Hogan

GMP #2 PACKAGE - CONTENTS

Hall County Health Department Renovation
1290 Athens Street
Gainesville, GA 30501
07/22/2024

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2. GMP Health Department Estimate
3. Estimate Alternates & Annotations
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END OF BID PACKAGE CONTENTS

Hogan

July 22, 2024

Mr. Bill Nash
Director of Public Works and Utilities
Hall County, Georgia
2875 Browns Bridge Rd
Gainesville, Georgia 30504

Re: Hall County Health Department

Dear Mr. Nash:

Please find the enclosed GMP package for the above referenced project. As per previous communication, this is GMP #2 of a two-part GMP. Part one GMP covered both the new construction of the NGPG medical office building and the associated sitework that has been executed with construction currently ongoing.

Hall County Health Department drawings were received in May 2024 from Precision Planning with an Addendum sent June 2024. The estimated cost associated with the Heath Department was not included in the GMP #1 package but was estimated to be roughly $6,359,283.00. The cost of the renovation to the Health Department based on the 100% documents remains unchanged and alternates were added to enhance the scope of the work and additional site improvements.

On behalf of Hogan Construction Group, I want to thank you and Hall County for allowing us to work on this exciting project. Please do not hesitate to contact me at any time should you have questions or need additional information.

Sincerely,

Michael A. Tomlin
Vice President of Preconstruction Services
Hogan Construction Group, LLC.
mtomlin@hoganconstructiongroup.com
770-242-8588 Office
678-793-5652 Cell

Hogan

Hall County Health Department 90% CDs

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

DIVISION	LABOR	MATERIAL	SUBCONTRACT	TOTAL
1. Sitework	$ -	$ -	$ 135,805.00	$ 135,805.00
2. Demolition	$ 2,800.00	$ 8,560.00	$ 192,047.00	$ 203,407.00
3. Earthwork	$ -	$ -	$ -	$ -
4. Foundations	$ -	$ -	$ -	$ -
5. Reinforced Concrete	$ -	$ -	$ 69,980.00	$ 69,980.00
5(a). Concrete Forming	$ -	$ -	$ -	$ -
6. Cement Finish	$ -	$ -	$ -	$ -
7. Pre-cast Concrete	$ -	$ -	$ -	$ -
8. Masonry	$ -	$ -	$ -	$ -
9. Natural Stone	$ -	$ -	$ -	$ -
10. Structural Steel & Misc. Metals	$ 4,480.00	$ 4,109.00	$ -	$ 8,589.00
11. Rough Carpentry	$ 2,100.00	$ 4,280.00	$ -	$ 6,380.00
12. Millwork	$ -	$ -	$ 465,450.00	$ 465,450.00
13. Waterproofing & Caulking	$ -	$ -	$ 8,000.00	$ 8,000.00
14. Roofing & Sheet Metal	$ -	$ -	$ 204,598.00	$ 204,598.00
15. Hollow Metal	$ -	$ -	$ 418,133.00	$ 418,133.00
16. Wood Doors	$ -	$ -	$ -	$ -
17. Special Acting Doors	$ -	$ -	$ -	$ -
18. Finish Hardware	$ -	$ -	$ -	$ -
19. Glass, Glazing & Storefront	$ 75.00	$ 113.00	$ 84,969.00	$ 85,157.00
20. Lath, Plaster & Stucco	$ -	$ -	$ -	$ -
21. Drywall	$ -	$ -	$ 787,105.00	$ 787,105.00
22. Ceramic Tile	$ -	$ -	$ -	$ -
23. Acoustical	$ -	$ -	$ -	$ -
24. Resilient Flooring	$ 1,050.00	$ 4,013.00	$ 228,844.00	$ 233,907.00
25. Painting & Wallcovering	$ 350.00	$ 1,070.00	$ 173,673.00	$ 175,093.00
26. Special Flooring	$ -	$ -	$ 39,150.00	$ 39,150.00
27. Miscellaneous Specialties	$ -	$ 3,558.00	$ 96,232.00	$ 99,790.00
28. Toilet Partitions & Accessories	$ -	$ -	$ 31,752.00	$ 31,752.00
29. Equipment	$ -	$ -	$ -	$ -
30. Casework	$ -	$ -	$ -	$ -
31. Furnishings	$ -	$ -	$ 61,070.00	$ 61,070.00
32. Special Construction	$ -	$ -	$ 220,070.00	$ 220,070.00
33. Conveying Systems	$ -	$ -	$ -	$ -
34. Mechanical Systems	$ -	$ -	$ 932,992.00	$ 932,992.00
35. Electrical Systems	$ -	$ -	$ 1,204,814.00	$ 1,204,814.00
36. General Items	$ -	$ -	$ -	$ -
Totals	$ 10,855.00	$ 25,703.00	$ 5,354,684.00	$ 5,391,242.00

Area Enclosed	32,000
Cost Per SF	$ 198.73

Building Permit	$ -
Builders Risk	$ 15,415.00
Insurance	$ 73,132.00
Sub Bond	$ -
Bond	$ 50,326.00
Subtotal	$ 5,530,115.00
Owner Allowance	$ 250,000.00
Fee & GCs	$ 579,168.00
Total	$ 6,359,283.00

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Hall County Health Department 90% CDs

Sitework **July 22, 2024** **Interior Renovation of 32,000 SF Health Department (Phased)**

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
						$ -		$ -		$ -	
		ALTERNATE #2				$ -		$ -		$ -	
		Mill and Re-Top Parking Lot	1	LS		$ -		$ -	$ 114,995.00	$ 114,995.00	
						$ -		$ -		$ -	
		Striping	1	ALLO		$ -		$ -	$ 6,500.00	$ 6,500.00	
		Spaces	113	EA		$ -		$ -		$ -	
		HC Spaces	7	EA		$ -		$ -		$ -	
		Hatching	750	LF		$ -		$ -		$ -	
		HC Signs	7	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
		ALTERNATE #5				$ -		$ -		$ -	
		New Sidewalk and ADA Ramps	1	LS		$ -		$ -	$ 14,310.00	$ 14,310.00	
						$ -		$ -		$ -	
		Demo		inc		$ -		$ -		$ -	
		New Curb & Gutter		inc		$ -		$ -		$ -	
		Sidewalk		inc		$ -		$ -		$ -	
		ADA Ramps with Domes		inc		$ -		$ -		$ -	
		Island		excl		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Funds Needed to Make Alternate #5 Whole				$ -		$ -	$ 22,385.00	$ -	
						$ -		$ -		$ -	
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		Subtotals				$ -		$ -		$ 135,805.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 135,805.00	

Page Total $ 135,805.00

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Hall County Health Department 90% CDs

Demolition

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
		Demolition	1	LS		$ -		$ -	$ 192,047.00	$ 192,047.00	
02	2002	**Saw Cutting & Removal**				$ -		$ -		$ -	
		Sawcut Concrete	628	LF		$ -		$ -		$ -	
		Remove Concrete	1353	SF		$ -		$ -		$ -	
02	2006	**Interior Demolition**				$ -		$ -		$ -	
		Drywall Partitions	2758	LF		$ -		$ -		$ -	
		Demo Doors	143	EA		$ -		$ -		$ -	
		Demo Frames	104	EA		$ -		$ -		$ -	
		Demo Millwork	1386	LF		$ -		$ -		$ -	
		Demo Flooring	29300	SF		$ -		$ -		$ -	
		Demo Temp Partitions After Phase	243	LF		$ -		$ -		$ -	
		Demo Tile	775	SF		$ -		$ -		$ -	
		Acoustical Ceilings	32000	SF		$ -		$ -		$ -	
		Fixtures	72	EA		$ -		$ -		$ -	
		Windows	18	EA		$ -		$ -		$ -	
		Toilet Partitions	145	LF		$ -		$ -		$ -	
		Demo Storefront Doors	4	EA		$ -		$ -		$ -	
		Remove and Store Lockers	30	EA		$ -		$ -		$ -	
		Demo Light Fixtures after Make Safe & Haul Off	32000	SF		$ -		$ -		$ -	
		Demo Kitchen Hood	1	EA		$ -		$ -		$ -	
		Demo Operable Partition	30	LF		$ -		$ -		$ -	
		Haul off HVAC Ducts, Grilles, Diffusers after Demo	32000	SF		$ -		$ -		$ -	
						$ -		$ -		$ -	
02	2031	**Miscellaneous Demo**				$ -		$ -		$ -	
		Dumpsters	35	EA		$ -		$ -		$ -	
		Temporary Protection	1	LS	$ 2,000.00	$ 2,000.00	$ 8,000.00	$ 8,000.00		$ -	
		Hazardous Material		NIC		$ -		$ -		$ -	
		Trash Buggies	4	MOS		$ -		$ -		$ -	
		Demolition Tools	1	LS		$ -		$ -		$ -	
		Blades		inc		$ -		$ -		$ -	
02	2008	Trash Chute		NIC		$ -		$ -		$ -	
		Temp Doors	8	EA		$ -		$ -		$ -	
		Save and Install		See Drywall		$ -		$ -		$ -	
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		Subtotals				$ 2,000.00		$ 8,000.00		$ 192,047.00	
		Taxes			40.00%	$ 800.00	0.07	$ 560.00			
		Totals				$ 2,800.00		$ 8,560.00		$ 192,047.00	

Page Total $ 203,407.00

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Hall County Health Department 90% CDs

Reinforced Concrete

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

					Labor Cost		Material Cost		Subcontractor Cost		
Cost Code	Spec. Section	Description	Quantity	U/M	Unit	Labor	Unit	Material	Unit	Subcontract	Comments
		Reinforced Concrete	1	LS		$ -		$ -	$ 69,980.00	$ 69,980.00	
		Pour Back Slab	600	SF		$ -		$ -		$ -	
		Dowel Slab	235	EA		$ -		$ -		$ -	
		2/S2.2 Slab Thickening & Dowels	29	LF		$ -		$ -		$ -	
		Pour Back Slab RR 175, 176	153	SF		$ -		$ -		$ -	
		Electrical Trench Pourback		inc		$ -		$ -		$ -	
		Plumbing Trench Pourback		inc		$ -		$ -		$ -	
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		Subtotals				$ -		$ -		$ 69,980.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 69,980.00	

Page Total $ 69,980.00

Hogan

Hall County Health Department 90% CDs

Structural Steel & Misc. Specialties **July 22, 2024** **Interior Renovation of 32,000 SF Health Department (Phased)**

	Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost		Material Cost		Subcontractor Cost		Comments
						Unit	Labor	Unit	Material	Unit	Subcontract	
10	1005		**Misc. Metals**	32000	SF	$ 0.10	$ 3,200.00	$ 0.12	$ 3,840.00		$ -	
			Countertop Supports		See Millwork		$ -		$ -		$ -	
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Subtotals		$ 3,200.00		$ 3,840.00		$ -
Taxes	40.00%	$ 1,280.00	0.07	$ 269.00		
Totals		$ 4,480.00		$ 4,109.00		$ -

Page Total $ 8,589.00

Sheet 11

Hogan

Hall County Health Department 90% CDs

Rough Carpentry

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description		Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
11 1002		**Interior Blocking**		2000	LF	$ 0.50	$ 1,000.00	$ 1.00	$ 2,000.00		$ -	
							$ -		$ -		$ -	
11 1006		**Plywood**					$ -		$ -		$ -	
			Fire Treated Plywood	1000	SF	$ 0.50	$ 500.00	$ 2.00	$ 2,000.00		$ -	
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			Subtotals				$ 1,500.00		$ 4,000.00		$ -	
			Taxes			40.00%	$ 600.00	0.07	$ 280.00			
			Totals				$ 2,100.00		$ 4,280.00		$ -	

Page Total $ 6,380.00

Sheet 12

Hogan

Hall County Health Department 90% CDs

Millwork

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
12 1001		**Millwork**	1	LS		$ -		$ -	$ 465,450.00	$ 465,450.00	
		Plam Base Cabinets	381	LF		$ -		$ -		$ -	
		Plam Wall Cabinets	237	LF		$ -		$ -		$ -	
		Countertop Supports	1	LS		$ -		$ -		$ -	
		Plam Shelving	10	LF		$ -		$ -		$ -	
		Plam Vanity	23	LF		$ -		$ -		$ -	
		Plam Face Panel	25	SF		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Quartz Countertop	1518	SF		$ -		$ -		$ -	
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		Subtotals				$ -		$ -		$ 465,450.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 465,450.00	

Page Total $ 465,450.00

Sheet 13

Hogan

Hall County Health Department 90% CDs

Waterproofing & Caulking

July 22, 2024

Interior Renovation of 32,000 SF
Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
13 4003		**Caulking**				$ -		$ -		$ -	
		Interior Caulking	1	ALLO		$ -		$ -	$ 8,000.00	$ 8,000.00	
						$ -		$ -		$ -	
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		Subtotals				$ -		$ -		$ 8,000.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 8,000.00	

Page Total $ 8,000.00

Hogan

Hall County Health Department 90% CDs

Roofing & Sheetmetal

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
						$ -		$ -		$ -	
		ALTERNATE#3				$ -		$ -		$ -	
		Front Entrance Canopy	1	LS		$ -		$ -	$ 23,970.00	$ 23,970.00	
		*PPI Standard Colors				$ -		$ -		$ -	
						$ -		$ -		$ -	
		Demo Existing Canopy	1	LS		$ -		$ -	$ 3,500.00	$ 3,500.00	
						$ -		$ -		$ -	
		Patch and Repair Concrete	1	LS		$ -		$ -	$ 2,500.00	$ 2,500.00	
						$ -		$ -		$ -	
		Footings	8	EA		$ -		$ -	$ 500.00	$ 4,000.00	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
		ALTERNATE#4				$ -		$ -		$ -	
		Drive Thru Canopy	1	LS		$ -		$ -	$ 152,928.00	$ 152,928.00	
		*PPI Standard Colors				$ -		$ -		$ -	
						$ -		$ -		$ -	
		Bollards	10	EA		$ -		$ -	$ 800.00	$ 8,000.00	
						$ -		$ -		$ -	
		Patch and Repair of Asphalt and Concrete	1	LS		$ -		$ -	$ 2,500.00	$ 2,500.00	
						$ -		$ -		$ -	
		Footings	12	EA		$ -		$ -	$ 600.00	$ 7,200.00	
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		Subtotals				$ -		$ -		$ 204,598.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 204,598.00	

Page Total $ 204,598.00

Hogan

Hall County Health Department 90% CDs

Hollow Metal

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
15 1001		**Hollow Metal**	1	LS		$ -		$ -	$ 370,033.00	$ 370,033.00	
		3070 Hollow Metal Frames	75	EA		$ -		$ -		$ -	
		6070 Hollow Metal Frames	4	EA		$ -		$ -		$ -	
		Reuse Frames in Existing Location	39	EA		$ -		$ -		$ -	
		Install Frames	79	See Drywall		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Barn Doors				$ -		$ -		$ -	
		Intake Barn Door Frames & Frames	23	EA		$ -		$ -		$ -	
		Special Barn Door Frame and Door Install	23	ALLO		$ -		$ -	$ 500.00	$ 11,500.00	
						$ -		$ -		$ -	
		Wood Doors				$ -		$ -		$ -	
		2670 Flush Wood Door	1	EA		$ -		$ -		$ -	
		3070 Flush Wood Door	69	EA		$ -		$ -		$ -	
		3070 Flush Wood Door 20 MIN	9	EA		$ -		$ -		$ -	
		3070 Flush Wood Door w/ Stacked Lite Kits	7	EA		$ -		$ -		$ -	
		3070 Flush Wood Door w/ Stacked Lite Kits 20MIN	0	N/A		$ -		$ -		$ -	
		3070 Flush Wood Door w/ Vision Lite Kit	32	EA		$ -		$ -		$ -	
		3070 Flush Wood Door w/ Vision Lite Kit 20 MIN	4	EA		$ -		$ -		$ -	
		Wood Door Install	122	EA		$ -		$ -	$ 300.00	$ 36,600.00	
						$ -		$ -		$ -	
		Finish Hardware				$ -		$ -		$ -	
		Finish Hardware	122	EA		$ -		$ -		$ -	
		Keying	122	EA		$ -		$ -		$ -	
		Fireman's Knox Box	1	EA		$ -		$ -		$ -	
		Subtotals				$ -		$ -		$ 418,133.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 418,133.00	

Page Total $ 418,133.00

Hogan

Hall County Health Department 90% CDs

Glass, Glazing & Storefront

July 22, 2024

Interior Renovation of 32,000 SF
Health Department (Phased)

					Labor Cost		Material Cost		Subcontractor Cost		
Cost Code	Spec. Section	Description	Quantity	U/M	Unit	Labor	Unit	Material	Unit	Subcontract	Comments
19 1001		**Interior Storefront**	1	LS		$ -		$ -	$ 80,369.00	$ 80,369.00	
		Interior 3/8" Tempered Glass for Transaction Windows	525	SF		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Lite Kits				$ -		$ -		$ -	
		Vision Lite	32	by Door Supplier		$ -		$ -		$ -	
		Fire Rated Vision Lite	4	by Door Supplier		$ -		$ -		$ -	
		Stacked Lites	7	by Door Supplier		$ -		$ -		$ -	
		Stacked Lites in Barn Doors	23	by Door Supplier		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Glass Film				$ -		$ -		$ -	
		Film at Intake Room Doors	230	SF		$ -		$ -	$ 20.00	$ 4,600.00	
						$ -		$ -		$ -	
		Glass/Aluminum Doors				$ -		$ -		$ -	
		Glass/Aluminum Doors	2	PR		$ -		$ -		$ -	
		Door Hardware	4	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
19 1016		**Glass Cleaning**	1050	SF	$ 0.05	$ 53.00	$ 0.10	$ 105.00		$ -	
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		Subtotals				$ 53.00		$ 105.00		$ 84,969.00	
		Taxes			40.00%	$ 22.00	0.07	$ 8.00			
		Totals				$ 75.00		$ 113.00		$ 84,969.00	

Page Total $ 85,157.00

Hogan

Hall County Health Department 90% CDs

Drywall

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
21	1001	**Drywall**	1	LS		$ -		$ -	$ 787,105.00	$ 787,105.00	
		MS4 10' (6" above ceiling)	10,508	SF		$ -		$ -		$ -	
		MS4 9' (6" above ceiling)	8,258	SF		$ -		$ -		$ -	
		MS4-SA 10' (6" above ceiling)	3,559	SF		$ -		$ -		$ -	
		MS4-SA 9' (6" above ceiling)	1,897	SF		$ -		$ -		$ -	
		MS6-CH-SA 10' (6" above ceiling)	411	SF		$ -		$ -		$ -	
		MS8 10' (6" above ceiling)	168	SF		$ -		$ -		$ -	
		MS8-SA 10' (6" above ceiling)	226	SF		$ -		$ -		$ -	
		MS4-F1 1 HR *Full Height*	3,734	SF		$ -		$ -		$ -	
		MS4-F1-SA 1 HR *Full Height*	1,598	SF		$ -		$ -		$ -	
		Remove One Side Drywall, Add SA Only 9' (6" above ceiling)	2,591	SF		$ -		$ -		$ -	
		Remove One Side Drywall, Add SA Only 10' (6" above ceiling)	1,778	SF		$ -		$ -		$ -	
		MR Drywall @ Restrooms & Janitor	2820	SF		$ -		$ -		$ -	
		Hard Ceilings	1508	SF		$ -		$ -		$ -	
		Soffits	579	SF		$ -		$ -		$ -	
		Bulkhead	86	LF		$ -		$ -		$ -	
		4/A6.1 Wall Detail (Mullion Condition)	1	EA		$ -		$ -		$ -	
		5/A6.1 Wall Detail (Mullion Condition)	3	EA		$ -		$ -		$ -	
		6/A6.1 Wall Detail (Mullion Condition)	3	EA		$ -		$ -		$ -	
		7/A6.1 Wall Detail (Mullion Condition)	2	EA		$ -		$ -		$ -	
		Level 5 Finish @ Wall Covering & Ceilings	3381	SF		$ -		$ -		$ -	
		Level 4 Finish Throughout		inc		$ -		$ -		$ -	
		Install Door Frames	79	EA		$ -		$ -		$ -	
		Demo and Skim WC on Walls to Remain	1700	LF		$ -		$ -		$ -	
		Repair 20% Walls in Building	6400	SF		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Temporary Partitions	243	LF		$ -		$ -		$ -	
		Install of Temp Door Frames	8	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Blocking	1	LS		$ -		$ -		$ -	
		Millwork		inc		$ -		$ -		$ -	
		TVs		inc		$ -		$ -		$ -	
		Toilet Accessories		inc		$ -		$ -		$ -	
		Lockers		inc		$ -		$ -		$ -	
		Transaction Windows		inc		$ -		$ -		$ -	
						$ -		$ -		$ -	
23	1001	**Acoustical Ceilings**				$ -		$ -		$ -	
		2x2 ACT	25551	SF		$ -		$ -		$ -	
		2x2 Moisture Resistant ACT	1500	SF		$ -		$ -		$ -	
		Sound Insulation	2742	SF		$ -		$ -		$ -	
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		Subtotals				$ -		$ -		$ 787,105.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 787,105.00	

Page Total $ 787,105.00

Hogan

Hall County Health Department 90% CDs

Resilient Flooring

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
24 1001		**Resilient Flooring**	1	LS		$ -		$ -	$ 227,344.00	$ 227,344.00	
		LVT-1 Luxury Vinyl Flooring	15868	SF		$ -		$ -		$ -	
		RB-1 Rubber Base	9451	LF		$ -		$ -		$ -	
						$ -		$ -		$ -	
24 1002		**Carpet**				$ -		$ -		$ -	
		CPT-1 Carpet Tile	929	SYDS		$ -		$ -		$ -	
		CPT-2 Carpet Tile	301	SYDS		$ -		$ -		$ -	
		SDC Static Dissipative Carpet	71	SYDS		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Sealed Concrete				$ -		$ -		$ -	
		Grind and Prep Floor	100	SF		$ -		$ -	$ 10.00	$ 1,000.00	
		Clear Sealer	100	SF		$ -		$ -	$ 5.00	$ 500.00	
						$ -		$ -		$ -	
24 1008		**Floor Prep**				$ -		$ -		$ -	
		Prep Flooring After Trenching	2000	SF		$ -		$ -		$ -	
		Moisture Testing	1	LS		$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
24 1003		**Carpet Protection**	15000	SF	$ 0.05	$ 750.00	$ 0.25	$ 3,750.00		$ -	
						$ -		$ -		$ -	
		Ceramic Tile				$ -		$ -		$ -	
		FT-1 Restroom Floor Tile	599	SF		$ -		$ -		$ -	
		WT-1 Restroom Wall Tile	1771	SF		$ -		$ -		$ -	
		WT-2 Breakroom Backsplash	35	LF		$ -		$ -		$ -	
		Schleuter Metal Cove Base	301	LF		$ -		$ -		$ -	
		Schleuter Outside Corner Conditions	76	LF		$ -		$ -		$ -	
		Thresholds	5	LS		$ -		$ -		$ -	
		Anti-Fracture Membrane	599	SF		$ -		$ -		$ -	
		Waterproof Floor	599	SF		$ -		$ -		$ -	
		Epoxy Grout	2405	SF		$ -		$ -		$ -	
		Mud Bed	457	SF		$ -		$ -		$ -	
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		Subtotals				$ 750.00		$ 3,750.00		$ 228,844.00	
		Taxes			40.00%	$ 300.00	0.07	$ 263.00			
		Totals				$ 1,050.00		$ 4,013.00		$ 228,844.00	

Page Total $ 233,907.00

Hogan

Hall County Health Department 90% CDs

Special Flooring | **July 22, 2024** | **Interior Renovation of 32,000 SF Health Department (Phased)**

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
26 1001		**Special Flooring**	1	ALLO		$ -		$ -	$ 39,150.00	$ 39,150.00	
		Epoxy Flooring	870	SF		$ -		$ -		$ -	
		Epoxy Base	235	LF		$ -		$ -		$ -	
		Floor Prep for Epoxy	1	LS		$ -		$ -		$ -	
						$ -		$ -		$ -	
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		Subtotals				$ -		$ -		$ 39,150.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 39,150.00	

Page Total $ 39,150.00

Hogan

Hall County Health Department 90% CDs

Painting & Wallcovering — **July 22, 2024** — **Interior Renovation of 32,000 SF Health Department (Phased)**

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
25 1001		**Painting & WC**	1	LS		$ -		$ -	$ 109,673.00	$ 109,673.00	
		Paint Walls	71000	SF		$ -		$ -		$ -	
		Paint Ceilings	1508	SF		$ -		$ -		$ -	
		Paint Door Frames	118	EA		$ -		$ -		$ -	
		Paint Exterior Door Frames	10	EA		$ -		$ -		$ -	
		Paint Exterior HM Doors	19	EA		$ -		$ -		$ -	
		Paint Soffits	579	SF		$ -		$ -		$ -	
		Paint Bulkhead	86	LF		$ -		$ -		$ -	
		Paint Touch up	1	LS	$ 250.00	$ 250.00	$ 1,000.00	$ 1,000.00		$ -	
		Caulk Ceiling Grid to Walls	8597	LF		$ -		$ -		$ -	
						$ -		$ -		$ -	
25 1002		**Special Coating**				$ -		$ -		$ -	
		WC-1 Wall Covering	1873	SF		$ -		$ -		$ -	
		Scuff Master in Hallways & Waiting Rooms		inc		$ -		$ -		$ -	
		Epoxy Paint in Janitors Closets & Restrooms		inc		$ -		$ -		$ -	
		Install Corner Guards	50	see Misc. Spec.		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Walls: Level 4				$ -		$ -		$ -	
		Ceiling: Level 5				$ -		$ -		$ -	
		Wallpaper Walls: Level 5				$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
		ALTERNATE #1				$ -		$ -		$ -	
		Painting Roof, Gutters, Downspouts	1	LS		$ -		$ -	$ 64,000.00	$ 64,000.00	
						$ -		$ -		$ -	
		Pressure Wash		inc		$ -		$ -		$ -	
		Prime		inc		$ -		$ -		$ -	
		Paint		inc		$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
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Hogan

Hall County Health Department 90% CDs

Miscellaneous Specialties

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
27 1002		**Fire Extinguishers**	1	LS		$ -		$ -	$ 8,635.00	$ 8,635.00	
		FEC	4	EA		$ -		$ -		$ -	
		Rated REC	6	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
27 1008		**Lockers**				$ -		$ -		$ -	
		Remove, Store and Reinstall Existing	1	ALLO		$ -		$ -	$ 5,000.00	$ 5,000.00	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
27 1005		**Corner Guards**	1	LS		$ -		$ -	$ 7,695.00	$ 7,695.00	
		Corner Guards	50	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
27 1005		**Chair Rail**	1	ALLO		$ -		$ -	$ 16,730.00	$ 16,730.00	
		Chair Rail	478	LF		$ -		$ -		$ -	
						$ -		$ -		$ -	
27 1007		**Signage**	1	LS		$ -		$ -	$ 30,677.00	$ 30,677.00	
		Sign Type A	4	EA		$ -		$ -		$ -	
		Sign Type B	4	EA		$ -		$ -		$ -	
		Sign Type C	3	EA		$ -		$ -		$ -	
		Sign Type D	67	EA		$ -		$ -		$ -	
		Sign Type E	50	EA		$ -		$ -		$ -	
		Sign Type F	10	EA		$ -		$ -		$ -	
		Sign Type G	1	EA		$ -		$ -		$ -	
		Exterior Signage	1	LS		$ -		$ -		$ -	
		Plaque	1	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
		Curtain Track & Curtains	1	LS		$ -		$ -	$ 7,340.00	$ 7,340.00	
		Curtain Track & Curtains	36	LF		$ -		$ -		$ -	
						$ -		$ -		$ -	
27 1026		**Storage Shelving**		by Owner		$ -		$ -		$ -	
27 1026		**Wire Shelving**		by Owner		$ -		$ -		$ -	
27 1011		**Kitchen Equipment - Residential**		by Owner		$ -		$ -		$ -	
						$ -		$ -		$ -	
27 1019		**Final Cleaning**	1	LS		$ -		$ -	$ 20,155.00	$ 20,155.00	
27 1020		**Rough Hardware**	1	LS		$ -	$ 2,525.00	$ 2,525.00		$ -	
27 1021		**Safety Equipment**	1	LS		$ -	$ 800.00	$ 800.00		$ -	
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						$ -		$ -		$ -	
		Subtotals				$ -		$ 3,325.00		$ 96,232.00	
		Taxes			40.00%	$ -	0.07	$ 233.00			
		Totals				$ -		$ 3,558.00		$ 96,232.00	

Page Total $ 99,790.00

Hogan

Hall County Health Department 90% CDs

Toilet Partitions & Accessories

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
28 1001		**Toilet Partitions**	1	LS		$ -		$ -	$ 31,752.00	$ 31,752.00	
		Partitions	6	EA		$ -		$ -		$ -	
		Screens	1	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
28 1002		**Toilet Accessories**				$ -		$ -		$ -	
		Mirrors	11	EA		$ -		$ -		$ -	
		Towel Disp./Waste	7	EA		$ -		$ -		$ -	
		Towel Disp. Only	28	EA		$ -		$ -		$ -	
		Toilet Paper Disp.	11	EA		$ -		$ -		$ -	
		36" Grab Bar	7	EA		$ -		$ -		$ -	
		42" Grab Bar	7	EA		$ -		$ -		$ -	
		Soap Disp.	37	EA		$ -		$ -		$ -	
		San. Nap.Disp.	8	EA		$ -		$ -		$ -	
		Toilet Seat Cover	11	EA		$ -		$ -		$ -	
		Coat Hook	11	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	

Hogan

Hall County Health Department 90% CDs

Furnishings **July 22, 2024** **Interior Renovation of 32,000 SF Health Department (Phased)**

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
						$ -		$ -		$ -	
		Blinds and Shades	1	LS		$ -		$ -	$ 61,070.00	$ 61,070.00	
31	**1002**	Manual Roller Shades	2905	SF		$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	

Hogan

Hall County Health Department 90% CDs

Special Construction

July 22, 2024

Interior Renovation of 32,000 SF Health Department (Phased)

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
						$ -		$ -		$ -	
		Change Orders on GMP #1				$ -		$ -		$ -	
		Drywall on Trusses	1	LS		$ -		$ -	$ 70,104.00	$ 70,104.00	
		Added Cleanout @ MH AA3	1	LS		$ -		$ -	$ 2,139.00	$ 2,139.00	
		NPDES (credit back to Hall County)	1	LS		$ -		$ -	$ (2,250.00)	$ (2,250.00)	
		Butler Park	1	LS		$ -		$ -	$ 97,879.00	$ 97,879.00	
		Add Geogrid to Retaining Wall	1	LS		$ -		$ -	$ 5,924.00	$ 5,924.00	
		Fault Current Study	1	LS		$ -		$ -	$ 4,056.00	$ 4,056.00	
		Force Main Redesign	1	LS		$ -		$ -	$ 35,640.00	$ 35,640.00	
		Butler Park Inlet Tops (credit back to Hall County)	1	LS		$ -		$ -	$ (2,229.00)	$ (2,229.00)	
		Rev 4 Drawings from CDH	1	LS		$ -		$ -	$ 774.00	$ 774.00	
		Rev 7 Drawings from CDH	1	LS		$ -		$ -	$ 8,033.00	$ 8,033.00	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -

Hogan

Hall County Health Department 90% CDs

Mechanical Systems | **July 22, 2024** | **Interior Renovation of 32,000 SF Health Department (Phased)**

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
34 1002		**Plumbing**	1	LS		$ -		$ -	$ 376,427.00	$ 376,427.00	
		Disconnect/Remove Existing Fixture	74	EA		$ -		$ -		$ -	
		Remove Piping to Below Slab (Demo'd Fixture)	58	EA		$ -		$ -		$ -	
		New Fixture at Exisitng Rough-In	9	EA		$ -		$ -		$ -	
		New Fixture & New Rough-In	46	EA		$ -		$ -		$ -	
		F11, F12 Drinking Ftn. w/ Bottle Filler	2	EA		$ -		$ -		$ -	
		Floor Drains	7	EA		$ -		$ -		$ -	
		Connect to Ice Machine	1	EA		$ -		$ -		$ -	
		Connect to Coffee Maker (2) & Dishwasher	3	EA		$ -		$ -		$ -	
		Cut/Remove Concrete for Plumbing Waste Line	225	See Demo		$ -		$ -		$ -	
		Existing Water Heater Remains	1	EA		$ -		$ -		$ -	
05 6050		Phasing Add	4	EA		$ -		$ -		$ -	
05 3013		Patch Slab	500	See Concrete		$ -		$ -		$ -	
		Dowel Slab	250	See Concrete		$ -		$ -		$ -	
		Patch Slab at Old Penetraton	63	See Concrete		$ -		$ -		$ -	
		Remove Slab RR 175, 176		See Demo		$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
34 1003		**HVAC**	1	LS		$ -		$ -	$ 447,200.00	$ 447,200.00	
34 1011		Replace Grilles & Runouts	32730	SF		$ -		$ -		$ -	
		Split Systems	3	EA		$ -		$ -		$ -	
		Temp. Filters	25	EA		$ -		$ -		$ -	
		Replace Exisitng Exhaust Fans	9	EA		$ -		$ -		$ -	
		New Exhaust Fan & Duct	6	EA		$ -		$ -		$ -	
		Kitchen Range Hood w/ansul & vent to roof	1	EA		$ -		$ -		$ -	
		Phasing Add	4	EA		$ -		$ -		$ -	
		Test & Balance	32730	SF		$ -		$ -		$ -	
		Relocate T-Stats	6	EA		$ -		$ -		$ -	
		New Fire Dampers	54	EA		$ -		$ -		$ -	
		Duct Cleaning where reuse	1	ALLO		$ -		$ -	$ 20,000.00	$ 20,000.00	
		New pad for compressor	1	EA		$ -		$ -		$ -	
						$ -		$ -		$ -	
						$ -		$ -		$ -	
34 1005		**Fire Sprinklers**	1	LS		$ -		$ -	$ 89,365.00	$ 89,365.00	
		Re-Work System	32730	SF		$ -		$ -		$ -	
		Add for Phasing	4	EA		$ -		$ -		$ -	
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		Subtotals				$ -		$ -		$ 932,992.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 932,992.00	

Page Total $ 932,992.00

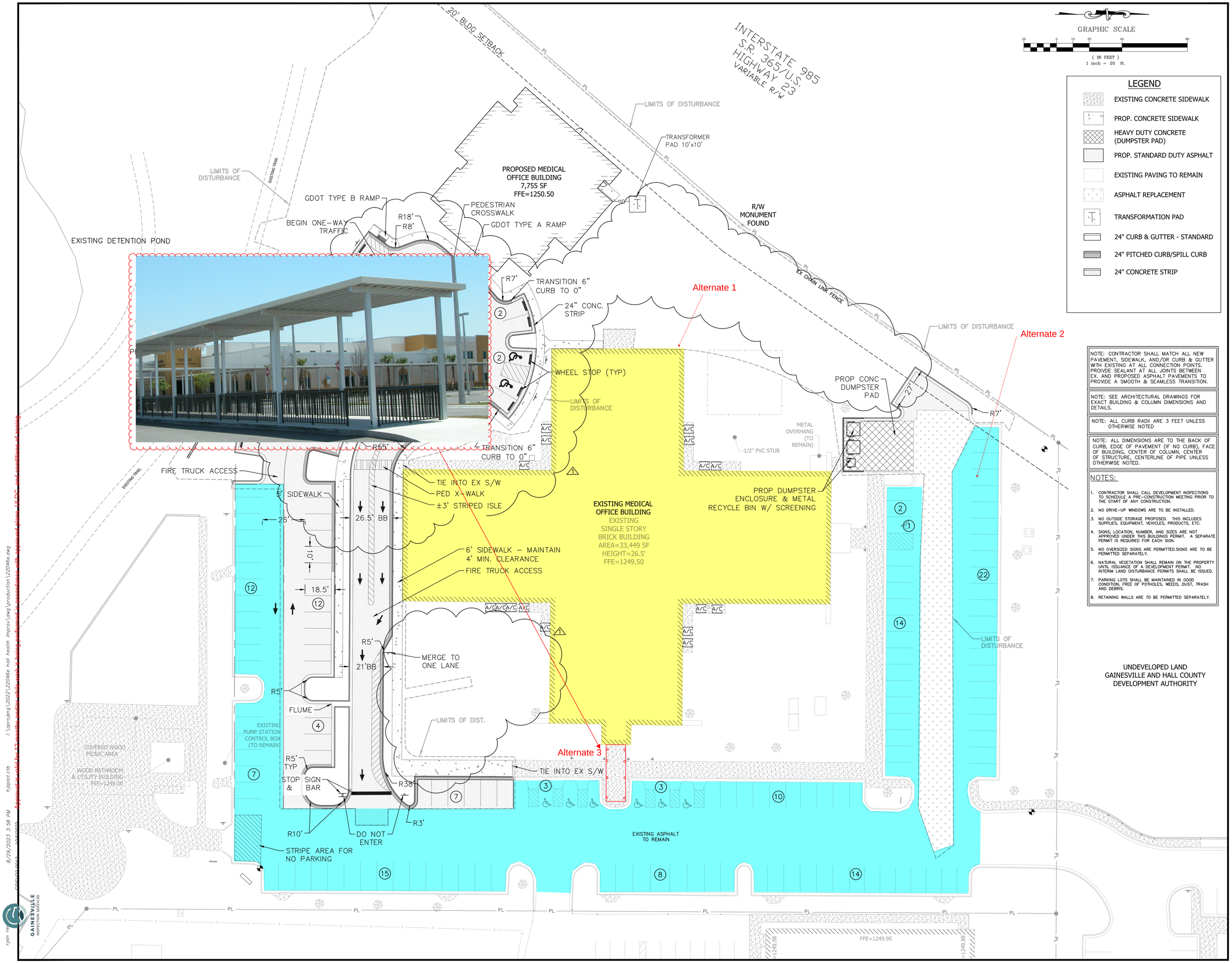
Hogan

Hall County Health Department 90% CDs

Electrical | **July 22, 2024** | **Interior Renovation of 32,000 SF Health Department (Phased)**

Cost Code	Spec. Section	Description	Quantity	U/M	Labor Cost Unit	Labor Cost Labor	Material Cost Unit	Material Cost Material	Subcontractor Cost Unit	Subcontractor Cost Subcontract	Comments
35 1001		**Electrical**	1	LS		$ -		$ -	$ 1,129,900.00	$ 1,129,900.00	
		Disconnect & Make Safe for Demo	1	EA		$ -		$ -		$ -	
		Selective Demo in Areas not Reconfigured	1	LS		$ -		$ -		$ -	
		Electrical Renovation	32730	SF		$ -		$ -		$ -	
		Arc Flash Study	1	ALLO		$ -		$ -	$ 3,500.00	$ 3,500.00	if req.
		Lighting & Lighting Control Package	32730	SF		$ -		$ -		$ -	
		Temp. Lighting & Electrical Installation for Construction	1	LS		$ -		$ -		$ -	
		Temp. Electric Trailer & Construction Power	16	MOS		$ -		$ -		$ -	
		Temp. Power Building	4	MOS		$ -		$ -		$ -	
		Communications Rough-In to Ceiling	32730	SF		$ -		$ -		$ -	
		Fire Alarm Rough-In to Ceiling	32730	SF		$ -		$ -		$ -	
		Access Control & Intrusion Detection Rough-In to Ceiling	32730	SF		$ -		$ -		$ -	
		Paging & AV Rough-In to Ceiling	32730	SF		$ -		$ -		$ -	
		Duress System Rough-In to Ceiling	32730	SF		$ -		$ -		$ -	
		Cable Tray Outside IT rooms		**NIC**		$ -		$ -		$ -	
		Cut/Remove Concrete for Floor Box	40	LF		$ -		$ -	$ 40.00	$ 1,600.00	
		Backboards	3328	SF		$ -		$ -		$ -	
		Phasing Add	4	EA		$ -		$ -		$ -	
		Patch Slab	60	See Conc.		$ -		$ -		$ -	
		Dowel Slab	40	See Conc.		$ -		$ -		$ -	
						$ -		$ -		$ -	
35 1005		**Fire Alarm Systems**	1	LS		$ -		$ -	$ 69,814.00	$ 69,814.00	no voice evac
						$ -		$ -		$ -	
		Low Voltage				$ -		$ -		$ -	
		Access Control		**NIC**		$ -		$ -		$ -	
		Security Systems		**NIC**		$ -		$ -		$ -	
		Voice & Data Cabling		**NIC**		$ -		$ -		$ -	
		CATV System		**NIC**		$ -		$ -		$ -	
		Public Address System		**NIC**		$ -		$ -		$ -	
		AV Systems		**NIC**		$ -		$ -		$ -	
		CATV System		**NIC**		$ -		$ -		$ -	
		Lightning Protection		**NIC**		$ -		$ -		$ -	
		Subtotals				$ -		$ -		$ 1,204,814.00	
		Taxes			40.00%	$ -	0.07	$ -			
		Totals				$ -		$ -		$ 1,204,814.00	

Page Total $ 1,204,814.00



LEGEND

- EXISTING CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (DUMPSTER PAD)
- PROP. STANDARD DUTY ASPHALT
- EXISTING PAVING TO REMAIN
- ASPHALT REPLACEMENT
- TRANSFORMATION PAD
- 24" CURB & GUTTER - STANDARD
- 24" PITCHED CURB/SPILL CURB
- 24" CONCRETE STRIP

NOTE: CONTRACTOR SHALL MATCH ALL NEW PAVEMENT, SIDEWALK, AND/OR CURB & GUTTER WITH EXISTING AT ALL CONNECTION POINTS. PROIVDE SEALANT AT ALL JOINTS BETWEEN EX. AND PROPOSED ASPHALT PAVEMENTS TO PROVIDE A SMOOTH & SEAMLESS TRANSITION.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING & COLUMN DIMENSIONS AND DETAILS.

NOTE: ALL CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED

NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, EDGE OF PAVEMENT (IF NO CURB), FACE OF BUILDING, CENTER OF COLUMN, CENTER OF STRUCTURE, CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

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3. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
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7. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH AND DEBRIS.
8. RETAINING WALLS ARE TO BE PERMITTED SEPARATELY.

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

HALL COUNTY BOARD OF COMMISSIONERS
2875 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504
P.O. BOX 1435, GAINESVILLE, GA 30503
(770) 535-8288

BILL NASH
(770) 531-6800

HALL COUNTY GEORGIA

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No.	Description	Date	By	App.
A	CITY COMMENTS	05-02-2023		
1	LDP rev - Value Engineering	08-29-2023		

REVISION

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GEORGIA REGISTERED No. PE036270 RYAN A. REMILLARD PROFESSIONAL ENGINEER

Project Title
HALL COUNTY HEALTH CENTER IMPROVEMENTS

Project Location

Address	1292 ATHENS STREET
City, State Zip	GAINESVILLE, GA 30501
G. M. D.	411
District-Section	04
County	HALL

Project No.	22-046
Drawn By:	RAR
Checked By:	MDB
Initial Issue Date:	03/10/2023

Sheet Title
SITE PLAN

Sheet Number C-04

GAINESVILLE INSPECTION SERVICES

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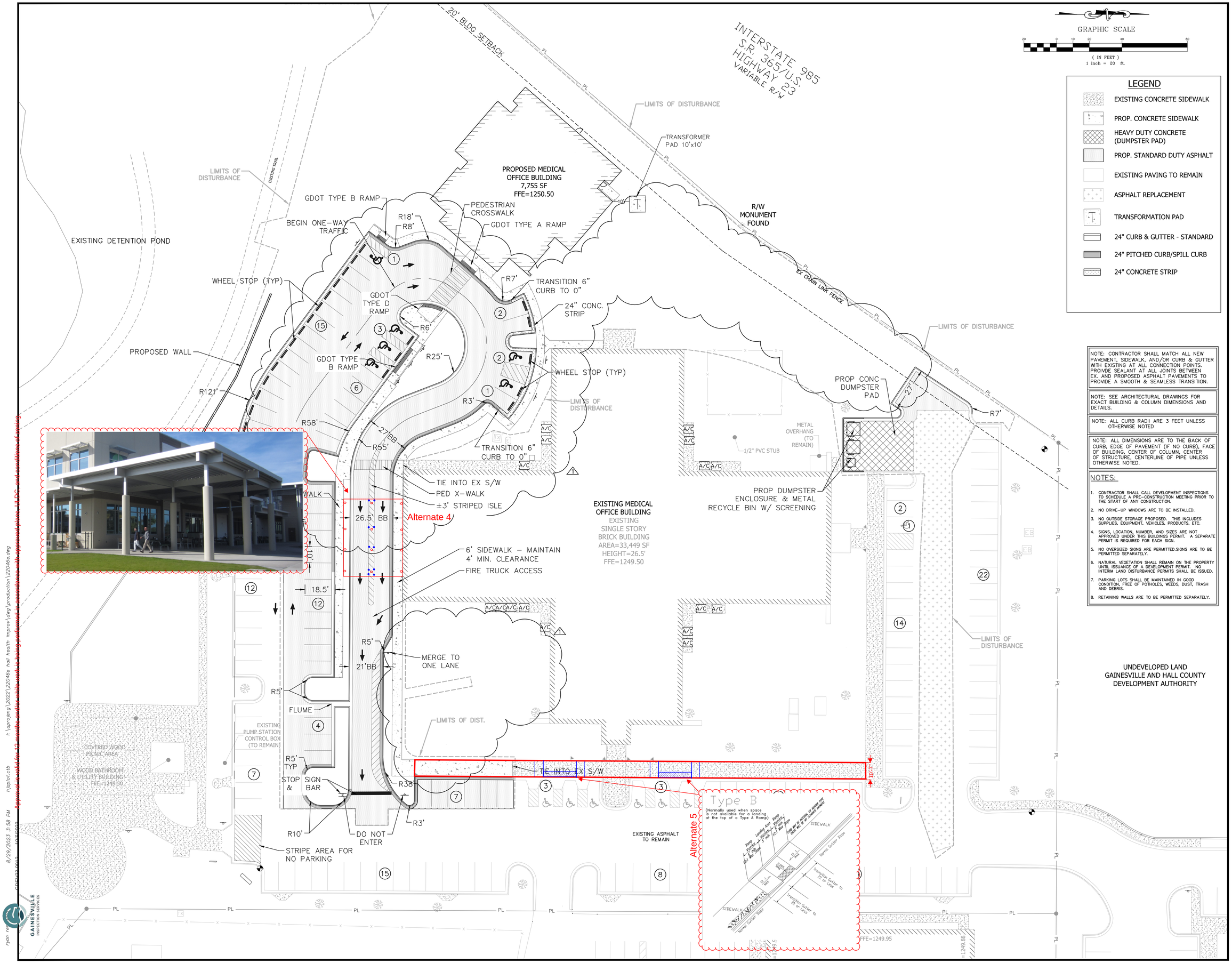

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HALL COUNTY GEORGIA

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No.	Description	By	App.	Date
A	CITY COMMENTS			05-02-2023
1	LDP rev - Value Engineering			06-29-2023

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GEORGIA REGISTERED No. PE036878 PROFESSIONAL ENGINEER RYAN A. REMILLARD

Project Title
HALL COUNTY HEALTH CENTER IMPROVEMENTS

Project Location

Address	1292 ATHENS STREET
City, State Zip	GAINESVILLE, GA 30501
G. M. D.	411
District-Section	04
County	HALL

Project No.	22-046
Drawn By:	RAR
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Initial Issue Date:	03/10/2023

Sheet Title
SITE PLAN

Sheet Number **C-04**

Approval is valid for 12 months unless work is being performed in accordance with approved plans, UDC, and conditions of approval.
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ryan remillard
GAINESVILLE INSPECTION SERVICES

Proposal Comparison Hall County Health Department Renovation Bid Package: DEMOLITION			1	2	3	4	5
Description	**Quantity**	**Unit**	**CDS Demo**	**Peachtree Demo**	**IDS Demolition**		
Contacts:			**Stephanie Kearse**	**Steve McPhail**	**Ryan Shanik**		
Base Price			**$ 203,500.00**	**$ 192,047.00**	**$ 198,650.00**		
Demolition							
Saw Cutting & Removal							
Sawcut Concrete	628	LF	y	y	y		
Remove Concrete	1353	SF	y	y	y		
Interior Demolition							
Drywall Partitions	2758	LF	y	y	y		
Demo Doors	143	EA	y	y	y		
Demo Frames	104	EA	y	y	y		
Demo Millwork	1386	LF	y	y	y		
Demo Flooring	29300	SF	y	y	y		
Demo Temp Partitions After Phase	243	LF	y	y	y		
Demo Tile	775	SF	y	y	y		
Acoustical Ceilings	32000	SF	y	y	y		
Fixtures	72	EA	y	y	y		
Windows	18	EA	y	y	y		
Toilet Partitions	145	LF	y	y	y		
Demo Storefront Doors	4	EA	y	y	y		
Remove and Store Lockers	30	EA	y	y	y		
Demo Light Fixtures after Make Safe & Haul Off	32000	SF	y	y	y		
Demo Kitchen Hood	1	EA	y	y	y		
Demo Operable Partition	30	LF	y	y	y		
Haul off HVAC Ducts, Grilles, Diffusers after Demo	32000	SF	y	y	y		
Miscellaneous Demo							
Dumpsters	35	EA	y	y	y		
Temporary Protection	1	LS	$ 11,360.00	$ 11,360.00	$ 11,360.00		
Hazardous Material		NIC					
Trash Buggies	4	MOS	y	y	y		
Demolition Tools	1	LS	y	y	y		
Blades		inc					
Trash Chute		NIC					
Temp Doors	8	EA	See Drywall	See Drywall	See Drywall		
Save and Install		See Drywall					
		Total	$ 214,860.00	$ 203,407.00	$ 210,010.00	$ -	$ -

Amount to Carry	$ 203,407.00

Proposal Comparison Hall County Health Department Renovation Bid Package: REINFORCED CONCRETE			1	2	3	4	5
Description	**Quantity**	**Unit**	**Crouch Concrete**	**Wheeler Concrete**			
Contacts:			**Jonathan Higgins**	**Kevin Stanfield**			
Base Price			**$ 69,980.00**	**$ 72,892.00**			
Reinforced Concrete							
Pour Back Slab	600	SF	y	y			
Dowel Slab	235	EA	y	y			
2/S2.2 Slab Thickening & Dowels	29	LF	y	y			
Pour Back Slab RR 175, 176	153	SF	y	y			
Electrical Trench Pour back		inc	y	y			
Plumbing Trench Pour back		inc	y	y			
		Total	$ 69,980.00	$ 72,892.00	$ -	$ -	$ -

Amount to Carry	$ 69,980.00

Proposal Comparison
Hall County Health Department Renovation
Bid Package: MILLWORK & NATURAL STONE

Description	Quantity	Unit	1	2	3	4	5
			41 Case & Millwork	**Cabinets By Design**	**Century Caseworks**		
Contacts:			**Jacob Fowler**	**Ryan Noell**	**Tony Carter**		
Base Price			**$ 465,450.00**	**$ 550,800.00**	**$ 482,250.00**		
Millwork							
Plam Base Cabinets	381	LF	y	y	y		
Plam Wall Cabinets	237	LF	y	y	y		
Countertop Supports	1	LS	y	y	y		
Plam Shelving	10	LF	y	y	y		
Plam Vanity	23	LF	y	y	y		
Plam Face Panel	25	SF	y	y	y		
Quartz Countertop	1518	SF	y	y	y		
		Total	$ 465,450.00	$ 550,800.00	$ 482,250.00	$ -	$ -

Amount to Carry	$ 465,450.00

Proposal Comparison Hall County Health Department Renovation Bid Package: DOORS, FRAMES, HARDWARE			Material 1	Material 2	3	Install 4	Install 5
Description	**Quantity**	**Unit**	**Classic City Doors**	**Cook & Boardman**		**Aarons Doors**	**TC Lock and Door**
Contacts:			**Paul Cameron**	**Brandon Mathis**		**Gary Bekebrede**	**Robert Herrington**
Base Price			**$ 370,033.00**	**$ 390,182.00**		**$ -**	**$ -**
Hollow Metal							
3070 Hollow Metal Frames	75	EA	y	y			
6070 Hollow Metal Frames	4	EA	y	y			
Reuse Frames in Existing Location	39	EA					
Install Frames	79	See Drywall	See Drywall	See Drywall			
Barn Doors							
Intake Barn Doors & Frames	23	EA	y	y			
Special Barn Door Frame and Door Install	23	ALLO	$ 11,500.00	$ 11,500.00			
Wood Doors							
2670 Flush Wood Door	1	EA	y	y			
3070 Flush Wood Door	69	EA	y	y			
3070 Flush Wood Door 20 MIN	9	EA	y	y			
3070 Flush Wood Door w/ Stacked Lite Kits	7	EA	y	y			
3070 Flush Wood Door w/ Stacked Lite Kits 20MIN	0	N/A	y	y			
3070 Flush Wood Door w/ Vision Lite Kit	32	EA	y	y			
3070 Flush Wood Door w/ Vision Lite Kit 20 MIN	4	EA	y	y			
Wood Door Install	122	EA				$ 36,600.00	$ 39,040.00
Finish Hardware							
Finish Hardware	122	EA	y	y			
Keying	122	EA	y	y			
Fireman's Knox Box	1	EA	y	y			
		Total	$ 381,533.00	$ 401,682.00	$ -	$ 36,600.00	$ 39,040.00

Amount to Carry	$ 418,133.00

Proposal Comparison Hall County Health Department Renovation Bid Package: GLASS & STOREFRONT			1	2	3	4	5
Description	**Quantity**	**Unit**	**AGS**	**Clearvue**	**West Metro**		
Contacts:			**Anthony Shinn**	**CJ Smith**	**Raymond Price**		
Base Price			**$ 95,875.00**	**$ 92,600.00**	**$ 80,369.00**		
Interior Storefront							
Interior 3/8" Tempered Glass for Transaction Windows	525	SF	y	y	y		
Lite Kits							
Vision Lite	32	by Door	y	y	y		
Fire Rated Vision Lite	4	by Door	y	y	y		
Stacked Lites	7	by Door	y	y	y		
Stacked Lites in Barn Doors	23	by Door	y	y	y		
Glass Film							
Film at Intake Room Doors	230	SF	y	y	$ 4,600.00		
Glass/Aluminum Doors							
Glass/Aluminum Doors	2	PR	y	y			
Door Hardware	4	EA	y	y	y		
Glass Cleaning	1050	SF	$ 188.00	$ 188.00	$ 188.00		
		Total	$ 96,063.00	$ 92,788.00	$ 85,157.00	$ -	$ -

Amount to Carry	$ 85,157.00

Proposal Comparison Hall County Health Department Renovation Bid Package: DRYWALL, TRUSSES, ACOUSTICAL			1	2	3	4	5
Description	**Quantity**	**Unit**	**PEC**	**United**	**MOI**		
Contacts:			**Robby Loew**	**Chip Sciullo**	**Harrell Settle**		
Base Price			**$ 787,105.00**	**$ 625,850.00**	**$ 802,145.00**		
Drywall							
MS4 10' (6" above ceiling)	10508	SF	y	y	y		
MS4 9' (6" above ceiling)	8258	SF	y	y	y		
MS4-SA 10' (6" above ceiling)	3559	SF	y	y	y		
MS4-SA 9' (6" above ceiling)	1897	SF	y	y	y		
MS6-CH-SA 10' (6" above ceiling)	411	SF	y	y	y		
MS8 10' (6" above ceiling)	168	SF	y	y	y		
MS8-SA 10' (6" above ceiling)	226	SF	y	y	y		
MS4-F1 1 HR *Full Height*	3734	SF	y	y	y		
MS4-F1-SA 1 HR *Full Height*	1598	SF	y	y	y		
Remove One Side Drywall, Add SA Only 9' (6" above ceilin	2591	SF	y	y	y		
Remove One Side Drywall, Add SA Only 10' (6" above ceili	1778	SF	y	y	y		
MR Drywall @ Restrooms & Janitor	2820	SF	y	y	y		
Hard Ceilings	1508	SF	y	y	y		
Soffits	579	SF	y	y	y		
Bulkhead	86	LF	y	y	y		
4/A6.1 Wall Detail (Mullion Condition)	1	EA	y	y	y		
5/A6.1 Wall Detail (Mullion Condition)	3	EA	y	y	y		
6/A6.1 Wall Detail (Mullion Condition)	3	EA	y	y	y		
7/A6.1 Wall Detail (Mullion Condition)	2	EA	y	y	y		
Level 5 Finish @ Wall Covering & Ceilings	3381	SF	y	y	y		
Level 4 Finish Throughout		inc	y	y	y		
Install Door Frames	79	EA	y	y	y		
Demo and Skim WC on Walls to Remain	1700	LF	y	y	y		
Repair 20% Walls in Building	6400	SF	y	y	y		
Temporary Partitions	243	LF	y	y	y		
Install of Temp Door Frames	8	EA	y	y	y		
Blocking	1	LS	y	$ 8,000.00	y		
Millwork		inc	y	y	y		
TVs		inc	y	y	y		
Toilet Accessories		inc	y	y	y		
Lockers		inc	y	y	y		
Transaction Windows		inc	y	y	y		
Acoustical Ceilings				$ 185,680.00			
2x2 ACT	25551	SF	y	y	y		
2x2 Moisture Resistant ACT	1500	SF	y	y	y		
Sound Insulation	2742	SF	y	y	y		
		Total	$ 787,105.00	$ 819,530.00	$ 802,145.00	$ -	$ -

Amount to Carry	$ 787,105.00

Proposal Comparison **Hall County Health Department Renovation** **Bid Package: TILE & RESILIENT FLOORING**			Tile & Resilient **1**	Tile & Resilient **2**	**3**	Epoxy Flooring **4**	**5**
Description	**Quantity**	**Unit**	**Elite Flooring**	**Southern Surfaces**		**Stonhard**	
Contacts:			**Amon Deuley**	**Ryan Whitinger**		**Kevin Kranik**	
Base Price			**$ 227,344.00**	**$ 229,500.00**		**$ 39,150.00**	
Ceramic Tile							
FT-1 Restroom Floor Tile	599	SF	y	y			
WT-1 Restroom Wall Tile	1771	SF	y	y			
WT-2 Breakroom Backsplash	35	LF	y	y			
Schlueter Metal Cove Base	301	LF	y	y			
Schlueter Outside Corner Conditions	76	LF	y	y			
Thresholds	5	LS	y	y			
Anti-Fracture Membrane	599	SF	y	y			
Waterproof Floor	599	SF	y	y			
Epoxy Grout	2405	SF	y	y			
Mud Bed	457	SF	y	y			
Resilient Flooring							
LVT-1 Luxury Vinyl Flooring	15868	SF	y	y			
RB-1 Rubber Base	9451	LF	y	y			
Carpet							
CPT-1 Carpet Tile	929	SYDS	y	y			
CPT-2 Carpet Tile	301	SYDS	y	y			
SDC Static Dissipative Carpet	71	SYDS	y	y			
Sealed Concrete							
Grind and Prep Floor	100	SF	$ 1,000.00	$ 1,000.00			
Clear Sealer	100	SF	$ 500.00	$ 500.00			
Floor Prep							
Prep Flooring After Trenching	2000	SF	y	y			
Moisture Testing	1	LS	y	y			
Carpet Protection	15000	SF	$ 5,063.00	$ 5,063.00			
Special Flooring							
Epoxy Flooring	870	SF	n	n		y	
Epoxy Base	235	LF	n	n		y	
Floor Prep for Epoxy	1	LS	n	n		y	
		Total	$ 233,907.00	$ 236,063.00	$ -	$ 39,150.00	$ -

Amount to Carry	$ 273,057.00

Proposal Comparison Hall County Health Department Renovation Bid Package: PAINT & SPECIAL COATINGS			1	2	3	4	5
Description	**Quantity**	**Unit**	**Procoat Painters**	**Ashford Painting**	**Bobby Taylor**		
Contacts:			**Angie Dillard**	**Stephen Adams**	**Raj Kallem**		
Base Price			**$ 115,800.00**	**$ 109,673.00**	**$ 111,981.00**		
Painting & WC							
Paint Walls	71000	SF	y	y	y		
Paint Ceilings	1508	SF	y	y	y		
Paint Door Frames	118	EA	y	y	y		
Paint Exterior Door Frames	10	EA	y	y	y		
Paint Exterior HM Doors	19	EA	y	y	y		
Paint Soffits	579	SF	y	y	y		
Paint Bulkhead	86	LF	y	y	y		
Paint Touch up	1	LS	$ 1,420.00	$ 1,420.00	$ 1,420.00		
Caulk Ceiling Grid to Walls	8597	LF	n	y	n		
Special Coating							
WC-1 Wall Covering	1873	SF	y	y	y		
Scuff Master in Hallways & Waiting Rooms		inc	y	y	y		
Epoxy Paint in Janitors Closets & Restrooms		inc	y	y	y		
Install Corner Guards	50	see Misc.					
Walls: Level 4							
Ceiling: Level 5							
Wallpaper Walls: Level 5							
		Total	$ 117,220.00	$ 111,093.00	$ 113,401.00	$ -	$ -

Amount to Carry	$ 111,093.00

Proposal Comparison Hall County Health Department Renovation Bid Package: MISC. SPECIALTIES			1	2	3	4	5	6	7
Description	**Quantity**	**Unit**	**Mason Hall**	**Ashford Painting**	**Henry Graphics**	**APCO**	**JW & Co**	**Resolute Cleaning**	**Hogan**
Contacts:			**Ryan Redmond**	**Stephen Adams**	**Jackson Whiting**	**Caroline Koch**	**Cassidy Gregory**	**Christian Bateson**	
Base Price									
Fire Extinguishers			$ 8,635.00						
FEC	4	EA	y						
Rated REC	6	EA	y						
Lockers									
Remove, Store and Reinstall Existing	1	ALLO							$ 5,000.00
Corner Guards	50	EA		$ 7,695.00					
Chair Rail	478	LF		$ 16,730.00					
Signage					$ 32,489.00	$ 30,677.00			
Sign Type A	4	EA							
Sign Type B	4	EA							
Sign Type C	3	EA							
Sign Type D	67	EA							
Sign Type E	50	EA							
Sign Type F	10	EA							
Sign Type G	1	EA							
Exterior Signage	1	LS							
Plaque	1	EA							
Curtain Track & Curtains	36	LF	$ 7,340.00						
Final Cleaning	1	LS					$ 22,500.00	$ 20,155.00	
Rough Hardware	1	LS							$ 2,702.00
Safety Equipment	1	LS							$ 856.00
		Total	$ 15,975.00	$ 24,425.00	$ 32,489.00	$ 30,677.00	$ 22,500.00	$ 20,155.00	$ 8,558.00

Amount to Carry	$ 99,790.00

Proposal Comparison Hall County Health Department Renovation Bid Package: TOILET PARTITIONS & ACCESSORIES			1	2	3	4	5
Description	**Quantity**	**Unit**	**Accessories Ultd.**	**Restroom Stalls**	**Mason Hall**		
Contacts:			**Drew Wolfe**	**CJ Cooper**	**Ryan Redmond**		
Base Price			**$ 32,255.00**	**$ 35,750.00**	**$ 31,752.00**		
Toilet Partitions							
Partitions	6	EA	y	y	y		
Screens	1	EA	y	y	y		
Toilet Accessories							
Mirrors	11	EA	y	y	y		
Towel Disp./Waste	7	EA	y	y	y		
Towel Disp. Only	28	EA	y	y	y		
Toilet Paper Disp.	11	EA	y	y	y		
36" Grab Bar	7	EA	y	y	y		
42" Grab Bar	7	EA	y	y	y		
Soap Disp.	37	EA	y	y	y		
San. Nap.Disp.	8	EA	y	y	y		
Toilet Seat Cover	11	EA	y	y	y		
Coat Hook	11	EA	y	y	y		
		Total	$ 32,255.00	$ 35,750.00	$ 31,752.00	$ -	$ -

Amount to Carry	$ 31,752.00

Proposal Comparison Hall County Health Department Renovation Bid Package: FURNISHINGS			1	2	3	4	5
Description	**Quantity**	**Unit**	**Alliance Commercial**	**GA Blinds**			
Contacts:			**Dave Steckinger**	**Missy Lennon**			
Base Price			**$ 63,100.00**	**$ 61,070.00**			
Blinds and Shades							
Manual Roller Shades	2905	SF	y	y			
Total			$ 63,100.00	$ 61,070.00	$ -	$ -	$ -

Amount to Carry	$ 61,070.00

Proposal Comparison Hall County Health Department Renovation Bid Package: MECHANICAL			Plumbing 1	Plumbing 2	HVAC 3	HVAC 4	Sprinkler 5	Sprinkler 6
Description	**Quantity**	**Unit**	**Pfist Plumbing**	**Rawlins Plumbing**	**Paulsen Cheek**	**Lanier HVAC**	**Amber Fire**	**Forward Fire**
Contacts:			**Greg Lisenby**	**David Heath**	**Tommy Rape**	**Matt Magnus**	**Robert Hozman**	**Mike Gibson**
Base Price								
Plumbing			**$ 376,427.00**	**$ 385,742.00**				
Disconnect/Remove Existing Fixture	74	EA	y	y				
Remove Piping to Below Slab (Demo'd Fixture)	58	EA	y	y				
New Fixture at Existing Rough-In	9	EA	y	y				
New Fixture & New Rough-In	46	EA	y	y				
F11, F12 Drinking Ftn. w/ Bottle Filler	2	EA	y	y				
Floor Drains	7	EA	y	y				
Connect to Ice Machine	1	EA	y	y				
Connect to Coffee Maker (2) & Dishwasher	3	EA	y	y				
Cut/Remove Concrete for Plumbing Waste Line	225	See Demo	See Demo	See Demo				
Existing Water Heater Remains	1	EA	y	y				
Phasing Add	4	EA	y	y				
Patch Slab	500	See Conc.	See Conc.	See Conc.				
Dowel Slab	250	See Conc.	See Conc.	See Conc.				
Patch Slab at Old Penetration	63	See Conc.	See Conc.	See Conc.				
Remove Slab RR 175, 176		See Demo	See Demo	See Demo				
HVAC					**$ 448,500.00**	**$ 447,200.00**		
Replace Grilles & Runouts	32730	SF			y	y		
Split Systems	3	EA			y	y		
Temp. Filters	25	EA			y	y		
Replace Existing Exhaust Fans	9	EA			y	y		
New Exhaust Fan & Duct	6	EA			y	y		
Kitchen Range Hood w/Ansul & vent to roof	1	EA			y	y		
Phasing Add	4	EA			y	y		
Test & Balance	32730	SF			y	y		
Relocate T-Stats	6	EA			y	y		
New Fire Dampers	54	EA			y	y		
Duct Cleaning where reuse	1	ALLO			$ 20,000.00	$ 20,000.00		
New pad for compressor	1	EA			y	y		
Fire Sprinklers							**$ 91,000.00**	**$ 89,365.00**
Re-Work System	32730	SF					y	y
Add for Phasing	4	EA					y	y
		Total	$ 376,427.00	$ 385,742.00	$ 468,500.00	$ 467,200.00	$ 91,000.00	$ 89,365.00

Amount to Carry	$ 932,992.00

Proposal Comparison Hall County Health Department Renovation Bid Package: ELECTRICAL			1	2	3	4	5
Description	**Quantity**	**Unit**	**Johnson USA**	**Universatech**		**Fire Alarm Plus**	
Contacts:			**Clive Rothenburg**	**Sia Vojdani**		**Patrick Pace**	
Base Price							
Electrical			**$ 1,129,900.00**	**$ 1,140,550.00**			
Disconnect & Make Safe for Demo	1	EA	y	y			
Selective Demo in Areas not Reconfigured	1	LS	y	y			
Electrical Renovation	32730	SF	y	y			
Arc Flash Study	1	ALLO	$ 3,500.00	y			
Lighting & Lighting Control Package	32730	SF	y	y			
Temp. Lighting & Electrical Installation for Construction	1	LS	y	y			
Temp. Electric Trailer & Construction Power	16	MOS	y	y			
Temp. Power Building	4	MOS	y	y			
Communications Rough-In to Ceiling	32730	SF	y	y			
Fire Alarm Rough-In to Ceiling	32730	SF	y	y			
Access Control & Intrusion Detection Rough-In to Ceiling	32730	SF	y	y			
Paging & AV Rough-In to Ceiling	32730	SF	y	y			
Duress System Rough-In to Ceiling	32730	SF	y	y			
Cable Tray Outside IT rooms		NIC	y	y			
Cut/Remove Concrete for Floor Box	40	LF	$ 1,600.00	y			
Backboards	3328	SF	y	y			
Phasing Add	4	EA	y	y			
Patch Slab	60	SF	in Conc.	in Conc.			
Dowel Slab	40	EA	in Conc.	in Conc.			
Fire Alarm Systems	1	LS	by Fire Alarm Plus	by Fire Alarm Plus		$ 69,814.00	
Low Voltage							
Access Control		NIC	rough-in only	rough-in only			
Security Systems		NIC	rough-in only	rough-in only			
Voice & Data Cabling		NIC	rough-in only	rough-in only			
CATV System		NIC	rough-in only	rough-in only			
Public Address System		NIC	rough-in only	rough-in only			
AV Systems		NIC	rough-in only	rough-in only			
Lightning Protection		NIC	NIC	NIC			
		Total	$ 1,135,000.00	$ 1,140,550.00	$ -	$ 69,814.00	$ -

Amount to Carry	$ 1,204,814.00

Assumptions & Clarifications

The following assumptions and/or clarifications were utilized to prepare the Estimate. Documents by Precision Planning Inc. dated 5/16/24 with an Addendum dated 6/18/24.

General

- Material and Soil Testing; Special Inspections; Geotechnical and Environmental Surveys; Existing Site Surveys; Soil Borings; County, City, or State Utility Fees, including Tap or Impact Fees are not included.
- A Payment and Performance Bond for Hogan Construction Group is not included.
- Builder's Risk Insurance and General Liability Insurance are included.
- The cost for Building Permits is not included.
- Temporary and Permanent Utility consumption costs are included.
- A temporary field office for Hogan Construction is included. No Owner, Architect, or Special Consultant trailers are included.
- Disposal and/or removal of contaminated materials are not included. This includes, but is not limited to, asbestos removal, toxic saturated materials, contaminated materials, hazardous materials, etc.
- The Furnishings, Fixtures, and Equipment for the Owner's loose furnishings are assumed to be in a separate budget carried by the Owner.
- The Davis Bacon Wage Rate requirement has not been included for this project.
- Four separate mobilizations for all scopes of work is included.

Demolition

- We have included all demo per demo plans and notes.
- Saw cutting and removing concrete is included for all utility trenching and concrete slab pour backs.
- Dumpsters and buggies are included.
- Temporary walls and protection is included.
- We have not included any provisions for removal or remediation of any hazardous materials or asbestos.

Concrete

- We have included doweling and pour back of all utility trenching for plumbing and electrical.
- We have included slab thickening and replacement as shown in documents.
- Vapor barrier not clarified in documents; Hogan has figured replacing with 15 mil in locations identified.

Millwork

- We have included millwork per plans and specs.
- We have included a turnkey millwork bid built to AWI standards. Labels are not included.
- All cabinets are bid with MDF cores, white melamine interiors and plastic laminate exterior. 4" satin chrome pulls and 3mm PVC edge banding on all doors.

- Hinges to be 120 Blum and drawer runner to be Blum 320M. Pulls to be Richelieu BP33206195 Brushed Nickel.
    - If runner is to be a full extension runner, please add $3,803.00 to proposal.
- All counter supports are included.
- We have not included vein matching.
- All cabinetry to be PL1, headers, pressure treated toe kick, intake countertops assumed to be 42" D (per sections), pricing assumes a maximum width of 70-1/2" at typical intake areas (due to material yield constraints).
- All single restrooms are assumed to be wall hung sinks per plumbing schedule and not per detail 4/A8.3 with a laminate skirt.

Waterproofing & Caulking

- We have included an allowance of $8,000.00 for any exterior and interior caulking needs.

Doors, Frames, Hardware

- We have included all wood doors, frames, and hardware per plans and specs.
- All doors will be factory finished and glazed.
- We have included AD Systems doors at all intake rooms with frosted film on all these wood doors.
- We have not included replacement of any exterior doors, except the front storefront doors.

Glass & Glazing

- We have included all transaction windows: 3/8” clear tempered glass, channel set 1x1 jambs only with 6” empty speaker hole. All transaction windows to be set with clearances on top and bottom per interior elevations: varies 6”-8”.
- We have included demo and installation of new storefront doors at front entrance in phase 2.
    - All storefront hardware is per specifications. We have included new Stanley M-Force auto operators as condition of old ones are unknown. New push to enter set on existing bollard is included. CVR Panic by First Choice.
- Caulking of interior and exterior storefront systems is included.
- Frosted film for all intake doors is included.

Drywall

- We have included all framing, drywall, tape and finish for all new walls per floor plans.
- We have included moisture resistant drywall at restrooms and janitor’s closets and level 5 finish on all hard ceilings and walls to receive wall covering.
- We have included all mullion conditions per details on A6.1.
- We have included removing existing drywall on walls to remain in offices to install insulation and re-cover with new drywall.
- We have included demo and skimming all wallcovering.
- We have included an allowance for patch and repair of walls existing to remain.
- Temporary partitions, frames, and doors are included per locations marked on the floor plan.

- All blocking is included in locations including, but not limited to, millwork, toilet accessories, TVs, lockers, transaction windows etc.
- We have included all ACT and in-ceiling sound insulation per RCP plans.

Flooring

- We have included all flooring and wall tile per finish schedule and plans.
- We have included epoxy grout at tile floors and walls. Crack isolation/waterproofing membrane on floors only. Mud bed included in all restrooms with depressed slab.
- We have included moisture testing for the new slab. Moisture mitigation is not included.
- We have included all attic stock per specifications.
- NOTE: SDT-1 requires a 1200SY minimum for purchase if not in stock somewhere local.
- Epoxy flooring and base is included in lab, lab office, and lab restrooms. We have figured a $45.00/sf allowance from Stonhard for this item as no manufacturer, color, or finish has been selected in either specifications or drawings and cannot be accurately priced until chosen.

Painting

- We have included painting all walls, ceilings, soffits, and door frames per finish plan.
- We have included painting all exterior hollow metal doors and frames.
- We have included caulking the ceiling grid to adjacent wall surfaces.
- We have included WC-1 in locations indicated on the finish plans.
- Scuff master paint in all corridors and waiting rooms and epoxy paint in all restrooms and janitors closets has been figured per finish notes.
- Scuff master paint was spec'd for all accent paint in the specs; however, this is not included unless the accent paint is shown in a corridor or waiting room.

Miscellaneous Specialties

- We have included final cleaning at the completion of the project.
- We have included furnishing an installing all rated and non-rated FEC.
- An allowance for removal, storage, and reinstallation of the lockers is included.
- Corner guards were figured as specs to be InPro 2"x2"x48" stainless steel installed 4" AFF and not per detail 15 on sheet A8.0.
- We have included a $35.00/LF allowance for the chair rail. No manufacturer or model has been chosen in spec or drawings.
- All FF&E including, but not limited to, all furniture, shelving, equipment, appliances, etc. is all owner furnished and installed. We have not made provisions to move or store furniture.

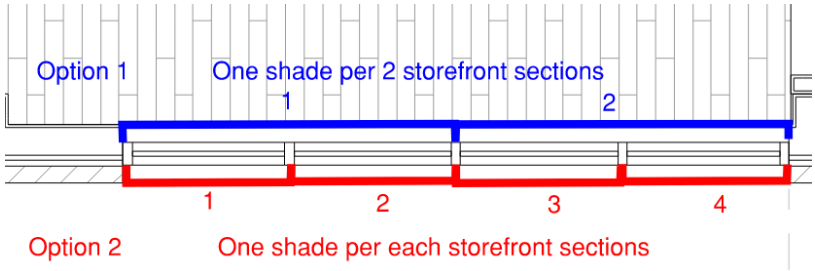
Toilet Accessories

- We have included furnishing and installing all toilet partitions and accessories. We have included all restrooms and only soap dispensers and paper towel dispensers in all exam rooms with a sink.

Furnishings

- We have included furnishing and installing manual roller shades at all exterior storefront windows. They have currently been priced 1 per storefront section. There can be significant cost savings if we are to group 2-3 storefront sections into one shade. See

below for example. Option 2 is currently priced in the estimate per architect request. However, the savings to go to option 1 would be about $36,000.00.



Plumbing

- We have included demo and all new plumbing fixtures and equipment per plans and specs.
- Demo and new underground piping as shown is included.
- We have included Schedule 40 PVC for all drain/waste piping.
- We have included new floor drains at restrooms.
- We have included final connections for owner equipment.

HVAC

- We have included demo and replacing new grilles, diffusers and runouts. Few new split systems.
- Test and balance of space is included.
- We have included an allowance of $20,000 for duct cleaning where we are reusing existing ducts.
- We have included new fire dampers as indicated on drawings.

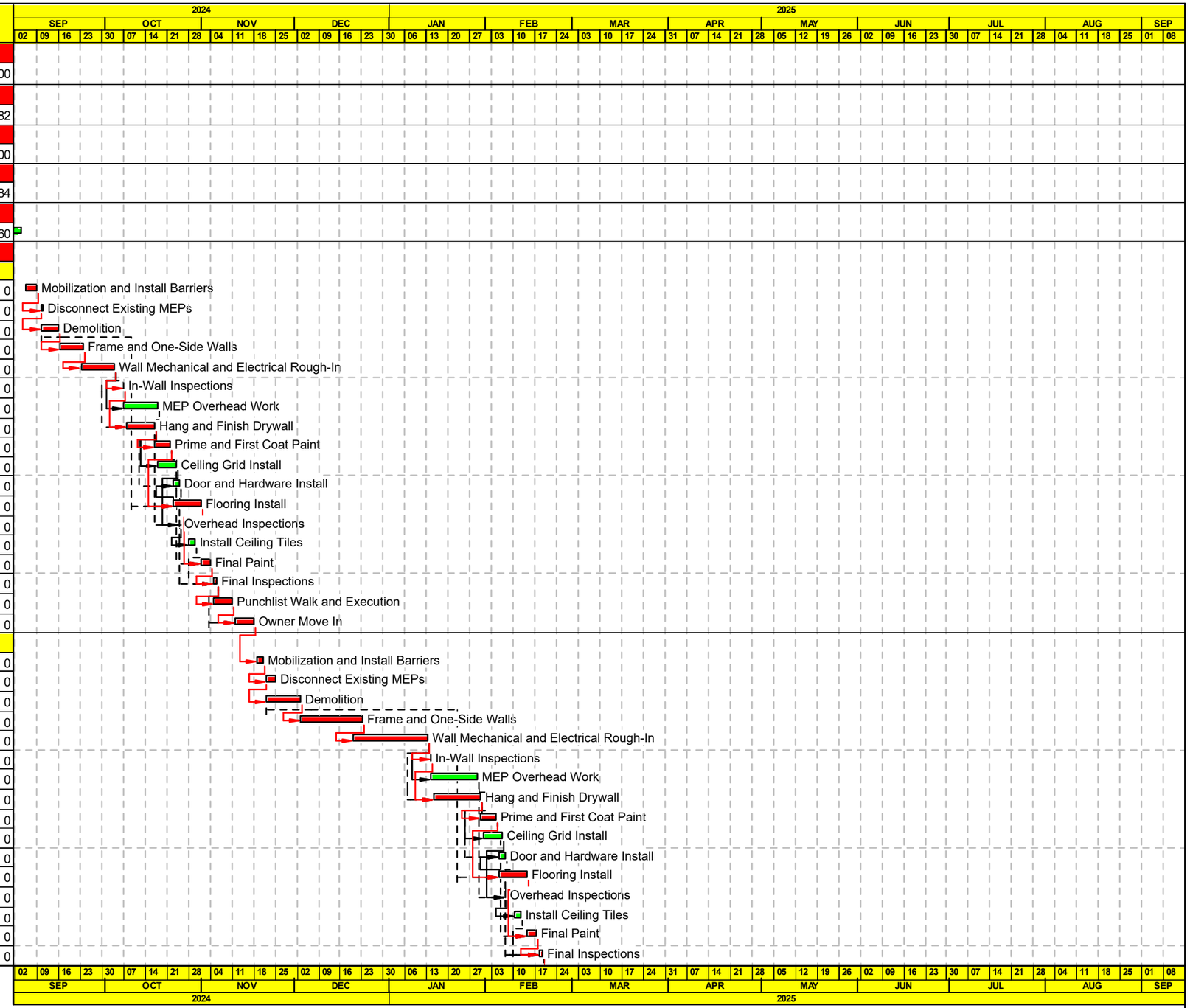
Fire Protection

- We have included modifying, adding, and relocating sprinkler heads as needed. Reworking system according to new floor plan layout and making sure current systems follows code.

Electrical

- We have included all demolition and make safe for haul off.
- Existing main distribution to remain.
- All new lighting and wiring package is included. All temporary utilities is included during construction.
- We have included reworking the current fire alarm system. Fire alarm panel was replaced recently so this scope is to move, relocate, and add new horns, strobes, and other devices as necessary with new floor plan layout. Voice evacuation is <u>not</u> included.
- We have not included any low voltage wiring or final connections. We only include low voltage rough in for all systems per the responsibility matrix. Rough in include all conduit, back boxes and pull strings for all others to install cabling.

Act ID	Description	Orig Dur	Early Start	Early Finish	%
+PRECONSTRUCTION					
		55d5h	08JUN23 A	06JUN24 A	100
+NGPG - SITEWORK					
		05d2h	01NOV23 A	19AUG24	82
+NGPG - STRUCTURE					
		83d1h	05FEB24 A	30MAY24 A	100
+NGPG - BUILDING EXTERIOR					
		74d	29MAR24 A	12JUL24	84
+NGPG - BUILDING INTERIOR					
		14d6h	29MAR24 A	04SEP24	60
HEALTH DEPTARTMENT RENOVATION					
Phase 1					
2000	Mobilization and Install Barriers	3d	05SEP24	09SEP24	0
2010	Disconnect Existing MEPs	2d	10SEP24	11SEP24	0
2020	Demolition	5d	10SEP24	16SEP24	0
2040	Frame and One-Side Walls	7d	16SEP24	24SEP24	0
2050	Wall Mechanical and Electrical Rough-In	10d	23SEP24	04OCT24	0
2160	In-Wall Inspections	1d	07OCT24	07OCT24	0
2140	MEP Overhead Work	10d	07OCT24	18OCT24	0
2060	Hang and Finish Drywall	8d	08OCT24	17OCT24	0
2070	Prime and First Coat Paint	4d	17OCT24	22OCT24	0
2130	Ceiling Grid Install	5d	18OCT24	24OCT24	0
2080	Door and Hardware Install	3d	23OCT24	25OCT24	0
2030	Flooring Install	8d	23OCT24	01NOV24	0
2170	Overhead Inspections	1d	25OCT24	25OCT24	0
2150	Install Ceiling Tiles	3d	28OCT24	30OCT24	0
2090	Final Paint	2d	01NOV24	04NOV24	0
2100	Final Inspections	2d	05NOV24	06NOV24	0
2110	Punchlist Walk and Execution	5d	05NOV24	11NOV24	0
2120	Owner Move In	5d	12NOV24	18NOV24	0
Phase 2					
3000	Mobilization and Install Barriers	3d	19NOV24	21NOV24	0
3010	Disconnect Existing MEPs	2d	22NOV24	25NOV24	0
3020	Demolition	8d	22NOV24	03DEC24	0
3030	Frame and One-Side Walls	15d	03DEC24	23DEC24	0
3040	Wall Mechanical and Electrical Rough-In	15d	20DEC24	13JAN25	0
3050	In-Wall Inspections	1d	14JAN25	14JAN25	0
3060	MEP Overhead Work	12d	14JAN25	29JAN25	0
3070	Hang and Finish Drywall	12d	15JAN25	30JAN25	0
3080	Prime and First Coat Paint	4d	30JAN25	04FEB25	0
3090	Ceiling Grid Install	5d	31JAN25	06FEB25	0
3100	Door and Hardware Install	3d	05FEB25	07FEB25	0
3110	Flooring Install	8d	05FEB25	14FEB25	0
3120	Overhead Inspections	1d	07FEB25	07FEB25	0
3130	Install Ceiling Tiles	3d	10FEB25	12FEB25	0
3140	Final Paint	2d	14FEB25	17FEB25	0
3150	Final Inspections	2d	18FEB25	19FEB25	0



Start date	01JUN23
Finish date	17JUL25
Data date	02JUL24
Run date	02JUL24
Page number	1A

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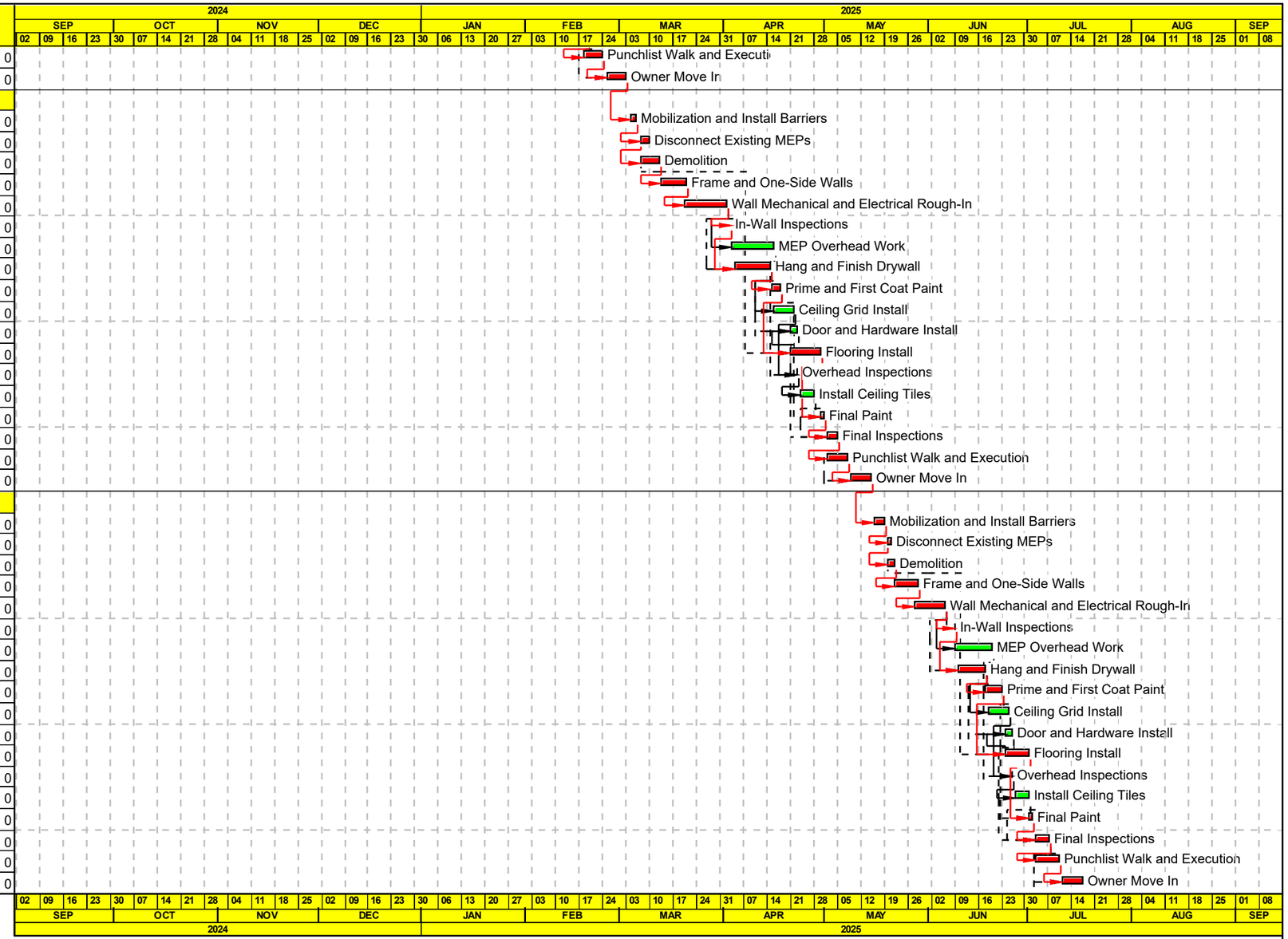
Hogan Construction Group
Hall County Health Dept. MOB and Renovation
Construction Schedule

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Act ID	Description	Orig Dur	Early Start	Early Finish	%
3160	Punchlist Walk and Execution	5d	18FEB25	24FEB25	0
3170	Owner Move In	5d	25FEB25	03MAR25	0
Phase 3					
4000	Mobilization and Install Barriers	3d	04MAR25	06MAR25	0
4010	Disconnect Existing MEPs	2d	07MAR25	10MAR25	0
4020	Demolition	5d	07MAR25	13MAR25	0
4030	Frame and One-Side Walls	7d	13MAR25	21MAR25	0
4040	Wall Mechanical and Electrical Rough-In	10d	20MAR25	02APR25	0
4050	In-Wall Inspections	1d	03APR25	03APR25	0
4060	MEP Overhead Work	10d	03APR25	16APR25	0
4070	Hang and Finish Drywall	8d	04APR25	15APR25	0
4080	Prime and First Coat Paint	4d	15APR25	18APR25	0
4090	Ceiling Grid Install	5d	16APR25	22APR25	0
4100	Door and Hardware Install	3d	21APR25	23APR25	0
4110	Flooring Install	8d	21APR25	30APR25	0
4120	Overhead Inspections	1d	23APR25	23APR25	0
4130	Install Ceiling Tiles	3d	24APR25	28APR25	0
4140	Final Paint	2d	30APR25	01MAY25	0
4150	Final Inspections	2d	02MAY25	05MAY25	0
4160	Punchlist Walk and Execution	5d	02MAY25	08MAY25	0
4170	Owner Move In	5d	09MAY25	15MAY25	0
Phase 4					
5000	Mobilization and Install Barriers	2d	16MAY25	19MAY25	0
5010	Disconnect Existing MEPs	2d	20MAY25	21MAY25	0
5020	Demolition	3d	20MAY25	22MAY25	0
5030	Frame and One-Side Walls	6d	22MAY25	29MAY25	0
5040	Wall Mechanical and Electrical Rough-In	8d	28MAY25	06JUN25	0
5050	In-Wall Inspections	1d	09JUN25	09JUN25	0
5060	MEP Overhead Work	10d	09JUN25	20JUN25	0
5070	Hang and Finish Drywall	7d	10JUN25	18JUN25	0
5080	Prime and First Coat Paint	4d	18JUN25	23JUN25	0
5090	Ceiling Grid Install	5d	19JUN25	25JUN25	0
5100	Door and Hardware Install	3d	24JUN25	26JUN25	0
5110	Flooring Install	6d	24JUN25	01JUL25	0
5120	Overhead Inspections	1d	26JUN25	26JUN25	0
5130	Install Ceiling Tiles	3d	27JUN25	01JUL25	0
5140	Final Paint	2d	01JUL25	02JUL25	0
5150	Final Inspections	2d	03JUL25	07JUL25	0
5160	Punchlist Walk and Execution	5d	03JUL25	10JUL25	0
5170	Owner Move In	5d	11JUL25	17JUL25	0



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Hogan Construction Group
Hall County Health Dept. MOB and Renovation
Construction Schedule

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

Trailer to remain at back of building.

Temporary Partitions: Different configuration for each phase. This is a general outline of all the temporary partition walls all on one sheet. Please reference phase sheets for individual partition layouts per phase.

Temporary construction lay down area for phase 3 & 4.

Construction Parking:TDB

Temporary construction lay down area for phase 1 & 2.

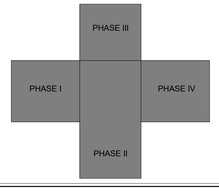
1 A2.0 Overall Phasing Plan
3/32" = 1'-0"

N

Phase Legend

- PHASE I
- PHASE II
- PHASE III
- PHASE IV
- NOT IN SCOPE
- NOT IN CURRENT PHASE

Key Plan



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STATE OF GEORGIA
B. KENT SNYDER, II
02/09/2024
REGISTERED ARCHITECT

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT

HALL COUNTY HEALTH DEPARTMENT
1290 ATHENS ST
GAINESVILLE, GA 30507

SHEET TITLE

OVERALL PHASING PLAN

DESIGN: PPI
DRAWN: RW
CHECKED: -

RELEASE

DATE	NO.	DESCRIPTION
05-16-24		100% CONSTRUCTION DOCUMENTS

05-16-24 DATE
A23-017 PROJ. NUMBER
FILE NAME
FILE NUMBER

A2.0

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A23-017

Hall County
Health Department
1290 Athens St
Gainesville, GA 30501

Drawings By: Precision Planning Inc
Specifications: See Specifications Log
Addendum: 1

Sheet	Title	Architect	Date
CS	COVER SHEET	PPI	5/16/2024
LS1.1	LIFE SAFETY AND CODE NOTES	PPI	5/16/2024
LS1.2	LIFE SAFETY AND CODE NOTES	PPI	5/16/2024
LS2.1	LIFE SAFETY PLAN, NOTES AND DETAILS	PPI	5/16/2024
D2.1	OVERALL DEMOLITION FLOOR PLAN - PHASE I	PPI	5/16/2024
D2.2	DEMOLITION FLOOR PLAN & RCP - PHASE I	PPI	5/16/2024
D2.3	OVERALL DEMOLITION FLOOR PLAN - PHASE II	PPI	5/16/2024
D2.4	DEMOLITION FLOOR PLAN & RCP - PHASE II	PPI	5/16/2024
D2.5	OVERALL DEMOLITION FLOOR PLAN - PHASE III	PPI	5/16/2024
D2.6	DEMOLITION PLAN PHASE III	PPI	5/16/2024
D2.7	OVERALL DEMOLITION FLOOR PLAN - PHASE IV	PPI	5/16/2024
D2.8	DEMOLITION FLOOR PLAN & RCP PHASE IV	PPI	5/16/2024
D2.9	DEMOLITION EXTERIOR ELEVATIONS	PPI	5/16/2024
D2.10	DEMOLITION WALL SECTION	PPI	5/16/2024
A1.1	PLAZA PLAN AND NOTES	PPI	5/16/2024
A2.0	OVERALL PHASING PLAN	PPI	5/16/2024
A2.1	OVERALL PHASE I PLAN	PPI	5/16/2024
A2.2	DIMENSION PLAN & REFERENCE PLAN - PHASE I	PPI	5/16/2024
A2.3	RCP & INTERIOR FINISH FLOOR PLAN - PHASE I	PPI	6/18/2024
A2.4	OVERALL PHASE II PLAN	PPI	5/16/2024
A2.5	DIMENSION PLAN & REFERENCE PLAN - PHASE II	PPI	5/16/2024
A2.6	RCP & INTERIOR FINISH FLOOR PLAN- PHASE II	PPI	6/18/2024
A2.7	OVERALL PHASE III PLAN	PPI	5/16/2024
A2.8	DIMENSION PLAN & REFERENCE PLAN - PHASE III	PPI	5/16/2024
A2.9	RCP & INTERIOR FINISH FLOOR PLAN - PHASE III	PPI	6/18/2024
A2.10	OVERALL PHASE IV PLAN	PPI	5/16/2024
A2.11	DIMENSION PLAN & REFERENCE PLAN &- PHASE IV	PPI	5/16/2024
A2.12	RCP & INTERIOR FINISH FLOOR PLAN - PHASE IV	PPI	6/18/2024
A2.13	ENLARGED PLANS AND DETAILS	PPI	5/16/2024
A4.1	OVERALL REFLECTED CEILING PLAN	PPI	5/16/2024
A4.2	CEILING DETAILS	PPI	5/16/2024
A5.1	EXTERIOR ELEVATIONS	PPI	5/16/2024
A6.1	WALL SECTIONS AND DETAILS	PPI	5/16/2024
A8.0	OVERALL INTERIOR FINISH FLOOR PLAN	PPI	6/18/2024
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Hall County
Health Department
1290 Athens St
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Specifications By: Precision Planning Inc
Addendum: 1

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