



Purchasing Department

140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

August 10, 2026

Subject: RFQ #27022-A STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS

Gentlemen/Ladies:

Fayette County, Georgia invites you to submit a quote for the above listed solicitation in accordance with the information and specifications contained herein.

A mandatory pre-quote conference will be held at 10:30am on Thursday, August 20, 2026, at 115 Waterfall Way, Fayetteville, GA 30215 to provide an opportunity for you to become familiar with the site and work conditions, and to ask questions. Companies that attend will be invited to submit quotes for this project.

Address any questions you may have about this request for quotes to Sherry White via email to swwhite@fayettecountyga.gov or fax to (770) 719-5544. Questions will be accepted until 2:00pm on Friday, August 21, 2026.

Quotes will be accepted until 3:00pm on Friday, August 28, 2026. Please provide your quote and other information via email to Sherry White, Senior Contract Administrator at swwhite@fayettecountyga.gov or fax to (770) 719-5544.

Purchasing Department office hours are Monday through Friday 8:00 a.m. to 5:00 p.m. The office telephone number is (770) 305-5420.

Sincerely,

Ted L. Burgess
Chief Procurement Officer

TLB/sw

Attachment

GENERAL TERMS AND CONDITIONS
RFQ #27022-A STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS

1. Definitions:

- a. **Responder:** A company or individual who submits a quote in response to this RFQ.
- b. **Successful Responder:** The Responder that is awarded a contract.
- c. **Contractor:** The Successful Responder, upon execution of the contract.
- d. **County:** Fayette County, Georgia.

2. Quote is Offer to Contract: Each quote constitutes an offer to become legally bound to a contract with the County, incorporating the Request for Quotes and the Responder's quote. The binding offer includes compliance with all terms, conditions, special conditions, specifications, and requirements stated in the Request for Quotes, except to the extent that a Responder takes written exception to such provisions, and the County agrees to the exceptions. All such terms, conditions, special conditions, specifications, and requirements will form the basis of the contract. The Responder should take care to answer all questions and provide all requested information, and to note any exceptions in the quote submission. Failure to observe any of the instructions or conditions in this Request for Quotes may result in rejection of the quote.

3. Binding Offer: To allow sufficient time for a contract to be awarded, each quote shall constitute a firm offer that is binding for ninety (90) days from the received by date to the date of award.

4. References: Include with your quote a list of three (3) jobs that your company has done that are of the same or similar nature to the work described in this Request for Quotes, on the form provided. Include all information as requested on the form.

5. Preparation Costs: The Responder shall bear all costs associated with preparing the quote.

6. More Than One Quote: Do not submit alternate quotes or options, unless requested or authorized by the County in the Request for Quotes. If a Responder submits more than one quote without being requested or authorized to do so, the County may disqualify the quotes from that Responder, at the County's option.

7. Defects or Irregularities: The County reserves the right to waive any defect or irregularity in any quote received. In case of a discrepancy between unit prices and extended prices, the unit price will govern unless the facts or other considerations indicate another basis for correction of the discrepancy.

8. Brand Name: If items in this Request for Quotes have been identified, described or referenced by a brand name or trade name description, such identification is intended to be descriptive, but not restrictive and is to indicate the quality and characteristics of products that may be offered. Alternative products may be considered for award if clearly identified in the quote. Items offered must meet required specifications and must be of a quality which will adequately serve the use and purpose for which intended.

9. Prices Held Firm: Prices quoted shall be firm for the period of the contract, unless otherwise specified in the quote. All prices for commodities, supplies, equipment, or other products shall

be quoted FOB Destination, Fayette County or job site.

- 10. Responder Substitutions:** Responders offering substitutions or deviations from specifications stated in the Request for Quotes, shall list such substitutions or deviations on the "Exceptions to Specifications" sheet provided, or on a separate sheet to be submitted with the quote. The absence of such list shall indicate that the Responder has taken no exception to the specifications. The evaluation of quotes and the determination as to equality and acceptability of products or services offered shall be the responsibility of the County.
- 11. Non-Collusion:** By responding to this Request for Quotes, the Responder represents that the quote is not made in connection with any competing Responder, supplier, or service provider submitting a separate response to this Request for Quotes, and is in all respects fair and without collusion or fraud.
- 12. Ethics – Disclosure of Relationships:** Before a proposed contract in excess of \$10,000.00 is recommended for award to the Board of Commissioners or the County Administrator, or before the County renews, extends, or otherwise modifies a contract after it has been awarded, the Contractor must disclose certain relationships with any County Commissioner or County Official, or their spouse, mother, father, grandparent, brother, sister, son or daughter related by blood, adoption, or marriage (including in-laws). A relationship that must be reported exists if any of these individuals is a director, officer, partner, or employee, or has a substantial financial interest in the business, as described in Fayette County Ordinance Chapter 2, Article IV, Division 3 (Code of Ethics).

If such relationship exists between your company and any individual mentioned above, relevant information must be presented in the form of a written letter to the Director of Purchasing. You must include the letter with any bid, proposal, or price quote you submit to the Purchasing Department.

In the event that a Contractor fails to comply with this requirement, the County will take action as appropriate to the situation, which may include actions up to and including rejection of the bid or offer, cancellation of the contract in question, or debarment or suspension from award of a County contract for a period of up to three years.

- 13. Evaluation:** Award will be made to the lowest responsive, responsible Responder, taking into consideration payment terms, vendor qualifications and experience, quality, references, any exceptions listed, and/or other factors deemed relevant in making the award. The County may make such investigation as it deems necessary to determine the ability of the Responder to perform, and the Contractor shall furnish to the County all information and data for this purpose as the County may request. The County reserves the right to reject any item, any quote, or all quotes, and to re-solicit for pricing.
- 14. Payment Terms and Discounts:** The County's standard payment terms are Net 30. Any deviation from standard payment terms must be specified in the resulting contract, and both parties must agree on such deviation. Cash discounts offered will be a consideration in awarding the quote, but only if they give the County at least 15 days from receipt of invoice to pay. For taking discounts, time will be computed from the date of invoice acceptance by the County, or the date a correct invoice is received, whichever is the later date. Payment is deemed made, for the purpose of earning the discount, on the date of the check.

- 15. Trade Secrets – Confidentiality:** If any person or entity submits a bid, proposal, or quote that contains trade secrets, an affidavit shall be included with the bid, proposal, or quote. The affidavit shall declare the specific included information which constitutes trade secrets. Any trade secrets must be either (1) placed in a separate envelope, clearly identified and marked as such, or (2) at a minimum, marked in the affidavit or an attached document explaining exactly where such information is, and otherwise marked, highlighted, or made plainly visible. See O.C.G.A. § 50-18-72 (A)(34).
- 16. Trade Secrets – Internal Use:** In submitting a quote, the Responder agrees that the County may reveal any trade secret materials contained in the quote to all County staff and officials involved in the selection process, and to any outside consultant or other third parties who may assist in the selection process. The Responder agrees to hold harmless the County and each of its officers, employees, and agents from all costs, damages, and expenses incurred in connection with refusing to disclose any material which the Responder has designated as a trade secret.
- 17. Contract Execution & Notice to Proceed:** After an award is made, and all required documents are received by the County, and the contract is fully executed with signature of both parties, the County will issue a written Notice to Proceed. The County shall not be liable for payment of any work done or any costs incurred by any Responder prior to the County issuing the Notice to Proceed.
- 18. Unavailability of Funds:** This contract will terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy the obligations of the County under the contract.
- 19. Insurance:** The Successful Responder shall procure and maintain the following insurance, to be in effect throughout the term of the contract, in at least the amounts and limits as follows:
- a. **General Liability Insurance:** \$1,000,000 combined single limit per occurrence, including bodily and personal injury, destruction of property, and contractual liability.
 - b. **Automobile Liability Insurance:** \$1,000,000 combined single limit each occurrence, including bodily injury and property damage liability.
 - c. **Worker’s Compensation & Employer’s Liability Insurance:** Workers Compensation as required by Georgia statute.

Before a contract is executed, the Certificates of Insurance for all required coverage shall be submitted to the County. The certificate shall list an additional insured as follows:

Fayette County, Georgia
140 Stonewall Avenue West
Fayetteville, GA 30214

- 20. Building Permits:** Work performed for the County requiring building permits by licensed

Contractors will not have permit fees assessed, although any re-inspection fees for disapproved inspections will be the responsibility of the Contractor prior to final inspections and the Certificate of Occupancy or Certificate of Completion being issued.

- 21. Unauthorized Performance:** The County will not compensate the Contractor for work performed unless the work is authorized under the contract, as initially executed or as amended.
- 22. Assignment of Contract:** Assignment of any contract resulting from this Request for Quotes will not be authorized, except with express written authorization from the County.
- 23. Indemnification:** The Contractor shall indemnify and save the County and all its officers, agents and employees harmless from all suits, actions, or other claims of any character, name and description brought for or on account of any damages, losses, or expenses to the extent caused by or resulting from the negligence, recklessness, or intentionally wrongful conduct of the Contractor or other persons employed or utilized by the Contractor in the performance of the contract. The Contractor shall pay any judgment with cost which may be obtained against the County growing out of such damages, losses, or expenses.
- 24. Bid Bond:** You must include a bid bond with your quote, equal to five percent (5%) of the total amount quoted. Bid bonds shall be provided by a surety which appears on the U.S. Treasury's list of approved bond sureties (Circular 570).
- 25. Performance and Payment Bonds:** Prior to execution of a contract, the Successful Responder shall submit performance and payment bonds each equal to 100 percent of the contract value, provided by a surety which appears on the U.S. Treasury's list of approved bond sureties (Circular 570).
- 26. Severability:** The invalidity of one or more of the phrases, sentences, clauses or sections contained in the contract shall not affect the validity of the remaining portion of the contract. If any provision of the contract is held to be unenforceable, then both parties shall be relieved of all obligations arising under such provision to the extent that the provision is unenforceable. In such case, the contract shall be deemed amended to the extent necessary to make it enforceable while preserving its intent.
- 27. Delivery Failures:** If the Contractor fails to deliver contracted goods or services within the time specified in the contract, or fails to replace rejected items in a timely manner, the County shall have authority to make open-market purchases of comparable goods or services. The County shall have the right to invoice the Contractor for any excess expenses incurred, or deduct such amount from monies owed the Contractor. Such purchases shall be deducted from contracted quantities.
- 28. Substitution of Contracted Items:** The Contractor shall be obligated to deliver products awarded in this contract in accordance with terms and conditions specified herein. If a Contractor is unable to deliver the products under the contract, it shall be the Contractor's responsibility to obtain prior approval of the ordering agency to deliver an acceptable substitute at the same price quoted in the Contractor's original bid. In the event any Contractor consistently needs to substitute or refuses to substitute products, the County reserves the right to terminate the contract or invoke the "Delivery Failures" clause stated herein.

- 29. Termination for Cause:** The County may terminate the contract for cause by sending written notice to the Contractor of the Contractor's default in the performance of any term of this agreement. Termination shall be without prejudice to any of the County's rights or remedies by law.
- 30. Termination for Convenience:** The County may terminate the contract for its convenience at any time with 10 days' written notice to the Contractor. In the event of termination for convenience, the County will pay the Contractor for services performed. The County will compensate partially completed performance based upon a signed statement of completion.
- 31. Force Majeure:** Neither party shall be deemed to be in breach of the contract to the extent that performance of its obligations is delayed, restricted, or prevented by reason of any act of God, natural disaster, act of government, or any other act or condition beyond the reasonable control of the party in question.
- 32. Governing Law:** This agreement shall be governed in accordance with the laws of the State of Georgia. The parties agree to submit to the jurisdiction in Georgia, and further agree that any cause of action arising under this agreement shall be required to be brought in proper venue in Fayette County, Georgia.
- 33. Open Records Act:** In the event that the Contractor receives, and responds to, a request for information as provided in Georgia's Open Records Act (O.C.G.A. § 50-18-70 *et seq.*), the Contractor shall promptly provide the County the same information provided to the initiator of the request for information. Contractor shall email such information to the county's Custodian of Records at tsmith@fayettecountyga.gov.

Fayette County

Request for Quote #27022-A

STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS



SOLICITATION MANUAL

Fayette County
140 Stonewall Avenue West, Suite 204
Fayetteville, Georgia 30214

RFQ #: 27022-A
STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS
STATEMENT OF WORK

A. PURPOSE AND INTENT

Fayette County, Georgia is soliciting quotes from qualified and licensed contractors in the State of Georgia for renovations and code-compliance modifications to the existing building, commonly referred to as the "Flex" Building, located within the Starr's Mill Park Facility at 115 Waterfall Way, Fayetteville, Georgia 30215. The project intends to utilize the existing space for business purposes.

The purpose of this project is to evaluate, repair, renovate, and modify the existing structure so that it complies with all applicable local, state, and federal requirements for occupancy and use while keeping the historic characteristics of the building and the surrounding area. The work generally consists of structural improvements, interior and exterior renovation, electrical upgrades, ADA accessibility improvements, carpentry, painting, masonry repair, lighting installation, and miscellaneous building improvements as specified herein.

B. MANDATORY PRE-QUOTE CONFERENCE AND SITE VISIT

A mandatory pre-quote conference and site visit will be held at **10:30 AM on Thursday, August 20, 2026**, at 115 Waterfall Way, Fayetteville, GA 30215. The pre-quote conference will allow contractors to review the project requirements, inspect existing conditions to better understand the scope of work, and allow an opportunity to ask questions.

Attendance by the contractor or an authorized representative is mandatory. Contractors must sign the official attendance sheet. Failure to attend and sign in shall render the quote non-responsive.

C. CONTRACTOR QUALIFICATIONS

The successful responder must have verifiable experience in construction of similar projects in accordance with these specifications.

Responders must be properly licensed to perform the Work in the State of Georgia and shall have demonstrated experience completing projects of similar size and complexity. All work shall be performed by individuals or firms holding the appropriate licenses and qualifications required for the trade in which they are performing work. The Prime Contractor shall ensure all work complies with applicable federal, state, and local laws, codes, and regulations. Responders shall include with their quote a copy of their Georgia State-issued General Contractor Individual or Qualifier Agent license.

D. EXAMINATION OF SITE CONDITIONS

The Flex building was originally constructed in 1950 and contains approximately 1,080 square feet of enclosed interior space, along with an additional 1,368 square feet of covered exterior space. Over the years, the structure has undergone minor renovations and currently features a studio-style floor plan with one restroom. A floor plan is provided as **EXHIBIT A** for reference only and is not drawn to scale. All dimensions are approximate and provided for informational purposes only. Contractors are responsible for verifying all field measurements necessary for preparing their quotes.

A lead assessment has been completed for the project. Low levels of lead were detected in two small areas of the ceiling adjacent to the main support beam. The lead testing report is provided as **EXHIBIT B** for reference.

The main center support beam consists of a quad 9½-inch Laminated Veneer Lumber (LVL) beam with two end support posts and one main center support post. Each support consists of one pine 8-inch x 8-inch post bearing below slab grade. A recent review revealed that the main center support post and portions of the LVL beam were infested by insects, most likely termites. Based upon the visual review, both the center support post and LVL beam are structurally compromised and in need of replacement.

A stockpile of brick matching or similar to the existing brick used on the building is available on the property for the Contractor's use. The brick will be available for inspection by prospective responders during the pre-quote meeting.

By submission of a quote, the Responder acknowledges that it has examined the site, become familiar with existing conditions, and included all reasonably inferable work necessary to complete the project.

E. CODES, PERMITS, AND REGULATORY REQUIREMENTS

The contractor shall meet the requirements of the Contract Documents and execute the work and comply with the latest adopted editions, amendments, and applicable provisions of:

- Fayette County ordinances and regulations
- International Building Code (IEBC)
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- National Electrical Code (NEC)
- International Energy Conservation Code (IECC)
- Americans with Disabilities Act (ADA)
- Georgia Accessibility Code
- OSHA standards and guidelines

The contractor shall apply for all permits through Fayette County Building Safety Department, however, permitting fees will be waived for this project, except as stated in the General Terms & Conditions, section #20.

F. SCOPE OF WORK

It is the intent of these Specifications that the Contractor shall perform all incidental items of Work and furnish all items of incidental material, and equipment required to construct the completed project even though such items are not covered in detail in the Contract Documents. The Contractor shall furnish all labor, supervision, materials, tools, equipment, permits, transportation, and incidentals necessary to complete the Work.

The Work generally consists of renovation and modification to the existing facility to achieve current code compliance and functional occupancy. The Scope of Work outlines the proposed interior and exterior modifications required to bring the existing building into full compliance with applicable local, state, and federal building codes. The anticipated areas of work may include, but are not limited to general construction, structural upgrades, masonry, light woodwork, electrical, plumbing, weatherproofing, HVAC, priming, painting, staining, lighting, and other similar remodeling types of construction.

The Contractor shall immediately notify Fayette County upon discovery of structural deficiencies, concealed damage, hazardous conditions, or unforeseen site conditions not listed within the Request for quote.

F.1 Interior Scope of Work

- Remove existing center 8-inch x 8-inch pine post bearing below slab grade and the main LVL support beam and replace with a new W12X50 steel beam on top of two end posts to remain. See **EXHIBIT C** for beam design and connection requirements.
- Fill the opening/void created by removal of the existing 8-inch x 8-inch pine post with concrete, flush with the existing slab elevation. Smooth, sand, and prepare the new concrete and surrounding affected area as necessary to provide a uniform surface. Prime and stain the repaired concrete to match the color, finish, and appearance of the adjacent existing flooring as closely as practicable. Work shall include all surface preparation, cleaning, patching, smoothing, sanding, priming, staining, blending, and other labor and materials necessary to provide a complete, durable, and uniform finished repair.
- Furnish and install one (1) new Mitsubishi 2-ton, two-zone ductless mini-split heat pump system consisting of one (1) MXZ-2D20NL outdoor condensing unit and two (2) MSZ-GX12NL wall-mounted indoor air handler units or approved equal. Provide all labor, materials, equipment, refrigerant line sets, condensate drain piping, line-hide covers, control wiring, equipment pad, mounting hardware, electrical disconnect, and all accessories necessary for a complete, fully operational installation. Provide and install new dedicated electrical circuits from the existing electrical panel to the outdoor condensing unit and all required power and control wiring for the indoor units, including all breakers, conduit, conductors, disconnects, and overcurrent protection in accordance with the manufacturer's

requirements and the current National Electrical Code (NEC). Evacuate, pressure test, charge, start up, and commission the system in accordance with the manufacturer's specifications. Verify proper heating and cooling operations in all zones, provide all manufacturer warranties and operating manuals, and instruct the Owner in the proper operation and maintenance of the system.

- Remove and legally dispose of existing crown molding and beadboard ceiling materials throughout. Furnish and install a new board-and-batten ceiling system, including all boards, battens, trim, blocking, fasteners, and associated materials required for a complete, uniform, and professional installation. Patch and repair affected wall and ceiling surfaces as necessary. Fill, caulk, and sand all nail holes, joints, seams, and imperfections to provide a smooth, finished appearance. Prime and apply finish paint to all new and affected surfaces. Coordinate board-and-batten layout, spacing, profile, and overall appearance with Fayette County Project Manager prior to installation. Refer to **EXHIBIT D** for examples of the desired ceiling design and finished appearance.
- Furnish and install one (1) aluminum folding/pull-down attic access ladder, complete with insulated access panel, frame, hardware, trim, fasteners, and all accessories required for a complete installation. Verify rough opening, ceiling height, structural framing, and required clearances prior to installation. Provide all necessary framing modifications and finish work to accommodate the ladder assembly. Install in accordance with manufacturer's instructions and all applicable building and safety codes.
- Remove and legally dispose of one (1) existing ceiling fan, three (3) existing chandeliers, and 12 existing downlights, including associated mounting hardware and electrical components no longer required. Furnish and install 17 new 6-inch round recessed LED downlights, Prescolite LFR-6RD, rated at 1,500 lumens, 12 watts, and 3500K color temperature, or approved equivalent. Provide all required wiring, junction boxes, connectors, mounting hardware, supports, drivers, trim, and incidental materials necessary for a complete and operational installation. Coordinate final fixture locations and spacing with Fayette County Project Manager.
- Furnish and install two (2) tamper-resistant, hardwired, ceiling-mounted combination smoke and carbon monoxide (CO) alarms with battery backup. Provide all required wiring, electrical boxes, mounting hardware, interconnection, and accessories necessary for a complete and operational installation. Coordinate final locations with Fayette County Project Manager.
- Inspect and test the interior electrical system to verify proper operation, condition, safety, and compliance with applicable codes. Replace all defective, damaged, deteriorated, improperly installed, or non-compliant electrical wiring, receptacles,

switches, outlet boxes, switch boxes, cover plates, junction boxes, devices, conduit, fittings, connections, and associated components as required. Furnish and install new tamper-resistant (TR) receptacles, switches, compatible electrical boxes, and cover plates as necessary to provide a complete, safe, and uniform installation. Provide GFCI protection for receptacles located within six (6) feet of sinks or other water sources, including applicable receptacles in the kitchen and restroom, and at all other locations required by code. Upon completion, test and verify that all electrical circuits, receptacles, switches, GFCI devices, and associated equipment are properly wired, grounded, protected, labeled, fully operational, and safe for occupancy.

There are approximately seventeen (17) interior electrical receptacles and ten (10) light switches; quantities listed herein are approximate and provided for general reference only. The Contractor shall field verify the actual quantity, type, location, condition, and requirements of all existing receptacles, switches, outlet boxes, switch boxes, cover plates, and associated electrical components prior to submitting a quote. The Contractor's quote shall include all labor, materials, equipment, devices, boxes, cover plates, wiring, conduit, fittings, connections, labeling, testing, and incidental work necessary to complete the specified work for all applicable electrical components, regardless of any variance between the estimated quantities and actual field conditions.

- Inspect the existing electrical panelboard(s) and associated service equipment and perform all corrections, repairs, replacements, and upgrades necessary to provide a safe and code-compliant installation. Work shall include correcting improper or deficient wiring and terminations; verifying and correcting grounding and bonding; replacing damaged, defective, obsolete, or non-compliant breakers and components as required; installing required filler plates and covers; securing conductors; and providing a complete, accurate, and legible typed circuit directory identifying all circuits and areas/equipment served. Clearly label each circuit breaker within the panelboard to correspond with the circuit directory and accurately identify the area, receptacles, lighting, appliances, equipment, or other loads served. Furnish and install new branch circuits as required to support new or relocated lighting, receptacles, appliances, equipment, and other electrical work included in the project, including all breakers, conductors, wiring, conduit, boxes, fittings, connections, grounding, and associated components. Coordinate circuit requirements with equipment loads and available panel capacity. All work shall be performed in accordance with applicable electrical codes and requirements, and all new and modified circuits shall be tested, labeled, and verified fully operational upon completion.
- Remove existing washer and dryer utility connections from the restroom closet, including the existing 240V electrical receptacle and associated electrical

components no longer required. Remove, terminate, cap, and/or make safe all affected electrical wiring in accordance with applicable codes and requirements.

- Convert the existing restroom closet for use as a dedicated server/IT closet. Furnish and install two (2) 120V, 20A duplex receptacles for server/IT equipment. Receptacles shall be tamper-resistant (TR) and GFCI-protected. Each receptacle shall be served by a dedicated 120V, 20A branch circuit originating from the existing electrical panel. Dedicated circuits shall not serve lighting, general-use receptacles, or other equipment outside of the server/IT closet. Provide new circuit breakers, conductors, raceways, junction boxes, device boxes, grounding, fittings, supports, identification, and all associated components required for a complete installation. Verify existing panel capacity and available breaker spaces prior to installation. Coordinate final receptacle locations, mounting heights, and proposed IT equipment/rack layout with the Fayette County IT Department prior to rough-in.
- Remove and legally dispose of the existing restroom closet door, including associated hardware no longer required. Furnish and install one (1) new full-louver single door, sized to fit the existing door opening, with Right Hand Reverse (RHR) swing, for the Server/IT Room. Provide one (1) locking doorknob/lockset to match the style and finish of existing door hardware throughout the building and all required hinges, hardware, fasteners, adjustments, and incidental materials necessary for a complete and operational installation. Verify existing opening dimensions and door handing in the field prior to fabrication or ordering. Prepare, prime, and apply finish paint to the new door and affected trim to match adjacent finishes
- Furnish and install one (1) AIRFRAME T7-N, AV Equipment Closet Fan, 17" White Intake, one (1) AIRFRAME T7, AV Equipment Closet Fan, 17" White Exhaust, and GFCI receptacle in the wall of the proposed Server/IT closet to facilitate adequate air circulation and heat dissipation from related IT equipment. Coordinate fan locations with Fayette County Project Manager.
- Remove and legally dispose of the existing shower stall, including all associated plumbing, electrical, fixtures, finishes, and related components. Work shall include disconnecting and removing water supply lines; cutting, permanently capping, and making safe all drain and plumbing lines no longer required; and rerouting electrical, plumbing, or other utilities as necessary to accommodate the new construction. Fill any openings/voids created by removal with concrete, flush with the existing slab elevation. Smooth, sand, and prepare the new concrete and surrounding affected area as necessary to provide a uniform surface. Prime and stain the repaired concrete to match the color, finish, and appearance of the adjacent existing flooring as closely as practicable. Work shall include all surface preparation, cleaning, patching, smoothing, sanding, priming, staining, blending,

and other labor and materials necessary to provide a complete, durable, and uniform finished repair.

Remove the required portion of the wall shared with the kitchen to create a recessed opening for relocation of the refrigerator into the former shower area. Modify, frame, and finish the opening to provide a properly sized, structurally sound refrigerator alcove, including appropriate clearances for the refrigerator, ventilation, electrical connection, and access.

At the former shower door opening, construct a new framed wall to fully enclose the restroom space. Provide ship-lap style wall boards/paneling on exposed wall surfaces to match the profile, dimensions, orientation, spacing, texture, finish, and overall appearance of the surrounding and adjacent existing walls. Provide all framing, blocking, trim, transitions, fasteners, caulking, and other materials necessary to provide a seamless and finished appearance consistent with the existing construction.

- Remove and legally dispose of the existing toilet. Furnish and install one (1) new floor-mounted porcelain toilet of standard height and elongated bowl design with a manual flush handle, complete with all required fittings, hardware, wax ring, bolts, braided steel supply line, shutoff valve, and accessories. Connect to existing plumbing, test for proper operation, verify there are no leaks, and leave the fixture fully functional and ready for use.
- Furnish and install ADA-compliant grab bars at the toilet. Provide one (1) horizontal grab bar on the side wall adjacent to the toilet and one (1) horizontal grab bar on the rear wall behind the toilet. The side-wall grab bar shall be a minimum of forty-two (42) inches in length, located a maximum of twelve (12) inches from the rear wall to the nearest end of the grab bar, and shall extend a minimum of fifty-four (54) inches from the rear wall. The rear-wall grab bar shall be a minimum of thirty-six (36) inches in length and shall extend a minimum of twelve (12) inches from the toilet centerline toward the side wall and a minimum of twenty-four (24) inches from the toilet centerline toward the open side. Grab bars shall be mounted horizontally with the top of the gripping surface located thirty-three (33) inches minimum and thirty-six (36) inches maximum above the finished floor.

Grab bars shall be commercial-grade, corrosion-resistant stainless steel with a slip-resistant gripping surface and shall provide required clearances from adjacent walls and surfaces. Installation shall include all concealed or exposed mounting hardware, flanges, fasteners, blocking, anchors, and accessories necessary for a complete and secure installation. Provide or modify wall blocking and reinforcement as required to support the grab bars and applicable design loads.

Contractor shall field verify existing conditions, toilet location, wall construction, plumbing fixtures, accessories, clearances, and mounting conditions prior to

installation. Coordinate installation to maintain all required accessible clearances and avoid conflicts with existing fixtures and accessories. Patch, repair, and finish all surfaces disturbed by installation to match adjacent existing finishes. Furnish all labor, materials, equipment, reinforcement, hardware, and incidental work necessary for a complete installation. Final installation shall comply with the current ADA Standards for Accessible Design and all applicable federal, state, and local accessibility, building, and safety codes.

- Furnish and install one (1) wall-mounted, touch-free automatic battery-operated soap dispenser and one (1) wall-mounted touch-free automatic battery-operated paper towel dispenser in the restroom near the sink. Provide all batteries, mounting brackets, anchors, fasteners, hardware, and accessories required for complete and operational installations. Coordinate final locations and mounting heights with Fayette County prior to installation and ensure placement complies with applicable accessibility requirements. Install units securely, level, and in accordance with manufacturer requirements. Repair any surfaces disturbed by installation and provide a clean, finished appearance.
- Verify and ensure that all restroom exhaust fans are properly ducted and vented to the exterior of the building through the roof or eave/soffit, as appropriate. Exhaust ductwork shall not terminate within the attic, ceiling cavity, or other enclosed space. Provide or modify ductwork, exterior vent caps, flashing, backdraft dampers, supports, insulation, sealing, and all associated materials as required to provide a complete, weather-tight, and operational installation. Coordinate final discharge location to prevent moisture intrusion and recirculation of exhaust air.
- Remove and legally dispose of all existing wall-mounted televisions, mounting brackets, hardware, fasteners, and associated components. Disconnect and remove associated power, low-voltage, coaxial, HDMI, and data cabling no longer required, and properly terminate, cap, secure, and make safe all remaining connections. Patch, repair, fill, sand, prime, and paint all wall penetrations, holes, anchors, and surface damage resulting from removal to match adjacent existing finishes. Furnish all labor, materials, equipment, and incidental work necessary for a complete and finished installation.
- Furnish and install two (2) new wall-mounted television outlet locations, including electrical receptacles, device boxes, wiring, connections, and all associated components required for a complete installation. Coordinate final outlet locations and mounting heights with Fayette County.
- Remove and properly dispose of the existing window-mounted air conditioning unit and all associated mounting hardware, trim, and temporary infill materials. Restore the window to its original configuration by repairing or replacing damaged

sash, frame, glazing, screens, locks, weatherstripping, and trim as necessary. Ensure the window is fully operable, opens and closes smoothly, latches securely, locks properly, and provides a weather-tight seal against air and water infiltration. Repair and finish all affected interior and exterior surfaces to match existing adjacent finishes.

- Furnish and replace six window crank handles and ensure the front 6-panel window is fully operable, capable of opening and closing properly, and locks securely.
- Inspect, repair, weatherproof, and permanently seal the existing seven (7) sash-style windows. Windows shall be permanently sealed in the closed position and shall not be operable. Work shall include replacing damaged or deteriorated weatherstripping as needed, caulking all gaps and joints, securing the sashes to prevent opening, and providing a continuous weather-tight and air-tight seal to eliminate air and water infiltration. Finish all work in a neat, professional manner, leaving the windows secure, watertight, and maintenance-free.
- Inspect and repair existing interior brick masonry and mortar joints, including removal of loose, cracked, deteriorated, or damaged mortar and masonry materials as required. Repair mortar joints and repair or replace damaged brick as necessary to provide a sound, uniform, and finished surface. Replacement brick and mortar shall match the existing adjacent masonry as closely as possible in size, color, texture, profile, and appearance. Clean and properly prepare all masonry surfaces following completion of repairs, and apply a clear, penetrating masonry/brick sealer with a matte, non-gloss finish in accordance with manufacturer requirements. Sealer shall not materially alter the natural color or appearance of the existing brick. Protect adjacent surfaces during work and provide all labor, materials, equipment, and incidental work required for a complete and professional installation.
- Prepare, repair, sand, stain, and seal all designated interior natural wood surfaces to remain, including, but not limited to, window trim, door trim, support posts, and the existing wooden shelf unit located below the window currently housing the window-mounted air-conditioning unit scheduled for removal. Work shall include cleaning surfaces; removing loose, deteriorated, or incompatible existing finishes; filling nail holes, screw holes, cracks, gouges, gaps, and other minor imperfections with stainable wood filler compatible with the existing wood; and sanding surfaces as necessary to provide a smooth, uniform substrate while preserving the existing wood grain, profiles, and architectural character. Apply wood conditioner or other preparatory treatment as recommended for the existing wood species and selected finish, followed by stain as required to provide a consistent natural wood appearance and color compatible with adjacent woodwork. Apply a clear protective sealer/topcoat suitable for interior wood

surfaces in the number of coats recommended by the manufacturer to provide a durable and uniform finish. These designated natural wood surfaces shall not be painted. Final stain color and finish shall be selected and approved by the Fayette County Project Manager. Furnish all labor, materials, equipment, fillers, stains, sealers, surface preparation, protection, cleanup, and incidental work necessary for a complete and professionally finished installation.

- Prepare, repair, prime, and paint all designated interior ship-lap style walls, doors, and the new board-and-batten ceiling system. Work shall include cleaning and preparing surfaces; filling nail holes, screw holes, cracks, gaps, gouges, and other surface imperfections; sanding repaired and existing surfaces to provide a smooth and uniform substrate; caulking joints and transitions as required; and applying appropriate primer and a minimum of two (2) finish coats, or additional coats as necessary to achieve complete coverage, uniform color, and consistent sheen. Protect adjacent surfaces and maintain the existing profiles, joints, and character of the ship-lap walls and architectural features. Final paint colors and sheens shall be selected and approved by the Fayette County Project Manager. Furnish all labor, materials, equipment, surface preparation, fillers, caulks, primers, paints, protection, cleanup, and incidental work necessary for a complete and professionally finished installation.
- Furnish and install one (1) new fire extinguisher, including wall-mounted cabinet, signage, mounting hardware, and all accessories required for complete installation. Extinguisher type, size, rating, quantity, and location shall comply with applicable fire and life-safety codes. Install at required mounting heights and in a readily visible and accessible location determined by Fayette County. Provide new, fully charged, listed and labeled extinguisher with current inspection/service tags and leave ready for immediate use.
- Upon completion of all work, perform a final construction cleaning of the entire building. Remove all construction debris, dust, dirt, adhesives, labels, and excess materials from all interior work areas. Clean floors, walls, ceilings, windows, doors, fixtures, casework, and other installed surfaces. Leave the facility in a clean, sanitary, and presentable condition suitable for immediate public occupancy and use. Dispose of all waste materials in accordance with applicable federal, state, and local regulations.

F.2 Exterior Scope of Work

- Disconnect electrical power and water service serving the existing outdoor sink station. Remove or disconnect associated electrical wiring as required and properly terminate, cap, secure, and make all electrical connections safe. Disconnect the existing water supply line(s) and properly cut, cap, and seal piping to prevent leakage and maintain the integrity of the existing plumbing system. Carefully remove the outdoor sink station without damage and relocate and store it against the wooden shed/storage building at a location designated by the Fayette County Project Manager. Fill, patch, and permanently seal all penetrations, voids, holes, or openings resulting from the removal of electrical, plumbing, mounting, or other sink station components. Where removal affects existing brick or masonry, furnish and install replacement brick and mortar to match the existing adjacent brickwork as closely as possible in size, color, texture, pattern, joint profile, and overall appearance. Furnish all labor, materials, fittings, caps, mortar, and incidental work necessary to provide a complete, weather-tight, and finished installation in accordance with applicable electrical, plumbing, building, and masonry requirements.
- Remove and legally dispose of the existing satellite dish from the roof, along with all associated components, including mounting brackets, supports, fasteners, cabling, wiring, connectors, and related equipment no longer required. Remove abandoned cabling to its point of termination where accessible and properly terminate, cap, and secure any connections that remain. Repair and permanently seal all roof penetrations, holes, and areas disturbed by removal using materials and methods compatible with the existing roofing system. Restore affected roofing, flashing, underlayment, and adjacent surfaces as required to provide a complete, durable, and weather-tight installation and to prevent water intrusion.
- Inspect all existing exterior electrical receptacles, boxes, covers, wiring, conduit, fittings, connections, and associated components for condition, proper operation, weather resistance, and compliance with current applicable electrical codes. Replace, or upgrade deficient, damaged, deteriorated, improperly installed, or noncompliant components as necessary to provide a complete, safe, weather-resistant, and code-compliant installation. Exterior receptacles shall be 15-amp, weather-resistant (WR), tamper-resistant (TR), and GFCI-protected. Furnish and install corrosion-resistant metal exterior boxes and weatherproof, extra-duty "in-use" covers suitable for wet locations, with covers capable of remaining closed and weatherproof while cords are connected. Replace damaged, deteriorated, exposed, or noncompliant wiring, conduit, connectors, fittings, seals, and mounting hardware. Seal exterior penetrations and provide appropriate weatherproof fittings and gaskets to prevent water intrusion. Test all receptacles and GFCI protection upon completion to verify proper wiring, grounding, polarity, protection, and operation. Furnish all labor, materials, equipment, wiring, conduit,

boxes, receptacles, covers, fittings, connections, testing, and incidental work necessary for a complete and code-compliant exterior electrical installation.

- Remove and legally dispose of the existing outdoor television, mounting bracket, hardware, fasteners, and all associated components and accessories. Disconnect and remove associated power, low-voltage, coaxial, HDMI, data cabling, adapters, devices, enclosures, and related components no longer required. Properly terminate, cap, secure, weatherproof, and make all remaining connections safe. Patch, repair, fill, sand, prime, and paint all walls, ceiling, or mounting-surface penetrations, holes, anchors, and surface damage resulting from removal to match adjacent existing finishes and maintain the weather-resistant integrity of exterior surfaces. Furnish all labor, materials, equipment, disposal, and incidental work necessary for a complete and finished removal.
- Remove and legally dispose of two (2) existing exterior ceiling fans located on the side porch, including mounting hardware, controls, and associated components no longer required. Patch, repair, prime, and paint or stain adjacent surfaces disturbed by removal to match existing finishes.
- Furnish and install four (4) outdoor wet-rated fans, minimum 18-inch diameter, with two (2) fans located at the front porch corners and two (2) at the side porch corners. Fans shall be black or bronze and wall- or ceiling-mounted, as best suited to existing field conditions. Provide all mounting hardware, electrical connections, wiring, and accessories required for complete installation. Fans shall be hardwired or connected to an outdoor GFCI-protected receptacle housed in a vandal-resistant, weatherproof security box capable of being secured with a padlock. The Contractor shall coordinate final mounting locations and installation method with Fayette County prior to installation. Any damage to existing walls, ceilings, finishes, electrical systems, or adjacent construction resulting from the work shall be repaired and restored to match existing conditions at no additional cost to the County.
- Furnish and install four (4) exterior wet-location-rated, 30-watt, three-head LED security floodlights with integrated motion sensors, one (1) at each corner of the building. Fixtures shall be dimmable and provide 3000K warm-white illumination, a minimum 240-degree motion-detection range, and a minimum 100-degree light beam angle/spread. Locate and aim fixtures to provide effective illumination and security coverage around the building while minimizing unnecessary glare. Work shall include all mounting hardware, supports, weatherproof boxes, conduit, wiring, conductors, fittings, switches or controls, electrical connections, circuit extensions, and other components necessary for a complete hardwired installation. Connect fixtures to the building electrical system in accordance with applicable electrical codes and manufacturer requirements. Test and adjust each fixture, including motion sensitivity, detection range, aiming, and operating

settings, to provide complete and proper operation. Furnish all labor, materials, equipment, electrical work, and incidental items necessary for a complete, code-compliant, weather-resistant, and fully operational installation.

- Remove and legally dispose of all existing exterior string lights, including stringers, bulbs, supports, fasteners, wiring, controls, and associated components no longer required. Furnish and permanently install approximately 200-LF of commercial-grade, weather-resistant outdoor string lighting along the sides and front perimeter of the two (2) porches and one (1) patio. String lighting shall consist of suspended-series, medium-base (E26) black stringers with clear, shatter-resistant LED filament bulbs rated at 2200K color temperature and suitable for permanent exterior installation. Provide corrosion-resistant guy wire/cable supports, anchors, tensioning hardware, and associated components for long spans and wherever required to prevent excessive sagging and to provide a secure, uniform installation. Hardwire the complete lighting system to the building electrical system and provide automatic dusk-to-dawn photocell operation control suitable for exterior use. Provide all required branch-circuit modifications, wiring, junction boxes, weatherproof enclosures, controls, connectors, grounding, supports, fasteners, and incidental electrical work necessary for a complete and operational installation. All equipment and electrical components exposed to exterior conditions shall be listed and rated for the applicable damp or wet location.
- Furnish and install approximately 160 linear feet of 36-inch hog-wire railing system along porches, steps, and ramp, consisting of 4-inch by 4-inch, 6-gauge welded stainless-steel wire mesh infill panels with black powder-coated finish. Provide all wood posts, rails, mesh panels, blocking, anchors, fasteners, connectors, hardware, and incidental materials required for a complete, structurally sound, and finished installation. Wood components shall be properly prepared and stained with an exterior-grade wood stain in a color selected by Fayette County to complement and match the existing aesthetics, architectural character, and finishes of the building and surrounding area. All exposed hardware and fasteners shall be exterior-rated, corrosion-resistant, and compatible with the stainless-steel mesh and wood components. Coordinate final railing layout, height, post spacing, configuration, and stain selection with the Fayette County Project Manager prior to installation. Install railing plumb, level, securely anchored, and in accordance with manufacturer requirements, applicable building and safety codes.
- Furnish and install one (1) complete ADA-compliant concrete and brick wheelchair access ramp, approximately fifteen (15) feet in length, with hog-wire railing/handrail system at the location indicated by the Fayette County Project Manager. All dimensions and quantities provided are approximate and shall be field verified by the Contractor prior to fabrication, ordering of materials, and construction. Work shall include all required excavation, grading, subgrade preparation, compaction, formwork, reinforcement, concrete

footings/foundations, placement and finishing of concrete, landings, transitions, edge protection, drainage provisions, and all associated materials and labor necessary to provide a complete, structurally sound, safe, and functional ramp assembly. Furnish and install hog-wire railing/handrail system along the ramp as required, including posts, rails, mesh infill panels, handrails, anchors, fasteners, hardware, and all accessories necessary for a complete installation. Coordinate final ramp dimensions, elevations, slopes, cross-slopes, clear widths, landings, transitions, railing configuration, and finishes with existing field conditions and Fayette County prior to construction. The Contractor shall be responsible for verifying that the final ramp configuration and dimensions accommodate existing site conditions and comply with all applicable accessibility, building, and safety requirements. All work shall comply with applicable ADA requirements and federal, state, and local codes and regulations.

- Construct and install four (4) complete sets of exterior concrete and brick steps with hog-wire railing/handrail systems at locations indicated by the Fayette County Project Manager. Work shall include all required excavation, grading, subgrade preparation, compaction, formwork, reinforcement, concrete footings/foundations, placement and finishing of concrete, brick masonry, mortar, drainage provisions, and associated materials necessary to provide structurally sound, level, and finished step assemblies. Brick shall be selected and installed to complement the existing building and surrounding improvements, with final color and style approved by Fayette County. Furnish and install hog-wire railing at each step assembly (linear feet included in 160-LF noted in total estimated quantity), including posts, rails, mesh infill panels, anchors, fasteners, hardware, and all accessories required for a complete installation. Coordinate final dimensions, elevations, number of risers, tread depths, railing configuration, and finishes with existing field conditions and Fayette County prior to construction. Refer to **EXHIBIT E** for examples of the desired design, materials, configuration, and finished appearance. The examples are intended to establish the general design intent and aesthetic. All work shall comply with applicable building, accessibility, and safety codes.
- Inspect and adjust, modify, repair, or replace existing door thresholds as necessary to comply with applicable ADA accessibility requirements, including allowable height, slope, transitions, and clearances, while maintaining proper door operation and weather-tightness. Furnish all labor, materials, hardware, and incidental work required for a complete and compliant installation.
- Inspect, adjust, repair, and weatherproof all designated exterior doors and door frames to provide a secure, weather-tight installation. Furnish and install new exterior-grade weatherstripping, door sweeps, seals, gaskets, and other components as required to eliminate gaps and reduce air and water infiltration. Adjust doors, hinges, thresholds, closers, latches, locksets, and related hardware

as necessary to ensure proper alignment, smooth operation, positive latching, and a continuous weather seal when closed. Seal gaps and penetrations around door frames with appropriate exterior-grade sealant. Replace deteriorated or damaged weatherproofing components as required. Furnish all labor, materials, hardware, adjustments, sealants, weatherstripping, and incidental work necessary to provide complete, functional, and weather-tight exterior door assemblies.

- Prepare, repair, prime, and paint all designated exterior doors, door frames, and window frames. Work shall include cleaning surfaces; removing loose, peeling, flaking, or deteriorated paint and coatings; filling nail holes, screw holes, cracks, gouges, gaps, and other minor imperfections with exterior-grade repair materials; sanding surfaces as necessary to provide a smooth, sound, and uniform substrate; and caulking joints and gaps as required. Prime all bare, repaired, or exposed surfaces with an exterior-grade primer compatible with the substrate and finish coating. Apply a minimum of two (2) finish coats of high-quality exterior paint, or additional coats as necessary to achieve complete coverage, uniform color, and consistent sheen. Final paint colors and sheens shall be selected and approved by the Fayette County Project Manager. Furnish all labor, materials, equipment, preparation, protection, cleanup, and incidental work necessary for a complete, durable, weather-resistant, and professionally finished installation.
- Existing wooden bench located on the front porch shall remain and be refinished. Prepare the bench by cleaning surfaces; removing loose, deteriorated, or failing existing finishes; filling nail holes, screw holes, cracks, gouges, and other minor imperfections with exterior-grade stainable wood filler; and sanding all wood surfaces as required to provide a smooth, uniform substrate while preserving the bench's existing profile and character. Prime or condition the wood as appropriate for the selected stain system, apply exterior-grade stain in a color selected and approved by the Fayette County Project Manager, and apply a compatible clear protective sealer/topcoat suitable for exterior exposure. Furnish all labor, materials, equipment, preparation, repairs, stain, sealer, protection, cleanup, and incidental work necessary for a complete, durable, and professionally finished installation.
- Prepare, prime, and paint two (2) exterior water hose hydrants, including head assemblies. Clean and remove rust, corrosion, loose paint, dirt, and other surface contaminants; apply primer suitable for exterior metal surfaces; and apply exterior-grade finish paint in a color selected and approved by the Fayette County Project Manager. Protect valves, threads, connections, and operating components from paint and ensure hose bibs remain fully functional upon completion.
- Remove and legally dispose of all existing yucca plants on the slope and along the gravel road, as well as shrubbery and associated vegetation immediately adjacent to the front and side porches, including any vines, climbing plants, or other

vegetation growing, creeping, or attached to the exterior building surfaces, foundation, porches, columns, railings, gutters, downspouts, or other building components. Remove plants, root systems, stumps, vines, and related debris as necessary to prevent regrowth, taking care not to damage the building, porches, foundations, gutters, downspouts, utilities, or landscaping designated to remain. Carefully remove vegetation attached to building components and clean affected surfaces of remaining plant material and debris. Backfill, compact, and grade disturbed areas with suitable topsoil as required, and furnish and install new sod, in kind, to match the existing adjacent turf. Prepare the soil and water newly installed sod as necessary for establishment and restore all disturbed areas to a neat, uniform, and finished condition matching surrounding conditions.

- Upon completion of all work, perform a thorough final exterior cleaning of the building and surrounding areas. Pressure wash the exterior building surfaces, brick patio, porches, walkways, steps, and other exterior paved or hardscape areas, as applicable, to remove accumulated dirt, dust, grime, stains, organic growth, and construction-related residue. Remove spider webs, insect nests, insect residue and evidence, cobwebs, debris, and other buildup from exterior walls, ceilings, soffits, eaves, columns, railings, doors, windows, light fixtures, and other exterior surfaces and components. Use cleaning methods, equipment, pressures, and products appropriate for each surface to prevent damage to brick, mortar, painted surfaces, wood, siding, glazing, sealants, landscaping, and adjacent materials. Protect surrounding property, vegetation, fixtures, and equipment during cleaning operations. Remove all cleaning residue, debris, and waste materials from the site and dispose of them in accordance with applicable federal, state, and local requirements. Leave all exterior building surfaces, porches, patios, walkways, and adjacent work areas clean, neat, and presentable upon completion.

G. PROSECUTION AND PROGRESS OF WORK

The Prime Contractor is responsible for the proper coordination of the Work. The contractor shall assign a Project Manager who will be the main point of contact for the contractor and shall work closely with the County Project Manager.

The Contractor will mobilize with sufficient forces such that all construction identified as part of this contract shall be substantially complete within **Seventy-Five (75) calendar days** of the Notice to Proceed. The work will be considered substantially complete when all work required by this contract has been completed and the facility can be occupied for its intended use.

The County will inspect the work as it progresses and perform an inspection upon substantial completion of the work. All repairs shall be completed by the contractor at the contractor's expense within 20 calendar days prior to issuance of Final Inspection and Acceptance.

The normal work hours for this project shall be Monday through Friday, 8:00AM to 5:00PM, unless otherwise approved by the County. No work shall occur on County holidays. The

holiday schedule is available on the County's website: <https://fayettecountyga.gov/Documents/Departments/Human%20Resources/2026%20Holiday%20Schedule.pdf>.

A proposed work schedule shall be included with the quote and should include any known long-lead items. Scheduling and sequencing of the work shall be done such that a continuous, concerted effort is made towards completion of the work. Extended pauses or delays in the work schedule, other than those beyond the control of the Contractor, will not be permitted.

H. MATERIALS AND WORKMANSHIP

The materials used in the work shall meet all quality requirements of the contract. The contractor will be responsible for the quality of materials incorporated into the project. The contractor will be responsible for replacing any work performed with materials that do not meet the specifications at no cost to the County.

I. INSPECTIONS

All materials and equipment used in the construction of the project shall be subject to adequate inspection and testing in accordance with generally accepted standards, as required and defined in the contract documents.

The County and/or representatives of the County shall have access to the work whenever it is in preparation or progress, and the Contractor will provide proper facilities for such access and required inspections.

J. UTILITIES, PROTECTION, AND CLEANUP

The Contractor shall protect existing utilities, structures, landscaping, and County property. Any damage caused by the Contractor shall be repaired at no cost to the County.

The Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of its employees as necessary to comply with the Regulations of the State Board of Health and all local ordinances. No nuisances will be permitted.

The Contractor shall maintain a clean, orderly, and secure job site throughout construction. Final cleanup shall include removal of debris, unused materials, tools, temporary protection, and restoration of all disturbed areas as state in the Scope of Work.

K. INVOICING AND PAYMENT

The Contractor should submit monthly invoices for satisfactorily completed work.

Each invoice shall include sufficient details to document progress and value of work completed.

Payment is subject to County review, approval, and verification. The County may withhold payment for defective work, incomplete work, claims, or failure to comply with contract requirements.

The Contract includes allowance funds designated for unforeseen conditions, additional work, materials, or other items specifically authorized by Fayette County that are not otherwise included in the Contractor's base scope of work. Inclusion of an allowance in the Contract does not constitute authorization for the Contractor to expend, commit, or invoice against those funds.

Use of any allowance funds shall require prior written authorization from Fayette County before the Contractor proceeds with the associated work, purchases materials, engages subcontractors, or incurs any related costs. The Contractor shall submit a written request identifying the proposed work, reason for the expenditure, itemized cost, and any supporting documentation requested by Fayette County. Any unused allowance funds shall remain with Fayette County.

L. LIQUIDATED DAMAGES

Time is of the essence in the performance of the Work. The Contractor shall diligently prosecute the Work and achieve Substantial Completion within the Contract Time established by Fayette County.

If the Contractor fails to achieve Substantial Completion within the Contract Time, Fayette County may assess liquidated damages in the amount of Two Hundred-Fifty Dollars (\$250.00) for each calendar day beyond the required Substantial Completion date until Substantial Completion is achieved.

Following Substantial Completion, the Contractor shall complete all corrective work, deficiencies, and punch-list items within twenty (20) calendar days from the date the punch list is issued, unless otherwise approved in writing by Fayette County. If the Contractor fails to complete all such work within the required twenty (20) calendar-day period, Fayette County may continue to assess liquidated damages in the amount of Two Hundred-Fifty Dollars (\$250.00) for each calendar day thereafter until all corrective and punch-list work is complete and accepted by Fayette County.

Liquidated damages assessed under this provision may be deducted from amounts otherwise due or to become due to the Contractor, including progress payments and final payment. Assessment of liquidated damages shall not relieve the Contractor of its obligation to complete the Work in accordance with the Contract Documents.

M. CLOSEOUT AND WARRANTIES

The Contractor shall furnish complete closeout submittals as a condition of Final Acceptance and final payment. Closeout submittals shall be organized, accurate, current, and submitted in the formats required by the Contract Documents.

At a minimum, the Contractor shall provide the following unless otherwise specified:

- Operation and Maintenance (O&M) manuals for installed systems and equipment.
- Product data and maintenance instructions.
- Test reports, startup reports, balancing reports, and certifications.
- Keys and access devices.
- Releases of liens, affidavits, and other final administrative documents.
- Warranty Submittals
 - Executed manufacturer warranty certificates.
 - Installer and subcontractor warranties.
 - Waterproofing and building envelope warranties, where applicable.
 - Equipment and system warranties.
 - Special finish, coating, paving, or material warranties.
 - Warranty contact list identifying responsible parties, addresses, phone numbers, and email contacts.
 - Summary log identifying warranty start dates, expiration dates, and response procedures.
 - Documentation of any required registrations or activations necessary to place warranties in force.

Checklist of Required Documents

*(Be Sure to Return This Checklist and
the Required Documents in the order listed below)*

RFQ #27022-A STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS

Company information – on the form provided _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1) _____

References – on form provided _____

Pricing sheet _____

General Contractor Individual or Qualifier Agent license _____

List of exceptions, if any – on the form provided _____

Addenda, signed, if any are issued _____

COMPANY'S NAME: _____

COMPANY INFORMATION
RFQ #27022-A STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS

A. COMPANY

Company Name: _____
(As stated on the W-9)

Physical Address: _____

Mailing Address (if different): _____

Website (if applicable): _____

B. AUTHORIZED REPRESENTATIVE

Signature: _____

Printed or Typed Name: _____

Title: _____

E-mail Address: _____

Phone Number: _____

C. PROJECT CONTACT PERSON

Name: _____

Title: _____

E-mail Address: _____

Phone Number: _____

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(l)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

**#27022-A STARR'S MILL EDUCATIONAL
FACILITY BUILDING MODIFICATIONS**
Name of Project

Fayette County, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20____ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE _____ DAY OF _____, 20_____.

NOTARY PUBLIC
My Commission Expires: _____

REFERENCES
RFQ #27022-A STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS

Please list three (3) references for current or recent customers who can verify the quality of service your company provides. Projects of similar size and scope are preferable.

1. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

2. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

3. Government/Company Name _____

City & State _____

Work or Service Provided _____

Approximate Completion Date _____

Contact Person and Title _____

Phone _____ Email _____

COMPANY'S NAME: _____

TALLY SHEET

27022-A STARR'S MILL EDUCATIONAL FACILITY BUILDING MODIFICATIONS

Instructions: Provide a lump-sum price for each item. Prices shall include all labor, materials, equipment, supervision, permits, testing, disposal, overhead, profit, and incidental work required by the Contract Documents. Approximate quantities and dimensions shall be field verified by the Contractor.

Item	Item Description	Scope Summary	Unit	Amount
1	General Conditions	Bonds, mobilization, project management, supervision, coordination, temporary protection/facilities, permits, inspections, scheduling, administration, and incidental general requirements.	LS	\$
2	Structural Beam & Slab Repair	Remove center 8x8 post and LVL beam; install W12x50 steel beam; fill, smooth, sand, prime and stain post void repair.	LS	\$
3	HVAC System & Window A/C Removal	Remove existing window A/C and restore affected window; install 2-ton, two-zone ductless mini-split system, electrical work, startup and commissioning.	LS	\$
4	Ceiling Replacement & Attic Access	Remove crown molding and beadboard ceiling; install board-and-batten ceiling and attic access ladder; patch, prime and paint.	LS	\$
5	Interior Lighting & Life Safety	Remove existing lighting; install 17 LED downlights, 2 smoke/CO alarms, and fire extinguisher with cabinet/signage.	LS	\$
6	Interior Electrical Improvements	Inspect, repair and upgrade receptacles, switches, wiring, boxes, GFCI protection, panelboard and branch circuits.	LS	\$
7	Server / IT Closet Conversion	Remove washer/dryer connections; install dedicated circuits/receptacles, louvered door, and intake/exhaust fans.	LS	\$

8	Restroom / Kitchen Modifications	Remove shower/toilet; construct refrigerator alcove and infill wall; install toilet, ADA grab bars, dispensers, exhaust venting, and repairs.	LS	\$
9	TV / Data Work	Remove interior TVs, mounts and obsolete cabling; install 2 new wall-mounted television outlet locations and associated work.	LS	\$
10	Window Work	Replace 6 crank handles; make front 6-panel window operable; inspect, weatherproof and permanently seal 7 designated sash windows; associated repairs.	LS	\$
11	Interior Masonry, Wood & Painting	Repair/seal interior brick; stain/seal designated wood; prepare, prime and paint designated interior surfaces.	LS	\$
12	Final Interior Cleaning	Final construction cleaning of the entire interior building.	LS	\$
13	Exterior Sink Station Removal / Relocation	Disconnect utilities; remove and relocate/store outdoor sink station; patch and restore affected surfaces.	LS	\$
14	Exterior TV, Satellite Dish & Fan Work	Remove outdoor TV and satellite dish; repair/weatherproof affected surfaces and roof penetrations; remove 2 existing fans and install 4 wet-rated outdoor fans.	LS	\$
15	Exterior Electrical Receptacles	Inspect, repair, replace and upgrade exterior receptacles, boxes, covers, wiring and related components.	LS	\$
16	Exterior Security Floodlights	Install 4 wet-location LED motion-sensor security floodlights and associated electrical work.	LS	\$
17	Exterior String Lighting	Remove existing string lights; install approximately 200 LF of permanent commercial-grade exterior string lighting.	LS	\$
18	Hog-Wire Railing	Install approximately 160 LF of 36-inch hog-wire railing along porches, steps and ramp.	LS	\$
19	ADA Wheelchair Ramp	Construct ADA-compliant concrete and brick ramp, with railing/handrail and associated site work.	LS	\$

20	Exterior Steps	Construct four complete sets of concrete and brick steps with hog-wire railing/handrail and associated site work.	LS	\$
21	Exterior Doors & Thresholds	ADA threshold modifications; inspect, adjust, repair and weatherproof exterior doors and frames.	LS	\$
22	Exterior Painting & Refinishing	Paint exterior doors/frames/windows; refinish front porch bench; paint two hose hydrants.	LS	\$
23	Vegetation Removal & Sod Restoration	Remove designated vegetation; backfill, grade and restore disturbed areas with sod.	LS	\$
24	Final Exterior Cleaning	Pressure wash and clean exterior building surfaces, porches, patio, walkways, steps and adjacent work areas.	LS	\$

BASE QUOTE – TOTAL OF ITEMS 1–24 \$ _____
 ALLOWANCE \$ 35,000.00
 TOTAL BID INCLUDING ALLOWANCE \$ _____

NOTE: All applicable charges shall be included in your prices, including but not limited to all labor, administrative forces, materials, bond, mix design, testing, equipment, installation, and any other amounts. No additional charges will be allowed after the quotes have been received.

State time needed to commence work after notice to proceed is issued _____ Days.

State length of time needed to complete project _____ Days.

State, List or Attach the terms of your warranty:

Please list below any exceptions or clarifications to the specifications of this bid. Explain any exceptions in full.

[illegible]

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EXHIBIT A
"Flex" Building Floorplan

DRAWING NOT TO SCALE
FOR INFORMATIONAL PURPOSES ONLY

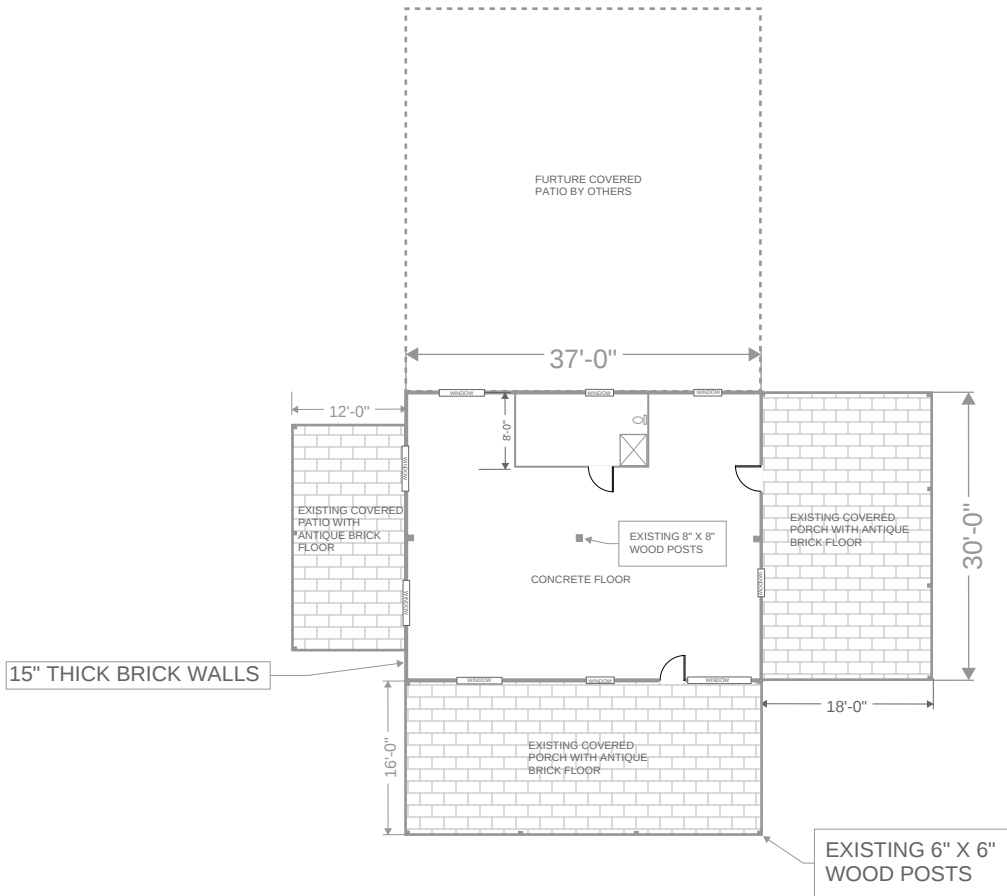


EXHIBIT B

Lead Sampling Results

Date	Test #	Mode	Pb	AVG	Mg
4/9/2026 14:10	7587	Lead Paint (Timed)	1.1		Fayette Co.FLEX Bldg.
4/9/2026 14:10	7588	Lead Paint (Timed)	1.1		Unit Calibration
4/9/2026 14:10	7589	Lead Paint (Timed)	1.1		Unit Calibration
4/9/2026 14:10	7590	Lead Paint (Timed)	1.1	AVG	Cal. PASS
4/9/2026 14:26	7591	Lead Paint (Quick)	0		E.Ext Wall
4/9/2026 14:27	7592	Lead Paint (Quick)	0		E.Ext Door Casing
4/9/2026 14:27	7593	Lead Paint (Quick)	0		E.Ext Door
4/9/2026 14:27	7594	Lead Paint (Quick)	0		N.Ext Wall
4/9/2026 14:28	7595	Lead Paint (Quick)	0		N.Ext Door Casing
4/9/2026 14:28	7596	Lead Paint (Quick)	0		N.Ext Door
4/9/2026 14:28	7597	Lead Paint (Quick)	0		W.Ext Wall
4/9/2026 14:29	7598	Lead Paint (Quick)	0		W.Ext Window Casing
4/9/2026 14:29	7599	Lead Paint (Quick)	0		W.Ext Window
4/9/2026 14:29	7600	Lead Paint (Quick)	0		W.Ext Trim
4/9/2026 14:30	7601	Lead Paint (Quick)	0		E.Int Door Trim
4/9/2026 14:30	7602	Lead Paint (Quick)	0		E.Int Door
4/9/2026 14:31	7603	Lead Paint (Quick)	0		NE Int Window
4/9/2026 14:31	7604	Lead Paint (Quick)	0		NE Int Window Casing
4/9/2026 14:31	7605	Lead Paint (Quick)	0		N.Wall Brick (Rt.of N. Ent)
4/9/2026 14:31	7606	Lead Paint (Quick)	0		Floor-NE Corner
4/9/2026 14:32	7607	Lead Paint (Quick)	0		N.Wall Brick (Rt. of N.Win)
4/9/2026 14:32	7608	Lead Paint (Quick)	0		N.Window Casing
4/9/2026 14:32	7609	Lead Paint (Quick)	0		N.Window
4/9/2026 14:33	7610	Lead Paint (Quick)	0		N.Wall Shing Below Window
4/9/2026 14:33	7611	Lead Paint (Quick)	0		N.Wall Main Beam
4/9/2026 14:33	7612	Lead Paint (Quick)	0		N.Int Door
4/9/2026 14:33	7613	Lead Paint (Quick)	0		W.Wall Brick
4/9/2026 14:34	7614	Lead Paint (Quick)	0		W.Wall Window
4/9/2026 14:34	7615	Lead Paint (Quick)	0		S.Wall KIT Area Wood
4/9/2026 14:34	7616	Lead Paint (Quick)	0		S.Wall KIT Area BaseBrd
4/9/2026 14:34	7617	Lead Paint (Quick)	0		Floor-KIT Area
4/9/2026 14:35	7618	Lead Paint (Quick)	0		W.Wall MainArea(Rt. Of BthRm Dr
4/9/2026 14:35	7619	Lead Paint (Quick)	0		BthRm Door Casing (Rt)
4/9/2026 14:35	7620	Lead Paint (Quick)	0		BthRm Door Casing (Lft)
4/9/2026 14:36	7621	Lead Paint (Quick)	0		BthRm Door
4/9/2026 14:36	7622	Lead Paint (Quick)	0		Int.BthRm Door Casing
4/9/2026 14:36	7623	Lead Paint (Quick)	0		Shwr Trim
4/9/2026 14:36	7624	Lead Paint (Quick)	0		Shwr Tile E.Wall
4/9/2026 14:36	7625	Lead Paint (Quick)	0		Shwr Tile N.Wall
4/9/2026 14:37	7626	Lead Paint (Quick)	0		Shwr Curb
4/9/2026 14:37	7627	Lead Paint (Quick)	0		Floor-Shwr
4/9/2026 14:37	7628	Lead Paint (Quick)	0		BthRm BaseBrd
4/9/2026 14:38	7629	Lead Paint (Quick)	0		Floor-BthRm
4/9/2026 14:38	7630	Lead Paint (Quick)	0		BthRm Wall Brick W.Wall
4/9/2026 14:38	7631	Lead Paint (Quick)	0		BthRm Window
4/9/2026 14:39	7632	Lead Paint (Quick)	0		BthRm S.Wall Wood
4/9/2026 14:39	7633	Lead Paint (Quick)	0		UtilityRm Door Casing
4/9/2026 14:39	7634	Lead Paint (Quick)	0		UtilityRm Door
4/9/2026 14:39	7635	Lead Paint (Quick)	0		UtilityRm S.Wall Wood
4/9/2026 14:40	7636	Lead Paint (Quick)	0		UtilityRm E.Wall Wood
4/9/2026 14:40	7637	Lead Paint (Quick)	0		CounterArea N.Wall Wood
4/9/2026 14:41	7638	Lead Paint (Quick)	0		CounterArea W.Wall Brick
4/9/2026 14:41	7639	Lead Paint (Quick)	0		CounterArea S.Wall Brick
4/9/2026 14:41	7640	Lead Paint (Quick)	0		Window W.Wall
4/9/2026 14:42	7641	Lead Paint (Quick)	0		Crown Moulding
4/9/2026 14:42	7642	Lead Paint (Quick)	0		Crown Moulding
4/9/2026 14:42	7643	Lead Paint (Quick)	0		Main Beam at Ceiling
4/9/2026 14:43	7644	Lead Paint (Quick)	0.3		Ceiling W. of Main Beam
4/9/2026 14:43	7645	Lead Paint (Quick)	0		N.Wall Window TopTrim
4/9/2026 14:44	7646	Lead Paint (Quick)	0.6		Ceiling E. of Main Beam

Certified
Building
Services, LLC

EXHIBIT C
Beam Design

442 Joe Cox Rd, Sharpsburg, GA 30277
PH-770-486-8226, michael@certifiedbuildingservicesllc.com

June 8, 2026

Ms. Courtney Hassenzahi
Assistant Director Environmental Mangement
140 Stonewall Avenue West, Suit 230
Fayetteville, GA 30214

Re: Starr's Mill Flex Building Beam Design
115 Waterfall Way
Fayetteville, GA 30215

Dear Ms. Hassenzahi:

Per your request, Certified Building Services performed a structural review of the engineered LVL support beam for the existing structure at 115 Waterfall Way. The purpose of the review was to determine if the existing LVL beam had been structurally compromised by the recently discovered insect damage and if so provide a recommendation of correction.

Observations:

The building under review is a typical 50+ year old wood framed structure supported by a concrete foundation system. The main center support beam consists of a quad 9 ½" LVL beam spanning approximately 30'-0" with two end supports and one main center support.

Each support consists of a pine 8x8 post bearing below slab grade.

A recent review revealed that the main center support post and portions of the LVL beam were infested by insects, most likely termites. Based upon visual review the infestation was medium to severe and both the support post and LVL beam were structurally compromised.

Recommendations:

Install temporary support walls on each side of the existing beam and remove beam and center line wood column.

Place a new W12x50 steel beam on top of the remaining end wood posts. Secure the new beam using thru bolts and angle brackets as shown on attached drawing labeled S-1.

Wrap beam in veneer or leave exposed, whatever is desired.

Based on our review and analysis it is the professional opinion of Certified Building Services that the newly installed beam with be structurally adequate to support the imposed forces from the roof and ceiling.

Certified Building Services, LLC
Starr's Mill Flex Building Beam Design
115 Waterfall Way
Fayetteville, GA 30215
Page 2 of 2

Loading:
Live Load: 30 PSF
Dead Load 15 PSF

We thank you for this opportunity to be of service. Should you have any questions regarding this matter, or if we can be of further service, please contact us.

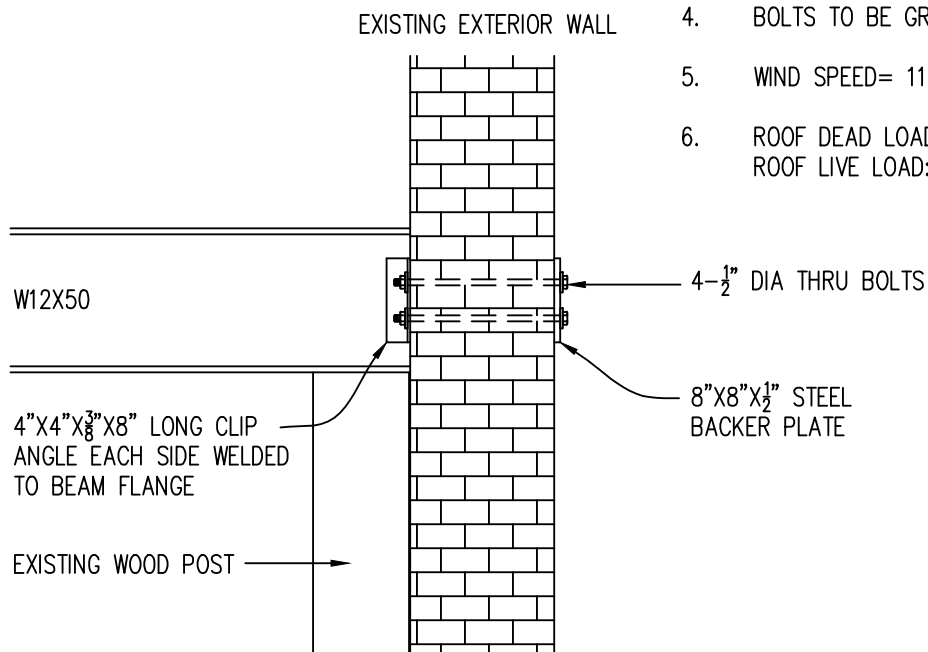
Sincerely,
Certified Building Services, LLC

Michael Nolan, SE #001170

Michael Nolan, S.E., P.E., C.B.O



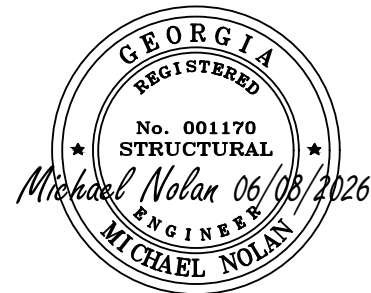
Michael Nolan, 06/08/2026



1 SECTION
S-1 SCALE: 3/4"=1'-0"

GENERAL NOTES: 2024 IBC

1. THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY THE DRAWINGS OR SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR SHORING FOR ALL WORK DURING THE CONSTRUCTION PERIOD.
3. STEEL BEAM TO BE $F_y=50\text{KSI}$, MISC. STEEL A36
4. BOLTS TO BE GRADE 8 OR A325, $F_y=36\text{KSI}$
5. WIND SPEED= 115 MPH ULTIMATE
6. ROOF DEAD LOAD: 15 PSF
ROOF LIVE LOAD: 20 PSF



CERTIFIED BUILDING SERVICES, LLC	SHEET NO.		S-1
	SHEET TITLE		
	ELEVATION		
	DATE		
STRUCTURAL ● DESIGNS + REVIEWS ● INVESTIGATIONS ● RESTORATIONS	PROJECT NO.	2600	06/08/2026
	BEAM CONNECTION		
	115 WATERFALL WAY		
	FAYETTEVILLE GEORGIA		

EXHIBIT D
Ceiling Examples



EXHIBIT E
Hogwire Railing, Step, and Ramp Examples



EXHIBIT E continued
Hogwire Railing, Step, and Ramp Examples



EXHIBIT E continued
Hogwire Railing, Step, and Ramp Examples

