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Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Jeff Smith, Assistant City Manager

Date: November 12, 2026

SUBJECT: Change order for remodel work being done at Fire Station 15.

RECOMMENDATION: Staff recommends the City Council approve change orders with Chris Corbin Home Improvements to add insulation to Station 15 in an amount of $10,351.55 and to install new vanities, toilets, dishwasher, and water heater in an amount of $4,708.99. In addition to purchase a new dishwasher, washer, dryer, water heater, vanities, and toilets in an amount not to exceed $4,000.

FISCAL IMPLICATION: Change orders totaling $15,060.54, and purchase of appliances not to exceed $4,000.00. Funding to come from 2019 Walton SPLOST (Public Safety) (321-3200-522204).

BACKGROUND:
This remodel project was brought before council in March and April of 2026. On April 9, 2026, the city council approved award of the project to Chris Corbin at a cost of $137,450.70. Requested contingency was not authorized, and any additional costs were to be brought to council.

- During the renovation at Fire Station 15, it was found that the station had no insulation. A quote for adding insulation in order to maintain temperatures and decrease utility costs was provided for $10,351.55. (See attached detailed quote)
- In addition, several of the appliances need to be replaced, and some, while the flooring is removed, should be replaced instead of being reinstalled. The appliances include: Washer, Dryer, Dishwasher, Toilets, Vanities with Sinks, and Water Heater. The city desires to procure these items at an aggregate cost not to exceed $4,000.00.
- Chris Corbin Home Improvement has provided a quote to install the above-listed appliances at a cost of $4,708.99. (See attached detailed quote)
- Funding is available in the 2019 Walton County SPLOST for Public Safety
- These items would provide a better living and work environment for the firefighters stationed at Station 15.

Chris Corbin Home Improvements

1055 Hunters Crossing Ln
Monroe, GA 30656, USA
cchomeimp@bellsouth.net · +1 (678) 855-3272
License # Ho002596

Estimate **#EST-80b3** | Issued **Nov 2, 2026** | Total **$10,351.55** | Pending

PREPARED FOR

City of Loganville

Dmcalpin@loganville-ga.gov
+1 (404) 787-6667

PROJECT BREAKDOWN

Blown-in and roll batt insulation

- Install standard cellulose blown-in insulation in the attic ceiling area to achieve a target R-value of R-38.
- Total ceiling insulation area: approximately 3,944 sq. ft. for walls and ceiling combined as stated in project scope, with 1,200 sq. ft. of drop ceiling insulation included within the work.
- Insulate 1,200 sq. ft. of drop ceiling area; confirm installation method for drop ceiling cavity (blown-in or batt) at site walkthrough.
- Install R-13 kraft-faced roll batts in closed wall cavities totaling approximately 240 sq. ft.
- Wall cavities are closed (finished drywall); roll batts to be installed with kraft facing toward the warm-in-winter side of the wall, friction-fit and stapled to framing as required.
- No existing insulation to be removed or disposed of.
- Perform basic air sealing of top plates and penetrations prior to insulation installation, including sealing gaps around wiring, plumbing, and framing penetrations at the attic floor plane.
- No recessed lights or heat-producing fixtures require insulation covers or dams.
- No soffit vents are present; ventilation baffles are not required under the current scope, but contractor should verify ventilation pathway and note any deficiency.
- Attic access is tight with significant obstructions; account for reduced working space, additional labor time, and hand-placement of materials in restricted areas.
- Blown-in insulation to be installed with calibrated depth markers to verify R-38 coverage across the ceiling area.
- Include machine rental for blown-in insulation equipment (blowing machine) in the estimate.
- Project duration: estimated 2 days, including allowance for idle time and access constraints.
- Include all necessary materials: cellulose insulation, R-13 kraft-faced roll batts, air sealing materials (foam sealant, caulk), and staples or fasteners for batt installation.
- Include cleanup of work area and disposal of packaging and waste materials generated by the installation.

LINE ITEMS

ITEM DESCRIPTION
BLOWN-IN AND ROLL BATT INSULATION
Labor
Insulation installation labor Qty: 34
Material
R-19 Unfaced Fiberglass Insulation Roll 15 in. x 39.2 ft. Qty: 26
Heavy Duty 3/8 in. Staples Box of 5000 Qty: 1
R-13 Kraft-Faced Fiberglass Insulation Roll 15 in. x 32 ft. Qty: 7
Expanding Polyurethane Foam Sealant 24 oz Can Qty: 6
Insulation Blower Machine Rental Qty: 2
Cellulose Blown-In Insulation 25 lb Bag Qty: 40
OTHER
Markup Qty: 1

Subtotal	$10,351.55
Total	**$10,351.55**

DISCLAIMER

This estimate is valid for 30 days. Prices are subject to change based on material availability, market conditions, project specifications, and other factors.

Chris Corbin Home Improvements

1055 Hunters Crossing Ln
Monroe, GA 30656, USA
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License # Ho002596

Estimate **#EST-9418** | Issued **Nov 2, 2026** | Total **$4,708.99** | Pending

PREPARED FOR

City of Loganville

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PROJECT BREAKDOWN

Plumbing Fixture Installations and Rough-in Modifications

- Chip/core concrete slab around two existing toilet flanges to lower and replumb closet flanges flush to finished floor height.
- Install two owner-supplied comfort height two-piece toilets, including new wax rings, closet bolts, water supply lines, and shutoff valves; test for proper flush and seal.
- Connect water supply lines, P-trap assemblies, pop-up drains, and owner-supplied faucets for one 48-inch vanity and one 32-inch vanity; pressure test all connections for leaks.

Rough Carpentry, Millwork, and Mirror Installation

- Install owner-supplied 48-inch vanity cabinet, level and secure to wall framing, and set owner-supplied countertop.
- Install owner-supplied 32-inch vanity cabinet, level and secure to wall framing, and set owner-supplied countertop.
- Construct wood framing to box out three structural/decorative beams extending from floor to ceiling.
- Remove and replace two damaged pine/softwood interior stair treads, fastening securely to existing stringers to eliminate squeaks and ensure level steps.
- Hang and secure two standard frameless bathroom mirrors (24 inches to 36 inches) above vanity locations.

Drywall and Finishing

- Hang standard 1/2-inch Sheetrock around the framing of the three boxed-out floor-to-ceiling beams.
- Install corner bead on all external vertical corners of the boxed-out beams.
- Tape, mud, and finish all drywall joints and fastener heads to a smooth Level 4 paint-ready finish (no painting required).

Venting and Exterior Wall Penetrations

- Cut one round penetration through the interior wall and metal siding exterior wall for a 4-inch dryer exhaust vent.
- Install standard 4-inch rigid/semi-rigid dryer ductwork, secure interior connections, and install an exterior weather cap with damper on the metal siding.
- Cut one wall penetration through the interior wall and exterior metal siding for a new AC exhaust/ventilation run.
- Install AC venting ductwork through the wall assembly, secure exterior louvered vent hood, and weather-seal exterior penetration around metal siding.

Granite Countertop Repair

- Prep, clean, and align fractured granite section located directly in front of the kitchen sink.
- Epoxy and mechanically clamp the broken granite piece using color-matched two-part stone epoxy resin.
- Grind, sand, and buff the repaired seam flush with the existing countertop profile, polishing the granite to a smooth, uniform finish.

LINE ITEMS

ITEM DESCRIPTION
VENTING AND EXTERIOR WALL PENETRATIONS
Labor
Wall penetration, ducting, and vent termination labor Qty: 6
Material
5 in. Exterior Louvered Vent Cap with Screen and Damper Qty: 1
Through-Wall AC Exhaust Duct Sleeve and Collar Assembly 5 in. Qty: 1
HVAC Foil Sealing Tape 1.88 in. x 50 Yd. Qty: 1
4 in. x 8 ft. Semi-Rigid Aluminum Flexible Duct Kit with Clamps Qty: 1
Exterior Polyurethane Weatherproofing Siding Sealant 10.1 oz. Qty: 2
4 in. Louvered Exterior Dryer Vent Hood with Damper Qty: 1
ROUGH CARPENTRY, MILLWORK, AND MIRROR INSTALLATION
Labor
Carpentry, framing, treads, and vanity installation labor Qty: 11
Material
Mirror Mounting Clip and Anchor Hardware Kit Qty: 2
3 in. Multi-Purpose Framing Screws 5 lb. Box Qty: 1
100% Silicone Kitchen and Bath Sealant 10.1 oz. Clear Qty: 2
Washer-Head Cabinet Screws #10 × 2-1/2 in. 1 lb. Box Qty: 1
Heavy-Duty Construction and Subfloor Adhesive 28 oz. Qty: 2
Frameless Polished Edge Bathroom Wall Mirror 24 in. x 36 in. Qty: 2
2 in. x 4 in. x 96 in. Standard SPF Dimensional Framing Stud Qty: 28

Unfinished Solid Pine Stair Tread 1 in. x 11-1/2 in. x 48 in.
Qty: 2

PLUMBING FIXTURE INSTALLATIONS AND ROUGH-IN MODIFICATIONS

Labor

Plumbing rough-in modification and fixture installation labor
Qty: 12

Material

1-1/2 in. White Polypropylene P-Trap Kit with 1-1/4 in. Reducing Washer
Qty: 2

PVC Closet Flange Replacement Assembly 4 in. x 3 in.
Qty: 2

Braided Stainless Steel Toilet Water Supply Line 3/8 in. Comp x 7/8 in. Ballcock
Qty: 2

Comfort Height Two-Piece Elongated Toilet
Qty: 2

Toilet Installation Wax Ring with Solid Brass Closet Bolts
Qty: 2

Braided Stainless Steel Faucet Supply Line 3/8 in. Comp x 1/2 in. FIP x 20 in.
Qty: 4

PVC DWV Pipe and Solvent Cement Repair Pack
Qty: 1

GRANITE COUNTERTOP REPAIR

Labor

Granite repair, epoxy seam bonding, and polishing labor
Qty: 5

Material

Diamond Wet/Dry Sanding and Polishing Disc Kit 4 in. 50-3000 Grit
Qty: 1

Two-Part Epoxied Stone and Granite Adhesive Repair Kit with Pigments
Qty: 1

Granite and Natural Stone Polishing Compound Paste 8 oz.
Qty: 1

DRYWALL AND FINISHING

Labor

Drywall hanging, taping, and finishing labor
Qty: 12

Material

1-1/4 in. Drywall Screws Coarse Thread 1 lb. Box
Qty: 1

8 ft. Vinyl Drywall Corner Bead Qty: 8	
All-Purpose Pre-Mixed Drywall Joint Compound 4.5 Gal. Qty: 1	
Fiberglass Mesh Self-Adhesive Drywall Joint Tape 300 ft. Qty: 1	
1/2 in. x 4 ft. x 8 ft. Standard Drywall Panel Qty: 7	
OTHER	
Markup Qty: 1	
Subtotal	$4,708.99
Total	**$4,708.99**

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