




Vision

We strive to cultivate an educational foundation that empowers students to realize their full potential, thrive as productive global citizens, ignite positive change, and create a more just and equitable world.

ADDENDUM NO.1

DATE: June 5, 2025

TO: All Bidders

FROM: Lonita Broome, PhD. 
Chief Financial Officer

RE: ITB 25-008 - Interior Painting Services

Addendum No. 1 for the above-referenced solicitation.

The following changes have been made to ITB 25-008- Interior Painting Services:

A. Specification:

Page 36 - **Summary Revised.**

The word “wood” has been removed from the summary.

B. Part 3 Execution

Page 37 & 38 - 3.2 **Preparation Item B. Revised**

The first sentence, which references “Interior Wood” has been removed.

Page 38 - **3.2 Preparation Item G. Removed**

Removal of “interior wooden doors”.

Page 39 - **3.4 Exclusions Revised. Add Item “i”**

Item “i” added to include “All Interior Wood”

The following questions were received:

C. Questions and Answers:

Q1. I'm reviewing the bidding documents for this, which state on page 38 that "All interior wooden doors will have all tape, stickers, etc., removed before sanding."

Are all wooden doors to be sanded? Are they to be stained after sanding?

A1. All references to interior wood have been removed from the specifications.

Q2. When do we need to start the project, and when does it need to be completed by?

A2. The project owner will work with the awarded vendor to determine the start of the project; however, the project must be completed by June 30, 2025.

Q3. It states the color schedule will be provided after award of the contract, but we need to know the color to bid priming or not, unless we should include priming no matter what.

A3. Yes, priming should be included in your price.

Q4. Does this deadline include doing all five schools simultaneously?

A4. The project owner will work with the awarded vendor to determine the sequence of the school painting. CSD will prioritize based on need.

Q5. It says that payments will be made net 30 after line items are closed out, what would a line item constitute? Is it to match the bid schedule?

A5. Yes, line items match the bid schedule. After completion of the job, receipt of an accurate invoice with an invoice number on it, and approval from the project owner, payment will be made within 30 days.

Q6. If pricing is close, what factors matter most (schedule, references, experience, etc)?

A6. All of the factors will be taken into consideration.

Q7. I am requesting soft copies of the Plans, Specifications, and Prebid Sign-In-Sheet or Planholders related to ITB 25-008 Interior Painting Services.

A7. A PDF of the sign-in sheet for the optional site visit is included in this addendum.

All other terms and conditions remain the same.

SPECIFICATIONS

Revised 6/6/2025 – Page 36

SUMMARY

These projects include interior painting of the hallways, common areas, classrooms and offices of the buildings. Scope of work will include painting of walls, ~~wood~~ and metal surfaces, handrails, exterior doors, and door frames, excluding closets/storage. (Where items are not mentioned), finish them as specified for similar work.

***All surfaces will require a minimum of two (2) topcoats for proper coverage after walls are prepped.**

PART I GENERAL

1.1 QUALITY ASSURANCE

- A. It is the intent of these specifications where brands or trade names are mentioned to set a quality for that particular product. Manufacturer Sherwin Williams Pro Industrial Pre-Catalyzed Water-based Epoxy for all metal surfaces and Pro Mar 200 Primer and Interior Latex for wall surfaces (low VOC paint). Other manufacturers with equal products will be considered. Written permission will be required.

1.2 SUBMITTAL

- A. Paint Schedule - Within three (3) business days after contract is awarded, submit for approval, a detailed schedule of the paint proposed listing the name of the manufacturer, the specific label name of each product, and the surface to which it will be applied. Such schedule, when approved, shall be equal force with these specifications in that no deviation from it will be allowed except with owners' written approval. Omission of any item from the approved schedule shall not relieve contractor of this obligation to comply with these specifications.
- B. Color Schedule – Owner will provide color schedule after award of contract.

1.3 PRODUCT HANDLING

- A. Deliver all painting materials to job site at least three (3) days before painting, in original unbroken containers showing manufacturer's name and type of paint, subject to owners inspection and approval. Store all paint in a locked room. Paint shall be used directly from original containers or shall be mixed on job to match approved samples.
- B. The floor and wall surfaces of paint storage room shall be suitably protected against damage or defacement. Necessary precautions shall be taken to reduce fire hazard to a minimum.

SPECIFICATIONS

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1.4 ENVIRONMENTAL CONDITIONS

- A. Adequate temporary light, heat, venting, etc., required to afford proper working and drying conditions at the building shall be maintained throughout the time painting work is being done.

1.5 PROTECTION

- A. During progress of the painting, it and the work of others shall be protected. Drop-cloths or building paper shall be used to protect floors and baseboards and other portions of the building during painting operation. The contractor will be responsible to move furniture and re-set area to original condition.

PART 2 PRODUCTS

2.1 MATERIALS

- A. General - Except where otherwise specifically stated hereinafter, painting materials shall be products of manufacturer's herein before listed under "Quality Assurance" and shall be in that manufacturer's top grade of the respective type.
- B. Colors - Not limited to "stock" ready-mixed colors. The owner will furnish the formulas for the colors that are scheduled to be used.
- C. Mixes - Approved paint mixes shall be mixed by the manufacturer. No thinning or cutting of paint materials will be permitted, except as recommended by the manufacturer.

PART 3 EXECUTION

3.1 CONDITION OF SURFACES

- A. The painting contractor shall inspect the surfaces to receive paint before starting his work. He shall verify to the owner in writing of any conditions which will prevent him from satisfactorily completing his work. He shall not proceed with his work until all defects are entirely corrected. The application of paint by the painter shall be an indication of his acceptance of the subsurface.
- B. The surface must be dry and in sound condition, remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.

3.2 PREPARATION

- A. Wall Board - All areas to be thoroughly dry, hard, and clean. All nail holes, cracks or blemishes of any kind shall be properly treated, sandpapered, patched or sealed.
- ~~B. Interior Wood - All surfaces shall be sanded smooth, with the grain and never across it. Surface blemishes shall be corrected and the room cleaned of dust before~~

SPECIFICATIONS

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~~proceeding with finishing coats.~~ Enamel and varnish finishes shall be lightly sanded between coats to a smooth finish. Polish surface before last coat with 000 steel wool.

- C. Concrete and Concrete Block - Interior concrete and concrete block shall be free from dirt, loose or excess mortar, or any film left from oil or concrete curing compounds. All nail holes, cracks or blemishes of any kind shall be properly treated, sandpapered, patched or sealed.
- D. Metal - Remove grease, dirt, mud, rust, and scale as necessary to receive paint. Touch-up any chipped or abraded places or items that have been shop coated. Where steel and iron have heavy coatings or scale, it shall be removed by descaling or wire brushing as necessary to produce satisfactory surface for paint. Sandblasting will not be allowed as a prep method.
- E. Graffiti - All graffiti will be properly sealed before top coats are applied.
- F. All metal doors and jams will be sanded to a dull finish and sanding dust shall be removed before the paint application begins.
- G. ~~All interior wooden doors will have all tape, stickers, etc., removed before sanding.~~

3.3 APPLICATION, WORKMANSHIP

- A. Do all work in strict accordance with manufacturer's label directions? Fully finish the top and bottom edges of doors and other woodwork edges not normally visible. All work carefully done by skilled mechanics. Finish surfaces uniform in gloss, finish and color, and free from brush marks. No paint spots left on glass, hardware or other finished work. All interior paint shall be applied with a brush or roller (except porous materials shall be applied with a brush). **No spray painting will be allowed.**
- B. Primer shall be applied to wall surfaces as needed and agreed upon by owner and contractor. Priming will be an additional cost quoted on the bid schedule per square foot.
- C. Door jams that are rolled will not be accepted.
- D. At the end of each working day, all material will be put in storage. Floor and baseboards will be cleaned that day.
- E. One year warranty on labor and prep work from date of acceptance.
- F. All work shall be completed by **June 30, 2025**.

SPECIFICATIONS

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3.4 EXCLUSIONS

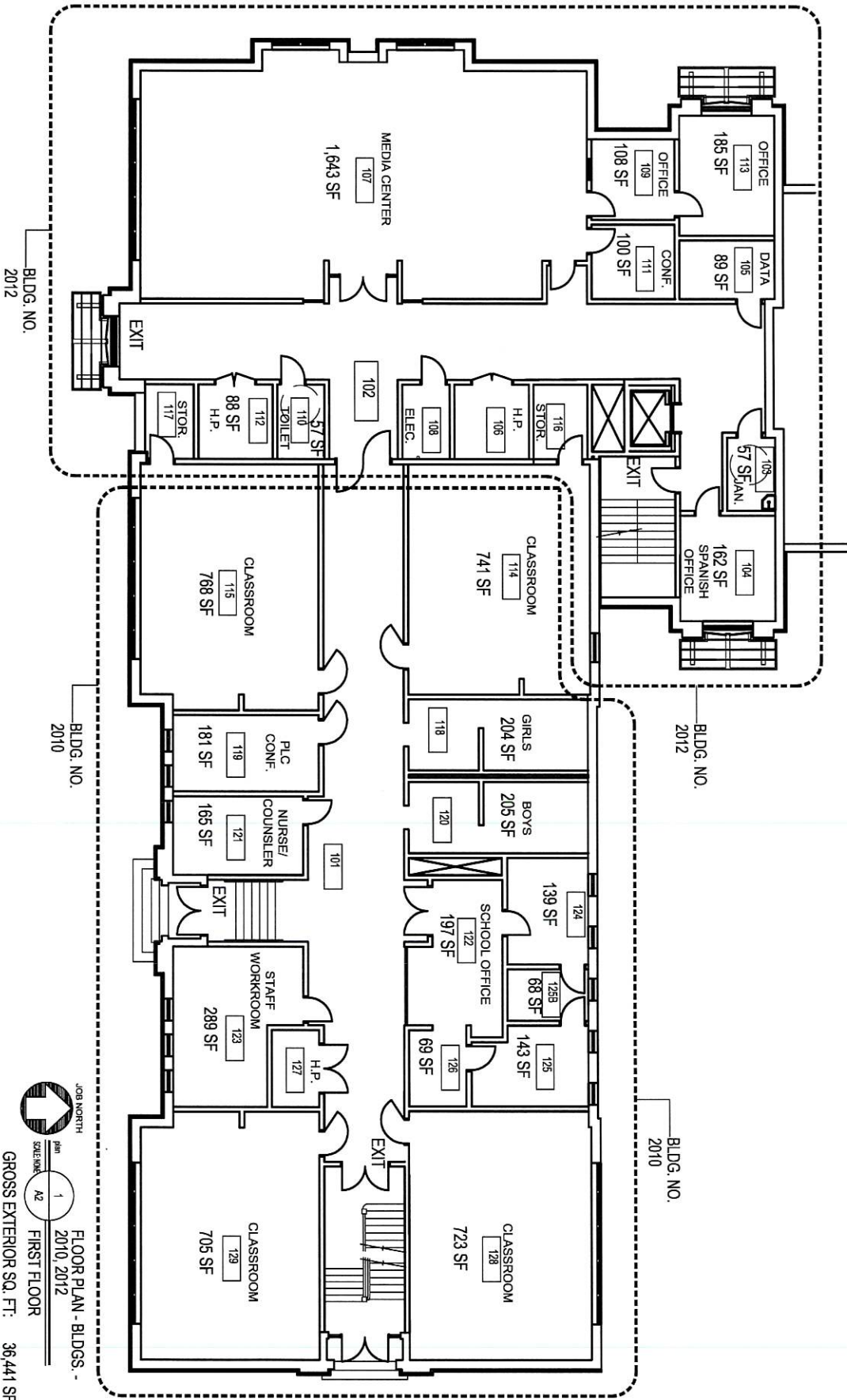
All areas are to be painted in facility with the exception of the following locations:

- a. All book storage rooms
- b. All storage areas
- c. Electrical/Mechanical Rooms
- d. Gym Ceiling
- e. Gym Storage Areas
- f. Media Center Mill Work
- g. Classroom closets
- h. Kitchen and Managers' Office
- i. **All Interior Wood**

***Marked School Maps will be provided to contractor with areas to be painted detailed.**

FACILITIES – BUILDING SQUARE FOOTAGE

See Bid Schedule



JOB NORTH
 Scale: 1/4" = 1'-0"
 FLOOR PLAN - BLDGS. -
 2010, 2012
 GROSS EXTERIOR SQ. FT.: 36,441 SF
 BLDG. 2010: 1913
 BLDG. 2012: 2004



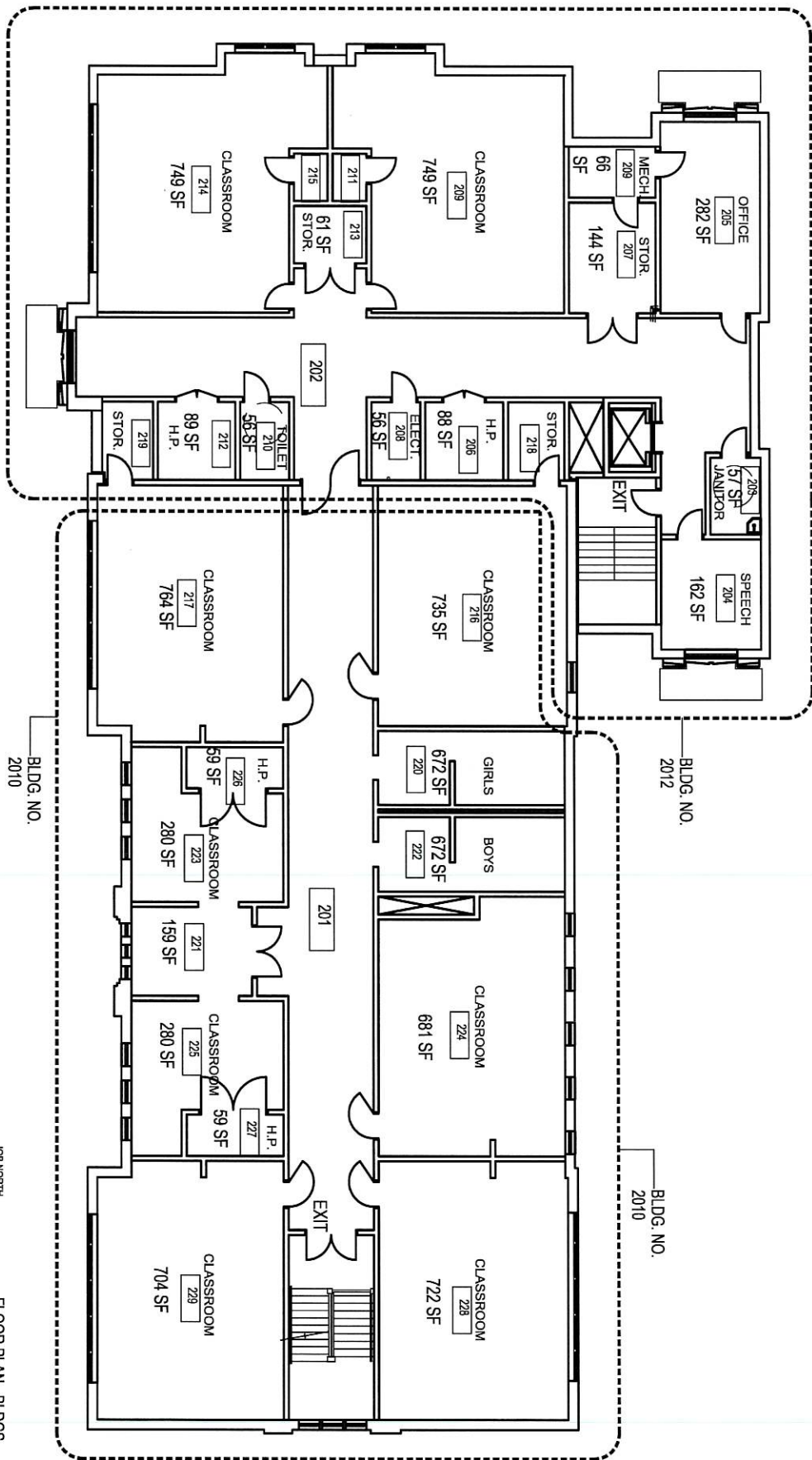
PO BOX 1613
 Lithonia, Georgia 30058
 678-576-2979



FACILITY INVENTORY FLOOR PLAN DRAWING for GLENWOOD ELEMENTARY
 440 E. PONCE DE LEON AVENUE, DECATUR, GEORGIA 30030
 CITY SCHOOLS OF DECATUR
 DEKALB COUNTY

JOB NO. : 112014
 DATE : OCT. 4, 2012
 DRAWN BY : MAJ

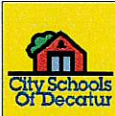
SHEET NO.
 A-2



JOB NORTH
 Scale: 1/8" = 1'-0"
 1
 2010, 2012
 LOWER LEVEL
 FLOOR PLAN - BLDGS -
 GROSS EXTERIOR SQ. FT.: 36,441 SF
 BLDG. 201/0: 1913
 BLDG. 201/2: 2004



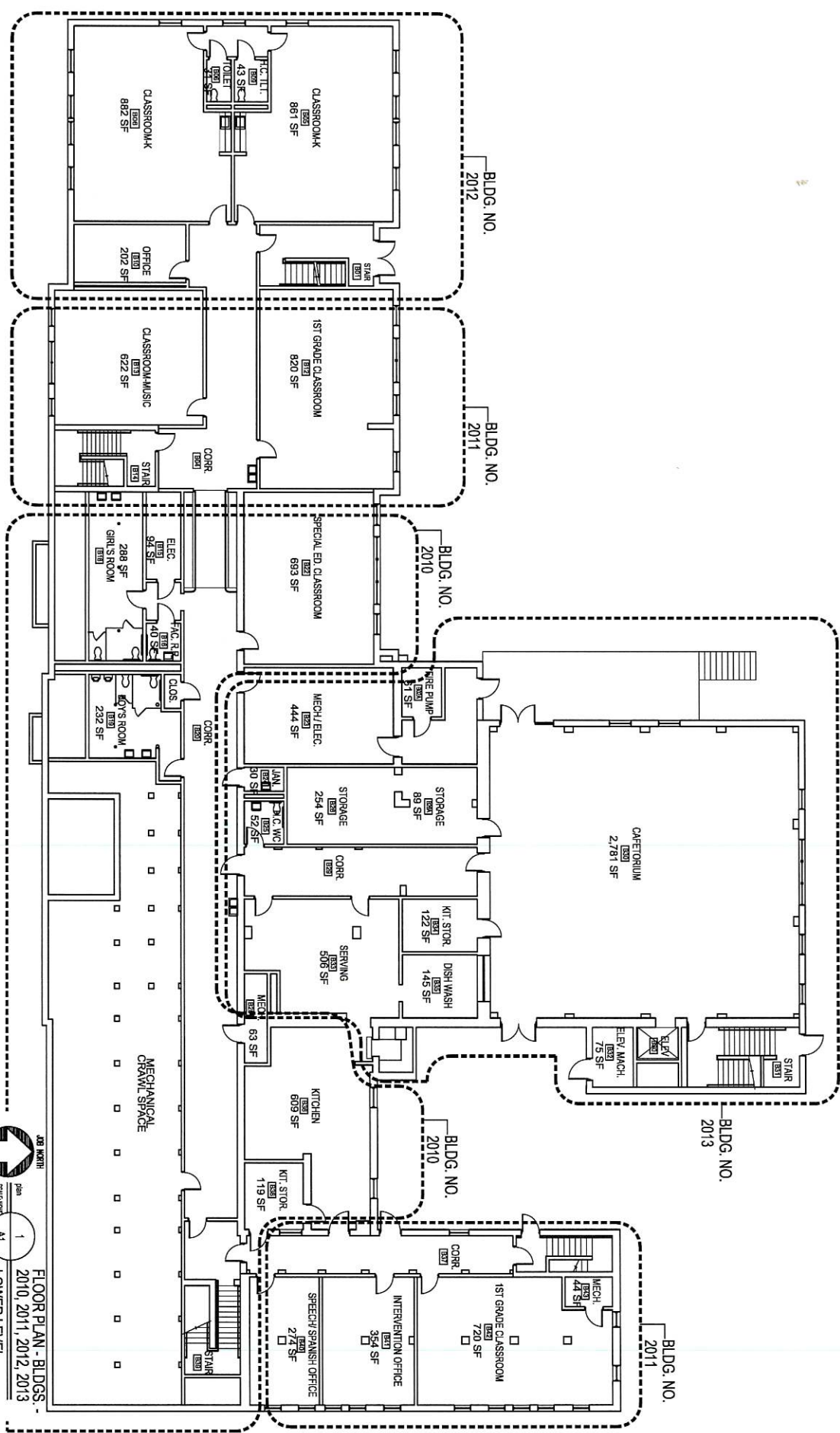
PO BOX 1613
 Lithonia, Georgia 30058
 678-576-2979



FACILITY INVENTORY FLOOR PLAN DRAWING
 for **GLENWOOD ELEMENTARY**
 440 E. PONCE DE LEON AVENUE, DECATUR, GEORGIA 30030
 CITY SCHOOLS OF DECATUR
 DEKALB COUNTY

JOB NO.: 112014
 DATE: OCT. 4, 2012
 DRAWN BY: MAJ

SHEET NO.
 A-3



FLOOR PLAN - BLDGS. -
 2010, 2011, 2012, 2013
 LOWER LEVEL
 GROSS EXTERIOR SQ. FT.: +/- 40,081 SF
 YEAR BUILT:
 BLDG. 2010: 1923
 BLDG. 2011: 1947
 BLDG. 2012: 2001
 BLDG. 2013: 2005



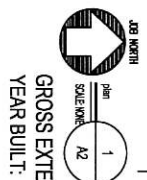
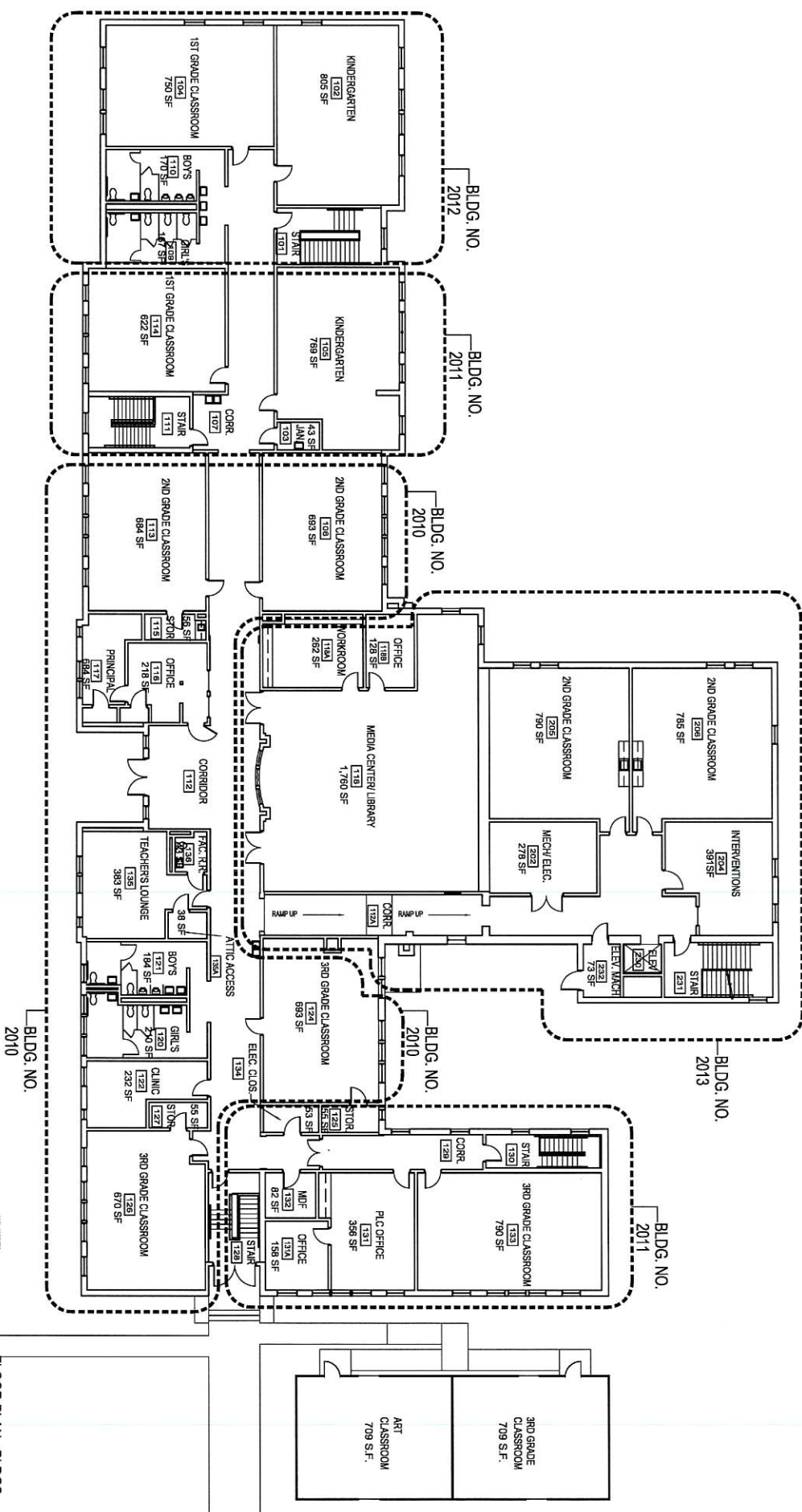
PO BOX 1613
 Lithonia, Georgia 30058
 678-576-2979



FACILITY INVENTORY FLOOR PLAN DRAWING
for WINNONA PARK ELEMENTARY
 510 AVERY STREET, DECATUR, GEORGIA 30030
 CITY SCHOOLS OF DECATUR
 DEKALB COUNTY

JOB NO. : 112014
 DATE : OCT. 4, 2012
 DRAWN BY : MAJ

SHEET NO.
A - 1



JOE WORTH
 1/8" = 1'-0"
 SCALE: 1/8" = 1'-0"
 UPPER LEVEL
 FLOOR PLAN - BLDGS -
 2010, 2011, 2012, 2013
 GROSS EXTERIOR SQ. FT. +/- 40,081 SF
 YEAR BUILT:
 BLDG. 2010: 1923
 BLDG. 2011: 1947
 BLDG. 2012: 2001
 BLDG. 2013: 2005



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 678-576-2979



FACILITY INVENTORY FLOOR PLAN DRAWING
 for WINNONA PARK ELEMENTARY
 510 AVERY STREET, DECATUR, GEORGIA 30030
 CITY SCHOOLS OF DECATUR
 DEKALB COUNTY

JOB NO. : 112014
 DATE : OCT. 4, 2012
 DRAWN BY : MAJ

SHEET NO.
 A-2

FACILITY INVENTORY FLOOR PLAN DRAWING
for CITY SCHOOLS OF DECATUR
OKAHRST ELEMENTARY SCHOOL
 175 MEAD ROAD, DECATUR, GEORGIA 30030
 DEKALB COUNTY

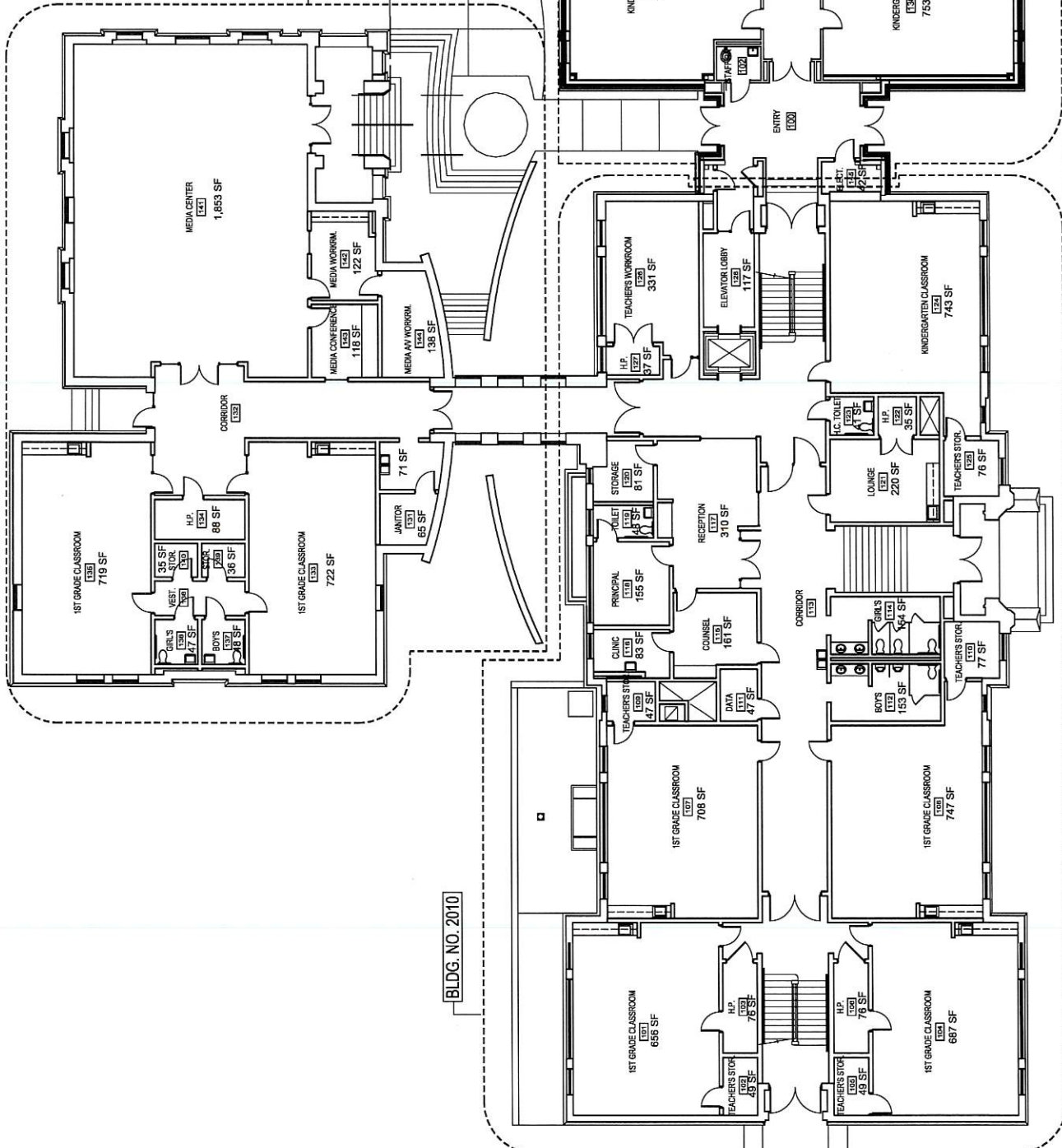
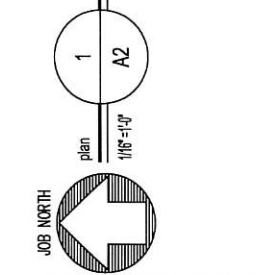


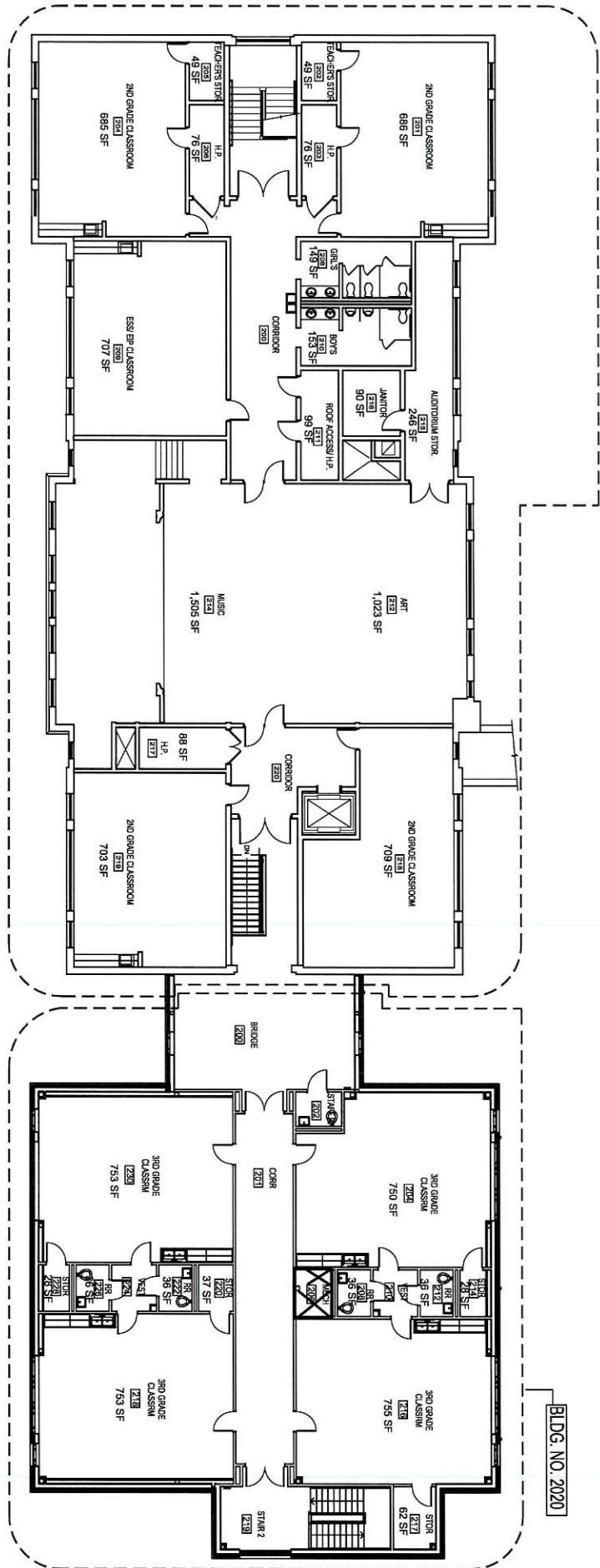
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 678-576-2979



FLOOR PLAN - BLDGS. -
2010, 2020 & 2030
1ST FLOOR
 YEAR BUILT: BLDG. 2010: 1915
 BLDG. 2020: 2013
 BLDG. 2030: 2002





BLDG. NO. 2010

BLDG. NO. 2020



plan 1/8" = 1'-0"

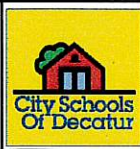
1
A3

FLOOR PLAN - BLDGS. -
2010, 2020
2ND FLOOR
YEAR BUILT: BLDG. 2010: 1915
BLDG. 2020: 2013



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678-678-2979

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FACILITY INVENTORY FLOOR PLAN DRAWING
for CITY SCHOOLS OF DECATUR
OAKHURST ELEMENTARY SCHOOL
175 MEAD ROAD, DECATUR, GEORGIA 30030
DEKALB COUNTY

JOB NO. : 113010
DATE : AUG. 1, 2013
DRAWN BY : MAJ

SHEET NO
A - 3

MEETING SIGN-IN SHEET

Project:	RFP 25-008 Interior Painting Services	Meeting Date:	6/3/2025
Facilitator:	Katrina Abram	Place/Room:	Oakhurst E.S

Name	Title	Company	Phone	E-Mail
Edward Balchos		CGS		edward@cgswaterproofing.com
James Lewis		Ethical Works		ethicalworksga@gmail.com
Richard Thomason		Novel Painting LLC		Np.production.manager@gmail.com
Mark Mobley		Painters on Demand		Markm@paintersondemand.com
Nashid Muhammad		Noirstone Investments		noirstoneinvest@gmail.com
Brian Koh		ICS Painting		ICS.Emails@gmail.com

