



08/21/2026

**Vendor Scope -
Franklin County EOC**

Project:

**Franklin County Emergency Operations Center
195 Hwy 65, Eastpoint, FL 32328**

This scope of work is based on Architectural Plans by Barnett, Fronczak, Barlowe, & Shuler Architects, dated April 17, 2026, and Engineering Plans by Dewberry Engineers, Inc., Southeastern Consulting Engineers, Inc., and Pinnacle Engineering Group, P.A., dated April/May 2026. This project consists of the new construction of a Franklin County Emergency Operations Center (EOC) facility in Eastpoint, Florida, including the EOC building, mechanical yard, site utilities, stormwater management facilities, site fencing, parking and access improvements, sidewalks, and concrete helipad. The future warehouse and pole barn are identified as future/NIC and are excluded from this scope.

The EOC building is a single-story facility consisting of reinforced CMU exterior walls with pre-engineered light-gauge metal roof trusses, composite metal roof decking, and standing seam metal roofing.

Scope of work includes general conditions encompassing job management, permitting, supervision, temporary facilities, insurance, new construction, coordination of all trades, protection of work, and daily and final cleanup of the project per plans and specifications.

The proposed cost below includes the referenced documents and written scope of work in this proposal. Any additional documents or verbal instructions are not included in the proposed scope of work.

Pricing includes the following:

General Conditions by GC

- Permitting
- Utilities
- General Liability & Builders Risk insurance
- Job Management & On-Site Supervision
- Daily & Final Clean-up
- Temporary Facilities (Port-a-let)
- Termite Treatment
- Miscellaneous

Sitework/Civil

- All site work per C sheets and related notes on G sheets and D sheets
 - Verify all required building and site setbacks prior to construction and coordinate any discrepancies with the GC
 - Construct proposed SWMF/pond and berm per C2, including excavation, grading, 5' berm, pond slopes, stabilization, and required stormwater features; maintain top of berm at 29.00', permanent pool at 25.50', and pond bottom at 21.00'
 - Includes mobilization, layout, survey/as-builts, clearing and grubbing, earthwork, testing, stabilization, and final grading
 - Includes removal of existing wooden posts and sawcut/removal of approximately 921 SF of existing asphalt shoulders as indicated on C1
 - Includes all asphalt, exterior/site concrete, sidewalks, ramps, stairs, landings, curbs, ribbon curbs, wheel stops, and other site improvements beyond the building footprint per C sheets
 - Provide and install exterior reinforced concrete stairs, and ramps as shown on the plans, including steel/metal stair nosing at each tread/riser, reinforcement, and light broom/non-slip finish
 - Provide light broom finish at all exterior site concrete areas where indicated on the plans
 - Includes site preparation and approximately 6,400 SF concrete helipad, including excavation, subgrade preparation, grading, drainage, base preparation, reinforcing, joints, thickened edges/curbs, and concrete work per Civil/Structural plans
 - Includes all site utilities to complete the project, including water, sanitary sewer, stormwater, and associated utility connections
 - Includes stormwater improvements, including RCP, drainage structures, pipe conveyance, outfall structure, swales, and stormwater management facility
 - Includes approximately 3.00 acres of clearing/grubbing and removal of vegetation within the project limits
 - Includes SWPPP/erosion control, including silt fence, construction entrance, ditch/inlet protection, stabilization, maintenance, and removal upon completion
 - Includes site fencing, gates, pavement markings, site/traffic signage, ADA striping/signage, and associated site accessories
 - Includes import/export of fill as required to achieve proposed elevations and building/site grades
 - Includes all required site restoration and sod/vegetative stabilization

Fencing

- Provide and install 6'-0" high chain-link fencing and gates per C2 and D3, including line posts, terminal posts, top rails, tension wire, fittings, tie wire, tension bands, post caps, truss rods, and accessories
- Includes double swing gates as shown, including gate posts, frames, stops, hardware, and required accessories
- Includes 2,500 PSI concrete post footings, excavation, setting, and anchorage
- Includes all fence and gate installation, layout, fittings, and final adjustment complete
- Provide and install 8'-0" tall black vinyl chain-link fence with vinyl privacy slats and 8'-0" x 8'-0" tall lockable gate at mechanical courtyard per A1.1

Structural Concrete

- Furnish and install all structural concrete per S1–S4, including footings, continuous footings, step footings, grade beams, thickened slabs, slabs-on-grade, and other structural concrete shown on the plans. Third-party testing by Owner's testing agency; Subcontractor shall coordinate and cooperate with required testing. Testing or retesting resulting from Subcontractor's defective or nonconforming work shall be at Subcontractor's expense.
- Includes building slab-on-grade, reinforcing steel, WWM, dowels, anchors, embeds, and 10 mil moisture/vapor barrier where indicated
- Includes reinforced concrete slab at Mechanical Yard per S1, including required reinforcing, compacted fill/base, perimeter footings, and associated concrete work
- Includes generator/diesel fuel tank and exterior HVAC/mechanical equipment pads and foundations, including any additional generator foundation work required after final equipment selection; coordinate with Electrical/Mechanical/Generator vendors
- Includes exterior stair/landing foundations and structural concrete, including reinforcing and required footings
- Includes slab penetrations, sleeves, blockouts, depressions, and embeds required for MEP trades
- Includes control joints, construction joints, expansion/isolation joints, curing, finishing, and concrete work per structural details
- Provide light broom finish at exterior building-related concrete areas where indicated

Masonry

- All reinforced 8" x 8" x 16" CMU exterior/load-bearing walls per structural and architectural plans
- All reinforcing steel, horizontal joint reinforcement, grout, anchors, and masonry accessories per plans and specifications
- Provide and install continuous reinforced 8" CMU bond beams where indicated
- Furnish and install all masonry lintels above door, window, and other masonry openings as required, including reinforcement and grout
- Includes all through-wall metal flashing associated with masonry
- Includes masonry at mechanical yard and other CMU walls shown on plans
- Includes cutting, fitting, control/expansion joints, built-in work, and filling/patching around door frames and other openings
- Includes required mortar, grout, cleanouts, bracing, and temporary support for reinforced masonry construction
- Includes final cleaning, pointing, repair of damaged units, and protection of completed masonry

Metal Roof Trusses

- Provide and install complete pre-engineered light-gauge metal roof truss system @ 24" O.C. max per structural plans
- Includes standard roof trusses and girder trusses as indicated
- Includes delegated engineering, structural calculations, shop drawings, exact truss layout, and required submittals
- Design trusses for all applicable dead, live, roof, wind, uplift, and other loads indicated in the structural documents

- Includes all truss-to-truss and girder-truss connections, clips, brackets, fasteners, and required hardware
- Includes truss-to-top-of-CMU angle brackets/connections and associated anchors
- Includes required permanent and temporary bracing, bridging, and reinforcement
- Includes coordination of the four anticipated interior girder-truss bearing locations and associated reactions with the Structural Engineer
- Coordinate truss system with CMU, composite metal roof decking, roofing, and MEP trades

Composite Metal Roof Decking

- Provide and install composite metal roof decking over the pre-engineered metal roof trusses per structural plans
- Includes all metal deck panels, sidelap connections, fasteners, welds/attachments, closures, and accessories
- Includes deck attachment at perimeter conditions, openings, penetrations, and transitions
- Includes required reinforcing and supplemental framing at deck openings and penetrations shown on plans
- Coordinate decking with metal roof trusses, roofing, insulation, roof penetrations, and rooftop equipment
- Include required shop drawings, engineering, submittals, and manufacturer's installation requirements
- Includes cutting, fitting, closures, and miscellaneous accessories required for a complete installation

Handrails

- Furnish and install 42" high metal cable guardrails at exterior stairs, ramps, and landings shown on A5.3, including posts, top rails, cable infill, fittings, anchors, and accessories; color by Architect
- Furnish and install continuous painted metal handrails at 36" A.F.F. and 3'-0" above stair treads where indicated, including brackets, supports, anchors, and accessories; color by Architect
- Includes powder-coated finish for cable guardrails and metal handrails where indicated on the architectural plans, including required preparation and finish
- Provide complete installation and coordination with concrete stairs, ramps, and landings

Framing/Rough Carpentry

- Provide and install 14" deep pre-engineered wood floor trusses @ 16" O.C. with solid-blocked ends and 3/4" T&G plywood decking per structural plans
- Provide and install all wood blocking and backing required for casework, countertops, wall-mounted equipment, specialties, accessories, doors, and other items shown on plans
- Provide and install P.T. wood blocking, P.T. 2x sub-fascia, and miscellaneous exterior wood framing/blocking where indicated
- Provide and install fire-retardant-treated plywood equipment backing where required
- Include all required fasteners, anchors, connectors, and miscellaneous framing accessories, with preservative-treated lumber where required by plans/specifications

Exterior Finish Carpentry/Fiber Cement

- Furnish and install fiber cement soffits and fascia shown on the architectural plans, including fiber cement panels, battens, fasteners, and accessories
- Furnish and install fiber cement exterior trim shown on the architectural plans, including required joints and sealants
- Coordinate installation with roofing, gutters, EIFS, and adjacent exterior finishes

Millwork

- Furnish and install solid-surface window sills SS-1 per detail on A6.1; including substrate, supports, seams, joints, and required accessories
- Furnish and install all plastic-laminate casework and cabinets shown on A9.1/A9.2, including under-counter base cabinets, drawer cabinets, wall-mounted cabinets, recessed casework, adjustable shelves, doors, drawers, and associated components
- Includes HPL-2 plastic laminate cabinet doors/drawers and exposed casework, concealed hinges, drawer slides, chrome pulls, cam locks, door stops, and cabinet hardware
- Furnish and install plastic-laminate countertops HPL-1, including plywood substrate, 4" backsplashes, high counters, pass-through counter, cutouts, grommets, and required supports/brackets where shown
- Includes metal countertop brackets: Futaba 72531 12" x 8"
- Includes 1/4" plywood with laminate veneer, prelaminated plywood shelves/drawer bases, and other plywood components shown in the casework details
- Includes wire access grommets, drawer slides, cabinet hardware, and accessories
- Coordinate sink openings and plumbing fixtures with Plumbing
- Includes field measurements, shop drawings, fabrication, delivery, installation, scribing, leveling, fastening, and final adjustment/cleanup

Insulation

- Provide and install foam-in-place core-fill rigid insulation in ungrouted cells of exterior 8" CMU walls
- Provide and install Icynene closed-cell spray foam insulation between 3-5/8" metal studs
- Include required intumescent paint over exposed interior spray foam where indicated

Roofing

- Furnish and install complete PAC-CLAD Charcoal standing-seam metal roofing system per architectural plans and specifications, including 3" polyisocyanurate rigid roof insulation, full-coverage ice/water shield, panels, clips, fasteners, closures, sealants, and required accessories
- Includes metal ridge caps, notch Z flashing, drip flashing, eave/rake trim, roof flashings, counterflashings, transitions, and penetrations
- Includes prefinished metal gutters and downspouts as shown on A10.1, including supports, outlets, elbows, and accessories; coordinate downspout connections with site stormwater work
- Includes required trade permit, permit fees, inspections, and closeout documentation for Contractor's scope

Doors/Hardware

- Furnish and install all interior and exterior doors, hollow-metal frames, wood doors, and

associated frames per A7.1, including HM1/HM2 frames, door types, finishes, fire-rated assemblies, and required anchorage

- Includes all door hardware per hardware sets, including hinges, closers, locks/latches, electric strikes/electrified hardware where scheduled, exit devices, stops, thresholds, weatherstripping, gasketing, silencers, and other scheduled accessories; coordinate electrical connections with Electrical and access control/security systems
- Includes Zero International 67B threshold with 105 end piece, clear anodized finish, at main entry, as indicated per A5.1
- Includes factory hardware preparation and reinforcement, installation, adjustment, keying, and coordination with adjacent wall assemblies and finishes
- Includes required independent architectural hardware inspection, adjustment, and final testing per specifications

Overhead Coiling Door

- Furnish and install Interior Door 117B overhead coiling door at Kitchen pass thru window, 8'-0" wide x 3'-8" high
- Includes door curtain, guides, hardware, operator/controls if required, and all necessary accessories for a complete installation

Storefront/Windows

- Furnish and install complete aluminum storefront window and entry systems per A7.1 and architectural details, including framing, mullions, transoms, storefront doors, thresholds, anchors, sealants, flashing, drainage, and accessories
- Includes clear anodized aluminum frames and low-E, tempered, impact-resistant glazing in storefront windows and storefront doors; coordinate entrance hardware with the door hardware schedule. A7.1 confirms all glazing is to be low-E tempered and impact-resistant
- Includes field measurements, shop drawings, and required delegated engineering

EIFS

- Provide and install complete EIFS exterior finish system over 8" CMU exterior walls per architectural plans and specifications; basis of design Dryvit "Outsulation Plus MD"
- Provide and install continuous prefinished metal weep screed at EIFS base conditions per plans and EIFS manufacturer requirements
- Includes 2" extruded polystyrene (XPS) rigid insulation, drainage plane, continuous fluid-applied vapor/moisture barrier, base coat, reinforcing mesh, finish coat, trims, accessories, and required fasteners
- Includes EIFS accent bands, transitions, terminations, control joints, sealants, and coordination around windows, doors, flashings, penetrations, and other adjacent construction
- Include required substrate preparation, shop drawings, manufacturer-approved installation, color/finish samples, inspections, and final cleanup

Drywall/ACT

- Furnish and install all new interior metal stud partitions and gypsum board assemblies, including 3-5/8", 6", and 8" metal studs, tracks, headers, bracing, blocking, fasteners, and accessories per partition types

- Includes 5/8" gypsum board, Level 4 finish, gypsum board bulkheads, rated assemblies, control joints, casing beads, sealants, and wall extensions above ceilings; rated partitions to extend to underside of roof deck where required
- Includes fiberglass sound attenuation batt insulation between studs, with required acoustical sealing at rated/sound-rated assemblies
- Includes ACT suspension systems and accessories per reflected ceiling plans.
 - Includes ACT-1 in Rooms 101–115 and 118–132: USG Radar Tegular 2110 Shadowline Tapered, 2' x 2', white
 - Includes ACT-2 in Rooms 116 Pantry and 117 Kitchen: Armstrong Kitchen Zone 673 Square Lay-In, 2' x 2', white
- Includes ceiling grid, perimeter trim, hanger wire, seismic bracing, and accessories required for complete ACT installation

Flooring and Wall Tile

- Furnish and install all flooring and accessories per finish schedule
 - CPT-1 24" x 24" modular carpet tile in Rooms per schedule on ID2.1; Mannington Commercial 33117 MogTT Montgomery / Bach, monolithic installation with FRE-LOCK tabs
 - CPT-2 24" x 24" entryway modular carpet tile in Room 112; Mannington Commercial Ruffian II RUF2T8404 / Tan Tetons, monolithic installation with FRE-LOCK tabs
 - VCT-1 12" x 12" composition tile, Tarkett VCT II Pure White 480, monolithic installation, in Rooms per schedule on ID2.1; includes 4" vinyl base, Roppe 175 Slate
 - PFT-1 12" x 12" porcelain floor tile, Daltile Affinity AF03 Grey, including PFT-2 bullnose tile, in Rooms per schedule on ID2.1; includes setting materials, grout, transitions, and accessories. Includes required tile underlayment/backer system over wood plywood subfloor where required by the tile manufacturer's installation requirements
 - CWT-1 3" x 6" ceramic wall tile, Daltile Color Wheel Classic Almond – Glossy, at kitchen backsplash and restroom wet walls as indicated; includes tile backer board, grout, and profile trim. Coordinate exact CWT-1 locations and extents with A9.1 elevations, including Room 108
- Includes minor preparation of wood plywood subfloor and raised access floor panels, including leveling/patching as required for flooring installation

Paint

- Furnish and apply all painting per architectural plans and finish schedule, including surface preparation, primer, and finish coats
- Includes interior gypsum board walls and bulkheads
- Includes painting of designated field-painted doors, frames, handrails, guardrails, and metal brackets
 - PT-1: SW 7551 Greek Villa, eggshell – interior field paint
 - PT-2: SW 7036 Accessible Beige, semigloss – hollow-metal door/frame trim
 - PT-3: SW 7551 Greek Villa, eggshell – metal countertop brackets
 - PT-4: SW 7004 Snowbound – exterior field paint
 - PT-5: SW 7634 Pediment – exterior accent paint
 - PT-7: SW 7067 Cityscape, semigloss – metal stair handrails/guardrails
- Includes caulking, sanding between coats, touch-up, and final cleaning

Raised Access Flooring

- Provide and install complete Tate Access Floors “StoneWorks” 2' x 2' raised access floor system in Rooms 107, 108, 109, 111, and 112 per A1.1
- Includes adjustable metal pedestals @ 2'-0" O.C., floor panels, understructure/stringers, and all accessories
- Includes perimeter panels, closures, cut panels, and fitting around walls, columns, penetrations, and other obstructions
- Coordinate underfloor work with electrical, data, mechanical, and plumbing trades
- Include required grounding/bonding, testing, inspection, and manufacturer-authorized field service

Exterior Signage

- Furnish and install exterior building identification signage shown on A3.1, including “Palm Springs” 8” and 4” lettering, Basis of Design: Modern House
- Includes lettering, mounting hardware, supports, anchors, and complete installation
- Includes required field measurements, shop drawings/submittals, coordination, and final installation

Specialties

- Provide and install all restroom accessories per sheet A8.1
- Includes all required ADA grab bars at accessible toilet/shower rooms
- Furnish and install fire extinguishers and fire extinguisher cabinets per plans
- Furnish and install accessible restroom signage, including room identification and required accessibility symbol

Appliances – Need RFI

- Furnish and install appliances identified as part of the contract and listed in Specification Section 113000, including required setting, installation, and coordination with MEP trades.
- Exclude appliances specifically identified as “NOT IN CONTRACT (NIC)” on A9.1.
- Laundry washer/dryer provided by Others; coordinate required connections with Plumbing and Electrical

Window Treatments – Need RFI

- Furnish and install Hunter Douglas Manual RB 500 roller shades at windows indicated on the specifications
- Includes shade fabric, clutch-operated controls, bottom bars, fascia, brackets, mounting hardware, and associated accessories
- Includes field measurements, verification of mounting conditions, shop drawings/submittals, installation, adjustment, and final cleaning
- Includes fabric/color selections from manufacturer's available contract colors and Owner demonstration

HVAC

- Furnish and install complete HVAC systems per M sheets and specifications, including equipment, ductwork, piping, insulation, controls, thermostats, supports, and accessories

- Includes HP-1 through HP-5, AHU-1 through AHU-5, exhaust fans, outside-air systems, louvers with bird screens, dampers, supplementary steel supports, insulated plenums, and duct connections as shown on the plans
- Includes refrigerant piping and accessories, condensate piping with traps and sanitary connections, equipment connections, control wiring, and coordination with Electrical and Plumbing
- Includes aluminum covers/jackets for exposed refrigerant piping, secured for 160-mph wind load, and required pipe supports
- Includes required seismic/wind restraints, equipment supports, water-tight sleeves/sealing at penetrations, firestopping, and weatherproofing
- Includes diamond-plate walkover, painted bright yellow, where indicated on M1.2
- Includes equipment startup, commissioning, controls setup, and final equipment operation Testing, adjusting, and balancing (TAB) by Third-Party TAB Contractor
- Includes required mechanical permit documentation, inspections, testing, and coordination with GC

Mechanical Testing & Balancing (TAB)

- Provide third-party testing, adjusting, and balancing of HVAC systems per M sheets and specifications
- Provide final TAB report and required documentation
- Verify required airflow and system performance prior to final completion

Plumbing

- All plumbing work per P sheets and specifications, including domestic water, sanitary waste, vent, fixtures, valves, supports, and accessories
- Includes plumbing fixtures and equipment shown on plans, including water closets, lavatories, showers, sinks, mop sink, floor drains, floor sinks, hose bibbs, and water heaters
- Includes underground plumbing, building sanitary and water connections, cleanouts, testing, inspections, and final connections to equipment and appliances where shown
- Includes insulation, hangers/supports, sleeves, penetrations, firestopping, pressure testing, flushing, disinfection, startup, and final cleanup
- Includes required backflow prevention, water service connections, and coordination with Sitework and other trades
- Includes required condensate drain connections from HVAC to sanitary, where indicated; coordinate final locations with HVAC
- Includes interior LP gas piping from the building connection point to all gas-fired equipment, including valves, fittings, regulators, supports, and final equipment connections; coordinate with LP Gas Contractor
- Includes required plumbing permit documentation, inspections, testing, and coordination with GC

Liquid Propane Gas – Need RFI

- Provide and install 500-gallon? LP gas tank to serve building, tank setting and all required accessories, concrete pad by Sitework
- Provide all exterior LP gas piping, regulators, valves, fittings, supports, and accessories from tank to building connection point; coordinate with Plumbing Contractor

- Includes all valve installation, testing, inspection, labeling, startup, and coordination
- Includes initial fill of 500-gallon LP gas tank
- RFI required to confirm LP tank size/capacity. If a different tank size is required, pricing may be adjusted accordingly

Electrical/Fire Alarm

- All electrical work per E sheets and specifications, including electrical service, utility coordination, meter/CT cabinet, main distribution, panels, transformers, feeders, branch circuits, disconnects, and distribution equipment
- Includes all interior/exterior lighting, lighting controls, switches, occupancy sensors, emergency lighting, and exit signs per plans
- Includes all receptacles, GFCI receptacles, dedicated equipment circuits, and equipment power connections
- Includes all underground/site electrical work shown on E sheets, including conduits, pull strings, site lighting, gate power, utility conduits, and equipment connections
- Includes raised access floor grounding system, including #1/0 copper grounding conductor connected to metal raised-floor supports at 10'-0" intervals and connected to the UPS room copper ground bar
- Includes door security electrical work, including power, conduit, wiring, and connections for card readers, electric strikes, REX devices, and security control panels; coordinate with door hardware/security vendors
- Includes fire alarm system work and devices shown on the electrical/fire alarm plans, including required fire alarm shop drawings/plans, submission for evaluation and approval, testing, and coordination with the AHJ
- Includes temporary power, grounding, bonding, supports, sleeves, penetrations, firestopping, fire-barrier putty pads, testing, labeling, startup, and electrical closeout
- Includes automatic transfer switch (ATS), including furnishing, installation, controls, feeders, connections, testing, and coordination with Generator per E4.1 and specifications
- Includes preparation/submittal of required electrical permit documentation and coordination of electrical inspections with GC

Generator – Pending RFI

- Furnish and install 150 kW / 187.5 kVA, 120/208V, 3-phase, 4-wire diesel emergency generator with controls, batteries, weatherproof enclosure, generator-mounted breakers, accessories, and double-wall UL 142 diesel base fuel tank per plans and specifications
- Includes complete diesel fuel system, including fuel tank, fuel piping, fill connection, spill containment, valves, fuel-level monitoring, leak detection, and Veeder-Root TLS-450 Plus or approved equal monitoring system with required probes and alarms
- Includes generator startup, commissioning, load-bank and building-load testing, fuel for testing, and required documentation
- Includes required DEP coordination, tank testing, inspection, labeling, and fuel-system documentation
- Includes generator controls and accessories required to interface with the Electrical Contractor-furnished ATS, including engine start/stop signals and emergency power transfer coordination
- RFI pending to confirm responsibility for off-loading and placement of generator and diesel base fuel tank on concrete pad. Generator specification excludes this work

Lightning Protection

- Provide and install complete lightning protection system per LP sheets and specifications, including all required components and accessories
- Includes air terminals, roof/perimeter conductors, No. 29x copper lightning conductors, down conductors, bonding, clamps, connectors, and associated accessories
- Includes 3/4" x 30' copper-clad ground rods, ground rod clamps, inspection access wells/handholes, and grounding connections per details
- Includes PVC conduit, exothermic welds, splices, supports, and miscellaneous accessories required for a complete system
- Includes required bonding of applicable building and metal components, including coordination with roofing and other trades
- Includes required testing, inspection, certification, master label, as-built drawings, and closeout documentation