



10641 HIGHWAY 36
COVINGTON, GEORGIA
30014
t 770.786.3031
f 770.786.3046

Newton County Water & Sewage Authority - Addition

Division 9 - Finishes

Interior Demolition

Allstate Demolition	\$33,066.00
SE Demolition	<i>No Bid</i>

Drywall / Metal Framing & ACT

PEC	\$346,620.00
Knight Construction	\$366,800.00
Stadia Construction	\$522,065.00
Malco Interiors, LLC	<i>No Bid</i>

Flooring

Spectra Contract Flooring	<i>No Bid</i>
Carnes	\$101,106.00
Vanguard	\$115,004.00
AAA Commercial	<i>No Bid</i>

Painting

M&DK	\$25,283.00
JR's Remodeling	<i>No Bid</i>
Georgia PainPro	\$43,000.00
Occupied Renovations	\$56,571.00



6095 Pine Mtn Rd Suite 106
Kennesaw Ga 30152

Date 6/18/2026

Attn:
Group:
Contact:
Email:

Job: Newton County Water & Sewer Authority - Administration Building

We propose to provide all labor, materials, equipment and dumpsters to deliver a complete project per demolition plans. Work to be performed during regular work hours, per all Osha safety standards, and per demolition plans.

THIRTY FIVE THOUSAND SEVEN HUNDRED THIRTY DOLLARS AND 00/100 \$33,066.00

This Includes Demolition Of:

Ceiling finishes (3150 sqft), Door / frame (8), Partition wall Sheetrock / furring (1000 sqft), Windows/ frame (14), Floor finishes (3150 sqft), EFIS, Hip Roof (1400 sqft)

This Excludes:

Items not detailed in the drawings mentioned above, hazardous materials, testing, abatement, permits, concrete scans, layout, shoring and shoring plans, erosion control, compaction of soil, grubbing, clearing, storage/moving of any furniture or items not detailed above, or prepping of walls. We also exclude any and all utilities marking, demolition, disconnect, cut and cap, locating, removal, and relocation. This will also exclude any and all unforeseen conditions.

Disclaimer:

This proposal is based upon acceptable contract language. This Proposal includes one mobilization unless otherwise discussed. Additional re-mobilization charges may be incurred if rental equipment and/or dumpsters have been delivered to the job-site during the initial mobilization. Flooring removal is based on regular VCT/Carpet. Ceramic tile is extra unless specifically called out in bid and plans. Concrete slabs and cutting is priced at six inches or less unless otherwise specified on bid and plans, with average reinforcement. Provided dumpsters are for demolition only.

Pricing is good for 60 days from date sent.

Project Information

Address

Thank you,
Tony Blankenship
Tony Blankenship
678-485-1815
Project Manager Estimator
tony@allstatedemolition.com

Drawings Dated 3/24/2026



PEC INTERIORS DIVISION

11443 HAZLBRAND RD NE, COVINGTON GA 30014

GC Name/Address
Sunbelt Estimating Attn: Estimating Dept.

Project	NCW&SA - Building Expansion
Date	6/22/2026
Rep.	Robby Loew
Cell#	(678) 350-8410
Office #	(770) 487-1413
Email	RLoew@PECNOW.com

Quote Description	Total
Drywall Metal Stud Framing Insulation	\$ 305,260.00
Acoustical Ceiling Tile and Grid	\$ 41,360.00
Scope Inclusions: Bid Documents Dated: 3.24.2026 Brown and Caldwell - Construction Set Deck figured at ~15' AFF. Ceilings figured at 8-10'. Labor and Materials for Interior Framing (3-1/2" MSF) Labor and Materials for Interior Sheathing (5/8" Type x Gyp) Labor and Materials for Interior Insulation (3-6" Batt Insulation) <u>Acoustical Ceiling Tile figured as "USG Radar Flat"</u> <u>Acoustical Ceiling Grid figured as "USG 15/16"</u> Minor patch and repaired figured on existing walls due to demo. Level 4 finish at all walls ready for paint. Moisture board figured at all wet walls as noted. Day time working hours figured (7am - 3pm). Daily clean up to an on-site location. Lifts, Scaffolding, and Tools. Add/ Alternate #1: Add \$28,780.00 to total price. Material cost for acoustical ceiling tile shown as "Armstrong Clean Room VL" This is shown on the finish board scheme 1, but doesnt coincide with specs. Standard Exclusions: All Exterior Panels, OT, Night and Weekend Work Hours Demo, shop drawings, uni-strut or welding. Materials for doors, frames or hardware. Off site trash haul or dumpster fees. Wall coverings unless noted otherwise above. Water proofing, EIFS, Finish Trims Davis Bacon wages, Certified Payroll **Quote is valid for 15 days	
Thank you for the opportunity to bid your work.	Total \$ 346,620.00



Drywall & ACT Quote

Project	Newton Co. Water & Sewer Addition
GC	Sunbelt Builders
Date	6/9/2026
Rep	Matt Godbee
Cell#	678-708-8698
Office #	770-761-7760
Email	mgodbee@knightga.com

Description	Total
SCOPE INCLUDES THE FOLLOWING Interior & Exterior Metal Stud Framing, Mansard Trusses & 3/4" Plywood at Perimeter Soffit, Exterior Sheathing, Drywall Hanging & Finishing, Patching Existing Walls where Demolition Occurs, Batt Insulation, & Acoustical Ceilings 1st Floor & All Exterior Framing & Sheathing \$293,200.00 2nd Floor Interior Buildout \$73,600.00	\$366,800.00
EXCLUSIONS: Spray Foam Insulation Fiber Board on Exterior All work after hours Rigid Insulation Dumpsters Fire Safing Stainless steel or aluminum column covers Fry Reglet Reveals Corner Guards RC 1 Channel Wall Protection Z furring Drywall Patching on Existing Walls or Ceilings Metal Panels Acoustical Baffles Backer Rod Acoustical Clouds Installing Door Frames FRP Fire-proofing, or exposed caulking of any kind Floor Protection Off site trash haul or dumpster fees Rockwool/Thermifiber Insulation Anything not described in Scope	
I look forward to the opportunity to work with you.	Total \$ 366,800.00

Stadia Construction, Inc.

1351 Indian Woods Road
Greensboro, Georgia 30642
Phone (770) 616-7151

06/09/26

Page 1 of 2

PROPOSAL

JOB NAME: NEWTON COUNTY WATER & SEWER AUTHORITY
LOCATION: COVINGTON, GA

Garnett,

We respectfully submit our quotation on the above referenced project based on the plans and specifications by Wendel Architect dated 60% Design and qualifications herein pertaining to the following scope of work:

Metal stud framing / Gypsum wallboard / Batt Insulation.....	\$447,065.00
Acoustical ceilings (10,000 sf).....	\$60,000.00
Exterior wall engineered shop drawings.....	<u>\$15,000.00</u>
Total	\$522,065.00

Alternate #1: Demo existing ceiling tiles and replace with new ceiling tiles....Add \$52,000.00

All extra work orders to be billed at \$65.00 per man-hour plus material cost and 25%.
Superintendent time to be billed at \$75.00 per man-hour. Overtime to be billed at \$32.50 per man-hour.

This proposal to furnish material and labor required to complete the work listed above, further described on the accompanying page(s), is contingent upon such terms and conditions mutually acceptable to Stadia Construction, Inc. and the general contractor.

Does not include local codes and ordinances. Priced as drawn and / or specified.

Quotations are subject to acceptance within THIRTY days.

General Contractor to furnish controlled air, utilities, water, access and proper lighting for installation of this scope of work.

Payment is due within 10 days from General Contractor's receipt, or maximum 60 days from the date of the invoice. 5% interest added after 30 days from the invoice date.

Page 2 of 2

Date: June 09, 2026

Job name: Newton County Water & Sewer Authority

BOND PREMIUM IS NOT INCLUDED: ADD 2.5% to the bid price.

Accepted by: _____

Respectfully submitted,

Date: _____

Steve Campbell

Bid Includes:

1. Daily clean up to a dumpster, dumpster provided by others.
2. Layout of our scope of work from G.C. established control lines.
3. Taxes and insurance.
4. Frame, hang and finish drywall / metal stud partitions per partition schedule. Exterior wall will be 6" x 16 Ga studs, Interior walls will use 6" and 3-5/8" x 20 Ga studs. 5/8" Type X gypsum wallboard and 5/8" Densglass exterior sheathing, R-19 unfaced batt insulation.
5. R-11 batt insulation in new interior drywall partitions.
6. New 5/8" type X gypsum wallboard on reconfigured wood framing (by others) @ 2nd floor.
7. Moisture resistant gypsum wallboard in all bathrooms.
8. Level 4 drywall finish.
9. Furnish and install 2 x 2 Armstrong Cortega square edge, lay-in ceiling tile in Prelude XL 15/16" white grid @ new addition as well as reconfigured 2nd floor (10,000 sf).
10. Supervision.
11. Scissor / Boom Lift rental.
12. Wood blocking at restroom accessories.
13. Installation of door frames, furnished by others.

Bid Excludes:

1. Fireproofing, fire safing and fire caulking MEP penetrations and above CMU walls.
2. Trash container or fee.
3. Access panel supply or installation.
4. Level 5 drywall finish.
5. Stainless steel of any nature.
6. Air and weather barrier or waterproofing membrane of any nature.
7. Any structural steel plates, angles, lintels, embeds, tubes, etc. (red iron, 1/4" or thicker steel) and steel posts in partial height walls.
8. Installation of doors and hardware.
9. Wood blocking at parapet / exterior wall details.
11. Spray fireproofing.
12. EIFS or Stucco.

Stadia Construction, Inc.



ESTIMATE JE021381-001

CARNES CONTRACT FLOORS, INC.
5238 ROYAL WOODS PKWY STE 160
TUCKER, GA 30084
770-934-0083

ESTIMATE Date 06/17/26

JE021381-001

CLIENT	PROJECT
SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014	NEWTON COUNTY WATER & SEWER, AL 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016

MAIN	JOB #	Salesperson 1	User Header Label 1
770-786-3031		MOHAMED JOHAR	
Job Phone	Job Descrp	Salesperson 2	User Header Label 2
	COMMERCIAL		

Area	Style/Item	Color/Desc	Qty	Price	Total
2 ALTERNATE	CPT TILE LABOR - INSTALL CARPET TILE		700.00 SY	3.28	2,298.00
2 ALTERNATE	CPT-1: MANNINGTON CHARGE	STATIC 34365	24.00 SY	76.00	1,824.00
2 ALTERNATE	CPT-2: MANNINGTON TRANSMIT	SWITCHBOARD 14144/ OPERATOR 14148	424.00 SY	32.00	13,568.00
2 ALTERNATE	CPT-3: MANNINGTON TRANSMIT	CHAT 35648/ HAPTICS 13143	208.00 SY	32.00	6,656.00
2 ALTERNATE	CPT-4: MANNINGTON	JUNE FOG 11461 OR IMPROBABLE 13462	136.00 SY	41.00	5,576.00
2 ALTERNATE	ADHESIVE (GLUE): CPT PRESSURE SENSATIVE	TBD	8.00 EA	115.00	920.00
2 ALTERNATE	VCT LABOR - INSTALL		1,060.00 SF	0.75	795.00
2 ALTERNATE	VCT-1: ARMSTRONG STANDARD TEXTURE	51932 LUNAR BLUE	1,170.00 SF	2.00	2,340.00
2 ALTERNATE	ADHESIVE (GLUE): VCT PRESSURE SENSATIVE	TBD	2.00 EA	115.00	230.00
2 ALTERNATE	BASE LABOR - 4" RUBBER BASE		2,280.00 LF	0.50	1,140.00
2 ALTERNATE	RB-1: ARMSTRONG 4" RUBBER COVE BASE (COILS)	#48FS FLAGSTONE	2,280.00 LF	1.75	3,990.00
2 ALTERNATE	CERAMIC LABOR - INSTALL FLOOR TILE		555.00 SF	5.50	3,053.00
2 ALTERNATE	CT-1 (CERAMIC FLOOR TILE): DAL TILE MEMOIR OR VOL 1.0	COSMO BLUE OR WATERFALL 12"X12"	626.62 SF	4.30	2,694.00
2 ALTERNATE	CERAMIC LABOR - INSTALL WALL TILE		1,425.00 SF	6.00	8,550.00

With
Mosaic
Tile



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5238 ROYAL WOODS PKWY STE 160
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770-934-0083

ESTIMATE Date 06/17/26

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SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014	NEWTON COUNTY WATER & SEWER, AL 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016

MAIN	JOB #	Salesperson 1	User Header Label 1
770-786-3031		MOHAMED JOHAR	
Job Phone	Job Descrp	Salesperson 2	User Header Label 2
	COMMERCIAL		

Area	Style/Item	Color/Desc	Qty	Price	Total
2 ALTERNATE	CT-2 (CERAMIC WALL TILE): DAL TILE COLOR WHEEL CLASSIC	WATERFALL OR GALAXY GLOSSY 6"X6"	1,550.00 SF	8.10	12,555.00
2 ALTERNATE	CT-3 (CERAMIC WALL TILE): DAL TILE COLOR WHEEL CLASSIC	GALAXY GLOSSY 6"X6"	37.50 SF	8.11	304.00
2 ALTERNATE	CERAMIC LABOR - EPOXY GROUT INSTALL		1,980.00 EA	3.00	5,940.00
2 ALTERNATE	THINSET (MORTAR): MAPEI/LATICRETE STANDARD	TBD	40.00 EA	22.00	880.00
2 ALTERNATE	METAL -1: SCHLUTER EDGE, SATIN ALUMINUM (ALLOWANCE)	TBD	32.00 EA	20.00	640.00
2 ALTERNATE	METAL -2: SCHLUTER DILEX, SATIN ALUMINUM (ALLOWANCE)	TBD	30.00 EA	33.00	990.00
2 ALTERNATE	METAL -2A: SCHLUTER DILEX IN/OUTSIDE CORNER, SATIN ALUMINUM (ALLOWANCE)	TBD	45.00 EA	26.00	1,170.00
2 ALTERNATE	RUBBER REDUCER: CPT/TILE (ALLOWANCE)	TBD	3.00 EA	21.00	63.00
2 ALTERNATE	MINIMUM FLOOR PREP (ALLOWANCE)		1.00 EA	850.00	850.00
2 ALTERNATE	MOISTURE TESTING		10.00 EA	50.00	500.00
2 ALTERNATE	CERAMIC LABOR - INSTALL FLOOR TILE IN LOBBY AREA		1,770.00 SF	0.00	0.00



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SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014	NEWTON COUNTY WATER & SEWER, AL 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016

MAIN	JOB #	Salesperson 1	User Header Label 1
770-786-3031		MOHAMED JOHAR	
Job Phone	Job Descrp	Salesperson 2	User Header Label 2
	COMMERCIAL		

Area	Style/Item	Color/Desc	Qty	Price	Total
2 ALTERNATE	CT-2 (LOBBY FLOOR TILE): TBD (\$12 INSTALLED ALLOWANCE)	TBD 12"X24"	1,965.00 SF	12.00	23,580.00
2 ALTERNATE Sub Total:					101,106.00

This proposal supersedes all previous proposals, and is valid for thirty days past the date of issue.
Terms are net 30 days.

[Sign Here to Accept Quote:](#)

Authorized Representative: _____ Date: _____

JE021381-001

Material	\$77,980.00
Service	\$23,126.00
Misc Charges	\$0.00
Sales Tax	\$0.00
Misc Tax	\$0.00



ESTIMATE JE021381-001

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5238 ROYAL WOODS PKWY STE 160
TUCKER, GA 30084
770-934-0083

ESTIMATE Date 06/17/26

JE021381-001

CLIENT	PROJECT
SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014	NEWTON COUNTY WATER & SEWER, AL 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016

MAIN	JOB #	Salesperson 1	User Header Label 1
770-786-3031		MOHAMED JOHAR	
Job Phone	Job Descrp	Salesperson 2	User Header Label 2
	COMMERCIAL		

Area	Style/Item	Color/Desc	Qty	Price	Total
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Please see all the conditions and exclusions below:

This pricing corresponds to the attached Scope Layout.

Please note that I have figured Schluter Cove metals for the restroom walls.

Please note, I have figured wall tile (CT-2) for all the restrooms, 6' high with a metal on top.

The offices call for CPT-5, but this is not on the finish schedule. I have figured CPT-2 in the offices (As indicated in the Finish Board Scheme).

Please note, I have figured standard grout and mortar for the Lobby floor tile. No base or waterproofing has been figured for the lobby floor tile.

Demolition of existing finishes is not included.

Sealed/Polished Concrete is not included.

Epoxy Flooring is not included.

The pricing does not include underlayment or subfloor leveling. Self-leveling concrete can be installed for \$110.00 per 50-lb bag.

No primers, polishes, or protection are included.

No mitigation or remediation of moisture or alkalinity is included.

This pricing assumes labor will be during regular work hours, not overnight or on weekends.

This proposal supersedes all previous proposals, and is valid for thirty days past the date of issue.
Terms are net 30 days.

[Sign Here to Accept Quote:](#)

Authorized Representative: _____ Date: _____

JE021381-001

Material	\$77,980.00
Service	\$23,126.00
Misc Charges	\$0.00
Sales Tax	\$0.00
Misc Tax	\$0.00



ESTIMATE JE021381-001

CARNES CONTRACT FLOORS, INC.
5238 ROYAL WOODS PKWY STE 160
TUCKER, GA 30084
770-934-0083

ESTIMATE Date 06/17/26

JE021381-001

CLIENT SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014		PROJECT NEWTON COUNTY WATER & SEWER, AL 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016	
MAIN 770-786-3031	JOB #	Salesperson 1 MOHAMED JOHAR	User Header Label 1
Job Phone	Job Descrp COMMERCIAL	Salesperson 2	User Header Label 2

Area	Style/Item	Color/Desc	Qty	Price	Total
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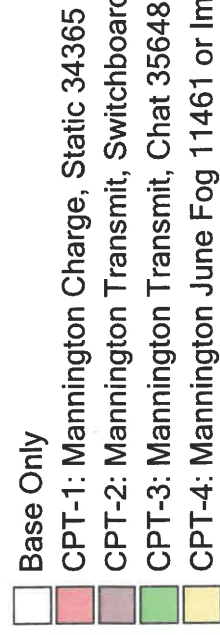
This pricing assumes the work will be done in one phase, not multiple.

The price includes standard-setting materials and grout. Waterproofing, crack suppression membrane, backer board, thickset, and grout sealers are not included.

To add epoxy mortar, please add \$6.50/sf.
To add up to a 3" mud bed, please add \$4.50/sf.
To add grout sealer, please add \$0.75/sf.
To add a crack suppression membrane, please add \$2.75/sf.
To add waterproofing, please add \$3.00/sf.

This proposal supersedes all previous proposals, and is valid for thirty days past the date of issue. Terms are net 30 days. Sign Here to Accept Quote: Authorized Representative: _____ Date: _____	JE021381-001 <table><tr><td>Material</td><td>\$77,980.00</td></tr><tr><td>Service</td><td>\$23,126.00</td></tr><tr><td>Misc Charges</td><td>\$0.00</td></tr><tr><td>Sales Tax</td><td>\$0.00</td></tr><tr><td>Misc Tax</td><td>\$0.00</td></tr></table>	Material	\$77,980.00	Service	\$23,126.00	Misc Charges	\$0.00	Sales Tax	\$0.00	Misc Tax	\$0.00
Material	\$77,980.00										
Service	\$23,126.00										
Misc Charges	\$0.00										
Sales Tax	\$0.00										
Misc Tax	\$0.00										

1st Floor (Alternate Bid)



1.	CONTRACTOR TO FINISH PRIOR TO ORDERING THE FLOORING MATERIALS.
2.	1. VOT FLOORING B.
3.	2. ALL MATERIALS SH MANUFACTURERS
4.	3. PROVIDE VINYL BE BEFORE CAN BE CEIT
5.	4. CARPET PATTERNING
6.	5. CONTRACTOR TO I CONTRACTOR TO I CARPET TRANSFER
7.	6. CONTRACTOR TO I FREE AND CLEAR TO
8.	7. CONTRACTOR TO I ASSEMBLY AND IN
9.	8. CLEAN ALL GLUE F TRANSITIONS.
10.	9. CARPET TO THE T MATCH THE HIGH
11.	10. ALL GROUT TO BE NOTED.
12.	11. ALL WNT, WALL B ALL STATIC DISPO CONTRACTOR.
13.	WALL FINISHES
14.	1. ALL MATERIALS SH MANUFACTURERS
15.	2. ALL FINISHES AT C
16.	3. ALL PAINT GRABE
17.	4. ALL LIGHTING MET AS REQUIRED FOR
18.	5. FINISH PAINT GRABE
19.	6. ALL FIRE EXTINGU
20.	7. CONTRACTOR TO I AND PAINTED IN A
21.	8. CONTRACTOR TO I SILLS AND BASES IN
22.	9. PATCH AND REPAIR READY TO RECEIVE
23.	10. THERE SHALL BE N SHOULD BE SHOWN
24.	11. PAINT SHALL BE L SHOWN
25.	12. FINISH AT CEILING

Carnes Contract Floors

-  CT-1 (CERAMIC FLOOR TILE): Daltile Memoir, Cosmo Blue 12"x12" or Vol 1.0 Waterfall
-  CT-2 (CERAMIC WALL TILE): Daltile Color Wheel Classic, Waterfall or Galaxy Glossy 6"x6"
-  CT-2 (LOBBY FLOOR TILE): TBD 12"x24"(\$12 Installed Allowance)
-  CT-3 (CERAMIC WALL TILE): Daltile Color Wheel Classic, Galaxy Glossy 6"x6"
-  Metal -1: Schluter Edge, Satin Aluminum (Allowance)
-  Metal -2: Schluter Dilex, Satin Aluminum (Allowance)
-  Metal -3: Schluter Reno U, Satin Aluminum (Allowance)
-  None
-  Rubber Reducer: CPT/Tile (Allowance)
-  VCT-1: Armstrong Standard Texture, 51932 Lunar Blue

Carnes Contract Floors



- CPT-2: Mannington Transmit, Switchboard 14144 or Operator
- CPT-3: Mannington Transmit, Chat 35648 or Haptics
- CPT-4: Mannington June Fog 11461 or Improbable
- CT-1 (CERAMIC FLOOR TILE): Daltile Memoir, Cosmo Blue 12"x12" or Vol 1.0 Waterfall
- CT-2 (CERAMIC WALL TILE): Daltile Color Wheel Classic, Waterfall or Galaxy Glossy 6"x6"

Carnes Contract Floors

- 

Metal -1: Schluter Edge, Satin Aluminum (Allowance)
- 

Metal -3: Schluter Reno U, Satin Aluminum (Allowance)
- 

Rubber Reducer: CPT/Tile (Allowance)
- 

Metal -2: Schluter Dilex, Satin Aluminum (Allowance)
- 

None
- 

VCT-1: Armstrong Standard Texture, 51932 Lunar Blue



ESTIMATE JE021000-001

CARNES CONTRACT FLOORS, INC.
5238 ROYAL WOODS PKWY STE 160
TUCKER, GA 30084
770-934-0083

ESTIMATE Date 04/19/26

JE021000-001

CLIENT	PROJECT
SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014	NEWTON COUNTY WATER & SEWER 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016

MAIN	JOB #	Salesperson 1	User Header Label 1
770-786-3031		MOHAMED JOHAR	
Job Phone	Job Descrp	Salesperson 2	User Header Label 2
	COMMERCIAL		

Area	Style/Item	Color/Desc	Qty	Price	Total
1 BASE BID	CPT TILE LABOR - INSTALL CARPET TILE		700.00 SY	3.28	2,298.00
1 BASE BID	CPT-1: MANNINGTON CHARGE	STATIC 34365	24.00 SY	76.00	1,824.00
1 BASE BID	CPT-2: MANNINGTON TRANSMIT	SWITCHBOARD 14144/ OPERATOR 14148	424.00 SY	32.00	13,568.00
1 BASE BID	CPT-3: MANNINGTON TRANSMIT	CHAT 35648/ HAPTICS 13143	208.00 SY	32.00	6,656.00
1 BASE BID	CPT-4: MANNINGTON	JUNE FOG 11461 OR IMPROBABLE 13462	136.00 SY	41.00	5,576.00
1 BASE BID	ADHESIVE (GLUE): CPT PRESSURE SENSATIVE	TBD	8.00 EA	115.00	920.00
1 BASE BID	VCT LABOR - INSTALL		2,807.00 SF	1.00	2,807.00
1 BASE BID	VCT-1: ARMSTRONG STANDARD TEXTURE	51932 LUNAR BLUE	2,835.00 SF	2.00	5,670.00
1 BASE BID	VCT-2: ARMSTRONG STANDARD TEXTURE	59234 SILK OR 59237 TRACERY	225.00 SF	2.00	450.00
1 BASE BID	ADHESIVE (GLUE): VCT PRESSURE SENSATIVE	TBD	3.00 EA	115.00	345.00
1 BASE BID	BASE LABOR - 4" RUBBER BASE		2,400.00 LF	0.50	1,200.00
1 BASE BID	RB-1: ARMSTRONG 4" RUBBER COVE BASE (COILS)	#48FS FLAGSTONE	2,400.00 LF	1.75	4,200.00
1 BASE BID	CERAMIC LABOR - INSTALL FLOOR TILE		555.00 SF	5.50	3,053.00
1 BASE BID	CT-1 (CERAMIC FLOOR TILE): DAL TILE MEMOIR OR VOL 1.0	COSMO BLUE OR WATERFALL 12"X12"	626.62 SF	4.30	2,694.00

VCT in
Lobby



ESTIMATE JE021000-001

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ESTIMATE Date 04/19/26

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770-786-3031		MOHAMED JOHAR	
Job Phone	Job Descrp	Salesperson 2	User Header Label 2
	COMMERCIAL		

Area	Style/Item	Color/Desc	Qty	Price	Total
1 BASE BID	CERAMIC LABOR - INSTALL WALL TILE		1,425.00 SF	6.00	8,550.00
1 BASE BID	CT-2 (CERAMIC WALL TILE): DAL TILE COLOR WHEEL CLASSIC	WATERFALL OR GALAXY GLOSSY 6"X6"	1,550.00 SF	8.10	12,555.00
1 BASE BID	CT-3 (CERAMIC WALL TILE): DAL TILE COLOR WHEEL CLASSIC	GALAXY GLOSSY 6"X6"	37.50 SF	8.11	304.00
1 BASE BID	CERAMIC LABOR - EPOXY GROUT INSTALL		1,980.00 EA	3.00	5,940.00
1 BASE BID	THINSET (MORTAR): MAPEI/LATICRETE STANDARD	TBD	40.00 EA	22.00	880.00
1 BASE BID	METAL -1: SCHLUTER EDGE, SATIN ALUMINUM (ALLOWANCE)	TBD	32.00 EA	20.00	640.00
1 BASE BID	METAL -2: SCHLUTER DILEX, SATIN ALUMINUM (ALLOWANCE)	TBD	30.00 EA	33.00	990.00
1 BASE BID	METAL -2A: SCHLUTER DILEX IN/OUTSIDE CORNER, SATIN ALUMINUM (ALLOWANCE)	TBD	45.00 EA	26.00	1,170.00
1 BASE BID	RUBBER REDUCER: CPT/TILE (ALLOWANCE)	TBD	3.00 EA	21.00	63.00
1 BASE BID	MINIMUM FLOOR PREP (ALLOWANCE)		1.00 EA	1,200.00	1,200.00
1 BASE BID	MOISTURE TESTING		10.00 EA	50.00	500.00
1 BASE BID Sub Total:					84,053.00

This proposal supersedes all previous proposals, and is valid for thirty days past the date of issue.
Terms are net 30 days.

[Sign Here to Accept Quote:](#)

Authorized Representative: _____ Date: _____

JE021000-001

Material	\$58,505.00
Service	\$25,548.00
Misc Charges	\$0.00
Sales Tax	\$0.00
Misc Tax	\$0.00



ESTIMATE JE021000-001

CARNES CONTRACT FLOORS, INC.
5238 ROYAL WOODS PKWY STE 160
TUCKER, GA 30084
770-934-0083

ESTIMATE Date 04/19/26

JE021000-001

CLIENT	PROJECT
SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014	NEWTON COUNTY WATER & SEWER 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016

MAIN	JOB #	Salesperson 1	User Header Label 1
770-786-3031		MOHAMED JOHAR	
Job Phone	Job Descrp	Salesperson 2	User Header Label 2
	COMMERCIAL		

Area	Style/Item	Color/Desc	Qty	Price	Total
------	------------	------------	-----	-------	-------

Please see all the conditions and exclusions below:

This pricing corresponds to the attached Scope Layout.

Please note that I have figured Schluter Cove metals for the restroom walls.

Please note, I have figured wall tile (CT-2) for all the restrooms, 6' high with a metal on top.

The offices call for CPT-5, but this is not on the finish schedule. I have figured CPT-2 in the offices (As indicated in the Finish Board Scheme)

Demolition of existing finishes is not included.

Sealed/Polished Concrete is not included.

Epoxy Flooring is not included.

The pricing does not include underlayment or subfloor leveling. Self-leveling concrete can be installed for \$110.00 per 50-lb bag.

No primers, polishes, or protection are included.

No mitigation or remediation of moisture or alkalinity is included.

This pricing assumes labor will be during regular work hours, not overnight or on weekends.

This pricing assumes the work will be done in one phase, not multiple.

This proposal supersedes all previous proposals, and is valid for thirty days past the date of issue.
Terms are net 30 days.

[Sign Here to Accept Quote:](#)

Authorized Representative: _____ Date: _____

JE021000-001

Material	\$58,505.00
Service	\$25,548.00
Misc Charges	\$0.00
Sales Tax	\$0.00
Misc Tax	\$0.00



ESTIMATE JE021000-001

CARNES CONTRACT FLOORS, INC.
5238 ROYAL WOODS PKWY STE 160
TUCKER, GA 30084
770-934-0083

ESTIMATE Date 04/19/26

JE021000-001

CLIENT SUNBELT BUILDERS 10641 HIGHWAY 36 COVINGTON, GA 30014		PROJECT NEWTON COUNTY WATER & SEWER 11325 BROWN BRIDGE ROAD COVINGTON, GA 30016	
MAIN 770-786-3031	JOB #	Salesperson 1 MOHAMED JOHAR	User Header Label 1
Job Phone	Job Descrp COMMERCIAL	Salesperson 2	User Header Label 2

Area	Style/Item	Color/Desc	Qty	Price	Total
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The price includes standard-setting materials and grout. Waterproofing, crack suppression membrane, backer board, thickset, and grout sealers are not included.

To add epoxy mortar, please add \$6.50/sf.
To add up to a 3" mud bed, please add \$4.50/sf.
To add grout sealer, please add \$0.75/sf.
To add a crack suppression membrane, please add \$2.75/sf.
To add waterproofing, please add \$3.00/sf.

This proposal supersedes all previous proposals, and is valid for thirty days past the date of issue. Terms are net 30 days. Sign Here to Accept Quote: Authorized Representative: _____ Date: _____	JE021000-001 Material \$58,505.00 Service \$25,548.00 Misc Charges \$0.00 Sales Tax \$0.00 Misc Tax \$0.00
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1

6/17/2026

7

CPT-4: Mannington June Fog 11461 or Improbable

Carnes Contract Floors

-  CT-1 (CERAMIC FLOOR TILE): Daltile Memoir, Cosmo Blue 12"x12" or Vol 1.0 Waterfall
-  CT-2 (CERAMIC WALL TILE): Daltile Color Wheel Classic, Waterfall or Galaxy Glossy 6"x6"
-  CT-3 (CERAMIC WALL TILE): Daltile Color Wheel Classic, Galaxy Glossy 6"x6"
-  Metal -1: Schluter Edge, Satin Aluminum (Allowance)
-  Metal -2: Schluter Dilex, Satin Aluminum (Allowance)
-  Metal -3: Schluter Reno U, Satin Aluminum (Allowance)
-  None
-  Rubber Reducer: CPT/Tile (Allowance)
-  VCT-1: Armstrong Standard Texture, 51932 Lunar Blue
-  VCT-2: Armstrong Standard Texture, 59234 Silk or 59237 Tracery



Attention: Garnett Long

Salesperson: Patti Ross

Estimator:

Project Manager:

Addendums Read:

Proposal

Install Date:

Plan Date:

Bid Due Date:

6/18/2026

Date:

6/18/2026

Time:

2:29 PM

Revision #:

Bid #:

25247

Bill To	Project
Sunbelt Builders 10641 Highway 36 Covington, GA 30014	Newton Co WSA Expansion - 100% Drawings 11325 Brown Bridge Road Covington, GA 30016
Garnett Long	w/ epoxy grout

25247

BASE BID

Line	Scope of Work	UOM:	Quantity:	Unit Price:	Extended:
1	CPT-1: Mannington Friktion Static Walk Off Carpet Tiles -	SY	24.00	89.000	\$2,136.00
2	CPT-2: Mannington Hocus Collection, TBD -	SY	227.20	45.000	\$10,224.00
3	CPT-3: Mannington Exchange Collection, TBD -	SY	191.70	37.500	\$7,188.75
4	CPT-4: Mannington Exchange Collection, TBD -	SY	120.70	37.500	\$4,526.25
5	CPT-5: Mannington Exchange Collection, TBD -	SY	305.30	37.500	\$11,448.75
6	VCT-1: Armstrong Standard Excelon VCT -	SF	1,215.00	3.350	\$4,070.25
7	VCT-1 & 2: Armstrong Standard Excelon, Pattern Installation -	SF	1,935.00	3.700	\$7,159.50
8	WB-1: Standard 4" Rubber Cove Base, TBD -	LF	2,640.00	1.750	\$4,620.00
9	Standard Vinyl Transition Allowance -	EA	10.00	25.000	\$250.00
10	Minor Floor Prep Allowance -	EA	35.00	48.000	\$1,680.00
11	CT-1: Dal Tile Memoir Cosmo Blue 12x12 Matte, - Standard Thinset Installation with Epoxy Grout	SF	615.00	14.500	\$8,917.50
12	CT-2: Dal Tile Color Wheel Classic 4x4 Waterfall Glossy, 2' Wainscot - Notes: Pricing based on 4x4 wall tile, with color selection from groups 1 - 3. Excludes cove base (stacked off floor tile), bullnose trim and Schluter Dilex (see alternate).	SF	537.50	18.000	\$9,675.00
13	CT-3: Ceramic Tile Backsplash Allowance at Breakroom 139 -	EA	1.00	1,500.000	\$1,500.00
14	Schluter Jolly Aluminum Edge Metal, - For use as edge trim at wainscot and at vertical wall tile returns	EA	1.00	775.000	\$775.00
15	Relative Humidity Moisture Testing, - To Include One Round of Moisture Testing at the 1st & 2nd Floor of the New Addition Only.	EA	1.00	1,400.000	\$1,400.00
16	Ceramic Tile Jobsite Delivery -	EA	1.00	900.000	\$900.00

TOTAL (TAX INCLUDED THESE LINE ITEMS): \$ 76,471.00

ADD ALT: Use Schluter Dilex at Restrooms

Line	Scope of Work	UOM:	Quantity:	Unit Price:	Extended:
1	Schluter Dilex Aluminum Cove Trim at Restrooms Only -	EA	1.00	3,525.000	\$3,525.00

TOTAL (TAX INCLUDED THESE LINE ITEMS): \$ 3,525.00

ADD ALT: Use Ceramic Floor Tile in Lieu of VCT 1&2

Line	Scope of Work	UOM:	Quantity:	Unit Price:	Extended:
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6/18/2026

Bid #: 25247

Page 1 of 2

1	DEDUCT: VCT-1 & 2: Armstrong Standard Excelon, Pattern Installation -	SF	(1,935.00)	3.700	(\$7,159.50)
2	DEDUCT: WB-1: Standard 4" Rubber Cove Base, TBD - Note: GC to provide wood base.	LF	(360.00)	1.750	(\$630.00)
3	ADD: Ceramic Floor Tile Allowance, Pattern Installation with Epoxy Grout -	SF	1,935.00	18.500	\$35,797.50
4	ADD OPTION: 100% Anti-Fracture Membrane Allowance Trowelable -	SF	1,750.00	4.000	\$7,000.00
TOTAL (TAX INCLUDED THESE LINE ITEMS):					\$ 35,008.00

NOTES

Exclusions: Demo of Existing Materials; Adhesive Removal; Furniture Handling; Premium After Hours Work; Self-Leveling Floor Preparation; High Moisture Adhesives and/or Moisture Mitigation; Caulking, Cleaning, Sealing, Waxing, and Protection of Installed Materials; Waterproofing and Crack Isolation Membranes UNO; Epoxy Grout at Wall Tile; Attic Stock; Nosing at Board Room 143.

The imposition of tariffs on construction materials is presently unknown. Construction products and energy costs are sometimes subject to unusual price volatility due to conditions that are beyond the control of the Subcontractor. If a tariff is imposed on materials to be used in this installation or there is a substantial increase in construction products or energy costs between the date of this Proposal and the time when the Work is performed, the Subcontract Price shall be increased to reflect the additional cost to the Subcontractor, upon submittal of written documentation and advance notice to Contractor. Additionally, Subcontractor shall be entitled to an extension of time for delays beyond the control of Subcontractor, including delays in delivery of materials.

Vanguard Commercial Flooring will furnish, deliver, and install the above material in accordance with all transmitted plans, specifications and general conditions for the listed price. This proposal does not include costs associated with obtaining project-specific or jurisdictional business or contractor licenses unless expressly stated. This proposal doesn't include any costs associated with OCIP/CCIP unless expressly noted in proposal. The price includes all applicable freight and taxes, unless otherwise noted. Unless specifically included in this proposal: excludes all demolition, repair or take-up of existing flooring; excludes vacuuming, damp mopping, buffing, waxing or floor protection; excludes floor floating, leveling or repair; excludes sealing of floor, cleaning or removal of oil, grease, solvents, paints, plaster or other foreign substances; excludes asbestos control/abatement; includes no attic stock of material beyond installation coverage; includes work only during regular hours and for a single phase job; excludes any furniture movement; excludes any addenda beyond the base bid; Per CRI-104-96, 6.3 site conditions: The owner or general contractor must submit to the flooring contractor a written report on moisture and surface alkalinity of the slab to determine its suitability as a substrate for the material to be installed. Floor preparation will be billed on a time and material basis at \$75.00 per man-hour plus the cost of the materials. Client is subject to payment for stored materials. Vanguard Commercial Flooring will not accept charge backs of damage or cleaning without the option to inspect claim(s) to repair or without the option to make arrangements for acceptable repairs at their expense. Vanguard Commercial Flooring is not responsible for any claims that might result from product delivery date changes beyond their control. If a manufacturer requires a deposit to manufacture/ship certain items, client will pay that amount. This proposal is valid for forty-five (45) days. Full payment is due thirty (30) days from receipt of invoice unless otherwise specified.

WARRANTY DOES NOT INCLUDE ANY MOISTURE RELATED SUBFLOOR FAILURES

Vanguard Commercial Flooring- Norcross

Sunbelt Builders

Signed:

Patti Ross

Accepted By:**Anticipated Installation Start Date:**

\$115,004







Attention: Garnett Long
Salesperson: Patti Ross
Estimator:
Project Manager:
Addendums Read:

Proposal

Install Date:

Plan Date:

Bid Due Date:

6/18/2026

Date:

6/18/2026

Time:

7:35 AM

Revision #:

Bid #:

25247

Bill To	Project
Sunbelt Builders 10641 Highway 36 Covington, GA 30014	Newton Co Water & Sewer 60% Drawings - REV 6.17.26 11325 Brown Bridge Road Covington, GA 30016
Garnett Long	

25247

BASE BID

Line	Scope of Work	UOM:	Quantity:	Unit Price:	Extended:
1	CPT-1: Mannington Friktion Static Walk Off Carpet Tiles -	SY	24.00	89.000	\$2,136.00
2	CPT-2: Mannington Hocus Collection, TBD -	SY	227.20	45.000	\$10,224.00
3	CPT-3: Mannington Exchange Collection, TBD -	SY	191.70	37.500	\$7,188.75
4	CPT-4: Mannington Exchange Collection, TBD -	SY	134.90	37.500	\$5,058.75
5	CPT-5: Mannington Exchange Collection, TBD -	SY	305.30	37.500	\$11,448.75
6	VCT-1: Armstrong Standard Excelon VCT -	SF	1,035.00	3.350	\$3,467.25
7	VCT-1 & 2: Armstrong Standard Excelon, Pattern Installation -	SF	1,935.00	3.700	\$7,159.50
8	WB-1: Standard 4" Rubber Cove Base, TBD -	LF	2,640.00	1.750	\$4,620.00
9	Standard Vinyl Transition Allowance -	EA	10.00	25.000	\$250.00
10	Minor Floor Prep Allowance -	EA	35.00	48.000	\$1,680.00
11	CT-1: Dal Tile Memoir Cosmo Blue 12x12 Matte, Standard Thinset Installation -	SF	615.00	14.000	\$8,610.00
12	CT-2: Dal Tile Color Wheel Classic 4x4 Waterfall Glossy, 2' Wainscot - Notes: Pricing based on 4x4 wall tile, with color selection from groups 1 - 3. Excludes cove base (stacked off floor tile), bullnose trim and Schluter Dilex (see alternate).	SF	537.50	18.000	\$9,675.00
13	CT-3: Ceramic Tile Backsplash Allowance at Breakroom 139 -	EA	1.00	1,500.000	\$1,500.00
14	Schluter Jolly Aluminum Edge Metal, - For use as edge trim at wainscot and at vertical wall tile returns	EA	1.00	775.000	\$775.00
15	Relative Humidity Moisture Testing, - To Include One Round of Moisture Testing at the 1st & 2nd Floor of the New Addition Only.	EA	1.00	1,400.000	\$1,400.00
16	Ceramic Tile Jobsite Delivery -	EA	1.00	900.000	\$900.00
TOTAL (TAX INCLUDED THESE LINE ITEMS):					\$ 76,093.00

ADD ALT: Use Schluter Dilex at Restrooms

Line	Scope of Work	UOM:	Quantity:	Unit Price:	Extended:
1	Schluter Dilex Aluminum Cove Trim at Restrooms Only -	EA	1.00	3,525.000	\$3,525.00
TOTAL (TAX INCLUDED THESE LINE ITEMS):					\$ 3,525.00

ADD ALT: Use Ceramic Floor Tile in Lieu of VCT 1&2

Line	Scope of Work	UOM:	Quantity:	Unit Price:	Extended:
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6/18/2026

Bid #: 25247

Page 1 of 2

1	DEDUCT: VCT-1 & 2: Armstrong Standard Excelon, Pattern Installation -	SF	(1,935.00)	3.700	(\$7,159.50)
2	DEDUCT: WB-1: Standard 4" Rubber Cove Base, TBD - Note: GC to provide wood base.	LF	(360.00)	1.750	(\$630.00)
3	ADD: Ceramic Floor Tile Allowance, Pattern Installation -	SF	1,935.00	18.000	\$34,830.00
4	ADD OPTION: 100% Anti-Fracture Membrane Allowance Trowelable -	SF	1,750.00	4.000	\$7,000.00

TOTAL (TAX INCLUDED THESE LINE ITEMS): \$ 34,040.50

NOTES

Exclusions: Demo of Existing Materials; Adhesive Removal; Furniture Handling; Premium After Hours Work; Self-Leveling Floor Preparation; High Moisture Adhesives and/or Moisture Mitigation; Caulking, Cleaning, Sealing, Waxing, and Protection of Installed Materials; Waterproofing and Crack Isolation Membranes UNO; Epoxy Grout; Attic Stock; Nosing at Board Room 143.

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Vanguard Commercial Flooring will furnish, deliver, and install the above material in accordance with all transmitted plans, specifications and general conditions for the listed price. This proposal does not include costs associated with obtaining project-specific or jurisdictional business or contractor licenses unless expressly stated. This proposal doesn't include any costs associated with OCIP/CCIP unless expressly noted in proposal. The price includes all applicable freight and taxes, unless otherwise noted. Unless specifically included in this proposal: excludes all demolition, repair or take-up of existing flooring; excludes vacuuming, damp mopping, buffing, waxing or floor protection; excludes floor floating, leveling or repair; excludes sealing of floor, cleaning or removal of oil, grease, solvents, paints, plaster or other foreign substances; excludes asbestos control/abatement; includes no attic stock of material beyond installation coverage; includes work only during regular hours and for a single phase job; excludes any furniture movement; excludes any addenda beyond the base bid; Per CRI-104-96, 6.3 site conditions: The owner or general contractor must submit to the flooring contractor a written report on moisture and surface alkalinity of the slab to determine its suitability as a substrate for the material to be installed. Floor preparation will be billed on a time and material basis at \$75.00 per man-hour plus the cost of the materials. Client is subject to payment for stored materials. Vanguard Commercial Flooring will not accept charge backs of damage or cleaning without the option to inspect claim(s) to repair or without the option to make arrangements for acceptable repairs at their expense. Vanguard Commercial Flooring is not responsible for any claims that might result from product delivery date changes beyond their control. If a manufacturer requires a deposit to manufacture/ship certain items, client will pay that amount. This proposal is valid for forty-five (45) days. Full payment is due thirty (30) days from receipt of invoice unless otherwise specified.

WARRANTY DOES NOT INCLUDE ANY MOISTURE RELATED SUBFLOOR FAILURES

Vanguard Commercial Flooring- Norcross

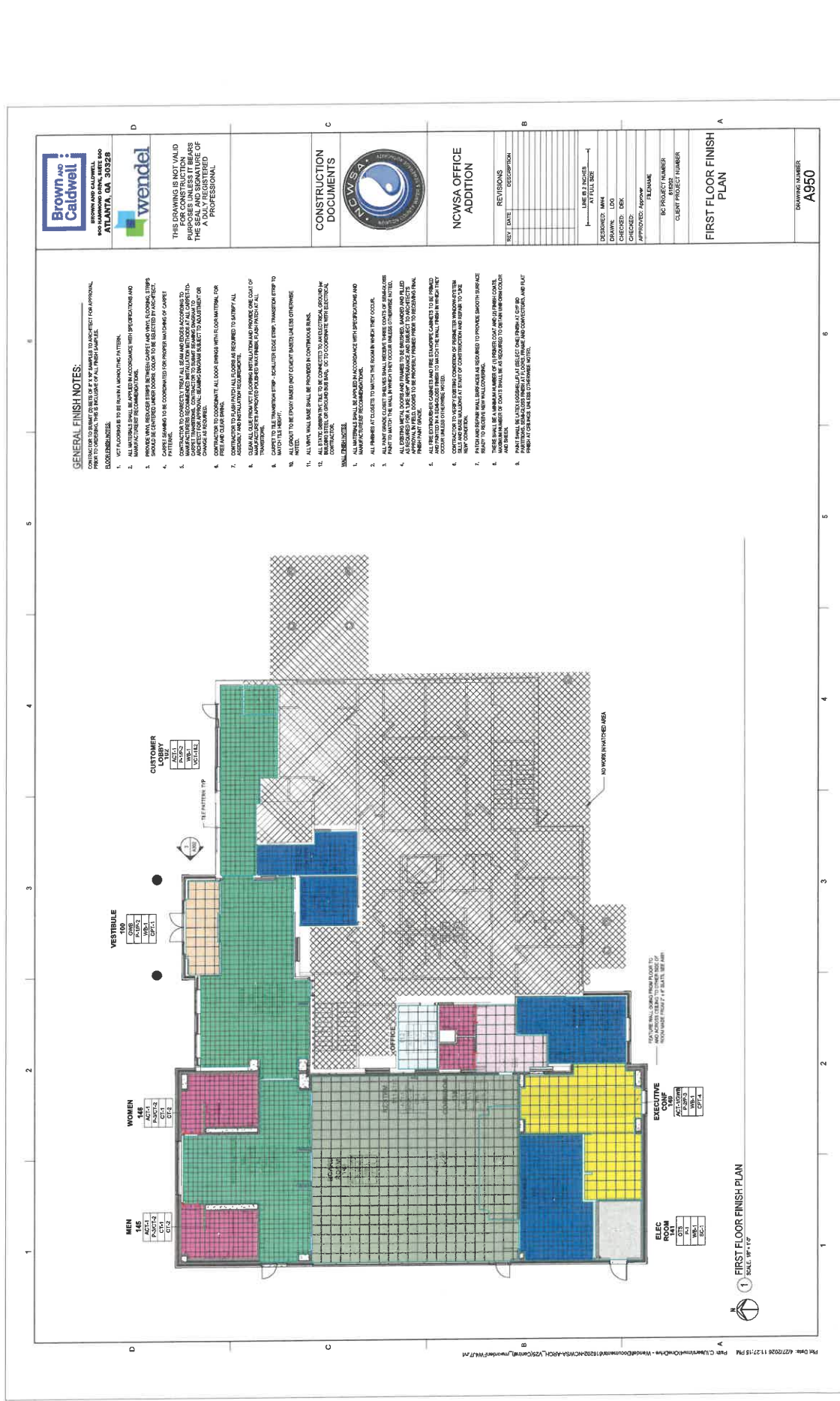
Sunbelt Builders

Signed:

Patti Ross

Accepted By:

Anticipated Installation Start Date:





M&DK CONTRACTORS



Eric Schaffer
eric@mdkcontracting.com
Office: 678-924-3608
Mobile: 404-406-8440

JOB INFORMATION

Project Name: NCWSA - Building Expansion
Address: 11325 Brown Bridge Road
City, State ZIP: Covington, GA 30016
Plan Date: 04/28/26
Architect: Wendel

Date: 6/17/2026
Contractor: Sunbelt
Contact: Ryan Lewis
Email: rlewis@sunbeltbuilders.com
Phone: 678-572-7213

SCOPE OF WORK

Description Of Work:	QTY	UNIT
Paint gyp walls	25907	sf
Paint gyp ceilings	1,708	sf
Paint gyp headers	119	lf
Paint gyp soffits	107	lf
Paint OTS ceilings	661	sf
Paint doors/frames	37	ea
Paint interior window trim	22	ea
Paint exterior cement siding @ entry	50	sf
Paint exterior cement trim	50	lf
Paint exterior cmu to match existing	1467	sf
Lift rental	1	ea

Total: \$25,283.00

NOTE:

USING SHERWIN WILLIAMS PAINT PRODUCTS
WB-1 is assumed to be rubber base.

ALTERNATES

NOT INCLUDED:

PAINTING OF EXTERIOR WINDOW TRIM - A302/2 "WINDOW & EIFS SURROUND TO MATCH EXISTING"

CONTRACT NOTES

SCOPE OF WORK MUST BECOME PART AND INCLUDED IN THE CONTRACT DOCUMENTS

THANK YOU FOR THE OPPORTUNITY TO BID THIS PROJECT

APEX PAINTING & DECORATING, INC.

Reference # 177-2026

2360 Rockaway Industrial Blvd.
Conyers, Georgia 30012
(770) 760-1525
Fax (770) 483-0434

BID

To: Sunbelt Builders

Page 1 of 2

Attention: Garnett Long

email: glong@sunbeltbuilders.com

Project: Newton County Water Authority

Bid Date: 6/17/2026

Location: Covington, GA

Plans dated: 3/24/2026

Addenda: None

Sections Bidding: **Paint**

Base Bid: \$32,620

ADD: \$470 ADD: Bond on Base Bid (1.44%)

ADD: \$1,115 ADD: Caulk ACT Perimeter Grid

ADD: \$250 ADD: Sealed Concrete (H&C Wet Look)

Please See List of Inclusions, Exclusions and Bid Conditions

Inclusions:

GWB Walls (PM 200 Eggshell)
GWB Walls (WB Catalyzed Epoxy)
GWB Ceilings (PM 200 Flat)
GWB Soffits (PM 200 Flat)
HM Door (PM 200 Alkyd S/G)
HM Frames (PM 200 Alkyd S/G)
HM Side Light (PM 200 Alkyd S/G)
Exposed Ceilings (Dryfall Flat)
Brick Lentil (DTM Acrylic S/G)
Fiber Siding Gable (A-100 Flat)
Caulk Paint to Paint

Respectfully, Jeremy Morris - Estimator 770-760-1525 Jeremy@apex-paint.com
Apex Painting and Decorating, Inc is a certified 100% woman owned business
WBE - NC #2005113186
City of Atlanta Certification: FBE #2004-119

Due to Unknown Tariffs Our Proposal is Valid for 30 Days
Priced in Today's Dollars

Exclusions:

Wood Doors Stained
 View Lights in PF Doors
 Intumescent Coatings
 Electrostatic Coatings
 Interior Duct Flat Black
 Access Panels/Grilles
 Millwork Stained/Painted
 Metal Coping/Flashing
 Gutter/Downspouts
 PF Metal Panels/Inside Parapet

Exclusions:

Wall Stencils
 Rated Wall Labeling
 Caulking of Dissimilar Items
 Brick/Stone
 Window Divided Lights/Shashes
 Slat Wall Wood
 Wood Trims Stained
 Metal Fascia/Soffit
 Splitface CMU
 Wallcovering

Exclusions:

Sealed Concrete
 Polished Concrete

Conditions and Qualifications of the bid:

Bid contingent on this NOT being a Georgia State Financing and Investment Commission project

1. Sequencing of substrate acceptance for turnover from drywall subcontractor to Apex Painting will follow this plan:
2. The Drywall Subcontractor will provide a finish level in accordance with the Contract Documents.
3. Authorized representatives of the Contractor, Drywall Subcontractor, and the Apex Painting project superintendant will inspect the primed drywall for imperfections.
4. Drywall Subcontractor will correct finish imperfections.
5. Apex painting will touch up repaired drywall areas.
6. Apex Painting will apply the first finish coat of paint.
7. After all finish materials are in place, authorized representatives of the Contractor and Drywall Subcontractor will perform a final inspection of the painted drywall.
8. Drywall subcontractor will correct drywall imperfections revealed in the final inspection.
9. Apex Painting will apply the final coat of paint as part of the punch-list effort.
10. Not responsible for blemishes, imperfections, poor quality work by other trades, damage caused by others.
11. No work outside of normal working hours, defined as Monday through Friday 7:00 AM to 3:30 PM, is included unless specifically noted in our inclusions list. Costs related to work outside of normal working hours will be paid by the General Contractor.
12. Apex Painting is not responsible for protection of its work from damage caused by others, known or unknown.
13. Galvanized metal is included only if specifically noted in the plans, specifications, or our inclusions.
14. Apex Painting is not responsible for errors, omissions, gaps, inconsistencies, conflicts, or inadequacies in the plans and specifications.
15. Apex Painting is not responsible for delays or cost increases resulting from changes made to the published schedule after the bid date, including material cost increases and outside normal hours work.
16. Apex Painting is not responsible for information presented in color in or on contract documents.
17. Apex Painting is not responsible for any work or costs associated with Building Information Modeling (BIM) requirements.
18. Apex Painting is not responsible for interpreting, resolving or costs related to and/or resulting from conflicts in the contract documents regarding LEED requirements
19. Apex Painting is not responsible for interpreting, resolving or costs related to and/or resulting from conflicts or deficiencies in the contract documents.
20. Apex Painting is not responsible for assessing or certifying the ability of the structure to support powered lifts. Our price is contingent on using powered lifts.
21. Doors and frames not listed on plan sheet door schedule are not included unless specifically noted in our inclusions above

Price Volatility and Increased Costs Due to Changes in Tariffs:

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the subcontractor, including the COVID-19 pandemic and/or changes in tariffs. If a specified product is unavailable or shipment is delayed, subcontractor shall provide written notice and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment or products between the date of this contract and the time of when the job is ready for the installation of the affected material, the amount of this contract shall be increased to reflect the additional cost to obtain the materials, provided that the subcontractor gives the owner/general contractor written notice and documentation of the increased costs.

Georgia PaintPro, LLC
P.O. Box 469
Covington, GA 30015 US
7703756970
www.gapaintpro.com



Estimate

ADDRESS

Sunbelt Builders
10641 GA-36
Covington, Georgia 30014
United States

ESTIMATE # 20848-03

DATE 06/15/2026

EXPIRATION DATE 08/15/2026

DATE	DESCRIPTION	AMOUNT
	NC Water & Sewer Authority - Administration Building Addition & Reno	
	Scope of Work:	
	(Interior Painting)	
	1. Paint Gypsum Walls using Sherwin Williams Promar 200 Eggshell in color TBD.	29,500.00
	2. Paint Gypsum Ceilings using Sherwin Williams Promar 200 Flat in color TBD.	
	3. Paint Hollow Metal Doors and Frames & Ramp Handrails using Sherwin Williams Pro Industrial Waterbased Alkyd Urethane Semi-Gloss in color TBD.	
	4. Stain New Wood Doors using Sherwin Williams Minwax Performance Series Stain in color TBD, then apply Minwax Fast Drying Polyurethane Semi-Gloss Clear.	
	(Exterior Painting)	
	1. Paint new Split Face CMU Walls, Columns, Hardie Board and Windows using Sherwin Williams Exterior Superpaint Satin in color TBD.	13,500.00
	(ALTERNATES)	
	PHASE 2:	
	1. Paint Gypsum Walls using Sherwin Williams Promar 200 Eggshell in color TBD.	
	3. Paint (8) Hollow Metal Doors / (56) Door Frames, & Stair Metals using Sherwin Williams Pro Industrial Waterbased Alkyd Urethane Semi-Gloss in color TBD.	
	(ADD OF \$25,500)	
	- Excludes existing wood doors.	
	ALTERNATE NO. 2:	
	1. Paint Window Trim at newly installed windows where shown on drawings. (ADD OF \$1,440)	

43,000

Notes:

- 1. Plans Dated - 100% Design Set
- 2. Review takeoff images attached for what is included in base bid pricing.

Exclusions:

Demolition patch/repair to existing surfaces, caulking of non paint to paint surfaces, stain grade wood work, wood base and trim, aluminum storefront systems, interior hollow metal window frames, existing exterior split face cmu, columns, or fascia, anything not directly specified above or not shown on takeoff images attached.

TOTAL

\$43,000.00

Accepted By

Accepted Date



OCCUPIED RENOVATIONS

6730 Jones Mill Court
Norcross, GA 30092

Phone 770-326-9212 Fax 770-326-9291

PROPOSAL

Proposal Number

Date: 6/4/26

SUBMITTED TO:

NEWTON COUNTY WATER AND SEWER

SUNBELT
11325 BROWN BRIDGE RD COVINGTON, GA 30016

Attn:

PROPOSAL VALID FOR 30 DAYS FROM THIS DATE

Phone:

Fax:

Addenda:

Furnish and Install per plans and Specs:

Date of Plans:

Code	Product	Total
	NEW BUILD PAINT WALLS PAINT DOORS AND FRAMES TOTAL:	26,218.00
ALT	REMODEL PAINT WALLS PAINT DOORS AND FRAMES ALT TOTAL: ADD \$16,652	
	EXTERIOR PAINT EXTERIOR SOFFITS PAINT EXTERIOR TRIM BOARDS TOTAL:	12,121.00
	LIFT	5,949.00
	NEW BUILD PAINT GYP CEILING PAINT OTS TOTAL:	12,283.00
	*EXCLUDES ANY WORK NOT MENTIONED ABOVE	

Contract Total: \$56,571.00

ALL QUOTES ARE SUBJECT TO CREDIT APPROVAL

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Payment will be made as outlined above

ACCEPTED BY: _____

Date: _____

Dryden Lewis

dlewis@occupiedrenovations.com