION TRAINING FOR ALL PERSONNEL INVOLVED IN THE ANCHORING PROCESS. THE CONTRACTOR SHALL PROVIDE A LETTER OF RECOMMENDATION TO THE OWNER, ALL OF THE CONTRACTOR'S PERSONNEL, WHOSE INSTALL ANCHORS ARE TRANSFERRED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.

11.05 THE CONTRACTOR SHALL PROVIDE ANCHORING DETAIL DRAWINGS TO THE ARCHITECT AND ENGINEER, INDICATING THE LOCATION OF EACH ANCHOR, ANCHOR IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

11.06 EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR PACKAGING. UNLESS NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY SUCH CONFLICTS AND PROVIDING THE NECESSARY DETAIL TO LOCATE THE POSITIONING OF THE REINFORCING BARS AT THE LOCATIONS OF THE SPECIFIC ANCHORS. CONTRACTOR SHALL MAINTAIN THE LOCATION OF ALL EXISTING REINFORCING BARS.

12.01 DESIGN LOADS:
VEHICLE IMPACT: 6,000 LBS (RESISTED BY 1 CABLE)
PEDESTRIAN IMPACT: DISTRIBUTED LOAD OF 50 LBS/FT OR A CONCENTRATED LOAD OF 200 LBS, ACTING IN ANY DIRECTION (RESISTED BY ANY CABLE)

12.03 INSTALLATION GUIDE:
A. PRETENSION CABLES TO JOINTING FORCE PROVIDED IN 12.02 TO PROVIDE EFFECTIVE TENSION FORCES PLUS PLUMB LEADING LOSSES
B. REMOVE THE JACK FROM THE ANCHOR AND TRANSFER TO THE OTHER SIDE OF THE COLUMN IN WHICH THE CABLE IS BEING ANCHORED
C. WITH A TEMPORARY PLATE AGAINST BOTH TENDONS, TENSION THE STRAND TO 80% OF THE RESULTING TAIL TENSION REQUIRED IN EACH STRAND SHOULD BE THE EFFECTIVE TENSION REQUIRED AS SHOWN IN NOTE
12.04 1/8" GRADE 30 GALVANIZED PRESTRESSING CONCRETE STRAND PER ASTM A416 WITH ULTIMATE STRENGTH OF 36,200 LBS. AREA OF 0.153 SQ. INCHES, AND MODULUS OF ELASTICITY OF 26,500 KSI.
B. ZINC COATING WEIGHT SHALL BE CLASS A AS DESIGNATED IN ASTM A76, TABLE 4
12.05 BARRIER COATINGS THAT PASS THROUGH A HOLE IN THEIR ANCHORAGE SHALL HAVE THE HOLE SEALED TO PREVENT WATER FROM FOLLOWING THE CABLE TO THE ANCHORAGE

13.01 THE FOLLOWING SUBMITTALS, AT A MINIMUM, ARE DEFERRED FOR THEIR DESIGN TO BE PROVIDED BY SUPPLIER:

- A. EARTH SHORING OR EXCAVATION SUPPORT
- B. SHORING AND FORMWORK
- C. HAND AND GUARD RAILINGS, AND CONNECTION TO THE STRUCTURE
- D. FACADE STRUCTURAL SUBFRAME
- E. GROUND IMPROVEMENT SYSTEM
- F. STOREFRONT FRAMING SYSTEM
- G. STRUCTURAL PRECAST CONCRETE SYSTEM

13.02 DOCUMENTS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED A MINIMUM OF 30 DAYS BEFORE ITEMS ARE INSTALLED OR REQUESTED TO BE RELEASED FOR FABRICATION. THESE SUBMITTALS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. THESE ITEMS ARE TO BE REVIEWED BY THE GENERAL CONTRACTOR AND THE ENGINEER OF RECORD FOR THE GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL DEFERRED SUBMITTAL DESIGN QUALIFICATIONS AND ADDITIONAL DEFERRED SUBMITTAL REQUIREMENTS.

NOTES:

- VALUES ASSUME NO EPOXY-COATING IS USED AND NORMAL WEIGHT AGGREGATE CONCRETE.
- NO REDUCTION FACTORS IN ACI 318, SECTION 12.5.3 ARE APPLIED TO THESE VALUES.
- THE HOOK DEVELOPMENT LENGTH MUST NOT BE LESS THAN 18 BAR DIA.
- 90° STD HOOK MUST BE REINFORCED 12" BAR DIA. EXTENSION AT FREE END.

SCALE: 1" = 1'-0"

NOTES:

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
2. CLASS A SPICE LENGTH EQUALS THE BASIC DEVELOPMENT LENGTH (d_d) OF THE BAR.
3. LAP SPICES OF DEFORMED BARS MUST BE CLASS B SPICES UNLESS:
4. BUNDLED BARS MUST INCREASE VALUES BY 20% FOR THREE BAR BUNDLES AND 30% FOR FOUR BAR BUNDLES.
5. LAP SPACING OF DEFORMED BARS MUST BE DECREASED TO A SPICE LENGTH NOT BE LESS THAN 1" OR DIAMETER OF BAR.
6. L_{SM} MUST BE INCREASED BY 1.5 FACTOR IF ONE OF THE FOLLOWING REQUIREMENTS IS NOT MET:
 - A. CLEAR SPACING BETWEEN BARS BEING DEVELOPED OR SPICED MUST NOT BE LESS THAN DIAMETER OF BAR.
 - B. CLEAR COVER NOT LESS THAN DIAMETER OF BAR, AND STRUTS MUST BE PROVIDED THROUGHOUT. C. CLEAR SPACING BETWEEN SPICED MUST NOT BE LESS THAN 2 TIMES DIAMETER OF BAR, AND CLEAR COVER NOT LESS THAN DIAMETER OF BAR.

SCALE: 1" = 1'-0"

	LOW THE BARS.	DWS DWS	EAST EAST
	R FOUR BAR BUNDLES.	EA	EACH
	HALL NOT BE LESS THAN 1" OR DIAMETER OF BAR.	EC	EDGE OF CURB
	BT	EE	EACH END
	LESS THAN DIAMETER OF BAR.	EF	EIGHT FACE
	PROVIDED THROUGHOUT L6 CLEAR SPACING BETWEEN BARS BEING DEVELOPED OR	EJ	EXPANSION JOINT
	NOT LESS THAN DIAMETER OF BAR.	EL	EACH LAYER ELEVATION
		ELEV	ELEVATOR
		EMBED	EMBEDMENT
		ENGR	ENGINEER
		ENTR	ENTRANCE
		EOB	EDGE OF SLAB
		EQ	EQUAL
		EQ SP	EQUALLY SPACED
		EQUIP	EQUIPMENT
		ESP	EXPANSION EXPOSED
		EST	ESTIMATE
		EW	SACK WIRE
		EX / EXIST	EXISTING
		EXP BT	EXPANSION BOLT
		EXP JT	EXPANSION JOINT
		EXIST GR	EXISTING GRADE
		EXT	EXTERIOR
		EXTN	EXTENSION
		FD	FLOOR DRAIN
		FOTN	FOUNDATION
		FF	FINISH FACE
		FTE	FINISH FLOOR ELEVATION
		FN	FINISH
		FN FLR	FINISH FLOOR
		FN GR	FINISH GRADE
		FUR	FLOOR
		FOC	FACE OF CONCRETE
		FOM	FACE OF MASONRY
		FOW	FACE OF WALL
		FR	FRAME
		FRMG	FRAMING
		FT	FEET FOOT
		FTF	FACE TO FACE
		FTG	FOOTING
		FWRK	FORMWORK
		G	GRADE, GROUND
		GA	GAGE
		GALV	GALVANIZED
		GC	GENERAL CONTRACTOR
		GEN	GENERAL
		GL	GROUND LEVEL
		GR BM	GRADE BEAM
		GR FL	GROUND FLOOR
		HOG	HOT-UP GALVANIZING
		HK	HOOK
		HORIZ	HORIZONTAL
		HS	HEADED STUD
		HT	HEIGHT
		ID	INSIDE DIAMETER (DIM)
		I	INSIDE FACE
		IN	INCH
		INFO	INFORMATION
		INTL	INSTALL
		INTJ	INTERIOR
		ISO JT	ISOLATION JOINT
		JST	JOIST

ABBREVIATIONS	
A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ACC	ACCESSIBLE
ADOL	ADDITIONAL
ADOM	ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
ALLOW	ALLOWANCE
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL

AE	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
AC	ACCESSIBLE
ADOL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJACENT
AF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
AL	ALLOWANCE
ALOW	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
BC	BACK OF CURB
BF	BOTH FACES
BLDG	BUILDING
BM	BEAM BENCHMARK
BT	BOTTOM
BTWN	BETWEEN
BW	BOTH WAYS
C&G	CURB AND GUTTER
CANTILE	CANTILEVER
COW	COUNTERCLOCKWISE
CON	CONSTRUCTION DOCUMENTS
CEM	CEMENT

JT	JOINT
KIP	THOUSAND POUNDS
KLF	KIPS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
KWY	KEYWAY
L	ANGLE
LBS	POUNDS
LD	LONG DIRECTION
LF	LINEAR FEET (FOOT)
LL	LINE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LN	LANE
LTL	UNTEL

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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO

[illegible]

DESIGNED BY: RME

DRAWN BY: JTM

CHECKED BY: JRM

SCALE: _____

DATE: 09/2/22

PROJECT NO: 015990000

FILENAME: _____

[illegible]

STRUCTURAL

STRUCTURAL
CONCRETE AND
STEEL

SCHEDULES AND APPENDICES

ABBREVIATIONS

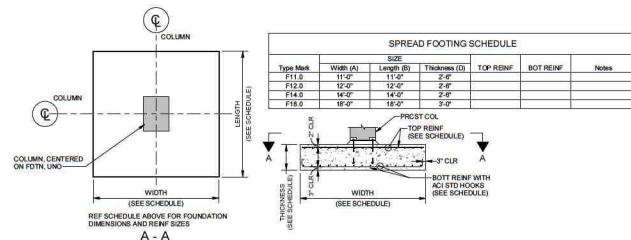
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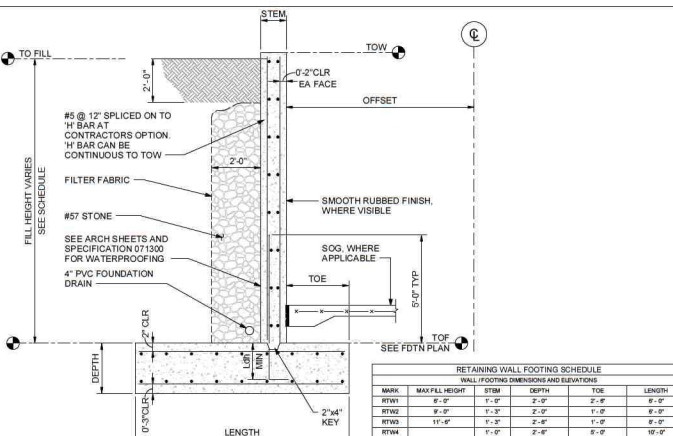
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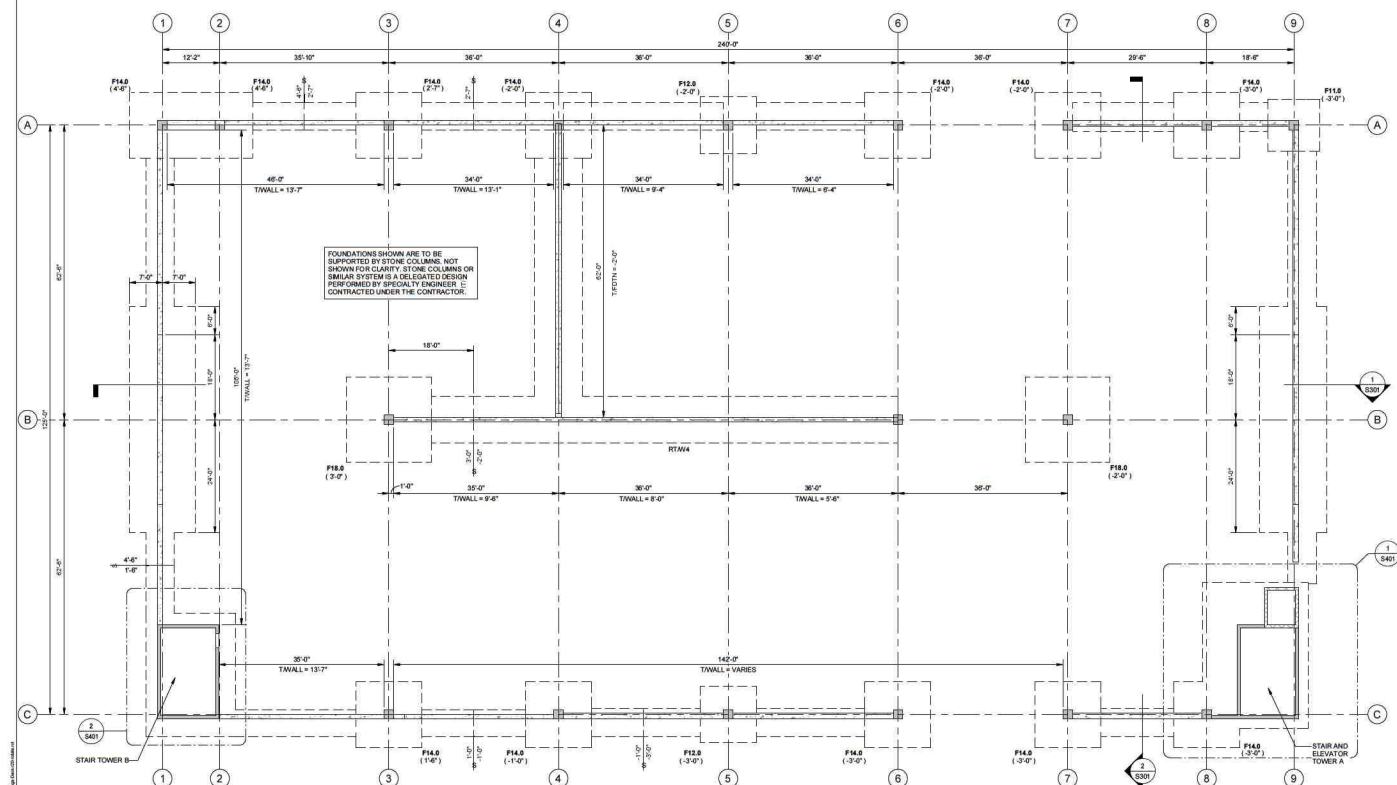
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2 STRUCTURAL FOUNDATION DETAIL
S101 SCALE: 1/4" = 1'-0"



3 TYPICAL RT/W DETAIL
S101 SCALE: 3/4" = 1'-0"



1 FOUNDATION PLAN
S101 SCALE: 3/32" = 1'-0"

- NOTES:
1. COMPLY WITH SPECIFICATIONS AND STRUCTURAL GENERAL NOTES, UNLESS OTHERWISE SPECIFIED. THE FOLLOWING NOTES RELATIVE TO THE FOUNDATION PLAN SHALL GOVERN.
 2. REFER TO PLUMBING, MECHANICAL, FIRE PROTECTION, CIVIL AND ELECTRICAL PLANS FOR LOCATIONS AND DEPTHS OF EXISTING TIE-BARS FOR PRECAST AND PRECAST CONCRETE, AND ALL NECESSARY EMBEDMENTS ITEMS AS REQUIRED.
 3. FOUNDATION SHALL BE CENTERED ON COLUMN GRID LINES. COLUMNS, WALLS, ETC. UNLESS NOTED OTHERWISE.
 4. ALL FOUNDATION WORK INCLUDING THE INSTALLATION OF REBARS, SHALL BE OBSERVED AND APPROVED BY THE ENGINEER.
 5. FILL ALL CHAN OR BELOW GRADE WITH 3,000 PSI STRENGTH GROUT.
 6. WHEN SHOWN BELOW BUT NOT SPECIFICALLY NOTED, PROVIDE STANDARD ACI 90 DEGREE OR 180 DEGREE HOOKS AS APPLICABLE TO REBARS.
 7. FOUNDATION, WALL, AND RETAINING WALL DESIGN ARE BASED ON GEOTECHNICAL ENGINEERING INFORMATION PROVIDED BY NTA IN THE REPORT DATE APRIL 28, 2016. CONTRACTOR SHALL REFER TO ALL RECOMMENDATIONS AND NOTES OF THE GEOTECHNICAL ENGINEERING INFORMATION.
 - 7.01 COLUMN AND WALL FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
 - A. SHALL LOW SPREAD FOUNDATION SYSTEM
 - B. ASSUMED NET ALLOWABLE BEARING PRESSURE = 4000 PSF
 - C. STONE COLUMNS REQUIRED PER THE GEOTECHNICAL REPORT TO IMPROVE SOIL CONDITIONS
 - D. MINIMUM ALLOWABLE TOTAL SETTLEMENT OF 1"
 - E. MAXIMUM ALLOWABLE DIFFERENTIAL SETTLEMENT OF 1/16" PER 6" OF
 - F. COEFFICIENT OF FRICTION (DELTA) = 0.35
 - 7.02 RETAINING WALL DESIGN IS BASED ON THE FOLLOWING:
 - A. NET ALLOWABLE BEARING PRESSURE = 4000 PSF
 - STONE COLUMNS REQUIRED PER THE GEOTECHNICAL REPORT TO IMPROVE SOIL CONDITIONS
 - B. ACTIVE EARTH PRESSURE = 625 PSF
 - C. ACTIVE EARTH PRESSURE = 40 PSF
 - D. BACKFILL BEHIND WALL = 100% GRAVEL
 - E. COEFFICIENT OF FRICTION (DELTA) = 0.35
 - 7.03 THE FOLLOWING SEQUENCING IS ASSUMED FOR STONE COLUMN INSTALLATION:
 - A. ROUTING PARKING DECK, SIDEWALKS AND AREA BETWEEN PARKING DECK AND NORTHWEST RAIL ROAD RIGHT OF WAY LINE
 - B. INSTALL STONE COLUMNS TO IMPROVE STONE COLUMN SUBSTRUCTOR
 - C. EXCAVATE TO BARE SUBGRADE OF SPREAD FOUNDATIONS
 - 7.04 FOOTING AND SLAB SUBGRADE REQUIREMENTS:
 - A. THE ENTIRE FOOT OF THE FOUNDATION SHALL BE SUBGRADES CONSISTING OF COMPACTED FILL, REDUCED SOIL INTERMEDIATE ZONE SOIL OR BASE COURSE TYPE MATERIAL, SHOULD BE DESIGNED TO PLANT TO AVOID AT LEAST 5% OF THE MATERIAL'S MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE STANDARD PROCTOR CONSTRUCTION TEST (ASTM D1557) OR 3% OF THE MATERIAL'S OPTIMUM
 - B. DUE TO THE HIGH FINES CONTENT OF THE ON SITE SOIL, LANDSCAPE SPECIAL CONSIDERATION BE GIVEN TO EXIST EXISTING DRAINAGE PLACING STONE AND POURING CONCRETE FOR FOOTINGS AND SLAB EXCAVATION. EXCAVATION SHALL BE PROTECTED WITH THE BASE OF ALL EXCAVATIONS PROTECTED WITH A MINIMUM 6 INCH THICK LAYER OF 3/4 INCH CLEAN CRUSHED STONE, GAB OR 3/4 INCH CLEAN CRUSHED STONE. EXCAVATION SHALL BE PROTECTED TO PREVENT SOIL DETERIORATION. SIMILARLY, THE SLAB SUBGRADE SHALL BE PROTECTED SUCH THAT THE EXCAVATION DOES NOT OCCUR PRIOR TO SLAB STEEL, AND CONCRETE.

8. RETAINING WALL BACKFILL REQUIREMENTS:
- 9.01 WALLS ACTING AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT ADEQUATE BRACING UNTIL WALLS HAVE REACHED 100% OF SPECIFIED CONCRETE STRENGTH AND BACKFILL IS PLACED TO TOP OF FOOTING ON THE SIDE.
 - 9.02 SELECT AND PLACE FORTIFIED BACKFILL (DOT NO. 57) AT RETAINING WALLS CAREFULLY BY HAND OPERATED EQUIPMENT ONLY WITHIN A DISTANCE EQUAL TO 5 FT FROM THE WALL.
 - 9.03 WALLS BE SPECIFIED TO HAVE PROPOSED LENGTHS SHOULD NOT HAVE A DIFFERENTIAL OF MORE THAN 2" PER FOOT. THE SPECIFIED ELEVATION IS REACHED ON THE TOP.
9. PROVIDE VERTICAL FORMED CONTROL JOINTS IN THE CP RETAINING WALLS. LOCATE CONTROL JOINTS AS FOLLOWS:
- 9.01 INTERIOR FACE OF WALLS
 - 9.02 AT EACH FOOTING STEP
 - 9.03 WITHIN 5' OF EACH CORNER
 - 9.04 NO FURTHER THAN 15'-0" MAXIMUM ON CENTER
10. CUT EVERY OTHER HORIZONTAL BRAC AT CONTROL JOINT LOCATIONS EXCEPT TOP AND BOTTOM BARS. PROVIDE A 90° JOINT ON BOTH SIDES OF EACH CONTROL JOINT LOCATION
11. WALL CONNECTION JOINTS SHALL BE LOCATED AT CONTROL JOINT LOCATIONS
12. WHERE STRUTTED FOOTINGS ARE INTEGRATED WITH RETAINING WALL FOOTINGS, USE THE GREATER REINFORCING BARS TO THE SPREAD OR RETAIN FOOTING FOR THE RETAINING WALL FOOTING TOP AND BOTTOM REINFORCING SHALL BE CONTINUOUS ACROSS THE SPREAD FOOTING
13. PROVIDE CLASS B LAPS FOR ALL REBAR SPIES RELATED TO FOUNDATION WORK UNLESS NOTED OTHERWISE. REFER TO OTHER STRUCTURAL SHEETS FOR SPIES RELATING TO OTHER STRUCTURAL FOUNDATIONS.
14. FOUNDATIONS ARE DESIGNED FOR A FUTURE VERTICAL EXPANSION OF 0' ADDITIONAL LEVELS.
15. FUTURE DESIGN LAYERS

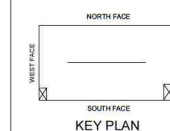
- | LEGEND: | |
|---------|--|
| 1. | 24"x24" FRGST COLUMN TYP UNO |
| 2. | F10 (2-0)
DENOTES SPREAD FOUNDATION F10 AT "FOOTN 2-0" REFERENCE LEVEL (1.1) NOMINAL FINISHED FLOOR ELEVATION |
| 3. | DENOTES STEP IN FOUNDATION |
| 4. | DENOTES C/P WALLS |
| 5. | DENOTES P/C WALLS |
| 6. | DENOTES 4" PVC FOUNDATION CIP AND FLOW DIRECTION OF WATER |
| 7. | DENOTES CHANGE OF DIRECTION OF WATER FLOW |
| 8. | FOUNDATION DRAIN CONNECTION TO DRAINAGE PIPE |
| 9. | RTW#
DENOTES RETAINING WALL MARK 1
A. REFER TO DETAIL 3 / 2101
B. REFER TO DETAIL 3 / 2102 RETAINING WALL LOCATIONS |

KIMLEY-HORN IS THE STRUCTURAL ENGINEER OF RECORD FOR THE PARKING STRUCTURE. THE PRECAST CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER WILL BE RESPONSIBLE FOR GRAVITY AND LATERAL DESIGN OF ALL PRECAST COMPONENTS AND CONNECTIONS, AS WELL AS THE DESIGN AND DETAILING OF ALL CHORD AND COLLECTOR DIAPHRAGM REINFORCEMENT.

THE FOUNDATIONS HAVE BEEN DESIGNED BASED ON PRELIMINARY
LOADING PREPARED BY KIMLEY-HORN. FINAL LOADS SHALL BE
PROVIDED TO KIMLEY-HORN BY THE PRECASTER.



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

[illegible]

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DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 015990000
SHEET NAME:

FOUNDATION
PLAN

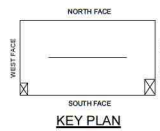
PROGRESS PRINT

S101

SEALS



HOLLY SPRINGS TOWN CENTER PARKING DECK



CLIENT PROJECT INFO		
NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 033900000
FILENAME: _____

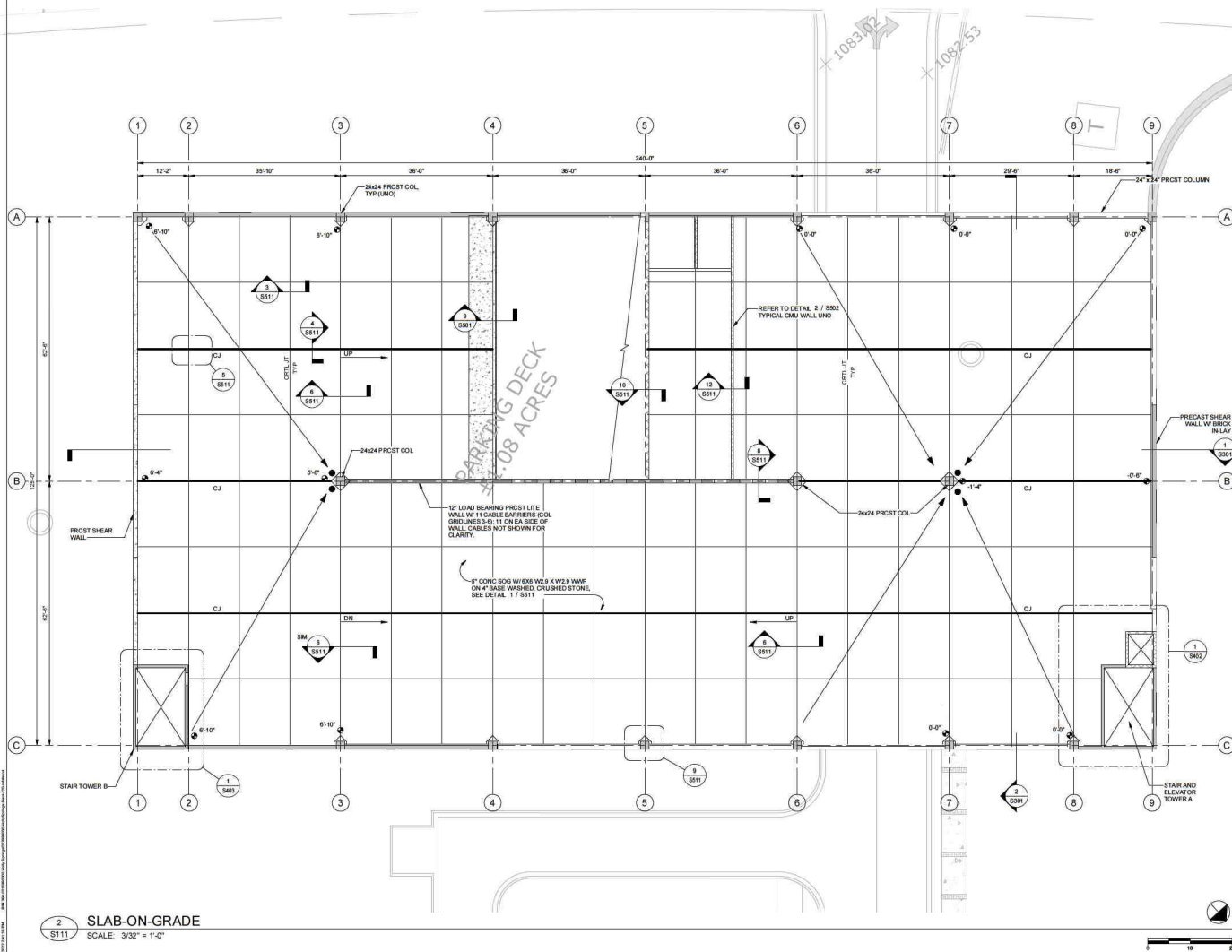
SLAB-ON-GRADE PLAN - LEVEL P1

PROGRESS PRINT

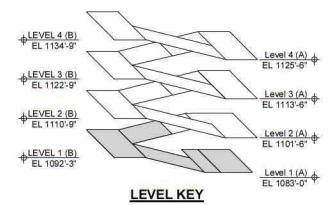
S111

NOTES

- COMPLY WITH SPECIFICATIONS AND THE GENERAL NOTES ON SHEET S001 TO S004. UNLESS NOTED OTHERWISE, THE FOLLOWING NOTES RELATING TO THIS SHEET SHALL GOVERN.
- EXCEPT AS SHOWN OTHERWISE ON THIS PLAN, PROVIDE A UNIFORM 6" THICK SLAB-ON-GRADE CONSTRUCTED ON A MINIMUM OF 4" BASE WASHED, CRUSHED STONE (DOT NO. 57).
- MINIMUM YIELD STRENGTH OF REINFORCEMENT TO BE AS FOLLOWS:
3.01 WELDED WIRE FABRIC: 65,000 PSI (ASTM-A195)
3.02 REBAR: 80,000 PSI (ASTM-A615)
3.03 IN LIEU OF WWF, CONTRACTOR HAS THE OPTION TO PROVIDE SYNTHETIC FIBER REINFORCING FOR SDO APPLICATIONS IF APPROVED BY OWNER. FIBER REINFORCING MUST BE OF MACRO SYNTHETIC TYPE. REFER TO PROJECT SPECIFICATIONS FOR FIBER MFR AND DOSAGE RATE.
- CONSTRUCTION PROCEDURE FOR THE SLAB-ON-GRADE SHALL BE BASED ON LINE STRIP CONSTRUCTION METHOD. SLAB SHALL BE PLACED WITH CONSTRUCTION JOINTS AS SHOWN. ANY DEVIATIONS SHALL BE SUBJECT TO ENGINEER'S APPROVAL. ALL CONTROL JOINTS SHALL BE SHOWN IN ACCORDANCE WITH THE SPECIFIC LOCATIONS SHOWN.
- ANY DEVIATION FOR LOCATION OF CONSTRUCTION JOINTS IN SLAB-ON-GRADE THAN WHAT IS SHOWN SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO PLACING CONCRETE.
- PRIOR TO SLAB CONSTRUCTION, THE SUBGRADE SHALL BE EVALUATED BY PROOF ROLLING AND DETERMINED EFFICIENT BY AN ON-SITE GEOTECHNICAL ENGINEER.
- REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF FLOOR DRAINS. REFER TO 13 / S511 FOR FLOOR DRAIN DETAIL.
- REFER TO ARCHITECTURAL PLANS FOR ROOM WALL LOCATION.
- SLAB ON GRADE IS NOT DESIGNED AS A STRUCTURAL DIAPHRAGM.



- LEGEND:
1. 1'-4" DENOTES FLOOR DRAIN ELEVATION RELATIVE TO FFE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL
 2. 0'-0" DENOTES T.O. FLOOR ELEVATION, RELATIVE TO FFE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL
 3. 3/4"x4" PRECAST COLUMN TYP UNO
 4. DENOTES CP WALL
 5. DENOTES PRECAST WALL
 6. DENOTES CMU WALL
 7. DENOTES DRAINAGE SLOPE DIRECTION

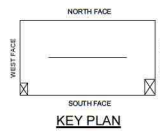


2 SLAB-ON-GRADE
S111 SCALE: 3/32" = 1'-0"

SEALS



HOLLY SPRINGS TOWN CENTER PARKING DECK



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JMF
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 03390000
FILENAME:

FRAMING PLAN - LEVEL P2 AND P3

PROGRESS PRINT

S121

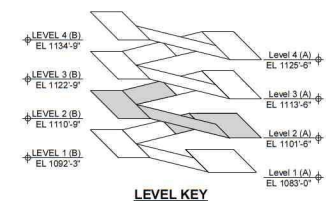
NOTES:

1. REFER TO ARCH PLANS FOR PRCSST REVEAL SIZES, LOCATIONS, AND FINISHES.
2. REFER TO ARCH PLANS FOR BUILDING ELEVATIONS.
3. REFER TO SHEET S521 - S523 FOR TYPICAL PRCSST DETAILS.
4. FOR TYPICAL SLEEVE DETAILS OF DOUBLE TEES AND INVERTED TEE GRIDDERS, REFER TO PRCSST DETAILS.
5. PROVIDE PIPE GUARDS FOR RISERS. REFER TO SHEET 3 / S541 FOR PIPE GUARD DETAILS. REFER TO MECHANICAL DWGS FOR PIPE LOCATIONS.
6. REFER TO SHEETS S531 TO S532 FOR JOINTS AND WATERPROOFING.
7. REFER TO 2 / S523 FOR FLOOR DRAIN DETAIL.
8. SEE NOTE 8.01 ON SHEET S002 FOR TRAFFIC COATING APPLICATION.
9. SEE NOTE 8.01 ON SHEET S002 FOR SILANE SEALER APPLICATION.
10. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES IN DRAINAGE INTENT ARE IDENTIFIED.

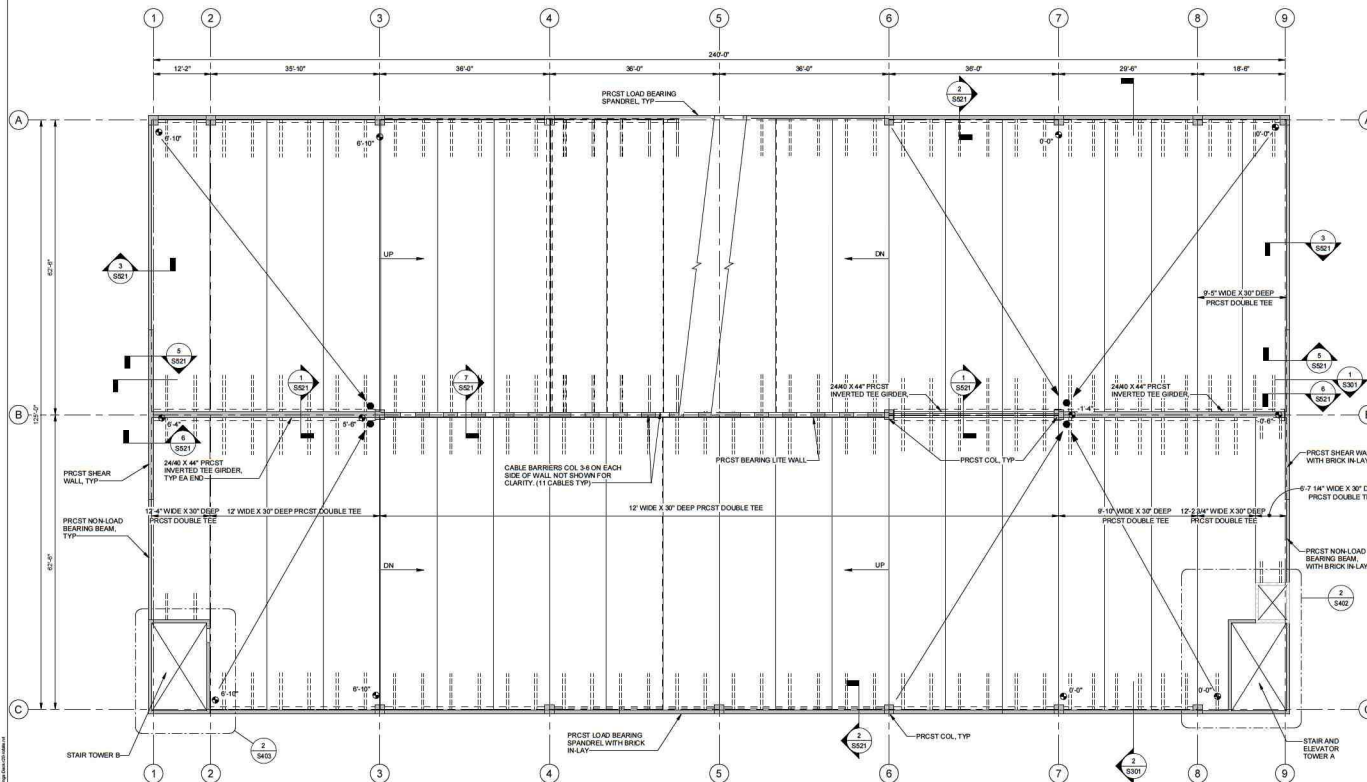
LEGEND:

1. 1'-4" = DENOTES FLOOR DRAIN ELEVATION RELATIVE TO FIVE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
2. 0'-0" = DENOTES 1.0 FLOOR ELEVATION RELATIVE TO FIVE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
3. = PRECAST COLUMN, WALL OR SPANDREL.
4. = DENOTES CMU WALL.
5. = OP CONC WASH.
6. = FIELD TOPPED OBLT TEE AT LEVELS 1 THROUGH 3 ONLY.
7. = DENOTES DRAINAGE SLOPE DIRECTION.

KIMLEY-HORN IS THE STRUCTURAL ENGINEER OF RECORD FOR THE PARKING STRUCTURE. THE PRECAST CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER WILL BE RESPONSIBLE FOR GRAVITY AND LATERAL DESIGN OF ALL PRECAST COMPONENTS AND CONNECTIONS, AS WELL AS THE DESIGN AND DETAILING OF ALL CHORD AND COLLECTOR DIAPHRAGM REINFORCEMENT.



LEVEL KEY



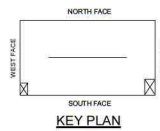
FRAMING PLAN - LEVEL P2 AND P3

SCALE: 3/32" = 1'-0"

SEALS



**HOLLY SPRINGS
TOWN CENTER
PARKING DECK**



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 03390000
FILENAME: _____

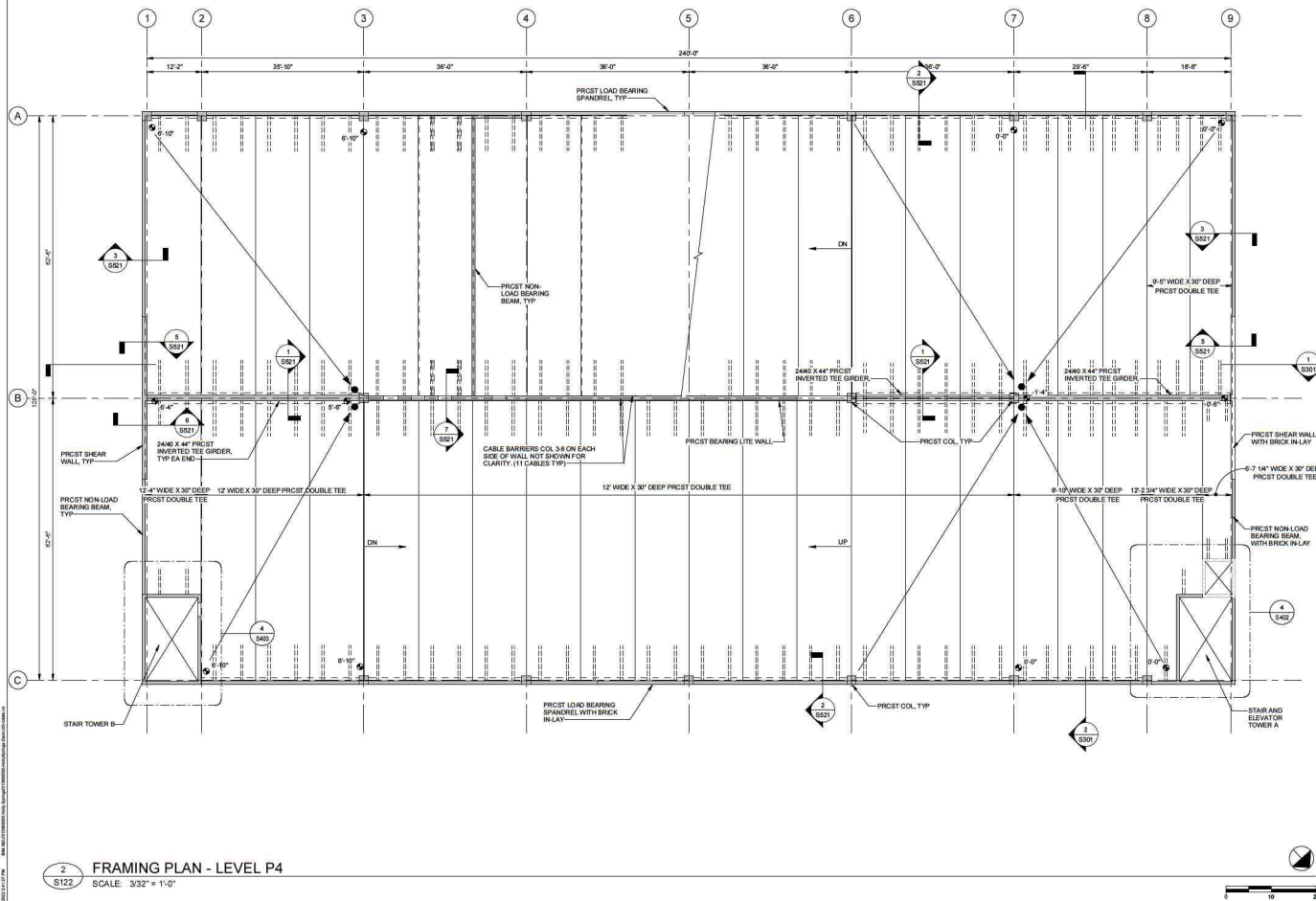
**FRAMING PLAN -
LEVEL P4**

PROGRESS PRINT

S122

NOTES

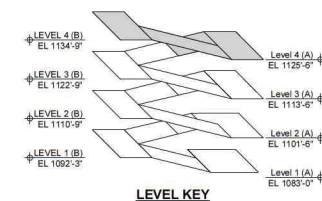
- FOR FRAMING NOTES REFER TO FRAMING PLAN SHEET S121



LEGEND:

1. DENOTES FLOOR DRAIN. ELEVATION RELATIVE TO FFE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
2. DENOTES FLOOR ELEVATION RELATIVE TO FFE PROVIDED IN THE LEVEL KEY FOR THIS LEVEL.
3. PRECAST COLUMN, WALL OR SPANDEL.
4. DENOTES CMU WALL.
5. CP CONC WASH.
6. FIELD TOPPED OBLIQUE TEE AT LEVELS 1 THROUGH 3 ONLY.
7. DENOTES DRAINAGE SLOPE DIRECTION.

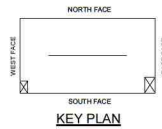
KIMLEY-HORN IS THE STRUCTURAL ENGINEER OF RECORD FOR THE PARKING STRUCTURE. THE PRECAST CONTRACTOR'S SPECIALTY STRUCTURAL ENGINEER WILL BE RESPONSIBLE FOR GRAVITY AND LATERAL DESIGN OF ALL PRECAST COMPONENTS AND CONNECTIONS, AS WELL AS THE DESIGN AND DETAILING OF ALL CHORD AND COLLECTOR DIAPHRAGM REINFORCEMENT.



SEALS



**HOLLY SPRINGS
 TOWN CENTER
 PARKING DECK**



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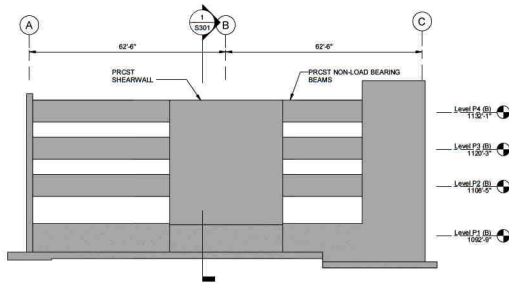
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 DRAWN BY: JTM
 CHECKED BY: JRM
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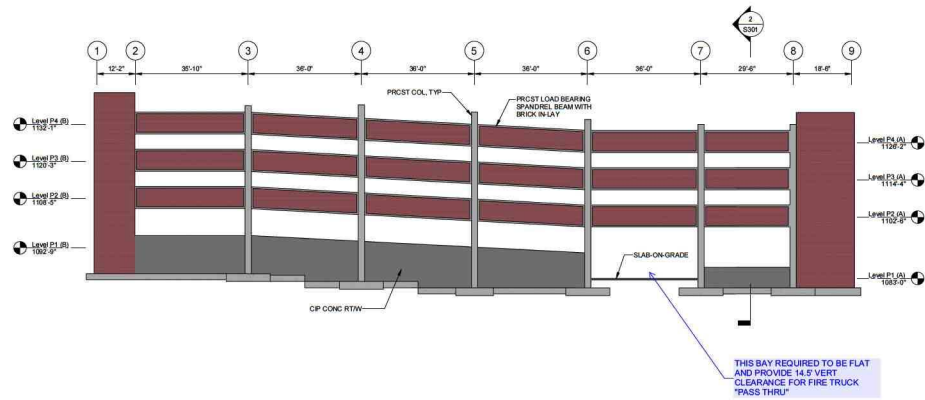
**STRUCTURAL
 ELEVATIONS**

PROGRESS PRINT

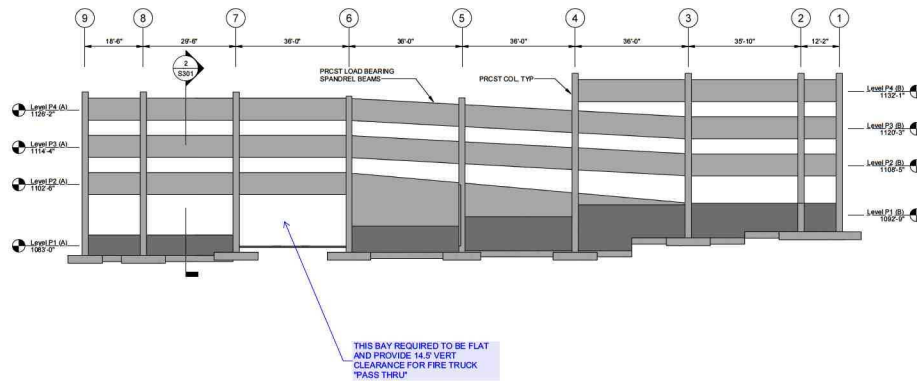
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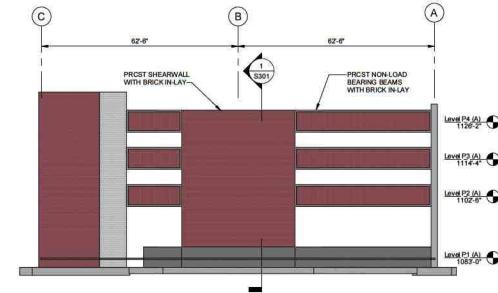
4 WEST STRUCTURAL ELEVATION
 S201 SCALE: 1/16" = 1'-0"



3 SOUTH STRUCTURAL ELEVATION
 S201 SCALE: 1/16" = 1'-0"



1 NORTH STRUCTURAL ELEVATION
 S201 SCALE: 1/16" = 1'-0"



2 EAST STRUCTURAL ELEVATION
 S201 SCALE: 1/16" = 1'-0"



CLIENT PROJECT INFO

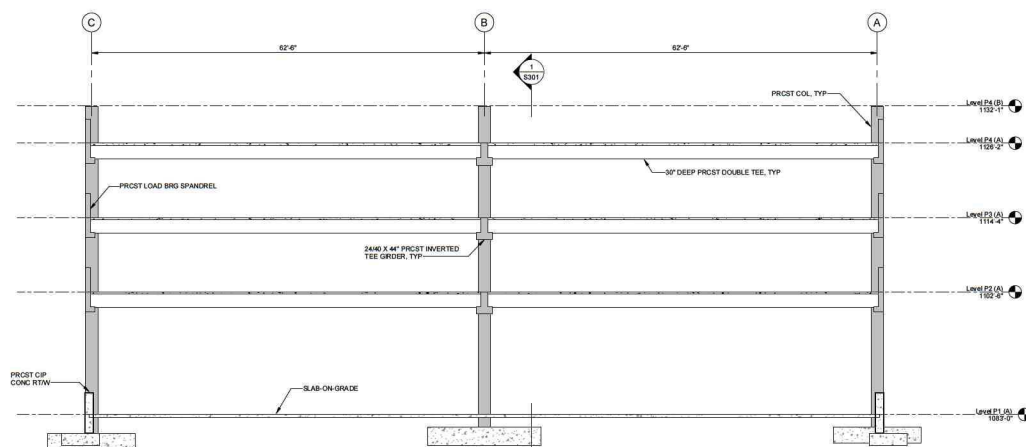
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DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: AS NOTED
DATE: 06/02/22
PROJECT NO: 013990000
FILENAME:

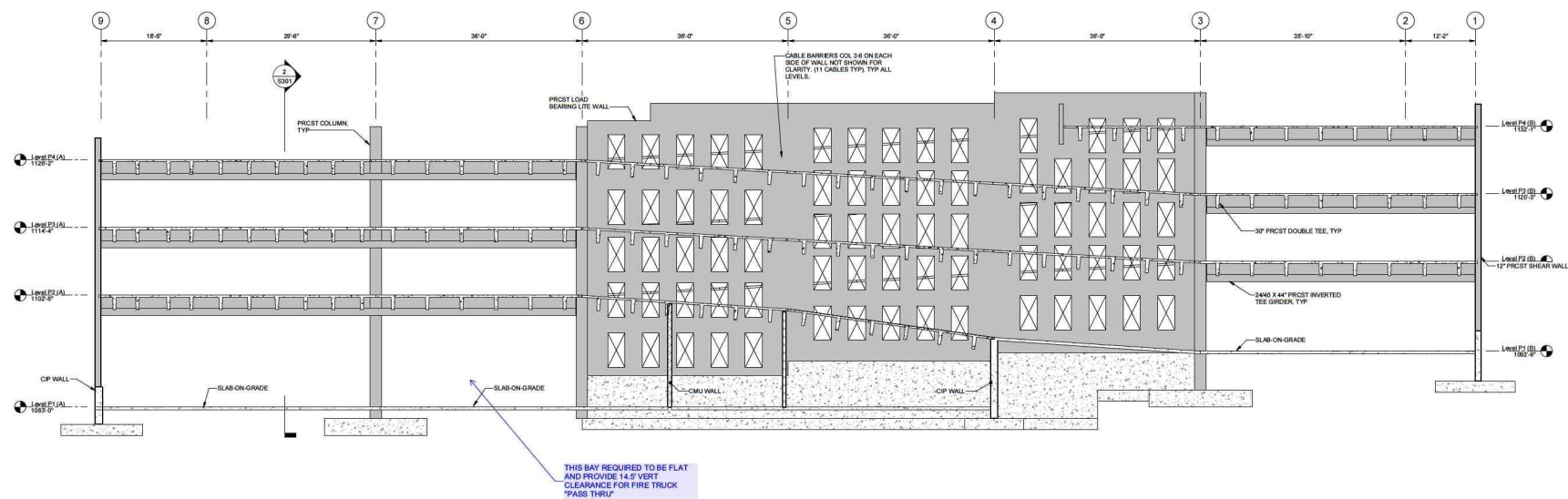
STRUCTURAL
SECTIONS

PROGRESS PRINT

S301



2 TRANSVERSE STRUCTURAL SECTION AT COL 7
S301 SCALE: 1/8" = 1'-0"



1
S301

LONGITUDINAL STRUCTURAL SECTION ALONG COL B

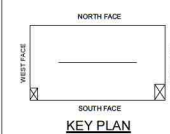
SCALE: 1/8" = 1'-0"

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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



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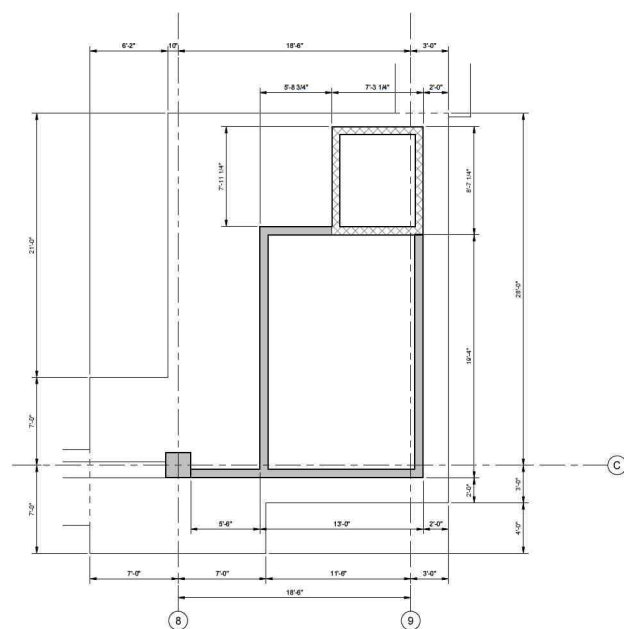
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DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 06/23/22
PROJECT NO: 013990000
FILENAME:

ENLARGED STAIR
FOUNDATION
PLANS

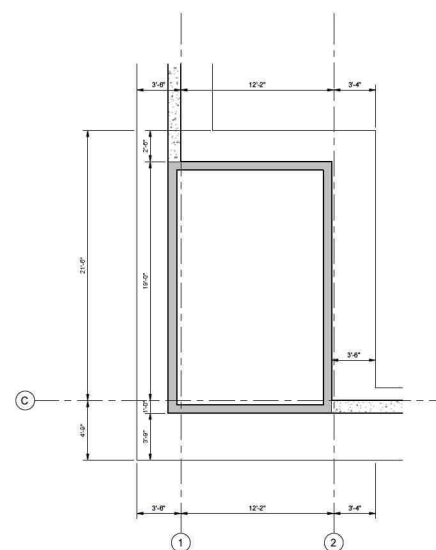
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S401

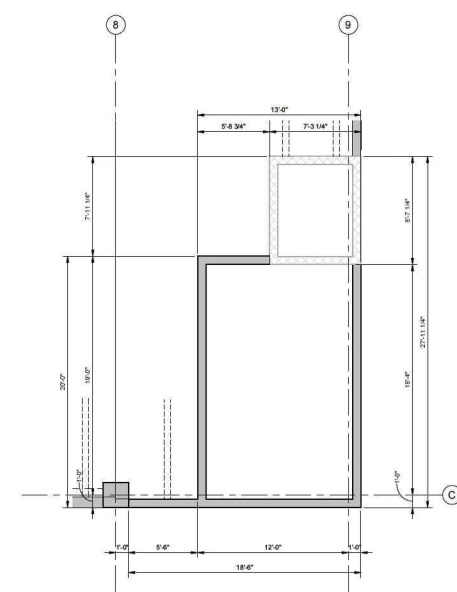
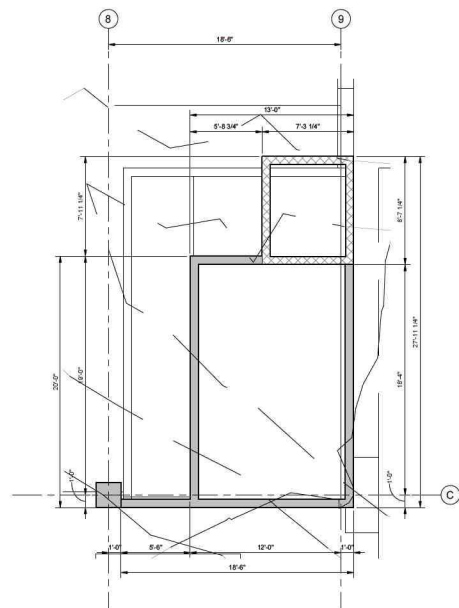
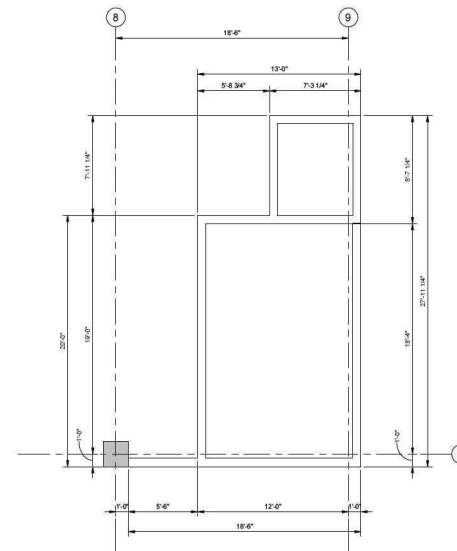
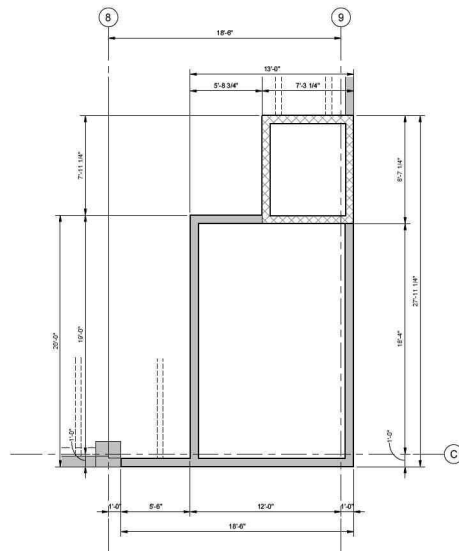


1
S401

STAIR A ENLARGED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 STAIR B ENLARGED FOUNDATION PLAN
S401 SCALE: 1/4" = 1'-0"



- LEGEND:**
-
1.  = PRECAST COLUMN, WALL OR SPANDREL
2.  = DENOTES CMU WALL
3.  = DENOTES T.O. FLOOR ELEVATION
RELATIVE TO LEVEL

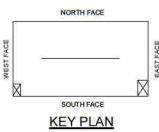
Kimley»Horn
2023 ©
817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

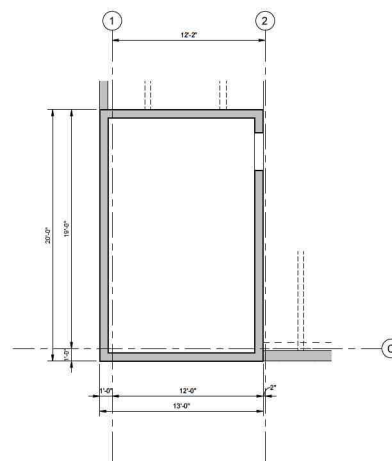
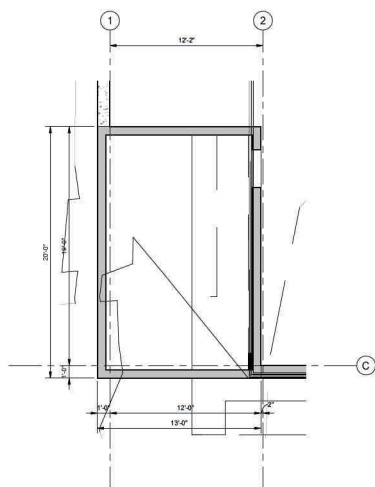
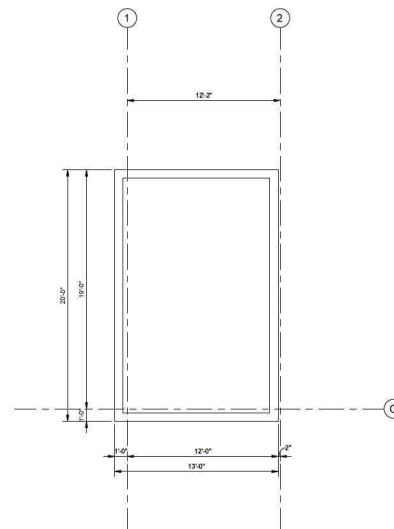
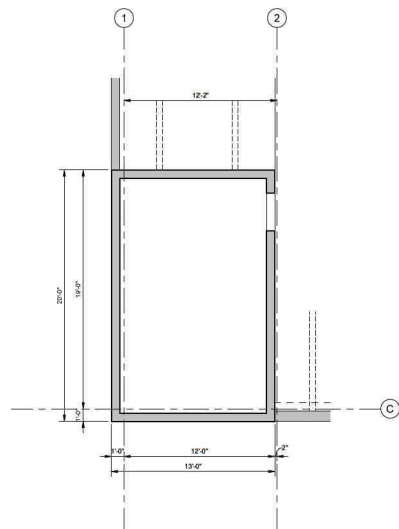
[illegible]

DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 06/02/22
PROJECT NO: 015990000
FILENAME:

ENLARGED STAIR A PLANS

PROGRESS PRINT

S402



LEGEND:

1.  = PRECAST COLUMN, WALL OR SPANDREL
2.  = DENOTES CMU WALL
3.  0'-0" = DENOTES T.O. FLOOR ELEVATION
RELATIVE TO LEVEL.

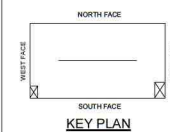
Kimley»Horn
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817 WEST PEACHTREE STREET NW
THE BILTMORE
SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700

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SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK



CLIENT PROJECT INFO

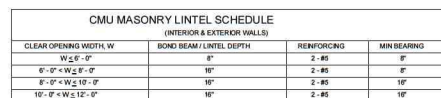
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DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO: 013990000
FILENAME:

ENLARGED STAIR
B PLANS

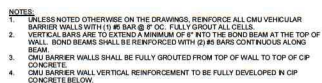
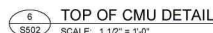
PROGRESS PRINT

S403



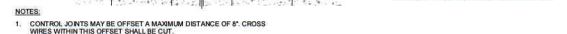
NOTES:

1. EXTEND REINFORCING TO END OF BEARING AT EACH SIDE OF OPENING.
2. FILL ALL CELLS UNDER BEARING WITH GROUT AND (2) #5 VERT BARS CONT TO FDN. LOCATED DIRECTLY BELOW BEARING AT EACH SIDE OF UNTEL.
3. UNTELS SHALL BE SHORED UNTIL GROUT REACHES DESIGN COMPRESSIVE STRENGTH.
4. UNTEL SPANS BEYOND THE MAXIMUM INDICATED IN THE SCHEDULE REQUIRES SPECIAL DESIGN.



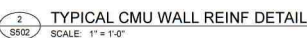
4. PROVIDE AN OPEN BOTTOM BOND BEAM REINF WITH (2) #5 CONT BARS AT THE FOLLOWING LOCATIONS:

1. AT THE TOP OF ALL WALL ELEVATIONS.
2. AT JOIST AND FRAMING BEARING ELEVATIONS.
3. EQUALLY SPACED BETWEEN LATERAL SUPPORTS OR AT 10'-0" OC MAXIMUM VERTICALLY, IF THE DISTANCE BETWEEN LATERAL SUPPORTS EXCEEDS 10'-0".



NOTES:

1. CONTROL JOINTS MAY BE OFFSET A MAXIMUM DISTANCE OF 8". CROSS WIRES WITHIN THIS OFFSET SHALL BE CUT.

[illegible]

DESIGNED BY: SAM

DRAWN BY: JTM

CHECKED BY: JRM

SCALE: _____

DATE: 09/02/22

PROJECT NO. _____
FILENAME: _____

CMLI

MISCELLANEOUS

MISSILE/VEHICLE DETAILS

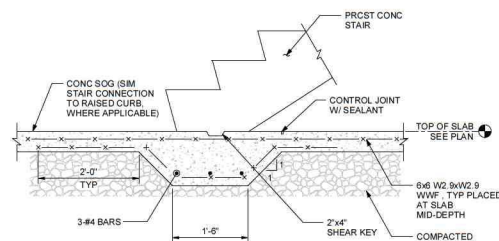
DETAILS

PROGRESS PRINT

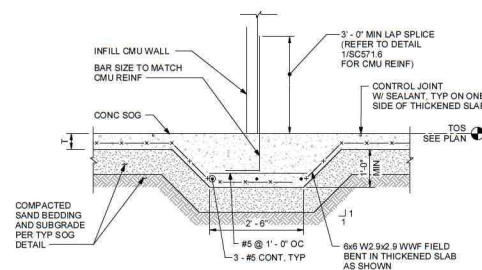
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S502

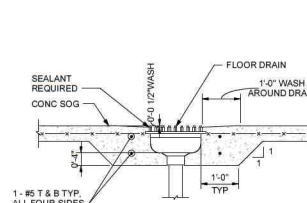
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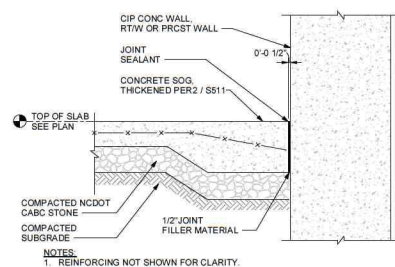
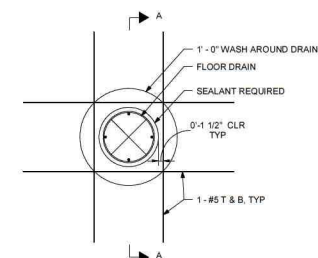
11 THICKENED SLAB AT STAIR BASE
S511 SCALE: 1" = 1'-0"



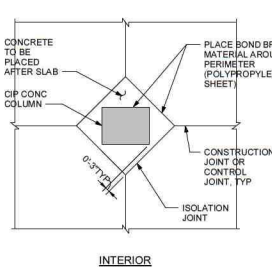
12 THICKENED SLAB AT WALL
S511 SCALE: 3/4" = 1'-0"



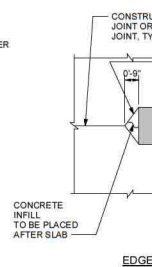
13 FLOOR DRAIN DETAIL
S511 SCALE: 3/4" = 1'-0"



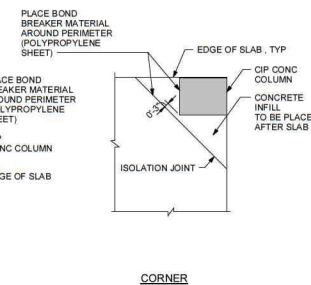
8 JOINT AT WALL
S511 SCALE: 1" = 1'-0"



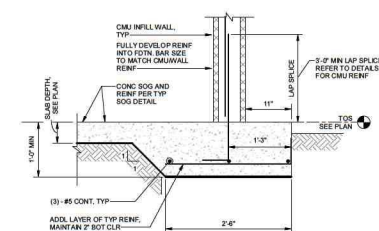
9 ISOLATION JOINTS AT COLUMN
S511 SCALE: 3/8" = 1'-0"



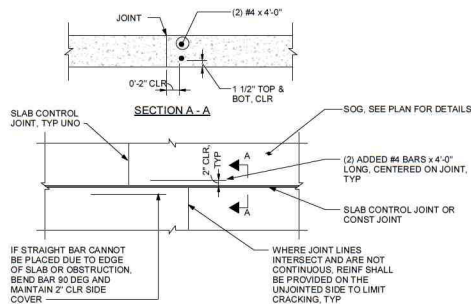
EDGE



CORNER



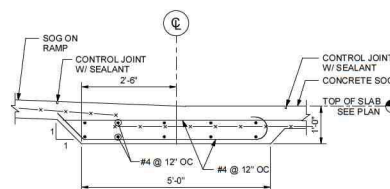
10 THICKENED SLAB-ON-GRADE AT WALL
S511 SCALE: 1" = 1'-0"



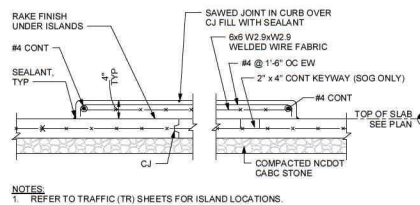
5
S511

ADDED REINF AT CONTROL JOINT OFFSETS

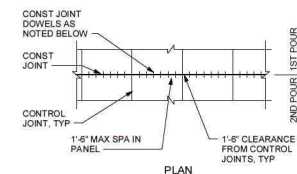
SCALE: 1 1/2" = 1'-0"



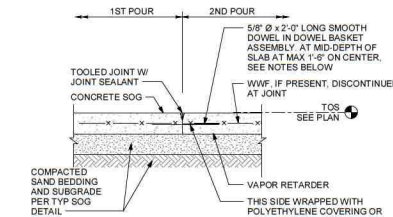
6 THICKENED RAMP SLAB EDGE
S511 SCALE: 3/4" = 1'-0"



7 RAISED ISLAND DETAIL
S511 SCALE: 3/4" = 1'-0"

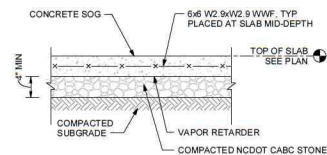


PLAN

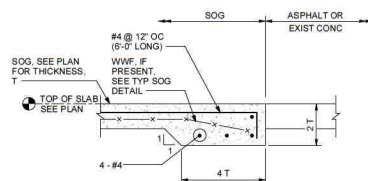


NOTES:

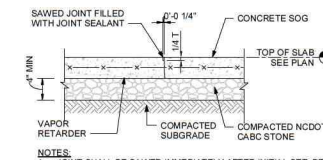
1. PAINT FACE OF JOINT WITH BOND BREAKING



1 TYPICAL SLAB ON GRADE
S511 SCALE: 1" = 1'-0"



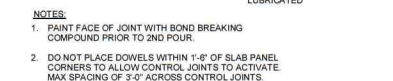
2 TYPICAL SLAB-ON-GRADE EDGE
S511 SCALE: 1" = 1'-0"



3
S511

TYPICAL CONTROL JOINT

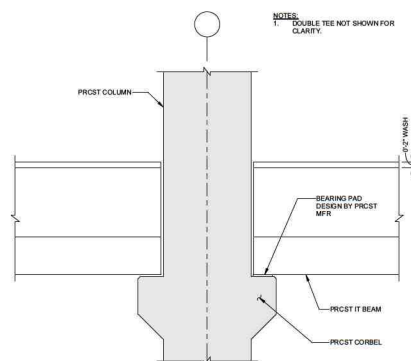
SCALE: 1" = 1'-0"



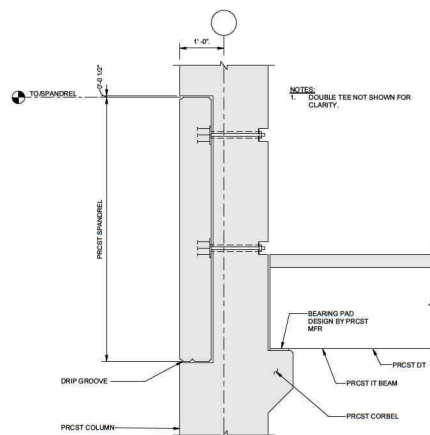
4 TYPICAL CONSTRUCTION JOINT
S511 SCALE: 1" = 1'-0"



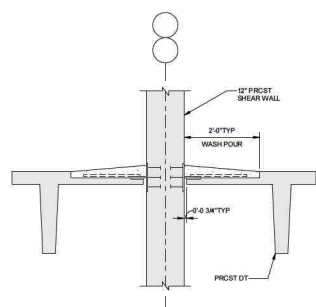
HOLLY SPRINGS
TOWN CENTER
PARKING DECK



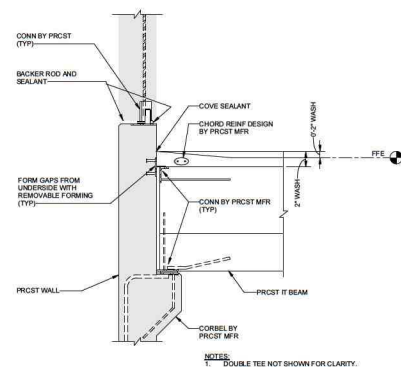
9 (2)-IT BEAM TO COLUMN DETAIL Copy 1
S521 SCALE: 3/4" = 1'-0"



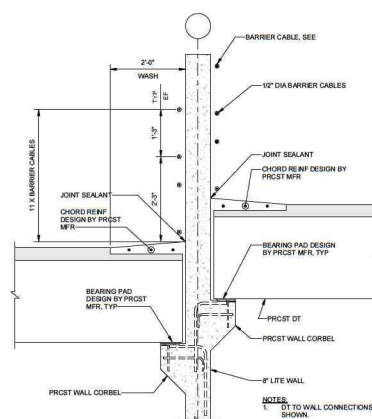
10 TEE AND SPANDREL BEAM TO COLUMN DETAIL Copy 1
S521 SCALE: 3/4" = 1'-0"



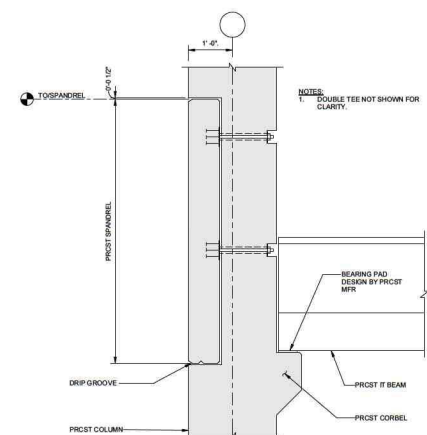
5 TEE TO SHEARWALL SECTION
S521 SCALE: 3/4" = 1'-0"



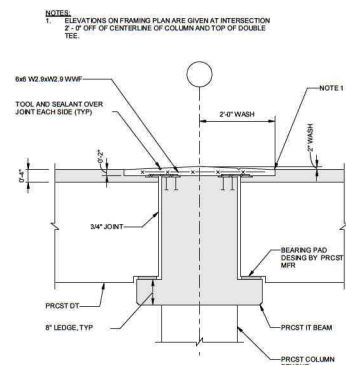
6 IT BEAM TO SHEARWALL DETAIL
S521 SCALE: 3/4" = 1'-0"



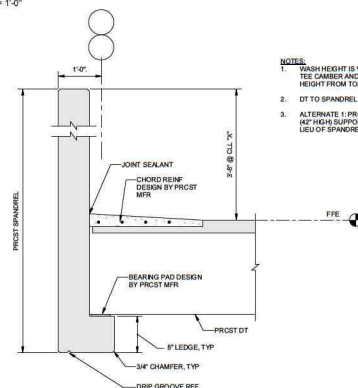
7 TEE TO LITE WALL DETAIL
S521 SCALE: 3/4" = 1'-0"



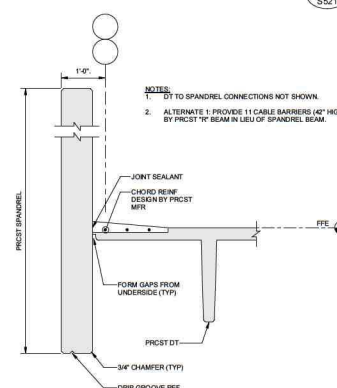
8 IT BEAM AND SPANDREL BEAM TO COLUMN DETAIL
S521 SCALE: 3/4" = 1'-0"



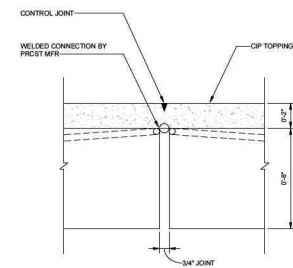
1 TEE TO IT BEAM DETAIL
S521 SCALE: 3/4" = 1'-0"



2 TEE TO LOAD BEARING SPANDREL DETAIL
S521 SCALE: 3/4" = 1'-0"



3 TEE TO NON-LOAD BEARING SPANDREL PANEL DETAIL
S521 SCALE: 3/4" = 1'-0"



4 STAIR-TO-STAIR CONNECTION
S521 SCALE: 3" = 1'-0"

CLIENT PROJECT INFO

Nº	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE:
DATE: 06/22/22
PROJECT NO: 013990000
FILENAME:

PRECAST FRAMING DETAILS

PROGRESS PRINT

S521



The figure contains two detailed cross-sectional drawings of a column-to-beam connection.

- Left Drawing:** Shows a vertical column section intersecting a horizontal beam section. The column has a circular centerline symbol at the top. Reinforcement includes anchor bolts provided by the GC, which project from the top of the column and run down to blockout under the double tee flange. A note specifies "(1) 1\"
- Right Drawing:** Shows a similar connection but with a different reinforcement arrangement. It features a circular hole in the column section, likely for a duct or pipe. The beam section is labeled "B-B". Dimensions include 4" and 12" for the beam width, and 8" x 8" x 7" DP for the blockout under the flange.

TYPICAL LIGHTPOLE BASE AT LITEWALL

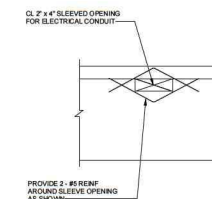


Diagram illustrating a vertical post-tensioning tendon. The tendon is shown with a central core and surrounding strands. A sealant is applied around the tendon. The tendon is connected to a precast member (CONN BY PRECAST MFR). The sealant is labeled as DRYPAK W/ 6000 PSI NON-SHRINK GROUT BY PRECAST MFR. The tendon is labeled as VARIES.

Diagram of a rectangular curb with a 3/4 inch chamfer on each corner and a slope to the interior.

5
S522

TYPICAL TOP OF SPANDREL

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



HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO

[illegible]

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: _____
DATE: 09/2/22
PROJECT NO. 013990000
FILENAME: _____

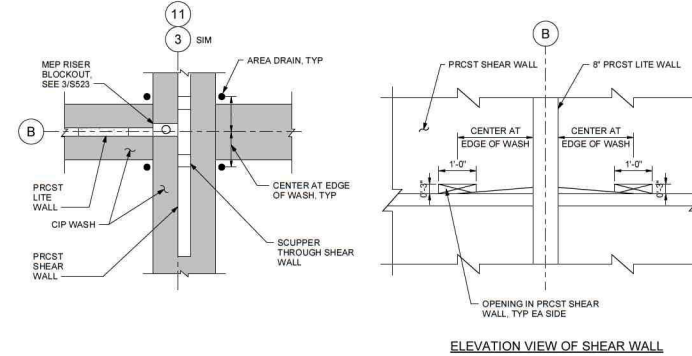
PRECAST FRAMING DETAILS

PROGRESS PRINT

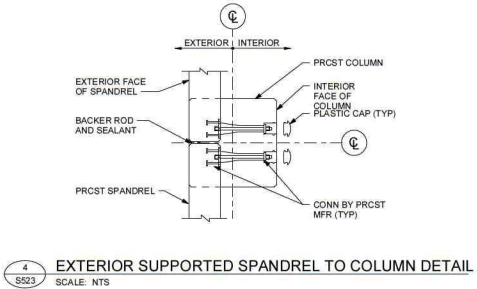
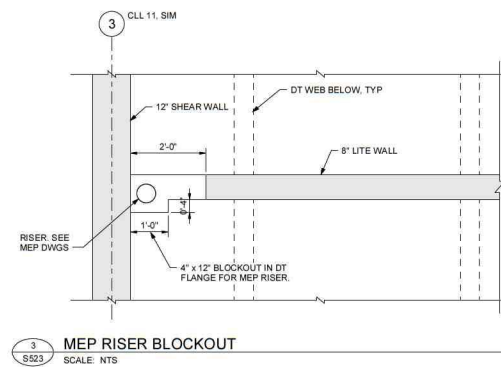
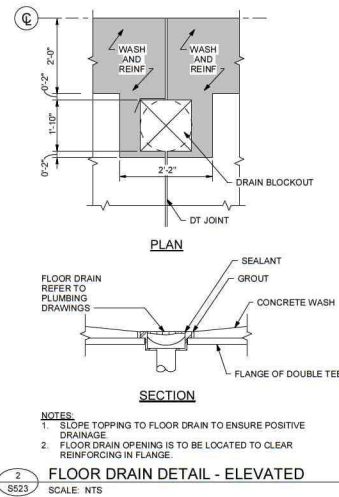
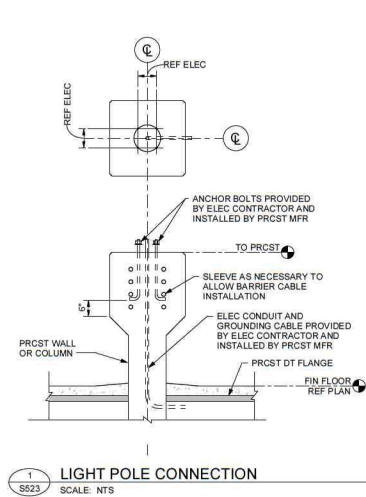
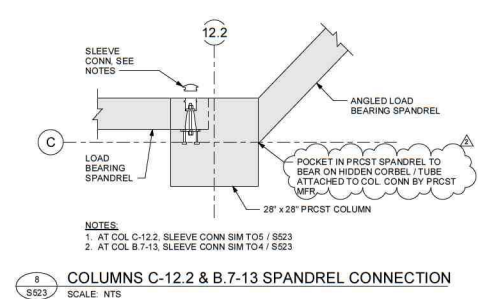
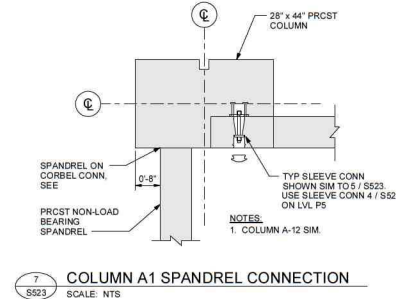
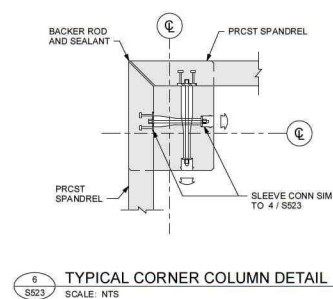
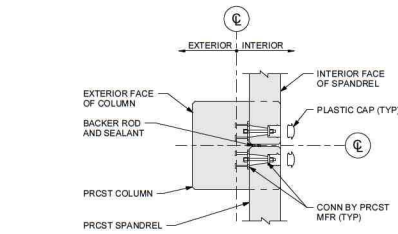
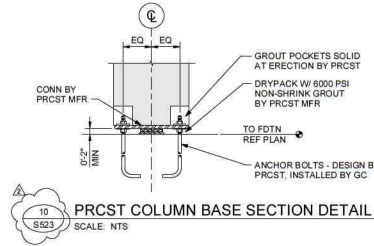
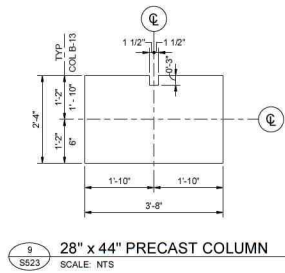
S522



**HOLLY SPRINGS
 TOWN CENTER
 PARKING DECK**



PLAN VIEW
WALL DRAIN SCUPPERS
 SCALE: NTS



CLIENT PROJECT INFO

NO.	DATE	ISSUE DESCRIPTION
1	08/22/22	Design Development Package
2	08/22/22	Design Development Package

DESIGNED BY: MSS
 DRAWN BY: PCM
 CHECKED BY: APC
 DATE: 08/22/22
 PROJECT NO.: 03300000
 FILENAME:

**PRECAST
 FRAMING DETAILS**

PROGRESS PRINT

S523

CLIENT PROJECT INFO

[illegible]

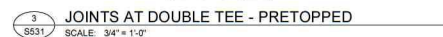
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DRAWN BY: JTM
CHECKED BY: JRM
SCALE: _____
DATE: 09/2/22
PROJECT NO: 013990000
FILENAME: _____

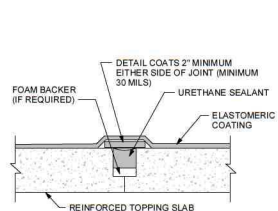
PROGRESS PRINT

0501

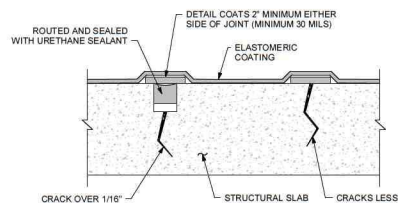
S531

1. SEE PLAN FOR NOMINAL JOINT WIDTH SPECIFIED AT SOG TO DT TRANSITION AND BETWEEN RT/W AND DT. ACTUAL JOINT GAP SIZE TO BE DETERMINED BASED ON FIELD TEMPERATURE AT TIME OF INSTALLATION AND ACTUAL OPENING.
2. INSTALL PER MFR'S RECOMMENDATIONS.

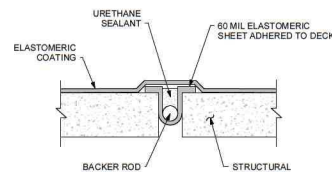




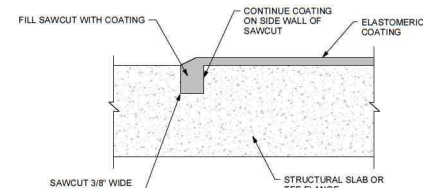
13
S532



14 COATING CRACK DETAIL
S532 SCALE: NTS



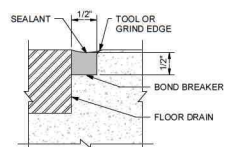
15 COATING DETAIL AT OPEN JOINT
S532 SCALE: NTS



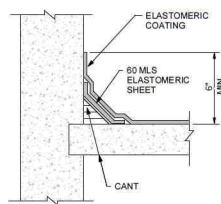
16
S532

FREE EDGE COATING TERMINATION

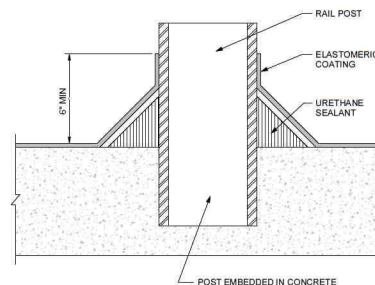
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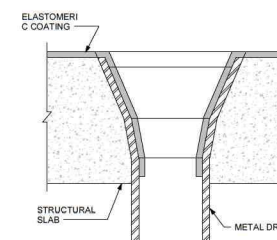
9 SEALANT DETAIL @ DRAIN
S532 SCALE: NTS



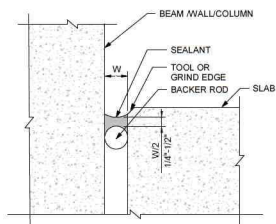
10 TYPICAL DECK FLASHING
S532 SCALE: NTS



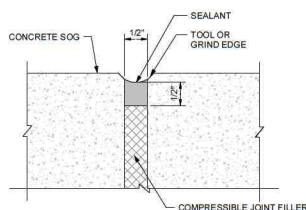
11 VERITICAL PROJECTION
S532 SCALE: NTS



12 DRAIN DETAIL
S532 SCALE: NTS



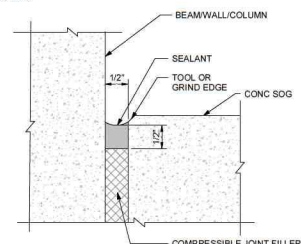
5 SEALANT DETAIL - OPEN JOINT 2
S532 SCALE: NTS



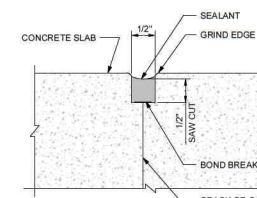
6
S532

SEALANT DETAIL - SOG 1

SCALE: NTS



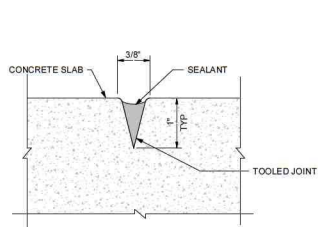
7 SEALANT DETAIL - SOG 2
S532 SCALE: NTS



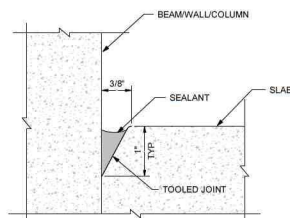
8
S532

SEALANT DETAIL @ SAWED CONTROL JOINT

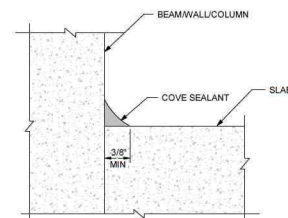
SCALE: NTS



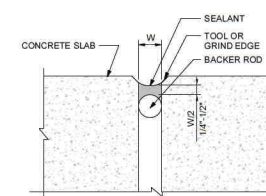
1 SEALANT DETAIL - TOOLED CONTROL JOINT
S532 SCALE: NTS



2 SEALANT DETAIL - EDGE
S532 SCALE: NTS



3 SEALANT DETAIL - COVE
S532 SCALE: NTS



4 SEALANT DETAIL - OPEN JOINT 1
S532 SCALE: NTS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO

[illegible]

DESIGNED BY: SAM
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: _____
DATE: 06/02/22
PROJECT NO: 013990000
FILENAME: _____

WATERPROOFING AND SEALANT DETAILS

PROGRESS PRINT

S532

SEALS



HOLLY SPRINGS
TOWN CENTER
PARKING DECK

CLIENT PROJECT INFO

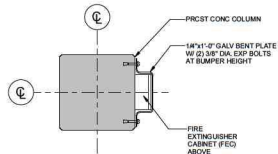
[illegible]

DESIGNED BY: SAM
DRAWN BY: JTM
CHECKED BY: JRM
SCALE: _____
DATE: 06/23/22
PROJECT NO: 013990000
FILENAME: _____

MISCELLANEOUS DETAILS

PROGRESS PRINT

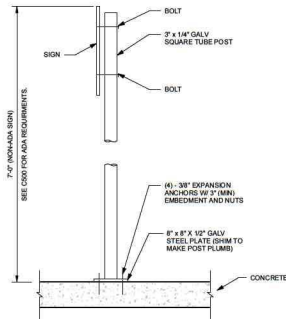
S541



- NOTES:**
1. MOUNT BENT PLATE PROTECTION BELOW FEC.
2. REFER TO ARCH PLANS FOR FEC LOCATIONS.

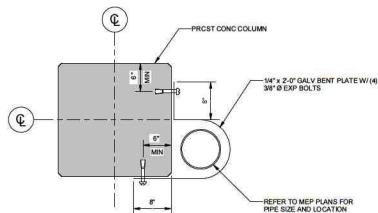
5 FEC PROTECTION AT COLUMNS

S541 SCALE: 1" = 1'-0"



6 POST MOUNTED SIGN

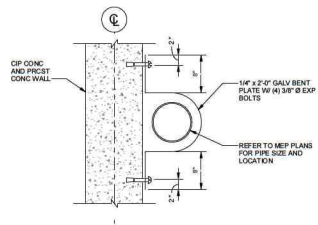
S541 SCALE: 1" = 1'-0"



- NOTES:**
1. MOUNT BOTTOM EDGE OF PROTECTION PLATE 6" ABOVE FINISH FLOOR

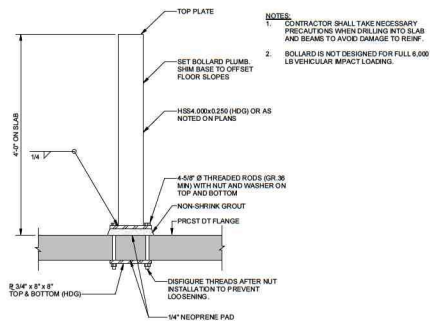
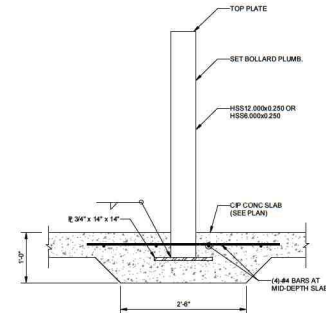
3 PIPE PROTECTION

S541 SCALE: 1 1/2" = 1'-0"



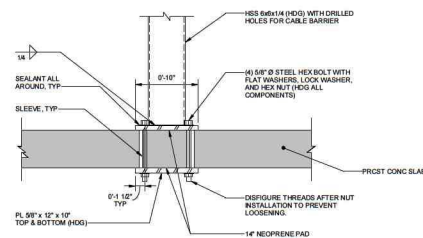
4 BOLLARD CONNECTION DETAIL - SLAB-ON-GRADE MOUNT

S541 SCALE: 1" = 1'-0"



1 BOLLARD CONNECTION DETAIL - DT MOUNT

S541 SCALE: 1" = 1'-0"



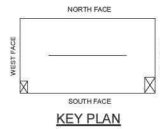
- NOTES:**
1. SEE TR SHEETS FOR HSS POST LOCATIONS.

2 CABLE BARRIER POST CONNECTION DETAIL

S541 SCALE: 1 1/2" = 1'-0"



**HOLLY SPRINGS
TOWN CENTER
PARKING DECK**



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: JMF
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 03390000
FILENAME:

**STRIPING PLAN
LEVEL P1**

PROGRESS PRINT

TR101

NOTES:

- ALL SPACES ARE TO BE 9'-0" WIDE UNLESS NOTED OTHERWISE. MEASURE FROM CENTER OF 4" WIDE STRIPS. SPACES IN THE TYPIC NEEDED AREA ARE 10'-0" WIDE X 16'-0" LONG.
- ALL STRIPING TO BE RETRO-REFLECTIVE PAINT IN ACCORDANCE WITH SPECIFICATIONS. STRIPING PAINT AND SYMBOLS SHALL BE WHITE UNLESS OTHERWISE NOTED.
- VERTICAL FACE AND 6" OF TOP OF ALL RAISED CONCRETE CURBS AND ISLANDS SHALL BE PAINTED YELLOW.
- ALL CURB CORNERS AND STRIPED AREAS, AS APPROPRIATE TO HAVE A MINIMUM 2'-0" RADIUS UNLESS NOTED OTHERWISE.
- REFER TO THE ELECTRICAL PLANS FOR POWER AND INFRASTRUCTURE.
- ADA NOTES

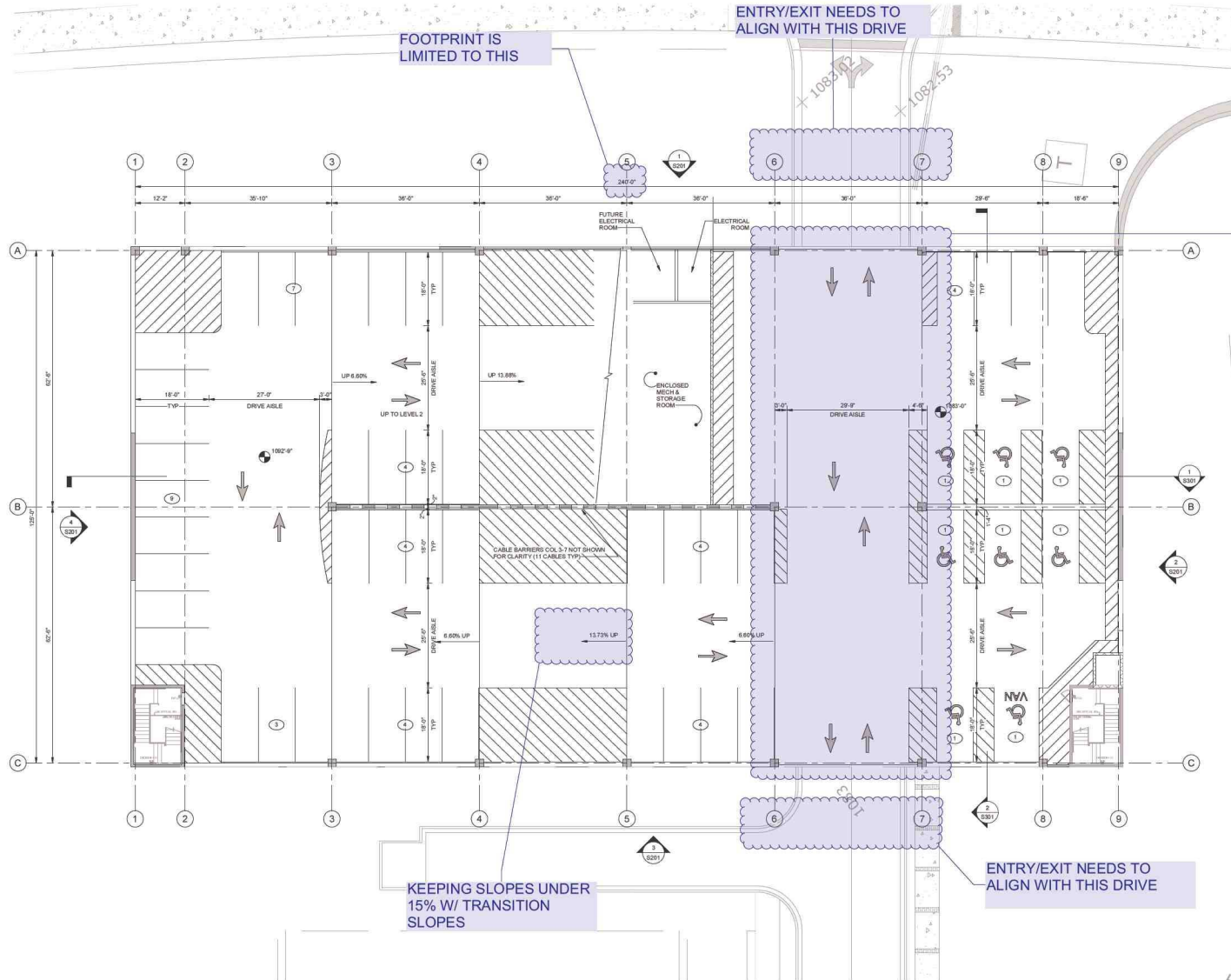
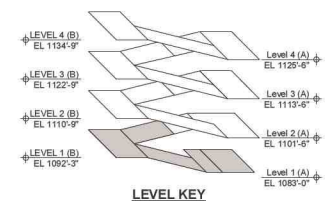
- ALL ADA SPACES ARE TO BE 9'-0" WIDE MIN. STANDARD ACCESSIBLE ARE 5'-0" WIDE TYP. VAN ACCESSIBLE ARE 8'-0" WIDE TYP. MEASUREMENTS ARE FROM CENTER OF 4" WIDE STRIPS, UNLESS NOTED OTHERWISE.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- BEFORE PLACING CONCRETE, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA) EXIST TO AND FROM EVERY DOOR AND ALTERNATIVE ENTRANCE. ACCESSIBLE PARKING SPACES, ACCESSIBLE AREAS, AND ACCESSIBLE ROUTES, ACCESSIBLE PARKING SPACES, AND ACCESSIBLE AREAS SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING CONCRETE. VERIFY THAT ADA SLOPE REQUIREMENTS ARE MET. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO WORK IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED.

**THIS BAY REQUIRED TO BE
FLAT AND PROVIDE 14.5' VERT
CLEARANCE FOR FIRE TRUCK
"PASS THRU"**

PARKING SUMMARY				
Level	Typical Spaces	Accessible Spaces	ADA Van Spaces	Total Spaces
Level P4 (B)	19	0	0	19
Level P4 (A)	29	0	0	29
Level P3 (B)	62	0	0	62
Level P3 (A)	29	0	0	29
Level P2 (B)	62	0	0	62
Level P2 (A)	38	0	0	38
Level P1 (B)	46	0	0	46
Level P1 (A)	20	7	1	28
Grand total	305	7	1	313

PARKING LEGEND:

- 23 DENOTES NUMBER OF PARKING SPACES SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
- DENOTES CROSS-HATCHED PAINTED AREA. DIMENSIONS SHOWN ON PLAN SHALL BE TO CENTER OF PARKING STRIPE.
- DENOTES ACCESSIBLE PARKING SPACE.
- C DENOTES COMPACT CAR SPACE.
- DENOTES "STOP" BAR AND WORD TO BE PAINTED ON FLOOR.
- DENOTES PAVEMENT ARROW MARKING TO BE PAINTED ON FLOOR.
- DENOTES PLATE METAL SIGN, TYPE PS-1, SEE TR-501.
- DENOTES HEADACHE BAR, TYPE HB-1, SEE TR-501.
- "ELECTRIC VEHICLE CHARGING" DENOTES A PARKING SPACE INTENDED TO HAVE FUTURE ELECTRIC VEHICLE CHARGING EQUIPMENT INSTALLED AND INCLUDES ELECTRICAL PANEL CAPACITY, OVERPROTECTION, AND AN OPEN RACKWAY FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. NO SIGNAGE IN PARKING SPACES.
- "ELECTRIC VEHICLE READY" DENOTES A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT INCLUDING ELECTRICAL PANEL CAPACITY, RACKWAY, OVERPROTECTION, AND A RECEPTACLE FOR FUTURE EQUIPMENT INSTALLATION. NO SIGNAGE IN PARKING SPACES.
- "ELECTRIC VEHICLE INSTALLED" DENOTES ELECTRIC VEHICLE PARKING SPACE THAT INCLUDES INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (EV CHARGING STATION). SEE TR-500 FOR EV CHARGING SIGNAGE TO BE INCLUDED AT EACH SPACE PROVIDED ON DAY 1.



FOOTPRINT IS LIMITED TO THIS

ENTRY/EXIT NEEDS TO ALIGN WITH THIS DRIVE

KEEPING SLOPES UNDER 15% W/ TRANSITION SLOPES

ENTRY/EXIT NEEDS TO ALIGN WITH THIS DRIVE

1 STRIPING PLAN P1 LEVEL
SCALE: 3/32" = 1'-0"



A key plan diagram of a rectangular site. The top edge is labeled "NORTH FACE", the bottom edge "SOUTH FACE", the left edge "WEST FACE", and the right edge "EAST FACE". A horizontal line is drawn across the middle of the rectangle. At the bottom-left corner, there is a small square with an 'X' inside. At the bottom-right corner, there is a small square with an 'X' inside.

[illegible]

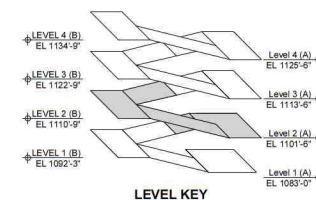
PROGRESS PRINT

NOTES:

1. FOR STRIPING NOTES REFER TO STRIPING PLAN SHEET TR101



- | | |
|---|---|
|  | DENOTES NUMBER OF PARKING SPACES SPACED BETWEEN CURBS, CURBS ISLANDS, PAINTED ISLANDS. |
|  | DENOTES CROSS-HATCHED PAVED AREA, DIMENSIONS OF WHICH ON PLAN SHALL BE TO CENTER OF PARKING STRIPS. |
|  | DENOTES ACCESSIBLE PARKING SPACE. |
| c | DENOTES COMPACT CAR SPACE. |
|  | DENOTES "STOP" BAR AND WORD TO BE PAINTED ON FLOOR. |
|  | DENOTES PAVEMENT ARROW MARKING TO BE PAINTED ON FLOOR. |
| PS-1 | DENOTES PLATE METAL SIGN, TYPE PS-1, SEE 16-50. |
| HB-1 | DENOTES HEADACHE BAR, TYPE HB-1, SEE 30-71. |
| EVC | "ELECTRIC VEHICLE CHARGEABLE" DENOTES A PARKING SPACE DESIGNED TO HAVE A CHARGEABLE ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED AND INCLUDES THE FOLLOWING: NO SIGNAGE IN PARKING SPACE AND AN OPEN RACKWAY, FUTURE ELECTRIC VEHICLE CHARGING CABLES, NO SIGNAGE. |
| EVR | "ELECTRIC VEHICLE READY" DENOTES A PARKING SPACE DESIGNED BY A CONSULTANT TO INCLUDE THE FOLLOWING: PLANT CAPACITY, RACKWAY, SIGNAGE, ELECTRICAL AND FUTURE CHARGING CABLES, EQUIPMENT INSTALLATION, NO SIGNAGE IN PARKING SPACE. |
| EVS | "ELECTRIC VEHICLE INSTALLED" DENOTES ELECTRIC VEHICLE CHARGING CABLES, FUTURE CHARGING CABLES, OF ELECTRIC VEHICLE SUPPLY EQUIPMENT / EV CHARGING STATION, SEE 16-50. SIGNAGE AND SIGNAGE TO BE INCLUDED AT EACH SPACE PROVIDED QUOTE. |



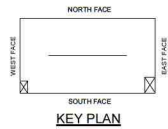
LEVEL KEY

1 STRIPING PLAN P2 LEVEL
TR102 SCALE: 3/32" = 1'-0"

SEALS



HOLLY SPRINGS TOWN CENTER PARKING DECK



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

DESIGNED BY: BMF
DRAWN BY: JTM
CHECKED BY: JTM
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 03390000
FILENAME:

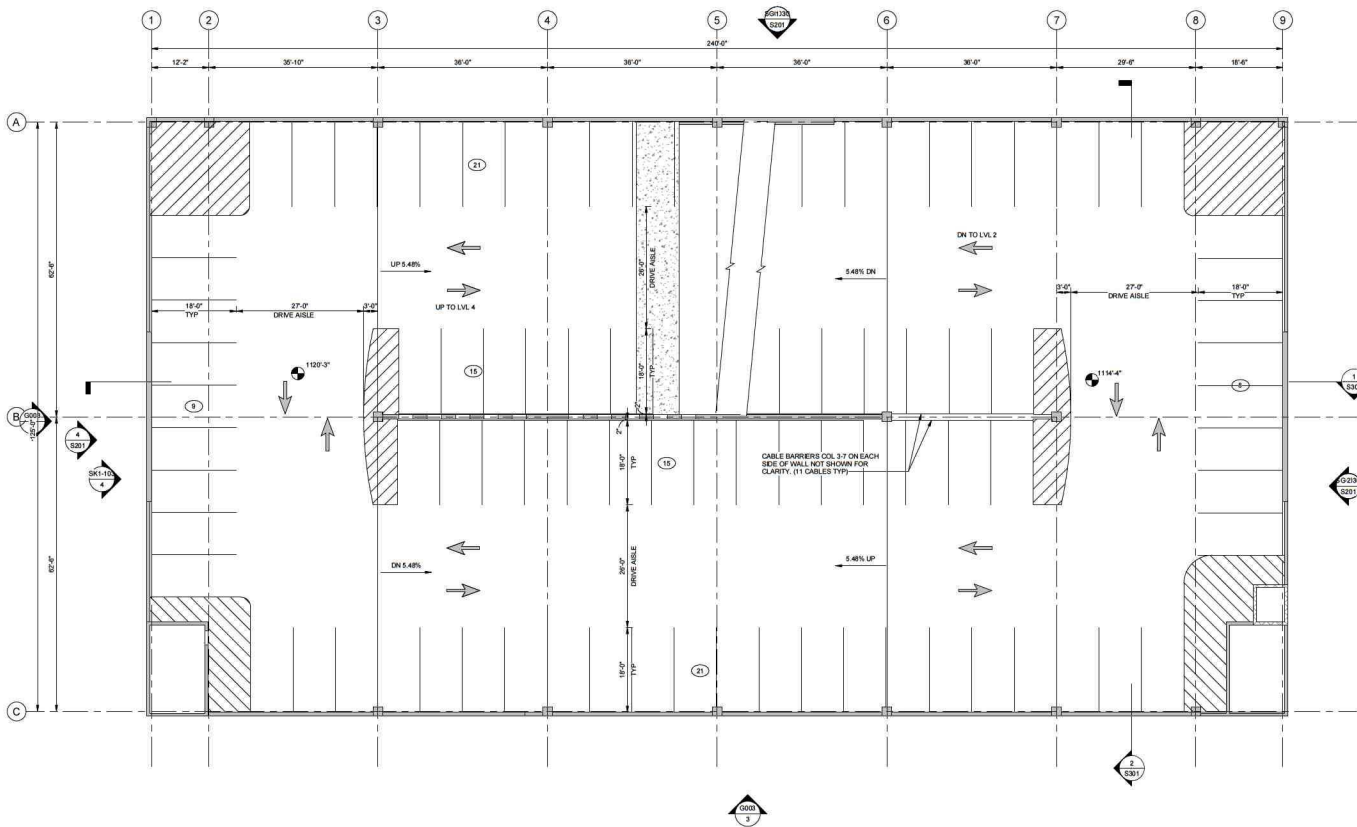
STRIPING PLAN LEVEL P3

PROGRESS PRINT

TR103

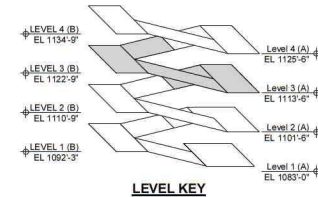
NOTES

- FOR STRIPING NOTES REFER TO STRIPING PLAN SHEET TR101



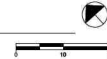
PARKING LEGEND:

- 20 DENOTES NUMBER OF PARKING SPACES SPACED BETWEEN CURBS, ISLANDS, PAINTED ISLANDS, ETC.
- [Hatched Box] DENOTES CROSS-HATCHED PAINTED AREA. DIMENSIONS SHOWN ON PLAN SHALL BE TO CENTER OF PARKING STRIPE.
- [Circle with X] DENOTES ACCESSIBLE PARKING SPACE.
- C DENOTES COMPACT CAR SPACE.
- [Line with Text] DENOTES "STOP" BAR AND WORD TO BE PAINTED ON FLOOR.
- [Arrow] DENOTES PAVEMENT ARROW MARKING TO BE PAINTED ON FLOOR.
- PS-1 DENOTES PLATE METAL SIGN TYPE PS-1, SEE TR-601.
- HB-1 DENOTES HEADACHE BAR, TYPE HB-1, SEE TR-601.
- EVC "ELECTRIC VEHICLE CAPABLE" DENOTES A PARKING SPACE INTENDED TO HAVE FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED AND INCLUDES ELECTRIC PANEL CAPACITY, OVERPROTECTION, AND AN OPEN RACEWAY. FUTURE ELECTRIC VEHICLE CHARGING STATION NO. NO SIGNAGE IN PARKING SPACES.
- EVR "ELECTRIC VEHICLE READY" DENOTES A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT, INCLUDING ELECTRICAL PANEL CAPACITY, RACEWAY, OVERPROTECTION, AND A RECEPTACLE FOR FUTURE EQUIPMENT INSTALLATION. NO SIGNAGE IN PARKING SPACES.
- [Circle with EV] "ELECTRIC VEHICLE INSTALLED" DENOTES ELECTRIC VEHICLE PARKING SPACE THAT INCLUDES INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EV) CHARGING STATION. SEE TR-603 FOR EV CHARGING SIGNAGE TO BE INCLUDED AT EACH SPACE PROVIDED ON DAY 1.



LEVEL KEY

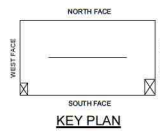
2 STRIPING PLAN P3 LEVEL
TR103 SCALE: 3/32" = 1'-0"



SEALS



HOLLY SPRINGS TOWN CENTER PARKING DECK



CLIENT PROJECT INFO

NO.	DATE	DRAWING ISSUE DESCRIPTION

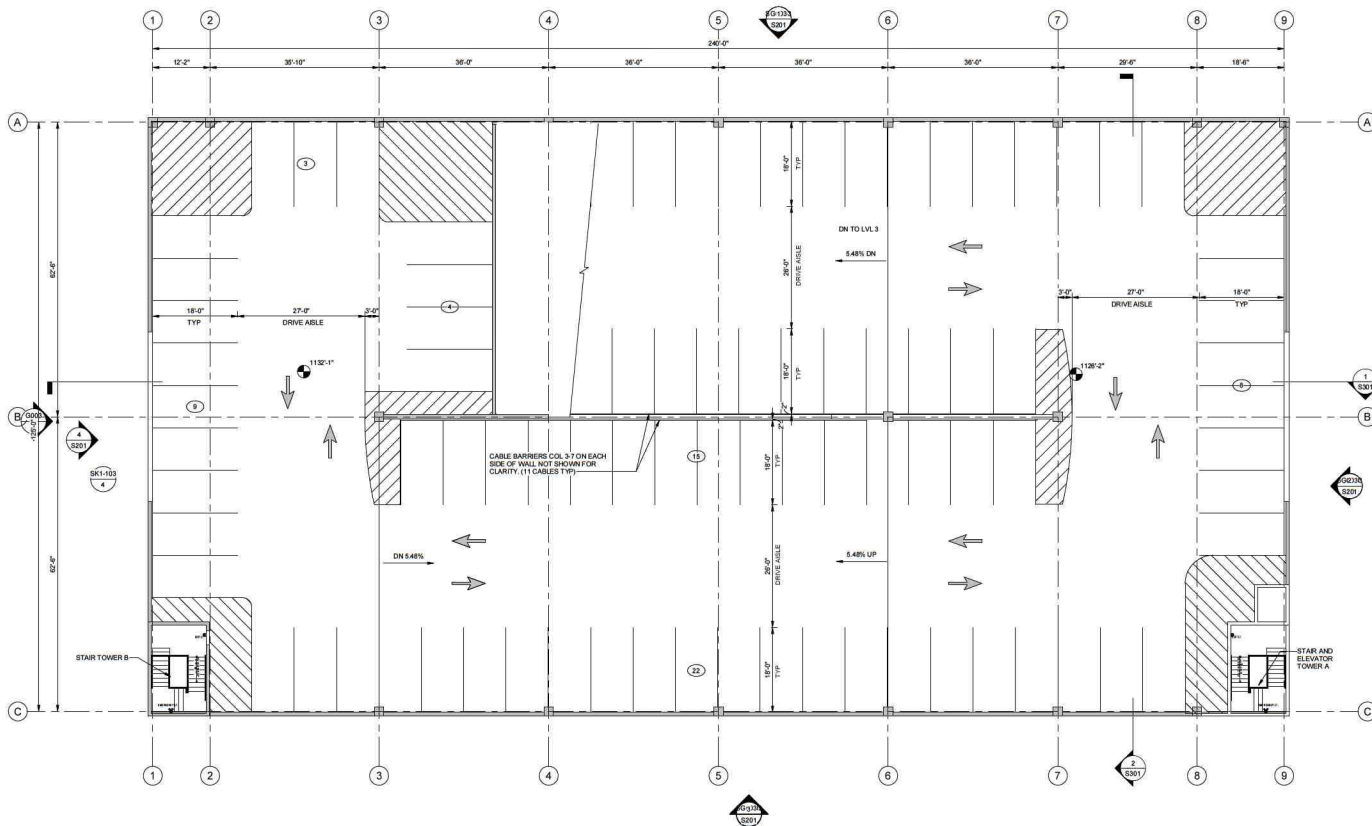
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SCALE: AS NOTED
DATE: 06/22/22
PROJECT NO.: 03990090
FILENAME:

STRIPING PLAN LEVEL P4

PROGRESS PRINT

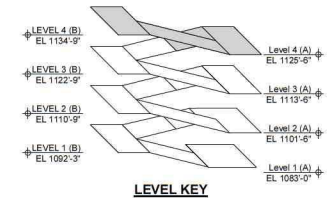
TR104

1. FOR STRIPING NOTES REFER TO STRIPING PLAN SHEET TR101



PARKING LEGEND:

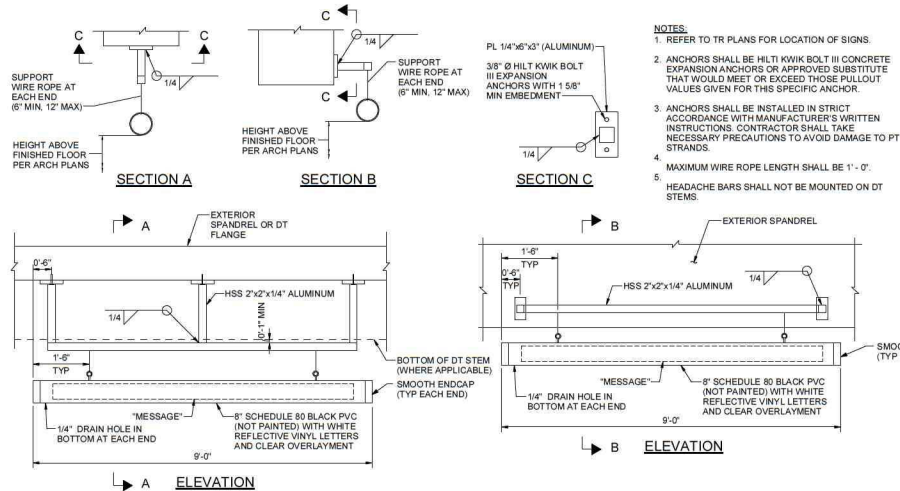
- 20 DENOTES NUMBER OF PARKING SPACES SPACED BETWEEN CURBS, CURB ISLANDS, PAINTED ISLANDS, ETC.
- DENOTES CROSS HATCHED PAINTED AREA. DIMENSIONS SHOWN ON PLAN SHALL BE TO CENTER OF PARKING STRIPE.
- DENOTES ACCESSIBLE PARKING SPACE.
- C DENOTES COMPACT CAR SPACE.
- DENOTES 'STOP' BAR AND WORD TO BE PAINTED ON FLOOR.
- DENOTES PAVEMENT ARROW MARKING TO BE PAINTED ON FLOOR.
- PS-1 DENOTES PLATE METAL SIGN TYPE PS-1, SEE TR-601.
- HB-1 DENOTES HEADACHE BAR, TYPE HB-1, SEE TR-601.
- EVC "ELECTRIC VEHICLE CAPABLE" DENOTES A PARKING SPACE INTENDED TO HAVE FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED AND INCLUDES ELECTRIC PANEL CAPACITY, OVERPROTECTION, AND AN OPEN RACEWAY. FUTURE ELECTRIC VEHICLE CHARGING STATION NO. NO SIGNAGE IN PARKING SPACES.
- EVR "ELECTRIC VEHICLE READY" DENOTES A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT INCLUDING ELECTRICAL PANEL CAPACITY, RACEWAY, OVERPROTECTION, AND A RECEPTACLE FOR FUTURE EQUIPMENT INSTALLATION. NO SIGNAGE IN PARKING SPACES.
- EVI "ELECTRIC VEHICLE INSTALLED" DENOTES ELECTRIC VEHICLE PARKING SPACE THAT INCLUDES INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT / EV CHARGING STATION. SEE TR-603 FOR EV CHARGING SIGNAGE TO BE INCLUDED AT EACH SPACE PROVIDED ON DAY 1.



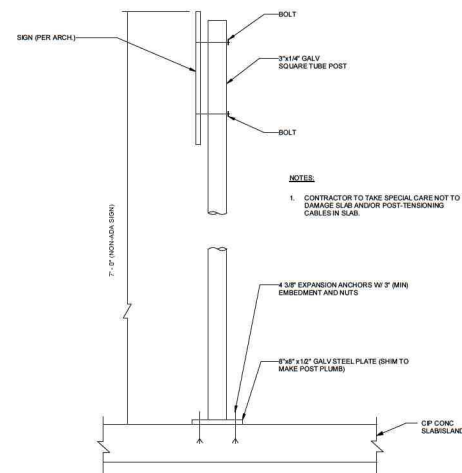
LEVEL KEY

1 STRIPING PLAN P4 LEVEL
TR104 SCALE: 3/32" = 1'-0"

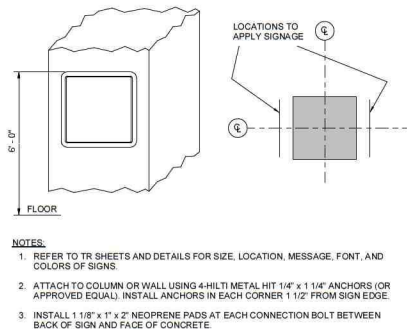




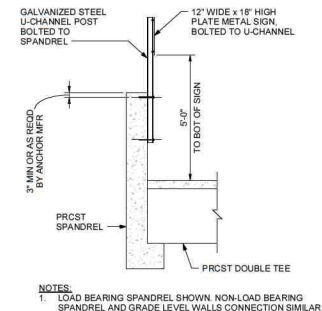
7 OVERHEAD HEADACHE BAR MOUNTING DETAIL
TR502



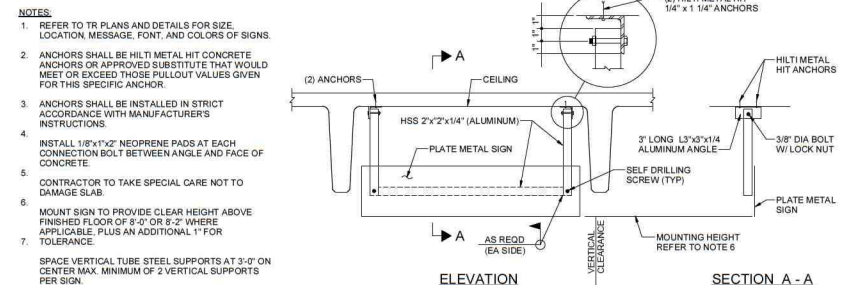
8 SIGN CONNECTION DETAIL - SLAB/ISLAND MOUNT
TR502 SCALE: 1 1/2" = 1'-0"



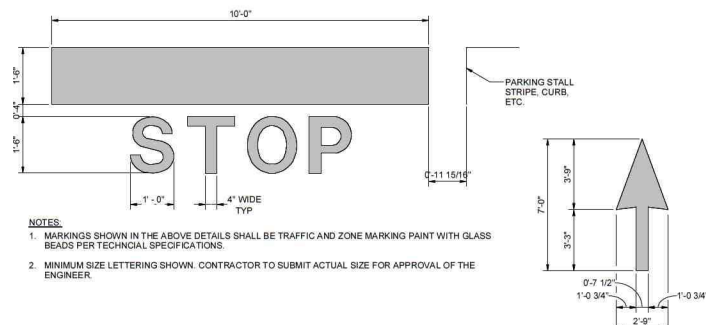
4 SIGN MOUNT TO COLUMN WALL
TR502 SCALE: NTS



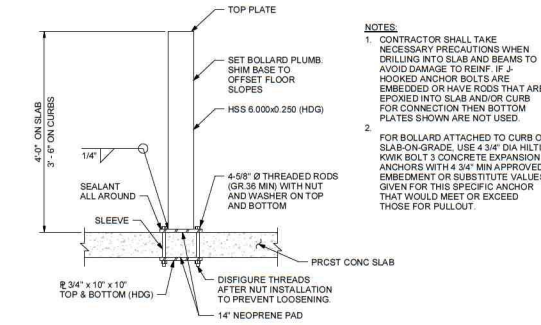
5 SPANDREL MOUNTING DETAIL
TR502 SCALE: NTS



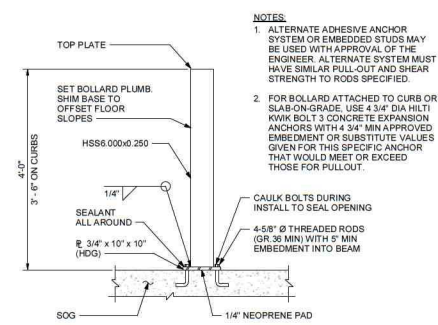
6 OVERHEAD SIGN MOUNT TO CEILING
TR502 SCALE: NTS



1 STOP BAR AND PAVEMENT ARROW DETAIL
TR502 SCALE: NTS



2 BOLLARD CONNECTION DETAIL - SLAB MOUNT
TR502 SCALE: NTS



3 BOLLARD CONNECTION DETAIL - SOG MOUNT
TR502 SCALE: 1" = 1'-0"

EXHIBIT "B"

GENERAL CONDITIONS

All parties hereby agree that Contractor shall furnish all labor, material, incidental permits, equipment, storage, freight, supervision, labor taxes, material taxes, insurance, licenses, and any other related cost necessary for a complete execution of all Work in their entirety and in strict accordance with the Contract Documents and in strict compliance with the requirements of all Federal, State and Local governing authorities. This Contract is also to be inclusive of, but not limited to, the following:

1. All submittals and shop drawings are to be given to the Owners within two weeks of the contract issuance.
2. Contractor to call for all required inspections and coordinate inspections with Owners. All reports shall be delivered to Owners within 48 hours of receipt by Contractor.
3. Contractor acknowledges that the tracking of mud and dirt onto pavement and other properties by its personnel or its subcontractors is a problem and in violation of permit stipulations. It will be the Contractor's responsibility to prevent mud and dirt from being carried off-site and onto existing streets. Further, Contractor shall be responsible for removal and sweeping as required to remove said mud and dirt from pavement or other properties and returning them to their original condition as required by Contractor's own equipment and labor. In the event Contractor does not remove said mud and dirt from pavement or other properties caused by its personnel or its subcontractors in a timely fashion, Owners shall cause this work to be done and back-charge the Contractor at cost plus 15%.
4. Contractor shall be responsible for locating and protecting all existing utility services on the project site. Further, all parties agree that Contractor shall be responsible for any monetary loss or expense associated with repairs to any existing utilities damaged by Contractor's operations.
5. All parties agree that Contractor shall properly barricade open holes and depressions occurring as part of the Work. Further, Contractor shall protect structures, utilities, sidewalks, curbs, pavement and any other product from damage. In the event any of the foregoing is damaged due to contractor neglect, Contractor shall remedy the same at Contractor's cost. In the event Contractor does not remove said mud and dirt from pavement or other properties in a timely fashion, Owner shall cause this work to be done and back-charge the Contractor at cost plus 15%.
6. As many mobilizations required to complete the project per plans and specifications are included in this Contract and will not be an additional charge to Owners.
7. All parties hereby agree that, at the direction of the Owners, the Contractor shall gather and incorporate into Work all residual material remaining at no additional cost to the Owners.
8. All parties agree that Contractor is responsible for maintaining and submitting all documentation that may be required by governing authorities.
9. All parties agree that Contractor is to relocate its office trailers, storage trailers, and containers on project site as directed by the Owners.
10. Debris shall not be buried on site.

11. The Owners may delete parts of the Work from Contractor's Scope of Work and receive an appropriate reduction in price from the Stipulated Sum. Such deletion will be done only after discussion with the Contractor about the deletion.

12. The Owners' right to recover damages or other relief from Contractor due to Contractor's default in its obligations under this Contract shall survive the termination hereof.

13. Any damage caused by Contractor, his employees or equipment, suppliers, or sub-contractors to other work shall be the Contractor's responsibility to repair per the Owners' specification and requirements. This includes work inadvertently performed on property other than the Owners. If Contractor does not make repairs in a timely fashion, the Owners will make repairs and back charge Contractor from Contractor's next pay request at cost plus 15%.

EXHIBIT “C”

SCHEDULE OF VALUES

Provide the cost for the line items specified in the schedule of values below. Add additional line items, as required, to provide a comprehensive bid.

Table 1: Schedule of Values for Base Bid

Phase #	Descripton of Work	Amount				
1	Submission of Foundation Loads	5,000.00				
2	Permit Level Shop Drawings	155,000.00				
3	Start Precast Production	2,000,000.00				
4	Complete Precast Structure	1,680,000.00				
Total Cost (Base Bid Items Only)		\$ 3,840,000.00				

EXHIBIT “D”

**APPLICATION FOR PAYMENT
(to be attached)**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO

TO GENERAL:

Stonecrest Homes GA, LLC
625 W. Crossville Road; Suite 204
Roswell, GA 30075

PROJECT: COHS Town Center

Precast Parking Deck

APPLICATION NO: 1

Distribution to:

☐	OWNER
☐	ARCHITECT
☒	CONTRACTOR
☐	
☐	

PERIOD TO: _____

FROM SUBCONTRACTOR:

Tindall Corporation
3361 Grant Road
Conley, GA 30288
404-989-6849

PROJECT NOS: RFB #2023-01

CONTRACT DATE: 6/27/23

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	3,840,000.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	3,840,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	0.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	0.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0
8. CURRENT PAYMENT DUE	\$	0.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	3,840,000.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

SUBCONTRACTOR:

By: _____ Date: xx/xx/2023

State of: _____ Parish of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	
TOTALS	\$0.00	
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 1

Contractor's signed certification is attached.

Project: COHS Town Center

APPLICATION DATE: xx/xx/2023

In tabulations below, amounts are stated to the nearest dollar.

Precast Parking Deck

PERIOD TO:

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: RFB #2023-01

[illegible]

EXHIBIT "E"

INTERIM WAIVER AND RELEASE UPON PAYMENT
(CONTRACTOR)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY CITY OF HOLLY SPRINGS AND DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA TO FURNISH FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS HOLLY SPRINGS PRECAST PARKING DECK PROJECT WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON EXHIBIT "J" LEGAL DESCRIPTION.

TO INDUCE SAID OWNER TO PAY THE SUMS SPECIFIED IN THIS WAIVER, THE UNDERSIGNED AFFIRMS AND CERTIFIES THAT THE ONLY INDIVIDUALS AND/OR ENTITIES WHO HAVE BEEN EMPLOYED BY THE UNDERSIGNED AND HAVE SUPPLIED MATERIALS OR LABOR IN CONNECTION WITH THE AFORESAID PROJECT ARE SET FORTH ON EXHIBIT E-A ATTACHED HERETO AND HEREBY MADE A PART HEREOF.

UPON THE RECEIPT OF THE SUM OF \$ _____, THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN WAIVES AND RELEASES ANY AND ALL LIENS OR CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND THROUGH THE DATE OF _____ AND EXCEPTING THOSE RIGHTS AND LIENS THAT THE MECHANIC AND/OR MATERIALMAN MIGHT HAVE IN ANY RETAINED AMOUNTS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED FOR SAID BUILDING OR PREMISES.

GIVEN UNDER HAND AND SEAL THIS ____ DAY OF _____, 20 ____.

(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT E-A

List of Subcontractors

**MUST PROVIDE BELOW THE COMPANY NAME, CONTACT NAME, ADDRESS AND PHONE
NUMBER FOR EACH SUBCONTRACTOR AND SUPPLIER**

- Caulking
T&A Precast
Thiago Pereira
141 Kensley Way
Dallas, GA 30157
(404) 867-0370
- Cable
EJ Blanck
Erik Blanck - CEO
1167 Tallapoosa St.
Bremen, GA 30110
(770) 317-6611
- Erection
RGR Erectors
Tim Henson
3886 New Bridge Rd.
Cleveland, GA 30528
(706) 200-7183

EXHIBIT "E-1"
INTERIM WAIVER AND RELEASE UPON PAYMENT
(SUBCONTRACTOR / SUPPLIER)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY TO FURNISH _____ FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS **HOLLY SPRINGS PRECASTS PARKING DECK PROJECT** WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON **EXHIBIT "J" LEGAL DESCRIPTION**.

UPON THE RECEIPT OF THE SUM OF \$ _____, THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN WAIVES AND RELEASES ANY AND ALL LIENS OR CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND THROUGH THE DATE OF _____, 20____ AND EXCEPTING THOSE RIGHTS AND LIENS THAT THE MECHANIC AND/OR MATERIALMAN MIGHT HAVE IN ANY RETAINED AMOUNTS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF SAID CONTRACTOR FOR SAID BUILDING OR PREMISES.

GIVEN UNDER HAND AND SEAL THIS ____ DAY OF _____, 20____.

_____(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT "F"

WAIVER AND RELEASE UPON FINAL PAYMENT
(CONTRACTOR)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA TO FURNISH PRECAST PARKING DECK IMPROVEMENTS FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS HOLLY SPRINGS PRECAST PARKING DECK PROJECT WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON EXHIBIT "J" LEGAL DESCRIPTION.

UPON RECEIPT OF THE SUM OF \$ _____, THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HEREBY WAIVES AND RELEASES ANY AND ALL LIENS AND CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED FOR SAID PROPERTY, AND THE UNDERSIGNED HEREBY AFFIRMS, WARRANTS, AND REPRESENTS THAT ALL LABORERS, SUBCONTRACTORS, MATERIALMAN, AND SUPPLIERS CONTRACTED BY THE UNDERSIGNED AND SUPPLYING ANY LABOR, WORK, MATERIAL OR SERVICES FOR SAID PROPERTY HAVE BEEN PAID IN FULL.

GIVEN UNDER HAND AND SEAL THIS ____ DAY OF _____, 20__.

(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT "F-1"
WAIVER AND RELEASE UPON FINAL PAYMENT
(SUBCONTRACTOR / SUPPLIER)

STATE OF GEORGIA
COUNTY OF _____

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA TO FURNISH _____ FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS HOLLY SPRINGS PRECAST PARKING DECK PROJECT WHICH IS LOCATED IN THE CITY OF HOLLY SPRINGS, CHEROKEE COUNTY AND IS OWNED BY THE CITY OF HOLLY SPRINGS AND THE DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOS 306 OF THE 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA AS BEING MORE PARTICULARLY SET FORTH ON EXHIBIT "J" LEGAL DESCRIPTION.

UPON RECEIPT OF THE SUM OF \$_____, THE UNDERSIGNED MATERIALMAN AND/OR MECHANIC HEREBY WAIVES AND RELEASES ANY AND ALL LIENS AND CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY AND ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED FOR SAID PROPERTY.

GIVEN UNDER HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

NOTICE: WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNT STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, 60 DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NONPAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH 60 DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O.C.G.A. SECTION 44-14-366.

EXHIBIT F-2

**CONTRACTOR'S AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF GEORGIA

COUNTY OF _____

Personally appeared before me, the undersigned attesting authority in and for said State and County,
_____ ("Deponent") who, being first duly sworn, on oath deposes and says as follows:

1. That Deponent is the _____ of _____ (hereinafter referred to as "Contractor"), and that Deponent has actual knowledge of the matters set forth herein, and has the full right and authority to execute this Contractor's Affidavit and Waiver of Lien on behalf of Contractor.
2. That Contractor has recently contracted with the **City of Holly Springs and the Downtown Development Authority of Holly Springs** Georgia ("Owners"), owners of the property known as **Holly Springs Precast Parking Deck Project** as being more particularly set forth on **Exhibit J Legal Description** attached hereto and hereby made a part hereof (the "Property"), for construction of **Holly Springs Precast Parking Deck** improvements (the "Improvements") on the Property.
3. Contractor hereby waives any and all lien rights on said Property for any work or services performed as of this date, as all bills for said work or services have been fully paid, and all laborers, subcontractors, materialmen and suppliers of any labor, work, material or services provided to or for the Property have been paid in full.
4. That no improvements or repairs have been made on the above described Property during the ninety (90) days immediately preceding this date which have not been paid for in full, and that there are no outstanding bills incurred for labor and materials used in making improvements or repairs on said Property, or for services of architects, surveyors or engineers incurred in connection therewith.
5. Deponent acknowledges receipt of \$ _____, said sum being the balance due Contractor under the terms of said contract, in full. This Affidavit is made under the provisions of Code Section 44-14-366 of the Official Code of Georgia Annotated, and is made for the purpose of inducing the Owners to pay the balance of the contract price referenced above to Contractor.
6. Contractor warrants that all materials supplied to the Property are properly installed and free from defects and that all of the work performed by Contractor conforms with the requirements of the construction drawings, specifications and other construction documents (collectively the "Construction Documents"). Deponent further certifies that the Improvements are built in compliance with the Americans With Disabilities Act of 1990, as amended, and conform with the "National Earthquake Hazards Reduction Program Recommended Provisions for the Development of Seismic Regulations for New Buildings." Any such work not conforming to these requirements, including substitutions not properly approved or installed, shall be considered defective.
7. Contractor warrants to the Owners, its successors and assigns, that Contractor has performed all work required by the Construction Documents and that all work is in substantial compliance with the Construction Documents and will remain so for a period of one year from the date of this Affidavit. Contractor further warrants that during the above stated period of one year, Contractor will make repairs to the satisfaction of the Owners and at Contractor's own expense. All work shall be performed by Contractor during regular working hours and at Owners' convenience.

Deponent has executed this Affidavit under hand and seal this _ day of _____, 20 ____.

_____(SEAL)
COMPANY NAME

(NOTARY)

BY: _____

(ADDRESS)

TITLE: _____
(Company Officer)

EXHIBIT “G”

PAY REQUEST CHECKLIST

This checklist offered as a guideline to help assure timely submittal and processing of payment applications and is not intended to supersede Paragraph 5 or any other portion of the Contract.

Pre-Payment Request:

- Fully executed Contract
- Certificates of Insurance prior to commencing work.
- W-9
- List of subcontractors and suppliers with addresses and telephone numbers.
- Fully executed Bonds (if required).
- Copy of NOI as Secondary Permittee.
- Contractor Certification (Exhibit I)

Interim Payment Requests (all items are to be one original and one copy):

- Contractor Payment Application (Notarized).
- Contractor Interim Waiver and Release for work executed to date of Application along with list of all subcontractors and suppliers listed on Exhibit E-A of this document including Company Name, Contact Name, Company Address and Phone Number.
- Subcontractor and Supplier Interim Waiver and Release for unpaid balances of work executed to date of Application.
- Copies of supporting receipts, certificates or vouchers.
- Construction Manager certification on payment application.

Final Payment Request (all items are to be one original and one copy):

- Record Drawings – 1 original and 2 copies for a total of 3 sets
- Warranties and O & M Manuals
- Final Certificate of Use (if required)
- Completed and signed off Punch List
- Certificate of Substantial Completion
- Contractor Waiver and Release Upon Final Payment with Exhibit E-A attached
- Subcontractor and Supplier Waiver and Release Upon Final Payment with Exhibit E-A attached
- Contractor Affidavit and Waiver of Lien with Exhibit E-A attached
- Contractor Warranty for the benefit of the Owners and referencing Project
- Consent of Surety for Final Payment (if required)

EXHIBIT "I"

CONTRACTOR CERTIFICATION

Project Manager and Contractor agree that the installation of erosion control and tree save devices according to the Erosion Control Plan and Tree Protection Plans including, but not limited to, silt fence, grassing, tree save tape and fence and other measures, are not a part of this Contract unless otherwise noted. Contractor agrees that the Owners will have these devices installed in accordance with the above referenced plans. If, during the course of construction, Contractor damages or destroys any erosion control measures that are in place or tree save devices, then Contractor shall repair or replace the devices immediately at its cost and will replace any damaged tree(s), or at Project Manager's discretion, Project Manager shall repair and replace as necessary and shall deduce the cost thereof from Contractor's next Application for Payment. Any fines, litigation cost (including attorney's fees), and clean-up cost related to the damage resulting from Contractor's damage to erosion control measures or tree save devices in place will be at the Contractor's expense and if not paid by Contractor, may be deducted from Contractor's next Application for Payment. If certain activities have the potential to damage or destroy any installed erosion control devices or tree save device, Contractor shall inform the Project Manager before the activity begins so that such damage or destruction can be avoided by Contractor. Finally, Contractor is responsible for notifying its personnel of the requirements of the Erosion Control and Tree Protection Plans and the importance of the continuing maintenance thereof.

Evidenced by signature, below, Contractor certifies that it understands the General Permit

"I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certificate."

"We accept all responsibilities required by such permits including, but not limited to required reporting and maintenance of on-site paperwork. Required reporting will take place until such time as a fully executed Notice of Termination has been received."

Signature (Officer's Signature Required)

Date

Printed Name

Title

EXHIBIT "J"

LEGAL DESCRIPTION

(TOWN CENTER)

ALL THAT TRACT or parcel of land lying and being in Land Lots 306, 307, 342 and 343 of the 15th District, 2nd Section, City of Holly Springs of Cherokee County, Georgia and being more particularly described as follows:

BEGINNING at point at the mitered intersection of the Easterly variable right-of-way of Palm Street (abandoned) with the Southeasterly right-of-way of Georgia Northeastern Railroad right-of-way (variable) THENCE proceeding along said GNR along a curve to the right an arc length of 134.04 feet (said curve having a radius of 1346.76 feet and a chord bearing of NORTH 32 DEGREES 04 MINUTES 36 SECONDS EAST and a chord distance of 133.99 feet) to a point; THENCE proceeding NORTH 34 DEGREES 55 MINUTES 41 SECONDS EAST a distance of 260.61 feet to a point; THENCE along a curve to the left an arc length of 792.00 feet (said curve having a radius of 5737.39 feet and a chord bearing of NORTH 30 DEGREES 58 MINUTES 24 SECONDS EAST and a chord distance of 791.37 feet) to a point; THENCE proceeding SOUTH 45 DEGREES 22 MINUTES 09 SECONDS EAST along the lands of Cedar Valley Subdivision Unit III a distance of 694.62 feet to a point; THENCE proceeding SOUTH 34 DEGREES 09 MINUTES 53 SECONDS EAST a distance of 622.02 feet to a point on the variable right-of-way of Hickory Road; THENCE proceeding along said right-of-way and proceeding NORTH 84 DEGREES 31 MINUTES 06 SECONDS WEST a distance of 26.98 feet to a point; THENCE continuing along said right-of-way and proceeding SOUTH 74 DEGREES 13 MINUTES 12 SECONDS WEST a distance of 255.39 feet to a point; THENCE proceeding SOUTH 00 DEGREES 41 MINUTES 42 SECONDS WEST a distance of 72.79 feet to a point; THENCE proceeding SOUTH 60 DEGREES 36 MINUTES 36 SECONDS WEST a distance of 171.94 feet to a point; THENCE proceeding SOUTH 63 DEGREES 39 MINUTES 54 SECONDS WEST a distance of 61.91 feet to a point; THENCE proceeding SOUTH 71 DEGREES 33 MINUTES 09 SECONDS WEST a distance of 75.42 feet to a point; THENCE proceeding SOUTH 83 DEGREES 01 MINUTES 28 SECONDS WEST a distance of 112.41 feet to a point; THENCE proceeding NORTH 63 DEGREES 12 MINUTES 23 SECONDS WEST a distance of 60.12 feet to a point; THENCE proceeding NORTH 34 DEGREES 20 MINUTES 27 SECONDS WEST a distance of 49.93 feet to a point; THENCE proceeding NORTH 22 DEGREES 24 MINUTES 04 SECONDS WEST a distance of 75.99 feet to a point; THENCE proceeding SOUTH 73 DEGREES 23 MINUTES 07 SECONDS WEST a distance of 66.10 feet to a point; THENCE proceeding SOUTH 11 DEGREES 38 MINUTES 29 SECONDS EAST a distance of 34.77 feet to a point; THENCE proceeding SOUTH 46 DEGREES 11 MINUTES 31 SECONDS WEST a distance of 62.21 feet to a point; THENCE proceeding SOUTH 81 DEGREES 12 MINUTES 53 SECONDS WEST a distance of 25.82 feet to a point; THENCE proceeding NORTH 72 DEGREES 20 MINUTES 22 SECONDS WEST a distance of 144.92 feet to a point; THENCE proceeding NORTH 69 DEGREES 44 MINUTES 19 SECONDS WEST a distance of 32.12 feet to a point; THENCE proceeding along a curve to the left and arc distance of 185.16 feet to a point (said curve having a radius of 693.50 feet and being subtended by a chord bearing of NORTH 78 DEGREES 47 MINUTES 21 SECONDS WEST a distance of 184.61 feet to a point; THENCE proceeding NORTH 01 DEGREES 51 MINUTES 12 SECONDS EAST a distance of 38.99 feet to a point; THENCE proceeding SOUTH 89 DEGREES 21 MINUTES 39 SECONDS WEST a distance of 220.48 feet to

a point on the aforesaid right-of-way of Palm Street; THENCE proceeding NORTH 34 DEGREES 05 MINUTES 27 SECONDS WEST a distance of 14.20 feet to a point THENCE proceeding NORTH 02 DEGREES 27 MINUTES 45 SECONDS EAST a distance to a point and POINT OF BEGINNING.

Said parcel contains 1,011,509 Square Feet or 23.22 Acres more or less.

**Addendum dated June 27th, 2023 between
City of Holly Springs, The Downtown Development Authority of Holly Springs and
Tindall Corporation, GA Division.
Precast Parking Deck Project RFB #2023-01
Project: City of Holly Springs PD, Holly Springs, GA / TC Job #43405**

Contractor hereby accepts the terms of the attached contract, subject to and conditioned upon Owner's acceptance of the terms set forth in this Addendum which shall supersede any conflicting term in any other Contract Document. Owner's agreement to and acceptance of the terms of this Addendum shall be evidenced by Owners's signature hereon or by permitting Contractor to commence work for the project.

2. Contractors Responsibilities

2.2 Temporary water will need to be supplied.

2.7 Add - Contractor's inspection at the site is limited to a visual inspection only. Owner shall provide suitable access for Contractor's cranes and trucks to move and operate under their own power at the Project site, including all traffic control, street access, permits, and for unrestricted operation within site. This is to include but not limited to clear access on well-compacted stone roadways or approaches. All overhead wires, overhanging trees and other overhead obstructions including all slabs, sidewalks, driveways, street and underground appurtenances, utilities, tanks and all items of similar nature shall be previously removed or protected by the Owner as necessary. Contractor reserves the right to discontinue the work for failure of Owner to provide suitable access for the work to be performed. Footings and foundation shall be reasonably clean and dewatered by Others so not to impede the work of Contractor.

2.9 Delete – "Broom Clean".

4.1 Completion date is Contractors substantial completion date.

5.3.1. (4) Add - Tindall's plant site (Conley, GA) is recognized as an accepted storage area in order to allow for payment of stored materials, subject to providing Certificate of Insurance, Bill of Sale, and a list of stored components, all of which are satisfactory to Contractor acting reasonably.

5.3.2. Change – 10% to 5%

5.4 Add - Contractor agrees to wait a reasonable length of time for Owner to receive payment from the City before Contractor receives payment from the Owner. However, failure of the Owner to pay the Contractor, due to no fault of the Contractor, does not relieve the Owner of its obligation to pay the contractor within a reasonable length of time. No retainage to be held on stored materials. Upon completion of erection retainage shall be reduced to 200% of punch list items remaining. Owners punch list to occur no more than 30 days after requested by Contractor.

10.1 Add - Notwithstanding any other provision of this Contract, the Contractor agrees to defend, indemnify, and hold harmless the Owner and the affiliate companies of each, for any losses and expenses arising out of the negligence of the Contractor, or anyone directly or indirectly employed by the contractor for whose acts they may be liable. The referenced indemnity clauses will not apply to exclude Tindall's liability coverage, and will not apply when the indemnitee is the only or main cause. The indemnification provided for herein is required only to the extent and proportion that contractor's negligence contributed to such injury or damage.

10.3 Add - For the purposes of any claims, rights, demands or causes of action of the Contractor governed by any state's mechanics lien statute or statute concerning payment and performance bonds for construction projects, the amount due and payable to Contractor shall be the amount or amounts for which Contractor has submitted applications for payment as provided in this Agreement. In entering into an agreement containing provisions making payment by the Owner to the Contractor a condition precedent to the Contractor's obligation to pay the Contractor, it is not the intention of either of the parties hereto that Contractor waive, in whole or in part, rights provided by either mechanic lien statutes or statutes concerning payment and performance bonds. Therefore, no clause or provision of this Agreement making payment by the Owner to the Contractor a condition precedent to the Contractor's obligation to pay the Contractor hereunder shall operate as a defense to any mechanics lien or bond claim of contractor.

Exhibit B

3. & 5. Any provisions for protection of precast members or additional cleaning after erection shall not be Contractor's responsibility. Protection of underground utilities and any other items buried under the crane and truck traveling areas (new and/or existing) within the jobsite is by others. In addition, protecting, cleaning or repairing paving, curbing, buried pipes, etc.; as well as removing/insulating overhead and underground electrical lines,

construction debris, mud and water in footings or other obstructions within the jobsite is the responsibility of others. Contractor will only clean any soiling from hauling and our erection.

6. 1 mobilization for erection of the parking deck.

13. Damage by other trade is not covered under this item and Contractor shall be reimbursed for repairing damage by others.

14. Contractor is not responsible for changes to contract documents after approved drawings are returned to start production.

15. As Built drawings will be supplied at close out.

16. Caulking of precast-to-precast joints only per Tindall's approved shop drawings, caulking of block outs and openings is excluded. All openings are considered rough openings. Casting in openings and/or blockouts 10" in diameter or square and larger only per Tindall's approved shop drawings and coordinated prior to start of production. Any openings smaller than 10" will be cut/cored in the field by others.

17. Owner & Contractor shall adhere to PCI and Industry standards for tolerances and variances pertaining to the precast. All products shall be manufactured in accordance with PCI Quality Control Manual 116 in lieu of any other requirements. contractor shall be allowed to bring any precast into conformance before any members are rejected.

18. It is expressly understood that contractor's normal working schedule shall be Monday through Friday, eight (8) hours per day, of each work week. Contractor shall not be required to work in excess of its normal working schedule without additional compensation unless Contractor is behind in the prosecution of its work through no fault of the Owner or other contractors. Contractor's price assumes that Contractor shall mobilize its forces on the site once and thereafter Contractor shall continuously erect the precast panels until such time as erection is completed. Should Contractor have to temporarily demobilize and leave the project site due to the failure of the Owner or other contractors to complete any work necessary for the erection of the precast panels, Contractor shall be entitled to a price adjustment adding to the Subcontract price the costs of each demobilization/remobilization plus a reasonable overhead and profit. Should the work be delayed through the fault of the Owner or Architect, shall pursue on Contractor's behalf any remedies allowed owner under the prime contract.

19. Contractor shall be afforded to attend meetings virtually.

- 20. Contractor only supplies permits as they pertain to shipping/DOT requirements.
- 21. Contractor does not dewater foundations.
- 22. Contractor does not wash down tires of delivery trucks or clean road ways if a stone base haul road is not provided for deliveries into and on site to the crane.

Access

Notwithstanding any of the provisions of the Subcontract, Contractor shall provide adequate jobsite access for the erection of the precast/prestressed concrete products. Adequate access means trucks and cranes can move under their own power without assistance of crane matting. Such access must be provided into the jobsite, inside each bay of the structure, and around the outside perimeter (40' minimum). Stoned graded ramps and roadways must also be provided for adequate access. Any flagmen, tire washer, or other required traffic control into or out of jobsite is to be by others. In addition, protecting, cleaning or repairing paving, curbing, buried pipes, etc.; as well as removing/insulating overhead and underground electrical lines, construction debris, mud and water in footings or other obstructions is the responsibility of others. A two (2) foot minimum working clearance shall be maintained by others at all footings and/or foundation walls on the connection side of wall panels.

Silica Dust Protection

The Contractor shall be responsible for controlling dust (which may include respirable crystalline silica) on a Construction Project regardless of its source(s) including, but not limited to, windblown onto the site, generated by truck and equipment travel regardless of who is operating the truck or equipment, or generated by other parties. This Contractor (Erector) shall only be responsible for control of dust generated by the performance of its work activities such as cutting, sawing, drilling, grinding, attaching, patching or altering the precast.

This Contractor shall have the right to stop work and restrict access to the affected area(s) under the applicable OSHA standard if it can demonstrate, through appropriate monitoring devices or other methods, that the dust being generated is or is anticipated to be in excess of OSHA requirements related to total dust or respirable crystalline silica.

Addendum dated 6/27/2023 governs over any conflict with original agreement.

CONTRACTOR
TINDALL CORPORATION

BY: Isaac T. Perkins III
ITS: Vice President & General Manager

OWNER
City of Holly Springs

BY: Steven W. Miller
ITS: Mayor

The Downtown Development Authority of Holly Springs

BY: Ollie Evans
ITS: Chairman

Downtown Development Authority of Holly Springs
Meeting Minutes
June 21, 2023

Members Present: Chairman Ollie Evans, Treasurer Maggie Grayeski, Secretary Andrea Johnston, and Kyle Whitaker.

Members Absent: Abbey Gray, Vice Chair Scott Owen, and Ryan Smith.

Staff Present: City Manager Robert H. Logan, Communications & External Affairs Director Erin Honea, Community Development Director Erin Honea, and Lt. Sam Rentz.

Ollie Evans called the meeting to order.

Kyle Whitaker made a motion to amend the agenda to include, "Item H. Discuss and approve/deny the Declaration of Covenants, Conditions, Restrictions, and Easements for COHSTC Town Homes East." Maggie Grayeski seconded the motion. Motion carried 4-0.

Ollie Evans made a motion to approve Vertical Earth change order #7b for additional site work in the Town Center on the former site of 411 Hickory Road in an amount not to exceed \$2,043,027. Andrea Johnston seconded the motion. Motion carried 4-0.

Maggie Grayeski made a motion to approve Vertical Earth change order #8 for the Cotton Barn concrete apron demo and haul off in an amount not to exceed \$1,725. Andrea Johnston seconded the motion. Motion carried 4-0.

Ollie Evans made a motion to approve Vertical Earth change order #9 for additional conduit for future landscaping, irrigation and lighting in Town Center in an amount not to exceed \$106,734. Maggie Grayeski seconded the motion. Motion carried 4-0.

Maggie Grayeski made a motion to approve the General Contractor Agreement, Contract #005-2023, among Stonecrest Homes GA, LLC, the City of Holly Springs, Georgia and the Downtown Development Authority of Holly Springs for renovations to the Train Depot in an amount not to exceed \$56,897 and authorize the Chairman and Secretary to execute the Agreement. Ollie Evans seconded the motion. Motion carried 4-0.

Andrea Johnston made a motion to approve Cherokee County Chamber of Commerce annual membership, Invoice #51669, in an amount not to exceed \$305. Maggie Grayeski seconded the motion. Motion carried 4-0.

Ollie Evans made a motion to approve CA-01-2023, Certificate of Appropriateness for a dental office located at 2720 Holly Springs Parkway, Holly Springs, Georgia, tax parcel 061A of tax plat 93N00. Andrea Johnston seconded the motion. Motion carried 4-0.

Maggie Grayeski made a motion to approve the Declaration of Covenants, Conditions, Restrictions, and Easements for COHSTC Town Homes East. Andrea Johnston seconded the motion. Motion carried 4-0.

Andrea Johnston made a motion to approve the May 17, 2023 meeting minutes. Ollie Evans seconded the motion. Motion carried 4-0.

Maggie Grayeski made a motion to adjourn. Ollie Evans seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted.

Ollie Evans, Chairman

Attest:

Erin Honea, Communications & External Affairs Director



**Downtown Development Authority
As of June 30, 2023**

Revenues	June 2023 Transactions	2023 Budget	YTD Transactions	% of Annual Budget
Miscellaneous Revenue	-	5,000	-	0.00%
Proceeds from Sale of Property	700,000	2,300,000	2,700,000	117.39%
TOTAL REVENUES	\$ 700,000	\$ 2,305,000	\$ 2,700,000	117.14%

Expenditures				
Dues & Fees	-	500	305	61.00%
Training	-	250	100	40.00%
Water & Sewer	-	250	-	0.00%
Other Expenditures	-	2,500	-	0.00%
Sponsorships	-	1,500	-	0.00%
Transfers to Primary Government	700,000	2,300,000	2,700,000	117.39%
TOTAL EXPENDITURES	\$ 700,000	\$ 2,305,000	\$ 2,700,405	117.15%



**Main Street Board
Budget To Actual Comparison Report
As of June 30, 2023**

Revenues	June 2023 Transactions	2023 Budget	YTD Transactions	% of Annual Budget
Business & Occupation Licenses	-	60,662	60,662	100%
Alcohol Beverage Licenses	-	25,000	-	0.00%
Alcohol Pouring Permits	520	-	2,765	100%
Donations From Private Sources	-	5,000	-	0.00%
Rents and Royalties	-	5,000	-	0.00%
TOTAL REVENUES	\$ 520	\$ 95,662	\$ 63,427	66.30%

Expenditures				
Salaries & Wages	7,102	60,551	30,711	50.72%
Employee Benefits - Medical	1,510	18,122	9,052	49.95%
Employee Benefits- Dental	92	1,086	550	50.65%
Employee Benefits-Add Life	12	147	86	58.33%
Employee Benefits-Disability	62	635	428	67.32%
FICA	424	3,816	1,834	48.06%
Medicare	99	892	429	48.08%
Employee Benefits-Retirement	426	5,112	2,556	50.00%
Unemployment	-	38	39	102.00%
Workers Comp Insurance	0	263	289	110.02%
Communications	41	600	407	67.78%
Travel	-	700	388	55.43%
Dues and Fees	132	1,400	1,531	109.38%
Education and Training	-	1,300	650	50.00%
Other Expenditures	0	-	143	100%
Software	-	1,000	-	0.00%
Small Equipment	-	-	2,200	100%
TOTAL EXPENDITURES	\$ 9,900	\$ 95,662	\$ 51,292	53.62%