



COMMITTEES OF COUNCIL

AGENDA

Regular Meeting

Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack
City Administrator Randy Knighton

Tuesday, February 10, 2026

5:00 PM

City Hall - Room 220

CALL TO ORDER / ROLL CALL

Approval of the Minutes

1. Approval of the Committee Meeting Minutes - January 27, 2026.

Regular Agenda

2. Consideration for the Mayor or City Administrator to award a contract to A&D Painting in the amount of \$98,200.00 for the completion of the Crabapple Center Interior Painting with a total budget allocation of \$103,131.00
Presented by Steven Malone, Director of Recreation, Parks, Historic & Cultural Affairs
3. Consideration for the Mayor or City Administrator to award a contract to Harlequin Flooring in the amount of \$280,000.00 for the completion of the Crabapple Center Interior Flooring with a total budget allocation of \$308,000.00.
Presented by Steven Malone, Director of Recreation, Parks, Historic & Cultural Affairs
4. Consideration for the Mayor or City Administrator to award the contract to Prime Contractor in the amount of \$890,000.00 for the completion of the Crabapple Center Interior Renovations with a total budget allocation of \$979,000.00.
Presented by Steven Malone, Director of Recreation, Parks, Historic & Cultural Affairs

5. Consideration to Apply for and accept the FY2026 Assistance to Firefighters Grant (AFG) in a total amount not to exceed \$1,410,137 to fund critical firefighter safety and response infrastructure improvements for the Roswell Fire Department

Presented by Pabel Troche, Chief of Fire

6. Discussion of the City of Roswell Public Facilities Authority (PFA) authorizing the issuance of a PFA Revenue Bond Series 2026 and of an Intergovernmental Agreement between the City of Roswell and the PFA.

Presented by Bill Godshall, Chief Financial Officer

Adjournment



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10293

MEETING DATE: February 10, 2026

DEPARTMENT: Administration

ITEM TYPE: Agenda Vote

Approval of the Committee Meeting Minutes - January 27, 2026.



COMMITTEES OF COUNCIL

MINUTES

Regular Meeting

Mayor Mary Robichaux
Councilmember Sarah Beeson
Councilmember Eren Brumley
Councilmember Christine Hall
Councilmember Jennifer Phillippi
Councilmember Allen Sells
Councilmember Chris Zack
City Administrator Randy Knighton

Tuesday, January 27, 2026

5:00 PM

City Hall - Room 220

CALL TO ORDER / ROLL CALL

The meeting was called to order at 5:06 PM by City Administrator Randy Knighton
 Mayor Mary Robichaux: Present, Councilmember Sarah Beeson: Present,
 Councilmember Christine Hall: Present, Councilmember Allen Sells: Present, City
 Administrator Randy Knighton: Present, Councilmember Eren Brumley: Present,
 Councilmember Jennifer Phillippi: Present, Councilmember Chris Zack: Present.

Approval of the Minutes

1. Approval of the Committee Meeting Minutes - January 13, 2026.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jennifer Phillippi, Councilmember
SECONDER:	Eren Brumley, Councilmember
IN FAVOR:	Robichaux, Beeson, Hall, Sells, Brumley, Phillippi, Zack

Regular Agenda

2. Consideration for the Mayor or City Administrator to approve the Nesbit Lakes Dredging Assistance Policy Application and requires budget amendment with funding source to be identified.

The motion was to move this item forward for further consideration on the budget amount and approval of dredging assistance policy application.

RESULT: APPROVED TO MOVE TO MAYOR AND COUNCIL [6 TO 0]

Next: 2/9/2026 7:00 PM

MOVER: Allen Sells, Councilmember

SECONDER: Jennifer Phillippi, Councilmember

IN FAVOR: Robichaux, Beeson, Sells, Brumley, Phillippi, Zack

RECUSED: Christine Hall

3. Consideration for the Mayor or City Administrator to approve the Chickering Dredging Assistance Policy Application and requires budget amendment with funding source to be identified.

The motion was to move this item forward for further consideration on the budget amount and approval of dredging assistance policy application.

RESULT: APPROVED TO MOVE TO MAYOR AND COUNCIL [6 TO 0]

Next: 2/9/2026 7:00 PM

MOVER: Allen Sells, Councilmember

SECONDER: Chris Zack, Councilmember

IN FAVOR: Robichaux, Beeson, Sells, Brumley, Phillippi, Zack

RECUSED: Christine Hall

4. Consideration of a blanket approval to perform right-of-way acquisition services and to accept right-of-way options for the Green Street Mobility project in an amount not to exceed \$875,000.

RESULT: APPROVED TO MOVE TO MAYOR AND COUNCIL [UNANIMOUS]

Next: 2/9/2026 7:00 PM

MOVER: Allen Sells, Councilmember

SECONDER: Christine Hall, Councilmember

IN FAVOR: Robichaux, Beeson, Hall, Sells, Brumley, Phillippi, Zack

Adjournment

There being no further comments or discussion the meeting was adjourned at 6:05 PM



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10285

MEETING DATE: February 10, 2026

DEPARTMENT: Committees of Council

ITEM TYPE: Agenda Vote

Consideration for the Mayor or City Administrator to award a contract to A&D Painting in the amount of \$98,200.00 for the completion of the Crabapple Center Interior Painting with a total budget allocation of \$103,131.00

Action Required:

Agenda Vote

Description:

Painting supports the reconfiguration of Crabapple Center for Performing Arts programming, providing durable, refreshed finishes for high-use instructional spaces.

The bond-funded Crabapple Interior Renovations plan outlines a strategic approach to expanding capacity, improving program quality, and maximizing the use of City-owned facilities to meet growing community demand. The plan centers on relocating and consolidating high-growth programs, alleviating space constraints, and enhancing participant experience across performing arts, athletics, summer camps, and adult recreation.

A major priority is relocating Roswell Performing Arts to Crabapple Center. Performing Arts programs—dance, theatre, acting, and music—have experienced sustained and significant growth, outpacing the capacity of their current shared spaces with gymnastics at the Physical Activity Center (PAC). The overcrowding restricts schedule flexibility, reduces program accessibility during peak hours, and creates operational challenges, particularly during summer camps. Moving the Performing Arts to Crabapple Center provides a dedicated, specialized space to support continued growth, improve scheduling, and enhance participant safety and experience.

In turn, this relocation also enables a full reconfiguration of the PAC for gymnastics, allowing the program to expand safely within a more appropriate footprint. Repurposing former dance studios for gymnastics improves equipment layout, reduces congestion, and supports skill development while aligning with best practices for safety and instruction. The approach maximizes existing facilities rather than constructing new ones, ensuring long-term operational efficiency.

Agenda Item (ID # 10285)

The Performing Arts transition will focus on specialized needs, such as dance studios, which require tailored flooring, equipment, and space configurations.

Overall, Crabapple Interior Renovations prioritizes strategic relocation, facility optimization, and phased implementation to support program growth, improve safety, and elevate the resident experience. These initiatives reinforce Roswell's reputation as a family-friendly community while ensuring sustainable, high-quality recreation and cultural programming for the future.

The selected painting contractor is an approved City on-call vendor, procured in accordance with the City's established procurement policies. Utilizing an on-call contractor allows the City to efficiently deliver necessary improvements while ensuring competitive qualifications, pre-approved pricing, and compliance with all applicable purchasing requirements.

Financial Impact:

Funding in the amount of \$103,131.00 is available from the bond proceeds.

Comments:

See Attached



Quote

2016 Tucker Industrial Rd
Tucker, Georgia 30084
770.414.4111 Tel
770.414.4101 Fax

December 16, 2025

**Nick Paserchia
City of Roswell
38 Hill Street, Suite 130
Roswell, Georgia 30076**

**RE: Revised Quote for Interior Painting at Roswell Crabapple Center
Based on Revised Floor Plan Received on 12/10/25
(10700 Crabapple Road Roswell Georgia 30075)**

Scope of Work to Include:

The Following Areas to Paint:

**Classrooms
Hallways
Cafeteria
Restrooms Staff and Student
Admin
Medic Center and Offices
Cafeteria Drop Ceiling**

Doors/Frames:

**Previously Painted Doors and Frames Throughout the School
Lightly Sand and Apply Polyurethane (Semi-Gloss) to Wood Doors**

****Wood Doors that have Scratched or Gouged will not Return to their
Original Pristine Condition****

Exterior: Doors, Rails, Beams, Canopy and Columns

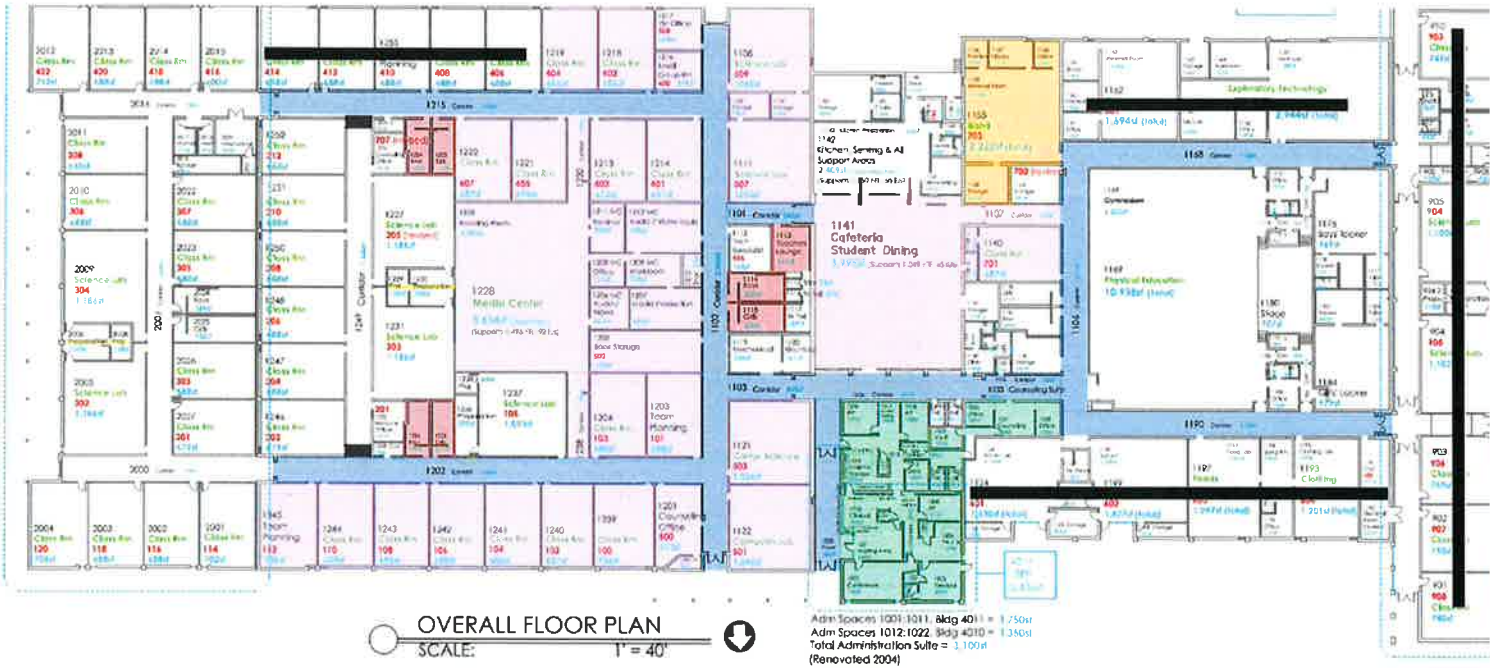
Notes and Exclusions:

**Quote is Based on Material Quality Lines of Sherwin Williams Paint
Base Scope Price Includes Labor and Material
Daily Clean Up will be Maintained for Areas Being Finished**

Attachment: A&D Painting Quote (Crabapple Center Interior Painting with A&D Painting)

Not Included:**Gymnasium****Kitchen****Archives Area****Adaptive Area****Rooms: 212, 210, 208, 201, 204 and 202****All Rooms with a Black Bar over them****Total Cost for the Interior Areas.....\$83,820.****Total cost for the Exterior Areas.....\$14,400.****Grand Total.....\$98,220.****Respectfully,***A. Kostopoulos***Andy Kostopoulos****A&D Painting, Inc.**

Attachment: A&D Painting Quote (Crabapple Center Interior Painting with A&D Painting)





Crabapple Center Interior Renovations

*A Reimagining of Space, Programs
& Community Impact*



CRABAPPLE CENTER TIMELINE

2024

- **February:** Purchase (\$6,500,000)
- **October:** Possession
- **October - November:** Gymnasium Improvements for Basketball Usage (\$80,223)

2025

- **May – August:** Summer Camp Usage
- **November:** Gymnastics Expansion & Renovations at Bill Johnson Community Activity Center, Roswell Area Park (\$478,118)

2026

- **January – April:** Roof Replacement
- **April:** Begin Interior Renovations for Performing Arts Areas, Front Office Restrooms
- HVAC Replacements
- Front Entrance & Parking Lot Improvements
- Exterior Perimeter Fencing Removal
- Onboarding and Grand Opening for Programs



IDENTIFYING THE RIGHT PROGRAM FOR THE SPACE

- Evaluated all major programs for fit, growth, and facility needs based on observation, data, and operational constraints
- Identified programs facing the most severe space constraints
- Measured system-wide benefits of relocation
- Performing Arts emerged as the strongest, most strategic match for initial program relocation
 - Dance (Kinder – Adults)
 - Musical Theatre (Youth)
 - Acting (Youth)
 - Music Lessons (Youth – Adults)
 - Dance Company & Theatre Company (Youth)



A PROGRAM THAT FITS THE SPACE

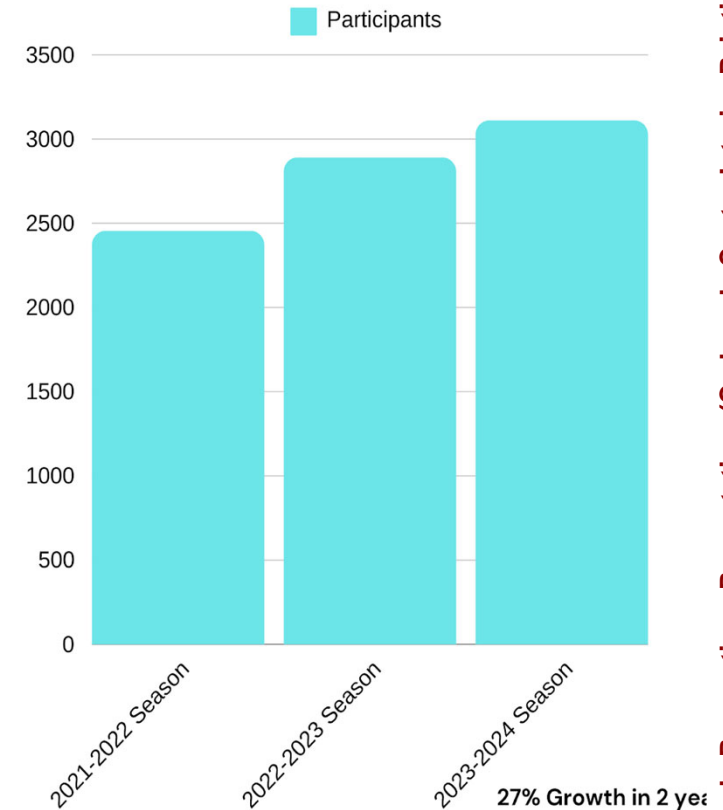
Roswell Performing Arts by the Numbers

- Launched programs in the early 1990s
- Moved programs to Physical Activity Center in 1998
- +25% growth over 2 years, 3,000+ participants
- 90% Roswell residents
- 4 Shows Produced at Roswell Cultural Arts Center Annually
- 2 Audition Based Companies

The Space Challenge

- Only 4 dance studios for all programs
- Due to program growth, classes spread across gyms, classrooms, offices, facilities and stages
- Peak hours of programming (3:30–6:30 PM) fully maxed out

Total Performing Arts Program Enrollment



WHY CRABAPPLE, WHY NOW

- Demand is outpacing space across arts, athletics, and camps
- Programs are growing faster than facilities can support
- Crabapple unlocks capacity without new construction
- One move leads to system-wide relief and growth
 - Gymnastics, Adult Recreation Center, Summer Camps



Entrance

Hallway, Waiting Area



Current Studios at Physical Activity Center



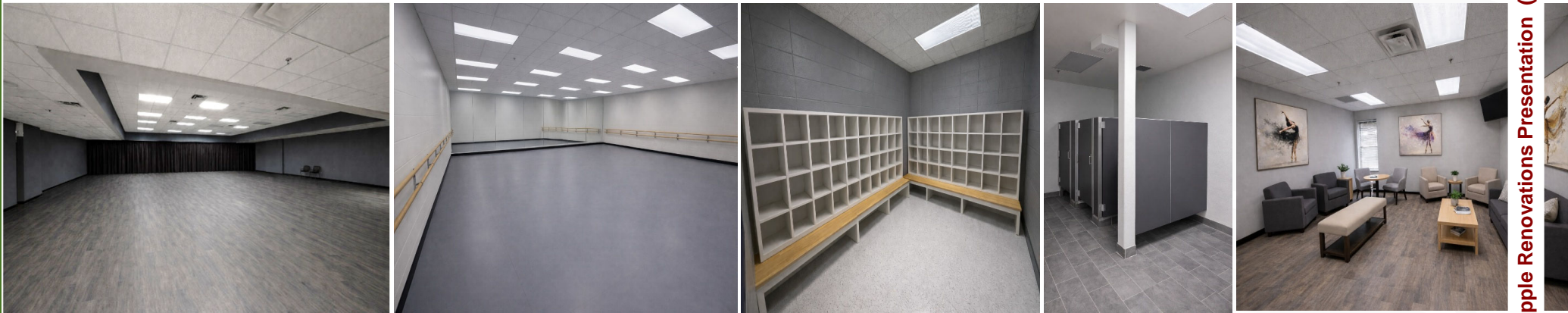
Restrooms
 Active Hallways
 Offices
 Multi Purpose



- 6 Dance Studios
- 5 Music, Acting & Rehearsal Studios
- 1 Large Theatre Performance & Rehearsal Studio
- 1 Large Band/Multipurpose Room
- Staff Offices
- 4 Sets of Public Restrooms
- 1 Staff Restroom

THE REIMAGINING

Current Conditions



Conceptual Renovations

BUDGET AUTHORIZATION & CONTRACT APPROVAL – Demolition & Renovations

Contractor: Prime Contractor

Procurement Method: State Consortium

Total Funding: \$979,000.00

includes 10% Contingency

Contractor Selection

- Procured via an existing state cooperative purchasing framework, utilizing a consortium contract with Gordian in partnership with SourceWell.
- Scope requires multiple trades, specialties and system installations to be sequenced and managed together to renovate the building without unnecessary delays or conflicts.
- Using the State Consortium allows the City to move forward with a pre-qualified contractor under an existing competitively awarded contract, reduces procurement time, and provides cost certainty for a project of this scale.

Public Entities Procurement Method

- The City may purchase services through direct negotiation when a supplier already holds a or annual agreement with another public entity.
- The City may use State of Georgia contracts without conducting its own separate bid process.
- These contracts must have been competitively awarded by the originating public entity.
- The Purchasing Agent may use this method when it is determined to be in the City's best interest, including considerations of efficiency, cost savings, and timely procurement.



BUDGET AUTHORIZATION & CONTRACT APPROVAL – Painting

Contractor: A&D Painting

Procurement Method: On Call Contractor

Total Funding: \$103,131.00

includes 5% Contingency

Contractor Selection

- The use of one of the City's on-call painting contractor is appropriate for this work due to the defined scope, schedule sensitivity, and the contractor's established familiarity with City facilities and standards.
- Utilizing an on-call contractor ensures efficiency, continuity, and cost control while remaining consistent with approved procurement practices.

On Call Procurement Method

- On-call contractors are pre-qualified vendors selected through a competitive solicitation process.
- These contractors are approved in advance to provide specific types of services on an as-needed basis.
- When work arises, the City can issue a task order or work authorization directly to an on-call contractor without going through a new full bid process each time.
- This method allows the City to respond quickly and efficiently to routine, time-sensitive, or recurring needs.



BUDGET AUTHORIZATION & CONTRACT APPROVAL – Specialized Dance Floors

Contractor: Harlequin Flooring

Procurement Method: Sole Source

Total Funding: \$308,000.00

includes 10% Contingency

Contractor Selection

- Harlequin Flooring is recommended as a sole-source purchase due to the specialized nature of their dance flooring system required for safe, professional dance instruction.
- The flooring system provides the shock absorption, traction, and durability necessary to reduce injury risk and support daily studio use.
- Harlequin is an industry-standard product, and no equivalent alternative products meet the technical, safety, and performance requirements for the City's dance studios.

Sole Source Procurement Method

- This method is used when only one vendor can provide the required goods, services, or professional services.
- It also applies when items must be purchased from a specific manufacturer or authorized dealer, and meaningful competition does not exist.
- The City may select one provider if there are clear, justifiable reasons that make that option the most effective or advantageous for meeting the City's needs.
- Ensures the City can obtain specialized, compatible, or uniquely qualified solutions when standard competitive bidding is not practical.



THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00 (includes all contingency costs)

Current Interior Renovations Scope (\$1,600,000)

Demolition and Renovation (\$979,000)

Interior demolition and renovations, common area flooring, LED lighting upgrades, dance mirrors, and restrooms

Painting (\$103,131)

Provides durable, refreshed finishes for high-use instructional spaces. Includes interior and exterior areas.

Specialized Dance Flooring (\$308,000)

Specialized flooring provides a surface required for safe, professional-grade instruction, supporting injury prevention and long-term studio performance.

Studio Dance Barres (\$55,000)

Studio barres are essential for proper dance technique and conditioning, ensuring studios are purpose-built for sustained program growth and participant safety.

Furniture & Fixtures (\$50,000)

Supports instructional, administrative, and patron needs within newly activated spaces, providing flexible and durable furnishings that accommodate a variety of programs and needs.

Audiovisual (AV) Equipment (\$53,750)

AV systems support music, dance, and theatre instruction through integrated sound and media capabilities that enhance teaching effectiveness and participant engagement.

IT Improvements & Cameras (\$21,900)

Support reliable network connectivity, instructional viewing technology and facility security. Systems enhance operational efficiency, participant safety, and management oversight within newly configured spaces.

Interior Signage & Exterior Pressure Washing (\$29,200)

Improve aesthetics, wayfinding, safety, and clarity throughout Crabapple Center, reflecting new room uses and supporting visitor experiences.

THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00

Additional Upcoming Projects (\$695,000)

HVAC Replacement (\$425,000)

Many of the facility's HVAC systems have exceeded their useful life and are beyond repair. Staff has completed a detailed assessment of each system to prioritize necessary replacements and critical repairs to maintain reliable building operations.

Front Entrance Enhancements (\$70,000)

Implementation of the City Landscape Architect's planting plan to revitalize and enhance the facility's front entrance, including updated landscaping and signage.

Parking Lot Improvements (\$125,000)

Funding will support crack filling, seal coating, and restriping of the asphalt parking lot. These improvements will extend the useful life of the pavement and ensure parking spaces are clearly defined for visitors.

Sidewalk and Concrete Improvements (\$75,000)

Repairs and upgrades to sidewalks surrounding the facility to ensure continued compliance with ADA accessibility standards.

Interior Renovations Scope

\$1,600,000.00

+

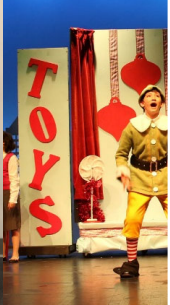
Additional Upcoming Projects

\$695,000.00

=

Total

\$2,295,000.00



Crabapple Center: A Reimagining of Space, Programs & Community Impact

Attachment: Crabapple Renovations Presentation (Crabapple Center Interior Painting with A&D Painting)



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10286

MEETING DATE: February 10, 2026

DEPARTMENT: Committees of Council

ITEM TYPE: Agenda Vote

Consideration for the Mayor or City Administrator to award a contract to Harlequin Flooring in the amount of \$280,000.00 for the completion of the Crabapple Center Interior Flooring with a total budget allocation of \$308,000.00.

Action Required:

Agenda Vote

Description:

Marley flooring provides a specialized dance surface required for safe, professional-grade instruction, supporting injury prevention and long-term studio performance.

The bond-funded Crabapple Interior Renovations plan outlines a strategic approach to expanding capacity, improving program quality, and maximizing the use of City-owned facilities to meet growing community demand. The plan centers on relocating and consolidating high-growth programs, alleviating space constraints, and enhancing participant experience across performing arts, athletics, summer camps, and adult recreation.

A major priority is relocating Roswell Performing Arts to Crabapple Center. Performing Arts programs-dance, theatre, acting, and music-have experienced sustained and significant growth, outpacing the capacity of their current shared spaces with gymnastics at the Physical Activity Center (PAC). The overcrowding restricts schedule flexibility, reduces program accessibility during peak hours, and creates operational challenges, particularly during summer camps. Moving the Performing Arts to Crabapple Center provides a dedicated, specialized space to support continued growth, improve scheduling, and enhance participant safety and experience.

In turn, this relocation also enables a full reconfiguration of the PAC for gymnastics, allowing the program to expand safely within a more appropriate footprint. Repurposing former dance studios for gymnastics improves equipment layout, reduces congestion,

Agenda Item (ID # 10286)

and supports skill development while aligning with best practices for safety and instruction. The approach maximizes existing facilities rather than constructing new ones, ensuring long-term operational efficiency.

The Performing Arts transition will focus on specialized needs, such as dance studios, which require tailored flooring, equipment, and space configurations.

Overall, Crabapple Interior Renovations prioritizes strategic relocation, facility optimization, and phased implementation to support program growth, improve safety, and elevate the resident experience. These initiatives reinforce Roswell's reputation as a family-friendly community while ensuring sustainable, high-quality recreation and cultural programming for the future.

Due to the specialized and proprietary nature of professional Marley dance flooring, this portion of the project will be procured using a sole-source procurement procedure. The selected product and installer meet specific technical and performance requirements necessary to ensure a safe, reliable, and industry-standard dance surface appropriate for performing arts instruction. This approach ensures consistency, minimizes injury risk, and supports long-term durability while remaining compliant with City procurement policies.

Financial Impact:

Funding in the amount of \$308,000.00 is available from the bond proceeds.

Comments:

See Attached



HARLEQUIN

Nancy Whitehead Brown
City of Roswell Recreation, Parks, Historic & Cultural Affairs
 38 Hill Street
 Roswell, GA 30075
 Phone: 678-639-7560
 Email: nwbrown@roswellgov.com

ESTIMATE

Project: New Middle School

Scope of Work

						AMOUNT
Provide and install Harlequin Flexity Panel Floor System; Harlequin Dance Floor for performance surface, and black rubber cove skirting 4 inch with 1 inch toe. Floor height @ 1 5/8" nominal.						
Space dimensions:	Media Room 32' x 66'	Room 101 103 32' x 42'	Room 401 403 32' x 44'	Room 405 407 32' x 44'	Room 507 32' x 32'	
Space dimensions:	Room 509 32' x 32'					
Performance Surface	Cascade					\$ 63,746.96
ITEMIZATION						
Number of standard Harlequin Flexity Panels:				356		\$ 87,220.00
Number of Harlequin Flexity Ramps:				47		\$ 13,160.00
Pricing includes additional material for install and dance floor installation cost						\$ 109,712.89
Deliver to:	Roswell, GA 30075			24 shrink wrapped pallet(s)		\$ 6,250.00
EXCLUSIONS: Transitions, Demo, Floor Prep, Vinyl Demarcations						
Dimensions provided by client						
Quotation is based upon the installation of (5) rooms at the same time. (1) Mobilization						
Total						\$ 280,089.85

**NOTE: American Harlequin is not responsible for special equipment needed for load in/delivery. All labor, material and freight included. Top to bottom warranty.
 Labor is not based on union scale or prevailing wage.**

Pricing applies to a 1st floor installation only. If stairs are necessary for dance floor delivery, additional charges will be assessed. If quote pricing is based on the use and availability of a freight elevator able to facilitate transferring material to the dance rooms. The inside dimensions of the elevator must be a minimum width of 4ft and depth of 8ft 6 inches. Client is responsible for preparation of subfloor on which Harlequin Flexity Panels Floor System is to be installed. (Clean, dry and level in accordance with industry standards). All floor preparations, including completion of moisture test, to be made prior to arrival of Harlequin staff unless specified by AHC. Client is responsible for supplying all debris receptacles in close proximity to the work area and removing all debris receptacles, as needed, during/after installation. Transition strip removal, modification, and replacement is the responsibility of the client. Client is also responsible for any and all taxes, duties, permits, or other applicable domestic and/or non-domestic fees. To avoid additional charges, please ensure work area conditions meet Harlequin specifications prior to the arrival of Harlequin installers.

Please note: During school and college holiday periods our schedule can be booked up to three to four months in advance.

TERMS: 50% deposit with American Harlequin Contract at order, balance due prior to shipping.

1/29/2026
Date

(Freight pricing guaranteed for 7 days, all other pricing guaranteed for 30 days)



Crabapple Center Interior Renovations

*A Reimagining of Space, Programs
& Community Impact*



CRABAPPLE CENTER TIMELINE

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IDENTIFYING THE RIGHT PROGRAM FOR THE SPACE

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 - Dance Company & Theatre Company (Youth)



A PROGRAM THAT FITS THE SPACE

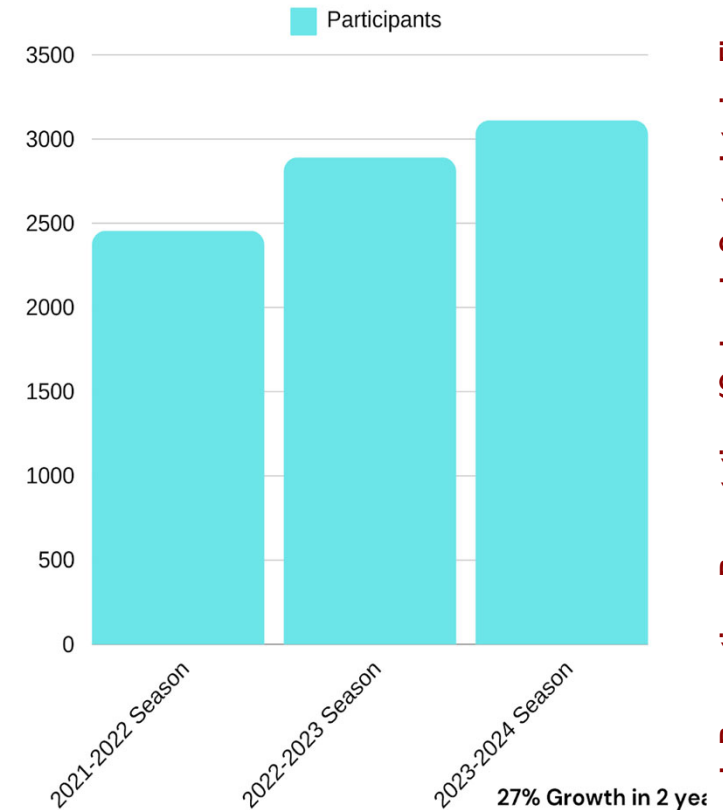
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The Space Challenge

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Total Performing Arts Program Enrollment



WHY CRABAPPLE, WHY NOW

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Entrance

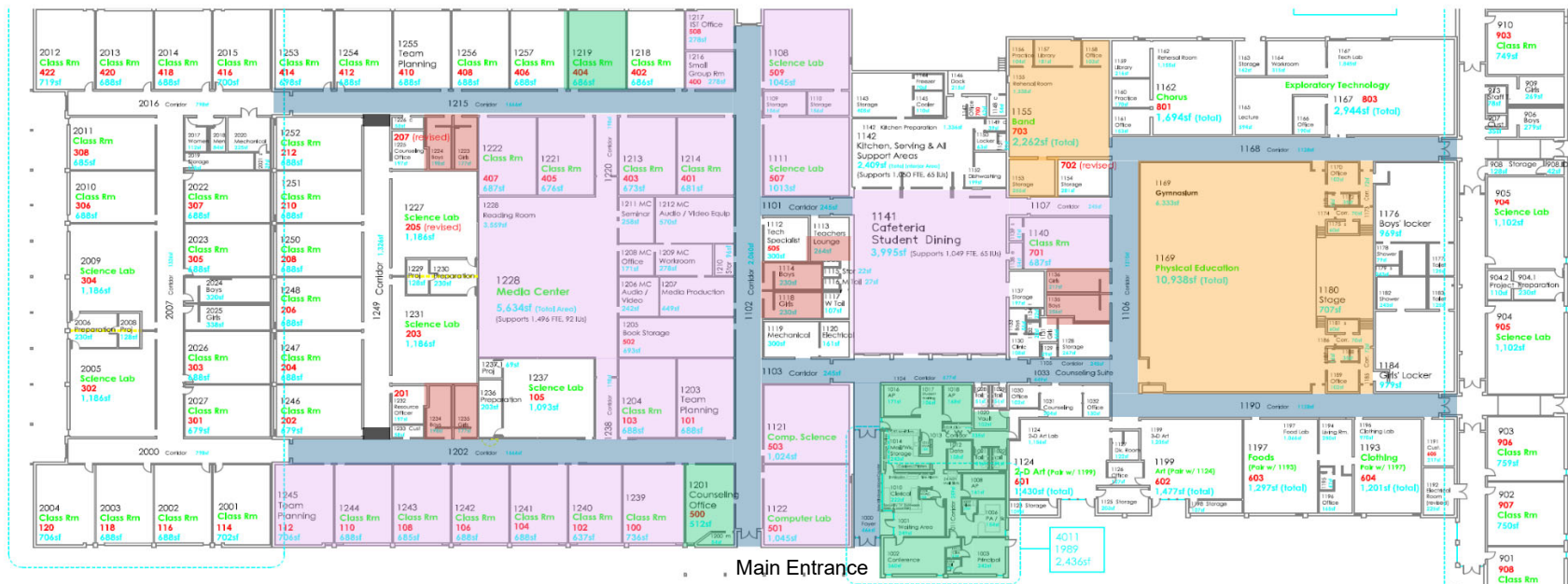
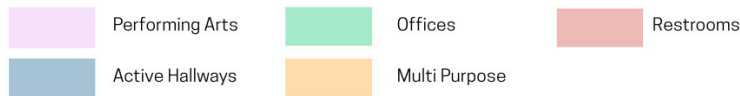
Hallway, Waiting Area



Current Studios at Physical Activity Center



THE RENOVATION

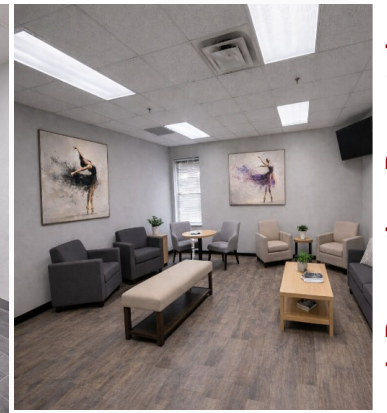
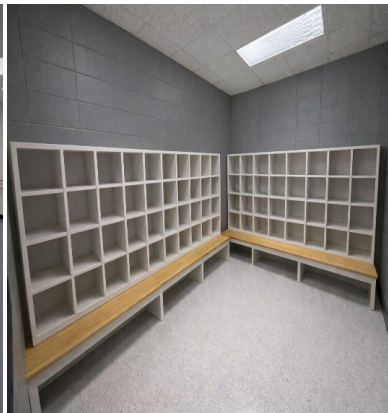


CREATING THE SPACE

- 6 Dance Studios
- 5 Music, Acting & Rehearsal Studios
- 1 Large Theatre Performance & Rehearsal Studio
- 1 Large Band/Multipurpose Room
- Staff Offices
- 4 Sets of Public Restrooms
- 1 Staff Restroom

THE REIMAGINING

Current Conditions



Conceptual Renovations

BUDGET AUTHORIZATION & CONTRACT APPROVAL – Demolition & Renovations

Contractor: Prime Contractor

Procurement Method: State Consortium

Total Funding: \$979,000.00

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Contractor Selection

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BUDGET AUTHORIZATION & CONTRACT APPROVAL – Painting

Contractor: A&D Painting

Procurement Method: On Call Contractor

Total Funding: \$103,131.00

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BUDGET AUTHORIZATION & CONTRACT APPROVAL – Specialized Dance Floors

Contractor: Harlequin Flooring

Procurement Method: Sole Source

Total Funding: \$308,000.00

includes 10% Contingency

Contractor Selection

- Harlequin Flooring is recommended as a sole-source purchase due to the specialized nature of their dance flooring system required for safe, professional dance instruction.
- The flooring system provides the shock absorption, traction, and durability necessary to reduce injury risk and support daily studio use.
- Harlequin is an industry-standard product, and no equivalent alternative products meet the technical, safety, and performance requirements for the City's dance studios.

Sole Source Procurement Method

- This method is used when only one vendor can provide the required goods, services, or professional services.
- It also applies when items must be purchased from a specific manufacturer or authorized dealer, and meaningful competition does not exist.
- The City may select one provider if there are clear, justifiable reasons that make that option the most effective or advantageous for meeting the City's needs.
- Ensures the City can obtain specialized, compatible, or uniquely qualified solutions when standard competitive bidding is not practical.



THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00 (includes all contingency costs)

Current Interior Renovations Scope (\$1,600,000)

Demolition and Renovation (\$979,000)

Interior demolition and renovations, common area flooring, LED lighting upgrades, dance mirrors, and restrooms

Painting (\$103,131)

Provides durable, refreshed finishes for high-use instructional spaces. Includes interior and exterior areas.

Specialized Dance Flooring (\$308,000)

Specialized flooring provides a surface required for safe, professional-grade instruction, supporting injury prevention and long-term studio performance.

Studio Dance Barres (\$55,000)

Studio barres are essential for proper dance technique and conditioning, ensuring studios are purpose-built for sustained program growth and participant safety.

Furniture & Fixtures (\$50,000)

Supports instructional, administrative, and patron needs within newly activated spaces, providing flexible and durable furnishings that accommodate a variety of programs and needs.

Audiovisual (AV) Equipment (\$53,750)

AV systems support music, dance, and theatre instruction through integrated sound and media capabilities that enhance teaching effectiveness and participant engagement.

IT Improvements & Cameras (\$21,900)

Support reliable network connectivity, instructional viewing technology and facility security. Systems enhance operational efficiency, participant safety, and management oversight within newly configured spaces.

Interior Signage & Exterior Pressure Washing (\$29,200)

Improve aesthetics, wayfinding, safety, and clarity throughout Crabapple Center, reflecting new room uses and supporting visitor experiences.

THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00

Additional Upcoming Projects (\$695,000)

HVAC Replacement (\$425,000)

Many of the facility's HVAC systems have exceeded their useful life and are beyond repair. Staff has completed a detailed assessment of each system to prioritize necessary replacements and critical repairs to maintain reliable building operations.

Front Entrance Enhancements (\$70,000)

Implementation of the City Landscape Architect's planting plan to revitalize and enhance the facility's front entrance, including updated landscaping and signage.

Parking Lot Improvements (\$125,000)

Funding will support crack filling, seal coating, and restriping of the asphalt parking lot. These improvements will extend the useful life of the pavement and ensure parking spaces are clearly defined for visitors.

Sidewalk and Concrete Improvements (\$75,000)

Repairs and upgrades to sidewalks surrounding the facility to ensure continued compliance with ADA accessibility standards.

Interior Renovations Scope

\$1,600,000.00

+

Additional Upcoming Projects

\$695,000.00

=

Total

\$2,295,000.00

Crabapple Center: A Reimagining of Space, Programs & Community Impact





City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10279

MEETING DATE: February 10, 2026

DEPARTMENT: Committees of Council

ITEM TYPE: Agenda Vote

Consideration for the Mayor or City Administrator to award the contract to Prime Contractor in the amount of \$890,000.00 for the completion of the Crabapple Center Interior Renovations with a total budget allocation of \$979,000.00.

Action Required:

Agenda Vote

Description:

The bond-funded Crabapple Interior Renovations plan outlines a strategic approach to expanding capacity, improving program quality, and maximizing the use of City-owned facilities to meet growing community demand. The plan centers on relocating and consolidating high-growth programs, alleviating space constraints, and enhancing participant experience across performing arts, athletics, summer camps, and adult recreation.

A major priority is relocating Roswell Performing Arts to Crabapple Center. Performing Arts programs-dance, theatre, acting, and music-have experienced sustained and significant growth, outpacing the capacity of their current shared spaces with gymnastics at the Physical Activity Center (PAC). The overcrowding restricts schedule flexibility, reduces program accessibility during peak hours, and creates operational challenges, particularly during summer camps. Moving the Performing Arts to Crabapple Center provides a dedicated, specialized space to support continued growth, improve scheduling, and enhance participant safety and experience.

In turn, this relocation also enables a full reconfiguration of the PAC for gymnastics, allowing the program to expand safely within a more appropriate footprint. Repurposing former dance studios for gymnastics improves equipment layout, reduces congestion, and supports skill development while aligning with best practices for safety and instruction. The approach maximizes existing facilities rather than constructing new ones, ensuring long-term operational efficiency.

The Performing Arts transition will focus on specialized needs, such as dance studios, which require tailored flooring, equipment, and space configurations.

Agenda Item (ID # 10279)

Overall, Crabapple Interior Renovations prioritizes strategic relocation, facility optimization, and phased implementation to support program growth, improve safety, and elevate the resident experience. These initiatives reinforce Roswell's reputation as a family-friendly community while ensuring sustainable, high-quality recreation and cultural programming for the future.

Procurement for the Crabapple Interior Renovations will be conducted through an existing state cooperative purchasing framework, utilizing a consortium contract with Gordian in partnership with Sourcewell. This approach allows the City to leverage competitively solicited, pre-approved pricing and contracting mechanisms while maintaining compliance with procurement requirements. The cooperative delivery model supports efficient project delivery, cost control, and transparency, and provides access to qualified vendors without the need for separate standalone solicitation.

Financial Impact:

Funding in the amount of \$979,000.00 is available from the bond proceeds.

Comments:

See Attached



Work Order Signature Document

EZIQC Contract No.: GA-ST02-040820-PCI

☒

New Work Order



Modify an Existing Work Order

Work Order Number: 149777.00

Work Order Date: 01/29/2026

Work Order Title: COR - Crabapple Center Renovations Phase 1

Owner Name: City of Roswell

Contractor Name: Prime Contractors, Inc.

Contact: Nick Paserchia

Contact: Gary Frantz

Phone: 770-594-6170

Phone: 813-205-9762

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST02-040820-PCI.

Brief Work Order Description:

COR - Crabapple Center Renovations Phase 1

Time of Performance

See Schedule Section of the Detailed Scope of Work

Liquidated Damages

Will apply:



Will not apply:



Work Order Firm Fixed Price: \$890,176.48

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date



Detailed Scope of Work

To: Gary Frantz
Prime Contractors, Inc.
3406 Florence Circle
Powder Springs, GA 30127
813-205-9762

From: Nick Paserchia
City of Roswell
38 Hill Street
Roswell, GA 30075
770-594-6170

Date Printed: January 29, 2026

Work Order Number: 149777.00

Work Order Title: COR - Crabapple Center Renovations Phase 1

Brief Scope: COR - Crabapple Center Renovations Phase 1

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

The contractor will provide all necessary labor, material, and supervision for project COR - Crabapple Center Phase 1 as described in the Contractor's attached Detailed Scope of Work.

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: January 29, 2026
IQC Master Contract #: GA-ST02-040820-PCI
Work Order Number: 149777.00
Owner PO #:
Work Order Title: COR - Crabapple Center Renovations Phase 1
Contractor: Prime Contractors, Inc.
Proposal Name: COR - Crabapple Center Phase 1
Proposal Value: \$890,176.48

Accessories	\$61,542.50
Add AIT Gym Restrooms	\$73,637.82
Base	\$66,978.31
Blinds	\$4,676.13
Bond	\$14,449.60
Electrical	\$188,483.82
General Renovations	\$51,964.91
Glazing	\$89,431.01
Millwork	\$65,890.82
Plumbing	\$138,122.57
Windows	\$134,998.99
Proposal Total	\$890,176.48

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Attachment: (149777.00) COR-Crabapple Center Reno. Phase 1 Revised WOP-01292026 - Prime (Crabapple Center Interior Renovations with

Contractor's Price Proposal - Detail

Date: January 29, 2026
IQC Master Contract #: GA-ST02-040820-PCI
Work Order Number: 149777.00
Owner PO #:
Work Order Title: COR - Crabapple Center Renovations Phase 1
Contractor: Prime Contractors, Inc.
Proposal Name: COR - Crabapple Center Phase 1
Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total					
Labor	Equip.	Material	(Excluded if marked with an X)							
Accessories										
Category2 - Bobrick										
1	10	28	13	13 0005	EA	Surface Mounted, Stainless Steel Folded Paper Towel Dispenser (Bobrick Classic B-262)			\$580.51	
					Installation	Quantity	Unit Price	Factor	Total	
						6.00	88.39	x 1.0946 =	580.51	
2	10	28	13	13 0034	EA	Two Roll Without Controlled Delivery, Surface Mounted, Cast Aluminum Toilet Tissue Dispenser (Bobrick B-2740)			\$1,156.75	
					Installation	Quantity	Unit Price	Factor	Total	
						18.00	58.71	x 1.0946 =	1,156.75	
3	10	28	13	13 0068	EA	40 Fluid Ounce, Surface Mounted, Stainless Steel Soap Dispenser (Bobrick Classic B-2111/2112)			\$526.66	
					Installation	Quantity	Unit Price	Factor	Total	
						6.00	80.19	x 1.0946 =	526.66	
4	10	28	13	13 0143	EA	Surface Mounted, Stainless Steel Sanitary Napkin/Tampon Disposal (Bobrick Classic B-254)			\$1,962.26	
					Installation	Quantity	Unit Price	Factor	Total	
						11.00	162.97	x 1.0946 =	1,962.26	
5	10	28	13	13 0165	EA	36" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x36)			\$643.82	
					Installation	Quantity	Unit Price	Factor	Total	
						6.00	98.03	x 1.0946 =	643.82	
6	10	28	13	13 0166	EA	42" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x42)			\$660.57	
					Installation	Quantity	Unit Price	Factor	Total	
						6.00	100.58	x 1.0946 =	660.57	
7	10	28	13	13 0342	EA	18" x 36", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Bobrick B-165 1836)			\$1,635.46	
					Installation	Quantity	Unit Price	Factor	Total	
						12.00	124.51	x 1.0946 =	1,635.46	
Subtotal for Category2 - Bobrick:						\$7,166.03				
Category2 - Toilet										
8	10	21	13	19 0071	EA	36" x 60", Overhead Braced, Anti-microbial Solid Plastic, High-Density Polyethylene (HDPE), One Compartment Corner Unit, Complete Toilet Partition			\$31,415.98	
					Installation	Quantity	Unit Price	Factor	Total	
						12.00	2,391.74	x 1.0946 =	31,415.98	
9	10	21	13	19 0071	0178	MOD	For >10, Deduct			-\$2,917.46
					Installation	Quantity	Unit Price	Factor	Total	
						12.00	-222.11	x 1.0946 =	-2,917.46	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Accessories

Category2 - Toilet

10	10 21 13 19 0072	EA	60" x 60", Overhead Braced, Anti-microbial Solid Plastic, High-Density Polyethylene (HDPE), One Compartment Corner Unit, Complete ADA Compliant Toilet Partition		\$19,631.41
	Installation	Quantity	Unit Price	Factor	Total
		6.00	2,989.13	1.0946	19,631.41
11	10 21 13 19 0085	EA	24" x 42" x 1", Wall Hung, Anti-microbial Recycled Solid Plastic (HDPE), Urinal Screen		\$6,246.54
	Installation	Quantity	Unit Price	Factor	Total
		11.00	518.79	1.0946	6,246.54
Subtotal for Category2 - Toilet:					\$54,376.47

Subtotal for Accessories

\$61,542.50

Add AIT Gym Restrooms

Category2 - Bath Hardware

12	10 28 13 13 0005	EA	Surface Mounted, Stainless Steel Folded Paper Towel Dispenser (Bobrick Classic B-262)		\$193.50
	Installation	Quantity	Unit Price	Factor	Total
		2.00	88.39	1.0946	193.50
13	10 28 13 13 0034	EA	Two Roll Without Controlled Delivery, Surface Mounted, Cast Aluminum Toilet Tissue Dispenser (Bobrick B-2740)		\$449.85
	Installation	Quantity	Unit Price	Factor	Total
		7.00	58.71	1.0946	449.85
14	10 28 13 13 0068	EA	40 Fluid Ounce, Surface Mounted, Stainless Steel Soap Dispenser (Bobrick Classic B-2111/2112)		\$175.55
	Installation	Quantity	Unit Price	Factor	Total
		2.00	80.19	1.0946	175.55
15	10 28 13 13 0143	EA	Surface Mounted, Stainless Steel Sanitary Napkin/Tampon Disposal (Bobrick Classic B-254)		\$713.55
	Installation	Quantity	Unit Price	Factor	Total
		4.00	162.97	1.0946	713.55
16	10 28 13 13 0165	EA	36" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x36)		\$214.61
	Installation	Quantity	Unit Price	Factor	Total
		2.00	98.03	1.0946	214.61
17	10 28 13 13 0166	EA	42" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x42)		\$220.19
	Installation	Quantity	Unit Price	Factor	Total
		2.00	100.58	1.0946	220.19
18	10 28 13 13 0342	EA	18" x 36", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Bobrick B-165 1836)		\$545.15
	Installation	Quantity	Unit Price	Factor	Total
		4.00	124.51	1.0946	545.15
Subtotal for Category2 - Bath Hardware:					\$2,512.40

Category2 - Demolition

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
Add AIT Gym Restrooms						
Category2 - Demolition						
19	01 74 19 00 0015	EA	30 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.			\$1,428.10
		Installation	Quantity	Unit Price	Factor	Total
			2.00	652.34	x 1.0946 =	1,428.10
20	02 41 16 13 0003	GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck			\$3,836.35
		Installation	Quantity	Unit Price	Factor	Total
			520.00	6.74	x 1.0946 =	3,836.35
Subtotal for Category2 - Demolition:					\$5,264.45	
Category2 - Electric						
21	26 51 19 00 0043	EA	2' x 4', 4,175 Lumens, Prismatic Lensed, Lay-In/Troffer LED Fixture (Lunera® 24G4)			\$5,220.19
		Installation	Quantity	Unit Price	Factor	Total
			6.00	768.11	x 1.0946 =	5,044.64
		Demolition	6.00	26.73	x 1.0946 =	175.55
Subtotal for Category2 - Electric:					\$5,220.19	
Category2 - Flooring						
22	09 01 60 91 0012	SY	Grinding Of Existing Concrete Floor Prior To Installation Of FlooringUp to 1/8" of material per pass			\$331.55
		Installation	Quantity	Unit Price	Factor	Total
			58.70	5.16	x 1.0946 =	331.55
23	09 30 13 00 0004	SF	8" x 8" And Larger Unmounted Ceramic Floor TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles.			\$5,450.06
		Installation	Quantity	Unit Price	Factor	Total
			528.00	9.43	x 1.0946 =	5,450.06
24	09 31 13 00 0002	SF	Thin Set - Latex Portland Cement Mortar			\$589.51
		Installation	Quantity	Unit Price	Factor	Total
			528.00	1.02	x 1.0946 =	589.51
25	09 65 13 13 0010	LF	4" High, 1/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors			\$778.48
		Installation	Quantity	Unit Price	Factor	Total
			140.00	5.08	x 1.0946 =	778.48
Subtotal for Category2 - Flooring:					\$7,149.60	
Category2 - Partitions						
26	10 21 13 19 0008	EA	36" x 60", Floor And Ceiling Anchored, Recycled Solid Plastic (HDPE), One Compartment Corner Unit, Complete Toilet Partition			\$9,767.17
		Installation	Quantity	Unit Price	Factor	Total
			5.00	1,784.61	x 1.0946 =	9,767.17
27	10 21 13 19 0009	EA	60" x 60", Floor And Ceiling Anchored, Recycled Solid Plastic (HDPE), One Compartment Corner Unit, Complete ADA Compliant Toilet Partition			\$4,970.71
		Installation	Quantity	Unit Price	Factor	Total
			2.00	2,270.56	x 1.0946 =	4,970.71

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total				
Labor	Equip.	Material	(Excluded if marked with an X)						
Add AIT Gym Restrooms									
Category2 - Partitions									
28	10	21	13	19 0024	EA	24" x 55" x 1", Wall Hung And Overhead Braced, Recycled Solid Plastic (HDPE), Urinal Screen			\$1,127.88
		Installation		Quantity	Unit Price	Factor	=	Total	
				2.00	515.20	1.0946	=	1,127.88	
29	10	21	13	19 0031	EA	30" x 55" x 1", Recycled Solid Plastic (HDPE), Toilet Partition Door			\$2,890.78
		Installation		Quantity	Unit Price	Factor	=	Total	
				5.00	528.19	1.0946	=	2,890.78	
30	10	21	13	19 0033	EA	36" x 55" x 1", Recycled Solid Plastic (HDPE), ADA Compliant Toilet Partition Door			\$1,367.46
		Installation		Quantity	Unit Price	Factor	=	Total	
				2.00	624.64	1.0946	=	1,367.46	
31	10	21	13	19 0050	EA	5" x 82" x 1", Recycled Solid Plastic (HDPE), Toilet Partition Pilaster			\$966.09
		Installation		Quantity	Unit Price	Factor	=	Total	
				4.00	220.65	1.0946	=	966.09	
Subtotal for Category2 - Partitions:					\$21,090.09				
Category2 - Plumbing									
32	22	13	13	00 0003	EA	Floor Mounted Water Closet, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply . Excludes fixture and flush valve.			\$6,766.03
		Installation		Quantity	Unit Price	Factor	=	Total	
				7.00	883.04	1.0946	=	6,766.03	
33	22	13	13	00 0006	EA	Wall Mounted Urinal, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply. Excludes fixture, carrier and flush valve.			\$1,736.37
		Installation		Quantity	Unit Price	Factor	=	Total	
				3.00	528.77	1.0946	=	1,736.37	
34	22	13	13	00 0007	EA	Wall Mounted Lavatory, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply. Excludes fixture, carrier and faucet.			\$2,736.28
		Installation		Quantity	Unit Price	Factor	=	Total	
				4.00	624.95	1.0946	=	2,736.28	
35	22	42	13	13 0007	EA	1 Piece Tank Type, Siphon Jet, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (American Standard Compact Cadet®)			\$3,939.74
		Installation		Quantity	Unit Price	Factor	=	Total	
				5.00	650.40	1.0946	=	3,559.64	
		Demolition		Quantity	Unit Price	Factor	=	Total	
				5.00	69.45	1.0946	=	380.10	
36	22	42	13	13 0023	EA	Flush Valve Type, Siphon Jet, Floor Mounted, Wall Outlet, Handicap Accessible, Elongated Vitreous China Water Closet (American Standard Huron)			\$1,562.61
		Installation		Quantity	Unit Price	Factor	=	Total	
				2.00	644.33	1.0946	=	1,410.57	
		Demolition		Quantity	Unit Price	Factor	=	Total	
				2.00	69.45	1.0946	=	152.04	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.		Item		Modifier		UOM		Description		Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)								
Add AIT Gym Restrooms											
Category2 - Plumbing											
37	22	42	13	16	0006	EA	Wall Hung Siphon Jet, Vitreous China Urinal (American Standard Trimbrook™)				\$2,017.90
						Installation	Quantity		Unit Price	Factor = Total	
							3.00	x	543.05	1.0946 = 1,783.27	
						Demolition	3.00	x	71.45	1.0946 = 234.63	
38	22	42	13	16	0034	EA	Wall Mounted Hanger Plate Type, Single Urinal Carrier				\$812.58
						Installation	Quantity		Unit Price	Factor = Total	
							3.00	x	222.08	1.0946 = 729.27	
						Demolition	3.00	x	25.37	1.0946 = 83.31	
39	22	42	16	13	0005	EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)				\$2,967.37
						Installation	Quantity		Unit Price	Factor = Total	
							4.00	x	632.99	1.0946 = 2,771.48	
						Demolition	4.00	x	44.74	1.0946 = 195.89	
40	22	42	16	13	0085	EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms				\$2,323.27
						Installation	Quantity		Unit Price	Factor = Total	
							4.00	x	500.57	1.0946 = 2,191.70	
						Demolition	4.00	x	30.05	1.0946 = 131.57	
41	22	42	39	00	0030	EA	Widespread Lavatory Gooseneck Faucet With Chrome Lever Handles (Delta 3579LF-WFHDF)				\$1,646.45
						Installation	Quantity		Unit Price	Factor = Total	
							4.00	x	352.00	1.0946 = 1,541.20	
						Demolition	4.00	x	24.04	1.0946 = 105.26	
42	22	42	43	00	0006	EA	Top Spud, Concealed Nannual Water Closet Flush Valve (Sloan Royal-142)				\$4,282.02
						Installation	Quantity		Unit Price	Factor = Total	
							7.00	x	536.08	1.0946 = 4,107.55	
						Demolition	7.00	x	22.77	1.0946 = 174.47	
43	22	42	43	00	0035	EA	Top Spud, Concealed Manual Urinal Flush Valve (Sloan Royal 197)1.0 or 1.5 GPF.				\$1,610.47
						Installation	Quantity		Unit Price	Factor = Total	
							3.00	x	467.66	1.0946 = 1,535.70	
						Demolition	3.00	x	22.77	1.0946 = 74.77	
Subtotal for Category2 - Plumbing:										\$32,401.09	
Subtotal for Add AIT Gym Restrooms										\$73,637.82	

Base

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Base					
44	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	-\$316.60
			Installation	Quantity -316.60 x Unit Price 1.00 x Factor 1.0000 = Total -316.60	
			Customer Credit		
45	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$9,368.68
			Installation	Quantity 15.00 x Unit Price 570.60 x Factor 1.0946 = Total 9,368.68	
46	02 41 16 13 0005		GSF	>10,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck	\$57,926.23
			Installation	Quantity 10,800.00 x Unit Price 4.90 x Factor 1.0946 = Total 57,926.23	
Subtotal for Base					\$66,978.31
Blinds					
47	12 21 13 13 0005		SF	2" x 0.008" Slats, Aluminum Horizontal Louver Blinds	\$4,676.13
			Installation	Quantity 400.00 x Unit Price 10.68 x Factor 1.0946 = Total 4,676.13	
Subtotal for Blinds					\$4,676.13
Bond					
48	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$14,449.60
			Installation	Quantity 13,136.00 x Unit Price 1.00 x Factor 1.1000 = Total 14,449.60	
			Bond		
Subtotal for Bond					\$14,449.60
Electrical					
Category2 - Lights					
49	26 51 13 00 0019		EA	Incandescent Track Lighting Fixture, 120 Volt	\$3,596.42
			Installation	Quantity 40.00 x Unit Price 71.65 x Factor 1.0946 = Total 3,137.12	
			Demolition	40.00 x Unit Price 10.49 x Factor 1.0946 = Total 459.29	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect. Item Modifier UOM Description										Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)								
Electrical											
Category2 - Lights											
50	26	51	19	00	0042	EA	2' x 2', 3,200 Lumens, Prismatic Lensed, Lay-In/ Troffer LED Fixture (Lunera® 22G5)			\$21,321.41	
						Installation	Quantity		Unit Price	Factor	Total
							32.00	x	585.77	x	1.0946 = 20,517.88
						Demolition	32.00	x	22.94	x	1.0946 = 803.52
51	26	51	19	00	0043	EA	2' x 4', 4,175 Lumens, Prismatic Lensed, Lay-In/ Troffer LED Fixture (Lunera® 24G4)			\$163,565.99	
						Installation	Quantity		Unit Price	Factor	Total
							188.00	x	768.11	x	1.0946 = 158,065.36
						Demolition	188.00	x	26.73	x	1.0946 = 5,500.63
Subtotal for Category2 - Lights:										\$188,483.82	
Subtotal for Electrical										\$188,483.82	
General Renovations											
Category2 - ACT											
52	09	53	23	00	0021	SF	Removal And Reinstallation Of 2' x 2' Or 2' x 4' Acoustical Ceiling Tile And Grid AssemblySuspension system tie wire, wall angles and bracing to remain in place.			\$11,417.77	
						Installation	Quantity		Unit Price	Factor	Total
							6,100.00	x	1.71	x	1.0946 = 11,417.77
						Removing Ceiling tiles in unused areas and replacing bad ceiling tiles					
Subtotal for Category2 - ACT:										\$11,417.77	
Category2 - Bi Fold Doors											
53	08	01	71	81	0011	SET	60" Track, 50 Lb. Capacity, 4 Panel Bi-Folding Door HardwareAluminum, top mounted. For replacement only.			\$658.84	
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	300.95	x	1.0946 = 658.84
54	08	05	13	00	0043	EA	Prepare Existing Wood Door (Non-Rated) For Mortise Lockset Hardware			\$115.33	
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	52.68	x	1.0946 = 115.33
55	08	12	13	13	0015	EA	6' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame			\$1,931.75	
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	882.40	x	1.0946 = 1,931.75
56	08	14	76	00	0009	EA	6'-0" Wide, Four 1'-6" x 6'-8" x 1-3/8" Thick, Flush, Hollow Core (HC), Oak Faced Wood Bi-Fold Doors			\$699.95	
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	319.73	x	1.0946 = 699.95
57	08	71	11	00	2266	EA	Storeroom/Closet F07 Mortise LocksetLocked with key outside. Inside always unlocked. Fixed outside handle.			\$2,178.36	
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	995.05	x	1.0946 = 2,178.36
Subtotal for Category2 - Bi Fold Doors:										\$5,584.23	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
General Renovations					
Category2 - Door Closer					
58	08 05 13 00 0057		EA	Removal And Reinstallation Of Wood Door Frame	\$68.71
			Installation	Quantity 1.00 x Unit Price 62.77 x Factor 1.0946 = Total 68.71	
59	08 71 11 00 2537		EA	32" Satin Chrome Finish, Door Coordinator (Ives COR 32" Series)Satin chrome finish. Includes two mounting brackets.	\$442.88
			Installation	Quantity 1.00 x Unit Price 404.60 x Factor 1.0946 = Total 442.88	
Subtotal for Category2 - Door Closer:					\$511.59
Category2 - Exterior Door					
60	08 12 13 13 0017		EA	8' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	\$1,074.50
			Installation	Quantity 1.00 x Unit Price 981.64 x Factor 1.0946 = Total 1,074.50	
61	08 13 13 13 0008		EA	3' x 6'-8" x 1-3/4", 20 Gauge, Level 1 Standard Duty, Honeycomb Core, Hollow Metal Door	\$568.96
			Installation	Quantity 1.00 x Unit Price 519.79 x Factor 1.0946 = Total 568.96	
62	08 71 11 00 0010		PR	4-1/2" x 4-1/2" Standard Duty, Full Mortise, Ball Bearing, Brass/Bronze, Satin Chrome Finish Hinge	\$145.34
			Installation	Quantity 1.50 x Unit Price 88.52 x Factor 1.0946 = Total 145.34	
63	08 71 11 00 0428		EA	2-1/8" Overall Height, Satin Aluminum Finish, Aluminum Floor Stop (Ives FS441)	\$50.64
			Installation	Quantity 1.00 x Unit Price 46.26 x Factor 1.0946 = Total 50.64	
64	08 71 11 00 0789		EA	8" x 32", 0.050" Thick, Satin Aluminum Finish, Aluminum Kick Plate	\$132.58
			Installation	Quantity 2.00 x Unit Price 60.56 x Factor 1.0946 = Total 132.58	
65	08 71 11 00 2111		EA	3' Push Bar, Fire Rated, Rim Type, Exit Device (Von Duprin Series 22-F)Anodized finish: aluminum or dark brown.	\$772.94
			Installation	Quantity 1.00 x Unit Price 706.14 x Factor 1.0946 = Total 772.94	
66	08 71 11 00 2267		EA	Entrance F08 Mortise LocksetLocked with key outside and thumb knob inside.	\$1,224.45
			Installation	Quantity 1.00 x Unit Price 1,118.63 x Factor 1.0946 = Total 1,224.45	
67	08 71 11 00 2294		EA	Extra Heavy-Duty Cylindrical, F82 Entrance LocksetSatin chrome plated US26D (BHMA 626) - BHMA 156.2-1989, Grade 1(Corbin Russwin CL 3300).	\$778.18
			Installation	Quantity 1.00 x Unit Price 710.93 x Factor 1.0946 = Total 778.18	
68	08 71 11 00 2537		EA	32" Satin Chrome Finish, Door Coordinator (Ives COR 32" Series)Satin chrome finish. Includes two mounting brackets.	\$442.88
			Installation	Quantity 1.00 x Unit Price 404.60 x Factor 1.0946 = Total 442.88	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total							
Labor	Equip.	Material	(Excluded if marked with an X)									
General Renovations												
Subtotal for Category2 - Exterior Door:					\$5,190.47							
Category2 - Flooring												
69	03	54	16	00 0004	SF	3/8" Thick Self Leveling Cementitious Underlayment For FloorsIncluding Surface Preparation						\$3,579.34
					Installation	Quantity	Unit Price	Factor	=	Total		
						600.00	5.45	1.0946		3,579.34		
70	09	65	19	23 0019	SF	6mm Thick, 20 Mil Wear Layer, Glue-down, Luxury Vinyl Tile (LVT) (Shaw Basis)						\$20,252.29
					Installation	Quantity	Unit Price	Factor	=	Total		
						2,900.00	6.38	1.0946		20,252.29		
Subtotal for Category2 - Flooring:												\$23,831.63
Category2 - White Boards												
71	10	11	16	13 0007	SF	>24 SF, 5/8" Face Aluminum Frame, Porcelain Enamel Steel Markerboard						\$5,429.22
					Installation	Quantity	Unit Price	Factor	=	Total		
				X		3,200.00	1.55	1.0946		5,429.22		
					White Board Removal and storage							
Subtotal for Category2 - White Boards:												\$5,429.22
Subtotal for General Renovations												\$51,964.91
Glazing												
Category2 - Mirrors												
72	08	83	13	00 0013	SF	1/4" Tempered, Clear Mirror Glass						\$94,043.93
					Installation	Quantity	Unit Price	Factor	=	Total		
						1,575.00	54.55	1.0946		94,043.93		
73	08	83	13	00 0013	0413	MOD	For >400, Deduct					-\$6,396.02
					Installation	Quantity	Unit Price	Factor	=	Total		
						1,575.00	-3.71	1.0946		-6,396.02		
74	08	83	13	00 0021	LF	1/4" Aluminum J-Channel For Mounting Mirror Glass						\$1,783.10
					Installation	Quantity	Unit Price	Factor	=	Total		
						300.00	5.43	1.0946		1,783.10		
Subtotal for Category2 - Mirrors:												\$89,431.01
Subtotal for Glazing												\$89,431.01
Millwork												
75	06	41	13	00 0117	EA	15" Wide, 35" High x 23-3/4" Deep, Single Drawer and Single Door, Solid Oak Face Frame, Door and Drawer Front, Base Cabinet						\$399.11
					Installation	Quantity	Unit Price	Factor	=	Total		
						1.00	364.62	1.0946		399.11		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00

Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1

Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Millwork					
76	06 41 13 00 0117	0129	MOD	For All Plywood Box Construction, Add	\$143.16
			Installation	Quantity 1.00 x Unit Price 130.79 x Factor 1.0946 = Total 143.16	
77	06 41 13 00 0122		EA	30" Wide, 35" High x 23-3/4" Deep, Single Drawer and Double Door, Solid Oak Face Frame, Door and Drawer Front, Base Cabinet	\$2,302.82
			Installation	Quantity 4.00 x Unit Price 525.95 x Factor 1.0946 = Total 2,302.82	
				11' x25"	
78	06 41 13 00 0122	0129	MOD	For All Plywood Box Construction, Add	\$572.65
			Installation	Quantity 4.00 x Unit Price 130.79 x Factor 1.0946 = Total 572.65	
79	06 41 13 00 0122		EA	30" Wide, 35" High x 23-3/4" Deep, Single Drawer and Double Door, Solid Oak Face Frame, Door and Drawer Front, Base Cabinet	\$1,727.11
			Installation	Quantity 3.00 x Unit Price 525.95 x Factor 1.0946 = Total 1,727.11	
				6'x25"	
80	06 41 13 00 0122	0129	MOD	For All Plywood Box Construction, Add	\$429.49
			Installation	Quantity 3.00 x Unit Price 130.79 x Factor 1.0946 = Total 429.49	
81	06 41 13 00 0226		EA	18" Wide, 35" High x 23-3/4" Deep, Single Drawer and Single Door, Solid Wood Face Frame, Thermofoil Door and Drawer Front, Base Cabinet	\$23,404.04
			Installation	Quantity 56.00 x Unit Price 381.81 x Factor 1.0946 = Total 23,404.04	
				71"x25"	
82	06 41 13 00 0226	0129	MOD	For All Plywood Box Construction, Add	\$8,017.11
			Installation	Quantity 56.00 x Unit Price 130.79 x Factor 1.0946 = Total 8,017.11	
83	06 41 93 00 0007		EA	7" To 8-1/2", Flat Cabinet Pull Handle	\$640.34
			Installation	Quantity 18.00 x Unit Price 32.50 x Factor 1.0946 = Total 640.34	
				6'x25" Doors and Drawers	
84	06 41 93 00 0007		EA	7" To 8-1/2", Flat Cabinet Pull Handle	\$533.62
			Installation	Quantity 15.00 x Unit Price 32.50 x Factor 1.0946 = Total 533.62	
				11'x25" Doors and Draws	
85	06 41 93 00 0007		EA	7" To 8-1/2", Flat Cabinet Pull Handle	\$9,178.22
			Installation	Quantity 258.00 x Unit Price 32.50 x Factor 1.0946 = Total 9,178.22	
				71" x 25" Doors and Drawers	
86	12 36 61 19 0004		SF	3/4" Thick, Quartz Agglomerate Countertop With Backsplash	\$3,300.44
			Installation	Quantity 40.00 x Unit Price 75.38 x Factor 1.0946 = Total 3,300.44	
				Solid Surface Countertop for(5'x25") X 4 total	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
Proposal Value: \$890,176.48

Sect.		Item		Modifier		UOM		Description		Line Total		
Labor	Equip.	Material	(Excluded if marked with an X)									
Millwork												
87	12	36	61	19	0004	SF	3/4" Thick, Quartz Agglomerate Countertop With Backsplash				\$14,851.97	
						Installation	Quantity	Unit Price	Factor	=	Total	
							180.00	x	75.38	x	1.0946	14,851.97
						Solid Surface Countertop for (71"x25") X 15 total						
88	12	36	61	19	0006	LF	Quartz Agglomerate Countertop End Splash For Quartz Agglomerate Countertops				\$288.97	
						Installation	Quantity	Unit Price	Factor	=	Total	
							20.00	x	13.20	x	1.0946	288.97
89	12	36	61	19	0007	EA	Cutout For Sink And/or Faucet In Quartz Agglomerate Countertop				\$101.77	
						Installation	Quantity	Unit Price	Factor	=	Total	
							1.00	x	92.97	x	1.0946	101.76
						6' x 25"						
Subtotal for Millwork											\$65,890.82	

Plumbing**Category2 - Counter top Sink**

90	22 42 16 13 0014		EA	21" x 18" Vitreous China Countertop Lavatory (American Standard Cadet™ Oval)	\$1,025.66
				Quantity	Unit Price
			Installation	2.00 x	414.42 x
					Factor =
					Total
					907.25
			Demolition	2.00 x	54.09 x
					Factor =
					Total
					118.41
91	22 42 39 00 0117		EA	6" Gooseneck Deck Mount Hot And Cold Valve Faucet (Fisher Hamilton 32L406)	\$672.81
				Quantity	Unit Price
			Installation	2.00 x	289.21 x
					Factor =
					Total
					633.14
			Demolition	2.00 x	18.12 x
					Factor =
					Total
					39.67
				Room 1114	

Subtotal for Category2 - Counter Top Sink: **\$1,698.47**

Category2 - Demo - Toilet - Cap

92	02 41 19 13 0314		SF	4" Thick Reinforced Concrete Slab On Grade Cutouts, <24 SF	\$48.36
				Quantity	Unit Price
			Installation	2.00 x	22.09 x
					Factor =
					Total
					48.36
				Room 123	
93	02 41 19 16 0020		SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$23.47
				Quantity	Unit Price
			Installation	8.00 x	2.68 x
					Factor =
					Total
					23.47
				Room 1223, 1235	

Subtotal for Category2 - Demo - Toilet - Cap: **\$71.83**

Category2 - Demo Toilet

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
Proposal Value: \$890,176.48

Sect.		Item		Modifier		UOM		Description		Line Total		
Labor	Equip.	Material	(Excluded if marked with an X)									
Plumbing												
Category2 - Demo Toilet												
94	02	41	19	13	0314		SF	4" Thick Reinforced Concrete Slab On Grade Cutouts, <24 SF				\$48.36
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	22.09	x	48.36
95	02	41	19	16	0020		SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall				\$5.87
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	2.68	x	5.87
96	03	31	13	00	0003		SF	4" 3,000 PSI Slab On Grade Concrete Slab Assembly				\$14.76
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	6.74	x	14.76
97	03	31	13	00	0003	0153	MOD	For 3,500 PSI Concrete, Add				\$0.20
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	0.09	x	0.20
98	03	31	13	00	0003	0159	MOD	For Up To 500, Add				\$4.62
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	2.11	x	4.62
99	04	22	23	13	0006		SF	8" x 8" x 16", Cored, Lightweight, Concrete Block				\$21.10
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	9.64	x	21.10
100	22	05	76	00	0006		EA	5" Floor Cleanout, Round Or Square Top, Cast Iron With Cast Bronze Screw Plug And Nickel Bronze Cover				\$3,062.49
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	1,398.91	x	3,062.49
								Room 1224, 1234				
101	22	11	16	00	0621		EA	1/2" Copper Cap				\$19.13
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	8.74	x	19.13
								Room 1224, 1234				
Subtotal for Category2 - Demo Toilet:											\$3,176.53	
Category2 - Demo Toilet - Cap												
102	03	31	13	00	0003		SF	4" 3,000 PSI Slab On Grade Concrete Slab Assembly				\$29.51
							Installation	Quantity		Unit Price	Factor	Total
								4.00	x	6.74	x	29.51
								Room 1223, 1235				
103	03	31	13	00	0003	0153	MOD	For 3,500 PSI Concrete, Add				\$0.00
							Installation	Quantity		Unit Price	Factor	Total
								0.00	x	0.09	x	0.00
104	03	31	13	00	0003	0159	MOD	For Up To 500, Add				\$4.62
							Installation	Quantity		Unit Price	Factor	Total
								2.00	x	2.11	x	4.62

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

	Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)			
Plumbing						
Category2 - Demo Toilet - Cap						
105	04	22	23	13 0006	SF 8" x 8" x 16", Cored, Lightweight, Concrete Block	\$84.42
					Quantity Unit Price Factor = Total	
					Installation 8.00 x 9.64 x 1.0946 = 84.42	
					Room 1223, 1235	
106	04	22	23	13 0006 0028	MOD For <10, Small Area Replacements (Individual Areas), Add	\$45.01
					Quantity Unit Price Factor = Total	
					Installation 4.00 x 10.28 x 1.0946 = 45.01	
Subtotal for Category2 - Demo Toilet - Cap:						\$163.56
Category2 - Dilution Tank						
107	01	22	23	00 0353	WK 1/2 CY Hydraulic Excavator With Full-Time Operator	\$4,333.72
					Quantity Unit Price Factor = Total	
					Installation 1.00 x 3,959.18 x 1.0946 = 4,333.72	
108	01	71	13	00 0003	EA Equipment Delivery, Pickup, Mobilization And Demobilization Using A Tractor Trailer With Up To 53' BedIncludes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as bulldozers, motor scrapers, hydraulic excavators, gradalls, road graders, loader-backhoes, heavy-duty construction loaders, tractors, pavers, rollers, bridge finishers, straight mast construction forklifts, telescoping boom rough terrain construction forklifts, telescoping and articulating boom man lifts with >40' boom lengths, etc.	\$1,435.64
					Quantity Unit Price Factor = Total	
					Installation 1.00 x 1,311.57 x 1.0946 = 1,435.64	
Subtotal for Category2 - Dilution Tank:						\$5,769.36
Category2 - Drinking Fountain						
109	22	47	13	00 0015	EA Bi-Level, Stainless Steel Wall-Mounted Indoor Bottle Filling Station With Drinking Fountains (Elkay VRCGRNTL8WSK)	\$8,124.41
					Quantity Unit Price Factor = Total	
					Installation 2.00 x 3,560.88 x 1.0946 = 7,795.48	
					Demolition 2.00 x 150.25 x 1.0946 = 328.93	
					Room 1223, 1235	
110	22	47	13	00 0015	EA Bi-Level, Stainless Steel Wall-Mounted Indoor Bottle Filling Station With Drinking Fountains (Elkay VRCGRNTL8WSK)	\$4,062.20
					Quantity Unit Price Factor = Total	
					Installation 1.00 x 3,560.88 x 1.0946 = 3,897.74	
					Demolition 1.00 x 150.25 x 1.0946 = 164.46	
					Room 1118	
111	22	47	13	00 0019	EA Stainless Steel Wall-Mounted Indoor Chilled Hands-Free Non-Filtered Bottle Filling Station With Vandal-Resistant Drinking Fountain (Elkay VRC8WSK)	\$3,468.24
					Quantity Unit Price Factor = Total	
					Installation 1.00 x 3,051.63 x 1.0946 = 3,340.31	
					Demolition 1.00 x 116.87 x 1.0946 = 127.93	
					Room 1022	
Subtotal for Category2 - Drinking Fountain:						\$15,654.85

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Plumbing					
Category2 - Foundation					
112	02 41 19 13 0311		EA	Core Drill Minimum ChargeFor projects where the total core drilling charge is less than the minimum charge, use task "Minimum Charge For Core Drilling" exclusively. Task "Minimum Charge For Core Drilling" should not be used in conjunction with any other tasks in this section. Does not apply to sections "Drilling In Concrete Per Inch Of Depth" or "Drilling In Brick Or Block Per Inch Of Depth" or "Drilling In Wood Or Plastic Per Inch Of Depth".	\$656.27
				Quantity	Unit Price
			Installation	1.00 x	599.55 x
					Factor =
					Total 656.27
			Room 1110		
Subtotal for Category2 - Foundation:					\$656.27
Category2 - Lavatory					
113	22 13 13 00 0012		EA	Wall Mounted Service Sink, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply. Excludes fixture, carrier and faucet.	\$868.64
				Quantity	Unit Price
			Installation	1.00 x	793.57 x
					Factor =
					Total 868.64
			Room 1110		
114	22 42 16 13 0085		EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms	\$547.92
				Quantity	Unit Price
			Installation	1.00 x	500.57 x
					Factor =
					Total 547.92
			Room 1110		
115	22 42 16 13 0085 0306		MOD	For 2" Chrome Plated Escutcheons, Add	\$124.87
				Quantity	Unit Price
			Installation	1.00 x	114.08 x
					Factor =
					Total 124.87
Subtotal for Category2 - Lavatory:					\$1,541.43
116	22 13 19 26 0042		EA	4,000 Gallon Pre-Cast Grease Interceptor	\$775.18
				Quantity	Unit Price
			Installation	0.00 x	14,750.84 x
					Factor =
			Demolition	1.00 x	708.19 x
					Factor =
					Total 775.18
			Room 1108, 1111 - Dilution Tank capping		
Category2 - Remove Sink					
117	02 41 19 16 0020		SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$35.20
				Quantity	Unit Price
			Installation	12.00 x	2.68 x
					Factor =
					Total 35.20
			Room 401, 504, 101		
118	04 22 23 13 0006		SF	8" x 8" x 16", Cored, Lightweight, Concrete Block	\$126.62
				Quantity	Unit Price
			Installation	12.00 x	9.64 x
					Factor =
					Total 126.62
			Room 404		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total							
Labor	Equip.	Material	(Excluded if marked with an X)									
Plumbing												
Category2 - Remove Sink												
119	22	11	16	00 0621	EA	1/2" Copper Cap						\$19.13
					Installation	Quantity	Unit Price	Factor	=	Total		
						2.00	8.74	x	1.0946	19.13		
					Room 404							
120	22	11	16	00 1060	EA	2" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Cap						\$39.52
					Installation	Quantity	Unit Price	Factor	=	Total		
						1.00	36.10	x	1.0946	39.52		
					Room 404							
121	22	42	16	13 0005	EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)						\$48.97
					Installation	Quantity	Unit Price	Factor	=	Total		
						0.00	632.99	x	1.0946	0.00		
					Demolition	Quantity	Unit Price	Factor	=	Total		
						1.00	44.74	x	1.0946	48.97		
					Room 404							
Subtotal for Category2 - Remove Sink:												\$269.44
Category2 - Remove Toilet												
122	02	41	19	13 0314	SF	4" Thick Reinforced Concrete Slab On Grade Cutouts, <24 SF						\$48.36
					Installation	Quantity	Unit Price	Factor	=	Total		
						2.00	22.09	x	1.0946	48.36		
					Room 12223							
123	02	41	19	16 0020	SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall						\$11.73
					Installation	Quantity	Unit Price	Factor	=	Total		
						4.00	2.68	x	1.0946	11.73		
					Room 1223, 1235							
124	03	31	13	00 0003	SF	4" 3,000 PSI Slab On Grade Concrete Slab Assembly						\$29.51
					Installation	Quantity	Unit Price	Factor	=	Total		
						4.00	6.74	x	1.0946	29.51		
					Room 1223, 1235							
125	03	31	13	00 0003	0153	MOD	For 3,500 PSI Concrete, Add					\$0.20
					Installation	Quantity	Unit Price	Factor	=	Total		
						2.00	0.09	x	1.0946	0.20		
126	03	31	13	00 0003	0159	MOD	For Up To 500, Add					\$4.62
					Installation	Quantity	Unit Price	Factor	=	Total		
						2.00	2.11	x	1.0946	4.62		
127	04	22	23	13 0006	SF	8" x 8" x 16", Cored, Lightweight, Concrete Block						\$42.21
					Installation	Quantity	Unit Price	Factor	=	Total		
						4.00	9.64	x	1.0946	42.21		
					Room 1223, 1235							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Plumbing					
Category2 - Remove Toilet					
128	22 05 76 00 0006		EA	5" Floor Cleanout, Round Or Square Top, Cast Iron With Cast Bronze Screw Plug And Nickel Bronze Cover	\$3,062.49
				Quantity	Unit Price
			Installation	2.00 x 1,398.91 x 1.0946 =	Total 3,062.49
				Room 1223, 1235	
129	22 11 16 00 0621		EA	1/2" Copper Cap	\$19.13
				Quantity	Unit Price
			Installation	2.00 x 8.74 x 1.0946 =	Total 19.13
				Room 1223, 1235	
Subtotal for Category2 - Remove Toilet:					\$3,218.25
Category2 - Replace Sink					
130	02 41 19 16 0020		SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$46.94
				Quantity	Unit Price
			Installation	16.00 x 2.68 x 1.0946 =	Total 46.94
				Room 1223, 1235	
131	22 42 16 13 0005		EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)	\$2,967.37
				Quantity	Unit Price
			Installation	4.00 x 632.99 x 1.0946 =	Total 2,771.48
			Demolition	4.00 x 44.74 x 1.0946 =	195.89
				Room 1224, 1234	
132	22 42 16 13 0005		EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)	\$1,483.69
				Quantity	Unit Price
			Installation	2.00 x 632.99 x 1.0946 =	Total 1,385.74
			Demolition	2.00 x 44.74 x 1.0946 =	97.94
				Room 1118	
133	22 42 16 13 0005		EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)	\$2,869.43
				Quantity	Unit Price
			Installation	4.00 x 632.99 x 1.0946 =	Total 2,771.48
			Demolition	2.00 x 44.74 x 1.0946 =	97.94
				Room 1223, 1235	
134	22 42 16 13 0085		EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms	\$2,323.27
				Quantity	Unit Price
			Installation	4.00 x 500.57 x 1.0946 =	Total 2,191.70
			Demolition	4.00 x 30.05 x 1.0946 =	131.57
				Room 1224, 1234	
135	22 42 16 13 0085		EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms	\$2,257.48
				Quantity	Unit Price
			Installation	4.00 x 500.57 x 1.0946 =	Total 2,191.70
			Demolition	2.00 x 30.05 x 1.0946 =	65.79
				Room 1223, 1235	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Plumbing					
Category2 - Replace Sink					
136	22 42 16 13 0085		EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms	\$1,161.63
				Quantity Unit Price Factor = Total	
	Installation	2.00 x		500.57 x 1.0946 =	1,095.85
	Demolition Room 1118	2.00 x		30.05 x 1.0946 =	65.79
137	22 42 39 00 0030		EA	Widespread Lavatory Gooseneck Faucet With Chrome Lever Handles (Delta 3579LF-WFHDF)	\$1,646.45
				Quantity Unit Price Factor = Total	
	Installation	4.00 x		352.00 x 1.0946 =	1,541.20
	Demolition Room 1224, 1234	4.00 x		24.04 x 1.0946 =	105.26
138	22 42 39 00 0030		EA	Widespread Lavatory Gooseneck Faucet With Chrome Lever Handles (Delta 3579LF-WFHDF)	\$1,593.83
				Quantity Unit Price Factor = Total	
	Installation	4.00 x		352.00 x 1.0946 =	1,541.20
	Demolition Room 1223, 1235	2.00 x		24.04 x 1.0946 =	52.63
139	22 42 39 00 0030		EA	Widespread Lavatory Gooseneck Faucet With Chrome Lever Handles (Delta 3579LF-WFHDF)	\$823.23
				Quantity Unit Price Factor = Total	
	Installation	2.00 x		352.00 x 1.0946 =	770.60
	Demolition Room 1118	2.00 x		24.04 x 1.0946 =	52.63
Subtotal for Category2 - Replace Sink:					\$17,173.32
Category2 - Replace Sinkk					
140	02 41 19 16 0020		SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$46.94
				Quantity Unit Price Factor = Total	
	Installation Room 1224, 1234	16.00 x		2.68 x 1.0946 =	46.94
141	02 41 19 16 0020		SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$46.94
				Quantity Unit Price Factor = Total	
	Installation Room 1118	16.00 x		2.68 x 1.0946 =	46.94
Subtotal for Category2 - Replace Sinkk:					\$93.88
Category2 - Replace Toilet					
142	02 41 19 16 0020		SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$17.60
				Quantity Unit Price Factor = Total	
	Installation Room 1114	6.00 x		2.68 x 1.0946 =	17.60

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.		Item		Modifier		UOM		Description		Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)								
Plumbing											
Category2 - Replace Toilet											
143	22	42	13	13	0007	EA	1 Piece Tank Type, Siphon Jet, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (American Standard Compact Cadet®)				\$4,271.57
						Installation	Quantity	Unit Price	Factor	=	Total
							6.00	650.40	x	1.0946	4,271.57
						Room 1224, 1234					
144	22	42	13	13	0007	EA	1 Piece Tank Type, Siphon Jet, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (American Standard Compact Cadet®)				\$2,363.84
						Installation	Quantity	Unit Price	Factor	=	Total
							3.00	650.40	x	1.0946	2,135.78
						Demolition	3.00	69.45	x	1.0946	228.06
						Room 1123					
145	22	42	13	13	0007	EA	1 Piece Tank Type, Siphon Jet, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (American Standard Compact Cadet®)				\$2,363.84
						Installation	Quantity	Unit Price	Factor	=	Total
							3.00	650.40	x	1.0946	2,135.78
						Demolition	3.00	69.45	x	1.0946	228.06
						Room 1114					
146	22	42	13	13	0007	EA	1 Piece Tank Type, Siphon Jet, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (American Standard Compact Cadet®)				\$3,939.74
						Installation	Quantity	Unit Price	Factor	=	Total
							5.00	650.40	x	1.0946	3,559.64
						Demolition	5.00	69.45	x	1.0946	380.10
						Room 1118					
147	22	42	43	00	0006	EA	Top Spud, Concealed Nannual Water Closet Flush Valve (Sloan Royal-142)				\$1,835.15
						Installation	Quantity	Unit Price	Factor	=	Total
							3.00	536.08	x	1.0946	1,760.38
						Demolition	3.00	22.77	x	1.0946	74.77
						Room 1123					
148	22	42	43	00	0006	EA	Top Spud, Concealed Nannual Water Closet Flush Valve (Sloan Royal-142)				\$1,835.15
						Installation	Quantity	Unit Price	Factor	=	Total
							3.00	536.08	x	1.0946	1,760.38
						Demolition	3.00	22.77	x	1.0946	74.77
						Room 1114					
149	22	42	43	00	0006	EA	Top Spud, Concealed Nannual Water Closet Flush Valve (Sloan Royal-142)				\$3,520.76
						Installation	Quantity	Unit Price	Factor	=	Total
							6.00	536.08	x	1.0946	3,520.76
						Room 1224, 1234					
150	22	42	43	00	0006	EA	Top Spud, Concealed Nannual Water Closet Flush Valve (Sloan Royal-142)				\$3,058.59
						Installation	Quantity	Unit Price	Factor	=	Total
							5.00	536.08	x	1.0946	2,933.97
						Demolition	5.00	22.77	x	1.0946	124.62
						Room 1118					
Subtotal for Category2 - Replace Toilet:										\$23,206.24	
Category2 - Replace Urinal											

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.				Item	Modifier	UOM	Description	Line Total	
Labor	Equip.		Material		(Excluded if marked with an X)				
Plumbing									
Category2 - Replace Urinal									
151	02	41	19	16	0020	SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$23.47	
						Installation	Quantity 8.00 Unit Price 2.68 Factor 1.0946 = Total 23.47		
							Room 1114		
152	22	42	13	16	0008	EA	Wall Hung, Washout, Vitreous China Urinal (Toto® UT447E Or UT447EV)	\$5,542.70	
						Installation	Quantity 8.00 Unit Price 561.51 Factor 1.0946 = Total 4,917.03		
						Demolition	8.00 x 71.45 x 1.0946 = 625.67		
							Room 1224, 1234		
153	22	42	13	16	0008	EA	Wall Hung, Washout, Vitreous China Urinal (Toto® UT447E Or UT447EV)	\$2,771.35	
						Installation	Quantity 4.00 Unit Price 561.51 Factor 1.0946 = Total 2,458.52		
						Demolition	4.00 x 71.45 x 1.0946 = 312.84		
							Room 1114		
154	22	42	13	16	0034	EA	Wall Mounted Hanger Plate Type, Single Urinal Carrier	\$1,083.44	
						Installation	Quantity 4.00 Unit Price 222.08 Factor 1.0946 = Total 972.36		
						Demolition	4.00 x 25.37 x 1.0946 = 111.08		
							Room 1114		
155	22	42	43	00	0035	EA	Top Spud, Concealed Manual Urinal Flush Valve (Sloan Royal 197)1.0 or 1.5 GPF.	\$2,147.30	
						Installation	Quantity 4.00 Unit Price 467.66 Factor 1.0946 = Total 2,047.60		
						Demolition	4.00 x 22.77 x 1.0946 = 99.70		
							Room 1114		
156	22	42	43	00	0035	EA	Top Spud, Concealed Manual Urinal Flush Valve (Sloan Royal 197)1.0 or 1.5 GPF.	\$4,294.60	
						Installation	Quantity 8.00 Unit Price 467.66 Factor 1.0946 = Total 4,095.21		
						Demolition	8.00 x 22.77 x 1.0946 = 199.39		
							Room 1224, 1234		
Subtotal for Category2 - Replace Urinal:								\$15,862.86	
Category2 - Replace Urninal									
157	02	41	19	16	0020	SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall	\$93.87	
						Installation	Quantity 32.00 Unit Price 2.68 Factor 1.0946 = Total 93.87		
							Room 1224, 1234		
158	22	42	13	16	0034	EA	Wall Mounted Hanger Plate Type, Single Urinal Carrier	\$2,166.87	
						Installation	Quantity 8.00 Unit Price 222.08 Factor 1.0946 = Total 1,944.71		
						Demolition	8.00 x 25.37 x 1.0946 = 222.16		
							Room 1224, 1234		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect. Item Modifier UOM Description										Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)								
Plumbing											
Subtotal for Category2 - Replace Urninal:										\$2,260.74	
Category2 - Sanitation											
159	02	41	19	13	0008	LF	Rod Reinforced Concrete Slab Up To 4" Depth, Saw Cut			\$1,383.14	
						Installation	Quantity	Unit Price	Factor	Total	
							360.00	x 3.51	1.0946 =	1,383.14	
						Room 1110					
160	02	41	19	13	0008	0031	MOD	For >250, Deduct			-\$130.04
						Installation	Quantity	Unit Price	Factor	Total	
							360.00	x -0.33	1.0946 =	-130.04	
161	03	31	13	00	0003	SF	4" 3,000 PSI Slab On Grade Concrete Slab Assembly			\$1,327.97	
						Installation	Quantity	Unit Price	Factor	Total	
							180.00	x 6.74	1.0946 =	1,327.97	
						Room 1110					
162	03	31	13	00	0003	0153	MOD	For 3,500 PSI Concrete, Add			\$17.73
						Installation	Quantity	Unit Price	Factor	Total	
							180.00	x 0.09	1.0946 =	17.73	
163	03	31	13	00	0003	0159	MOD	For Up To 500, Add			\$415.73
						Installation	Quantity	Unit Price	Factor	Total	
							180.00	x 2.11	1.0946 =	415.73	
164	03	37	16	00	0010	HR	35 CY/HR, 66 HP Trailer Mounted Concrete PumpIncludes hoses			\$865.96	
						Installation	Quantity	Unit Price	Factor	Total	
							8.00	x 98.89	1.0946 =	865.96	
						Room 1110					
165	22	13	16	00	0510	LF	4" Underground Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe AssemblyIncludes all fittings and couplings. Fittings are assumed every 20'. Excludes earthwork excavation, backfill and compaction. Not for use where detail is available.			\$2,429.14	
						Installation	Quantity	Unit Price	Factor	Total	
							80.00	x 27.74	1.0946 =	2,429.14	
						Room 1110					
166	31	23	16	13	0008	CY	Excavation For Trenching By Hand In Loose Rock Or Compacted AggregateIncludes stockpiling excess materials and trimming sides and bottom of trench.			\$7,170.29	
						Installation	Quantity	Unit Price	Factor	Total	
							70.00	x 93.58	1.0946 =	7,170.29	
						Room 1110					
167	31	23	16	13	0016	CY	Compaction of Fill or Subbase for Trenches by Hand			\$1,310.24	
						Installation	Quantity	Unit Price	Factor	Total	
							70.00	x 17.10	1.0946 =	1,310.24	
						Room 1110					
Subtotal for Category2 - Sanitation:										\$14,790.16	
Category2 - Sink											

Contractor's Price Proposal - Detail Continues...

Work Order Number: 149777.00

Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1

Proposal Value: \$890,176.48

Sect.		Item		Modifier		UOM		Description		Line Total			
Labor	Equip.	Material	(Excluded if marked with an X)										
Plumbing													
	Category2 - Sink												
168	02	41	19	16	0020	SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall					\$23.47	
						Installation	Quantity		Unit Price		Factor	=	Total
							8.00	x	2.68	x	1.0946	=	23.47
						Room 1113							
169	02	41	19	16	0020	SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall					\$23.47	
						Installation	Quantity		Unit Price		Factor	=	Total
							8.00	x	2.68	x	1.0946	=	23.47
						Room 703							
170	22	42	16	13	0005	EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)					\$741.84	
						Installation	Quantity		Unit Price		Factor	=	Total
							1.00	x	632.99	x	1.0946	=	692.87
						Demolition	Quantity		Unit Price		Factor	=	Total
						Room 1113	1.00	x	44.74	x	1.0946	=	48.97
171	22	42	16	13	0005	EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)					\$692.87	
						Installation	Quantity		Unit Price		Factor	=	Total
							1.00	x	632.99	x	1.0946	=	692.87
						Room 703							
172	22	42	16	13	0085	EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms					\$580.82	
						Installation	Quantity		Unit Price		Factor	=	Total
							1.00	x	500.57	x	1.0946	=	547.92
						Demolition	Quantity		Unit Price		Factor	=	Total
						Room 1113	1.00	x	30.05	x	1.0946	=	32.89
173	22	42	16	13	0085	0306	MOD	For 2" Chrome Plated Escutcheons, Add					\$124.87
						Installation	Quantity		Unit Price		Factor	=	Total
							1.00	x	114.08	x	1.0946	=	124.87
174	22	42	16	13	0085	EA	Wall Mounted Adjustable Plate Type, Single Lavatory Carrier With Concealed Arms					\$547.92	
						Installation	Quantity		Unit Price		Factor	=	Total
							1.00	x	500.57	x	1.0946	=	547.92
						Room 703							
175	22	42	39	00	0030	EA	Widespread Lavatory Gooseneck Faucet With Chrome Lever Handles (Delta 3579LF-WFHDF)					\$796.91	
						Installation	Quantity		Unit Price		Factor	=	Total
							2.00	x	352.00	x	1.0946	=	770.60
						Demolition	Quantity		Unit Price		Factor	=	Total
						Room 1113	1.00	x	24.04	x	1.0946	=	26.31
176	22	42	39	00	0030	EA	Widespread Lavatory Gooseneck Faucet With Chrome Lever Handles (Delta 3579LF-WFHDF)					\$770.60	
						Installation	Quantity		Unit Price		Factor	=	Total
							2.00	x	352.00	x	1.0946	=	770.60
						Room 703							

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.		Item		Modifier		UOM		Description		Line Total		
Labor	Equip.	Material	(Excluded if marked with an X)									
Plumbing												
Subtotal for Category2 - Sink:										\$4,302.77		
Category2 - Sink Removal												
177	02	41	19	13	0314	SF	4" Thick Reinforced Concrete Slab On Grade Cutouts, <24 SF				\$483.59	
						Installation	Quantity		Unit Price	Factor	Total	
							20.00	x	22.09	x	483.59	
						Room 1108, 1111						
178	02	41	19	16	0020	SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall				\$35.20	
						Installation	Quantity		Unit Price	Factor	Total	
							12.00	x	2.68	x	35.20	
						Room 401, 504, 101						
179	02	41	19	16	0020	SF	Demolish 8" Thick Non-Reinforced Concrete Block Interior Partition/Wall				\$58.67	
						Installation	Quantity		Unit Price	Factor	Total	
							20.00	x	2.68	x	58.67	
						Room 104, 106, 108, 110, 112						
180	03	31	13	00	0003	SF	4" 3,000 PSI Slab On Grade Concrete Slab Assembly				\$147.55	
						Installation	Quantity		Unit Price	Factor	Total	
							20.00	x	6.74	x	147.55	
						Room 1108, 1111						
181	04	22	23	13	0006	SF	8" x 8" x 16", Cored, Lightweight, Concrete Block				\$211.04	
						Installation	Quantity		Unit Price	Factor	Total	
							20.00	x	9.64	x	211.04	
						Room 104, 106, 108, 110, 112						
182	04	22	23	13	0006	0028	MOD	For <10, Small Area Replacements (Individual Areas), Add				\$225.05
						Installation	Quantity		Unit Price	Factor	Total	
							20.00	x	10.28	x	225.05	
183	04	22	23	13	0006	SF	8" x 8" x 16", Cored, Lightweight, Concrete Block				\$126.62	
						Installation	Quantity		Unit Price	Factor	Total	
							12.00	x	9.64	x	126.62	
						Room 401, 504, 101						
184	04	22	23	13	0006	0028	MOD	For <10, Small Area Replacements (Individual Areas), Add				\$45.01
						Installation	Quantity		Unit Price	Factor	Total	
							4.00	x	10.28	x	45.01	
185	22	11	16	00	0621	EA	1/2" Copper Cap				\$306.14	
						Installation	Quantity		Unit Price	Factor	Total	
							32.00	x	8.74	x	306.14	
						Room 1108, 1111						
186	22	11	16	00	0621	0120	MOD	For Work In Restricted Working Space, Add				\$83.01
						Installation	Quantity		Unit Price	Factor	Total	
							32.00	x	2.37	x	83.01	
						behind CMU wall						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
Proposal Value: \$890,176.48

Sect.		Item		Modifier		UOM		Description		Line Total		
Labor	Equip.	Material	(Excluded if marked with an X)									
Plumbing												
Category2 - Sink Removal												
187	22	11	16	00	0621		EA	1/2" Copper Cap			\$95.67	
							Installation	Quantity	Unit Price	Factor	Total	
								10.00	8.74	1.0946	95.67	
								x	x	=		
								Room 104, 106, 108, 110, 112				
188	22	11	16	00	0621		EA	1/2" Copper Cap			\$57.40	
							Installation	Quantity	Unit Price	Factor	Total	
								6.00	8.74	1.0946	57.40	
								x	x	=		
								Room 401, 504, 101				
189	22	11	16	00	0621	0120	MOD	For Work In Restricted Working Space, Add			\$5.19	
							Installation	Quantity	Unit Price	Factor	Total	
								2.00	2.37	1.0946	5.19	
								x	x	=		
190	22	11	16	00	1060		EA	2" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Cap			\$118.55	
							Installation	Quantity	Unit Price	Factor	Total	
								3.00	36.10	1.0946	118.55	
								x	x	=		
								Room 401,504,101				
191	22	11	16	00	1060	0132	MOD	For Work In Restricted Working Space, Add			\$3.82	
							Installation	Quantity	Unit Price	Factor	Total	
								1.00	3.49	1.0946	3.82	
								x	x	=		
192	22	11	16	00	1060		EA	2" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Cap			\$632.24	
							Installation	Quantity	Unit Price	Factor	Total	
								16.00	36.10	1.0946	632.24	
								x	x	=		
								Room 1108, 1111				
193	22	11	16	00	1060		EA	2" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Cap			\$197.58	
							Installation	Quantity	Unit Price	Factor	Total	
								5.00	36.10	1.0946	197.58	
								x	x	=		
								Room 104, 106, 108, 110, 112				
194	22	42	16	13	0005		EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)			\$244.86	
							Installation	Quantity	Unit Price	Factor	Total	
								0.00	632.99	1.0946	0.00	
							Demolition	5.00	44.74	1.0946	244.86	
								x	x	=		
								Room 104, 106, 108, 110, 112				
195	22	42	16	13	0005		EA	22" x 19" Porcelain Enameled Cast Iron Wall Hung Lavatory (Kohler® Hampton™)			\$146.92	
							Installation	Quantity	Unit Price	Factor	Total	
								0.00	632.99	1.0946	0.00	
							Demolition	3.00	44.74	1.0946	146.92	
								x	x	=		
								Room 401, 405, 101				

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Plumbing					
Category2 - Sink Removal					
196	22 42 16 16 0019		EA	21" x 15" x 10" Stainless Steel Kitchen Sink, Single Bowl, 18 Gauge (Elkay ELU211510) With Strainer (Elkay LK99)	\$1,076.04
				Quantity	Unit Price
X	X	X		Installation	0.00 x 0.00 x 1.0946 = 0.00
X	X	X		Demolition	16.00 x 61.44 x 1.0946 = 1,076.04
				Room 1108, 1111	
Subtotal for Category2 - Sink Removal:					\$4,300.15
Category2 - Sink Water Heater					
197	22 33 13 16 0008		EA	19.2 KW, 2.8 GPM At 45 Degree Rise, Indoor Mount, Instantaneous, Tankless, Electric Domestic Water Heater (Stiebel Eltron Tempra 20 Plus)	\$9,084.74
				Quantity	Unit Price
				Installation	4.00 x 2,074.90 x 1.0946 = 9,084.74
				Room 1224, 1234	
198	22 33 13 16 0008		EA	19.2 KW, 2.8 GPM At 45 Degree Rise, Indoor Mount, Instantaneous, Tankless, Electric Domestic Water Heater (Stiebel Eltron Tempra 20 Plus)	\$9,084.74
				Quantity	Unit Price
				Installation	4.00 x 2,074.90 x 1.0946 = 9,084.74
				Room 1223, 1235	
Subtotal for Category2 - Sink Water Heater:					\$18,169.48
Category2 - Toilet					
199	22 42 13 13 0007		EA	1 Piece Tank Type, Siphon Jet, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (American Standard Compact Cadet®)	\$787.95
				Quantity	Unit Price
				Installation	1.00 x 650.40 x 1.0946 = 711.93
				Demolition	1.00 x 69.45 x 1.0946 = 76.02
				Room 1113	
200	22 42 13 13 0023		EA	Flush Valve Type, Siphon Jet, Floor Mounted, Wall Outlet, Handicap Accessible, Elongated Vitreous China Water Closet (American Standard Huron)	\$1,486.59
				Quantity	Unit Price
				Installation	2.00 x 644.33 x 1.0946 = 1,410.57
				Demolition	1.00 x 69.45 x 1.0946 = 76.02
				Room 1113, 1110	
201	22 42 43 00 0006		EA	Top Spud, Concealed Nannual Water Closet Flush Valve (Sloan Royal-142)	\$586.79
				Quantity	Unit Price
				Installation	1.00 x 536.08 x 1.0946 = 586.79
				Room 1110	
Subtotal for Category2 - Toilet:					\$2,861.33
Category2 - Toilet Demo - Cap					

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
 Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
 Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Plumbing					
Category2 - Toilet Demo - Cap					
202	22 05 76 00 0005		EA	4" Floor Cleanout, Round Or Square Top, Cast Iron With Cast Bronze Screw Plug And Nickel Bronze Cover	\$2,084.75
			Installation	Quantity 2.00 x Unit Price 952.29 x Factor 1.0946 = Total 2,084.75 Room 1223, 1235	
203	22 11 16 00 0621		EA	1/2" Copper Cap	\$19.13
			Installation	Quantity 2.00 x Unit Price 8.74 x Factor 1.0946 = Total 19.13 Room 1223, 1235	
204	22 11 16 00 0621	0120	MOD	For Work In Restricted Working Space, Add	\$2.59
			Installation	Quantity 1.00 x Unit Price 2.37 x Factor 1.0946 = Total 2.59	
Subtotal for Category2 - Toilet Demo - Cap:					\$2,106.47
Subtotal for Plumbing					\$138,122.57
Windows					
205	08 43 13 00 0085		LF	For 1-1/4" x 4-3/16" x 10 Gauge Galvanized Steel Reinforcing, Storefront Framing	\$10,530.16
			Installation	Quantity 270.00 x Unit Price 35.63 x Factor 1.0946 = Total 10,530.16	
206	08 51 13 00 0211		SF	>15 SF, 2-1/4" Frame Depth, HC 80, Flush, Fixed Over Vent, Casement Aluminum Window (Traco TR-2100/2200)	\$68,512.55
			Installation	Quantity 270.00 x Unit Price 229.59 x Factor 1.0946 = Total 67,853.49	
			Demolition	270.00 x 2.23 x 1.0946 = 659.06	
207	08 51 13 00 0211	0073	MOD	For Color Anodized Finish, Add	\$4,672.52
			Installation	Quantity 270.00 x Unit Price 15.81 x Factor 1.0946 = Total 4,672.52	
208	08 51 13 00 0238		EA	Roto Operator For Casement Aluminum Windows	\$8,113.94
			Installation	Quantity 15.00 x Unit Price 494.18 x Factor 1.0946 = Total 8,113.94	
209	08 81 23 23 0015		SF	1/4" Thick, Tempered, Clear Float Field Installed Glass	\$7,234.87
			Installation	Quantity 270.00 x Unit Price 24.48 x Factor 1.0946 = Total 7,234.87 Glass is 1" The book does not have 1". Used 1/4 and 3/4" line items	
210	08 81 23 23 0015	0275	MOD	For >50 To 200, Deduct	-\$144.82
			Installation	Quantity 270.00 x Unit Price -0.49 x Factor 1.0946 = Total -144.82	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 149777.00
Work Order Title: COR - Crabapple Center Renovations Phase 1

Proposal Name: COR - Crabapple Center Phase 1
Proposal Value: \$890,176.48

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Windows					
211	08 81 23 23 0015	0278	MOD	For Glass Removal And Preparing Opening For New Glazing, Add	\$2,453.00
			Installation	Quantity 270.00 x Unit Price 8.30 x Factor 1.0946 = Total 2,453.00	
212	08 81 23 23 0020		SF	3/4" Thick, Tempered, Clear Float Field Installed Glass	\$23,859.11
			Installation	Quantity 270.00 x Unit Price 80.73 x Factor 1.0946 = Total 23,859.11	
				Glass is 1" The book does not have 1". Used 1/4 and 3/4" line items	
213	08 81 23 23 0020	0022	MOD	For Low-E Coated Glass, Add	\$4,696.16
			Installation	Quantity 270.00 x Unit Price 15.89 x Factor 1.0946 = Total 4,696.16	
214	08 81 23 23 0020	0278	MOD	For Glass Removal And Preparing Opening For New Glazing, Add	\$5,071.50
			Installation	Quantity 270.00 x Unit Price 17.16 x Factor 1.0946 = Total 5,071.50	

Subtotal for Windows **\$134,998.99**

Proposal Total **\$890,176.48**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %



Client - City of Roswell

Detailed Scope of Work

Print Date: January 29, 2026
Work Order Number: 149777.00
Work Order Title: COR - Crabapple Center Renovations Phase 1
Contractor: GA-ST02-040820-PCI - Prime Contractors, Inc.
Brief Scope: COR - Crabapple Center Renovations Phase 1

To: Gary Frantz
 Prime Contractors, Inc.
 3406 Florence Circle
 Powder Springs, GA 30127
 813-205-9762

From: Nick Paserchia
 City of Roswell
 38 Hill Street
 Roswell, GA 30075
 770-594-6170

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

The contractor will provide all necessary labor, material, and supervision for project COR - Crabapple Center Phase 1 as described in the Contractor's attached Detailed Scope of Work.

 Owner

 Date

 Contractor

 Date



COR – Crabapple Center PH1
 10700 Crabapple Rd.
 Roswell, GA 30075

Scope of Work

Summary Scope (January 29th, 2026)

This work order consists of; All Activated Areas, Exterior Main Entrance, Front Hallway & Entrance, Activated Hallway Areas, Front Reception, Conference Room, Staff Offices, Cafeteria, Band room 703, Media Center Rm. 1228, room 400 & 508 Dance Waiting Area, Room 509 & 507 Kinder/Adult Studios, Rooms 401/403/405/407/101/103 Dance Studios, Rooms 501/503 Acting Studios, Room 500 Staff Office, Room 104/106/108/110/112 Music Studios, Room 102 Meeting Room, Room 502 RYT Storage, Room 404 Staff Office, (6) Restroom Renovations, Add Alternate Gym Restrooms and Hallway Frame Outs per detailed Scope of Work below.

1. Drawings and Specifications

Referenced and attached hereto;

- 1.1 Specifications created from Site visit dated 12/10/25.

2. Detailed Scope of Work

The Contractor shall perform all work as described below per any and all attached specifications and drawings:

2.1 All Activated Areas

- Remove any Panic Buttons and Facility Alert items off walls all rooms highlighted.
- Test all outlets and electric loads all rooms highlighted.
- Replace all lighting to LED all rooms highlighted.
- Replace all bad ceiling tiles with existing from unused rooms onsite.
- Remove and Blank plate all unused outlets and covers all rooms highlighted.
- Remove all wall items in good condition and place in a designated room. Includes all white boards.
- Remove and dispose of all lockers in hallways highlighted Blue. See attached.
- Replace all outdated H2O Fountains w/ Bottle Filler/Combo at all hallways highlighted Blue. See attached.

- **All activated areas includes: See attached for all areas highlighted in Purple, Red, Orange, Blue, and Green.**

2.2 Exterior Main Entrance

- Upgrade LED Lighting.

2.3 Front Hallway & Entrance

- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove and dispose of (4) glass panels on right side. Repair opening as needed.
- Upgrade Track lighting to LED with lighting that can be directionally moved around.
- Inspect and repair sloped ACT ceiling near Hall to Corridor 1103.

2.4 Activated Hallway Areas

- Remove and dispose of all wall items in Hallways highlighted Blue. Retain all white boards in good condition.
- Remove all lockers in Hallways highlighted in Blue.
- Replace all water fountains in Hallways highlighted in Blue with Bottle Filler combo.

2.5 Front Reception

- Remove and dispose of existing CPT flooring and install new LVT flooring and rubber base.
- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove and dispose of all electronics and IT Rack.

2.6 Conference Room

- Remove and dispose of existing CPT flooring and install new LVT flooring and rubber base.

2.7 Staff Offices

- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove and dispose of existing CPT flooring and install new LVT flooring and rubber base. **If existing flooring is VCT, install LVT over existing. Price does not include LVT at Rms. 1014, 1030, 1031, 1032.**
- Install new Bifold Closet doors. (2) 6068 Bifolds.
- Fix ceiling issues at Room 1031.
- Adjust door at Room 1031.
- Remove and dispose all blue taped office cabinets Room 1012.
- Replace H2O fountain with Bottle Filler combo at Restrooms.
- Remove and dispose all blue taped office cabinets Room 1008.
- Replace Exterior Metal Door Slab 3068 only. Use existing jamb and door hardware.

2.8 Cafeteria (No Kitchen area) Includes Rm #701

- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove and dispose all Awnings.
- Remove and dispose all Blinds. **DO NOT REPLACE.**
- Install new LVT flooring and rubber base over existing VCT.
- Remove and dispose of Service window. Cover hole with plywood paneling and picture frame opening with wood trim.

2.9 Band Room Rm 703

- Install new Main door with new Door Closer. 3668 Metal door
- Install new LVT flooring and rubber base over existing VCT.
- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove and dispose all Cabinets.
- Remove and dispose all shelves 1st and 3rd office.
- Remove and dispose all Band equipment shelving.
- Install Base laminate cabinets and Solid Surface Top only 11 LF long at middle office. Includes sink base.
- Includes new sink and faucet.
- Remove bars from windows at exterior walls.
- Replace glazing at windows.

2.10 Media Center Rm 1228

- Remove all shelving in Rm 1211 and 1206.
- Remove ceiling tiles at cross beams and open up all higher ACT ceiling.
- Install LVT flooring and rubber base from column back to offices.
- Install LVT flooring and rubber base in Rm 1211 and 1206.
- Remove current drywall framed steel post and reduce to smallest size possible.
- Leave carpet installed where dance floor is being installed.
- Install 66' X 9' of Dance Mirrors along back wall.
- Install (4) Wall Mounted Fans along back wall.
- Move soundroom to Room #503.

2.11 Room 400 & 508 Dance Waiting Area

- Install LVT and Rubber Base.
- Remove and dispose all wall items. Retain all white boards in good condition.

2.12 Room 509 & 507 Kinder/Adult Studios

- Remove and dispose all Cabinets.
- Remove and dispose all shelving.
- Replace painted ceiling tiles.
- Remove doors that adjoin the (2) rooms and install new doors into dance rooms that open into classrooms.
- Remove all wall base and do not re-install.
- Install 32' X 9' of Dance Mirrors along back wall. Total of (2).
- Install (4) Wall Mounted Fans along back wall. Total of (8).

- Demo all gas connections at existing cabinets.
- Check exterior window behind black cover.
- Change Storage between rooms into Restroom with (1) ADA Stall and (1) Lavatory sink. Includes Tile Floors.
- Install ADA Partition and Bath Hardware needed.
- **Note there will be underground plumbing needed cut in slab from new restroom to exterior wall. Prime is assuming the floor will be covered with dance floor,**

2.13 Rooms 401/403/405/407/101/103 Dance Studios

- Remove and dispose all Cabinets.
- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove and dispose of divider walls.
- **Remove small concrete block wall between classrooms and remove all wall base and do not re-install. All (6) rooms.**
- Install 44' X 9' of Dance Mirrors along back wall. Total = (3).
- Install (4) Wall Mounted Fans along back wall. Total = (12).
- Cap plumbing at Rooms #401, #405, and #101.

2.14 Room 501/503 Acting Studios

- Remove horizontal/vertical outlet bars and all wall items.
- Ceiling Tile reminder per all areas.
- Remove cabinets and dispose.
- **Do not install new cabinets.**
- Remove cubicle and move to Media Center space.
- **Add dance mirrors to Room 501 (33' X 9'). No fans included.**

2.15 Room 500 Staff Office

- Install new LVT flooring and Rubber Base.
- Remove and dispose all wall items. Retain all white boards in good condition.

2.16 Room 104/106/108/110/112 Music Studios

- Replace ceiling tiles bad with existing from unused areas.
- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove excessive outlets.

2.17 Room 102 Meeting Room

- Remove and dispose all wall items. Retain all white boards in good condition.
- Remove electrical columns.
- **DO NOT REMOVE CABINETS.**

2.18 Room 502 RYT Storage

- Remove all center shelves only.

2.19 Room 404 Staff Office

- Remove and dispose all wall items. Retain all white boards in good condition.
- Install new LVT flooring and Rubber Base.

2.20 (6) Restroom Renovations

- **Includes Restroom #'s 1114, 1118, 1223, 1224, 1234, and 1235.**
- Demo CMU Partition stalls and tile floors.
- Demo all plumbing fixtures.
- Prep all walls to paint.
- Install new Tile floors.
- Install Phenolic Bath Stall Partitions.
- Install new Lavatories, Water Closets, and Urinals to code and spacing correctly.
- Install new LED lighting.
- Install new Bath Hardware that includes Grab Bars, Toilet Paper holders, Paper Towel dispensers, Soap dispensers, and Mirrors.
- Install (2) Instant-Hots at each Men/Women Restroom for a Total of (12) for Hot water.
- Install power for instant-hots at Restrooms.
- Install new 5 LF long Restroom ADA Vanity top at #1114 and #1118.

2.21 Add Alternate Gym Restrooms

- Demolish and haul-off all Tile flooring, CMU Partition walls, Toilets, Urinals, Bath Hardware, and Lighting.
- Prep existing CMU walls for paint. **No Paint is included.**
- Install new Tile flooring per samples sent. Install 4" Rubber cove base.
- Install (2) ADA Toilet Partitions, (5) Standard Toilet Partitions, and (2) Urinal Screens. All are HDPE Overhead and Floor braced standard colors.
- Install new (7) Toilets, (3) Urinals, and (4) Faucets.
- Furnish and install new LED Bath Lights per existing layout.

2.22 Hallway Frame Outs

- Metal Frame 3" 5/8' walls to ceiling grid between Rooms 201 and 202 and Rooms 212 and 207.
- Includes 5/8" drywall both sides hung and finished.
- Includes (1) 3-0 x 7-0 Metal Jamb and solid wood door at each wall with keyed lock only.

3. Details that Apply to All Work Areas

- 3.1 Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.
- 3.2 Contractor and all of their subcontractors on site will adhere to the security requirements of the campus including background checks and orientation classes
- 3.3 Contractor and subcontractors will at all times wear shirts identifying the company they are employed with, accompanied by a badge when deemed necessary.

- 3.4 Contractor shall perform work, schedule deliveries and have access to areas of work during and after normal business hours as agreed upon and coordinated with Owners contact for this project: **Gary Frantz**
- 3.5 Contractor shall work with administrators to coordinate around scheduling conflicts with the occupation in the building
- 3.6 Contractor shall be responsible for all safety code compliance pertaining to their portion of work
- 3.7 Contractor shall maintain clean work areas at all times, remove and dispose of all demolished materials and construction debris, rubbish, and waste material from the property of the Owner on a daily basis unless noted otherwise
- 3.8 No tobacco or alcohol will be permitted on the property of the Owner or in the vehicles of the contractor or their subcontractors
- 3.9 No radios are permitted
- 3.10 All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
- 3.11 Contractor shall verify all new and existing conditions and dimensions at job site.
- 3.12 Parking and staging areas will be made available for the Contractor by the Owner and will be coordinated with the Owner prior to beginning work.
- 3.13 Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
- 3.14 Contractor shall install and maintain 48" orange safety fencing around all staging areas or temporary facilities
- 3.15 Contractor shall not be required to pay Davis Bacon wage rates

4. Warranty

- 4.1 The Contractor shall provide all extended manufacturers warranties to the owner prior to project closeout.
- 4.2 All documents necessary, will be addressed to the appropriate Owner Representative for energy rebates when applicable.

5. Permitting:

- 5.1 At the time of issuance of a Purchase Order for this work, it is understood that permits are not required. If this changes, the Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog). At such time of requirement, a scope of work will be agreed upon and approved by all parties before start of additional work.

6. Submittals

- 6.1 The Contractor shall submit for approval the manufacturer's cut sheets for materials and equipment utilized for this project prior to commencing any work.
- 6.2 All finishes and other standard submittals are to be provided to the Owner prior to installation by the contractor.

7. Project Schedule

- 7.1 Majority of work shall be completed during normal working hours 8:00 am – 5:00 pm Monday thru Friday. After hours and weekends when needed will be coordinated with the Owner at no additional cost. Total project duration is expected to be **12 weeks** upon receipt of purchase order and mobilization

8. Clarifications

- 8.1 The following items are specifically excluded by Contractor and are not part of this agreement. If at any time during work a hazardous material or unknown condition is uncovered, work will cease until the appropriate scope of work is agreed upon and executed as a supplemental work order package or remedied by the Owner:
 - 8.1.1 Any item not included in the specifications or contract.
 - 8.1.2 Permitting and any associated fees
 - 8.1.3 Hazardous materials not in this scope of work

9. Owner Responsibilities

- 9.1 Coordinate any State/Local Fire Marshal approvals as necessary.
- 9.2 Provide access to the worksite during scheduled working hours.
- 9.3 Provide a staging area for project related materials.
- 9.4 Owner shall be responsible for re-routing employee and student traffic as necessary

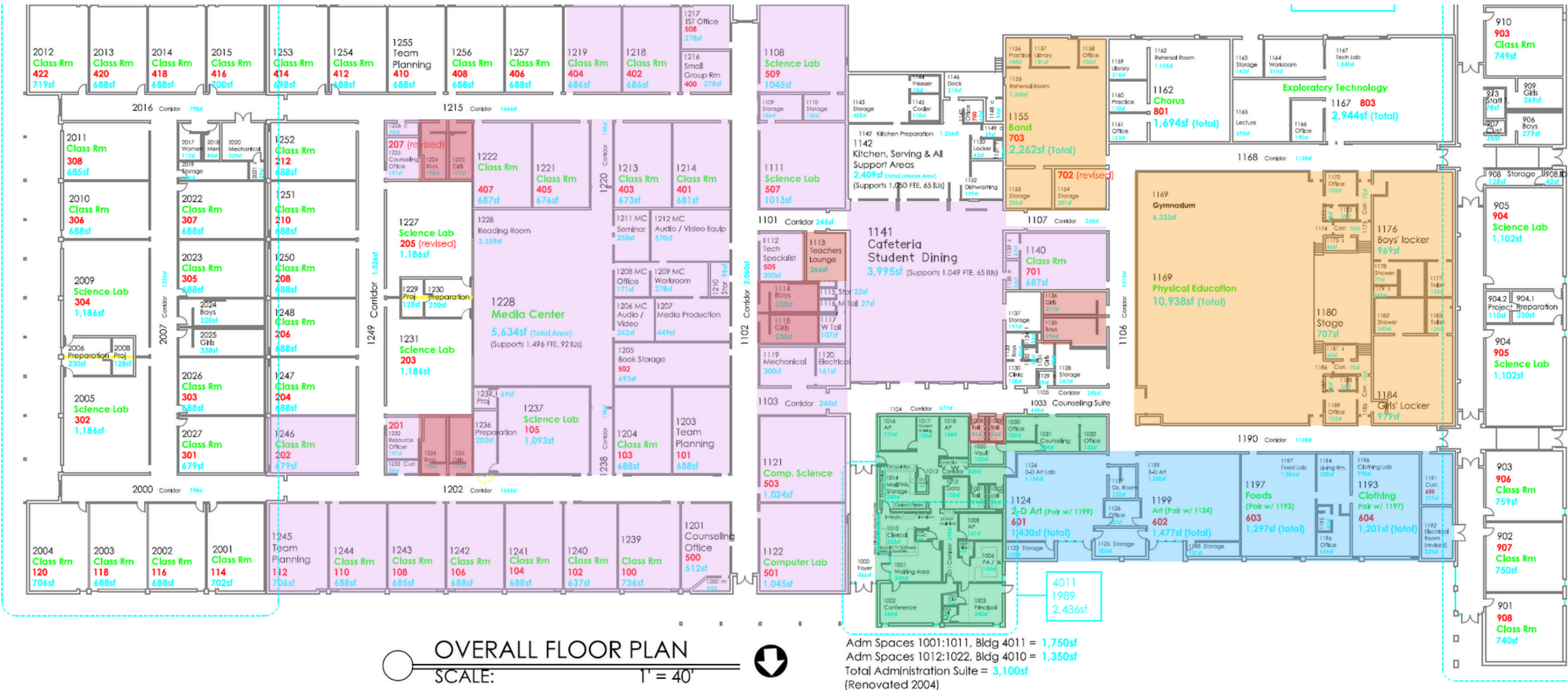
Performing Arts

Offices

Restrooms

Creative Arts

Multi Purpose





Crabapple Center Interior Renovations

*A Reimagining of Space, Programs
& Community Impact*



CRABAPPLE CENTER TIMELINE

2024

- **February:** Purchase (\$6,500,000)
- **October:** Possession
- **October - November:** Gymnasium Improvements for Basketball Usage (\$80,223)

2025

- **May – August:** Summer Camp Usage
- **November:** Gymnastics Expansion & Renovations at Bill Johnson Community Activity Center, Roswell Area Park (\$478,118)

2026

- **January – April:** Roof Replacement
- **April:** Begin Interior Renovations for Performing Arts Areas, Front Office Restrooms
- HVAC Replacements
- Front Entrance & Parking Lot Improvements
- Exterior Perimeter Fencing Removal
- Onboarding and Grand Opening for Programs



IDENTIFYING THE RIGHT PROGRAM FOR THE SPACE

- Evaluated all major programs for fit, growth, and facility needs based on observation, data, and operational constraints
- Identified programs facing the most severe space constraints
- Measured system-wide benefits of relocation
- Performing Arts emerged as the strongest, most strategic match for initial program relocation
 - Dance (Kinder – Adults)
 - Musical Theatre (Youth)
 - Acting (Youth)
 - Music Lessons (Youth – Adults)
 - Dance Company & Theatre Company (Youth)



A PROGRAM THAT FITS THE SPACE

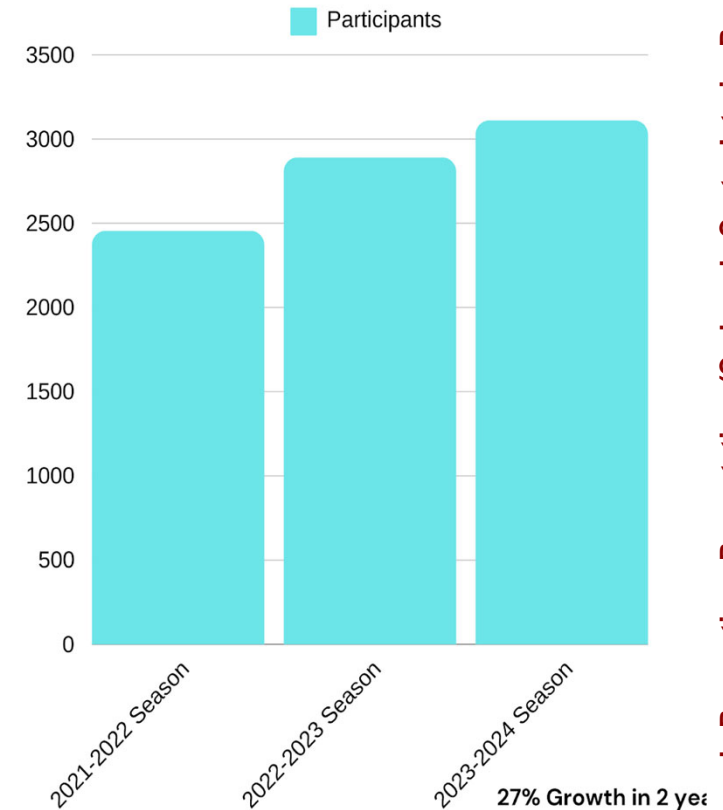
Roswell Performing Arts by the Numbers

- Launched programs in the early 1990s
- Moved programs to Physical Activity Center in 1998
- +25% growth over 2 years, 3,000+ participants
- 90% Roswell residents
- 4 Shows Produced at Roswell Cultural Arts Center Annually
- 2 Audition Based Companies

The Space Challenge

- Only 4 dance studios for all programs
- Due to program growth, classes spread across gyms, classrooms, offices, facilities and stages
- Peak hours of programming (3:30–6:30 PM) fully maxed out

Total Performing Arts Program Enrollment



WHY CRABAPPLE, WHY NOW

- Demand is outpacing space across arts, athletics, and camps
- Programs are growing faster than facilities can support
- Crabapple unlocks capacity without new construction
- One move leads to system-wide relief and growth
 - Gymnastics, Adult Recreation Center, Summer Camps



Entrance

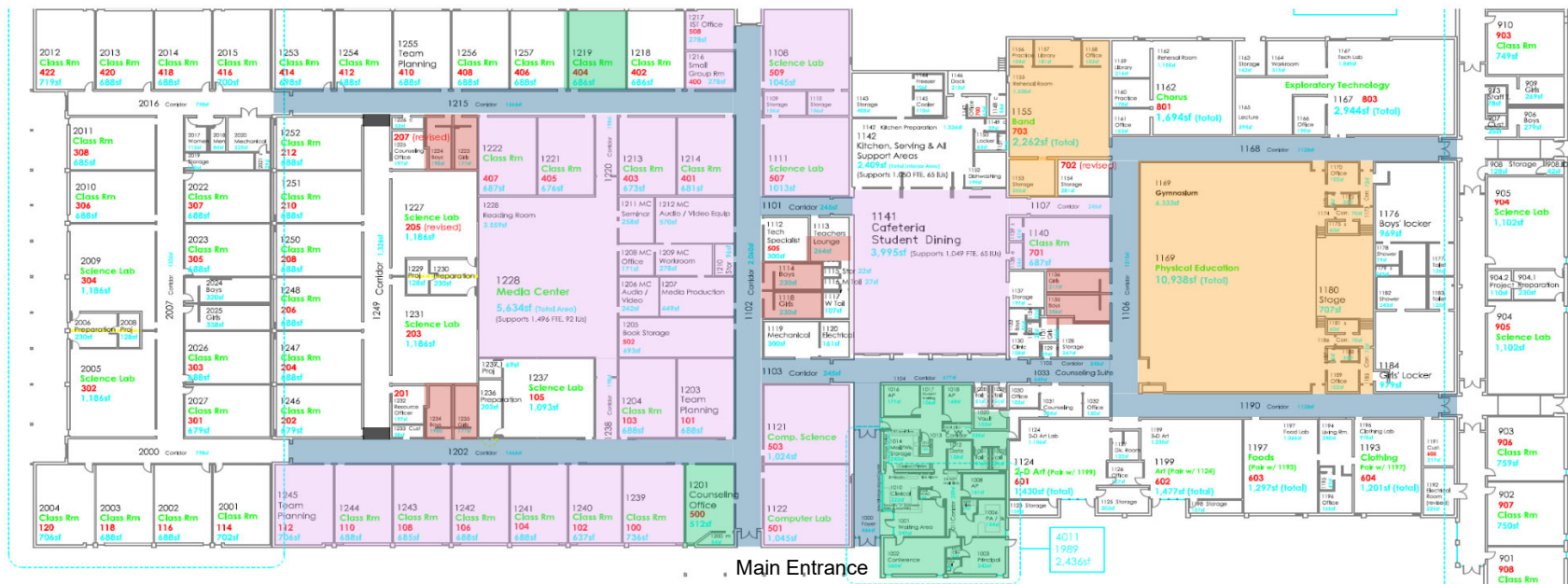
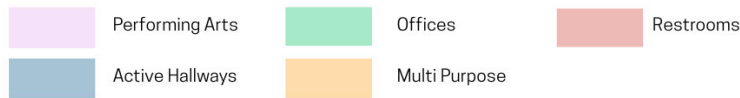
Hallway, Waiting Area



Current Studios at Physical Activity Center



THE RENOVATION

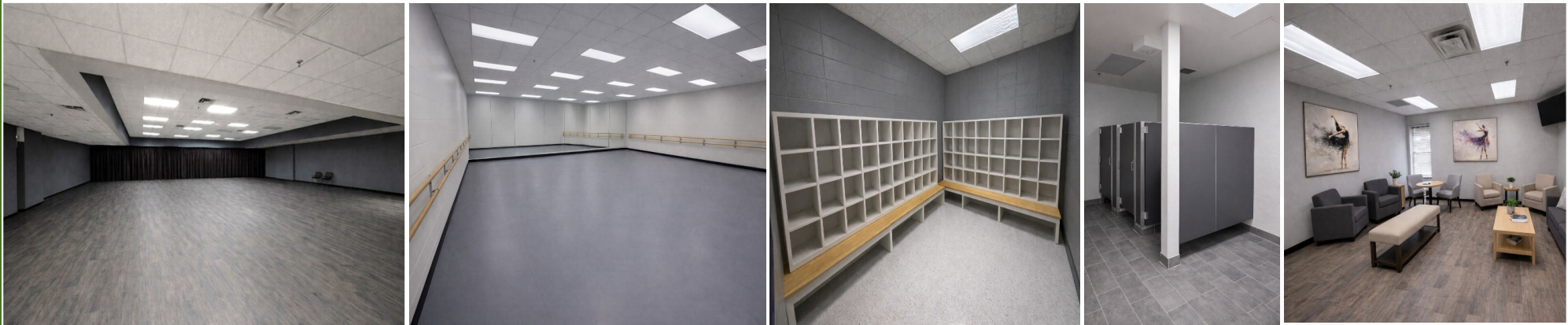


CREATING THE SPACE

- 6 Dance Studios
- 5 Music, Acting & Rehearsal Studios
- 1 Large Theatre Performance & Rehearsal Studio
- 1 Large Band/Multipurpose Room
- Staff Offices
- 4 Sets of Public Restrooms
- 1 Staff Restroom

THE REIMAGINING

Current Conditions



Conceptual Renovations

BUDGET AUTHORIZATION & CONTRACT APPROVAL – Demolition & Renovations

Contractor: Prime Contractor

Procurement Method: State Consortium

Total Funding: \$979,000.00

includes 10% Contingency

Contractor Selection

- Procured via an existing state cooperative purchasing framework, utilizing a consortium contract with Gordian in partnership with SourceWell.
- Scope requires multiple trades, specialties and system installations to be sequenced and managed together to renovate the building without unnecessary delays or conflicts.
- Using the State Consortium allows the City to move forward with a pre-qualified contractor under an existing competitively awarded contract, reduces procurement time, and provides cost certainty for a project of this scale.

Public Entities Procurement Method

- The City may purchase services through direct negotiation when a supplier already holds a or annual agreement with another public entity.
- The City may use State of Georgia contracts without conducting its own separate bid process.
- These contracts must have been competitively awarded by the originating public entity.
- The Purchasing Agent may use this method when it is determined to be in the City's best interest, including considerations of efficiency, cost savings, and timely procurement.



BUDGET AUTHORIZATION & CONTRACT APPROVAL – Painting

Contractor: A&D Painting

Procurement Method: On Call Contractor

Total Funding: \$103,131.00

includes 5% Contingency

Contractor Selection

- The use of one of the City's on-call painting contractor is appropriate for this work due to the defined scope, schedule sensitivity, and the contractor's established familiarity with City facilities and standards.
- Utilizing an on-call contractor ensures efficiency, continuity, and cost control while remaining consistent with approved procurement practices.

On Call Procurement Method

- On-call contractors are pre-qualified vendors selected through a competitive solicitation process.
- These contractors are approved in advance to provide specific types of services on an as-needed basis.
- When work arises, the City can issue a task order or work authorization directly to an on-call contractor without going through a new full bid process each time.
- This method allows the City to respond quickly and efficiently to routine, time-sensitive, or recurring needs.



BUDGET AUTHORIZATION & CONTRACT APPROVAL – Specialized Dance Floors

Contractor: Harlequin Flooring

Procurement Method: Sole Source

Total Funding: \$308,000.00

includes 10% Contingency

Contractor Selection

- Harlequin Flooring is recommended as a sole-source purchase due to the specialized nature of their dance flooring system required for safe, professional dance instruction.
- The flooring system provides the shock absorption, traction, and durability necessary to reduce injury risk and support daily studio use.
- Harlequin is an industry-standard product, and no equivalent alternative products meet the technical, safety, and performance requirements for the City's dance studios.

Sole Source Procurement Method

- This method is used when only one vendor can provide the required goods, services, or professional services.
- It also applies when items must be purchased from a specific manufacturer or authorized dealer, and meaningful competition does not exist.
- The City may select one provider if there are clear, justifiable reasons that make that option the most effective or advantageous for meeting the City's needs.
- Ensures the City can obtain specialized, compatible, or uniquely qualified solutions when standard competitive bidding is not practical.



THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00 (includes all contingency costs)

Current Interior Renovations Scope (\$1,600,000)

Demolition and Renovation (\$979,000)

Interior demolition and renovations, common area flooring, LED lighting upgrades, dance mirrors, and restrooms

Painting (\$103,131)

Provides durable, refreshed finishes for high-use instructional spaces. Includes interior and exterior areas.

Specialized Dance Flooring (\$308,000)

Specialized flooring provides a surface required for safe, professional-grade instruction, supporting injury prevention and long-term studio performance.

Studio Dance Barres (\$55,000)

Studio barres are essential for proper dance technique and conditioning, ensuring studios are purpose-built for sustained program growth and participant safety.

Furniture & Fixtures (\$50,000)

Supports instructional, administrative, and patron needs within newly activated spaces, providing flexible and durable furnishings that accommodate a variety of programs and needs.

Audiovisual (AV) Equipment (\$53,750)

AV systems support music, dance, and theatre instruction through integrated sound and media capabilities that enhance teaching effectiveness and participant engagement.

IT Improvements & Cameras (\$21,900)

Support reliable network connectivity, instructional viewing technology and facility security. Systems enhance operational efficiency, participant safety, and management oversight within newly configured spaces.

Interior Signage & Exterior Pressure Washing (\$29,200)

Improve aesthetics, wayfinding, safety, and clarity throughout Crabapple Center, reflecting new room uses and supporting visitor experiences.

THE SCOPE OF WORK

Bond Funds Allocation: \$2,295,000.00

Additional Upcoming Projects (\$695,000)

HVAC Replacement (\$425,000)

Many of the facility's HVAC systems have exceeded their useful life and are beyond repair. Staff has completed a detailed assessment of each system to prioritize necessary replacements and critical repairs to maintain reliable building operations.

Front Entrance Enhancements (\$70,000)

Implementation of the City Landscape Architect's planting plan to revitalize and enhance the facility's front entrance, including updated landscaping and signage.

Parking Lot Improvements (\$125,000)

Funding will support crack filling, seal coating, and restriping of the asphalt parking lot. These improvements will extend the useful life of the pavement and ensure parking spaces are clearly defined for visitors.

Sidewalk and Concrete Improvements (\$75,000)

Repairs and upgrades to sidewalks surrounding the facility to ensure continued compliance with ADA accessibility standards.

Interior Renovations Scope

\$1,600,000.00

+

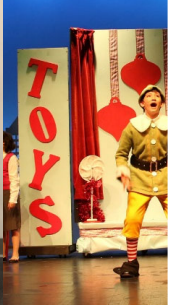
Additional Upcoming Projects

\$695,000.00

=

Total

\$2,295,000.00



Crabapple Center: *A Reimagining of Space, Programs & Community Impact*



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10265

MEETING DATE: February 10, 2026

DEPARTMENT: Fire

ITEM TYPE: Agenda Vote

Consideration to Apply for and accept the FY2026 Assistance to Firefighters Grant (AFG) in a total amount not to exceed \$1,410,137 to fund critical firefighter safety and response infrastructure improvements for the Roswell Fire Department

Action Required:

Agenda Vote

Description:

Apply for and accept the FY2025 **Assistance to Firefighters Grant (AFG)** in a total amount not to exceed \$1,410,137 to fund critical firefighter safety and response infrastructure improvements for the Roswell Fire Department. This request combines two complementary projects:

- 1. Modernization of fire station and dispatch alerting systems, and**
- 2. Replacement of aging Self-Contained Breathing Apparatus (SCBA) with new, National Fire Protection Association (NFPA)-compliant equipment.**

Together, these two projects strengthen firefighter safety, improve response reliability, and ensure the department remains operationally ready and compliant with national standards.

Project Purpose and Overview

This combined AFG request aligns with the Roswell Fire Department's strategic priorities to enhance firefighter safety, improve emergency response performance, and modernize critical life-safety systems.

Station & Dispatch Alerting Modernization

Funding will support replacing aging station alerting and dispatch notification systems with an integrated, redundant alerting platform. The system will provide automated voice dispatch, zoned and selective alerting, visual and dormitory notifications, and centralized system monitoring.

Agenda Item (ID # 10265)

These upgrades reduce the risk of missed or delayed alerts, improve turnout reliability, and minimize unnecessary station-wide activations that impact firefighter health and safety.

SCBA Replacement

Funding will also support replacing the department's current Self-Contained Breathing Apparatus inventory with **80 new NFPA-compliant SCBA units**, including face pieces, air cylinders, and Rapid Intervention Team equipment. This project replaces equipment approaching or exceeding service life and ensures firefighters are protected in Immediately Dangerous to Life or Health (IDLH) environments.

The **total combined project cost** is estimated at **\$1,410,136.79**, broken down as follows:

- Station & Dispatch Alerting Systems: **\$413,130**
- SCBA Replacement: **\$997,006.79**

If awarded, the AFG would fund **up to 90% of eligible costs**, with an estimated **local match of approximately \$141,014 (10%)**, subject to final award determination and grant conditions.

Financial Impact:

Upon grant acceptance and a signed agreement, a budget amendment in an amount not to exceed \$1,410,137 will set up revenue and expenses within the Federal Grant Fund. If awarded, the city is required to provide a 10% match estimated at \$141,014.00.

The FY 2026 Approved Budget included a grant match contingency of up to \$250,000 for the year. The available balance in the grant match contingency, if this grant is awarded, will be \$108,986.

Recommended Motion

Motion to approve authorizing the City to apply for and accept a **2026 Assistance to Firefighters Grant (AFG)** to fund the modernization of fire station and dispatch alerting systems and the replacement of the Roswell Fire Department's Self-Contained Breathing Apparatus (SCBA) inventory.

Comments:

No backup documents



City of Roswell
Committees of Council
AGENDA ITEM REPORT

ID # - 10295

MEETING DATE: February 10, 2026

DEPARTMENT: Finance

ITEM TYPE: Discussion

Discussion of the City of Roswell Public Facilities Authority (PFA) authorizing the issuance of a PFA Revenue Bond Series 2026 and of an Intergovernmental Agreement between the City of Roswell and the PFA.

Action Required:

Discussion

Description:

Discussion of a Resolution authorizing the City of Roswell Public Facilities Authority (PFA) to issue bonds, in one or more series, in an aggregate amount \$13.2 million, to finance the acquisition, construction, renovation, and improvement of certain City public facilities. The projects to be financed include capital improvements to City Hall, public safety facilities and equipment, parking and administrative facilities, parks and cultural assets, and fleet infrastructure. The bonds will be payable from lease or service payments made by the City pursuant to an intergovernmental agreement with the PFA. The Resolution further authorizes the execution of related financing documents and all actions necessary to complete the transaction.

Financial Impact:

Upon final approval, project funding estimated in the amount of \$13,121,200 will be budgeted in Fund 360, Public Facilities Authority Revenue Bond Fund, and debt issuance cost to be provided at the pricing of the bond.

Comments:

No backup documents