



10641 HIGHWAY 36
COVINGTON, GEORGIA
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Assumptions and Clarifications

**Habersham County Animal Control
Old Athens Highway
Cornelia, Georgia**

August 19, 2025

01 GENERAL REQUIREMENTS

- All Permit Fees are by *Owner*
- All Utility fees are by *Owner*
- All cost of 3rd party testing engineer for compliance with Chapter 17 inspections are by *Owner*
- All fees for water service shall be borne by *Owner*, Monthly use fees during construction shall be paid by *Contractor*
- All fees for electric service shall be borne by *Owner*, Monthly use fees during construction shall be paid by *Contractor*
- Final Cleaning is by *Owner*
- Final Site Survey is by *Owner*
- Reduce the size of the Sally Port to a single lane

03 CONCRETE

- Aggregate base for concrete slab on grade is by *Owner*

BETTER BY DESIGN

05 METALS

- AISC Fabricator is not included
- Use non-Hilti Connection products

07 THERMAL & MOISTURE PROTECTION

- Air barrier to be Sto Gold Coat on CMU walls
- Mechanically attached in lieu of fully attached TPO roof
- Shop manufactured coping in lieu of pre-manufacturer
- Utilize Shingle Roofing with Ice & Watershield over the entire roof deck in lieu of Standing Seam roofing
- Utilize standard 6" K Style gutters with 3" x 4" smooth rectangular downspouts, only for area along outdoor kennels.
- Utilize James Hardie Fiber Cement siding in lieu of Metal Panels
- James Hardie Fiber Cement siding will be utilized on the front side of the building. Rear of building will be painted CMU block.
- No soffit panels at sloped roof over dog kennels
- CMU block on the rear of building are foam filled with Core Foam Masonry Foam Insulation, using 8" 3-web CMU and R-43.5 for roof insulation.

08 OPENINGS

- All hollow metal frames are face welded
- Delete construction cores on every lock, keep on exterior doors only
- Delete concealed overhead stops and utilize stop arms

- Delete concealed vertical rods and utilize surface mounted at hollow metal doors only.
- Utilize Series 594 Thermacore insulated sectional overhead doors in lieu of Series 620 overhead coiling doors
- 11/Units of Exterior Storefront Type "B". -with 2" standard mullions
- 6/Units of Exterior Storefront Type "C". -with 2" standard mullions
- 1/Unit of Exterior Storefront Type "C*". -with 2" standard mullions and Spandrel
- 20/Units of Exterior Storefront Type "D". -with 2" standard mullions
- 1/Unit of Exterior Storefront Type "G" with 3' x 7' Pair DR#142 per HW#1
- 1/Unit of Interior Storefront Type "H" with 3' x 7' Pair DR#102 per HW#8
- 1/Unit of Interior Storefront Type "I" with 3' x 7' Single DR#I03 per HW#9
- 1/Unit of Interior Storefront Type "J" with 3' x 7' Single DR#I09A per HW#9
- 2/Units of Interior Storefront Type "K" with 3' x 7' Single DR#I09B &109C per HW#9
- 1/Unit of Interior Storefront Type "M" with Single DR#117 per HW#9
- All Storefront doors to be 7' in lieu of 8'. Transoms increased by 1'-0"
- Water testing of Storefront is excluded

09 FINISHES

- Epoxy Resinous flooring is by Sherwin Williams
- Flooring in Offices, Clerks, Break Room and Meeting Room to be Interface 3.0mm LVT (10" x 40") with Rubber base in Lieu of Sheet Vinyl Flooring SV-2 and SV-3

10 SPECIALTIES

- Utilize solid plastic Toilet Partitions
- Utilize ASI Toilet Accessories
- Lockers are by Owner
- Furnish and install Mason Corp. "EZ-Lok" flat soffit overhead supported canopies in one of the Mfg.'s standard baked Enamel finishes. Price includes 10" x .032" C-Channel fascia in one of Pac-Clads standard Kynar finishes, 1 1/2" hanger rods painted in a shop applied urethane finish
- Canopies will be over Two (2) main entrance door locations only

11 EQUIPMENT

- Veterinary Equipment is by *Owner*
- Residential Dishwasher is by *Owner*
- Refrigerator is by *Owner*
- Walk-in Freezer is by *Owner*
- Commercial Dishwasher is by *Owner*
- Commercial stacked Washer / Dryer units are by *Owner*

12 FINISHES

- All furnishings are by *Owner*
- All Windowsills are included as drywall
- Metal cabinets manufactured by Cline's Welding
- Utilize 6 gauge in lieu of 8 gauge aluminum blinds with alternate manufacturer

13 SPECIAL CONSTRUCTION

- Vet Equipment is by *Owner*, including:

- Kennel Enclosures & Gates
- Triple Stacked Cat Cases
- Puppy Cages
- Saloon Doors
- Leash Hooks
- IV Track
- Double Surgery Light
- Treatment Light
- Medical Light Mounts
- Chemical Mixing Station
- Stainless Steel Grooming Tub
- Stainless Steel Tub Table and Accessories
- Cat Door
- Wall Mount Exam Tables
- Animal Housing

21 Fire Suppression

- Utilizing dry sidewall heads to protect the combustible covered walkways, supplied by the wet system
- Utilizing ULFM approved materials in lieu of specified, included as metal pipe

22 Plumbing

- TMV1 - Mixing Valve - Utilize: Lawler 805
- GWH-1 - Water Heater - Utilize: One Navien NPE240A2 Heater w/ Bradford White M3ST120R5 Storage Tank
- GWH-2 - Water Heater - Utilize: Two Navien NPE240A2 Heater w/ Bradford White M3ST120R5 Storage Tank
- CTH1 - Hair Trap - Utilize: Zurn Z1185-50

- Remove TD-1 in the Sallyport along with Oil Separator and all associated piping
- Faucets - Utilize Zurn z6920-XL in lieu of TOTTO
- SCO - Utilize Sioux Chief 834-DIR-H
- Remove Trap primers (TPDU1 - TPDU2) = Utilize Sure Seal trap guards

23 HVAC

- Greenheck Package Unit DOAS (Tag# DOAS-1 & 2).
- Greenheck (BOD) Package Unit (Tag# RTU-1).
- Terminal Units (Tag# TU-1.1 ~ 1.10 & TU-2.1 ~ 2.18)
 - 1" Fiber Free Foam Liner
 - 2-Stage Reheat w/t Transformer & Non-Fused Disconnect
- Terminal Unit VAV (Tag# VAV-1 ~ 10).
 - 1" Fiber Free Foam Liner
 - ~~SCR Electric Reheat Coil~~ 2-Stage Reheat w/t Transformer & Non-Fused Disconnect
- Markel Electric Unit/Wall Heater (Tag# UH-1 & 2).
- Aluminum Louvers with Bird screen (Tag# L-1 - L-7).
 - Standard Baked Enamel Finish in Lieu of PVC Coated (Mesh to include rust preventative)
- Air Distribution Registers/Grilles as shown on Drawings. • Approx. (TBD) Grilles & Diffusers, with Linear over doggie doors in kennels
 - Qty. (34) Functional Slot Diffusers w/t Insulated Plenums Now Standard 2'x2' Grilles
 - Qty. (29) Architectural, Non-Functional Slot Diffusers w/t Light Shields Now Standard 2'x2' Grilles

- **Building Automation Scope of Work**

Commercial Controls Group (CCG) to Provide/Install the following in lieu of JCI:

- Carrier i-Vu BAS:
 - i-Vu BACnet Communications & Integration Panel including Link, Transformer and Enclosure
 - i-Vu Pro Software with Panel Mounted Server and License (Ethernet Connection Required)
- Qty. (2) Package Unit DOAS (Tag# DOAS-1 & 2).
 - DDC Controls for DOAS Unit including BACnet Controller, Enclosure, Start/Stop, Status, Supply Temp, Return Temp, Mixed Air Temp, Space Temp, Space Humidity, Clg Discharge Temp, Htg Discharge Temp, OAT/Humidity, VFD Control (VFD by Others), Supply Air Static Pressure.
 - Excludes OA, Exhaust, and Supply Air Flow Measuring Stations
- Qty. (1) Package Unit (Tag# RTU-1).
 - DDC Controls for VAV Rooftop/Packaged Unit with Factory Mounted Controls including BACnet Controller & Supply Temp Sensor (Factory Mounted by Manufacturer), Space Temp/Humidity Sensor, Fan Status, Static Pressure Pickup, Building Pressure Pickup. Note: All sensors provided by Equipment Manufacturer for Field Installation by CCG.
 - Excludes OA, Exhaust, and Supply Air Flow Measuring Stations
- Qty. (38) Terminal Unit (**Tag# TU-1.1 ~ 2.18 & VAV-1 ~ 10**).
 - DDC Controls for Terminal Units including BACnet Controller, Supply Temp, Space Temp, Control Transformer
 - Excludes Temperature/Humidity Combo Sensors for all Terminal Unit Zones Add back to BAS Controls Base Bid for Qty. (30) Temp/Humid Combo Sensors & Qty. (8) Temp Only Sensors (See drawing highlighting Sensor Locations With-Out Combo Sensors)
- Qty. (1) Mini Split DX (**Tag# MSCU/MSFC-1**)
 - DDC Controls for Ductless Split System including BACnet Thermostat with Humidity, and Supply Temp Sensor (24V Interface required from Equipment Manufacturer)
 - Interlock with intake louver (Tag# L-1 ~ L-7) Remains in Scope

26 ELECTRICAL

- Value Engineering of Light Fixture Package
- Package Generator and Transfer Switch Furnished by the Owner & Installed by Electrical Subcontractor (Owner to have the Generator set)
- Site Lighting, Poles and Bases are by the Owner

27 COMMUNICATIONS

- Structured Cabling & Racks are by *Owner*
- Paging System is by *Owner*

28 ELECTRONIC SAFETY & SECURITY

- Fire Alarm, *Owner* would like to have Ansley FA reviewed for possible integration into electrical contractor's scope
- Access Controls are by *Owner*
- Video Surveillance is by *Owner*

31 EARTHWORK

- Cost is included to balance site - no import
- Haul off of all debris is by *Owner*

32 EXTERIOR IMPROVEMENTS

- Aggregate base for asphalt paving is by *Owner*
- Aggregate drive for pond access is by *Owner*
- Delete welded wire mesh from sidewalks

- Utilize 30' Chain Link gate in lieu of Ornamental gate, at rear entrance only. Barrier arm for employees to remain.
- Chain Link Fence at Dog Park is by *Owner*
- Chain Link Fence at Kennel Area is by *Owner*
- Chain Link Fence at Outside Kennel Area is by *Owner*
- Chain Link Fence at Dog Bonding Area is by *Owner*
- Utilize a vegetated wire wall in lieu of Modular block retaining wall
- Landscaping is by *Owner*
- Sod is by *Owner*

33 UTILITIES

- Fire - Change stainless steel fire riser to ductile iron
- Fire - Move FDC to behind vault and eliminate 4" ductile iron and riser to FDC