

January 22, 2026

FINAL GMP

EARLY CHILDHOOD LEARNING CENTER



PARRISH
CONSTRUCTION GROUP

30 *Years*
OF BUILDING GREAT.





PERRY
221 Industrial Park Drive
Perry, Georgia 31069
478.987.5544

ATLANTA
2300 Lakeview Parkway, Suite 200
Alpharetta, Georgia 30009
678.382.0712

Guaranteed Maximum Price (GMP) Information

January 22, 2026

City Schools of Decatur
Mr. Jarvis Adams
125 Electric Avenue
Decatur, GA 30030

RE: GMP for the Early Childhood Learning Center project

Mr. Adams,

After receiving 126 bids for 32 bid packages (an average of 3.91 bidders per package) on December 16th, for the Early Childhood Learning Center project, we are pleased to present the attached information listed below.

Tab	Description
1	Guaranteed Maximum Price (GMP)
2	Bid Tabulations
3	Project Allowances
4	Project Alternates
5	Assumptions & Clarifications
6	Documents Acknowledgement

Should you have any questions concerning the attached information, please feel free to contact me at any time. As always, we thank you for the opportunity to serve City Schools of Decatur.

Sincerely,

Chandler Hill
Preconstruction Manager
Parrish Construction Group, Inc.

Cc: File

Bid Pkg	Description	Grand Total
01.105	Allowances	1,190,000
02.100	Sitework	2,265,002
02.160	Landscaping	165,553
02.181	Playground Equipment	322,324
02.190	Fencing	105,000
03.100	Concrete	1,520,346
04.100	Masonry	670,508
05.100	Structural Steel	1,059,000
06.110	Millwork	308,874
07.100	Roofing	1,352,591
07.110	Sealants and Caulking	178,010
07.155	Composite Wood Siding	142,044
08.100	Doors and Hardware	533,029
08.110	Aluminum Storefront/Curtainwall	873,300
08.130	Overhead Doors	28,225
09.100	Metal Studs, Drywall, etc.	1,192,400
09.130	Floor Coverings	234,534
09.150	Epoxy Flooring	45,207
09.190	Painting	114,400
10.100	Marker and Tackboard	6,350
10.110	Toilet Partitions and Accessories	52,759
10.120	Signage	26,110
10.130	Metal Lockers	6,520
10.140	Canopy	69,564
10.190	Miscellaneous Specialties	23,282
11.120	Kitchen Equipment	350,000
11.150	Athletic Equipment	12,110
11.180	Laundry Equipment	8,831
15.100	HVAC	1,741,455
15.200	Plumbing	1,331,000
15.300	Fire Sprinkler	88,000
16.100	Electrical	1,496,152
16.210	Comm/Data, Access Controls, & ERRC	215,661
16.220	Fire Alarm	80,250
16.230	Intercom	169,707

Estimate Totals

Description	Amount	Totals
Subtotal	17,978,098	17,978,098
Sales Tax		
General Conditions	1,098,000	
P&P Bond	112,392	
SDI	211,974	
Insurance	153,808	
Construction Contingency	1,077,000	
Owners Contingency	884,620	
	3,537,794	21,515,892
Overhead & Profit	484,108	
Total		22,000,000

Parrish Construction Group
 Bid Tabulation
 Early Childhood Learning Center
 Decatur, Georgia
 6-Jan-25

02.100 Sitework

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Balance Site, Inc.	4	4	\$ 1,376,862.00
Re-Site	4	4	\$ 1,400,617.00
Georgia Development Partners, LLC.	4	4	\$ 2,265,002.00
J.B. Stevens Contracting, LLC.	4	4	\$ 2,275,230.00
McCoy Grading, Inc.	4	4	\$ 2,883,691.00

On Bid Day, Balance Site & Re-Site did not include the full scope of work from the Subcontractor RFP. They were missing all paving, curb & gutter, and some utility work. Georgia Development Partners is the low bid with a complete scope of work.

Selected Subcontractor:	Georgia Development Partners, LLC.
Base Bid Amount:	\$ 2,265,002.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 2,265,002.00
Total Subcontract Amount:	\$ 2,265,002.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

02.160 Landscaping

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Premier Maintenance	4	4	\$ 165,553.00
Tri-scapes LLC	4	4	\$ 206,637.00
Russell Landscape	4	4	\$ 224,383.00
Mayer Landscape	4	4	\$ 368,807.00

Premier Maintenance is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Premier Maintenance
Base Bid Amount:	\$ 165,553.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 165,553.00
Total Subcontract Amount:	\$ 165,553.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

02.181 Playground Equipment

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
PlaySouth Playground Creators	4	4	\$ 322,324.00

PlaySouth Playground Creators is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents. Parrish was instructed to use this subcontractor by the Project Team.

Selected Subcontractor:	PlaySouth Playground Creators
Base Bid Amount:	\$ 322,324.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 322,324.00
Total Subcontract Amount:	\$ 322,324.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

02.190 Fencing

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
CNC Fence Co.	4	4	\$ 90,188.00
Natural Enclosures Fence Co.	4	4	\$ 105,000.00

On Bid Day, CNC Fence did not include the full scope of work from the Subcontractor RFP. They were missing all the temporary fencing. Natural Enclosures is the low bid with a complete scope of work.

Selected Subcontractor:	Natural Enclosures Fence Co.
Base Bid Amount:	\$ 105,000.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 105,000.00
Total Subcontract Amount:	\$ 105,000.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

03.100 Concrete

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
L&D Concrete LLC	4	4	\$ 376,796.00
Mclaren Concrete and Construction LLC	4	4	\$ 398,859.00
JJD Concrete Specialist	4	4	\$ 449,987.00

L&D Concrete is the low bidder with a comprehensive scope of work as outlined in the
Subcontractor RFP and project documents.

Selected Subcontractor:	L&D Concrete LLC
Base Bid Labor Amount:	\$ 376,796.00
Concrete Material:	\$ 1,143,550.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 1,520,346.00
Total Subcontract Amount:	\$ 1,520,346.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

04.100 Masonry

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Vega Masonry LLC	4	4	\$ 262,306.00
The Good The Bad The Ugly Masonry LLC	4	4	\$ 275,421.00
Candela Masonry	4	4	\$ 284,077.00

Vega Masonry is the low bidder with a comprehensive scope of work as outlined in the
Subcontractor RFP and project documents.

Selected Subcontractor:	Vega Masonry LLC
Base Bid Labor Amount:	\$ 262,306.00
Masonry Material:	\$ 408,202.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 670,508.00
Total Subcontract Amount:	\$ 670,508.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

05.100 Structural Steel

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Smith Iron Works	4	4	\$ 1,059,000.00
Cordele Metal Works Inc	4	4	\$ 1,059,296.00
Joiner & Associates	4	4	\$ 1,108,200.00
Midsouth Steel, LLC.	4	4	\$ 1,285,408.00

Smith Ironworks is the low bidder with a comprehensive scope of work as outlined in the
Subcontractor RFP and project documents.

Selected Subcontractor:	Smith Iron Works
Base Bid Amount:	\$ 1,059,000.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 1,059,000.00
Total Subcontract Amount:	\$ 1,059,000.00

Parrish Construction Group
 Bid Tabulation
 Early Childhood Learning Center
 Decatur, Georgia
 6-Jan-25

06.110 Millwork

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Woodlane Cabinet Company	4	4	\$ 250,000.00
Viacon Inc	4	4	\$ 261,925.00
Balkcom Cabinet	4	4	\$ 275,000.00
Georgia Institutional Furnishings	4	4	\$ 308,874.00
Atlanta Casework Systems	4	4	\$ 315,800.00
Cabinets by Design	4	4	\$ 322,950.00
H.E. Hodge Company Inc	4	4	\$ 345,990.00
Woodsmith Inc	4	4	\$ 385,796.00

The low three subcontractors submitted bids that did not include acceptable manufacturers. With this information, Parrish recommends using Georgia Institutional Furnishings with a complete scope of work.

Selected Subcontractor:	Georgia Institutional Furnishings
Base Bid Amount:	\$ 308,874.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 308,874.00
Total Subcontract Amount:	\$ 308,874.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

07.100 Roofing & Wall Panels

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Porter Roofing Contractors Inc. (Only Metal)	4	4	\$ 974,096.00
Bates Roofing	4	4	\$ 987,973.00
Abuck Building Systems (Only Metal)	4	4	\$ 1,057,700.00
Bristol Engineered Metals LLC	4	4	\$ 1,352,591.00

During the vetting process, we found that Porter Roofing and Abuck Building only included scope for Metal Roofing; they both excluded the TPO Roofing. Also, we found that Bates Roofing did not include all metal wall panels per the specifications, which call for Fabral. Also, due to past experience with Bates on a project of similar scope, Parrish recommends using Bristol Engineered Metals with a complete scope of work. Bristol Engineered Metals assisted the design team with all metal paneling.

Selected Subcontractor:	Bristol Engineered Metals LLC
Base Bid Amount:	\$ 1,352,591.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 1,352,591.00
Total Subcontract Amount:	\$ 1,352,591.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

07.110 Sealants, Caulking, Waterproofing, & Air Barriers

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Maverick Restoration & Waterproofing	4	4	\$ 178,010.00
Chambless Construction Specalites	4	4	\$ 185,215.00
TCM Waterproofing, LLC.	4	4	\$ 199,890.00

Maverick Restoration & Waterproofing is the low bidder with a comprehensive scope of work
as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Maverick Restoration & Waterproofing
Base Bid Amount:	\$ 178,010.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 178,010.00
Total Subcontract Amount:	\$ 178,010.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

07.130 Composite Wood Siding

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Mid State Synthetic Walls, Inc.	4	4	\$ 142,043.00
S&W Installs, LLC.	4	4	\$ 186,472.00
Cladding & Component Solution, Inc.	4	4	\$ 654,810.00

Mid-State Synthetic Walls is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Mid State Synthetic Walls, Inc.
Base Bid Amount:	\$ 142,043.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 142,043.00
Total Subcontract Amount:	\$ 142,043.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

08.100 Doors, Frames, & Hardware

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
BHE Openings	4	4	\$ 513,405.00
Georgia Hardware Distributors, Inc.	4	4	\$ 533,029.00
Robinson Door	4	4	\$ 599,982.00

Due to the current project workload of BHE Openings and a small delta, Parrish recommends using GA Hardware with a complete scope of work.

Selected Subcontractor:	Georgia Hardware Distributors, Inc.
Base Bid Amount:	\$ 533,029.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 533,029.00
Total Subcontract Amount:	\$ 533,029.00

Parrish Construction Group
 Bid Tabulation
 Early Childhood Learning Center
 Decatur, Georgia
 6-Jan-25

08.110 Aluminum Storefront, Glass & Glazing

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Architectural Glazing Systems, Inc.	4	4	\$ 391,000.00
G&S Glass Atlanta	4	4	\$ 579,100.00
Jones Glass, Inc.	4	4	\$ 873,300.00
Commercial Glass & Mirror, Inc.	4	4	\$ 885,276.00

On Bid Day, both Architectural Glazing & G&S Glass did not include the full scope of work from the Subcontractor RFP. They were missing all the ballistic film by Safe Haven and many LEED requirements. Jones Glass is the low bid with a complete scope of work.

Selected Subcontractor:	Jones Glass, Inc.
Base Bid Amount:	\$ 873,300.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 873,300.00
Total Subcontract Amount:	\$ 873,300.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

08.130 Overhead Doors

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Overhead Door Company of Atlanta	4	4	\$ 28,225.00
Overhead Door Company of Augusta	4	4	\$ 31,192.00
River City Door Company	4	4	\$ 75,503.00

Overhead Door Company of Atlanta is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Overhead Door Company of Atlanta
Base Bid Amount:	\$ 28,225.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 28,225.00
Total Subcontract Amount:	\$ 28,225.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

09.100 Metal Studs, Drywall, Ceilings, Insulation, etc.

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Astro Interior Contracting, Inc.	4	4	\$ 1,030,685.00
Chuck Dye Alliance	4	4	\$ 1,192,400.00
SCA, LLC.	4	4	\$ 1,225,000.00
Metro Drywall & Construction, Inc.	4	4	\$ 1,228,000.00
United Contractor Services	4	4	\$ 1,382,074.00
Simco Interiors, Inc.	4	4	\$ 1,535,100.00

Due to past experience with Astro Interior Contracting and the delta of all bids, Parrish recommends using Chuck Dye Alliance with a complete scope of work.

Selected Subcontractor:	Chuck Dye Alliance
Base Bid Amount:	\$ 1,192,400.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 1,192,400.00
Total Subcontract Amount:	\$ 1,192,400.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

09.130 Flooring

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Elite Flooring Contractors, LLC.	4	4	\$ 234,534.00
AAA Commercial Floors	4	4	\$ 238,815.00
Spectra Contract Flooring	4	4	\$ 241,210.00
Real Floors Commerical, Inc.	4	4	\$ 243,230.00
Vanguard Commerical Floors	4	4	\$ 268,671.00
DCO Commerical Floors	4	4	\$ 274,673.00

Elite Flooring Contractors is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Elite Flooring Contractors, LLC.
Base Bid Amount:	\$ 234,534.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 234,534.00
Total Subcontract Amount:	\$ 234,534.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

09.150 Epoxy Flooring

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
MCS Coatings	4	4	\$ 45,207.00
Extreme Industrial Flooring Contractors, LLC.	4	4	\$ 47,000.00
Elite Flooring Contractors, LLC.	4	4	\$ 49,371.00
Sanijax	4	4	\$ 59,855.00
Toole Floor Coating Co.	4	4	\$ 62,636.00
CSS Coatings	4	4	\$ 70,746.00

MCS Coatings is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	MCS Coatings
Base Bid Amount:	\$ 45,207.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 45,207.00
Total Subcontract Amount:	\$ 45,207.00

Parrish Construction Group
 Bid Tabulation
 Early Childhood Learning Center
 Decatur, Georgia
 6-Jan-25

09.190 Painting & Wallcovering

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Harrison Contracting Co.	4	4	\$ 95,100.00
CSP AEI, LLC.	4	4	\$ 114,400.00
Specialty Finishes, Inc.	4	4	\$ 143,960.00
Bobby Taylor Painting	4	4	\$ 144,182.00
Edwards Construction & Associates, LLC.	4	4	\$ 332,371.00

On Bid Day, Harrison Contracting did not include the full scope of work from the Subcontractor RFP. They were missing all the wall coverings. AEI is the low bid with a complete scope of work.

Selected Subcontractor:	CSP AEI, LLC.
Base Bid Amount:	\$ 114,400.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 114,400.00
Total Subcontract Amount:	\$ 114,400.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

10.100 Marker & Tack Boards

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Maven Accessories, LLC.	4	4	\$ 6,350.00
Mason-Hall & Company, Inc.	4	4	\$ 8,305.00
Accessories Unlimited, Inc.	4	4	\$ 16,239.00

Maven Accessories is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Maven Accessories, LLC.
Base Bid Amount:	\$ 6,350.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 6,350.00
Total Subcontract Amount:	\$ 6,350.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

10.110 Toilet Partitions & Accessories

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Maven Accessories, LLC.	4	4	\$ 52,758.00
Diversified Construction Specialties, LLC.	4	4	\$ 53,000.00
Joe Burton Company	4	4	\$ 54,310.00
Mason-Hall & Company, Inc.	4	4	\$ 59,835.00
Accessories Unlimited, Inc.	4	4	\$ 84,813.00

Maven Accessories is the low bidder with a comprehensive scope of work as outlined
in the Subcontractor RFP and project documents.

Selected Subcontractor:	Maven Accessories, LLC.
Base Bid Amount:	\$ 52,758.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 52,758.00
Total Subcontract Amount:	\$ 52,758.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

10.120 Signage

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Parallax Signage Solutions	4	4	\$ 21,674.00
Henry Graphics, Inc.	4	4	\$ 24,156.00
Bartlett Pair & Company	4	4	\$ 25,573.00
REI Signs	4	4	\$ 38,021.00
Advantage Graphics & Signs	4	4	\$ 148,110.00

On Bid Day, Parallax Digital & Bartlett Pair did not include the full scope of work from the Subcontractor RFP. Both subcontractors missed all the cast aluminum signage. Henry Graphics is the low bid with a complete scope of work.

Selected Subcontractor:	Henry Graphics, Inc.
Base Bid Amount:	\$ 24,156.00
Accepted Alternates	\$ -
Accepted Alternates	\$ 1,954.00
Revised Bid Amount:	\$ 26,110.00
Total Subcontract Amount:	\$ 26,110.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

10.130 Metal Lockers

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Mason-Hall & Company, Inc.	4	4	\$ 5,725.00
Maven Accessories, LLC.	4	4	\$ 6,520.00
Georgia Institutional Furnishings	4	4	\$ 8,022.00

Due to Maven Accessories being low on 10.100, 10.110, & 10.190 bid packages, Parrish recommends using Maven Accessories with a complete scope of work.

Selected Subcontractor:	Maven Accessories, LLC.
Base Bid Amount:	\$ 6,520.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 6,520.00
Total Subcontract Amount:	\$ 6,520.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

10.140 Canopy

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Mitchell Metals, LLC.	4	4	\$ 69,564.00
Tennessee Valley Metals, Inc.	4	4	\$ 70,700.00
Peachtree Awnings & Canopies	4	4	\$ 106,044.00
Perfection Architectural, LLC.	4	4	\$ 108,231.00
Sugar Rock Corporation DBA Shade System	4	4	\$ 131,285.00

Mitchell Metals is the low bidder with a comprehensive scope of work as outlined in the
Subcontractor RFP and project documents.

Selected Subcontractor:	Mitchell Metals, LLC.
Base Bid Amount:	\$ 69,564.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 69,564.00
Total Subcontract Amount:	\$ 69,564.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

10.190 Miscellaneous Specialties

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Accessories Unlimited, Inc.	4	4	\$ 3,186.00
Mason-Hall & Company, Inc.	4	4	\$ 14,675.00
Maven Accessories, LLC.	4	4	\$ 21,782.00

On Bid Day, both Accessories Unlimited & Mason-Hall did not include the full scope of work from the Subcontractor RFP. They were missing all loading dock bumpers, flagpole, and wall protection. Maven Accessories is the low bid with a complete scope of work.

Selected Subcontractor:	Maven Accessories, LLC.
Base Bid Amount:	\$ 21,782.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 21,782.00
Total Subcontract Amount:	\$ 21,782.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

11.120 Kitchen Equipment

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Mobile Fixtures & Equipment	4	4	\$ 325,615.00
Singer NC, LLC.	4	4	\$ 346,172.00
PMR	4	4	\$ 350,000.00
11400, LLC.	4	4	\$ 353,700.00

Based on prior budgets and direction from the Project Team, we will be using PMR. PMR will continue to further analyze the kitchen equipment pricing by receiving competitive pricing from many other vendors in this industry and coordinating needs with the owner and design team.

Selected Subcontractor:	PMR
Base Bid Amount:	\$ 350,000.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 350,000.00
Total Subcontract Amount:	\$ 350,000.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

11.140 Athletic Equipment

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
H.E. Hodge Company, Inc.	4	4	\$ 12,110.00
SSE & Associates	4	4	\$ 21,295.00
Georgia Institutional Furnishings	4	4	\$ 26,077.00

HE Hodge Company is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	H.E. Hodge Company, Inc.
Base Bid Amount:	\$ 12,110.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 12,110.00
Total Subcontract Amount:	\$ 12,110.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

11.180 Laundry Equipment

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Tri-State Laundry Companies	4	4	\$ 8,830.00

Maven Accessories is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Tri-State Laundry Companies
Base Bid Amount:	\$ 8,830.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 8,830.00
Total Subcontract Amount:	\$ 8,830.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

15.100 HVAC

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Mechanical Repair Services, Inc.	4	4	\$ 1,741,455.00
Georgia Mechanical, Inc.	4	4	\$ 1,999,830.00
JC Lane Co.	4	4	\$ 2,056,815.00
Strictly Mechanical	4	4	\$ 2,188,000.00
Paulson Cheek	4	4	\$ 2,285,000.00

Mechanical Repair Service is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Mechanical Repair Services, Inc.
Base Bid Amount:	\$ 1,741,455.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 1,741,455.00
Total Subcontract Amount:	\$ 1,741,455.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

15.200 Plumbing

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Bates Mechanical, LLC.	4	4	\$ 1,331,000.00
Polk County Public Service, Inc.	4	4	\$ 1,450,405.00
Fitzgerald & Sons	4	4	\$ 1,552,600.00

Bates Mechanical is the low bidder with a comprehensive scope of work as outlined in
the Subcontractor RFP and project documents.

Selected Subcontractor:	Bates Mechanical, LLC.
Base Bid Amount:	\$ 1,331,000.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 1,331,000.00
Total Subcontract Amount:	\$ 1,331,000.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

15.300 Fire Protection

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Amber Fire Protection	4	4	\$ 88,000.00
Impact Fire Services, LLC.	4	4	\$ 98,305.00
Fire Sprinkler of Atlanta, LLC.	4	4	\$ 100,000.00
Automatic Sprinkler Corp	4	4	\$ 105,000.00

Amber Fire Protection is the low bidder with a comprehensive scope of work as outlined in the Subcontractor RFP and project documents.

Selected Subcontractor:	Amber Fire Protection
Base Bid Amount:	\$ 88,000.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 88,000.00
Total Subcontract Amount:	\$ 88,000.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

16.100 Electrical

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Metro Power, Inc.	4	4	\$ 1,496,152.00
Cain Electric Company, Inc.	4	4	\$ 1,618,700.00
Frontier Electric	4	4	\$ 1,731,000.00
Allstate Electrical Contractors	4	4	\$ 1,989,000.00
MWI Electrical Contractors	4	4	\$ 1,998,000.00

Metro Power is the low bidder with a comprehensive scope of work as outlined in
the Subcontractor RFP and project documents.

Selected Subcontractor:	Metro Power, Inc.
Base Bid Amount:	\$ 1,496,152.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 1,496,152.00
Total Subcontract Amount:	\$ 1,496,152.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

16.210 Data/Struct. Cabling, Access Controls, & ERRC Testing

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Southern Signal	4	4	\$ 80,250.00
SWC of Atlanta	4	4	\$ 169,706.00
Net Planner	4	4	\$ 215,661.00
Smart Choice Technologies	4	4	\$ 329,028.00

During the bid process, all low voltage scope was included in a 16.200 Low Voltage bid package for all low-voltage subcontractors to compete on; this included data, structured cabling, access controls, intercom, fire alarm, etc. After analyzing all bids in coordination with the Subcontractor RFP and project documents, we found that both Southern Signal and SWC of Atlanta did not include scope for Data/Struct. Cabling, Access Controls, & ERRC Testing. Net Planner is low bid with a complete scope of work.

Selected Subcontractor:	Net Planner
Base Bid Amount:	\$ 215,661.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 215,661.00
Total Subcontract Amount:	\$ 215,661.00

Parrish Construction Group
Bid Tabulation
Early Childhood Learning Center
Decatur, Georgia
6-Jan-25

16.220 Fire Alarm

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Southern Signal	4	4	\$ 80,250.00
SWC of Atlanta	4	4	\$ 169,706.00
Net Planner	4	4	\$ 215,661.00
Smart Choice Technologies	4	4	\$ 329,028.00

During the bid process, all low voltage scope was included in a 16.200 Low Voltage bid package for all low-voltage subcontractors to compete on; this included data, structured cabling, access controls, intercom, fire alarm, etc. After analyzing all bids in coordination with the Subcontractor RFP and project documents, we found that Southern Signal included a complete scope of work for the Fire Alarm System and is the low bidder.

Selected Subcontractor:	Southern Signal
Base Bid Amount:	\$ 80,250.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 80,250.00
Total Subcontract Amount:	\$ 80,250.00

Parrish Construction Group
 Bid Tabulation
 Early Childhood Learning Center
 Decatur, Georgia
 6-Jan-25

16.230 Intercom

Bidder Name	Addenda	Bid Pkg. Revision	Base Bid
Southern Signal	4	4	\$ 80,250.00
SWC of Atlanta	4	4	\$ 169,706.00
Net Planner	4	4	\$ 215,661.00
Smart Choice Technologies	4	4	\$ 329,028.00

During the bid process, all low voltage scope was included in a 16.200 Low Voltage bid package for all low-voltage subcontractors to compete on; this included data, structured cabling, access controls, intercom, fire alarm, etc. After analyzing all bids in coordination with the Subcontractor RFP and project documents, we found that Southern Signal did not include scope for the Intercom System. SWC of Atlanta is the low bidder with a complete scope of work.

Selected Subcontractor:	SWC of Atlanta
Base Bid Amount:	\$ 169,706.00
Accepted Alternates	\$ -
Revised Bid Amount:	\$ 169,706.00
Total Subcontract Amount:	\$ 169,706.00

Parrish Construction Group

Project Allowances

Early Childhood Learning Center

Decatur, GA

12/16/2025

#	Type	Scope	Value
1	Allowance	Interior Final Cleaning	\$ 35,000.00
2	Allowance	Exterior Final Cleaning	\$ 10,000.00
3	Allowance	Moisture Mitigation	\$ 20,000.00
4	Allowance	Emergency Responder Radio Coverage System	\$ 150,000.00
5	Allowance	Unsuitable Soils/Rock	\$ 150,000.00
6	Allowance	Miscellaneous Finish Protection	\$ 15,000.00
7	Allowance	Tree Relocation (5)	\$ 200,000.00
8	Allowance	Asphalt Tie-In & Patching along streets	\$ 65,000.00
9	Allowance	Site/Playground Equipment Coordination	\$ 40,000.00
10	Allowance	Solar Panel Material & Installation	\$ 150,000.00
11	Allowance	Low-Voltage Coordination	\$ 30,000.00
12	Allowance	Indoor Playground	\$ 200,000.00
13	Allowance	Burglar System	\$ 65,000.00
14	Allowance	Decatur/Dekalb Co. Tap Fees	\$ 60,000.00

Total Allowances \$ 1,190,000.00

Parrish Construction Group
Project Alternates
Early Childhood Learning Center
Decatur, GA
12/16/2025

#	Type	Bid Package	Scope	Add Amount	Deduct Amount	Approval	Accepted Changes
1	Bid	05.100 Structural Steel	Replacing all handrails with stainless steel handrails, including all associated fittings, brackets, and fasteners	\$ 88,000.00			\$ -

Total Changes \$ -

Potential Add \$ 88,000.00
Potential Savings \$ -

Assumptions & Clarifications

Division 01 – General Requirements

1. In case of any inconsistency, conflict, or ambiguity among the Contract Documents, the documents shall govern in the following order: (a) Change Orders and written amendments to this agreement; (b) the Agreement; (c) the drawings, specifications and addenda issued prior to the execution of this Agreement; (d) approved submittals; (e) information furnished by the Owner; (f) other documents listed in this Agreement. Among all Contract Documents, the term or provision that is most specific or includes the latest date shall control.
2. All costs for independent testing services are to be paid by Owner and are not included in the Guaranteed Maximum Price.
3. The Guaranteed Maximum Price does not include any provision for additional work that may be required due to unforeseen, subsurface conditions. Cost for additional work, if any, will be determined by actual quantities encountered at Unit Prices. Unit Prices will be determined after final buyout pricing.
4. The GMP included in this agreement includes a construction contingency amount equal to \$1,100,000.00. This is a sum established by the Construction Manager for the Construction Manager's primary use to cover costs which are properly reimbursable as costs of the Work but not the basis of a Change Order. The Construction Manager shall account for and report any and all requests to utilize said funds through a Contingency Allocation process. This will be presented to the Owner for final approval.
5. Owners Contingency includes a sum of money equal to \$884,620.00 for project scope which has not yet been fully defined, included in the Bid Package budgets, or prequalified subcontractor bidding
6. In lieu of subcontractor bonds this GMP includes Subcontractor Default Insurance (SDI) at the rate of fifteen dollars per thousand for all of the subcontracted amounts reflected in the GMP spreadsheet.
7. The Owner shall be responsible for payment to the Construction Manager for materials and/or equipment suitably stored on and/or off-site prior to incorporation of materials and/or equipment into the work. Materials off-site shall be stored in an insured warehouse.
8. Costs associated with permanent utility company transformer(s) and associated wiring are not included in the GMP. Parrish to coordinate delivery and installation with respective parties.
9. Any and all unused balance of contingencies or allowances will be credited back to the owner by deductive change order to the GMP.

10. Three components of the Early Childhood Learning Center Licensure package submission as outlined by the owner, will not be available sixty days prior to the facility needing licensure. The project schedule reflects the anticipated dates for these items. These components are as follows:

- a. State Fire Marshal Inspection/Certificate of Occupancy
- b. City of Decatur's Certificate of Occupancy
- c. Food Service Permit

11. We have included \$32,600.00 in General Conditions for temporary and permanent power. If costs exceed this amount of \$32,600.00, we will utilize the construction contingency balance.

Division 02 Existing Conditions

1. We have included an allowance of \$200,000.00 to determine a plan with 'More Than Trees', a reputable tree replacement subcontractor in the southeast to relocate the (5) trees across the project site to an area within the green space that is approved by design team or City Arborist.

Division 03 Concrete

1. N/A

Division 04 Masonry

1. N/A

Division 05 Metals

1. N/A

Division 06 Wood, Plastics, & Composites

1. N/A

Division 07 Thermal and Moisture Protection

1. N/A

Division 08 Openings

1. N/A

Division 09 Finishes

1. We have excluded all painting of murals, graphics, striping, etc.

Division 10 Specialties

1. N/A

Division 11 Equipment

1. N/A

Division 12 Furnishings

1. We exclude all FFE.

Division 13 Special Construction

1. N/A

Division 14 Conveying Equipment

1. N/A

Division 21 Fire Suppression

1. We have excluded any fire pump from the fire sprinkler system.

Division 22 Plumbing

1. We have included cast iron pipe below the slab.
2. We have included copper for all above-ground domestic water piping.

Division 23 HVAC

1. N/A

Division 26 Electrical, 27 Communications, 28 Electronic Safety and Security

1. We have included aluminum conductors in lieu of copper conductors.
2. We have included MC Cable in lieu of EMT cable.

3. We have included low-voltage pricing per the City Schools of Decatur Operational Cost Matrix as listed below:

Standard	System	Subsystem or Process	Preferred Provider or Incumbent System	CMAR/ DB	Owner/ Owner's Vendor	Notes
1 & 2	Structured cabling	Installation, labeling, testing, and documentation		x		
3.1	WAN	Coordination with city and vendor for fiber run; racked electronics	NCIS		x	City owns the fiber; we jointly operate it via an MOU
3.1	WAN	Conduit between handhold/utility to building demark		x		
	WAN	Ongoing WAN service				
3.2	LAN switches		Extreme		x	
3.3	Wireless		Extreme		x	
3.4	Servers		Dell		x	
3.5	A/V systems		Varies		x	
3.6	Intercom	Installation, configuration, landline phone integration, testing, and documentation	Rauland Telecenter	x		
3.7	Landline phones		Zayo		x	CSD will facilitate contact with Zayo to support intercom integration
3.8	Video surveillance		Motorola Avigilon Alta		x	
3.9	Access control	Installation, configuration, testing, and documentation	Lenel	x		CSD will provide HID-compliant swipes
3.1	Emergency alert system &		Centegix		x	

	visitor management					
3.11	UPSes		Eaton		x	
3.12	Fire and burglar alarms	Installation, configuration, testing, and documentation		x		CSD will support any necessary integration or coordination with the monitoring service
	Overhead area mics					
	Laptops					
	CrisisGo					
	Copiers					
	Admin Cell Phones					

4. We have excluded all cable trays not included in IDF or MDF rooms.
5. We have excluded Audio Enhancement Systems within the Intercom System.

Division 31 Sitework

1. We have not included GAB Stone under sidewalks and concrete paving. Subgrade will be compacted dirt.

Division 32 Exterior Improvements

1. N/A

Documents Acknowledgement

The Contract Documents include all Plans, Specifications and Addenda, said Contract Documents being entitled:

Early Learning Center for City Schools of Decatur

Decatur, GA

As prepared by Goodwyn Mills Cawood

1.) SPECIFICATIONS: Consisting of One (1) Volume with Divisions and Specifications as enumerated in the Table of Contents and dated October 28, 2025

103	PROJECT DIRECTORY
107	PROFESSIONAL SEALS PAGE
010100	Table of Contents
115	LIST OF PROJECT DRAWING SHEETS
3132	Geotechnical Data (ADD #1)
10500	SUSTAINABLE DESIGN REQUIREMENTS
11000	SUMMARY
13100	PROJECT MANAGEMENT AND COORDINATION
13300	SUBMITTAL PROCEDURES
14000	QUALITY REQUIREMENTS
14150	SPECIAL INSPECTIONS
14200	REFERENCE STANDARDS AND DEFINITIONS
15000	TEMPORARY FACILITIES AND CONTROLS
16000	PRODUCT REQUIREMENTS
17329	CUTTING AND PATCHING
17419.11	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL - LEED
17720	PROJECT CLOSEOUT
17839	PROJECT RECORD DOCUMENTS
17900	DEMONSTRATION AND TRAINING
18119	Indoor Air Quality Requirements
19113	General Commissioning Requirements (ADD #1)
33000	CAST-IN-PLACE CONCRETE
42000	UNIT MASONRY
42200.13	Concrete Unit Veneer Masonry
51200	STRUCTURAL STEEL FRAMING (ADD #2)
52100	STEEL JOIST FRAMING
53100	STEEL DECKING
54000	COLD-FORMED STEEL FRAMING
55000	METAL FABRICATIONS
55213	PIPE AND TUBE RAILINGS

PERRY

221 Industrial Park Drive
Perry, Georgia 31069
478.987.5544

ATLANTA

2300 Lakeview Parkway, Suite 200
Alpharetta, Georgia 30009
678.382.0712

- 61053 MISCELLANEOUS ROUGH CARPENTRY
- 66116 SOLID SURFACING FABRICATIONS
- 07 46 43 Composition Siding (ADD #1)
- 71326 SELF-ADHERING SHEET WATERPROOFING
- 72100 THERMAL INSULATION
- 72650 UNDER SLAB VAPOR BARRIER
- 72726 FLUID-APPLIED MEMBRANE AIR BARRIERS
- 74114 STANDING SEAM METAL ROOF PANELS
- 74213 METAL WALL PANELS
- 75423 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING
- 76200 SHEET METAL FLASHING AND TRIM
- 77113 MANUFACTURED COPINGS
- 77129 MANUFACTURED ROOF EXPANSION JOINTS
- 77213 MANUFACTURED CURBS
- 77233 ROOF HATCHES
- 78400 FIRESTOPPING
- 79200 Joint Sealants (ADD #1)
- 79513 EXPANSION JOINT COVER ASSEMBLIES
- 08 35 16 Folding Grilles (ADD #1)
- 08 71 00 DOOR HARDWARE (ADD #3)
- 81113 HOLLOW METAL DOORS AND FRAMES
- 81416 FLUSH WOOD DOORS
- 83113 ACCESS DOORS AND FRAMES
- 83613 SECTIONAL OVERHEAD DOORS (ADD #2)
- 84113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
- 85653 Security Windows (ADD #3)
- 88000 GLAZING (ADD #2)
- 09 6813 TILE CARPETING
- 92116 GYPSUM BOARD ASSEMBLIES
- 93000 TILING
- 95113 ACOUSTICAL PANEL CEILINGS
- 96140 MOISTURE MITIGATION FLOOR SEALER
- 96500 RESILIENT FLOORING
- 96723 RESINOUS FLOORING
- 99100 PAINTING
- 101100 VISUAL DISPLAY UNITS
- 101400 SIGNAGE (ADD #2)
- 102113 TOILET COMPARTMENTS
- 102124 CUBICLE TRACKS AND CURTAINS (ADD #2)
- 102813 TOILET ACCESSORIES
- 104400 FIRE PROTECTION SPECIALTIES

- 105113 METAL LOCKERS
- 107316 CANOPIES
- 107500 FLAGPOLES
- 114400 FOODSERVICE EQUIPMENT
- 116623 GYMNASIUM EQUIPMENT (ADD #2)
- 123216 MANUFACTURED PLASTIC-LAMINATE CASEWORK
- 21 05 00 COMMON WORK RESULTS FOR FIRE SUPPRESSION
- 21 13 13 WET-PIPE SPRINKLER SYSTEMS
- 22 05 00 COMMON WORK RESULTS FOR PLUMBING
- 22 05 19 METERS AND GAGES FOR PLUMBING PIPING
- 22 05 23 GENERAL-DUTY VALVES FOR PLUMBING PIPING
- 22 05 29 HANGERS AND SUPPORTS FOR PLUMBING PIPING
- 22 05 53 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT
- 22 07 00 PLUMBING INSULATION
- 22 11 16 DOMESTIC WATER PIPING
- 22 11 19 DOMESTIC WATER PIPING SPECIALTIES
- 22 13 16 SANITARY WASTE AND VENT PIPING
- 22 13 19 DRAINAGE PIPING SPECIALTIES
- 22 14 13 STORM DRAINAGE PIPING
- 22 14 23 STORM DRAINAGE PIPING SPECIALTIES
- 22 33 00 ELECTRIC DOMESTIC WATER HEATERS
- 22 40 00 PLUMBING FIXTURES
- 22 47 00 DRINKING FOUNTAINS & WATER COOLERS
- 22 70 00 PLUMBING SYSTEMS TESTING
- 220800 Commissioning of Plumbing (ADD #1)
- 23 05 00 COMMON WORK RESULTS FOR HVAC
- 23 05 13 COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT
- 23 05 29 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
- 23 05 48 VIBRATION CONTROLS FOR HVAC PIPING AND EQUIPMENT
- 23 05 53 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
- 23 05 93 TESTING, ADJUSTING AND BALANCING FOR HVAC
- 23 07 00 HVAC INSULATION
- 230800 Commissioning of HVAC (ADD #1) ~~EQUIPMENTS~~
- 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC
- 23 09 95 CONTROLS TRENDING REQUIREMENTS
- 23 23 00 REFRIGERANT PIPING
- 23 31 13 METAL DUCTS
- 23 33 00 AIR DUCT ACCESSORIES
- 23 34 23 HVAC POWER VENTILATORS
- 23 36 00 AIR TERMINAL UNITS
- 23 37 13 DIFFUSERS, REGISTERS, AND GRILLES

230993 SEQUENCE OF
OPERATIONS FOR
HVAC CONTROLS
(ADD#3)

- 23 38 13 COMMERCIAL KITCHEN HOODS
- 23 41 00 PARTICULATE AIR FILTRATION
- 23 55 43 ELECTRIC HEATERS
- 23 72 00 PACKAGED ENERGY RECOVERY VENTILATION UNITS (ADD #3)
- 23 81 26 DUCTLESS AIR-CONDITIONERS
- 23 81 30 ROOFTOP UNITS (ADD #1)
- 23 0993 SEQUENCE OF OPERATIONS FOR HVAC CONTROLS (ADD #3)
- 230800 Commissioning of HVAC (ADD #1)
- 26 22 00 Transformers, Low Voltage, Dry Type (ADD #4)
- 26 28 13 FUSES
- 26 51 19 LED INTERIOR LIGHTING
- 26 91 00 OCCUPANCY SENSORS
- 260500 COMMON WORK RESULTS FOR ELECTRICAL
- 260519 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
- 260526 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
- 260529 HANGER AND SUPPORTS FOR ELECTRICAL SYSTEMS
- 260533 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS
- SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND
- 260544 SLEEVE AND SLEEVE SEALS FOR RACEWAYS AD CABLING
- 260553 IDENTIFICATION FOR ELECTRICAL SYSTEMS
- 260800 Commissioning of Electrical Systems (ADD #1)
- 260923 LIGHTING CONTROL DEVICES
- 262300 Low-Voltage Switchgear (ADD #4)
- 262416 PANELBOARDS
- 262726 WIRING DEVICES
- 262816 ENCLOSED SWITCHES AND CIRCUIT BREAKERS
- 264113 LIGHTNING PROTECTION FOR STRUCTURES
- 264313 SURGE PROTECTION FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS
- 266010 THROUGH-PENETRATION FIRESTOP SYSTEMS
- 27 05 00 STRUCTURED CABLING SYSTEM
- 275123 INTEGRATED ELECTRONIC COMMUNICATIONS NETWORK
- 281000 LOW VOLTAGE SAFETY & TECHNOLOGY DESIGN STANDARDS
- 283111 DIGITAL ADDRESSABLE FIRE ALARM SYSTEM
- 287800 EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
- 31 0001 SITE PREPARATION AND GENERAL SITE WORK
- 31 0002 SITE DEMOLITION
- 31 1000 SITE CLEARING
- 31 2200 EARTHWORK
- 31 2500 EROSION AND SEDIMENTATION CONTROL
- 313100 SOIL TREATMENT
- 32 84 00 PLANTING IRRIGATION

REMOVE - LOCATED
ON PREVIOUS PAGE

- 32 0500 COMMON WORK FOR EXTERIOR IMPROVEMENTS
- 32 1200 FLEXIBLE PAVING
- 32 1300 RIGID PAVING AND SITE CONCRETE
- 32 9000 PLANTING PREPARATION
 - 329200 TURF & GRASSES
- 33 1100 WATER UTILITY DISTRIBUTION PIPING
- 33 3000 SANITARY UTILITY SEWERAGE
- 33 4000 STORM DRAINAGE UTILITIES

2.) ADDENDA:

- Addendum # 1-5
- Bid Package Revisions # 1-4

3.) SUBCONTRACTOR REQUEST FOR PROPOSAL:

- I. Invitation to Bid
- II. Schedule of Bid Packages
- III. Project Schedule
- IV. Instructions to Bidders
- V. Bidder Qualifications Form
- VI. Bid Form
- VII. General Scope of Work Items
- VIII. Detailed Bid Package Scopes
- IX. Subcontract Agreement Form

4.) DRAWINGS: all dated **Released for Construction 10/28/25 unless noted otherwise.** Early Childhood Learning Center consisting of One hundred sixty sheets (160 sheets) as enumerated on the Drawing Index.

DETAILED LIST OF DRAWINGS
Early Childhood Learning Center

ALL DRAWINGS DATED RELEASED FOR CONSTRUCTION 10/28/25

01. GENERAL

- T1 TITLE SHEET (ADD #1)
- G1.01 DRAWING INDEX (ADD #1)
- G1.02 GENERAL NOTES
- G1.03 GENERAL INFORMATION & MOCKUP WALL (ADD #5)
- G1.11 ACCESSIBILITY DATA - ADULTS
- G1.12 ACCESSIBILITY DATA - CHILDREN
- G1.13 ACCESSIBLE PLUMBING LAYOUTS
- G1.21 PARTITION TYPES
- G1.22 PARTITION DETAILS
- G1.31 PENETRATION FIRESTOPPING SYSTEMS
- G2.00 LIFE SAFETY - CODE ANALYSIS (ADD #1)
- G2.01 LIFE SAFETY PLAN (ADD #2)

02. CIVIL

- C000 SITE WORK COVER SHEET (ADD #4)
- C001 TOPOGRAPHIC SURVEY SHEET 1 OF 2
- C002 TOPOGRAPHIC SURVEY SHEET 2 OF 2

C050	OVERALL SITE PLAN	
C100	SITE DEMOLITION AND REMOVAL PLAN	
C200	SITE LAYOUT AND PAVING PLAN	(ADD #4)
C210	COURTYARD ENLARGEMENTS	
C211	COURTYARD ENLARGEMENTS	(ADD #1)
C300	SITE GRADING PLAN	
C305	WALL ELEVATIONS	(ADD #3)
C310	STORM DRAINAGE PLAN	(ADD #4)
C320	STORM PIPE PROFILES SHEET 1 OF 2	(ADD #1)
C321	STORM PIPE PROFILES SHEET 2 OF 2	(ADD #1)
C400	NPDES NOTES SHEET 1 OF 2	
C401	NPDES NOTES SHEET 2 OF 2	
C410	ES&PC PLAN - INITIAL PHASE	
C420	ES&PC PLAN - INTERMEDIATE PHASE	
C430	ES&PC PLAN - FINAL PHASE	
C440	ES&PC DETAILS	
C441	ES&PC DETAILS	
C500	SITE UTILITY PLAN	(ADD #4)
C510	SANITARY SEWER PIPE PROFILES	
C600	TREE PROTECTION PLAN	
C601	ARBORIST REPORT	
C610	TREE REPLACEMENT PLAN	
C620	LANDSCAPE PLAN	
C700	SITE WORK CONSTRUCTION DETAILS	(ADD #4)
C701	SITE WORK CONSTRUCTION DETAILS	(ADD #4)
C702	SITE WORK CONSTRUCTION DETAILS	
C703	SITE WORK CONSTRUCTION DETAILS	(ADD #3)
C710	DEKALB COUNTY STANDARD DETAILS	
C711	CITY OF DECATUR STANDARD DETAILS	

03. STRUCTURAL

S0.01	GENERAL NOTES & SCHEDULES	
S0.02	DESIGN CRITERIA	
S0.03	CONCRETE GENERAL NOTES & SCHEDULES	(ADD #3)
S0.04	STEEL GENERAL NOTES & SCHEDULES	(ADD #1)
S1.01	OVERALL FOUNDATION PLAN	
S1.11A	PARTIAL FOUNDATION PLAN - AREA 1	(ADD #3)
S1.11B	PARTIAL FOUNDATION PLAN - AREA 2	(ADD #3)
S2.01	OVERALL ROOF FRAMING PLAN	
S2.11A	PARTIAL ROOF FRAMING PLAN - AREA 1	(ADD #3)
S2.11B	PARTIAL ROOF FRAMING PLAN - AREA 2	(ADD #3)
S3.01	FOUNDATION DETAILS	(ADD #2)
S3.02	FOUNDATION SECTIONS	(ADD #1)
S3.03	FOUNDATION DETAILS	(ADD #2)
S3.11	SLAB-ON-GROUND DETAILS	
S3.31	CONCRETE & CMU WALL DETAILS	(ADD #3)
S5.01	STEEL FRAMING DETAILS	
S5.02	STEEL BRACE ELEVATIONS & CONNECTION DETAILS	(ADD #1)
S5.03	STEEL BRACE ELEVATIONS	
S5.11	STEEL ROOF FRAMING DETAILS	
S5.12	STEEL ROOF FRAMING DETAILS	
S5.21	STEEL ROOF FRAMING SECTIONS	
S5.22	STEEL ROOF FRAMING SECTIONS	(ADD #1)

S5.23	STEEL ROOF FRAMING SECTIONS	(ADD #2)
S5.24	STEEL ROOF FRAMING SECTIONS	(ADD #1)

04. ARCHITECTURE

AS1.01	ARCHITECTURAL SITE PLAN	
AS1.02	ARCHITECTURAL SITE DETAILS	(ADD #5)
AS1.03	ARCHITECTURAL SITE DETAILS	(ADD #2)
AS1.04	ARCHITECTURAL SITE DETAILS - PREFABRICATED METAL CANOPIES	(ADD #3)
AS1.05	ARCHITECTURAL SITE DETAILS - LOADING DOCK	(ADD #2)
A1.01	OVERALL FLOOR PLAN & CLERESTORY PLAN	(ADD #1)
A1.11A	PARTIAL FLOOR PLAN - AREA A	(ADD #2)
A1.11B	PARTIAL FLOOR PLAN - AREA B	(ADD #2)
A1.21A	PARTIAL CLERESTORY PLAN - AREA A	
A1.21B	PARTIAL CLERESTORY PLAN - AREA B	
A2.01	OVERALL ROOF PLAN & REFLECTED CEILING PLAN	(ADD #3)
A2.11A	PARTIAL REFLECTED CEILING PLAN - AREA A	(ADD #1)
A2.11B	PARTIAL REFLECTED CEILING PLAN - AREA B	(ADD #3)
A3.11A	PARTIAL ROOF PLAN - AREA A	(ADD #2)
A3.11B	PARTIAL ROOF PLAN - AREA B	(ADD #2)
A4.00	AXON	
A4.01	3D PERSPECTIVES	
A4.02	PARTIAL EXTERIOR ELEVATIONS	(ADD #5)
A4.03	EXTERIOR/ COURTYARD ELEVATIONS	(ADD #5)
A5.01	BUILDING SECTIONS	(ADD #3)
A5.02	BUILDING SECTIONS	
A5.03	BUILDING SECTIONS	
A5.11	WALL SECTIONS	(ADD #3)
A5.12	WALL SECTIONS	(ADD #3)
A5.13	WALL SECTIONS	(ADD #3)
A5.14	WALL SECTIONS	(ADD #2)
A5.15	WALL SECTIONS	(ADD #2)
A5.16	WALL SECTIONS	(ADD #2)
A5.21	SECTION DETAILS	ADD #3
A5.22	PLAN DETAILS	(ADD #4)
A5.23	PLAN DETAILS	(ADD #4)
A5.24	ROOF DETAILS	(ADD #3)
A5.25	ROOF SCREEN DETAILS	(ADD #1)
A5.41	RAILING SCHEDULE & DETAILS	(ADD #5)
A6.01	DOOR SCHEDULE, LEGEND, & NOTES	(ADD #3)
A6.11	GLAZING & LOUVER SCHEDULES	(ADD #4)
A6.12	INTERIOR GLAZING & LOUVER SCHEDULES	(ADD #4)
A7.01	ENLARGED PLANS & INTERIOR ELEVATIONS - MEDIA CENTER	(ADD #2)
A7.02	ENLARGED PLANS & INTERIOR ELEVATIONS - LAUNDRY, WORKROOM, NURSE ROOM & STROLLER STORAGE	(ADD #3)
A7.03	ENLARGED PLANS & INTERIOR ELEVATIONS - INSTRUCTIONAL MULTIPURPOSE, HUDDLE, LOUNGE AND TOILETS	(ADD #3)
A7.04	ENLARGED PLANS & INTERIOR ELEVATIONS - TYP INFANT ROOM	(ADD #2)
A7.05	ENLARGED PLANS & INTERIOR ELEVATIONS - 1 YR OLD CLASSROOM	(ADD #3)
A7.06	ENLARGED PLANS & INTERIOR ELEVATIONS - 2&3 YR OLD CLASSROOM	(ADD #3)
A7.07	ENLARGED PLANS & INTERIOR ELEVATIONS - 4 YR OLD CLASSROOM	(ADD #3)
A7.08	ENLARGED PLANS & INTERIOR ELEVATIONS - ADAPTIVE & INDOOR PLAY	(ADD #2)
A7.09	ENLARGED PLANS & INTERIOR ELEVATIONS - CAFETERIA	(ADD #3)
A7.10	ENLARGED PLANS & INTERIOR ELEVATIONS - MULTIPURPOSE	(ADD #3)

A7.11	MILLWORK DETAILS (ADD #2)
A7.12	MILLWORK DETAILS (ADD #2)
A8.00	FINISH LEGEND & NOTES (ADD #3)
A8.01	FINISH SCHEDULE (ADD #3)
A8.02	OVERALL FINISH PLAN AND FURNITURE PLAN
A8.11A	FINISH PLAN - AREA A
A8.11B	FINISH PLAN - AREA B
A8.12A	FURNITURE & SIGNAGE PLAN - AREA A (ADD #2)
A8.12B	FURNITURE & SIGNAGE PLAN - AREA B 10/28/25
A9.01	SIGNAGE PLAN

05. MECHANICAL

M1.11	PARTIAL FLOOR PLAN - AREA 1 – HVAC (ADD #3)
M1.12	PARTIAL FLOOR PLAN - AREA 2 – HVAC (ADD #3)
M2.01	OVERALL ROOF PLAN - HVAC
M3.01	SCHEDULES & DETAILS – HVAC (ADD #2)
M4.01	DETAILS – HVAC

06. PLUMBING

P0.01	PLUMBING LEGEND & SCHEDULES (ADD #3)
P1.11	PARTIAL PLUMBING PLAN - SW&V - AREA 1 (ADD #3)
P1.12	PARTIAL PLUMBING PLAN - SW&V - AREA 2 (ADD #3)
P1.13	PLUMBING ROOF PLAN (ADD #3)
P2.11	PARTIAL PLUMBING PLAN - H&CW - AREA 1 (ADD #3)
P2.12	PARTIAL PLUMBING PLAN - H&CW - AREA 2 (ADD #3)
P3.11	LARGE SCALE PLUMBING PLANS (ADD #3)
P3.12	LARGE SCALE PLUMBING PLANS (ADD #3)
P3.13	LARGE SCALE PLUMBING PLANS (ADD #3)
P4.11	S,W,&V – RISERS (ADD #3)
P4.12	S,W,&V – RISERS (ADD #3)
P5.11	PLUMBING DETAILS 10/28/2025 (ADD #1)
P5.12	PLUMBING DETAILS (ADD #1)

07. ELECTRICAL

E0.01	ELECTRICAL LEGENDS & NOTES (ADD #3)
E0.02	ELECTRICAL NOTES & ABBREVIATIONS (ADD #3)
E0.03	ELECTRICAL SITE PLAN (ADD #4)
~~E0.03B~~	~~ELECTRICAL SITE PLAN (ADD #2)~~
E0.05	ELECTRICAL SITE PLAN PHOTOMETRICS (ADD #4)
E1.01	POWER PLAN - PART A (ADD #3)
E1.02	POWER PLAN - PART B (ADD #3)
E2.01	LIGHTING PLAN - PART A ~~(ADD #3)~~ ADD #2
E2.02	LIGHTING PLAN - PART B (ADD #3)
E3.01	AUXILIARY PLAN - PART A (ADD #3)
E3.02	AUXILIARY PLAN - PART B (ADD #3)
E4.01	MECHANICAL POWER PLAN - PART A (ADD #2)
E4.02	MECHANICAL POWER PLAN - PART B
E5.01	ELECTRICAL DETAILS (ADD #3)
E5.02	ELECTRICAL DETAILS
E5.03	ELECTRICAL DETAILS (ADD #3)
E5.04	ELECTRICAL DETAILS
E5.05	ELECTRICAL DETAILS (ADD #3)
E5.06	ELECTRICAL DETAILS (ADD #3)



PERRY

221 Industrial Park Drive
Perry, Georgia 31069
478.987.5544

ATLANTA

2300 Lakeview Parkway, Suite 200
Alpharetta, Georgia 30009
678.382.0712

E5.07	ELECTRICAL DETAILS (ADD #3)	
E6.01	POWER RISER DIAGRAM, DETAILS & SCHEDULES	(ADD #4)
E6.02	PANEL SCHEDULES	(ADD #3)
E6.03	PANEL SCHEDULES	(ADD #3)
E6.04	LUMINAIRE SCHEDULES	(ADD #4)

FOOD SERVICE

FS1.01	FOODSERVICE LAYOUT
--------	--------------------