

TASK ORDER FOR  
SPOTSYLVANIA COUNTY CONTRACT AGREEMENT  
FOR PROFESSIONAL SERVICES  
Contract #14-12-46-02

In accordance with the Spotsylvania County Contract Agreement For Professional Services this Task Order and Proposal for Architectural and Engineering Services for Merchants Square Renovation Phase 1 is made as of \_\_\_\_\_, 2019 by and between Spotsylvania County, a political subdivision of the Commonwealth of Virginia, ("COUNTY"); and MOSELEY ARCHITECTS, P.C., a Virginia professional corporation licensed to do business in the Commonwealth of Virginia ("CONSULTANT").

WITNESSETH:

WHEREAS the COUNTY and the CONSULTANT entered into an Agreement made as of November 14, 2014, which was subsequently renewed by "Modification #1 to Spotsylvania County Contract Agreement for Professional Services" dated November 13, 2015 and subsequently renewed by "Modification #2 to Spotsylvania County Contract Agreement for Professional Services" dated November 11, 2016 and subsequently renewed by "Modification #3 to Spotsylvania County Contract Agreement for Professional Services" dated November 9, 2017 and subsequently renewed by "Modification #4 to Spotsylvania County Contract Agreement for Professional Services" dated October 23, 2018 to provide professional architectural and engineering services as necessary to support certain Spotsylvania County Capital Construction Division projects (hereinafter the "AGREEMENT"), and

NOW, THEREFORE, the COUNTY and the CONSULTANT, pursuant to the Agreement, and in consideration of the mutual promises herein contained, and intending to be legally bound, do hereby agree to accept the Task Order and the Proposal, dated June 21, 2019 and prepared by CONSULTANT attached hereto, and made a part hereof. This Task Order and Proposal for Architectural and Engineering Services for Merchants Square Renovation Phase 1 shall not exceed ONE HUNDRED SEVENTEEN THOUSAND TWO HUNDRED THIRTY-TWO DOLLARS (\$117,232.00).

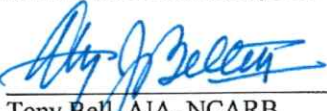
Except as provided herein, the AGREEMENT remains unchanged and is in full force and effect. Any conflict which may exist between the terms of this Task Order and the underlying Agreement shall be resolved in favor of the terms in the AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have caused this Task Order and Proposal for Architectural and Engineering Services for Merchant Square Renovation Phase 1 to be duly executed by their duly authorized officials as of the date first written above.

SPOTSYLVANIA COUNTY, VIRGINIA

MOSELEY ARCHITECTS, P.C.

By: \_\_\_\_\_  
Edward Petrovitch                      Dated  
County Administrator

By:  7/30/2019  
Tony Bell, AIA, NCARB                      Dated  
Vice President

Approved as to form:

 7/30/19  
\_\_\_\_\_  
COUNTY ATTORNEY                      Dated

# MOSELEYARCHITECTS


3200 Norfolk Street  
Richmond, VA 23230

P: (804) 794-7555 June 21, 2019

GPISOS

RE: Architectural and Engineering Design Services  
Merchants Square Renovation Phase 1  
Spotsylvania, Virginia

Mr. Ben Loveday, PE.  
Director  
Spotsylvania County Utilities/Public Works  
600 Hudgins Road  
Fredericksburg, VA 22408

 6/24/2019  
Benjamin L. Loveday, P.E.  
Director  
Utilities/Public Works Department  
County of Spotsylvania, Virginia

Dear Ben:

In accordance with your request and pursuant to our Contract Agreement for Professional Services #14-12-46-02, dated November 14, 2014, and subsequent renewals and amendments Moseley Architects is pleased to offer this proposal for architectural, engineering, and furniture design services for the above referenced Project.

## **Project Scope of Work**

Our proposal is based on the following Project scope:

The Project is described as the renovation of portions of the first-floor level of the existing Merchants Square Building located at 9019 Old Battlefield Blvd, Spotsylvania, VA Courthouse.

1. Building was originally constructed by Vakos Development and first floor was designed for occupancy by numerous small shops.
2. Project Scope of Work consists of the renovation of approximately 13,810 square feet on the first floor previously divided into three suites of 7724, 2840, and 3246 square feet respectively as indicated on the enclosed Exhibit A. The 7724 square foot suite (southwest side of building) was recently renovated by the County to serve as a storage area. County installed concrete floor slabs; four split system heat pumps with indoor air handlers in the 7724 square foot space, industrial lighting, and exposed ceiling and structure were painted black. County desires that as much of the existing construction including the exposed ceiling and structure be re-used. The 2840 square foot suite currently occupied by the museum and a private sector tenant. The 3246 square foot suite at the (south east corner) is currently occupied by the Department of Social Services who will relocate to the third floor.
3. It is understood the Project shall be delivered using a design-bid-build procurement method and constructed under a single, stipulated sum construction contract pursuant to solicited competitive bidding.
4. County desires to maximize the first floor of the Merchants Square three-story building. County needs central entry for visitors to submit for and pull building permit and for conducting meetings with Planning and Zoning.
5. First floor HVAC has small zone areas fed from split system heat pumps from the roof level.
6. First floor will be renovated for the Community Development Departments. User group contacts will be Planning Department Head - Wanda C. Parrish, AICP; Zoning - Interim Zoning Administrator - Kimberly B. Pomatto, CZA; and Code Compliance/Permitting - Department Director David Ansell.

7. The Department of Social Services (DSS) will remain on the second floor. The Health Dept has moved out of the building. The Comm Development Departments occupy the third floor now and will move to first floor after renovation. DSS will move to vacated area of third. There may be some third-floor work for DSS outside the scop of the Project, but DSS will move to the third floor as is including reuse of the existing furnishings. Any third-floor renovation will be done as a maintenance project and without permit (no services for Moseley Architects). Moseley Architects will provide additional services if permit drawings needed. Economic Development will remain on third floor in their existing space and will be segregated from the DSS space.
8. County desires to provide vertical access for one elevator to and from Economic development and DSS will use one elevator to access the second and third floor from the first floor.
9. Ben Loveday will be County point of contact during design. Josh Knight will be County point of contact during construction.
10. It is understood the County's total project budget for the project is \$1.5 million.

#### **Consultants to Moseley Architects**

Moseley Architects will provide the architectural, interior design (furniture design) services, as well as the mechanical (HVAC, plumbing, and fire protection), electrical, and security engineering services. No structural engineering services are anticipated.

Moseley Architects will engage Downey & Scott LLC for construction cost estimating services.

#### **Proposed Services**

Our proposed Basic Services consist of normal architectural; mechanical (HVAC, plumbing, and fire protection) engineering; electrical engineering; security engineering; fire protection engineering, and civil engineering services for Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration Phases as defined in our Agreement, as described herein. References to "Owner" or "County" shall mean Spotsylvania County, VA and references to "Architect" shall mean Moseley Architects.

Our proposed Supplemental Services shall consist of Furniture Design and Procurement Services as defined in our Agreement, as described herein. Documents will be delivered in a single Contract Documents package consisting of drawings and a project manual including product information. Furniture will either be procured through competitive bidding or through purchase off available furniture contracts at the County's direction. These services can be summarized as follows:

#### **Basic Services**

##### **Programming and Schematic Design**

1. Prepare preliminary Space Program based on organizational chart and existing floor plan.
2. Attend one on-site kick-off meeting to review and confirm the Project scope with County representatives and develop space program.
3. Update Space Program and submit to County for approval.
4. Based on the approved Space Program, develop Schematic Design drawings to 50% and conduct site visit.
5. Attend one on-site meeting with the County representatives to review the floor plans.
6. Incorporate County comments and develop Schematic Design drawings to 80%
7. Prepare written Schematic Design Report.

8. Prepare an opinion of probable construction cost.
9. Refine, finalize, and submit Schematic Design submission to County representatives for approval.

#### **Design Development**

1. Refine building system strategies.
2. Develop Design Development drawings to 50% and conduct site visit.
3. Update the Basis of Design Narrative (BoDN).
4. Attend two on-site meetings with the County representatives to review the floor plans and building details.
5. Attend one on-site meeting to review the project life safety approach with the Building Official (same day as meeting above).
6. Develop Design Development drawings to 95%.
7. Perform a quality control review and incorporate comments.
8. Prepare an opinion of probable construction cost.
9. Finalize Design Development submission and submit to County representatives for approval.

#### **Construction Documents**

1. Prepare Working Drawings to 35%.
2. Attend one on-site meeting with the County representatives to review the floor plans and building details.
3. Prepare Working Drawings to 70%.
4. Prepare project Specifications.
5. Finalize Drawings for approval.
6. Perform a quality control review and incorporate comments.
7. Prepare an opinion of probable construction cost.
8. Submit drawings for building permit, respond to building permit comments, and incorporate comments to secure building permit approval.
9. Prepare bid documents.

#### **Bidding**

1. Assist County with placing advertisement for bidding and distributing bid documents.
2. Attend one on-site pre-bid conference.
3. Evaluate product substitutions.
4. Prepare and issue addenda.
5. Attend one on-site bid opening.
6. Assist the County in evaluation of the bids and contract award.
7. Assist the County in preparation of the Construction Contract. Our services are based on the use of the County's *General Conditions of the Contract for Construction and Agreement Between Owner and Contractor* as modified and mutually agreed by the County and Moseley Architects.

### **Contract Administration**

1. Attend one on-site pre-construction conference.
2. Review Contractor submittals required by the Contract Documents.
3. Conduct construction progress meetings twice monthly and issue meeting minutes. Construction duration of 6 months.
4. Correspond with the Contractor and assist in project issue resolution.
5. Prepare RFP's and administer change orders to the Contract Documents.
6. Review pay applications.
7. Review Contractor's punch list and conduct one punch list review and one back punch review.
8. Assist with facility start-up.
9. Certify Substantial Completion.
10. Assemble closeout documents and warranties.
11. Recommend final payment to Contractor.

### **Supplemental Services**

#### **Furniture Design and Procurement**

##### **Schematic Design Phase**

1. Conduct inventory of furniture to be reused. It is agreed this inventory will be minimal as the majority of the furniture on the third floor will be left for the Department of Social Services who will occupy the vacated space.
2. Prepare preliminary furniture layout.
3. Attend one meeting to review the furniture layout with the County representatives.
4. Revise the layout based on comments and prepare preliminary furniture selections.
5. Develop a preliminary furniture budget.

##### **Design Development Phase**

6. Attend one meeting to confirm the layout and make preliminary furniture selections.
7. Revise the furniture layout and select the preliminary furniture finishes based on the selected furniture.
8. Attend one meeting to select the furniture finishes.
9. Revise the drawings to include final selections and produce furniture installation drawings.

##### **Contract Documents Phase**

10. Prepare technical specifications.
11. Revise the preliminary furniture budget based on the final furniture and finish selections.
12. Prepare the furniture package for bidding or procurement from available furniture contracts.

##### **Quotation Phase**

13. Prepare the advertisement for bid or solicit proposals from furniture vendors.
14. Respond to questions from bidders if publicly bid, or furniture vendors if furniture is purchased from available contracts.

15. Attend the bid opening or receive proposals from vendors and review the bids or proposals received.

Contract Administration Phase

16. Prepare a furniture binder consisting of the pieces of furniture to be provided and the selected finishes for use in installing the furniture.
17. Coordinate the furniture installation schedule among the selected furniture vendors and with the General Contractor responsible for the building renovation.
18. Observe installed furniture and prepare a punchlist of deficiencies in the Work.
19. Communicate with furniture vendors to resolve outstanding items on the punchlist.
20. Observe the furniture and prepare a punchlist of remaining outstanding items, if any, for final furniture acceptance by the County.

Cost of Services

We propose a lump sum compensation for the services defined above. The lump sum cost of the services for each phase, including our expenses for travel, communication, and reproduction of documents for our own office use and the following documents for the County's use: four sets of the Schematic Design submission, four sets of the Design Development submission; and eight sets of the Construction Documents submission (for County and Building Permit submission).

**Basic Services**

Schematic Design	\$14,627
Design Development	\$17,593
Construction Documents	\$35,989
Bidding	\$3,119
Construction Administration	\$24,980
<b>Total Basic Services</b>	<b>\$96,308</b>

Supplemental Services

Furniture Design Services	\$20,924
<b>Total Supplemental Services</b>	<b>\$20,924</b>

<b>Total Services</b>	<b>\$117,232</b>
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Extended Construction Administration Services – if the Contractor has not achieved Final Completion within seven months of Notice to Proceed (six months to Substantial Completion and one month to Final Completion) we will provide extended Construction Administration services at \$3500 per month or \$115/day for partial months.

Enclosed as Exhibit B are spreadsheets indicating the basis of this amount. Enclosed as Exhibit C is a proposed total project budget estimate with line items for each cost the County is anticipated to incur for the Project.

The cost of the services is not tied to the construction cost. It is based on the level of effort and professional time required to provide the services.

We will invoice monthly in proportion to the progress of our services. The lump sum amounts will not change unless Spotsylvania County authorizes substantive changes in the Project scope or in the scope or extent of our services. In such cases, adjustments to the cost of services would be as negotiated and mutually agreed by Spotsylvania County and Moseley Architects.

Our proposal does not include the following services or costs, but we can provide these services if requested for additional compensation.

June 21, 2019

1. Any sitework related or civil engineering services of any kind including those related to landscaping, paving, grading, or sidewalk construction.
2. Any architectural or engineering services of any kind with regard to exterior improvements to the building including those related to exterior wall, roof, window, or door improvements, renovations, or replacement.
3. Structural engineering services of any kind.
4. Building commissioning.
5. LEED Certification related services.
6. Life-Cycle Cost Analysis and LEED Energy Modeling.
7. Special Inspection Services and Code-required construction testing. It is not believed these services will be required.
8. Preparation of easement and right-of-way plats.
9. Submission fees or cost to secure site plan approval, building permit approval, or approval or permitting from any regulatory agency.
10. Stormwater calculations.
11. Traffic impact analysis or Traffic Control Plan
12. Wetlands delineation, confirmation, permitting, perennial stream assessment.
13. ALTA survey, plats, construction staking.
14. Landscape or irrigation system design services.
15. Design or investigation of off-site survey, off-site utilities, off-site storm water measures, off-site access design, or other off-site improvements
16. Cost of reproduction for Bidding Phase or Construction phase including documents for County, bidders, or Contractor for these phases.
17. Any other services not specifically described by this proposal.

Moseley Architects shall have no responsibility or liability for the discovery, identification, abatement, or removal of asbestos, lead paint, toxic mold, or any other hazardous or regulated substances in relation to the Project, nor does our proposal include any services related to hazardous materials. Separately from this contract, Spotsylvania County shall provide all necessary services related to hazardous materials.

#### **Schedule**

We will develop a schedule that is mutually agreeable to both the County and Moseley Architects. We understand the County desires the Project be completed in a timely manner.

If this proposal is satisfactory, please issue appropriate documentation indicating the County's agreement and authorization to proceed. As always, we appreciate this opportunity to be of service.

Sincerely,



Anthony J. Bell III, AIA  
Vice President

Enclosures: As indicated above.

546906



## Spotsylvania County Merchants Square Renovation Phase 1

**June 21, 2019**

## DESIGN

HOURS																	
	PRIN	SR PROJ MGR	ARCHT	SR STR ENGR	SR MECH ENGR	SR PLUMB ENGR	SR ELEC ENG	FIRE PROT ENGR	SUST COORD	ARCH TECH	ENGR TECH	INTER DES	SEC/DET SPEC	SPEC WRTR	CONSTR ADMIN	ADMIN	TOTAL
SCHEMATIC DESIGN																	
1 Develop preliminary space program	1	2														1	4
2 Conduct kick-off meeting, site visit	4	4														1	9
3 Finalize space program	1	1															2
4 Develop SD to 50%, site visit		4	2		4	1	4	1		4			1	2			23
5 Review meeting		4			4											1	9
6 Develop SD to 80%		4	2		2	1	2	1		4			1				17
7 Prepare cost estimate		4			1	1	1					1					8
8 Prepare written SD report		4			1	1	1	1									8
9 Refine and finalize SD		4	4		1	1	1	1		2			1				15
TOTAL HOURS	6	31	8	0	13	5	9	4	0	10	0	1	3	2	0	3	95
HOURLY RATE	\$195	\$165	\$124	\$129	\$144	\$144	\$144	\$144	\$108	\$82	\$82	\$82	\$155	\$124	\$124	\$57	
SUBTOTAL SERVICES COST	\$1,170	\$5,115	\$992	\$0	\$1,872	\$720	\$1,296	\$576	\$0	\$820	\$0	\$82	\$485	\$248	\$0	\$171	\$13,527
Downey & Scott																	\$1,000
Reproduction Cost - 4 sets of Schematic Design Submission at \$25 each = \$100																	\$100
TOTAL SCHEMATIC DESIGN COST																	\$14,527
DESIGN DEVELOPMENT																	
1 Refine building systems strategies		2	1		1	1	1	1					1				8
2 Develop drawings to 50%/site visit		8	4		2	1	2	1		4	2		1				25
3 Update basis of design narrative		8			1	1	1	1				1	1				14
4 Review meeting		4			4											1	9
5 Meet with Building Official		2			1											1	4
6 Develop drawings to 95%		8	4		2	1	2	1		4	2		1				25
7 Quality control review		4			1	1	1	1					1				9
8 Prepare cost estimate		2			1	1	1						1				6
9 Finalize DD	1	2	1		1	1	1	1		1	1						10
TOTAL HOURS	1	40	10	0	14	7	9	6	0	9	5	1	6	0	0	2	110
HOURLY RATE	\$195	\$165	\$124	\$129	\$144	\$144	\$144	\$144	\$108	\$82	\$82	\$82	\$155	\$124	\$124	\$57	
SUBTOTAL SERVICES COST	\$195	\$6,600	\$1,240	\$0	\$2,016	\$1,008	\$1,296	\$864	\$0	\$738	\$410	\$82	\$930	\$0	\$0	\$114	\$16,493
Downey & Scott																	\$2,000
Reproduction Cost - 4 sets of Design Development Submission at \$25 each = \$100																	\$100
TOTAL DESIGN DEVELOPMENT COST																	\$17,593
CONSTRUCTION DOCUMENTS																	
1 Develop working dwgs to 35%		8	4		4	4	4	2		8	8		4				46
2 Review meeting/site visit	1	4			4		4					4				1	18
3 Prepare working drawings to 70%		8	4		4	4	4	2		8	8		4				46
4 Prepare specifications		4			4	2	4	1					4	24			43
5 Finalize drawings		8	4		4	4	4	2		8	8		4				46
6 Quality control review/incorporate		12	2		2	1	2	1		2	2					1	25
7 Update detailed cost estimate	1	1			1	1	1						1				6
8 Assist w/ regulatory submission/appr	1	8	1		1	1	1	1					1			2	17
9 Prepare bidding documents	1	4	1													2	8
TOTAL HOURS	4	57	16	0	24	17	24	9	0	26	26	4	18	24	0	6	255
HOURLY RATE	\$195	\$165	\$124	\$129	\$144	\$108	\$144	\$108	\$108	\$82	\$82	\$82	\$155	\$124	\$124	\$57	
SUBTOTAL SERVICES COST	\$780	\$9,405	\$1,984	\$0	\$3,456	\$1,836	\$3,456	\$972	\$0	\$2,132	\$2,132	\$328	\$2,790	\$2,976	\$0	\$342	\$32,889
Downey & Scott																	\$3,000
Reproduction Cost - 8 sets of Construction Documents Submission at \$50 each = \$1000 (For County and Building Permit submission)																	\$400
TOTAL CONSTRUCTION DOCUMENTS COST																	\$35,989



**Spotsylvania County Merchants Square Renovation Phase 1**  
**June 21, 2019**

[illegible]

**June 21, 2019**

## INTERIOR DESIGN SERVICES AND SPECIAL INSPECTION SCOPING SERVICES

	HOURS																TOTAL	
	PRIN	SR PROJ MGR	ARCHT	SR STR ENGR	SR MECH ENGR	SR PLUMB ENGR	SR ELEC ENG	SR FIRE PROTECTI ON ENGR	SUST COORD	ARCH TECH	ENGR TECH	INTER DES	SEC/DET SPEC	SPEC WRTR	CONSTR ADMIN	ADMIN		
INTERIOR DESIGN FOR FURNITURE																		
1	Inventory furniture to be reused											4						4
2	Prepare furniture layout											24						24
3	Meeting to review furniture layout											8						12
4	Revise layout/prepare prelim furniture selections											24						24
5	Develop furniture budget											12						12
6	Meeting to finalize furniture selections											8						12
7	Revise dwgs and select furniture finishes											24						24
8	Meeting to select furniture finishes											8						12
9	Revise drawings/produce install drawings											24						24
10	Prepare specifications											8						8
11	Revise furniture budget											2						2
12	Prepare bid/purchasing package											12						12
13	Prepare bidding advertise/solicit proposals											12						12
14	Respond to bidder/vendor questions											8						8
15	Attend bid opening											4						4
16	Prepare furniture binder											12						12
17	Schedule installations											8						8
18	Furniture punchlist (2 visits)											16						16
19	Communication for punchlist resolution											8						8
20	Backpunch (1 visit)											8						8
TOTAL HOURS	0	0	14	0	0	0	0	0	0	0	0	234	0	0	0	0	248	
HOURLY RATE	\$195	\$165	\$124	\$129	\$144	\$144	\$144	\$144	\$108	\$82	\$82	\$82	\$155	\$124	\$124	\$57		
SUBTOTAL SERVICES COST	\$0	\$0	\$1,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,188	\$0	\$0	\$0	\$0	\$20,924	
TOTAL INTERIOR DESIGN COST																	\$20,924	

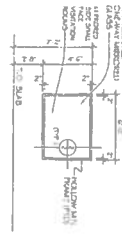
**SPOTSYLVANIA COUNTY MERCHANTS SQUARE BUILDING RENOVATION**  
**PRELIMINARY BUDGET ESTIMATE**

June 21, 2019

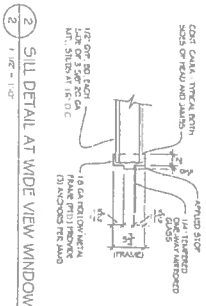
This estimate is intended for preliminary budgeting purposes only. Moseley Architects has no control over the cost of labor and materials or other construction market conditions and cannot guarantee the accuracy of this or any other construction cost estimate. Any additional project costs anticipated by Spotsylvania County should be added to the total amount indicated.

<b>CONSTRUCTION COSTS</b>		cost per	
First Floor Renovation	13,810 SF @	\$65	\$897,650
Second Floor Renovation	0 SF @	\$0	\$0
Third Floor Renovation	0 SF @	\$0	\$0
Sitework allowance			Not required
<b>Construction Cost Subtotal</b>	13,810 SF total		<b>\$897,650</b>
<b>OTHER COSTS</b>			
Furniture allowance (\$25/SF)			\$346,000
Geotechnical study			Not required
Boundary and topographic Survey			Not required
Testing and inspections (1% of construction cost)			Not required
Arch/Eng/Furniture design services (11% of construction cost & 6% furniture allowance)			\$119,000
Commissioning services			not included
Data/Telephone allowance (2% of building construction cost)			\$18,000
Moving expenses allowance			\$2,000
Land acquisition			not required
Archaeology			not included
Permitting and utility connection fees			not included
Legal expenses			not included
Financing expenses			not included
<b>Other Costs Subtotal</b>			<b>\$485,000</b>
<b>Project Cost Subtotal</b>			<b>\$1,382,650</b>
Recommended Project Budget Contingency (8%)			\$111,000
<b>TOTAL</b>			<b>\$1,493,650</b>

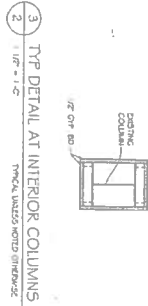




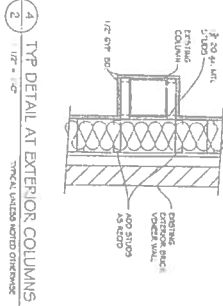
1 ELEVATION AT VIEW WINDOW (TYP)  
1/4" = 1'-0"



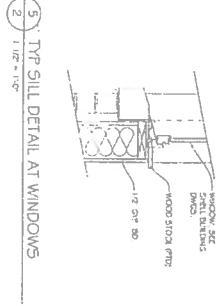
2 SILL DETAIL AT WIDE VIEW WINDOW  
1/4" = 1'-0"



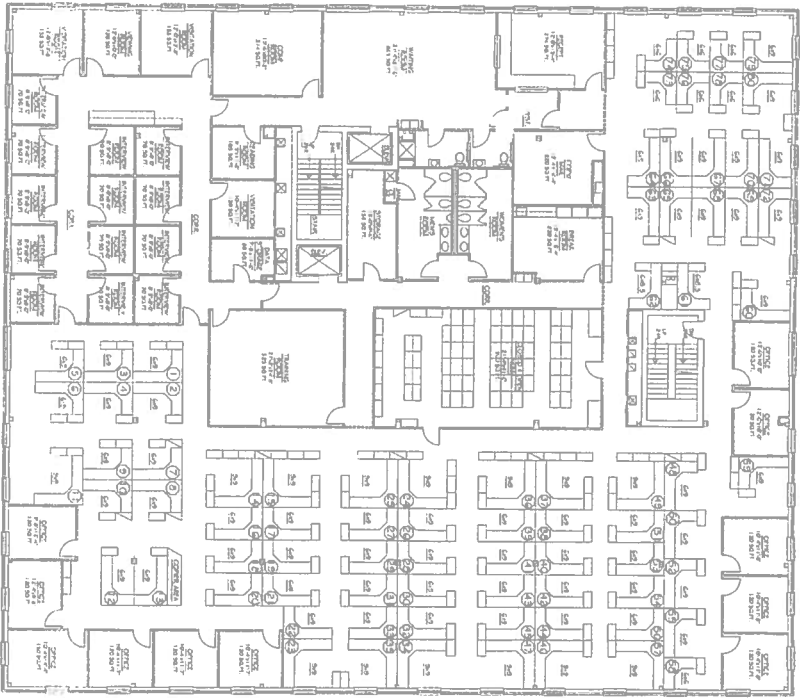
3 TYP DETAIL AT INTERIOR COLUMNS  
1/4" = 1'-0"



4 TYP DETAIL AT EXTERIOR COLUMNS  
1/4" = 1'-0"



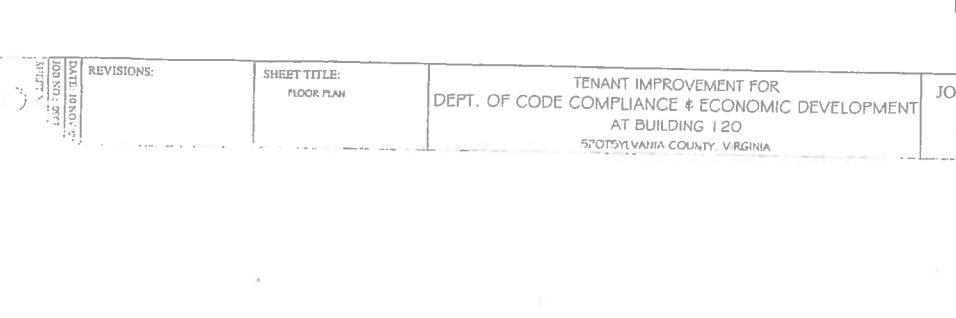
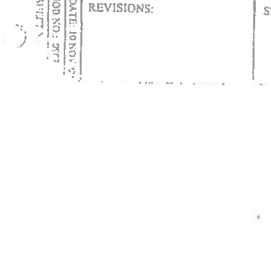
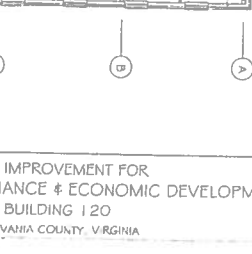
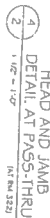
5 TYP SILL DETAIL AT WINDOWS  
1/4" = 1'-0"



SECOND FLOOR PLAN

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF VIRGINIA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.  
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF VIRGINIA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.  
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF VIRGINIA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.  
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF VIRGINIA AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.  
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

[illegible]

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(410) 371-8356

TENANT IMPROVEMENT FOR  
DEPT. OF CODE COMPLIANCE & ECONOMIC DEVELOPMENT  
AT BUILDING 120  
570 SYLVANIA COUNTY, VIRGINIA

REVISIONS:	SHEET TITLE: FLOOR PLAN
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REVISIONS

DATE: 10 NOV 92  
JOB NO.: 5577  
SHEET 1

2 OF 8 SHEETS