



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: REGULAR MEETING, OCTOBER 27, 2025

AGENDA CATEGORY: NEW BUSINESS

Item: Approval of contract for the interior build-out of the second floor of the Lawrenceville Arts Center

Department: Community and Economic Development

Date of Meeting: Monday, October 27, 2025

Fiscal Impact:

Presented By: Jasmine Jackson, Community and Economic Director

Action Requested: Award contract to Thomas Turnkey, LLC for interior build-out of the second floor at the LAC (SB005-26) and authorize the Mayor or City Manager to sign a contract with the approval of the City Attorney

Summary: The City of Lawrenceville solicited sealed bids for construction services to complete the interior build-out of the second floor at the Lawrenceville Arts Center (LAC), located at 125 North Clayton Street. This project supports the City's ongoing investment in the LAC campus and will provide additional usable space for meetings, training, and future tenant needs.

The scope of work includes framing, drywall, mechanical/electrical/plumbing installation, finishes, and coordination with existing building systems. All work will comply with applicable building codes and the City's design standards for the facility.

Bids were opened on October 15, 2025, at which time the following seven bids were received:

Bidder Base Bid Amount

Thomas Turnkey, LLC	\$655,834.00
Diversified Construction of Georgia, Inc.	\$734,800.00
K-Team Engineering & Construction	\$738,835.00
Pencor Striker Contracting LLC	\$778,680.00
BG Construction Group LLC	\$833,000.00

Greater Georgia Contracting, Inc.	\$975,882.00
Unica Construction Group LLC	\$995,633.00
Harmon Solutions, LLC	\$990,656.50
Multiplex LLC	\$1,056,252.00

Bid Evaluation

Staff from the City's Community and Economic Development Department, in coordination with Purchasing, reviewed all submissions for completeness, compliance with specifications, and contractor qualifications.

Thomas Turnkey, LLC, submitted the lowest responsive and responsible bid in the amount of \$655,834.00.

The company has demonstrated successful performance on similar commercial build-out and renovation projects throughout the region and met all bonding and insurance requirements.

Staff respectfully recommends that Mayor and Council award Bid No. SB005-26 to Thomas Turnkey, LLC in the amount of \$655,834.00 for the Lawrenceville Arts Center Second Floor Build-Out Project and authorize the Mayor or City Manager to execute all necessary documents on behalf of the City.

Fiscal Impact: \$655,834.00 budgeted on Capital Project 01-007 Lawrenceville Arts Center. SPLOST Funds have been allocated to this project. GL: 3261565-541000

Attachments/Exhibits:

- Bid Certification_Signed.pdf
- SB005-26 Tab.pdf