



4303 Lawrenceville Highway • Loganville, GA 30052 • 770-466-1165 • www.loganville-ga.gov

Staff Report

To: Mayor and City Council

Through: Danny Roberts, City Manager

From: Jeff Smith, Assistant City Manager

Date: April 9, 2026

SUBJECT: Refresh of interior finishes and lighting for Fire Station 15 (789 Lee Byrd Road), Fire Station 16 (605 Tom Brewer Road), and the Police Department (605 Tom Brewer Road).

RECOMMENDATION: Staff recommends the City Council approve the engagement of Chris Corbin Home Improvements for the requested work with expenses of \$40,510.31 (Fire Station 15), and \$96,940.59 (Fire Station 16 and Police Department) as detailed on the attached quotes.

FISCAL IMPLICATION: An aggregate cost of \$137,450.70 plus a 10% contingency (\$13,745.07) for a total approved amount of \$151,195.77. Funding to come from 2019 Walton SPLOST (Public Safety) – Fund 321

BACKGROUND:

This project provides much-needed updates to the Fire Stations and Police Department facilities, addressing aging interiors, operational needs, and ongoing maintenance issues. Improvements include new LVP vinyl flooring, vinyl cove base, LED lighting, exit and emergency lighting, paint, doors, trim, and metal ceiling grids, along with replacement of ceiling tiles and HVAC vents throughout the buildings.

After this was brought to Council, council members asked for detailed quotes from Chris Corbin Home Improvements to properly compare proposed work from each of the responsive bidders.

Estimate #EST-ee93

Issue Date: Mar 30, 2026



Client

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

Business Info

Chris Corbin Home Improvements
cchomeimp@bellsouth.net
1055 Hunters Crossing Ln
Monroe, GA 30656, USA
+1 (678) 855-3272
License Number:
Ho002596

Project Breakdown

Demolition and Floor Preparation:

- Demo approximately 1300 ft.² of old VCT tile by grinding floors to smooth surface
- Remove and discard all ground VCT tile debris
- Prime ground VCT floors for better adhesion to new flooring
- Demo and remove tile in 2 bathrooms
- Prep bathroom floors for new flooring installation
- Demo and discard 91 yd.² of carpet upstairs and on stairs
- Remove and discard 1250 ft.² of 2 × 4 ceiling tiles
- Demo and remove ceiling fans
- Remove and discard 19 2 × 4 light fixtures

Electrical Work:

- Install 19 new LED light fixtures to replace removed 2 × 4 lights in ceiling grid
- Replace 3 exit lights with new units
- Install and connect emergency lighting system
- Install 6 new LED can lights in large open room
- Ensure all electrical connections meet code and are properly grounded

Painting and Ceiling Grid Finishing:

- Clean all ceiling grids thoroughly
- Prime all ceiling grids

- Paint all ceiling grids white
- Paint all walls throughout fire station with two coats of color to be determined by City
- Paint all wooden trim with two coats of color to be determined by City
- Protect flooring and fixtures during painting operations

Flooring Installation:

- Install new carpet upstairs covering approximately 91 yd.²
- Install new carpet on stairs
- Install black rubber treads on stairs for added durability and safety
- Install black cove base upstairs and downstairs for total of 260 ft.
- Ensure all flooring transitions are smooth and properly secured

Bathroom Flooring:

- Install new flooring in 2 bathrooms on prepped floors
- Ensure proper slope and drainage for bathroom floors
- Seal and finish bathroom flooring appropriately for wet environment

Costs Table

Item Description

Flooring Installation

Material

Black Rubber Cove Base Heavy Duty
Quantity: 270

Black Rubber Stair Treads
Quantity: 15

Carpet Adhesive And Installation Supplies
Quantity: 1

Carpet Padding Commercial Grade
Quantity: 95

Commercial Loop Pile Carpet High Traffic
Quantity: 95

Labor

Labor
Quantity: 60

Painting And Ceiling Grid Finishing

Material

Commercial Grade Interior Paint Low Voc
Quantity: 15

Drop Cloths And Masking Materials
Quantity: 1

Paint Brushes And Rollers

Quantity: 1

Primer For Walls And Trim

Quantity: 8

White Paint For Ceiling Grid

Quantity: 5

Labor

Labor

Quantity: 100

Demolition And Floor Preparation

Material

Debris Disposal Bags And Containers

Quantity: 1

Demolition Tools And Consumables

Quantity: 1

Epoxy Primer For Concrete Floors

Quantity: 6

Floor Grinder With Diamond Grinding Discs

Quantity: 5

Labor

Labor

Quantity: 120

Electrical Work

Material

Electrical Wire And Conduit

Quantity: 1

Emergency Exit Light Fixtures

Quantity: 3

Emergency Lighting Fixtures

Quantity: 4

Led Recessed Can Lights 6 Inch

Quantity: 6

Led Troffer Panel Light Fixtures 2x4 4000k

Quantity: 19

Wire Nuts And Electrical Connectors

Quantity: 1

Labor

Labor

Quantity: 80

Bathroom Flooring

Material

Floor Leveling Compound

Quantity: 8

Luxury Vinyl Plank Flooring Commercial Grade

Quantity: 120

Lvp Underlayment Moisture Barrier

Quantity: 120

Waterproof Sealant And Transition Strips

Quantity: 1

Labor

Labor

Quantity: 24

Other

Markup

Quantity: 1

Subtotal \$40,510.31

Total **\$40,510.31**

Notes

789 Lee Byrd Road fire station 15 Demo approximately 1300 ft.² of Old VCT tile grind floors to smooth and prime for better adhesion Demo tile in 2 bathrooms and prep floor for new flooring Remove 1250 ft.² of 2 × 4 ceiling tiles and discard Clean prime and paint white all ceiling grids Remove and discard 19 2 × 4 lights and replace with new LED lighting Replace three exit lights and emergency lighting Demo and remove ceiling fans Install six new LED cans In large open room Demo and discard 91 yd.² of carpet upstairs and on stairs Install new carpet upstairs and Black rubber treads on stairs for added durability install black Cove base upstairs and down 260ft paint all walls and wooden trim, two coats color determined by City

Disclaimer

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

Estimate #EST-8d79

Issue Date: Mar 30, 2026



Client

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

Business Info

Chris Corbin Home Improvements
cchomeimp@bellsouth.net
1055 Hunters Crossing Ln
Monroe, GA 30656, USA
+1 (678) 855-3272
License Number:
Ho002596

Project Breakdown

Demolition and Floor Preparation:

- Remove and dispose of 3600 ft² of old VCT glue down flooring
- Grind all 3600 ft² of floor surface flat to prepare for new flooring installation
- Remove and dispose of 3840 ft² of 2 × 4 ceiling tiles
- Remove and dispose of 48 2 × 4 light fixtures
- Remove and dispose of all 2 × 2 light fixtures
- Remove and dispose of all existing exit and emergency light fixtures
- Remove two wooden case openings that are damaged
- Perform general cleanup and debris removal throughout project

Carpentry and Framing:

- Construct and install two new wooden case openings to replace damaged openings
- Prepare all surfaces for painting including sanding of 22 door frames and 5 window frames

Exhaust System Installation:

- Remove existing exhaust fans
- Install new exhaust fans in existing locations
- Install new exhaust fan station 16 with all necessary ductwork and connections

Lighting and Electrical Work:

- Install 48 new 2 × 4 LED light fixtures in existing ceiling grid locations

- Install new 2 × 2 LED light fixtures to replace removed fixtures
- Install new exit and emergency light fixtures throughout project area
- Perform all electrical connections and testing for new lighting systems

Painting and Finishing:

- Prime 3600 ft² of floor surface for better adhesion of new flooring
- Clean 3840 ft² of white ceiling grid
- Prime 3840 ft² of white ceiling grid
- Paint 3840 ft² of white ceiling grid
- Paint all walls throughout project area with two coats to customer approved color
- Sand and paint 22 door frames
- Sand and paint 5 window frames
- Paint two newly constructed wooden case openings

Flooring Installation:

- Install new flooring material over 3600 ft² of prepared floor surface
- Install black vinyl cove base molding along all perimeter walls to match existing cove base

Costs Table

Item Description

Lighting And Electrical Work

Material

2×2 Led Light Fixtures
Quantity: 12

2×4 Led Light Fixtures
Quantity: 48

Emergency Light Fixtures Led
Quantity: 6

Exit Light Fixtures Led
Quantity: 8

Labor

Labor
Quantity: 48

Lighting And Electrical Work

New Item
Quantity: 1

Flooring Installation

Material

Black Vinyl Cove Base Molding
Quantity: 24

Commercial Grade Vinyl Plank Flooring
Quantity: 3780

Labor

Labor
Quantity: 72

Painting And Finishing

Material

Ceiling Grid Paint White
Quantity: 14

Ceiling Grid Primer
Quantity: 4

Degreasing Cleaner Commercial
Quantity: 5

Floor Primer Sealer
Quantity: 12

Paint Brushes And Rollers
Quantity: 2

Sandpaper Assorted Grits
Quantity: 3

Wall Paint Finish Coat
Quantity: 25

Wall Paint Primer
Quantity: 5

Labor

Labor
Quantity: 96

Demolition And Floor Preparation

Material

Disposal Bags Heavy Duty
Quantity: 10

Dumpster
Quantity: 2

Floor Grinding Discs
Quantity: 12

Labor

Labor
Quantity: 120

Exhaust System Installation

Material

Duct Fittings And Connectors
Quantity: 1

Ductwork Galvanized Steel
Quantity: 50

Exhaust Fan Station Unit
Quantity: 1

Exhaust Fans Commercial Grade
Quantity: 3

Labor

Labor
Quantity: 24

Carpentry And Framing

Labor
Quantity: 32

Other

Markup
Quantity: 1

Subtotal	\$96,940.59
Total	\$96,940.59

Notes

Loganville, Police Department and fire station 16 -? Remove 3600 ft.² of old VCT glue down flooring grind all floors flat prime floor for better adhesion on new floor.. Install new flooring and vinyl Cove base molding (black to match existing) Remove all 2 × 4 ceiling tiles 3840 ft.² and dispose Clean prime and paint 3840 ft.² of white ceiling grid Remove and dispose of 48 2 × 4 lights Replace 2 × 4 lights with new and efficient LED Remove and replace 2×2 lights with LED Remove and replace all exit and emergency lights Replace exhaust fans Install new exhaust fan station 16 Paint all walls, two coats CD to approve color Sand and paint 22 door frames Sand and paint five window frames Demo and replace two wooden case openings due to damage and paint

Disclaimer

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

ESTIMATE

Lifeway General Construction
787 Mill Cove Drive
Lawrenceville, GA 30045

Kevin@lifewaygc.com
+1 (732) 925-3325
Www.lifewaygc.com



Bill to
Dustin Mcalpin
City Of Loganville

Ship to
Dustin Mcalpin
City Of Loganville

Estimate details

Estimate no.: 1403
Estimate date: 12/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		605 Tom Brewer Road (Station 16)	<p>-Paint all walls and trim discussed with Dustin (Sheen and color will be determined later on, price includes 2 coats of paint if needed due to color choice)</p> <p>-Doors will not be painted since they are wood, but they are to be cleaned- casings will painted as part of the trim work</p> <p>-Remove and replace/install 46 2x4 LED Lights</p> <p>-Remove and replace/install 3 2x2 LED lights</p> <p>-Remove and replace 14 door hardware handles</p> <p>-Install 650LF of 6" Base Cove</p> <p>-Remove and replace 25 ceiling vents</p> <p>-Remove and replace 2 exit signs and 2 double head lamps</p> <p>-3,424 sqft of new LVP install, includes carpet demo</p> <p>-Paint all ceiling grid</p> <p>-Remove and replace all ceiling tiles 2,854 sqft- Roughly 44 boxes of 16 pieces each</p> <p>-Run electrical work for portable AC Unit as well as install duct work</p> <p>-Remove and replace all exhaust fans</p>	1	\$28,300.00	\$28,300.00
2.		Police Department	<p>-Paint all walls and trim discussed with Dustin (Sheen and color will be determined later on, price includes 2 coats of paint if needed due to color choice)</p>	1	\$18,640.00	\$18,640.00

		<ul style="list-style-type: none"> -Remove and Replace 2 exit signs and 4 double header lamps -Install 575LF of base cove (color to be determined) -1,750 sqft of new LVP install, includes carpet demo -Remove and replace 465ft 2x4 ceiling tiles (Armstrong Cortega) -Remove and replace 1,101ft of 2x2 ceiling tiles (Armstrong Cortega) -Remove and replace 21 air vents -Remove and replace 26 2x4 LED lights -Remove and replace 7 2x2 LED lights -Remove and replace 8 door handles 			
3.	780 Lee Byrd Road (Station 15)	<ul style="list-style-type: none"> -Paint all walls and trim discussed with Dustin including the upstairs area (Sheen and color will be determined later on, price includes 2 coats of paint if needed due to color choice) -Install 265lf of base cove -Install 1,200 sqft of LVP -Demo bathroom floor tile and prep for new flooring- 118 sqft -Install new vent and electrical run for portable ac unit as well as the duct work -Paint existing ceiling grid -Remove and replace 1,150 sqft of ceiling tiles with Armstrong Cortega -Remove and replace 15 vents -Remove and replace 17 2x4 led lights -Remove and replace 3 exit signs with lamps -Remove and replace 8 door handle hardware -19 steps to be redone 10"x 36" (stairs) with new carpet -Paint the stair stringer both sides (stairs) -Paint upstairs doors (upstairs) -Paint upstairs ceiling (upstairs) -Demo carpet 980 sqft -Install new carpet including stairs 1,200 sqft (color to be determined) -Remove and replace the led trims -Install 6 new recessed lights to follow current pattern (run wire and electrical functions etc) -Remove and replace door hardware handles -Remove and replace 2 2x4 LED lighting -Remove and replace 7 vents -Remove and replace 1 exit sign -Demo current fan 	1	\$26,450.00	\$26,450.00
4.	Materials	<ul style="list-style-type: none"> -Station 16 all needed materials cost-\$48,400.00 (includes all materials pick up and hauling to job site) -PD all needed materials cost- 	1	\$104,600.00	\$104,600.00

\$26,750.00

(Includes all materials pick up and hauling to job site)

-Station 15 all needed materials cost-
\$29,450.00 (Includes all materials pick up and hauling to job site)

The price below includes all materials needed for all 3 locations which include all ceilings tiles, all led lighting and new recessed lighting, paint and accessories (walls, trim and ceilings et), door hardware, Includes all flooring, adhesive and hauling, base cove needed, exit signs with lamps, air vents, 2 portable ac units and duct work materials plus any other needed materials for this project

Total between all stations: \$104,600.00

5.	Complimentary	-Complimentary building soft wash on the station 16 and station 15 as per Kevin R. (Includes needed solutions to provide appropriate cleaning, soft wash is to reachable height with a 20-foot ladder)	1	\$0.00	\$0.00
Total					\$177,990.00

Note to customer

-The following estimate is for all the scope of work discussed with Dustin- Any additional changes or work added along the project will not be reflected in this price and must be considered as a change order (Price will be issued and discussed before commencing any additional work, it will need to be approved via email)
-All materials will be brought/picked up by Lifeway GC
-A deposit will be needed to be able to buy and order the materials needed to begin
-This estimate once converted to invoice will serve as a contract between both parties on Lifeways side
-Any existing damages before the beginning of the project are not LifewayGCs responsibility, any damages caused by the Lifeways Team during the project will be held responsible
-Labor warranty for up to 1 year but does not cover any natural damages or caused damages

We thank you for considering us in your bid and making us part of your upcoming project, I hope this will be the start of a great relationship among us. Thank You!

Accepted date

Accepted by