

Work Order Signature Document**EZIQC Contract No.: GA-A07-040820-PAR**☒**New Work Order****Modify an Existing Work Order**

Work Order Number: 138863.00

Work Order Date: 02/26/2025

Work Order Title: City of Stonecrest - SE Athletic Complex Restroom Expansion

Owner Name: City of Stonecrest

Contractor Name: Paryani Real Estate LLC

Contact: Hari Karikaran

Contact: Bhavik Paryani

Phone: 7703161076

Phone: 7703550441

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-A07-040820-PAR.

Brief Work Order Description:

City of Stonecrest - SE Athletic Complex Restroom Expansion

Time of Performance*See Schedule Section of the Detailed Scope of Work***Liquidated Damages**

Will apply:



Will not apply:

**Work Order Firm Fixed Price: \$241,394.12**

Owner Purchase Order Number:

Approvals_____
Owner_____
Date_____
Contractor_____
Date

Detailed Scope of Work

To: Bhavik Paryani
Paryani Construction
5505 Interstate N. Parkway
Atlanta, GA 30328
7703550441

From: Hari Karikaran
City of Stonecrest
3120 Stonecrest Blvd
Stonecrest, GA 30038
7703161076

Date Printed: February 26, 2025

Work Order Number: 138863.00

Work Order Title: City of Stonecrest - SE Athletic Complex Restroom Expansion

Brief Scope: City of Stonecrest - SE Athletic Complex Restroom Expansion

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see attached detailed scope of work (DSOW)

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: February 26, 2025

IQC Master Contract #: GA-A07-040820-PAR

Work Order Number: 138863.00

Owner PO #:

Work Order Title: City of Stonecrest - SE Athletic Complex Restroom Expansion

Contractor: Paryani Real Estate LLC

Proposal Name: City of Stonecrest - SE Athletic Complex Restroom Expansion

Proposal Value: \$241,394.12

01 - General Requirements	\$45,726.02
03 - Concrete	\$8,988.88
04 - Masonry	\$10,957.39
06 - Wood, Plastic, and Composites	\$8,773.91
07 - Thermal & Moisture Protection	\$16,513.34
08 - Openings	\$3,122.61
09 - Finishes	\$11,285.86
10 - Specialties	\$32,636.14
22 - Plumbing	\$90,586.75
23 - Heating, Ventilating, And Air-Conditioning (HVAC)	\$8,845.63
26 - Electrical	\$3,957.59
Proposal Total	\$241,394.12

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Date:	February 26, 2025
IQC Master Contract #:	GA-A07-040820-PAR
Work Order Number:	138863.00
Owner PO #:	
Work Order Title:	City of Stonecrest - SE Athletic Complex Restroom Expansion
Contractor:	Paryani Real Estate LLC
Proposal Name:	City of Stonecrest - SE Athletic Complex Restroom Expansion
Proposal Value:	\$241,394.12

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

1	01	22	20	00	0055	HR	Senior Architect						\$6,413.40
						Installation	Quantity 30.00	x	Unit Price 175.00	x	Factor = 1.2216	Total 6,413.40	
2	01	22	20	00	0056	HR	Architect						\$10,918.05
						Installation	Quantity 65.00	x	Unit Price 137.50	x	Factor = 1.2216	Total 10,918.05	
3	01	22	20	00	0058	HR	Senior Engineer						\$6,230.16
						Installation	Quantity 30.00	x	Unit Price 170.00	x	Factor = 1.2216	Total 6,230.16	
4	01	22	20	00	0059	HR	Engineer						\$10,620.29
						Installation	Quantity 65.00	x	Unit Price 133.75	x	Factor = 1.2216	Total 10,620.29	
5	01	22	20	00	0060	HR	Draft Person						\$11,544.12
						Installation	Quantity 135.00	x	Unit Price 70.00	x	Factor = 1.2216	Total 11,544.12	

Subtotal for 01 - General Requirements	\$45,726.02
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6	03	31	13	00	0005		SF	6" 3,000 PSI Slab On Grade Concrete Slab Assembly										\$1,905.70
							Installation		Quantity		Unit Price		Factor	=		Total		
									200.00	x	7.80	x	1.2216	=		1,905.70		
7	03	31	13	00	0005	0154	MOD	For 4,000 PSI Concrete, Add										\$87.96
							Installation		Quantity		Unit Price		Factor	=		Total		
									200.00	x	0.36	x	1.2216	=		87.96		
8	03	31	13	00	0005	0159	MOD	For Up To 500, Add										\$581.48
							Installation		Quantity		Unit Price		Factor	=		Total		
									200.00	x	2.38	x	1.2216	=		581.48		
9	03	61	16	00	0002		CY	Cementitious Flowable Grout										\$6,413.74
							Installation		Quantity		Unit Price		Factor	=		Total		
									14.00	x	375.02	x	1.2216	=		6,413.74		

Subtotal for 03 - Concrete	\$8,988.88
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10	04	22	23	13 0021	SF	12" x 8" x 16", Cored, Normal Weight, Concrete Block		\$10,488.66
					Installation	Quantity 600.00	x Unit Price 14.31	x Factor 1.2216 = Total 10,488.66

Contractor's Price Proposal - Detail Continues..

Work Order Number: 138863.00

Work Order Title: City of Stonecrest - SE Athletic Complex Restroom Expansion

Proposal Name: City of Stonecrest - SE Athletic Complex Restroom Expansion

Proposal Value: \$241,394.12

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

04 - Masonry

11	04	22	23	13	0032	LF	12" x 8" x 16", Lightweight, Bond Beam Or Lintel Concrete Block											\$468.73
						Installation	Quantity	Unit Price	Factor	=	Total							
							30.00	12.79	x		468.73							

Subtotal for 04 - Masonry

\$10,957.39

06 - Wood, Plastic, and Composites

12	06	11	13	00	0005	LF	Two 2" x 10" Built-up Wood Beam Or Joist											\$826.78
						Installation	Quantity	Unit Price	Factor	=	Total							
							120.00	5.64	x		826.78							
13	06	16	33	00	0039	SF	3/4" Thick Structural Oriented Strand Board (OSB) On Roof											\$655.08
						Installation	Quantity	Unit Price	Factor	=	Total							
							275.00	1.95	x		655.08							
14	06	16	33	00	0039	0017	MOD	For Fire Retardant Treatment, Add										\$278.83
						Installation	Quantity	Unit Price	Factor	=	Total							
							275.00	0.83	x		278.83							
15	06	17	53	00	0033	EA	18' Pre-Assembled Wood Gable End Roof Truss, 4 In 12 Slope											\$4,205.99
						Installation	Quantity	Unit Price	Factor	=	Total							
							14.00	245.93	x		4,205.99							
16	06	46	29	00	0014	LF	1" x 10" Cedar Fascia Board											\$389.20
						Installation	Quantity	Unit Price	Factor	=	Total							
							60.00	5.31	x		389.20							
17	06	46	29	00	0024	SF	5/8" Thick, Sanded Plywood Soffit											\$1,055.46
						Installation	Quantity	Unit Price	Factor	=	Total							
							240.00	3.60	x		1,055.46							
18	06	46	36	00	0391	LF	3/4" x 8-1/2" Custom Shaped Maple											\$1,362.57
						Installation	Quantity	Unit Price	Factor	=	Total							
							60.00	18.59	x		1,362.57							

Subtotal for 06 - Wood, Plastic, and Composites

\$8,773.91

07 - Thermal & Moisture Protection

19	07	14	16	00	0003	SF	90 Mil Thick, Applied In 2 Coats, Fluid Applied, Rubber Base, Polyurethane Waterproofing											\$1,191.06
						Installation	Quantity	Unit Price	Factor	=	Total							
							300.00	3.25	x		1,191.06							
20	07	22	16	00	0027	SF	3-1/2" Thick, R12.04, Foam Glass (Cellular Glass), Roof Board Insulation, Cold Adhesive Applied											\$4,460.06
						Installation	Quantity	Unit Price	Factor	=	Total							
							300.00	12.17	x		4,460.06							

Contractor's Price Proposal - Detail Continues..

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Proposal Value: \$241,394.12

Sect.		Item		Modifier.		UOM		Description		Line Total			
Labor	Equip.	Material	(Excluded if marked with an X)										
07 - Thermal & Moisture Protection													
21	07	31	13	13	0015	SQ	355 LB/SQ, 8" Exposure, Two Full Size Layers, Four Tab Fiberglass Reinforced, Asphalt Composition Shingle (CertainTeed Centennial Slate)					\$8,812.01	
						Installation	Quantity		Unit Price	Factor	Total		
							15.00	x	480.90	x	8,812.01		
22	07	71	23	00	0009	LF	8", 0.032" Thick, K-Style Aluminum Gutter					\$1,575.13	
						Installation	Quantity		Unit Price	Factor	Total		
							60.00	x	21.49	x	1,575.13		
23	07	71	23	00	0009	0324	MOD	For Up To 100', Add					\$215.49
						Installation	Quantity		Unit Price	Factor	Total		
							60.00	x	2.94	x	215.49		
24	07	72	29	00	0002	EA	22" x 4' Rafter Vent					\$259.59	
						Installation	Quantity		Unit Price	Factor	Total		
							25.00	x	8.50	x	259.59		
Subtotal for 07 - Thermal & Moisture Protection											\$16,513.34		
08 - Openings													
25	08	83	13	00	0011	SF	1/8" Tempered, Clear Mirror Glass					\$3,122.61	
						Installation	Quantity		Unit Price	Factor	Total		
							64.00	x	39.94	x	3,122.61		
Subtotal for 08 - Openings											\$3,122.61		
09 - Finishes													
26	09	51	23	00	0004	SF	12" x 12" x 3/4" Spline Mineral Fiber Acoustical Ceiling Tile					\$1,680.92	
						Installation	Quantity		Unit Price	Factor	Total		
							200.00	x	6.88	x	1,680.92		
27	09	51	23	00	0004	0103	MOD	For >50 To 200, Add					\$239.43
						Installation	Quantity		Unit Price	Factor	Total		
							200.00	x	0.98	x	239.43		
28	09	63	43	00	0002	SF	3/8" Thick, Cupric Oxychloride Cement, Seamless Flooring System, Trowel Applied					\$3,466.90	
						Installation	Quantity		Unit Price	Factor	Total		
							200.00	x	14.19	x	3,466.90		
29	09	91	13	00	0019	SF	2 Coats Paint, Brush/Roller Work, Paint Exterior Concrete Walls					\$1,198.39	
						Installation	Quantity		Unit Price	Factor	Total		
							900.00	x	1.09	x	1,198.39		
30	09	91	13	00	0019	0179	MOD	For Epoxy Paint, Add					\$186.90
						Installation	Quantity		Unit Price	Factor	Total		
							900.00	x	0.17	x	186.90		
31	09	91	13	00	0171	SF	2 Coats Paint, Brush/Roller Work, Paint Exterior Rough Wood Ceiling					\$910.40	
						Installation	Quantity		Unit Price	Factor	Total		
							275.00	x	2.71	x	910.40		

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10 - Specialties											
36	10	21	13	14	0009	EA	60" x 60", Overhead Braced, Stainless Steel, One Compartment Corner Unit, Complete ADA Compliant Toilet Partition				\$30,349.76
						Installation	Quantity		Unit Price	Factor	Total
							11.00	x	2,258.57	1.2216	30,349.76
37	10	28	13	13	0154	EA	36" Length, 1-1/4" Diameter, Stainless Steel Grab Bar (Bobrick B-5806x36)				\$673.88
						Installation	Quantity		Unit Price	Factor	Total
							6.00	x	91.94	1.2216	673.88
38	10	28	13	13	0155	EA	42" Length, 1-1/4" Diameter, Stainless Steel Grab Bar (Bobrick B-5806x42)				\$698.80
						Installation	Quantity		Unit Price	Factor	Total
							6.00	x	95.34	1.2216	698.80
39	10	28	13	13	0397	EA	Removal And Reinstallation Of Bathroom Accessory				\$541.80
						Installation	Quantity		Unit Price	Factor	Total
							24.00	x	18.48	1.2216	541.80
40	10	44	16	13	0012	EA	10 LB Dry Chemical, Type ABC Portable Fire Extinguisher				\$371.90
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	152.22	1.2216	371.90
Subtotal for 10 - Specialties											\$32,636.14

22 - Plumbing													
41	22	01	40	81	0005	EA	Removal And Replacement Of Single Bowl Sink/Lavatory Drain Line						\$132.91
						Installation	Quantity		Unit Price		Factor	=	Total
							4.00	x	27.20	x	1.2216		132.91
42	22	01	40	81	0020	EA	Removal And Replacement Of Lavatory Pop-up Drain Stopper						\$115.22
						Installation	Quantity		Unit Price		Factor	=	Total
							4.00	x	23.58	x	1.2216		115.22

Contractor's Price Proposal - Detail Continues..

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Proposal Value: \$241,394.12

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
22 - Plumbing					
43	22 01 40 81 0026		EA	Removal And Replacement Of Toilet Tank	\$716.22
			Installation	Quantity 5.00 x Unit Price 117.26 x Factor 1.2216 = Total 716.22	
44	22 01 40 81 0027		EA	Removal And Replacement Of 10" Toilet Bowl	\$824.34
			Installation	Quantity 5.00 x Unit Price 134.96 x Factor 1.2216 = Total 824.34	
45	22 05 76 00 0011		EA	4" Heavy Duty Floor Cleanout, Round Top, Cast Iron With Cast Bronze Screw Plug And Nickel Bronze Cover	\$4,603.77
			Installation	Quantity 4.00 x Unit Price 942.16 x Factor 1.2216 = Total 4,603.77	
46	22 05 76 00 0011 0204		MOD	For Vandal Proof, Add	\$95.28
			Installation	Quantity 4.00 x Unit Price 19.50 x Factor 1.2216 = Total 95.28	
47	22 07 16 00 0002		EA	Neoprene Insulation Kit For Under Lavatories	\$2,437.02
			Installation	Quantity 6.00 x Unit Price 332.49 x Factor 1.2216 = Total 2,437.02	
48	22 07 19 00 0152		LF	2" Diameter Pipe, 1" Thick Foamglas Insulation	\$4,255.93
			Installation	Quantity 210.00 x Unit Price 16.59 x Factor 1.2216 = Total 4,255.93	
49	22 11 16 00 0376		LF	1-1/4" Hard Drawn Type L Copper Tube/Pipe	\$5,705.18
			Installation	Quantity 325.00 x Unit Price 14.37 x Factor 1.2216 = Total 5,705.18	
50	22 11 16 00 0378		LF	2" Hard Drawn Type L Copper Tube/Pipe	\$4,325.75
			Installation	Quantity 135.00 x Unit Price 26.23 x Factor 1.2216 = Total 4,325.75	
51	22 11 16 00 0441		EA	3/4" 90 Degree Copper Elbow	\$1,022.78
			Installation	Quantity 25.00 x Unit Price 33.49 x Factor 1.2216 = Total 1,022.78	
52	22 11 16 00 0444		EA	1-1/2" 90 Degree Copper Elbow	\$2,038.55
			Installation	Quantity 25.00 x Unit Price 66.75 x Factor 1.2216 = Total 2,038.55	
53	22 11 16 00 0445		EA	2" 90 Degree Copper Elbow	\$2,837.47
			Installation	Quantity 25.00 x Unit Price 92.91 x Factor 1.2216 = Total 2,837.47	
54	22 11 16 00 0504		EA	1-1/2" Reducing Copper Tee	\$3,609.83
			Installation	Quantity 25.00 x Unit Price 118.20 x Factor 1.2216 = Total 3,609.83	
55	22 11 16 00 0505		EA	2" Reducing Copper Tee	\$4,636.58
			Installation	Quantity 25.00 x Unit Price 151.82 x Factor 1.2216 = Total 4,636.58	

Contractor's Price Proposal - Detail Continues..

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Proposal Value: \$241,394.12

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
22 - Plumbing					
56	22 11 16 00 0555		EA	1" Female Copper Adapter	\$1,565.18
			Installation	Quantity 25.00 x Unit Price 51.25 x Factor 1.2216 = Total 1,565.18	
57	22 11 16 00 0557		EA	1-1/2" Female Copper Adapter	\$2,693.63
			Installation	Quantity 25.00 x Unit Price 88.20 x Factor 1.2216 = Total 2,693.63	
58	22 11 16 00 0558		EA	2" Female Copper Adapter	\$3,560.66
			Installation	Quantity 25.00 x Unit Price 116.59 x Factor 1.2216 = Total 3,560.66	
59	22 11 16 00 0905		LF	2" Inside Diameter, Type L, Copper Pipe/Tubing With Fittings AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.	\$1,293.06
			Installation	Quantity 25.00 x Unit Price 42.34 x Factor 1.2216 = Total 1,293.06	
60	22 11 19 00 0046		EA	Copper Four Opening Trap Primer Distribution Unit (PPP DU-4)Can be used for two, three or four drains.	\$1,422.24
			Installation	Quantity 8.00 x Unit Price 145.53 x Factor 1.2216 = Total 1,422.24	
61	22 11 19 00 0049		EA	Four Outlet Trap Primer Manifold	\$3,522.41
			Installation	Quantity 8.00 x Unit Price 360.43 x Factor 1.2216 = Total 3,522.41	
62	22 11 19 00 0540		EA	6" Long, 1/2" Antisiphon Freezeless Wall Faucet	\$139.84
			Installation	Quantity 1.00 x Unit Price 114.47 x Factor 1.2216 = Total 139.84	
63	22 13 13 00 0014		EA	Bidet, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply. Excludes fixture and faucet.	\$8,924.08
			Installation	Quantity 6.00 x Unit Price 1,217.54 x Factor 1.2216 = Total 8,924.08	
64	22 13 16 00 0005		LF	4" Underground Bell And Spigot Cast Iron Soil Pipe AssemblyIncludes all fittings and gaskets. Excludes earthwork excavation, backfill and compaction. Not for use where detail is available.	\$10,825.82
			Installation	Quantity 120.00 x Unit Price 73.85 x Factor 1.2216 = Total 10,825.82	
65	22 13 16 00 0014		LF	4" Aboveground No Hub Cast Iron Soil Pipe AssemblyIncludes all fittings, couplings and hangers. Fittings are assumed every 10'. Not for use where detail is available.	\$6,130.48
			Installation	Quantity 120.00 x Unit Price 41.82 x Factor 1.2216 = Total 6,130.48	
66	22 13 19 36 0003		EA	2", 3" And 4" Acrylonitrile Butadiene Styrene (ABS) Or Polyvinyl Chloride (PVC) Automatic Drain Vent, Maxi Vent	\$2,819.84
			Installation	Quantity 8.00 x Unit Price 288.54 x Factor 1.2216 = Total 2,819.84	

Contractor's Price Proposal - Detail Continues..

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Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
22 - Plumbing					
67	22 14 26 19 0007		EA	6" Wide Trench Drain x 9" Outlet Section With 4" Bottom Outlet, Cast Iron Top, Heavy Duty Body Sections, Heavy Duty Loose Set Grate With Perimeter Drainage Slots	\$9,562.46
			Installation	Quantity 13.00 x Unit Price 602.14 x Factor 1.2216 = Total 9,562.46	
68	22 14 26 19 0007 0172		MOD	For Vandal Proof Screws, Add	\$770.22
			Installation	Quantity 13.00 x Unit Price 48.50 x Factor 1.2216 = Total 770.22	

Subtotal for 22 - Plumbing **\$90,586.75**

23 - Heating, Ventilating, And Air-Conditioning (HVAC)

69	23 34 13 00 0007		EA	22" Direct Drive Axial Flow Fan, 3/4 HP 4,700 CFM Constant Speed, 1/8" Static Pressure	\$5,696.93
			Installation	Quantity 2.00 x Unit Price 2,331.75 x Factor 1.2216 = Total 5,696.93	
70	23 37 13 43 0025		EA	16" x 16" Steel Security Grille	\$3,148.70
			Installation	Quantity 4.00 x Unit Price 644.38 x Factor 1.2216 = Total 3,148.70	

Subtotal for 23 - Heating, Ventilating, And Air-Conditioning (HVAC) **\$8,845.63**

26 - Electrical

71	26 51 19 00 0032		EA	3,883 Lumens, 2' x 2', Prismatic Lensed, Lay-In/Troffer LED Fixture (PlanLED FTB4E)	\$3,957.59
			Installation	Quantity 8.00 x Unit Price 404.96 x Factor 1.2216 = Total 3,957.59	

Subtotal for 26 - Electrical **\$3,957.59**

Proposal Total **\$241,394.12**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Stonecrest

Detailed Scope of Work

Print Date: February 26, 2025
Work Order Number: 138863.00
Work Order Title: City of Stonecrest - SE Athletic Complex Restroom Expansion
Contractor: GA-A07-040820-PAR - Paryani Real Estate LLC
Brief Scope: City of Stonecrest - SE Athletic Complex Restroom Expansion

To: Bhavik Paryani
Paryani Construction
5505 Interstate N. Parkway
Atlanta, GA 30328
7703550441

From: Hari Karikaran
City of Stonecrest
3120 Stonecrest Blvd
Stonecrest, GA 30038
7703161076

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see attached detailed scope of work (DSOW)

Owner

Date

Contractor

Date

Restroom Expansion at Southeast Athletic Complex

Specific Requirements:

The City is expecting the selected firm to evaluate the existing building for current uses on the first and second floors to make sure the access to stairs and the doors are not compromised and meet the ADA and access codes when designing the footprint of the restroom expansion. The City prefers to utilize the existing entrance doors for the current restrooms and increase the capacity by adding extension to each side of the building, with a knockout passage to the extension for each side. The goal is to increase each restroom to provide no less than seven (7) units each, including one (1) ADA accessible stall per side.

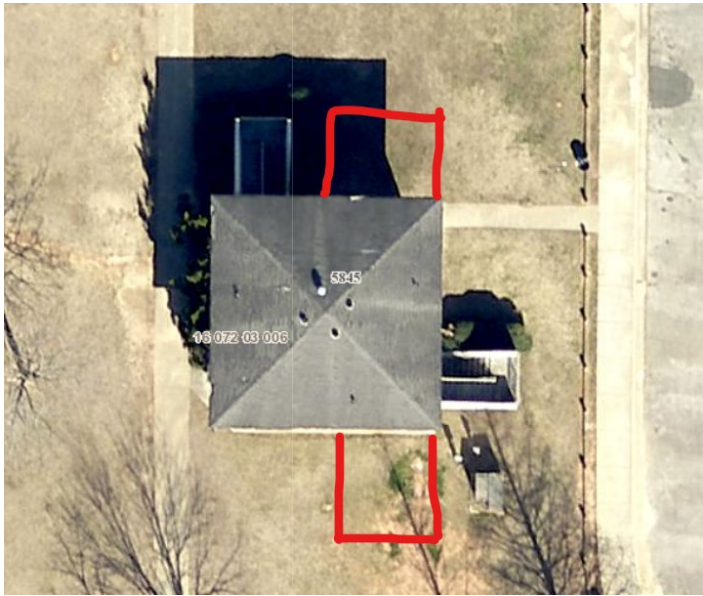
1. Design and construct a minimum of four (4) female water closets, and two (2) wash basins that are accessible and connected to the existing woman side of the restroom facility. The City prefers to use the existing woman side of the entrance to the additional water closets if possible. A separate entrance must be used only if it is necessary due to the existing layout/wall/roof restrictions and/or ADA requirements.
2. Existing sewer lateral (from the Woman restroom side) shall be tested and replaced if any breaks or cracks are located within the lateral up to the manhole.
3. Design and construct a minimum of two (2) male water closets and two (2) urinals, on the male side of the restroom facility. City prefers to use the existing entrance to the men side of the rest room facility for the additional water closets if possible. A separate entrance must be used only if it is necessary due to the existing layout/wall/roof restrictions and/or ADA requirements.
4. Existing sewer lateral (from the Men restroom side) shall be tested and replaced if any breaks or cracks are located within the lateral up to the manhole.
5. The contractor is responsible for all required design, including architectural, electrical, mechanical, plumbing and site/civil. If subconsultants/contractors are used for any of these design services, the prime contractor is responsible for their work and included in the proposal.
6. Contractor shall be mindful about the staircase on the Men side (back of the building) while designing the restroom addition and make sure the stairs are usable by employees during construction and easily accessible once the project is completed.
7. The City desires to become as energy efficient as possible and therefore is moving in an eco-friendly direction. With this in mind, contractor should take every opportunity to include energy efficient lighting, water-flow, and other industry standard methods to conserve energy with the final product.
8. The City is also moving to provide safety features for our guests. It is expected that all features will become touchless, including flush mechanisms, sink operations and touchless hand dryers. The door(s) may remain mechanical, but all other amenities should be touchless. In addition, for germ free safety, all sit-down toilets are required to have a lid and there shall be no grout used in the flooring.
9. In addition to the safety of trying to eliminate germs, the City is also concerned with privacy. The current block wall barriers for stalls are not required to be duplicated. However, if the contractor designs a facility with new partitions they must provide as much privacy as possible, both high and low, and not contain gaps where there are joints.
10. Water Closet dimensions shall meet the latest Building Code and ADA standards.
11. Utility Services: All utility services are available at the existing restroom facility. Use/Redirect any existing utilities (electrical, mechanical, or plumbing) as needed.

12. Contractor shall provide a full design with sketches/plans and specifications to City Engineer's approval. Once the plan is approved, the contractor can begin material supply.
13. Once the design is approved, the Contractor shall apply for permitting with City of Stonecrest Building Department and DeKalb County Fire Marshal. The City of Stonecrest permit fees will be waived.
14. The land disturbance is expected to be minor, and less than one acre, and disturbance is limited to the proposed restroom addition pad area. So, no separate land disturbance permit is required, however a site plan including grading plan and utility plan (if necessary) shall be included in the building plan submittal.
15. Non-load bearing internal CMU walls could be removed and/or reconfigured with new CMU walls. If external load bearing CMU walls are to be removed and reconfigured, the reconfiguration shall be properly designed and constructed. Any new doors on the existing CMU walls should be properly designed for structural load.
16. Install new mirrors for the full width of the vanity surfaces.
17. The City has a contract with a supplier for restroom fixtures. It is not required to include toilet tissue paper holders, seat cover holders, soap or hand sanitizer dispensers, air fresheners, paper towel dispensers, sign holders or trash cans. Any other fixtures such as handrails, changing tables, etc., must be included.
18. All paints and fitting shall match existing colors and types. If different type of fittings to used, it should be clearly stated in the proposal.
19. All new interior and exterior walls, roof structure, partitions and fixtures shall match the existing restroom materials and color.
20. All existing fixtures shall be assessed for repair or possible replacement.

Contractual Notes:

1. This is a design/build contract. Price/Bid should include a complete scope of work including all necessary modifications to existing utility connections, permitting and any specified design costs (if applicable). The city of Stonecrest is seeking a qualified firm that can perform all of the services and meet the design requirements, within the given special limits and complete the construction in an expeditious manner.
 1. The contractor is solely responsible for securing the construction area and any related material storage to prevent the public from entering the area. The second floor and the rooms on the opposite side of the existing restrooms will be used by the city staff during construction.
 2. Southeast Athletic Complex is an active park and heavily used throughout the year. The contractor is responsible for having all workers on site (within limits of construction) to wear proper Personal Protective Equipment (PPE) at all times to meet the OSHA requirements. This includes but is not limited to hard hats, vests, eye protection, respiratory protection (dust/other), gloves and any other PPE as necessary. Contractor and anyone on site affiliated with or working with contractor must wear identifiable clothing, name tags, or ID badges that reflect the company they work for and indicate they are part of the contractors team.
 3. Contractors must keep the jobsite continually clean with all materials to be placed in contractors dumpsters and service the dumpsters as necessary.

4. Contractor is allowed to close the existing restrooms as necessary for a reasonable period of time and must open for use immediately when it is safe for patrons to use. The city prefer the Contractor kept open the existing rest rooms during weekends and events and make sure the restrooms are safe for public use.
5. Change Orders, if issued by the City, are strictly limited to 10% overhead expenses and 10% profit. Any Changes, if directed are to be based on proven, documented (actual) costs (labor, material, equipment, subcontractor, and other expenses including applicable burdens and/or taxes) multiplied by 1.20 (20% total O&H). Lower tier contractors are subject to the same margins and must provide any documentation to confirm cost at the City's request. If a deductive change order occurs, estimated cost plus 10% (x1.10) shall be credited to the City of Stonecrest. Approval of any change is subject to the City of Stonecrest's sole approval and should be submitted prior to any new, additional, deductive and/or modified work occurs.
6. Contractor shall submit a schedule of values (breakdown of billing) for approval by the owner, before submitting the first bill/invoice.
7. Contractor, within 10 days of notice to proceed, to submit a contract schedule (in MS Project format). Handwritten/Drawn schedules are acceptable if the presented information is clear and provide all necessary information.
8. The Contractor is required to upgrade the existing water closets as necessary to meet the current applicable code.
9. Signage shall be used to direct the public and employees during construction to direct foot traffic and restroom users.
10. Parking area near the restroom (except the Handicap spaces) could be used to park contractor vehicles during construction.
11. This is a Lump Sum Contract.
12. The approximate location of the restroom expansion is shown in the sketch below.



BASIS OF ESTIMATE

The Basis of Estimate is a written explanation clarifying the assumptions and exclusions used in establishing the quantified bid dated February 2025. The scope of work includes the Renovation for Restroom Expansion at Southeast Athletic Complex. The following were used in preparation of this estimate:

- Scope of Work provided by City
- Site walk

Following a joint review, reconciliation and estimate modifications can be made to better serve your needs.

ASSUMPTIONS & CLARIFICATIONS

01 – GENERAL REQUIREMENTS

- Paryani Construction carries insurance as required by law and excess liability over the total cost of the project.
- We have included a general one-year warranty on all items.
- We have confirmed adequate parking on site at no additional costs for all contractors.
- Payment and Performance bonds have been excluded. If required add 2.2%
- All material testing and special inspections are to be provided by an independent third party contracted by the Owner if required.
- All moving of owner FF&E is excluded as indicated in the drawings.
- All temporary electricity, water, wi-fi, and other utility costs during construction are assumed to be provided by the Owner.
- We have included engineering and architectural design.

02 – EXISTING CONDITIONS

- We have included selective demolition of CMU walls.
- We have included demolition of all flooring, base, glass, doors, frames, as needed to provide full scope.
- We have included demolition of MEP as required to relocate and install new.
- We have included all dumpsters and dump fees.

03 – CONCRETE

- We have included new SOG with turndown footings, GAB, WWF, Moisture Barrier, and Rebar.
- We have included patch back of plumbing trenches.
- We have included new sidewalks.

04 – MASONRY

- We have included cutting and patching the façade for new doors.
- We have assumed providing bond beams at all new exterior openings.
- We have included pouring grout in cells at connection detail between old CMU and new CMU.

06 – WOODS, PLASTICS, AND COMPOSITES

- We have included wood roof framing, trusses, built up members, vented soffit framing, fascia framing.

07 – THERMAL AND MOISTURE PROTECTION

- We have included new shingle roofing.
- We have included patching mechanical penetrations as needed.
- We have included flashing and caulking at all exterior openings as needed.
- We have included new downspouts and gutters.
- We have included roll on vapor barrier.
- We have included slot drains at exterior.

08 – OPENINGS

- We have included new hollow metals door hardware to replace existing.

09 – FINISHES

- We have included a new ACT system.
- We have included patching, finishing, and sanding walls as required.
- We have included all floor covering.
- We have included a new integral base.
- We have included priming and painting all the walls.
- We have included painting all doors and door frames as shown.

10 – SPECIALTIES

- We have included new fire extinguisher cabinets and fire extinguishers as required.
- We have included providing stainless toilet partitions.
- We have included providing all grab bars.
- We have included installing relocated paper towel dispensers.
- We have included installing relocated toilet paper dispensers.
- We have included installing relocated soap dispensers.
- We have included providing new bathroom mirrors.

22 – PLUMBING

- We have included all plumbing associated with the new plumbing fixtures as shown.
- We have included providing PVC sanitary vents and pipes.
- We have included providing copper water supply/distribution pipes.
- We have included connecting new plumbing to a new hose bib.
- We have included insulating all new overhead water piping.

23 – HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

- We have included providing exhaust fans in CMU block walls.

26 – ELECTRICAL

- We have included providing new lighting fixtures.
- We have included switching and sensors.
- We have included providing outlets, quads, GFCI's, and dedicated receptacle as needed.
- We have included power for mechanical and plumbing fixtures as required.
- We have included power for signage as shown.

31 – EARTHWORK

- We have provided testing and camera of existing line as requested.
- We have included digging and preparation of earth for new SOG.
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