

**Thomasville City Board of Education**  
**REQUEST FOR PROPOSALS**

The Thomasville City Board of Education is hereby seeking proposals from registered surveyors to provide a survey and wetland delineation for the approximate 6.35 acre site that is the current site of Jerger Elementary School at 1006 S Broad St., Thomasville, GA 31792.

Sealed Proposals must be received by Altman + Barrett Architects, 117 W. Main St. Hahira, GA 31632, at 2:00 p.m. local time on **March 8, 2022**, for the survey and wetland delineation of the:

**JERGER ELEMENTARY SCHOOL**

for the

**THOMASVILLE CITY BOARD OF EDUCATION**  
**THOMASVILLE, GEORGIA**

This project consists of performing a boundary, as-built, and topographic survey and wetland delineation of approximately 6.35 acres per the requirements listed within the proposal. The site location located at 1006 S Broad St., Thomasville, GA 31792.

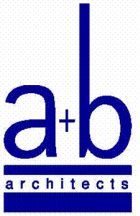
Proposals are available for download from [www.altmanbarrettarchitects.com](http://www.altmanbarrettarchitects.com). Questions concerning the proposal should be submitted by email to [ljones@altmanbarrettarchitects.com](mailto:ljones@altmanbarrettarchitects.com). Amendments to the proposal will be posted as they become available.

Bidders are cautioned that acquisition of Bidding Documents through any source other than the Architect is not advisable. Acquisition of Bidding Documents from unauthorized sources places the proposer at risk of receiving incomplete or inaccurate information upon which to base a proposal.

Contract, if awarded, will be on a lump sum basis. No proposal may be withdrawn for a period of thirty (30) days after time has been called on the date of opening.

The Thomasville City School System reserves the right to reject any or all bids and to waive technicalities and informalities.

END.



## **Boundary Survey Requirements**

1. Show bearing and distance of all property lines and adjacent right(s) of way in reference to grid north as measured in the field, traverse closed and adjusted with a minimum precision of 1'/10,000'. Horizontal datum should be based on the Georgia State Plane Coordinate System (NAD 83).
2. Show any recorded easements on or across property, with recording information listed.
3. Show flood plains and wetlands on property. Wetlands shall be identified by a wetland scientist and confirmed thru the FEMA National Wetlands Inventory GIS website. Notify the architect of any conflicts.
4. Show the total area in square feet and acres of the property. If the property is improved, specify the number of marked spaces (both regular and handicap). If the property is composed of all or portions of several lots or other legal subdivisions, the boundaries of each should be indicated by dotted lines and the property lot number of legal subdivision designation shown, all in sufficient detail to insure contiguity.
5. Show all evidence of monuments and indicate which were found or set.
6. Show physical evidence of any encroachments by or on adjoining property, on any easement or over setback lines with extent of such encroachment.
7. Identify the names of adjoining property owners on all sides of the property.
8. Show a legend or key of all symbols and abbreviations used on the drawing requirements.
9. Show the current zoning of the property, minimum building setbacks and parking requirements.
10. Show vicinity map of the property in relation to nearby highways or major streets.
11. Show north arrow and drawing scale.
12. All surveys must be dated and all subsequent revisions thereof must include the date of the latest revision.

## **Topographic/As-built Survey Requirements**

1. All survey services shall be accomplished through the use of ground based data collectors and "boots on the ground" surveying techniques. Camera, LIDAR, and other aerial or photogrammetric surveys will not be accepted.
2. Use 25' grid to cover entire site and extend survey 100' beyond property lines and include entire cross section of roadway.
3. Locate and label the following details:
  - A. Buildings: State type of structure, foundation wall material, distance to property lines and number of stories. Show the location and dimension of all improvements erected on adjoining land within 25 feet of the property.
  - B. Drives, walls, curbs and culverts: indicate type and/or surface material. Community driveways should be so identified.
  - C. Streams, ponds, ditches, wells, springs, flood plain boundaries: describe if existing.

- D. Existing trees (larger than 6" diameter): Show species and diameter.
  - E. Fences, walls (including gates, opening, doorways, passageways, etc.), hedgerows and edges of wooded areas or other outstanding features.
  - F. Public roads, through or adjacent to property: give names, right-of-way, bearings and distance of tangents and all curve data.
4. Describe utility systems as follows:
    - A. Locate all underground utilities on or within 100 feet of the property and the nearest connection point if outside of 100'. If underground conduits cannot be located in the field, determine the location of the conduits from available records. Locate power and telephone poles on or adjacent to the site. Show all valves, hydrants, manholes, catch basins, curb inlets, connections, pipe material and sizes.
    - B. State size and ownership, of water and gas mains.
    - C. Show utility provider contact information.
    - D. Utilize a private utility locate company in addition to utilizing the Georgia 811 service in an effort to locate underground utilities. All utilities except underground irrigation lines shall be located within the survey boundaries.
  5. Provide benchmark using NAVD 88 datum. Also note the following elevations:
    - A. Locate any additional benchmarks set by surveyor to complete survey.
    - B. Show contours at one-foot intervals.
    - C. Show elevation of all structures, hard surfaces, and inverts to the nearest hundredth (0.01) of a foot.
    - D. Show the following elevations.
      1. Buildings: first floor, ground grade at corners, steps and entrances.
      2. Inverts at sewers and culverts: field verification required.
      3. Finished grade of all manholes, valve boxes, catch basins, and curb inlets.
      4. Roads and drives, curbs and sidewalks: along centerline sufficient to show profile.
      5. Roads and drives, curbs and sidewalks: Edges at 25' increments.

## **Cad Submittal Requirements**

1. CAD files to be submitted in AutoCAD 2004 or later format and sheet size shall be 30"X42". Submittal shall include point file and Digital Terrain Model (DTM) compatible with AutoDesk Land Desktop. If Land Desktop is used, all Land Desktop project information shall be included.
2. Sound Layer management shall be adhered to. At a minimum, the following components shall be placed on individual layers: major contours, minor contours, north arrow, title block, property lines, points, benchmarks, control points, boundary lines and monumentation, dimensions, asphalt & associated hatching, building lines, cable TV lines & structures, centerline, concrete & associated hatching, creeks, streams, rivers, ditches, ponds, lakes, curbing, driveways, easements, fence, fiber optic lines & structures, gas lines & structures, guard rail, Land Lot Lines, pavement markings, buildings & appurtenances, right-of-way lines, overhead & underground power & structures, railroads, sewer lines & structures, signs, spot elevations, storm pipes & structures, overhead & underground telephone lines & structures, trees, treelines, water lines & structures, wetland lines, matchlines, notes & miscellaneous text, and surface (DTM) components. Appropriate symbols, labels and text for above items to be placed on corresponding layers. Additional layers may be added if needed.
3. All feature layers shall have distinguishing linetypes. Title blocks, borders, and text shall be

- continuous.
- 4. All linework to be contiguous. No broken segments or exploded linetypes.
- 5. No exploded hatching.

### **Additional Requirements (To Be Submitted with Proposal and Will Be Reviewed Prior to Selecting the Surveyor)**

- 1. Company History
- 2. Previous Project List (Include projects greater than 5 acres)
- 3. Estimated Survey Completion Date with submittals at 50%, 95%, and 100%.
- 4. Provide a sample CAD file (a recent survey may be used) meeting the requirements listed under CAD Submittal Requirements of this proposal.



