Commercial Buildout Grant Program Application
Offered by the Downtown Development Authority (DDA) of the City of Stone Mountain

Applicant Information:

Business Name:	Stone Mountain & Main, LLC
Contact Name:	Elisabeth Richmond
Business Address:	5163 Poplar Springs rd
City, ST, ZIP:	Stone Mountain, GA 30083
Telephone:	(803)524-4699
Email:	StoneMountainAndMain@gmail.com

Property Owner Information (if different from Applicant).

Property Tax Parcel ID for project location:
Property Owner:
Mailing Address:
City, ST, ZIP:
Telephone:
Email

Project Description. Check box (X) and attach Historic Preservation Commission approval if needed.

Ceiling and floor repair
HVAC installation
Plumbing upgrades and repairs
Electrical upgrades and repairs

Estimated Cost of Project (attach detailed budget): $ 263,520.00

Amount of Commercial Grant Requested (See Guidelines): $ $25,000

I have read the guidelines and affirm that to the best of my knowledge all the entries on this application are accurate and true.

Name & Signature of Applicant: Elisabeth Richmond



Name & Signature of Owner (if different from applicant): _____

ESTIMATE - STONE MOUNTAIN PROJECT

976 & 978 Main St, Stone Mountain, GA 30083

CLIENT	Elizabeth Richmond
ESTIMATE DATE	September 12, 2026
ESTIMATE BASIS	16-sheet architectural / structural drawing set dated August 29-31, 2026
GLOBAL PROJECT PRICE	**$263,520.00**

General Description. This estimate is for the remodeling of an existing mixed-use building. The scope is based on the current drawing set and includes the interior remodeling of the two second-floor residential units, as well as exterior work, roofing, means of egress, fire-resistance-rated elements, and all other activities indicated in the drawings. The drawings identify approximately 1,562.30 square feet of total apartment area; however, the global project price also includes work outside that interior area. For that reason, the project is not calculated solely as a simple per-square-foot remodel.

1. PROJECT SCOPE

The global project price of $263,520.00 includes labor, good-quality standard materials, normal deliveries, project administration and coordination, project management, permit coordination and required standard inspections, equipment, and consumables necessary to perform the base scope shown in the current drawings, subject to the conditions and exclusions stated in this estimate.

Preconstruction, Permits, and Project Administration

Review and coordination of the permit drawing set; preparation of the construction sequence; coordination with the Owner, designer, specialty contractors, and authorities having jurisdiction; permit follow-up; inspection scheduling; project manager supervision; document control; progress communications; and project closeout coordination.

Selective Demolition and Preparation

Selective removal of walls, doors, finishes, and components indicated for demolition; protection of elements that are to remain; normal debris removal and disposal; layout of new walls and openings; and preparation of existing surfaces to receive new work.

Framing and Structural Carpentry

Construction of new interior partitions; headers, blocking, backing, framing corrections, and carpentry; work associated with new openings; deck and stair framing; posts, beams, joists, ledgers, stringers, bracing, fasteners, and structural connectors in accordance with the approved drawings.

Fire-Resistance-Rated and Life-Safety Systems

Construction of the required one-hour separation between the residential units and rated horizontal assemblies; 5/8-inch Type X gypsum board where required; mineral wool insulation; resilient channels where indicated; fire blocking / fire dams; intumescent sealants; protection of electrical, plumbing, and HVAC penetrations; smoke/CO detectors; and fire extinguishers where included in the approved scope.

Exterior Deck, Stairs, Landings, Guards, and Handrails

Replacement / construction of the exterior pressure-treated wood deck and stair system shown in the drawings, including footings, posts, beams, joists, stringers, decking, landings, guards, handrails, balusters, connectors, and required finishes for the approved scope.

Roofing

Replacement of the existing modified-bitumen roof with a 60-mil TPO membrane as shown in the drawings, including normal removal and preparation, standard flashings, terminations, and base-scope penetrations. Concealed roof-deck replacement beyond normal anticipated conditions will be treated as an unforeseen condition.

Exterior Siding and Trim

Replacement / installation of HardiePlank siding and exterior trim in the indicated areas, including normal preparation, fastening, caulking, and finishing.

Windows and Doors

Supply and installation of the windows and doors indicated in the schedules, including normal framing preparation, placement, fastening, flashing/sealing, interior/exterior trim, and standard hardware. Egress, safety-glazing, and opening-control requirements will follow the approved documents.

HVAC and Ventilation

Installation of the indicated mini-split systems, including indoor units, rooftop condensers where shown, normal refrigerant/condensate routing, supports, controls, wall heaters, and bathroom exhaust fans as applicable, including startup and inspection coordination.

Electrical

Electrical modifications within the approved scope: circuits and panel work within the documented scope, receptacles, GFCI devices, switches, lighting, recessed fixtures, ceiling fans, smoke/CO devices, kitchen/laundry/bath circuits, normal connections for Owner-furnished appliances, HVAC/heaters, and rough/final electrical work. An electrical service upgrade not shown in the drawings or required because of an unforeseen existing condition will be handled in writing as additional work.

Plumbing

Plumbing modifications for kitchens, bathrooms, and laundry; water and DWV lines; rough-ins; connections for Owner-furnished faucets; approved/shown water-heating work; testing; and rough/final inspections. Concealed failures in existing piping outside the documented scope will be treated as unforeseen conditions.

Kitchens

Construction and completion of the indicated kitchens, including standard-quality cabinets, standard countertops, sink installation, backsplash/finish interfaces, trim, and normal connections. Appliances will be furnished by the Owner.

Bathrooms and Laundry

Construction of bathrooms and laundry areas using good-quality standard materials, including associated framing, waterproofing where required, tile, backer materials, vanity, toilet, standard tub/shower as designed, and finish work. Faucets will be furnished by the Owner.

Flooring and Interior Finishes

Installation of LVP and tile where indicated, including normal preparation, applicable installation materials, transitions, baseboard, trim, caulking, touch-ups, and finish carpentry.

Drywall, Ceilings, and Painting

Installation and repair of gypsum board associated with the remodel, taping/finishing, ceilings, primer, and paint. The Owner will select colors from standard manufacturer product lines. Specialty, designer, or premium finishes will be considered upgrades.

Final Completion and Closeout

Final trade trim-out; punch list; cleaning; normal inspection corrections attributable to the Contractor's work; coordination of final inspections; and final walkthrough with the Owner.

2. MATERIALS AND OWNER SELECTIONS

- **The price is based on new, good-quality, standard / mid-grade, code-approved materials commonly available through Home Depot, Lowe's, established building suppliers, or equivalent sources. Luxury, imported, custom-manufactured, or unusually high-cost selections are not included unless approved in writing.**
- **The Owner will select paint colors and reasonable aesthetic selections within the standard level included in this estimate.**
- **The Owner will furnish appliances and faucets. The Contractor will coordinate normal connections and installation where included in the approved scope.**
- **If the Owner selects premium cabinets, specialty countertops, high-end tile or flooring, specialty lighting, custom doors or windows, premium hardware, smart-home products, or any item that exceeds the base standard level, the difference in materials, taxes, delivery, and labor will be quoted and approved in writing before purchase or installation.**

3. GLOBAL PROJECT PRICE

SCOPE	GLOBAL PRICE
Complete base scope described in this estimate and the current drawing set	**$263,520.00**

This estimate is presented as a global project price. Individual selling prices are not assigned to each activity. Internal allocation of costs, labor, materials, supervision, and subcontracting is part of the Contractor's project administration.

4. PROGRESS PAYMENTS

Payments will be made based on project progress in order to maintain the cash flow required for labor, materials, deliveries, and specialty contractors. Before each progress payment is requested, the Owner will be notified by text message or email of the milestone achieved. All payments will be applied to the global project price.

Payment	Milestone	%	Amount
1	Project acceptance / permit coordination / mobilization	15%	$39,528.00
2	Selective demolition, layout, and structural/framing progress	15%	$39,528.00
3	MEP rough-in and fire-rated	15%	$39,528.00

Payment	Milestone	%	Amount
	rough construction		
4	Exterior progress: roof / siding / windows / deck-stairs	15%	$39,528.00
5	Drywall, insulation, flooring, painting, and interior finishes	15%	$39,528.00
6	Kitchens, bathrooms, final MEP trim, and substantial interior completion	15%	$39,528.00
7	Substantial completion / punch list	5%	$13,176.00
8	Required final approvals and contract closeout	5%	$13,176.00

5. CONSTRUCTION PROCESS, SCHEDULE, AND INSPECTIONS

The estimated construction duration is approximately six (6) months, or about 24-26 weeks after permit issuance and authorization to begin work. The project may be completed sooner if approvals, inspections, materials, weather, and trade coordination progress favorably. The schedule may be extended by circumstances beyond the Contractor's reasonable control.

Phase	Time	Activity / Inspection	Release Point
Preconstruction / permits	Before Week 1	Final coordination of permit set, applications, reviews, and authority comments/corrections.	Permit issued / documents approved
Mobilization / selective demolition	Weeks 1-2	Protection, layout, selective demolition, debris removal, and verification of existing conditions.	Conditions exposed and documented
Framing / structure / exterior foundations	Weeks 2-6	Interior framing, headers, blocking, deck/stair footings, posts, and structural carpentry. Footing/framing inspections before covering, as applicable.	Footing/framing approvals
MEP rough-in	Weeks 4-9	Electrical, plumbing, and HVAC rough-in; fire/life-safety coordination. Rough inspections before closing walls/ceilings.	Rough approvals

Phase	Time	Activity / Inspection	Release Point
Fire-rated assemblies / insulation	Weeks 7-11	Mineral wool, Type X, RC-1 where required, firestopping, insulation, and rated penetrations.	Approval to close assemblies
Exterior envelope	Weeks 5-13	TPO roof, Hardie siding, windows/doors, deck/stairs/guards, and weatherproofing.	Weather-tight exterior / applicable inspections
Drywall / interior finishes	Weeks 10-17	Drywall finish, ceilings, primer/paint, flooring, tile, trim, and doors.	Finish phase released
Kitchens / bathrooms / final trim	Weeks 15-21	Cabinets, counters, plumbing/electrical trim, HVAC final, Owner-furnished appliances, and details.	Trades ready for final inspections
Final inspections / corrections	Weeks 21-24	Final electrical/plumbing/mechanical/building/life-safety inspections as applicable; corrections within the base scope.	Final approvals
Punch / turnover	Weeks 24-26	Punch list, cleaning, Owner walkthrough, and project closeout.	Final turnover

6. CONDITIONS THAT MAY AFFECT THE SCHEDULE

- **Review times, permits, inspections, re-inspections, or corrections requested by the authority having jurisdiction.**
- **Severe weather, unsafe site conditions, emergencies, force majeure, or natural events.**
- **Holidays, municipal closures, access restrictions, or work-hour limitations.**
- **Material shortages, backorders, discontinued products, or freight/delivery delays.**
- **Significant market changes or economic conditions affecting purchasing, financing, or the availability of critical products.**
- **Delays in Owner selections, requested changes, late approvals, or late delivery of Owner-furnished appliances/faucets.**
- **Concealed conditions such as structural damage, moisture, rot, termites, unsafe wiring, plumbing failures, mold, asbestos, lead, or other existing conditions that are not visible.**
- **Delayed progress payments or third-party work that interferes with the project sequence.**

7. CHANGES, UNFORESEEN CONDITIONS, AND PROJECT PROTECTIONS

Changes Must Be in Writing

No change in scope, material, layout, or design will be considered included until it is documented in writing through a Change Order, email, or text message identifying the change and, where applicable, its impact on price and schedule.

Concealed Conditions in the Existing Building

This estimate assumes that concealed structural, electrical, plumbing, HVAC, and substrate conditions are reasonably serviceable except where the drawings require modification. Conditions that are not visible before demolition and that require additional work will be quoted separately.

Authority Requirements

If the City, County, Fire Marshal, utility provider, or other authority requires additional scope, redesign, or systems that are not clearly and consistently shown in the current documents, written direction will be obtained and the additional work will be quoted before proceeding.

Fire Sprinkler Clarification

The current drawing set contains inconsistent notes regarding sprinklers. The base price covers the fire/life-safety scope supported by the final approved documents. If additional infrastructure is later required for a full-building sprinkler system, water-service/backflow upgrade, fire-alarm expansion, or other scope not clearly incorporated into the base design, a written price and schedule adjustment will be required.

Owner-Furnished Items

The Contractor will not be responsible for manufacturer defects, late delivery, incompatibility, or missing parts in appliances, faucets, or other items purchased by the Owner. Additional work caused by incompatibilities will be quoted separately.

Site Access and Payments

The Owner must provide reasonable access to the site and maintain progress payments as agreed. A material delay in access or payment may suspend purchasing/work and extend the completion date.

Document Priority

Construction will follow the approved drawing set, written RFIs, approved Change Orders, and applicable requirements. If a conflict exists, work in the affected area will stop until written clarification is obtained.

8. BASE-PRICE EXCLUSIONS

- **Luxury, designer, or premium upgrades above the standard material level described in this estimate.**
- **Owner-furnished appliances and faucets, except normal installation/connection labor included in the approved scope.**
- **Utility-service upgrades, transformer upgrades, off-site utility work, or capacity improvements not shown in the current drawings.**
- **Testing or abatement of hazardous materials, including asbestos, lead, or mold remediation, unless specifically added.**
- **Major concealed replacement of structure, roof deck, or subfloor that is not visible or documented before construction.**
- **Additional work resulting from Owner-requested changes after permit approval.**
- **Work outside 976 & 978 Main St or outside the approved project scope.**
- **Professional redesign fees or new governmental requirements outside the current base scope.**

9. ESTIMATE VALIDITY

This estimate is valid for 30 days from the date of issue, subject to material availability and extraordinary price changes before the start of construction. Work will be performed in accordance with the permit-approved drawings, written scope clarifications, the agreed payment schedule, and approved Change Orders.

CONSTRUCTART 2A LLC
Committed to organized, safe execution in accordance with the approved scope.